



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

MCPB
Item # 1B
2-1-2018

MEMORANDUM

DATE: January 22, 2018

TO: Montgomery County Planning Board

FROM: Stephen Smith, Senior Planner *SS*
Jay Beatty, Planner *J.B.*
D.A.R.C. Division
(301) 495-4522 & (301) 495-2178

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for February 1, 2018

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:

220180030 National Chatauqua of Glen Echo

Plat Name: National Chatauqua of Glen Echo
Plat #: 220180030

Location: Located inside of Vassar Circle, at the intersection of Cornell Avenue.
Master Plan Bethesda - Chevy Chase Master Plan
Plat Details: R-60 zone; 4 lots
Owner: Two Vassar, LLC

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120140170 (MCPB Resolution No. 16-124), 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 plan.

NOTES

1. THE PROPERTY SHOWN HEREON IS SERVED BY PUBLIC WATER AND SEWER.
2. THE PROPERTY THAT IS THE SUBJECT OF THIS SECOND PLAT IS IN THE R-40 ZONE AS OF THE DATE OF PLAT REGISTRATION.
3. OFF - OPEN IRON PIPE FOUND
IPB - IRON PIPE WITH CAP SET
RFB - REBAR AND CAP FOUND
4. THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP GN 341.
5. THE PROPERTY SHOWN HEREON IS LOCATED ON M.S.S.C. 200-FOOT SHEET 200 N4 07.
6. FLOOD ZONE YR PER F.E.H.A. FIRM MAPS, COMMUNITY PANEL NUMBER 240604000.
7. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER DOCUMENTS SUBMITTED TO THE BOARD OF PLANNING AND ZONING REGULATIONS, MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO APPLY TO THIS PLAT. ANY MODIFIED BY FURTHER ACTION BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER DOCUMENTS AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
8. COORDINATES SHOWN HEREON ARE BASED ON MARYLAND STATE PLANE DATUM (NAD 83) USING LOCAL CORRS STATIONS WEGO AND SLOTS. THE SCALE FACTOR IS 0.999994.
9. SHIPPERS AND THE CONVERSE ANGLE IS 90.0000°.
10. THE PROPERTY SHOWN HEREON IS EXEMPT FROM THE FOREST CONSERVATION PLAN PRESENTED IN CHAPTER 22 OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW, WHICH APPLIES TO ALL LANDS IN MONTGOMERY COUNTY.
11. THE LOTS SHOWN HEREON ARE LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN (DAVID) AND TREE SAVE PLAN (DAVID).

OWNERS' CERTIFICATE

WE, THE TWO VASSAR, LLC OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION SHOWN HEREON AS "17" PLAT 17 TO THESE PARTIES NAMED IN THE DOCUMENT HEREBY AS "17" PLAT 17. WE HEREBY CERTIFY THAT WE HAVE REVIEWED ALL LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT THE PROPERTY SHOWN HEREON AS "17" PLAT 17 IS ACCURATELY DESCRIBED AND SHOWN HEREON AS "17" PLAT 17. WE HEREBY CERTIFY THAT WE HAVE REVIEWED ALL RECORDS OF PUBLIC IMPROVEMENTS AUTHORITIES, AS APPLICABLE TO THIS PROPERTY, AND THAT ALL PROPERTY CONDEMNATED HEREON IS IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH MONTGOMERY COUNTY, MARYLAND, AND THAT ALL PROPERTY CONDEMNATED HEREON IS IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH MONTGOMERY COUNTY, MARYLAND.

1/3/19 DATE: Thomas S. Olin, Jr. WITNESS
Aaron Hirsch WITNESS
 MANAGING MEMBER

WE, MONTFENT BANK, OWNERS OF A DEED OF TRUST DATED SEPTEMBER 11, 2012, AND RECORDED OCTOBER 13, 2012 IN BOOK 5144 AT PAGE 101 HEREBY CONSENT TO THIS PLAT OF SUBDIVISION.

1/3/19 DATE: Thomas S. Olin, Jr. WITNESS
Thomas S. Olin, Jr. WITNESS

PLAT TABULATION

NUMBER OF LOTS	4
AREA OF LOTS (AC)	26,447.90 FT.
AREA OF STREET DEDICATION	0
TOTAL AREA	26,447.90 FT. (0.564 ACRES)

Department of Permitting Services
 Montgomery County, Maryland
 Approved: Thomas S. Olin, Jr.
 1/3/19

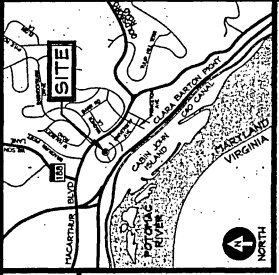
The Maryland National Capital Park and Planning Commission
 Montgomery County Planning Board
 Approved: _____
 Chairman

M.N.C.P. & P.C. Record File No. _____
 Recorded _____
 Plat No. _____

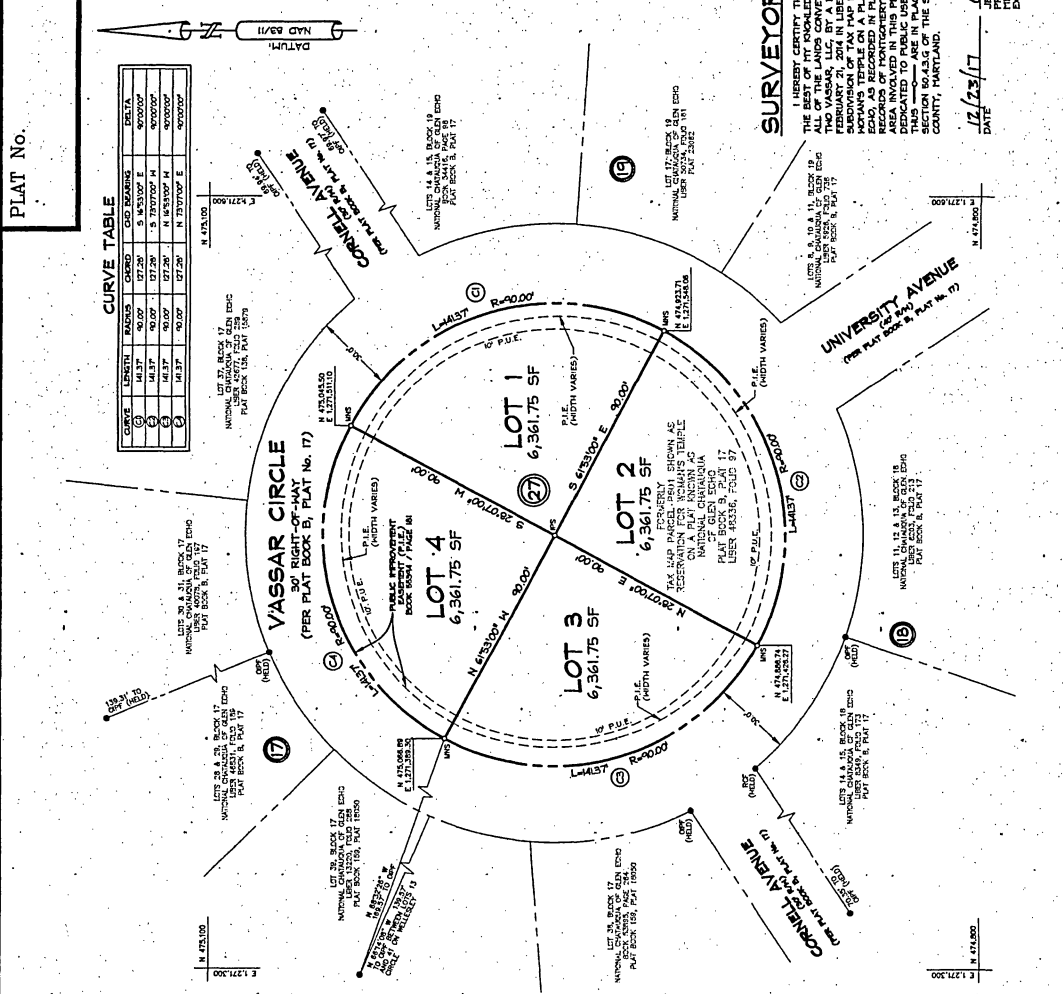
PLAT No.

CURVE TABLE

CURVE	CHORD	ANGLE	CHORD BEARING	CHORD	ANGLE	CHORD BEARING
(1)	141.57	90.00°	S 141.57° W	141.57	90.00°	N 141.57° E
(2)	141.57	90.00°	S 141.57° W	141.57	90.00°	N 141.57° E
(3)	141.57	90.00°	S 141.57° W	141.57	90.00°	N 141.57° E
(4)	141.57	90.00°	S 141.57° W	141.57	90.00°	N 141.57° E



VICINITY MAP
 SCALE: 1" = 200'



SURVEYOR'S CERTIFICATE

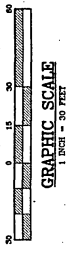
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY NATIONAL COMMUNITY CHURCH UNTO THE NATIONAL CHATAUQUA NATIONAL LAND SURVEYOR ON FEBRUARY 29, 2014 IN LIBERTY 4236 AT FOLIO 971, ALSO BEING A SUBDIVISION OF TAX MAP PARCEL P04 SHOWN AS RESERVATION FOR GLEN ECHO, AS RECORDED IN PLAT BOOK 9, PLAT 17, AND THAT THE TOTAL RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT THE TOTAL RECORDS OF PUBLIC IMPROVEMENTS AUTHORITIES, AS APPLICABLE TO THIS PLAT, ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH MONTGOMERY COUNTY, MARYLAND.

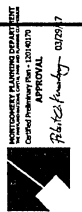
12/23/17 DATE: Jeffrey Allen Matthews
 JEFFREY ALLEN MATTHEWS
 PROFESSIONAL LAND SURVEYOR
 EXPIRATION DATE: JULY 15, 2019

**SUBDIVISION RECORD PLAT
 LOTS 1 THRU 4, BLOCK 27
 NATIONAL CHATAUQUA**

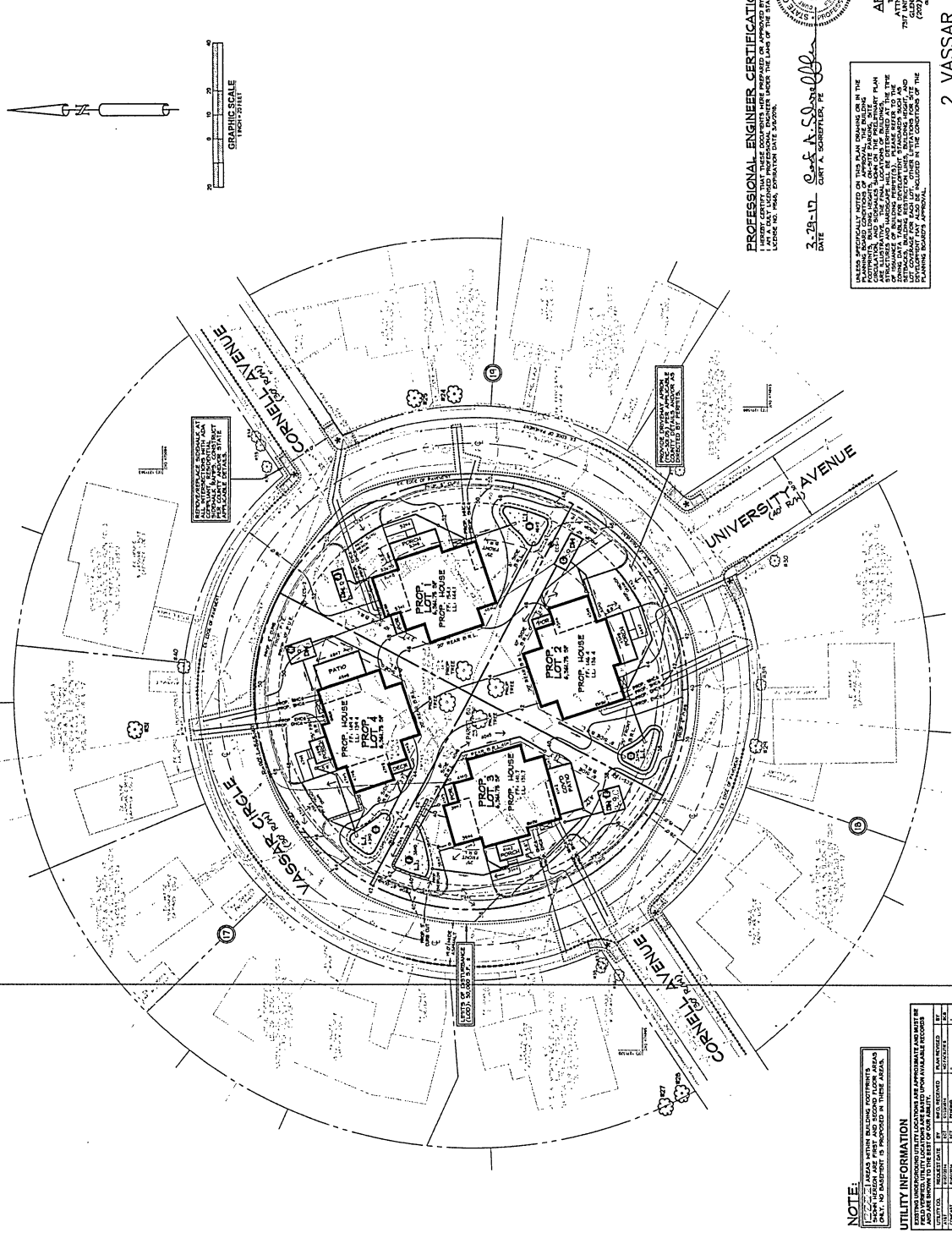
OF GLEN ECHO
 BETHESDA (7TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 30' OCTOBER, 2017

COS ENGINEERING
 10 South Brent Street
 Frederick, Maryland 21703
 301-607-8011 Office
 301-607-8015 Fax
 info@cosengineering.com





MONTGOMERY PLANNING DEPARTMENT
 Capital Planning Form - 120140170
 APPROVAL
 Robert A. Schaeffer - 03/28/17



SIDEWALK RATES
 SIDEWALKS SHALL BE CONSTRUCTED TO THE CENTERLINE OF THE ADJACENT LOT. THE SIDEWALK SHALL BE 6 FEET WIDE AND SHALL BE CONCRETE WITH CURB AND GUTTER. THE SIDEWALK SHALL BE 6 FEET WIDE AND SHALL BE CONCRETE WITH CURB AND GUTTER. THE SIDEWALK SHALL BE 6 FEET WIDE AND SHALL BE CONCRETE WITH CURB AND GUTTER.

NOTE:
 ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES SHOWN AND HAS FOUND THEM TO BE CORRECT. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES SHOWN AND HAS FOUND THEM TO BE CORRECT.

UTILITY INFORMATION

UTILITY	DEPTH (FEET)	MARKER TYPE	MARKER COLOR	MARKER SIZE
WATER	48"	FLUORESCENT	RED	1.5"
SEWER	48"	FLUORESCENT	RED	1.5"
GAS	48"	FLUORESCENT	RED	1.5"
ELECTRIC	48"	FLUORESCENT	RED	1.5"
TELEPHONE	48"	FLUORESCENT	RED	1.5"
CABLE	48"	FLUORESCENT	RED	1.5"
STORM SEWER	48"	FLUORESCENT	RED	1.5"
RAINWATER	48"	FLUORESCENT	RED	1.5"
TELEPHONE	48"	FLUORESCENT	RED	1.5"
CABLE	48"	FLUORESCENT	RED	1.5"
STORM SEWER	48"	FLUORESCENT	RED	1.5"
RAINWATER	48"	FLUORESCENT	RED	1.5"

LEGEND

EXISTING FEATURES	PROPOSED FEATURES
DC POWER MANHOLE AND INVERT	PP1 PROPOSED GRAVEL DETENTION
DC WATER LINE WITH VALVE	PP2 PROPOSED SURFACE ALUM DIRECTION
DC 6" WATER UTILITY WITH	PP3 PROPOSED LANDSCAPE IRRIGATION
DC 12" AND 18" TIE-ROD CONTOURS	PP4 PROPOSED WATER-LARGE CONNECTION
DC MANHOLE	PP5 PROPOSED SINK-HOUSE CONNECTION
DC FIRE HYDRANT	PP6 PROPOSED ELECTRIC-HOUSE CONNECTION
DC SEWER	
DC NO FLOODING AREA	
DC RETAINING WALL	
DC SIGNIFICANT TREE	
DC PERMIT TREE	

PROFESSIONAL ENGINEER CERTIFICATION
 I, THE UNDERSIGNED, A PROFESSIONAL ENGINEER LICENSED UNDER THE LAWS OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT I AM THE AUTHOR OF THE ABOVE-ENTITLED PLAN AND THAT I AM A duly licensed professional engineer under the laws of the State of Maryland, License No. 120140170, expiration date 03/28/17.

DATE: 3-28-17
 NAME: Robert A. Schaeffer, PE

2 VASSAR CIRCLE, GLEN ECHO, MD 20812
 PLAT BOOK B, PLAT 17, CIRCA 1981

2 VASSAR CIRCLE
 PROPOSED LOTS 1-4
 PARCEL 601, TOWN OF GLEN ECHO
 VASSAR CIRCLE
 PRELIMINARY PLAN
 MNCPPC NO. 120140170

ENGINEERING
 CAS
 3 OF 5
 PP - 3

PRELIMINARY PLAN
 VASSAR CIRCLE
 PROPOSED LOTS 1-4 (PARCEL 601)
 BETHESDA (7TH) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

DATE	BY	REVISION
02/2014	13-982	INITIAL SUBMITTAL TO PERM
		SECOND SUBMITTAL TO PERM
		THIRD SUBMITTAL TO PERM
		CERTIFICATION SUBMITTAL TO PERM

SCALE: 1" = 20'
 APPROVAL: CAS