




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


**MCPB**  
**Item # 1B**  
**11/18/10**

**MEMORANDUM**

**DATE:** November 3, 2010

**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 November 18, 2010

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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:

220100320 **Briars Acres**  
220110070 **Pilgrim Springs**  
220110120 **Willerburn Acres, Section One**

**Plat Name:** Briars Acres  
**Plat #:** 220100320

**Location:** Located in the northwest quadrant of the intersection of Briars Road and Olney-Laytonsville Road (MD 108)

**Master Plan:** Olney

**Plat Details:** R-200 zone, 4 lots  
Community Water, Community Sewer

**Applicant:** BGM Enterprises

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. 120090150 (MCPB Resolution 09-81), 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 plan.

**OWNER'S CERTIFICATION**

The undersigned owner of the property shown hereon, hereby adopts the plan of subdivision, dedicates Briars Road as shown hereon to the public use, establish and grant a 40' temporary easement (parcels) and adjacent to the dedicated easement(s). Such steps shall be automatically distinguished after all public improvements have been fully completed and accepted for maintenance by the Montgomery County, Maryland or other acceptable public agency. We also establish and grant an Easement to owners of the lots shown hereon, their successors, heirs and assigns, which said easement shall be subject to the terms and conditions of the "Terms and Conditions of Public Utility Easement" as recorded in Liber 3524 of Folio 407 among the Land Records of Montgomery County, Maryland, subject to the terms set forth therein. The owners will cause all property owner matters and any other required documentation to be set by a registered Maryland Land Surveyor, in accordance with Section 50-24(a) of the Montgomery County Code.

There are no suits, liens, mortgages, or debts, affecting the property included in this plat of subdivision, except for a certain trust for which the estate has been given for asset.

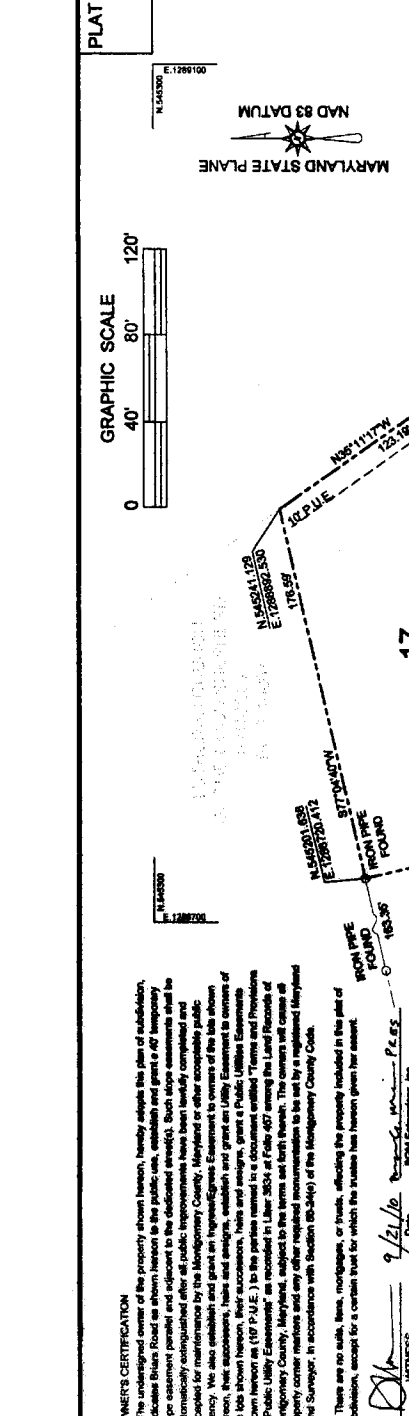
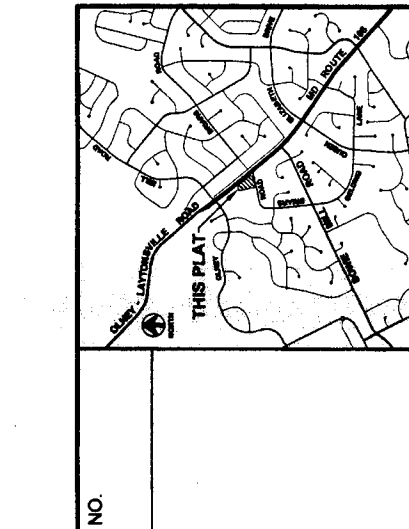
WITNESS: *[Signature]* Date: 9/21/10  
*[Signature]* Date: 9/20/10  
 American Bank: *[Signature]* Date: 9/21/10  
 WITNESS: *[Signature]* Date: 9/20/10  
 WITNESS: *[Signature]* Date: 9/20/10

**VICINITY MAP**  
 SCALE: 1" = 2,000'

NOTES:  
 1. PROPERTY ZONED R-300 AT DATE OF RECORDATION. ALL EXISTING AND PROPOSED IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE MONTGOMERY COUNTY ZONING ORDINANCE.  
 2. ALL LOTS ARE TO BE SERVED BY PUBLIC WATER AND SEWER SYSTEM. EXISTING SEWER AND WATER CATEGORIES: S-1, W-1.  
 3. THIS PLAT IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN NO. 123001016, MCRS RESOLUTION 08-61, ENTITLED "ADDITION TO BROOKSIDE GROVE", PER PLANNING BOARD RESOLUTION DATED SEPTEMBER 17, 2008 AT ITS MEETING OF JULY 8, 2009. ANY PROPOSED CHANGES TO THIS PLAT IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.  
 4. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF A PERMIT CONTROL PERMIT.  
 5. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE PLANNING BOARD, SHALL APPLY TO THIS PLAT. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.  
 6. THIS PLAT IS NOT INTENDED TO SHOW UTILITY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.  
 7. PROPERTY LOCATED ON MONTGOMERY COUNTY TAX MAP HT 343, U.S.E.C. GRID ZONING.  
 8. THE PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF A RIGHT OF WAY AND EASEMENT TO WASHINGTON SUBURBAN SANITARY COMMISSION BY DEED DATED JUNE 15, 1992 AND RECORDED IN LIBER 628 AT FOLIO 704 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

**THOMAS A. MADDOX**  
 PROFESSIONAL LAND SURVEYOR  
 8955 SHADY GROVE COURT  
 GAITHERSBURG, MARYLAND 20877  
 (301) 984-5804

**SUBDIVISION RECORD PLAT**  
 LOTS 14-17  
 BLOCK B  
**BRIARS ACRES**  
 ELECTION DISTRICT 8  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 40'



**OLNEY - LAYTONVILLE ROAD**  
 MD ROUTE 108  
 (85A PLAT 29488)  
 (LIBER 958 FOLIO 001)  
 (VEHICULAR ACCESS DENIED)  
 106.81

**BRIARS ROAD**  
 APPARENT PRESCRIPTIVE RIGHT OF WAY  
 (ULTIMATE TO ROW)

**PROPERTY DATA**  
 CURVE DATA  
 B = 107.2358°  
 C = 106.73°  
 R = 440.00'  
 A = 107.05°  
 Δ = 13°56'21"

**PLAT TOTALS**  
 NUMBER OF LOTS: 4  
 AREA OF LOTS: 97118 SF  
 AREA OF DEDICATION: 4721 SF  
 TOTAL AREA SHOWN ON PLAT: 101839 SF

INGRESS / EGRESS EASEMENT	BEARING	DIST.	CHORD RAD. ARC
L1	N 25°14'30"W	98.76'	15.0'
L2	N 43°43'55"E	73.30'	7°39'31"
L3	N 52°33'30"W	102.50'	80°29'46"
L4	N 52°33'30"W	102.50'	80°29'46"
L5	S 52°33'30"E	102.50'	80°29'46"
L6	S 52°33'30"E	102.50'	80°29'46"
L7	S 52°33'30"E	102.50'	80°29'46"
L8	S 52°33'30"E	102.50'	80°29'46"
L9	S 52°33'30"E	102.50'	80°29'46"
L10	N 62°34'55"E	93.27'	15.0'
L11	N 62°34'55"E	93.27'	15.0'
L12	S 25°14'30"E	84.74'	15.0'
L13	N 78°22'06"E	30.87'	15.0'

**SURVEYOR'S CERTIFICATION**

I hereby certify that the plat shown hereon is correct; that it is a subdivision of the land described in a deed from Dennis R. Grimes, Trustee under the Dennis R. Grimes Trust dated March 16, 2004 to BGM Enterprises, Inc. dated April 9, 2008 and recorded in Liber 35933 of Folio 152 among the land records of Montgomery County, Maryland. I further certify that, once engaged as described in the owner's certification hereon, all monuments and all property matters and other boundary matters will be set as delineated hereon in accordance with the provisions of Section 50-24(a) of Montgomery County Code. The total area included on this plat is 101839 square feet of land, of which 4721 square feet of land is dedicated to the public use.

THOMAS A. MADDOX  
 Registered Professional Land Surveyor  
 MD-816850

**APPROVED:** \_\_\_\_\_ DATE: \_\_\_\_\_  
 CHAIRMAN ASST. - SECRETARY - TREASURER  
**MONTGOMERY COUNTY**  
 DEPARTMENT OF PERMITTING SERVICES

**RECORDED:** \_\_\_\_\_  
 PLAT NO. \_\_\_\_\_  
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
 MONTGOMERY COUNTY PLANNING BOARD  
 APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CHAIRMAN ASST. - SECRETARY - TREASURER  
 J.M.C.F. & P.C. RECORD FILE NO. \_\_\_\_\_

# RECORD PLAT REVIEW SHEET

Plat Name: BRIARS ACRES Plat Number: 220100320  
 Plan Name: Addition to Brooke Grove Plan Number: 120090150  
 Plat Submission Date: 10/22/09  
 DRD Plat Reviewer: S. Smith  
 DRD Prelim Plan Reviewer: E. Grayson Checked: SJS Date 11/3/2010

**Initial DRD Review:**

Signed Preliminary Plan - Date 10/14/09 Checked: Initial SJS Date 12/11/09  
 Planning Board Resolution - Date 9/17/09 Checked: Initial SJS Date 12/11/09  
 Site Plan Req'd for Development? Yes  No  Verified By: SJS (initial)  
 Site Plan Name: \_\_\_\_\_ Site Plan Number: \_\_\_\_\_  
 Planning Board Resolution - Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 Site Plan Signature Set - Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 Site Plan Reviewer Plat Approval: Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_

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

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	10/28/09	11-13-09	11/16/09	Tree Save Area <input checked="" type="checkbox"/> <u>ok 11/2/10</u>
Research	Bobby Fleury			10-30-09	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

**Final DRD Review:**

Consultant Notified (Final Mark-up):	Initial <u>SJS</u>	Date <u>1/25/10</u>
Final Mylar & DXF/DWG Received:	<u>SJS</u>	<u>10-21-10</u>
Final Mylar Review Complete:	<u>SJS</u>	<u>11/3/2010</u>
<b>Board Approval of Plat:</b>		
Plat Agenda:	<u>SJS</u>	<u>11/18/2010</u>

Planning Board Approval: \_\_\_\_\_  
 Chairman's Signature: \_\_\_\_\_  
**MCDPS Approval of Plat:**  
 Consultant 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 Plat Books for Resubdivision: \_\_\_\_\_  
 Complete Reproduction: \_\_\_\_\_  
 Notify Consultant to Seal Plats: \_\_\_\_\_  
 Surveyor's Seal Complete: \_\_\_\_\_  
 Sent to Courthouse for Recordation: \_\_\_\_\_  
 Recordation Info Entered into Hansen: \_\_\_\_\_

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

DATE	10/14/08
SCALE	1" = 30'
PROJECT	ADDITION TO BROOK GROVE
CLIENT	BGM ENTERPRISES
DESIGNER	BGM ENTERPRISES



date: 10/14/08  
scale: 1" = 30'

Printing & Associates, Inc.  
1001 McLean Blvd  
Suite 100  
Farmingdale, NY 11735  
Tel: 631-241-1100  
Fax: 631-241-1101



**PRELIMINARY PLAN**  
**ADDITION TO BROOK GROVE**  
(Parcel 114; TaxMap HT 43)  
Montgomery County, Maryland

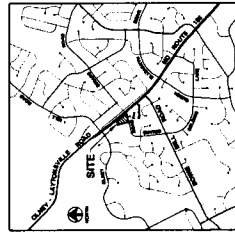
**ZONING STANDARDS:**

ZONE: R-200	Req.	Prov.
Lot Size	20,000 sf	20,000 sf or larger
Front Setback	40'	40' or more
Sideyards	12' min., 25' total	12' or more
Rearyard	30'	30' or more
Building Height	50' Max.	50' or less
Lot Coverage	25% Max.	11%
Lot Width @ Building Line	100'	100' or more
Lot Frontage	25'	25' or more

**NOTES:**

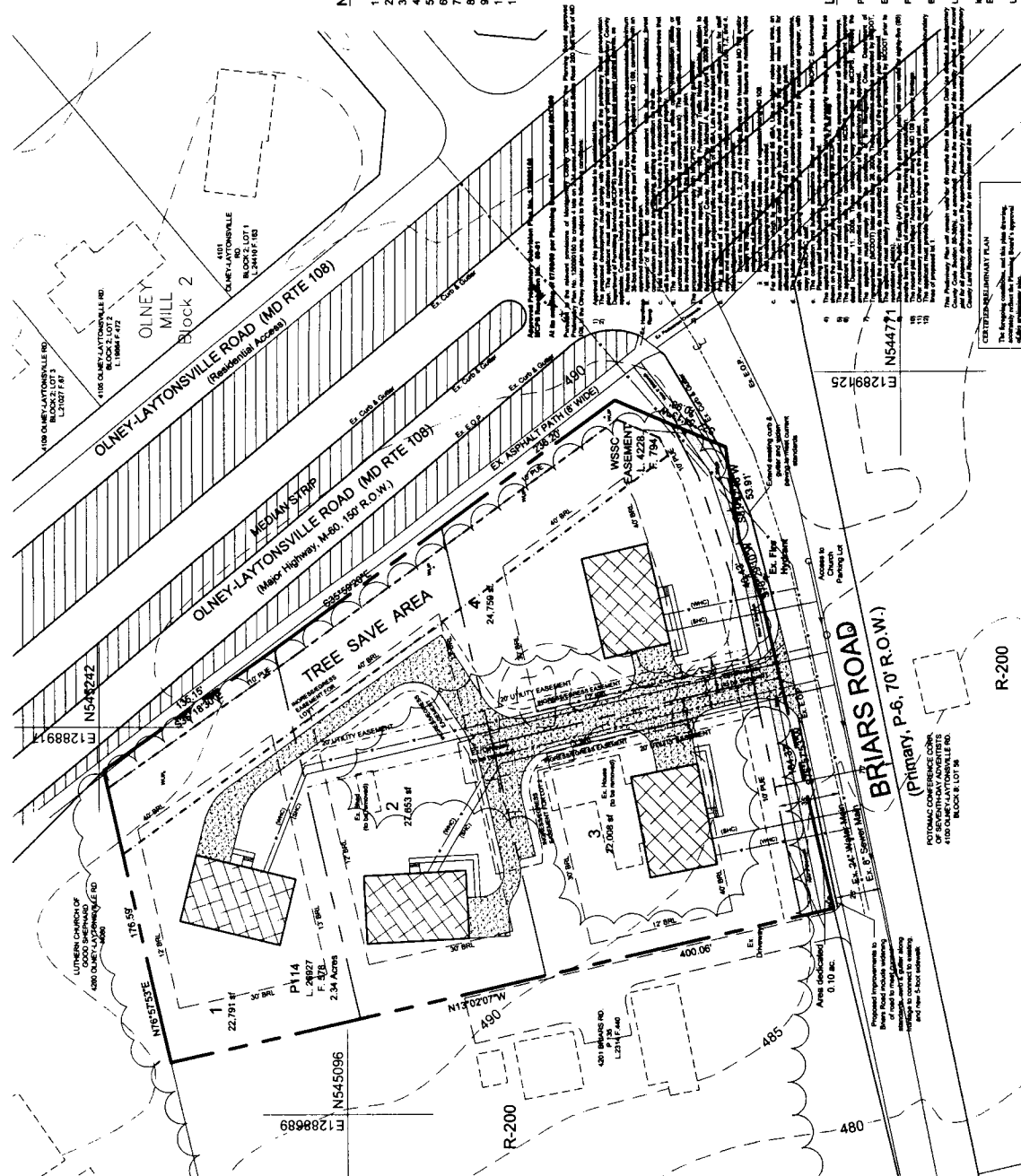
- AREA OF PROPERTY - 2.34 acres
- EXISTING ZONING: R-200
- NO. OF LOTS PERMITTED IN THE R-200 ZONE - 5
- NO. OF LOTS SHOWN IN THE R-200 ZONE - 4
- EXISTING SEWER & WATER SERVICE CATEGORIES: S-1, W-1
- SITE TO BE SERVED BY PUBLIC WATER AND SEWER
- LOCATED IN UPPER ROCK CREEK WATERSHED
- AREA DEDICATED TO STREETS - 0.10 AC
- PROPERTY LOCATED ON TAX MAP HT43; WSSC GRID SHEET 226W004
- UTILITIES TO BE PROVIDED BY: Washington Gas, Verizon, Potomac Edison
- PROPERTY IS LOCATED WITHIN OLNEY MASTER PLAN AREA

VICINITY MAP  
SCALE: 1" = 2,000'



**LEGEND:**

- Proposed House
- Existing Contour
- PUE
- BRL
- Utility Easement
- Utility Easement
- New Sewer
- Ex. Wooded
- Utility Pole
- New Driveway
- Tree Save Area



PREPARED FOR:  
**BGM ENTERPRISES**  
C/O LES YEATTS  
4713 OLNEYVILLE ROAD  
OLNEY, MD 20830  
301-870-1500



NOTE:  
SOURCE OF TWO-FOOT CONTOUR INTERNAL TOPOGRAPHY:  
MONTGOMERY COUNTY PROFESSIONAL LAND SURVEYOR  
GATHERBERG, MD 20877  
301-884-2884



Boundary Certificate:  
I hereby certify that the boundary between is correct to my observation and that the same is shown on the accompanying plan.  
Date: \_\_\_\_\_  
Signature: \_\_\_\_\_