



MEMORANDUM

DATE: February 5, 2026

TO: Montgomery County Planning Board

FROM: Stephen Smith, West County Planning Division (301)-495-4522
Jay Beatty, West County Planning Division (301)-495-2178

SS
JCB

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board
Agenda for February 19, 2026

The following record plat is recommended for APPROVAL in accordance with the requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations, along with any conditions for the completion of administrative items that may remain outstanding, and copies of plan drawings for the record plat. The following plat is included:

220250510 Springvale Terrace

Plat Name: Springvale Terrace

Plat #: 220250510

Location: Located immediately north of the intersection of Wayne Avenue (MD 594) and Springvale Road

Master Plan: 2022 Silver Spring and Adjacent Communities Plan

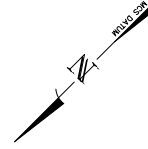
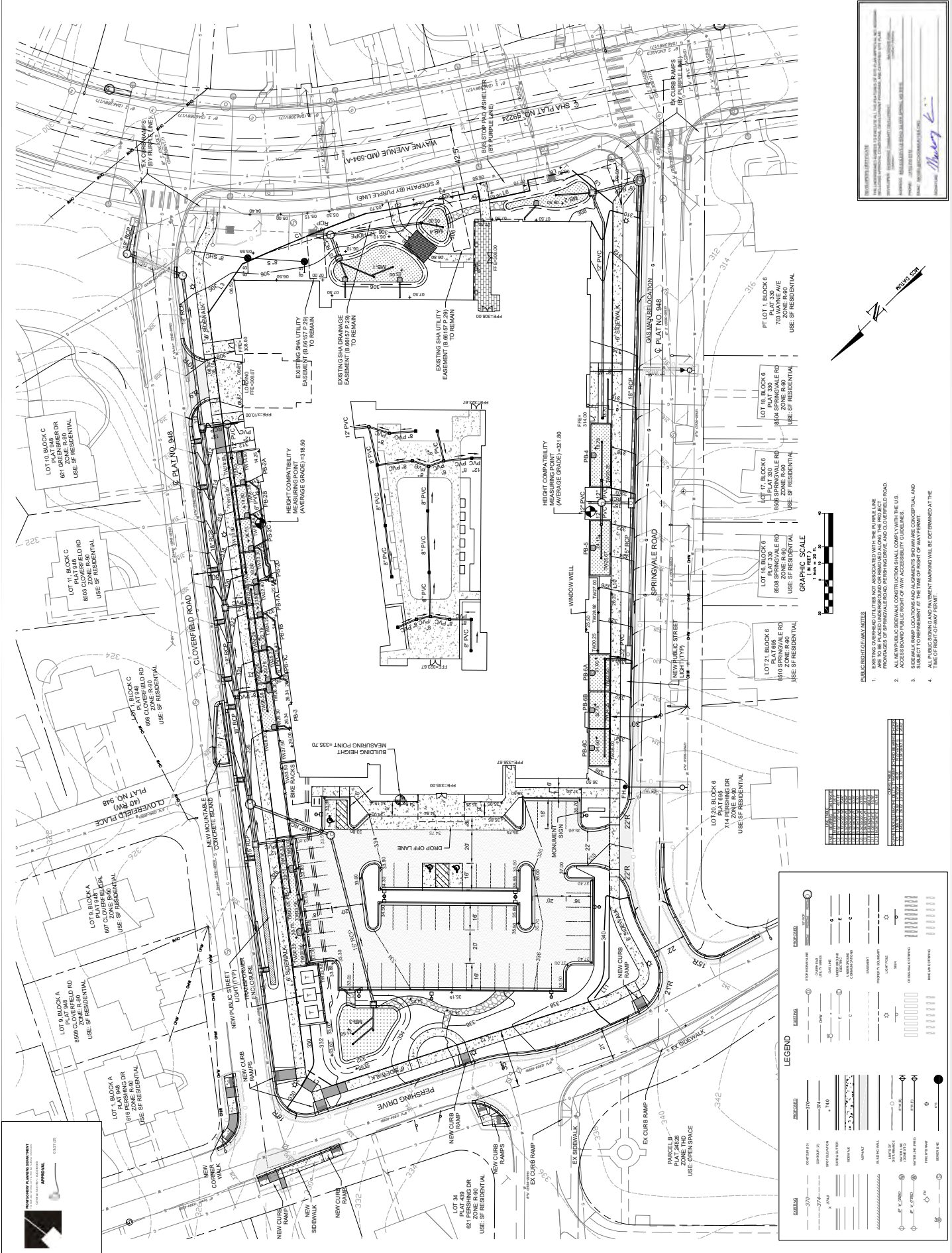
Plat Details: CRT zone; 1 lot

Owner: Springvale Terrace, Inc.

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120240030 (MCPB Resolution No. 24-047) and Site Plan No. 820240040 (Certified Site Plan dated March 27, 2025), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's approval of the aforesaid plans. Staff recommends approval of the proposed plat, conditioned upon the following:

Applicant to submit plat mylar containing all necessary signatures.

Following completion of the above items staff will forward the plat to the Chair for signature.



- PUBLIC RIGHT-OF-WAY LINES**
- EXISTING OVERHEAD UTILITIES NOT ASSOCIATED WITH THE PURPLE LINE FRONTAGE OF SPRINGDALE ROAD, PERSHING DRIVE, AND CLOVERFIELD ROAD.
 - ALL NEW PUBLIC SIDEWALK CONSTRUCTION SHALL COMPLY WITH THE U.S. ACCESS BOARD PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES.
 - SUBJECT TO ORDINANCE AT THE TIME OF RIGHT-OF-WAY ACQUISITION, AND
 - ALL PUBLIC SIGNAGE AND PAVEMENT MARKINGS SHALL BE OBTAINED AT THE TIME OF RIGHT-OF-WAY PERMIT.

SYMBOL	DESCRIPTION
(Symbol)	EXISTING OVERHEAD UTILITY
(Symbol)	NEW OVERHEAD UTILITY
(Symbol)	EXISTING UNDERGROUND UTILITY
(Symbol)	NEW UNDERGROUND UTILITY
(Symbol)	EXISTING SIDEWALK
(Symbol)	NEW SIDEWALK
(Symbol)	EXISTING DRIVEWAY
(Symbol)	NEW DRIVEWAY
(Symbol)	EXISTING CURB
(Symbol)	NEW CURB
(Symbol)	EXISTING PAVEMENT
(Symbol)	NEW PAVEMENT
(Symbol)	EXISTING BIKEWAY
(Symbol)	NEW BIKEWAY
(Symbol)	EXISTING BIKEWAY MARKING
(Symbol)	NEW BIKEWAY MARKING
(Symbol)	EXISTING BIKEWAY SIGNAGE
(Symbol)	NEW BIKEWAY SIGNAGE
(Symbol)	EXISTING BIKEWAY LIGHTING
(Symbol)	NEW BIKEWAY LIGHTING
(Symbol)	EXISTING BIKEWAY FURNITURE
(Symbol)	NEW BIKEWAY FURNITURE
(Symbol)	EXISTING BIKEWAY SAFETY
(Symbol)	NEW BIKEWAY SAFETY
(Symbol)	EXISTING BIKEWAY SIGNAGE
(Symbol)	NEW BIKEWAY SIGNAGE
(Symbol)	EXISTING BIKEWAY LIGHTING
(Symbol)	NEW BIKEWAY LIGHTING
(Symbol)	EXISTING BIKEWAY FURNITURE
(Symbol)	NEW BIKEWAY FURNITURE
(Symbol)	EXISTING BIKEWAY SAFETY
(Symbol)	NEW BIKEWAY SAFETY

LEGEND

SYMBOL	DESCRIPTION
(Symbol)	EXISTING SIDEWALK
(Symbol)	NEW SIDEWALK
(Symbol)	EXISTING DRIVEWAY
(Symbol)	NEW DRIVEWAY
(Symbol)	EXISTING CURB
(Symbol)	NEW CURB
(Symbol)	EXISTING PAVEMENT
(Symbol)	NEW PAVEMENT
(Symbol)	EXISTING BIKEWAY
(Symbol)	NEW BIKEWAY
(Symbol)	EXISTING BIKEWAY MARKING
(Symbol)	NEW BIKEWAY MARKING
(Symbol)	EXISTING BIKEWAY SIGNAGE
(Symbol)	NEW BIKEWAY SIGNAGE
(Symbol)	EXISTING BIKEWAY LIGHTING
(Symbol)	NEW BIKEWAY LIGHTING
(Symbol)	EXISTING BIKEWAY FURNITURE
(Symbol)	NEW BIKEWAY FURNITURE
(Symbol)	EXISTING BIKEWAY SAFETY
(Symbol)	NEW BIKEWAY SAFETY

