




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


MCPB
Item # 1B
3/17/2011

MEMORANDUM

DATE: March 8, 2011

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Supervisor 
Regulatory Coordination Division
(301) 495-4542

FROM: Stephen Smith, Senior Planner 
Regulatory Coordination Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for March 17, 2011

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:

220100870 - 220100880 **Bethesda Church Overlook (2)**
220101130 - 220101170 **Clarksburg Town Center (5)**

Plat Name: Bethesda Church Overlook (2)
Plat #: 220100870 - 220100880

Location: Located on the south side of Bethesda Church Road, 700 feet west of Ridge Road (MD 27)

Master Plan: Damascus

Plat Details: RNC/TDR zone; 15 lots, 5 parcels
Community Water, Community Sewer

Owner: Advantage Homes, LLC

The record plats have been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plats comply with Preliminary Plan No. 120070340 (MCPB Resolution No. 07-174) and with Site Plan No. 820080140 (Certified Site Plan dated February 3, 2010), as approved by the Board, and that any minor modifications reflected on the plats do not alter the intent of the Board's previous approval of the aforesaid plans.

PLAT NO.

SURVEYOR'S CERTIFICATE

We hereby certify that the plat shown hereon is correct, that it is a true and correct copy of the original as recorded in the Montgomery County Land Records of Montgomery County, Maryland, in Liber 39920 at Folio 1378 and the original is on file in the office of the Surveyor. This plat is in accordance with the provisions of Section 50-24(a) of the Montgomery County Code. There is no street dedication or easement included on this plat is 358,838 square feet or 8.23838 acres of land.

Donna E. Hahn
 Land Surveyor
 Professional Land Surveyor
 M.D. Reg. No. 21135

TAX MAP No. FX342 & FX343

OWNER'S CERTIFICATE

Advantage Homes LLC, a Maryland Limited Liability Company, owner of the property shown hereon, hereby certifies that the plat shown hereon is a true and correct copy of the original as recorded in the Montgomery County Land Records of Montgomery County, Maryland, in Liber 39920 at Folio 1378 and the original is on file in the office of the Surveyor. This plat is in accordance with the provisions of Section 50-24(a) of the Montgomery County Code. There is no street dedication or easement included on this plat is 358,838 square feet or 8.23838 acres of land.

There are no suits, liens, leases, mortgages, or trusts, affecting the property included in this plat of subdivision, (except a certain deed of trust and the parties in interest thereto have affixed their signatures hereon indicating their assent to this plat of subdivision.

William D. Pleasants, Jr., President
 ADVANTAGE HOMES, LLC
 A Maryland limited liability company
 By: Pleasants Enterprises, Inc., Manager

2/18/11 Date
2/18/11 Date

I hereby assent to this plat of subdivision.
 Deed of Trust recorded at Folio 39920 F.361

PLAT TABULATION

Number of Lots	= 15
Number of Parcels	= 4
Area of Lots	= 176,657 sq. ft.
Area of Parcels	= 182,268 sq. ft.
Area of Street	= 0 sq. ft.
Dedication	= 0 sq. ft.
TOTAL AREA	= 176,657 square feet or 8.23838 acres

STORM DRAIN EASEMENT

LINE	BEARING	DISTANCE
1	S 89°31'39" E	142.36'
2	S 73°39'21" E	151.62'
3	S 89°31'39" E	142.36'
4	S 73°39'21" E	151.62'

STORM DRAIN EASEMENT

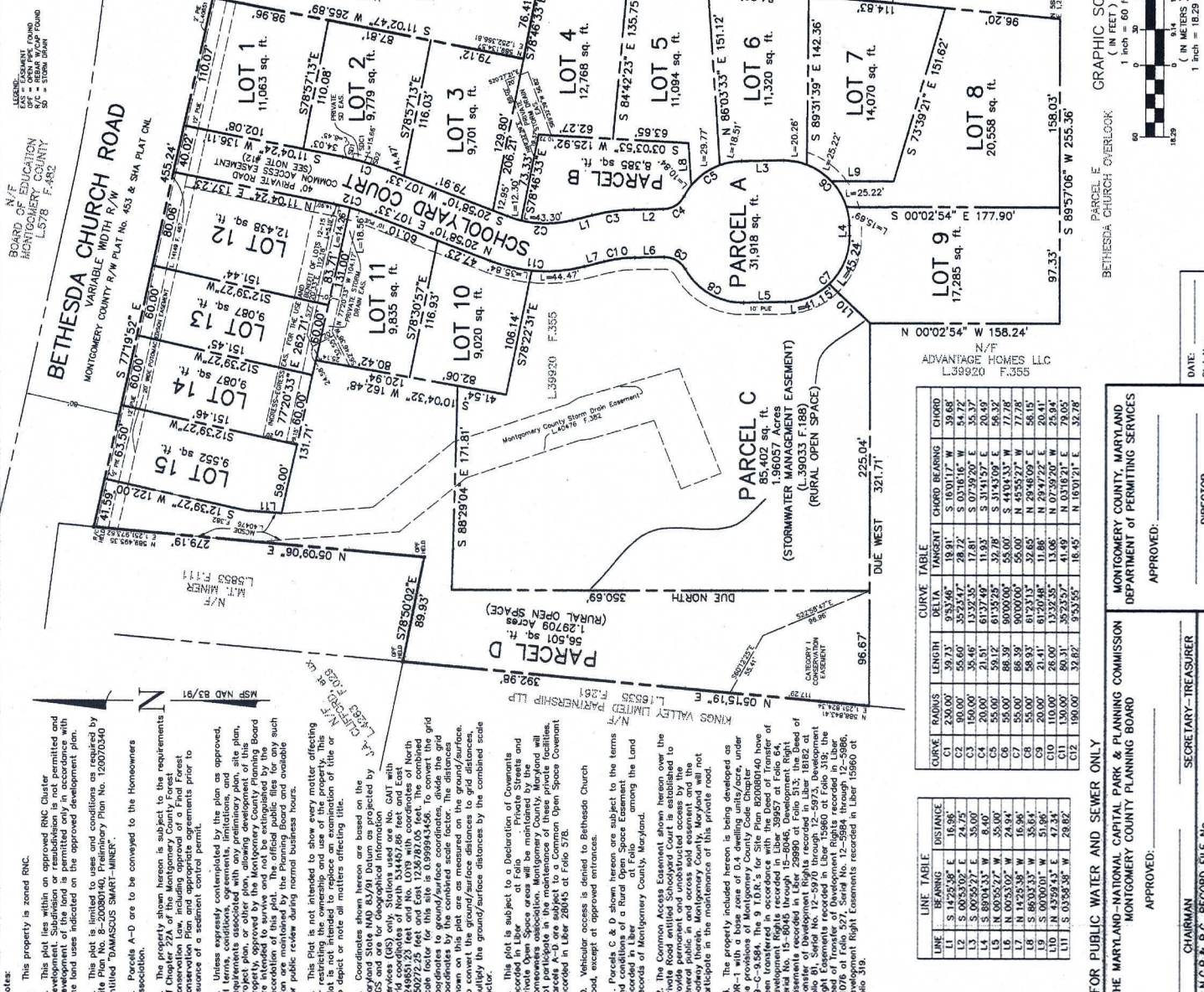
LINE	BEARING	DISTANCE
1	S 89°31'39" E	142.36'
2	S 73°39'21" E	151.62'
3	S 89°31'39" E	142.36'
4	S 73°39'21" E	151.62'

SUBMISSION RECORD PLAT LOTS 1-15 & PARCELS A-D BETHESDA CHURCH OVERLOOK

ELECTION DISTRICT NO. 12
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 60'

MHG
 Macris, Hendricks & Glascock, P.A.
 Engineers - Planners
 Landscape Architects - Surveyors
 9220 Midgett Road, Suite 120
 Bethesda, Maryland 20814-1278
 Phone: 301.670.6940
 Fax: 301.670.6945
 www.mhga.com

PLAT NO. 1
 200318023



Notes:

- This property is zoned RNC.
- This plat lies within an approved RNC Cluster Development Plan and the location, size, and development of the land is permitted only in accordance with the land uses indicated on the approved development plan.
- This plat is limited to use and conditions as required by Site Plan No. 8-20080140, Preliminary Plan No. 120070340 entitled "DAMASCUS SMART-MINER".
- Parcels A-D are to be conveyed to the Homeowners Association.
- The property shown hereon is subject to the requirements of Chapter 27A of the Montgomery County Forest Conservation Law, including approval of a Final Forest Conservation Plan and approval of easements prior to issuance of a building permit.
- Those expressly contemplated by the plan as approved, easements associated with any preliminary plan, site plan, project plan, or other plan, allowing development of this property, shall be shown on this plat. The Board is intended to survive and not be extinguished by the recordation 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.
- This plat is not intended to show every matter affecting the property shown hereon. It is not intended to replace an examination of title or to depict or note all matters affecting title.
- Coordinates shown hereon are based on the Maryland State MAD 83/91 Datum as projected by NAD 83 and are for geospatial information only. The grid coordinates of North 534467.86 feet and East 524851.23 feet and No. 1019 with coordinates of North 509272.25 feet and East 126787.05 feet. The combined coordinates to ground/surface coordinates, divide the grid coordinates by the combined scale factors. The distances shown on this plat are as measured on the ground/surface. Multiply the ground/surface distances by the combined scale factor.
- This plat is subject to a Declaration of Covenants recorded in Liber 39920 at Folio 1378. Private Streets and Open Space areas will be maintained by the Homeowners Association. Parcels A-D are subject to a Common Open Space Covenant recorded in Liber 28045 at Folio 578.
- Vehicle access is denied to Bethesda Church Road, except at approved entrances.
- Parcels C & D shown hereon are subject to the terms and conditions of a Rural Open Space Easement recorded in Liber 28045 at Folio 578. The Homeowners Association of Montgomery County, Maryland.
- The Common Access Easement shown hereon over the Kings Valley Limited Partnership LP is intended to provide permanent and unobstructed access by the general public in and across said easement and the easement in the Montgomery County, Maryland will not participate in the maintenance of this private road.
- The property included hereon is being developed as a residential development under the provisions of Montgomery County Code Chapter 59-C-9.58A, the 9 T.D.R.s for Site Plan B20080140 have been transferred in accordance with the Deed of Transfer of Rights recorded in Liber 29980 at Folio 319. The Deed of Transfer of Rights recorded in Liber 29980 at Folio 319, Serial No. 15-8045 through 15-8046, Development Right Easements recorded in Liber 29980 at Folio 319, the Deed of Transfer of Rights recorded in Liber 15860 at Folio 319, Right Easements recorded in Liber 15860 at Folio 319, the Deed of Transfer of Rights recorded in Liber 15860 at Folio 319, Development Right Easements recorded in Liber 15860 at Folio 319.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARINGS	CHORD
C1	230.00'	39.23'	93.246°	18.91'	S 103°11'17" W	39.68'
C2	142.9230'	55.60'	35.2347°	28.72'	S 03°16'16" W	54.72'
C3	150.00'	35.46'	13.3245°	17.81'	S 07°59'20" E	35.37'
C4	200.00'	21.51'	6.13749°	11.93'	S 31°41'57" E	20.49'
C5	55.00'	59.12'	61.3825°	32.78'	S 31°43'59" E	56.32'
C6	55.00'	88.39'	80.0360°	55.00'	S 44°43'53" W	77.78'
C7	55.00'	88.39'	80.0360°	55.00'	S 44°43'53" W	77.78'
C8	55.00'	58.93'	61.2313°	32.65'	N 29°48'09" E	58.15'
C9	200.00'	21.41'	61.2048°	11.86'	N 29°47'22" E	20.41'
C10	110.00'	28.00'	13.3235°	13.06'	N 07°59'20" W	25.94'
C11	130.00'	80.31'	35.2347°	41.49'	N 03°16'21" E	79.05'
C12	190.00'	32.87'	93.2345°	18.45'	N 10°19'21" E	32.78'

FOR PUBLIC WATER AND SEWER ONLY
 THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____ SECRETARY-TREASURER
 _____ DIRECTOR

MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES

APPROVED: _____

RECORD PLAT REVIEW SHEET

Plat Name: Bethesda Church Overlook Plat Number: 220100870-880
 Plan Name: Damascus Smart-Miner Plan Number: 120070340
 Plat Submission Date: 4/27/2010
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: N. Braunstein Checked: [Signature] Date 2/15/11

Initial DRD Review:

Signed Preliminary Plan - Date 4-12-10 Checked: Initial SJS Date 6-10-2010
 Planning Board Resolution - Date 11/20/07 Checked: Initial SJS Date 6-10-2010
 Site Plan Req'd for Development? Yes X No Verified By: SJS (initial)
 Site Plan Name: Damascus Smart Miner Site Plan Number: 920080140
 Planning Board Resolution - Date 9/16/08 Checked: Initial SJS Date 6-14-2010
 Site Plan Signature Set - Date 2-3-10 Checked: Initial SJS Date 6-14-2010
 Site Plan Reviewer Plat Approval: Checked: Initial Date

Review Items: Lot # & Layout ✓ Lot Area ✓ Zoning ✓ Bearings & Distances ✓
 Coordinates ✓ Plan # ok Road/Alley Widths ok Easements ok Open Space ok
 Non-standard BRLs ok Adjoining Land ok Vicinity Map ✓ Septic/Wells N/A
 TDR note ✓ 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	4/28/10	5-14-10	5/14/10	No Revisions
Research	Bobby Fleury	↓	↓	5-3-10	OK
SHA	Corren Giles	↓	↓		
PEPCO	Bobbie Dickey	↓	↓		
Parks	Doug Powell	↓	↓		
DRD	Keiona Clark	↓	↓		check St. Name ok ✓

Final DRD Review:

	Initial	Date
Consultant Notified (Final Mark-up):	<u>[Signature]</u>	<u>12/2/10</u>
Final Mylar & DXF/DWG Received:	<u>[Signature]</u>	<u>2/15/2011</u>
Final Mylar Review Complete:	<u>[Signature]</u>	<u>3-8-11</u>
Board Approval of Plat:		
Plat Agenda:	<u>[Signature]</u>	<u>3/17/2011</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. _____

