




**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION


**MCPB**  
**Item # 2**  
**2/19/09**

**MEMORANDUM**  
**REVISED**

**DATE:** ~~February 5, 2009~~ **February 12, 2009**

**TO:** Montgomery County Planning Board

**VIA:** Catherine Conlon, Subdivision Supervisor  
Development Review Division   
(301) 495-4542

**FROM:** Stephen Smith   
Development Review Division  
(301) 495-4522

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for February 19, 2009

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The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

**220070260 Northwest Park (Added 2/12/09)**  
**220081490 Smokey Glen Farm (Added 2/12/09)**  
**220090450 Glen Vista**

**Plat Name: Northwest Park**  
**Plat #: 220070260**

Location: Located in the northwest quadrant of the intersection of Battery Lane and Wisconsin Avenue (MD 355)  
Master Plan: Bethesda CBD  
Plat Details: CBD-1 zone; 1 lot  
Community Water, Community Sewer  
Applicant: Crimson 8400 Bethesda, LLC

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Record Plat Review Sheet. Staff has determined that the record plat complies with Preliminary Plan No. 120060400 (MCPB Opinion dated March 7, 2006), and with Site Plan No. 82006036A (MCPB Resolution 07-35, dated June 28, 2007), as approved by the Board, and that any minor modifications on the plat do not alter the intent of the Board's previous approval the aforesaid plans.

**PLAT NO.**

**AREA TABULATION**

LOTS	ACRES
1	70.142
2	1.01024
3	1.14884
4	1.1718
5	0.03860
<b>TOTAL PLAT</b>	<b>71.51028</b>

**CURVE TABLE**

CURVE	RAIUS	LENGTH	TANGENT	CHORD	BEARING	DETA
1	30.00'	18.85'	18.85'	30.00'	N82°43'17"E	82°21'38"
2	30.00'	30.11'	18.74'	27.35'	N82°43'17"E	82°21'38"
3	30.00'	30.11'	18.74'	27.35'	N82°43'17"E	82°21'38"

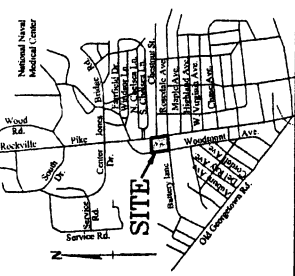
**SURVEYOR'S CERTIFICATE**

I hereby certify that the data shown hereon is correct; that it is a subdivision of part of the property acquired by Citimark 8400 Bethesda, LLC, a Delaware limited liability company, from Citimark 8400 Bethesda, LLC, a Delaware limited liability company, from the subdivision of part of Lots 19 and 20, Block 2 as shown on a plat of subdivision entitled "NORTHWEST PARK" and recorded among the Land Records of Montgomery County, Maryland in Section 1, Plate No. 1 and 7 further certify that once engaged as described in the owners' declaration, the plat and 7 further certify that once engaged as described in the owners' declaration in accordance with the provisions of Sections 50-24 (c) of the Montgomery County Code. The total area included on this plat is 71.51028 square feet or 1.64884 acres of land, of which 1.712 square feet or 0.03860 acres is dedicated to public use.

01-23-2009  
DATE

Timothy P. Quinn  
Surveyor  
Maryland Registration No. 2002

VICINITY MAP: SCALE: 1" = 2000'



**NOTES:**

- Approval of this plat is predicated on the adequacy and availability of public water and sewer.
- This PRC: 1 Lot; Zoned: CBD-1.
- All terms, conditions, agreements, limitations and requirements associated with any Preliminary Plan, Site Plan, Project Plan or other planning documents are hereby incorporated into this plat. The plat is subject to the terms and conditions of the plat and shall not be entangled by the recordation of this plat, unless expressly contemplated by the plat as a condition of public use. For any such plan are maintained by the Planning Board and available for public review during normal business hours.
- This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter, including the ownership and use, of this property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- The property shown hereon is subject to the requirements of Chapter 22A of the Montgomery County Forest Conservation Law, including approval of a final forest conservation plan and appropriate agreements prior to issuance of a subdivision control permit, "MAD WISCONSIN AVENUE".
- This plat is limited to the uses and conditions of Preliminary Plan No. 12060400 and Site Plan No. 620600360 (as amended).
- This survey is in the Maryland Coordinate System (MAD83/91) as established by global positioning system observations incorporating Washington Suburban Secondary System (WSSS) Universal Stations 7164 and 13986.
- Text Map: MW123 - WSSS: 200 Sheet No. 210 NW 05.
- The property is the subject of an approved MU/PSD (M-NCPC #4-05310, Bethesda Gateway).
- The property is subject to a Traffic Mitigation Agreement recorded in Liber 35955 at Folio 243.

**OWNER'S CERTIFICATE**

We, the undersigned, owners of the property described hereon, adopt this plan of subdivision; establish the minimum building restriction lines; dedicate the streets to public use; and guarantee compliance with the provisions of section 50-24 of the subdivision regulations.

As owners of this subdivision we, our successors and assigns, will cause all property corner markers and monuments to be set by a registered Maryland Surveyor in accordance with Section 50-24 (c) of the Montgomery County Code prior to the acceptance of public streets for maintenance.

There are no suits or actions at law, in equity, or by writ, affecting the property shown hereon; except for a certain deed of trust (L-20881 F-483) to which the parties of interest have hereto indicated their assent below.

1/27/09  
DATE

1/27/09  
DATE

William A. Scally  
BY: WILLIAM A. SCALLY, AUTHORIZED SIGNATORY  
a Delaware limited liability company

William E. Scacca  
BY: WILLIAM E. SCACCA, AUTHORIZED SIGNATORY  
a Delaware limited liability company

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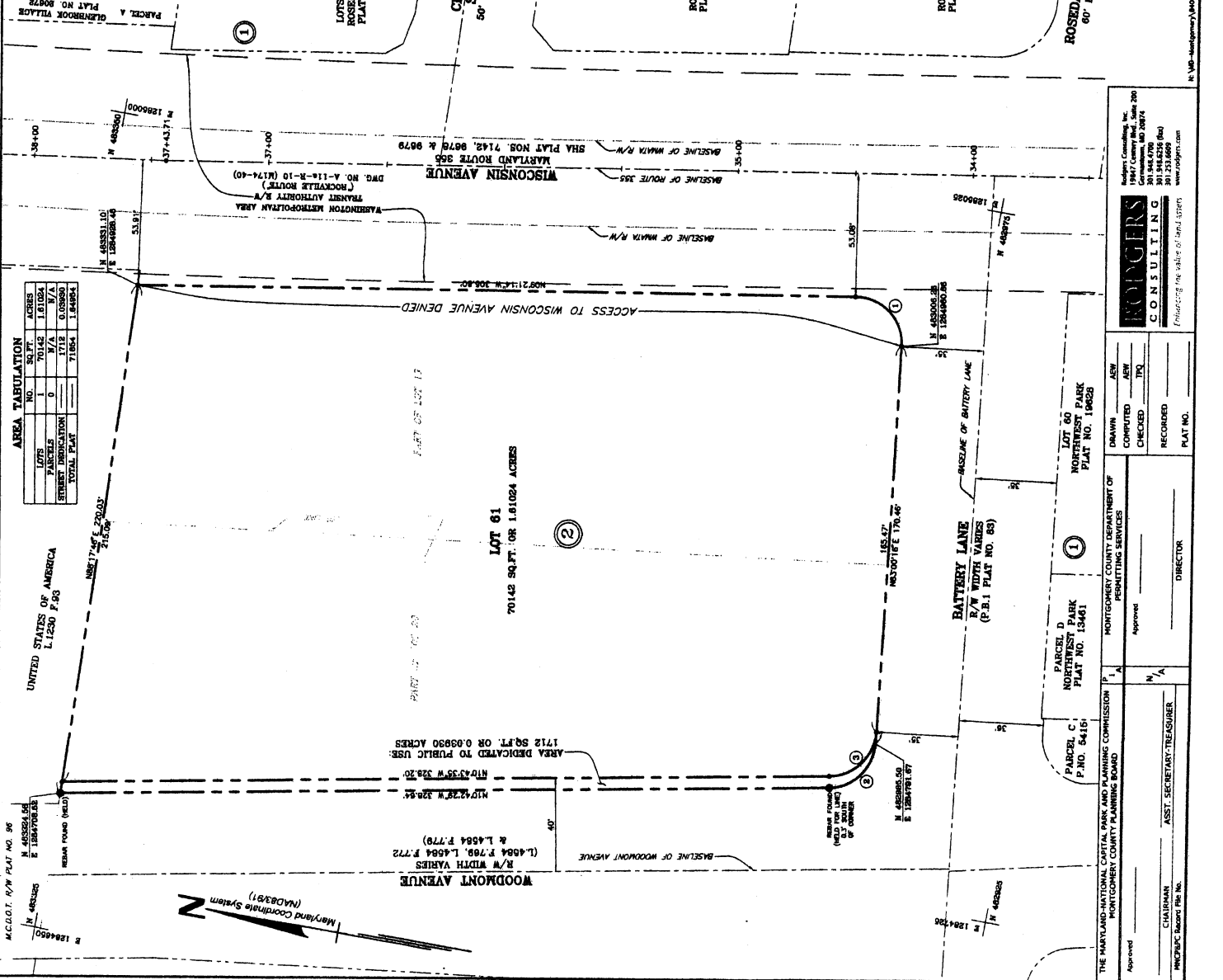
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**RECORD PLAT REVIEW SHEET**

Plan Name: 8400 Wisconsin Avenue Plan Number: 120060400  
 Plat Name: Northwest Park Lot 61 Blk 2 Plat Number: 220070260  
 Plat Submission Date: 9/6/06  
 DRD Plat Reviewer: JA/PW  
 DRD Prelim Plan Reviewer: Richard Weaver

**Initial DRD Review:**

Signed Preliminary Plan - Date 5/22/06 Checked: Initial RW Date 10/5/07  
 Planning Board Opinion - Date 3/7/06 Checked: Initial PW Date 9/21/06  
 Site Plan Req'd for Development? Yes  No  Verified By: PW (initial)  
 Site Plan Name: 8400 Wisconsin Avenue Site Plan Number: 82006036A  
 Planning Board Opinion - Date 8/22/06 Checked: Initial PW Date 9/21/06  
 Site Plan Signature Set - Date 8-3-07 Checked: Initial SJS Date 10-1-07  
 Site Plan Reviewer Plat Approval: Checked: Initial PAW Date 2-3-09

Review Items: Lot # & Layout  Lot Area  Zoning  Bearings & Distances   
 Coordinates  Plan #  Road/Alley Widths  Easements OK Open Space N/A  
 Non-standard BRLs N/A Adjoining Land OK Vicinity Map  Septic/Wells N/A  
 TDR note N/A Child Lot note N/A Surveyor Cert  Owner Cert  Tax Map

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>J. Penn</u>	<u>9-21-06</u>	<u>10-6-06</u>		<u>CRS file - Fee in Lev</u>
Research	<u>Bobby Fleury</u>			<u>9-25-06</u>	<u>OK</u>
SHA	<u>Doug Mills</u>				
PEPCO	<u>Steve Baxter</u>				<u>No PUE (CBD)</u>
Parks	<u>Doug Powell</u>				
DRD	<u>Steve Smith</u>			<u>10/6/06</u>	<u>Add dedication area</u>

**Final DRD Review:**

DRD Review Complete:  
 (All comments rec'd and incorporated into mark-up)  
 Engineer Notified (Pick up Mark-up):  
 Final Mylar w/Mark-up & PDF Rec'd:

Initial SJS Date 1-30-09  
SJS 9/26/07  
SJS 1-28-09

**Board Approval of Plat:**

Plat Agenda:  
 Planning Board Approval:  
 Chairman's Signature:

SJS 2/12/09  
 \_\_\_\_\_  
 \_\_\_\_\_

**DPS Approval of Plat:**

Engineer Pick-up for DPS Signature:  
 Final Mylar for Reproduction Rec'd:

\_\_\_\_\_  
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**Plat Reproduction:**

Addressing:  
 File Card Update:  
 Final Zoning Book Check:  
 Update Address Books with Plat #:  
 Update Green Books for Resubdivision:  
 Notify Engineer to Seal Plats:  
 Engineer Seal Complete:  
 Complete Reproduction:  
 Sent to Courthouse for Recordation:

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No. \_\_\_\_\_



