



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


MCPB
Item # 1B
1-31-2013

MEMORANDUM

DATE: January 22, 2013

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 January 31, 2013

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 plats. The following plats are included:

220121230 **Churchill Town Sector Germantown**
220130180 **Bradley Hills, Section 2 (Revision)**

Plat Name: Churchill Town Sector Germantown
Plat #: 220121230

Location: Located on the west side of Father Hurley Boulevard, approximately 500 feet south of Waters Landing Drive.
Master Plan: Germantown Master Plan
Plat Details: T-S zone; 2 parcels
Community Water, Community Sewer
Owner: Oakwood Properties, Inc.

Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A(a)(4)** of the Subdivision Regulations, which states:

Further Subdivision of a Commercial, Industrial or Multi-Family Residential Lot to Reflect a Change in Ownership, Deed, Mortgage or Lease Line. The creation of deed, mortgage or lease line within a commercial, industrial or multi-family residential lot does not require the approval of a new subdivision plan. At the owner's discretion, the creation or deletion of internal lots to reflect a new deed, mortgage or lease line may be platted under the minor subdivision procedure. All prior conditions of approval for the original subdivision remain in full force and effect and the number of trips generated on any new lot will not exceed those permitted for the original lot or as limited by an Adequate Public Facilities agreement. Any necessary cross-easements, covenants or other deed restrictions necessary to perpetuate previous approvals must be executed prior to recording the record plat.

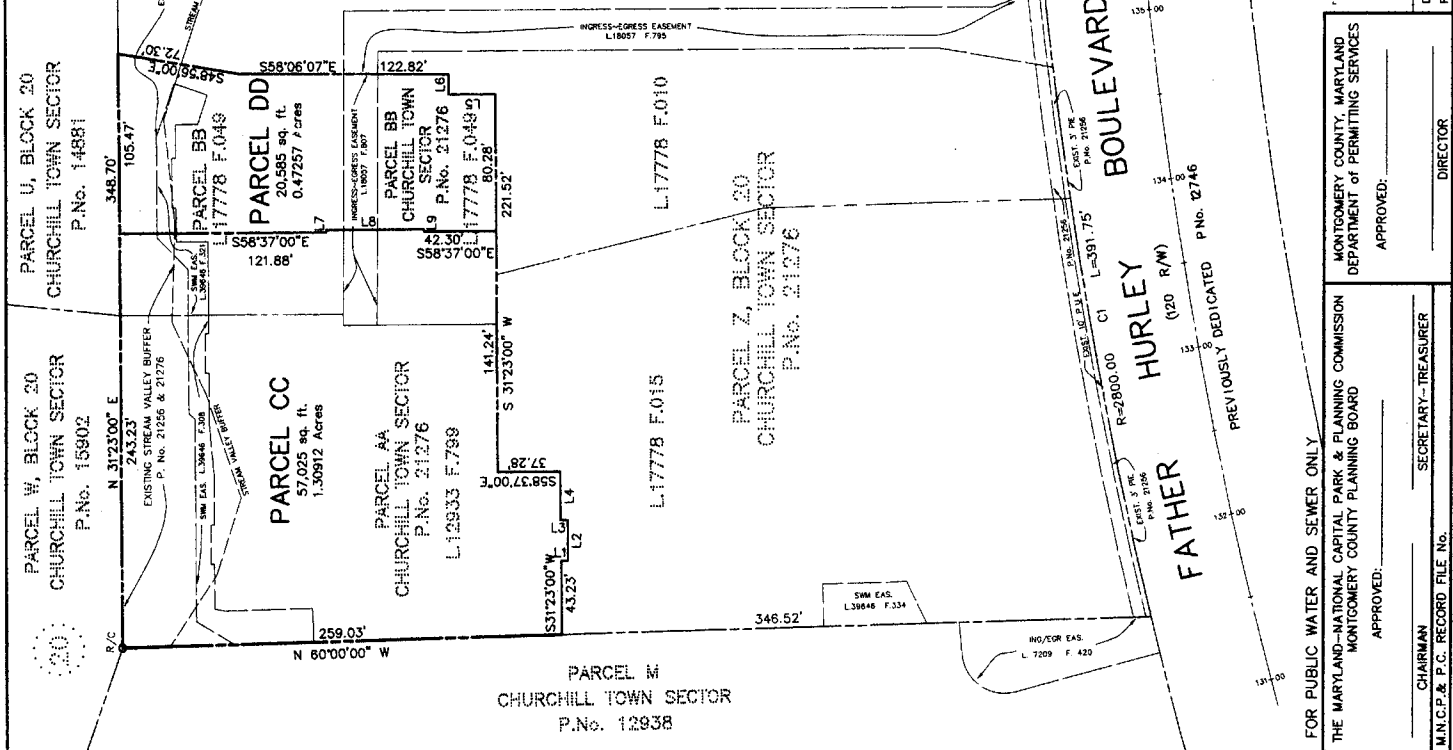
Staff applied the above-noted minor subdivision criteria for the property included in this application and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(4) and supports this minor subdivision record plat.

PLAT No.

CURVE	TABLE		
	RADIUS	LENGTH	DELTA
C1	2800.00'	397.72'	80.93°
C2	2800.00'	196.80'	40.46°

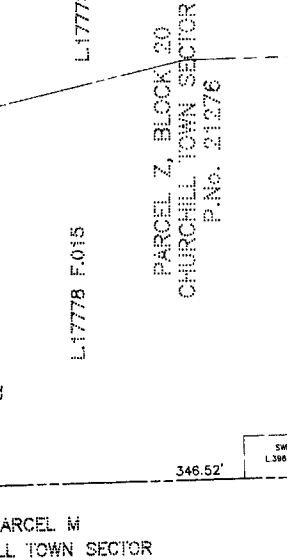
Notes:

- This property is zoned T-5.
- Unless expressly contemplated by the plan as approved, all terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan, including development of this property, approved by the Montgomery County Planning Board are 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 conforms with the requirements of Section 50-20A of the Montgomery County Subdivision Regulations, which require that the combined development on the property, including Parcel 2, shown herein be limited to the conditions of approval for Preliminary Plan #11950960 unless otherwise amended or authorized by action of the Montgomery County Planning Board.
- The parcels shown herein are subject to the use and conditions as required by Site Plan #81997014A, entitled "Churchill Senior Living".
- This Plat is intended to show any matter affecting or restricting the ownership and use of the property. This Plat is not intended to replace an examination of title or to affect or make of matters affecting title.
- No clearing or grading within limits of the Stream Valley Buffer without prior Montgomery County Planning Board approval.



LINE	BEARING	DISTANCE
L1	N 58°44'08" W	3.97'
L2	S 31°23'00" W	23.98'
L3	S 58°37'00" E	4.91'
L4	S 31°23'00" W	28.90'
L5	S 58°37'00" E	71.65'
L6	N 31°23'00" W	1.98'
L7	S 58°37'00" E	97.17'
L8	SN 31°23'00" W	1.35'

LINE	BEARING	DISTANCE
L9	N 58°44'08" W	3.97'
L10	S 31°23'00" W	23.98'
L11	S 58°37'00" E	4.91'
L12	S 31°23'00" W	28.90'
L13	S 58°37'00" E	71.65'
L14	N 31°23'00" W	1.98'
L15	S 58°37'00" E	97.17'
L16	SN 31°23'00" W	1.35'



**CONVENTION OF THE PROTESTANT
EPISCOPAL CHURCH OF THE DIOCESE
OF WASHINGTON**
L. 7445 F.195

OWNER'S CERTIFICATE
I, **Joseph F. Jones**,
Montgomery County, Maryland,
Professional Land Surveyor,
No. 00013902,
do hereby certify that the above plat was prepared and recorded in accordance with the provisions of the Subdivision Act of 1958, Chapter 28 of the Public Laws of the State of Maryland, and that the same is a true and correct copy of the original as recorded in my office.

Date: **1/13/2013**

SURVEYOR'S CERTIFICATE
We, the undersigned, do hereby certify that the above plat was prepared and recorded in accordance with the provisions of the Subdivision Act of 1958, Chapter 28 of the Public Laws of the State of Maryland, and that the same is a true and correct copy of the original as recorded in my office.

Date: **1/13/2013**

OWNER'S CERTIFICATE
Oakwood Properties, Inc. and Churchill Senior Housing III, Limited Partnership, owners of the property shown herein, hereby adopt this plat of resubdivision. As owners of this subdivision and resubdivision, we, our successors and assigns, will cause all necessary recording and monumentation, to be set by a registered Maryland Land Surveyor, in accordance with Section 50-24(c)(2) of the Montgomery County Code.
There are no liens, mortgages, or trusts, affecting the property included on this plat of subdivision and resubdivision, except of certain deed of trust and the parties in interest hereto have affixed their signatures heron indicating their assent to this plat of resubdivision.

We hereby assent to this plat of resubdivision.
Royal Bank & Trust, L42887 F.301

1/13/2013 Date
John A. Miller, Trustee
1/13/2013 Date
Mark X. Conroy, Trustee
1/13/2013 Date
Debra V. Miller, Trustee

**PARCELS CC & DD, BLOCK 20
CHURCHILL TOWN SECTOR
GERMANTOWN**

SUBMISSION RECORD PLAT
SECTION 11

RESUBDIVISION OF PARCELS AA & BB, BLOCK 20
ELECTION DISTRICT No. 2
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 50'

1894.352.43

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John A. Miller, Trustee
1/13/2013 Date
Mark X. Conroy, Trustee
1/13/2013 Date
Debra V. Miller, Trustee

FOR PUBLIC WATER AND SEWER ONLY
THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
APPROVED: _____
CHAIRMAN
M.N.C.P. & P.C. RECORD FILE No. _____

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES
APPROVED: _____
DIRECTOR

MACris, Hendricks & Glascock, P.A.
Engineers - Surveyors
Landscape Architects
8920 Midway Road, Suite 100
Montgomery Village, Maryland
Tel: 301-344-0060
Fax: 301-344-0060
www.mhga.com

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

German town

Plat Name: Churchill Town Sedor Plat Number: 220121230
 Plat Submission Date: 2/24/2012
 DRD Plat Reviewer: W. Royal
 DRD Prelim Plan Reviewer: N/A

*For category of minor subdivision 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 # Road/Alley Widths Easements Open Space Non-standard
 BRLs N/A Adjoining Land Vicinity Map Septic/Wells N/A
 TDR note N/A Child Lot note N/A Surveyor Cert ok Owner Cert Tax Map
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	2/25/12	3/14/12	3/5/12	OK
Research	Bobby Fleury	"	"	3/2/12	Need 2 Sketch Plans
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

	Initial	Date
Consultant Notified (Final Mark-up):	<u>WM</u>	<u>12/20</u>
Final Mylar & DXF/DWG Received:	<u>WM</u>	<u>1/10/13</u>
Final Mylar Review Complete:	<u>WM</u>	<u>1/22/13</u>

Board Approval of Plat:

Plat Agenda:	<u>WM</u>	<u>1/31/13</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 Green 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. _____

MINOR SUBDIVISION SECTION 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: OK

(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: _____
- g) Approved Special Exception: _____