



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


MCPB
Item # 1B
5-24-2012

MEMORANDUM

DATE: May 16, 2012

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Supervisor
D.A.R.C. Division
(301) 495-4542

FROM: Stephen Smith, Senior Planner 
D.A.R.C. Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for May 24, 2012

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:

220120200 **Brookefield**

Plat Name: Brookefield
Plat #: 220120200

Location: Located on the east side of Woodfield Road, 800 feet north of Cypress Hill Drive
Master Plan: Upper Rock Creek
Plat Details: RE-1 zone; 1 lot
Community Water, Community Sewer
Owner: Islamic Center of Maryland, Inc.

The subdivision plat has been reviewed by M-NCPPC staff as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 12002041B (MCPB Resolution No. 10-133), 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.

Plot No.

SURVEYOR'S CERTIFICATE

I hereby certify that the information herein is true to the best of my knowledge and belief; that this plat represents a subdivision of part of the land described in a conveyance from Islamic Center of Maryland Charitable Trust to Islamic Center of Maryland, Inc., by deed dated 08 November 2007 and recorded in the Land Records of Montgomery County, Maryland, Book C, Page 35010 and in the Land Records of Montgomery County, Maryland, Book C, Page 35011 and as shown and described in plat 22869, and that property corners marked as shown have been placed in accordance with Section 50-24(a) of the Subdivision Regulations of the Montgomery County Code. The total land area included in this plat of subdivision is 423,317 square feet (9.7180 acres), of which 19.79 is dedicated to public use.

Date: **05-09-12**
 Daryl E. Morgan
 Surveyor
 Maryland Registration #62
 Expiration Date: January 13, 2013

OWNER'S CERTIFICATION:

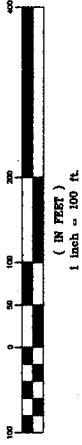
Islamic Center of Maryland, Inc., owner of the land described in the Surveyor's Certificate, hereby adopts this plan of subdivision, establish the public utility easement (PUE) as shown and described herein in accordance with the declaration of terms and provisions recorded in the Land Records of Montgomery County, Maryland, in Liber 3834 at Folio 487. Property corner markers have been placed in accordance with Section 50-24(a) of the Subdivision Regulations of the Montgomery County Code. There are no bills, actions at law, leases, mortgages or trusts affecting said property.

By: *Mohammad Naqeeb Ahmad*
 MOHAMMAD NAQEEB AHMAD
 TRUSTEE
 Capacity: _____
 Islamic Center of Maryland, Inc.
 Date: **5/6/12** *Mohammad Naqeeb Ahmad*
 Witness: _____

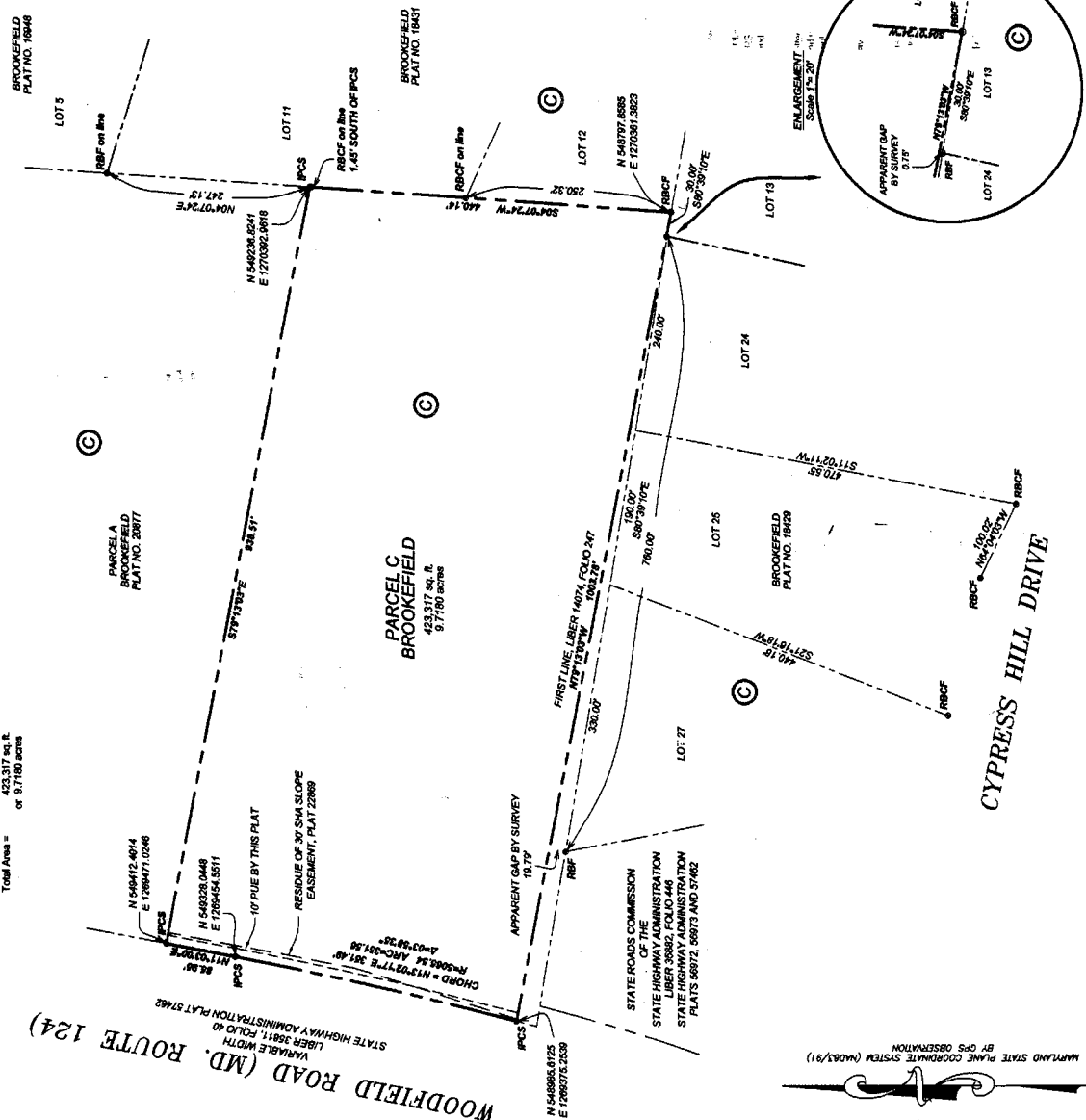
NOTES:

- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, project plan, or other plan allowing development of this property and approved by the Montgomery County Planning Board are hereby adopted to survive unless expressly contemplated otherwise by the plan as approved. The official public file for any such plan are maintained by the planning board and available for public review during normal business hours.
- This property is zoned RE-1.
- Tax map location GUS41.
- The lots shown herein are limited to uses and conditions as regulated by Preliminary Plan 120020410 (formerly 1-02041) and any amendments thereto.
- This property is subject to approved Landscape and Lighting Plan 18920041B.
- Coordinates shown herein are based on the Maryland State Plane Coordinate System (MAD 5381) by GPS observation and as projected by NAD83. CORS stations used are "USNO" (North 458074, 4193 feet East 128384.9213 feet) and "GODE" (North 493541.6207 feet East 1381535.7941 feet).
- This subdivision record plat is not intended to show any matter affecting the ownership and use, nor any matter restricting the ownership and use, of this property. The plat is not intended to replace an examination of title or to depict or robe all matters of title; no title report furnished.
- The approval of this plat is predicated on the adequacy and availability of public water and sewer prior to building construction.
- Upon recordation of this plat, the Category I Conservation Easement shown on Plat Number 22869 is hereby extinguished and released by the Montgomery County Planning Board.

GRAPHIC SCALE



Subdivision Record Plat
Parcel C, Block C
BROOKFIELD
 (Resubdivision of Parcel B, Block C
 as shown on Plat # 22869)
 Election District One
 Montgomery County, Maryland
 Scale: 1"=100' Date: May, 2012



LEGEND:
 IPCS Iron Pipe with cap SW
 RBCF Rebar with cap Found
 RBF Rebar Found

AREA TABULATION:
 Area of Parcel = 423,317 sq. ft.
 Area of Street Dedication = 1,916 sq. ft.
 Total Area = 425,233 sq. ft.
 or 9.7180 acres

CAPITOL DEVELOPMENT DESIGN, INC.
 Engineers - Surveyors - Planners
 4800 Powder Mill Rd Suite 200, Beltsville, Maryland 20705
 Office Phone: 301 - 937 - 3501
 Fax: 301 - 937 - 3507
 Drawn By: RCK Job No. 08-044

Preliminary Plan:	120020410
Tax Map:	GUS41
Recorded:	
PKC:	

Department of Permitting Services
 Montgomery County, Maryland
 Approval Date: _____
 Director: _____

For Public Water and Sewer Only
 The Maryland National Capital Park and Planning Commission
 Montgomery County Planning Board
 Approval Date: _____
 ASST. SECRETARY/TREASURER: _____
 CHAIRMAN: _____
 MNCPPC Record File: _____

RECORD PLAT REVIEW SHEET

Plat Name: Brookfield Plat Number: 220120200
 Plan Name: Islamic Center of MO Plan Number: 120020410
 Plat Submission Date: 8/24/11
 DRD Plat Reviewer: W. Meyers
 DRD Prelim Plan Reviewer: Erin Grayson Checked: SSS Date 5/11/12

Background Review:

Signed Preliminary Plan – Date 2/25/03 Checked: Initial SSS Date 1/27/12
 Planning Board Resolution No. 10-133 Resolution Mailing Date 10/27/10
 Site Plan Required? Yes N/A No N/A Verified By: SSS (initial)
 Site Plan Name: N/A Site Plan Number: N/A
 Site Plan Signature Set – Date N/A Checked: Initial N/A Date N/A
 Planning Board Resolution No. N/A
 Site Plan Reviewer Check: Initial N/A Date N/A

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

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	9/9/11	9/21/11	9/21/11	NO REVISIONS
Research	Bobby Fleury	↓	↓	9/12/11	OK
SHA	Corren Giles	↓	↓		
PEPCO					
Parks	Doug Powell	↓	↓		
DRD	Keiona Clark	↓	↓		

Final DRD Review:

Consultant Notified (Final Mark-up):	Initial <u>SSS</u>	Date <u>1/26/2012</u>
Final Mylar & DXF/DWG Received:	<u>SSS</u>	<u>5-8-12</u>
Final Mylar Review Complete:	<u>SSS</u>	<u>5/11/12</u>

Board Approval of Plat:

Plat Agenda:	<u>SSS</u>	<u>5/24/12</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. _____

