

Plat Name: Brooke Park
Plat #: 220121130

Location: Located in the northwest quadrant of the intersection of Sangamore Road and MacArthur Boulevard.

Master Plan: Bethesda-Chevy Chase

Plat Details: R-30 zone; 1 parcel
Community Water, Community Sewer

Applicant: 6301 MacArthur 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. 120100030 (MCPB Resolution No. 10-164), 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.

RECORD PLAT REVIEW SHEET

Plat Name: Brooke Park Plat Number: 220121130
 Plan Name: Brooke Park Plan Number: 120100030
 Plat Submission Date: 2/2/2012
 DRD Plat Reviewer: W. Meyer Checked: WM Date 3/9/2012
 DRD Prelim Plan Reviewer: R. Weaver

Background Review:

Signed Preliminary Plan - Date 4/28/11 Checked: Initial WM Date 3/9/2012
 Planning Board Resolution No. 10-164 Resolution Mailing Date May 3, 2011
 Site Plan Required? Yes No Verified By: WM (initial)
 Site Plan Name: _____ Site Plan Number: _____
 Site Plan Signature Set - Date _____ Checked: Initial _____ Date _____
 Planning Board Resolution No. _____
 Site Plan Reviewer Check: Initial WM Date 3/12/12

Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances
 Coordinates Plan # Road/Alley Widths OK Easements OK Open Space OK
 Non-standard BRLs N/A Adjoining Land OK Vicinity Map OK 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	2/3/12	2/17/12		Final RP not approved yet
Research	Bobby Fleury			2/7/12	OK
SHA	Corren Giles				
PEPCO					
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up): WM 12/20/12
 Final Mylar & DXF/DWG Received: WM 2/21/13
 Final Mylar Review Complete: WM 3/4/13

Board Approval of Plat:

Plat Agenda: WM 3/14/13
 Planning Board Approval: _____
 Chairman's Signature: _____

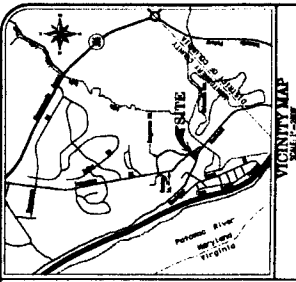
MCDPS Approval of Plat:

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 Reproduction: _____
 Complete Reproduction: _____
 Notify Consultant to Seal Plats: _____
 Surveyor's Seal Complete: _____
 Sent to Courthouse for Recordation: _____
 Recordation Info Entered into Hansen: _____

No. _____



SITE DATA

1. Lot: 6-20
2. Lot Area: 1.18 Ac. (51,500 sq. ft.)
3. Proposed Street Frontage: 1,128 ft. (5,566 sq. ft.)
4. Lot Area: 1.07 Ac. (46,352 sq. ft.) (includes 100' wide easement)
5. Type of Site: Proposed with Internal 5-Car Maximum Garages (011 units)
6. Minimum Building Setbacks Required:
 - 10' from Sangamore Road
 - 10' from MacArthur Boulevard
 - 10' from property line
 - 10' from rear property line
7. This project will be developed as a single phase.

DEVELOPMENT STANDARDS

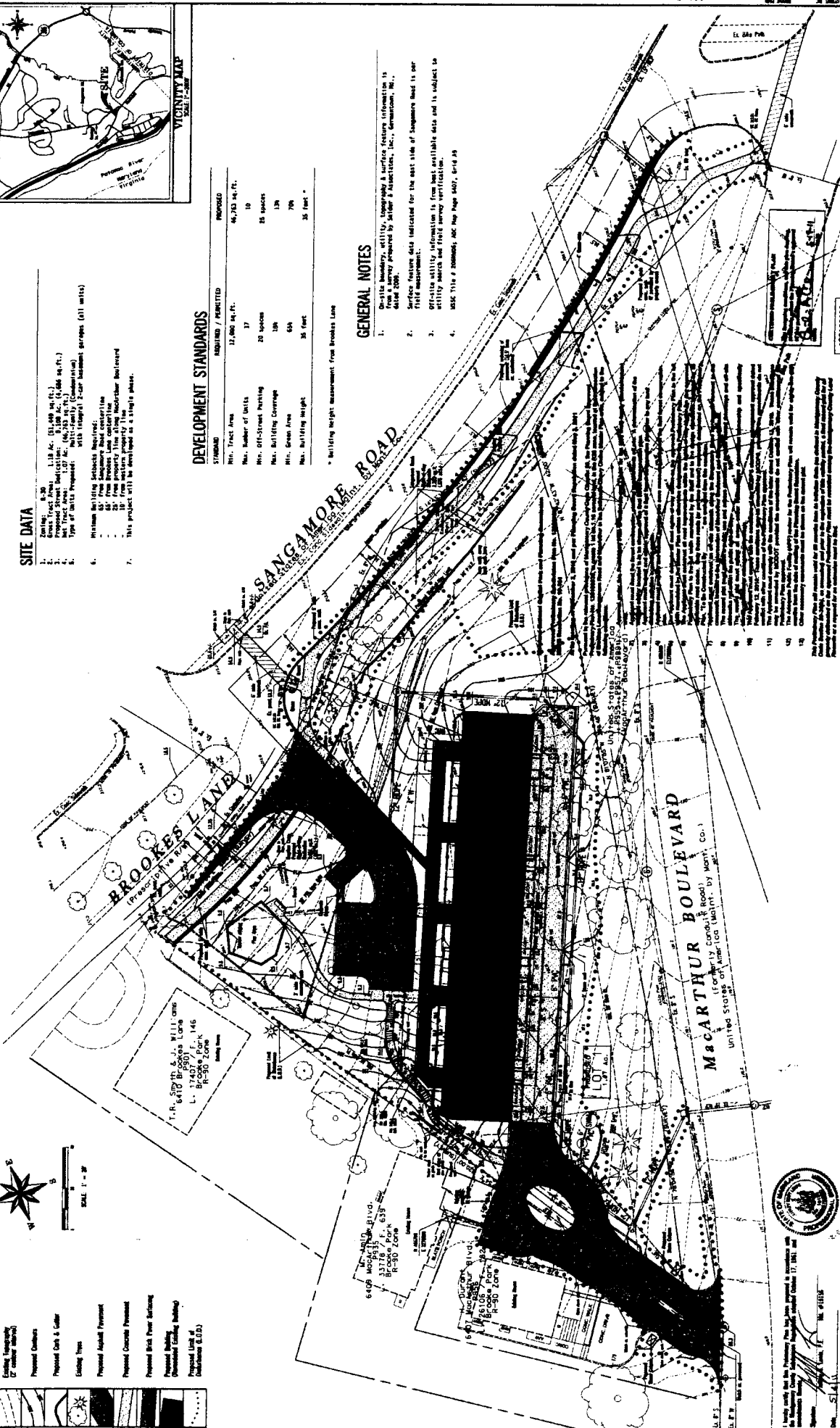
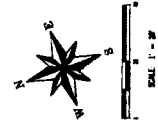
STANDARD	REQUIRED / PERMITTED	PROPOSED
Min. Tract Area	11,000 sq. ft.	46,352 sq. ft.
Max. Number of Units	37	10
Min. Off-Street Parking	20 spaces	25 spaces
Max. Building Coverage	10%	13%
Min. Green Area	65%	70%
Max. Building Height	35 feet	35 feet

GENERAL NOTES

1. On-site boundary, utility, topography & surface features information is from a survey prepared by Letter & Associates, Inc., Germantown, MD.
2. All utility lines are shown as indicated on the site plan.
3. OFF-SITE utility information is from best available data and is subject to utility search and field survey verification.
4. MS&C Title & Company, Inc. See Page 5007, 6-14-20

LEGEND

	Existing Improvements
	Proposed Concrete
	Proposed Curb & Gutter
	Existing Trees
	Proposed Asphalt Paving
	Proposed Concrete Paving
	Proposed Brick Paver Surfacing
	Proposed Landscaping
	Proposed Utility (Water, Sewer, Gas, Electric, Cable, etc.)
	Proposed Utility (Fiber Optic)
	Proposed Utility (Other)



120100000

Preliminary Plan
BROOKE PARK
 PARCEL 95A, LIBER 3674, ROAD 515
 BETHESDA ELECTRIC DISTRICT #7
 MONTGOMERY COUNTY, MARYLAND

DATE	DESCRIPTION

NO.	REVISION

OWNER:
 CSO1 MacArthur, Inc.
 5500 New River / Building 26
 Rockville, MD 20851
 301-985-2000

SITE SOLUTIONS, INC.
 8815 Greenway Drive, Suite 300
 Bethesda, MD 20814
 (301) 464-7348 Fax: (301) 464-7349
 www.site-solutions.com
 Registered Professional Surveyors



DATE: 5/14/20
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]