



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

MCPB
Item # 1B
12/16/10

MEMORANDUM

DATE: December 7, 2010

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Subdivision Supervisor
Development Review Division *CAC*
(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 16, 2010

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:

220100420 **Derwood Bible Church**
220100930 **Potomac Highlands**
220110140 **Hallowell**

Plat Name: Derwood Bible Church
Plat #: 220100420

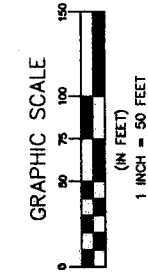
Location: Located in the northeast quadrant of the intersection of Yellowstone Way and Chieftain Avenue
Master Plan: Shady Grove
Plat Details: R-90/TDR zone; 1 parcel
Community Water, Community Sewer
Owner: Derwood Bible Church

Staff recommends approval of this minor subdivision plat pursuant to Section **50-35A(a)(7)** of the Subdivision Regulations, which states:

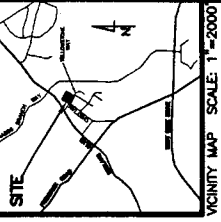
Plats for Existing Places of Worship, Private Schools, Country Clubs, Private Institutions and Similar Uses Located on Unplatted Parcels. A plat may be recorded under the minor subdivision procedure provided:

- a. The requirements for adequate public facilities, under Sec. 50-35(k), are satisfied prior to plat recordation;
- b. Any required street dedications are shown on the record plat;
- c. Forest conservation and stormwater management requirements, if applicable, are satisfied prior to recording the plat;
- d. If located in a special protection area, as shown on the approved and adopted master plan, all applicable special area protection requirements and guidelines, including the approval of a water quality plan, are satisfied prior to recordation of the plat; and
- e. A landscaping and lighting plan including the parking lot layout is submitted for staff approval prior to recording the plat
- f. If the property is the subject of an approved special exception, all conditions of the special exception approval remain in full force and effect.

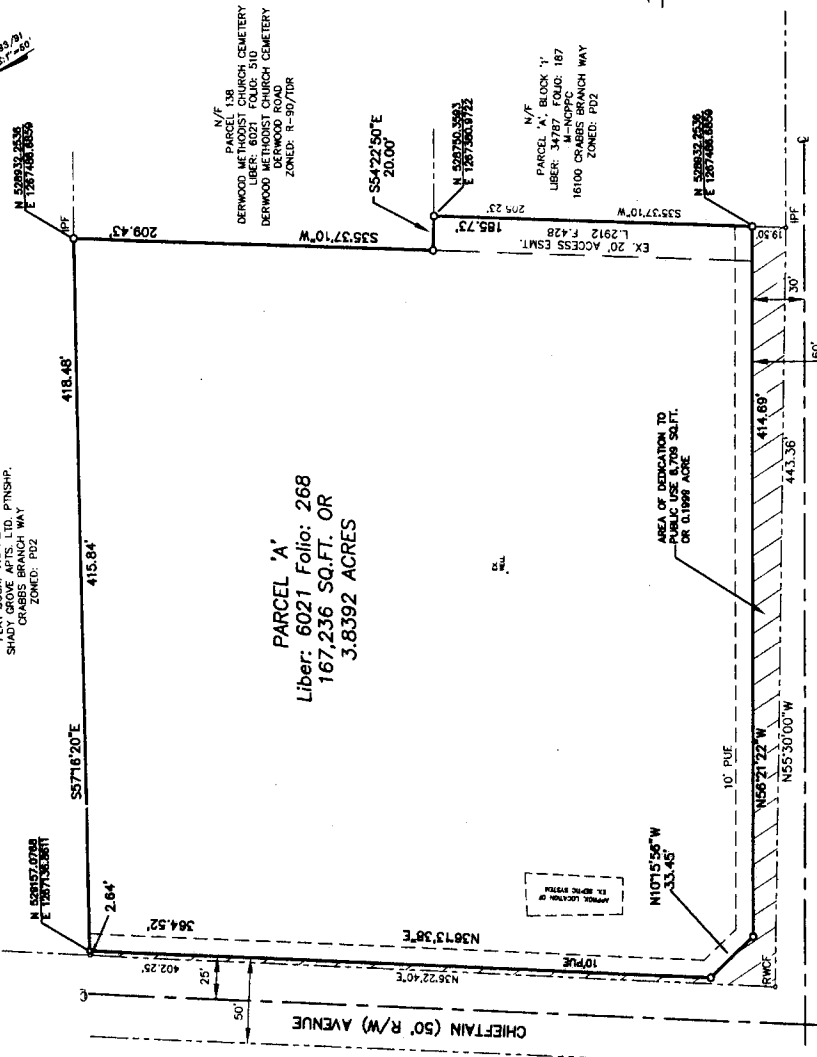
Staff applied the above-noted minor subdivision criteria for this property and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(7) and supports this minor subdivision record plat.



PLAT NO.



N/F
PARCEL 'A' BLOCK 'Y'
SHADY GROVE APARTMENTS
PLAT BOOK: 110 PLAT: 12621
SHADY GROVE APTS. LTD. PRINSHIP.
CRAGGS BRANCH WAY
ZONED: PDZ



PARCEL 'A'
Liber: 6021 Folio: 268
167,236 SQ.FT. OR
3.8392 ACRES

SURVEYOR'S CERTIFICATE

I hereby certify that the plat shown hereon is correct, that it is a subdivision of the land conveyed by Rex L. Sturm to Derwood Bible Church by deed dated September 10, 1982 recorded in Liber 6021, folio 268, among the Land Records of Montgomery County, Maryland. That once engaged as described in the Owner's Certificate hereon all property markers will be set as delineated hereon in accordance with Section 50-24(c) of the Montgomery County Code.

The total area included in this plat is 175,945 square feet or 4.04 acres, of which, 8,709 square feet or 0.1999 acre is dedicated to public use.

Jeffrey Felger
JEFFREY FELGER
MD. PROF. LAND SURVEYOR #21166

DATE: 10/06/09

OWNER'S CERTIFICATE

I, the Chairman of the Board of Elders for Derwood Bible Church and authorized representative of Derwood Bible Church, owner of the property shown hereon, hereby adopt this plan of subdivision, dedicate the streets to public use, grant the ten (10) foot wide Public Utility Easement (PUE) adjacent, contiguous, parallel and concentric to all dedicated streets adjacent hereto, subject to the terms and provisions of the Public Utility Easement recorded among the Land Records of Montgomery County, Maryland in Liber 3634, folio 457. Property line markers will be placed in accordance with Sect. 50-24(c) of the Montgomery County Code. There are no suits, actions of law, leases, liens, mortgages or trusts on the property included in this plan of subdivision.

Richard J. Deane
Richard J. Deane
Chairman of the Board of Elders
Derwood Bible Church

DATE: 9/1/09

PLAT TABULATIONS:
Parcel 'A': 167,236 sq.ft. or 3.8392 acres
Dedication: 8,709 sq.ft. or 0.1999 acre
Total: 175,945 sq.ft. or 4.0391 acres

**SUBDIVISION RECORD PLAT
PARCEL 'A'
DERWOOD BIBLE CHURCH**

Rockville Election District #4
Montgomery County, Maryland
Date: October, 2009 Scale: 1"= 50'

LANDSTEIN, INC.
ENGINEERS & SURVEYORS • PLANNERS
2805 MITCHELLVILLE ROAD • SUITE #111
BOWIE, MARYLAND 20716
301-249-8802

GENERAL NOTES

1. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW GUYE WATER. ANY GUYE WATER AFFECTING THE OWNERSHIP AND USE WAS EVERY WATER RESTRICTING THE OWNERSHIP AND AFFECTING TITLE.
2. PROPERTY MARKERS LOCATED IN THE FIELD ARE MARKED TRUE.
3. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO SUSPECT OR NOTE ALL MATTERS.
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 22A MONTGOMERY COUNTY FOREST CONSERVATION LAW AND THE CONDITIONS OF EXEMPTION NO. 428104088. ANY MODIFICATIONS TO THE APPROVED TO EXEMPTION PLAN WILL REQUIRE APPROVAL FROM M-NOPPC.
5. THIS PLAT COMPLIES WITH THE REQUIREMENTS FOR UNDER SUBDIVISION APPROVALS CONTAINED IN SEC. 50-25A OF THE MONTGOMERY COUNTY SUBDIVISION CODE. THIS PLAT INVOLVES THE RECONSTRUCTION OF LAND FOR AN EXISTING PUE OF WIDENESS AS PROVIDED FOR IN SEC. 50-24A(2)(7).
6. SEPTIC BUILDING RESTRICTION LINES ARE SUBJECT TO CHANGE WITH MONTGOMERY COUNTY DEPARTMENT OF PERMIT SERVICES APPROVAL.
7. ALL TERMS, CONDITIONS, OF RESTRICTIONS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAT, SITE PLAN, SUBDIVISION RECORD PLAT, OR OTHER PLAN SHALL APPLY TO THIS PLAT. ANY CHANGES TO ANY PRELIMINARY PLAT, SITE PLAN, SUBDIVISION RECORD PLAT, OR OTHER PLAN SHALL BE MADE BY THE BOARD OF PERMITTING SERVICES.
8. THE SUBJECT PROPERTY HAS A BUILDING CONNECTED TO AN EXISTING SEPTIC SYSTEM AND WELL. IF THE PROPERTY IS FURTHER DEVELOPED, THE EXISTING SEPTIC SYSTEM MUST BE ABANDONED AND THE BUILDING MUST BE CONNECTED TO PUBLIC WATER AND SEWER.

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES

APPROVED: _____ DATE _____

CHAIRMAN

ASSISTANT SECRETARY/TREASURER

MNCP&PC FILE No. _____

DATE _____

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES

APPROVED: _____ DATE _____

DIRECTOR OR DESIGNEE

RECORDED: _____

PLAT No.: 220100420

ZONE: R90/TDR

221 NW 08

2.00 10 0.17 0

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Dunwood Bible Church Plat Number: 220100420
 Plat Submission Date: 11/25/09
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: N/A

*For category of minor see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. _____ Checked: Initial _____ Date _____
 Preliminary Plan No. _____ Checked: Initial _____ Date _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____
 Site Plan Name if applicable: _____ Site Plan Number: _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>C. Bunnag</u>	<u>11/25/09</u>	<u>12/11/09</u>	<u>12/11/09</u>	<u>Add FCP NOTE</u>
Research	<u>Bobby Fleury</u>			<u>11-30-09</u>	<u>OK</u>
SHA	<u>Doug Mills</u>				
PEPCO	<u>Steve Baxter</u>				
Parks	<u>Doug Powell</u>				
DRD	<u>Nellie Carey</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 _____ Date _____
SSS 12/1/10
SSS 3-5-10
SSS 11/1/10
SSS 12/16/2010

Board Approval of Plat:

Plat Agenda:
 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. _____

RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-50-35A

Select which Category of Minor Subdivision and fill information as required

Requirements under Sec 50-35A (A)

(1) Minor Lot Adjustment

- a) Total area does not exceed 5% of combined area affected: _____
- b) No additional lots created: _____
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: _____
- d) Date sketch plan submitted: _____
- e) Sketch plan revised or denied within 10 business days: _____
- f) Final record plat submitted within ninety days: _____
- g) Sketch shows following information:
 - i. proposed lot adjustment: _____
 - ii. physical improvements within 15 feet of adjusted line: _____
 - iii. alteration to building setback: _____
 - iv. amount of lot area affected: _____

(2) Conversion of Outlot into a Lot

- a) Outlot not required for open space or otherwise constrained: _____
- b) Adequate sewerage and water service/public or private: _____
- c) Adequate public facilities and AGP satisfied: _____
- d) Any conditions/agreements of original subdivision: _____
- e) Special Protection Area, Water Quality Plan required: _____

(3) Consolidation Of Two of More Lots

- a) Any prior subdivision conditions: _____
- b) Part of lot created by deed prior to June 1 1958: _____

(4) Further Subdivision of Commercial/Industrial/Multi-Family Lot

Any subdivision/conditions; APF agreement satisfied: _____

(5) Plat of Correction

- a) All owners and trustees signed: _____
- b) Original Plat identified: _____

(6) Plats for Residentially Zoned Parcels Created by Deed prior to June 1958

- a) Deed(s) submitted: _____
- b) Developable with only one single family detached unit: _____

(7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels

- a) Adequate Public Facilities satisfied: _____
 - b) Street dedication required: _____
 - c) Forest conservation: _____
 - d) Storm water management: _____
 - e) Special Protection Area/Water Quality Plan: _____
 - f) Landscaping and lighting plan including parking lot layout: _____
- ok 3/19/2010*
yes ✓
EXEMPTION ✓
ok ✓
N/A
yes ✓