



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

MCPB
Item # 2
12/11/08

MEMORANDUM

DATE: December 3, 2008

TO: Montgomery County Planning Board

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

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

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for December 11, 2008

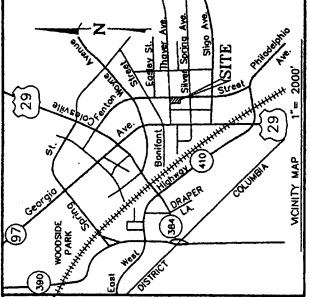
The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and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

220070910 **R. Holt Easley's addition to Silver Spring**
220081380 – 220081390 **Baldwin Landing**
220090290 – 220090300, 220090580 **George Meany Center for Labor Studies**

Plat Name: R. HOLT EASLEY'S addition to SILVER SPRING
Plat #: 220070910

Location: Located on the southwest quadrant of the intersection of Thayer Avenue and Fenton Street
Master Plan: Silver Spring CBD
Plat Details: CBD-1 zone; 1 lot
Community Water, Community Sewer
Applicant: Fenton Street Development, LLC

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120050770 (MCPB Opinion dated January 10, 2006) and Site Plan No. 820060200 (MCPB Resolution 06-08), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plans.

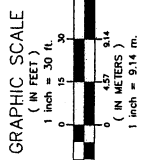
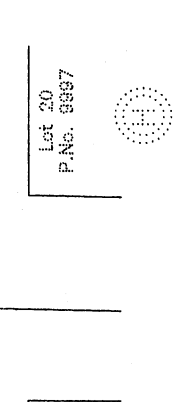
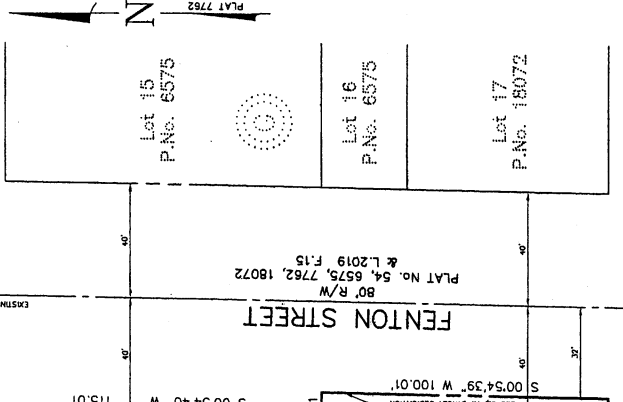
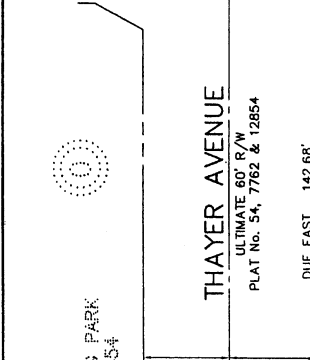
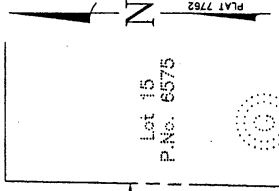


TAX MAP No. JN 343

- Notes:
- This property is zoned C80-1.
 - The approval of this plat is predicated on the availability of public water and sewer prior to the construction of buildings.
 - Residential units are being provided in conformance with the requirements of Chapter 25-A.
 - This plat is limited to uses and conditions as required by Site Plan No. 82080200 entitled "EASLEY SUBDIVISION (THE 'ADEL') and Preliminary Plan No. 1-05077 entitled 'EASLEY SUBDIVISION'."
 - The property shown herein is exempt from the requirements of Chapter 22A of the Montgomery County Forest Conservation Law, per Exemption letter dated 1/14/05 for NR/FSD #4-05071E.
 - Unless expressly contemplated by the plan as approved, all terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan, allowing development of the property, shall survive and not be extinguished by the recording of this plat. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
 - Vehicle access is denied along Fenton Street.
 - This plat is not intended to obstruct any matter relating to the title, ownership and use of the property. This plat is not intended to restrict the examination of title or to depict or note all matters affecting title.
 - This plat is subject to a Declaration of Covenants recorded in Liber 364/47 at Folio 475 and Liber _____ of Folio _____.

PLAT No.

LINE	DUE EAST	DUE WEST	DISTANCE
L1			17.68'
L2			17.68'



LOT 21
SILVER SPRING PARK
P.No. 12854

LOT 10
P.No. 7762

LOT 11
26,526 sq. ft.
0.65487 Acres

LOT 12
P.No. 54

LOT 13
P.No. 54

LOT 14
P.No. 54

LOT 15
P.No. 54

LOT 16
P.No. 54

LOT 17
P.No. 18072

LOT 18
P.No. 9897

SURVEYOR'S CERTIFICATE

We hereby certify that the plat shown hereon is correct; that it is a subdivision of the lands conveyed to FENTON STREET DEVELOPMENT, LLC by the following conveyances as recorded among the Land Records of Montgomery County, Maryland:

- All of the land conveyed by Kingward Kuo, Helen Kuo, Christina Kuo, Jianita Kuo, Teresa Kuo, Viola Kuo, Yolanda Kuo, Angela Kuo and Kingston Kuo, both individually and as Members and Trustees of King's Thayer, by deed dated August 13, 2004 and recorded in Liber 28186 at Folio 131, and
- All of the land conveyed by Kingward Kuo, Helen Kuo, Christina Kuo, Jianita Kuo, Teresa Kuo, Viola Kuo, Yolanda Kuo, Angela Kuo and Kingston Kuo, both individually and as Members and Trustees of King's Thayer, by deed dated August 13, 2004 and recorded in Liber 28186 at Folio 131, and
- All of the land conveyed by Kingward Kuo, Helen Kuo, Christina Kuo, Jianita Kuo, Teresa Kuo, Viola Kuo, Yolanda Kuo, Angela Kuo and Kingston Kuo, both individually and as Members and Trustees of King's Thayer, by deed dated August 13, 2004 and recorded in Liber 28186 at Folio 131, and also being a resubdivision of all of Lot 10, Block F, as delineated on a plat of subdivision entitled "EASLEY SILVER SPRING SUBDIVISION" as recorded among the Land Records of Montgomery County, Maryland, in Liber 364/47 at Folio 475, and
- All of the land conveyed by Kingward Kuo, Helen Kuo, Christina Kuo, Jianita Kuo, Teresa Kuo, Viola Kuo, Yolanda Kuo, Angela Kuo and Kingston Kuo, both individually and as Members and Trustees of King's Thayer, by deed dated August 13, 2004 and recorded in Liber 28186 at Folio 131, and also being a resubdivision of all of Lot 10, Block F, as delineated on a plat of subdivision entitled "EASLEY SILVER SPRING SUBDIVISION" as recorded among the Land Records of Montgomery County, Maryland, in Liber 364/47 at Folio 475, and

Addition to Block F as recorded among said Land Records as Plat No. 54.

We hereby certify that, once engaged as described in the owner's certification herein, we have acted as independent professional surveyors and our work will be set in accordance with the provisions of Section 50-24(a) of the Montgomery County Code. The total area included on this plat is 29,328 square feet or 0.67322 acres, including 800 square feet of street dedication.

10/21/08
Date
Douglas H. Riggs III
By: Douglas H. Riggs III
Montgomery County Surveyor
Md. Reg. No. 10712

OWNER'S CERTIFICATE

Fenton Street Development, a Maryland limited liability company, owner of the property shown hereon, hereby adopts this plat of resubdivision; dedicate the streets on shown hereon, to public use;

_____ hereby establish the 6' Public Access Easement as shown hereon with terms and conditions for this easement to be set forth in a document to be recorded hereafter. As owners of this subdivision, we, our successors and assigns, will cause all property corner markers to be set in accordance with Section 30-24(a)(2) of the Montgomery County Code.

There are no utility lines, easements, encroachments or liens affecting the property included in this plat of resubdivision, except certain deeds of trust and the parties interest thereto have affixed their signatures hereon indicating their assent to this plat of resubdivision.

Fenton Street Development, LLC
By: Lewis Bloom, Manager
Date: 10-16-08
By: Joseph Fontana, Manager
Date: 10-16-08

We hereby assent to this plat of resubdivision.
American Bank
By: _____
Date: _____

APPROVED: _____
DIRECTOR

DATE: _____
PLAT No. _____

PLAT TABULATION

Number of Lots = 1
Area of Lot = 26,526 sq. ft.
Area of Street Dedication = 800 sq. ft.
TOTAL Area = 27,326 sq. ft.
or 0.67322 acres

FOR PUBLIC WATER AND SEWER ONLY

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____
CHAIRMAN

APPROVED: _____
SECRETARY-TREASURER

M.N.C.P. & P.C. RECORD FILE NO. _____

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED: _____
DIRECTOR

DATE: _____
PLAT No. _____

SUBDIVISION RECORD PLAT
LOT 11, BLOCK F
R. HOLT EASLEY'S ADDITION
TO SILVER SPRING
ELECTION DISTRICT No. 13
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' OCTOBER, 2008

MHG
Macris, Hendricks & Glascock, P.A.
Engineers, Planners
Landscape Architects • Surveyors
2220 Williams Road, Suite 120
Montgomery Village, Maryland
301.488.0000
www.mhga.com

PLAT No. 04-223.11

RECORD PLAT REVIEW SHEET

Plan Name: Easley Subdivision Plan Number: 120050770
 Plat Name: R. Holt Easley's Add. to S Spg. Plat Number: 220070910
 Plat Submission Date: 11/8/07
 DRD Plat Reviewer: TA/S. Smith
 DRD Prelim Plan Reviewer: C. Conlon

Initial DRD Review:

Signed Preliminary Plan - Date 3-16-07 Checked: Initial CAE Date 11/17/08
 Planning Board Opinion - Date 6/23/06 Checked: Initial TA Date 1/31/07
 Site Plan Req'd for Development? Yes No Verified By: SJS (initial)
 Site Plan Name: Easley Subdivision Site Plan Number: 8-06020
 Planning Board Opinion - Date 7-14-06 Checked: Initial SJS Date 11-12-08
 Site Plan Signature Set - Date 8-25-08 Checked: Initial SJS Date 11/12/08
 Site Plan Reviewer Plat Approval: Checked: Initial PAK Date 11-26-08

Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances
 Coordinates Plan # Road/Alley Widths ok Easements ok Open Space ok
 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>D. Johnson</u>	<u>11/10/07</u>	<u>11/26/07</u>		<u>Exemption 4-05071</u>
Research	<u>Bobby Fleury</u>			<u>11/11/07</u>	<u>ok</u>
SHA	<u>Doug Mills</u>			<u>N/A</u>	<u>N/A</u>
PEPCO	<u>Steve Baxter</u>			<u>N/A</u>	<u>N/A</u>
Parks	<u>Doug Powell</u>			<u>N/A</u>	<u>N/A</u>
DRD	<u>Steve Smith</u>			<u>11/24/07</u>	<u>See Plat Markup</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 12/2/08
SJS 11/7/08
SJS 12/19/08

Board Approval of Plat:

Plat Agenda: SJS 12-11-08

Planning Board Approval: _____

Chairman's Signature: _____

DPS Approval of Plat:

Engineer Pick-up for DPS Signature: _____

Final Mylar for Reproduction Rec'd: _____

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: _____

No. _____

