



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

MCPB
Item # 1B
7-10-2014

MEMORANDUM

DATE: July 1, 2014

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 July 10, 2014

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:

220140250 Brooke Grove Foundation
220140390 George P. Sacks Subdivision (Revision)
220140770 – 220140780 Chelsea Heights
220140850 Decoverly Hall
220141140 Chevy Chase, Section 2
220141160 Poplar Run

Plat Name: Brooke Grove Foundation
Plat #: 220140250

Location: Located on the north side of Olney-Sandy Spring Road (MD 108), 400 feet east of Dominion Drive.
Master Plan: Sandy-Spring Ashton Master Plan
Plat Details: RE-2 zone; 2 lots
Community Water, Community Sewer
Applicant: Brooke Grove Foundation, Inc.

Staff recommends approval of this minor subdivision plat pursuant to Section 50-35A(a)(1) of the Subdivision Regulations, which states:

Minor Lot line Adjustment. The sale or exchange of part of a lot between owners of adjacent lots for the purpose of small adjustments in boundaries; provided:

- a. The total area of the adjustment does not exceed five percent of the combined area of the lots affected by the adjustment;
- b. No additional lots are created;
- c. The adjusted lot line is approximately parallel with the original lot line or, if it is proposed to intersect with the original line, it does not significantly change the shape of the lots involved; and,
- d. The owner submits a sketch plan for review and approval by the Planning Board staff. The sketch plan may be a copy of the existing record plan and must contain the following information:
 - i. proposed lot line adjustment as a dashed line;
 - ii. any buildings, driveways, or other physical improvements located within fifteen feet of the proposed adjusted lot line;
 - iii. any minimum building setback that would be altered by the minor lot line adjustment; and
 - iv. the amount of lot area affected by the minor lot line adjustment.

The sketch plan must be approved, approved with revision or denied, in writing, within ten business days after the plan is submitted or the sketch plan is deemed approved, provided requirements i. through iii., above, are met. A final record plat must be submitted to Planning Board staff within ninety days after sketch plan approval or the sketch plan is no longer valid.

- e. Any minor lot line adjustment between properties that occurred prior to May 19, 1997, remains an exception to platting as provided in Section 50-9(d)

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)(1) of the subdivision regulations and supports this subdivision record plat.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A RESUBDIVISION OF A PART OF THE PROPERTY OF BROOKE GROVE FOUNDATION, INCORPORATED KNOWN AS LOT 4-BROOKE GROVE FOUNDATION RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AS PLAT NO. 21191 AS CONVEYED BY MARGARET A. BURROUGHS AND WILLIAM M. SLADE TO BROOKE GROVE FOUNDATION, INCORPORATED BY DEED DATED OCTOBER 16, 1973, RECORDED IN LIBER 1542 AT FOLIO 420, ALL OF THE LAND CONVEYED BY CLARK W. SLADE, JR. AND WILLIAM M. SLADE, TRUSTEES, ET AL TO BROOKE GROVE FOUNDATION, INC. BY DEED DATED SEPTEMBER 9, 1993 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 11786 AT FOLIO 388 ALL OF THE LAND CONVEYED BY CAMILLE IRVINE SLADE, INDIVIDUALLY, AND CLARK W. SLADE, JR. AND WILLIAM M. SLADE, TRUSTEES, TO BROOKE GROVE FOUNDATION, INC. DATED DECEMBER 23, 1992 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 1542 AT FOLIO 420, ALL OF THE PROPERTY CONVEYED BY CHARLES B. ULLOM AND LINDA ULLOM, HIS WIFE, TO BROOKE GROVE FOUNDATION, INCORPORATED, BY DEED DATED NOVEMBER 29, 1973 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 4479 AT FOLIO 788, AND ALL OF THE AREA DEDICATED TO PUBLIC USE FOR A PUBLIC STREET, AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "LOTS 1-4, SLADE PROPERTY AND RECORDED AMONG THE AFORESAID LAND RECORDS IN PLAT BOOK 167 AS PLAT 18866, WHICH I HAS NOW BEEN ABANDONED BY RESOLUTION 13-914 BY THE COUNTY COUNCIL, FOR MONTGOMERY COUNTY, MARYLAND, DATED NOVEMBER 1997 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 15012 AT FOLIO 159, AND THE RESUBDIVISION OF A PART OF THE PROPERTY OF BROOKE GROVE FOUNDATION, INCORPORATED KNOWN AS LOT 7-BROOKE GROVE FOUNDATION RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AS PLAT NO. 23811 AS ACQUIRED BY BROOKE GROVE FOUNDATION, INC., A MARYLAND CORPORATION, BY THE FOLLOWING DEEDS, ALL RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND: RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 1542 AT FOLIO 420, ALL OF THE LAND CONVEYED BY CHARLES B. ULLOM AND LINDA ULLOM, HIS WIFE, TO BROOKE GROVE FOUNDATION, INCORPORATED, BY DEED DATED NOVEMBER 29, 1973, RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 4479 AT FOLIO 788, AND FROM GLEN ARMSTRONG AND ROSAMARY L. ARMSTRONG DATED AUGUST 15, 1978 AND RECORDED IN LIBER 5188 AT FOLIO 607, AND THAT UNCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS SHOWN THUS — WILL BE SET AS DEFINED HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-24(c) (2) OF THE MONTGOMERY COUNTY CODE.

THE PROPERTY INCLUDED ON THE PLAT, WHICH INCLUDES 2 LOTS WITH NO STREET DEDICATION IS 60.63 ACRES.

DATE 06/17/14

DAVID P. MORRIS
MARYLAND PROFESSIONAL
LAND SURVEYOR #21136
EXPIRES 08-20-16
FOR PETRA ENGINEERING LLC

OWNERS' CERTIFICATE

We, the undersigned owner(s) of the property described herein, hereby adopt this plat of subdivision and establish the name of this subdivision, our successors, agents and assigns will cause all property corner markers and any other required monumentation to be set by a Registered Maryland Surveyor in accordance with Chapter 50, Section 24(c)(2) of the Montgomery County Code.

There are no recorded suits, actions at law, liens, mortgages or trusts affecting the property included in this plat of subdivision.

BROOKE GROVE FOUNDATION, INC
Date 06-23-2014
Dennis Hunter
Vice President

PLAT No.

LINE	DATA
O	BEARING DISTANCE
A	N 81°33'14"E 108.30'
B	S 89°27'28"E 55.06'
C	S 83°40'27"E 86.33'
D	S 42°08'22"E 75.96'

VICINITY MAP
1"=200'

NOTES:

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THE PROPERTY SHOWN HEREON ARE INTENDED TO REMAIN AND NOT TO BE EXTINGUISHED BY THE REORDINATION OF THIS PLAT UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 22A, MONTGOMERY COUNTY FOREST CONSERVATION PLAN INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN PRIOR TO THE ISSUANCE OF THE SEGMENT CONTROL PERMIT.
3. THIS PLAT CONFORMS WITH THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS AS CONTAINED IN SECTION 50-35A OF THE MONTGOMERY COUNTY FOREST CONSERVATION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT MEETS THE MINOR LOT LINE ADJUSTMENT AS PROVIDED FOR IN SECTION 50-35A (a) (1).
4. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER INTENDED TO REPLACE AN EXAMINATION OF TITLE, OR TO DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.
5. THE PROPERTY IS LOCATED ON TAX MAPS JT123 AND JT122, AND WSSC GRID NO. 2254W02 AND 224W02.
6. THE PROPERTY IS ZONED RE-2.
7. PRELIMINARY PLAN REFERENCE NO. 1-990228.
8. THE SOURCE OF THE 100 YEAR FLOODPLAIN SHOWN HEREON WAS TAKEN FROM A FLOODPLAIN STUDY FOR MNCPPC ON PATENT RIVER WATERSHED, PER SHEET J3-1 (ULTIMATE LAND USE) DATED 1983.

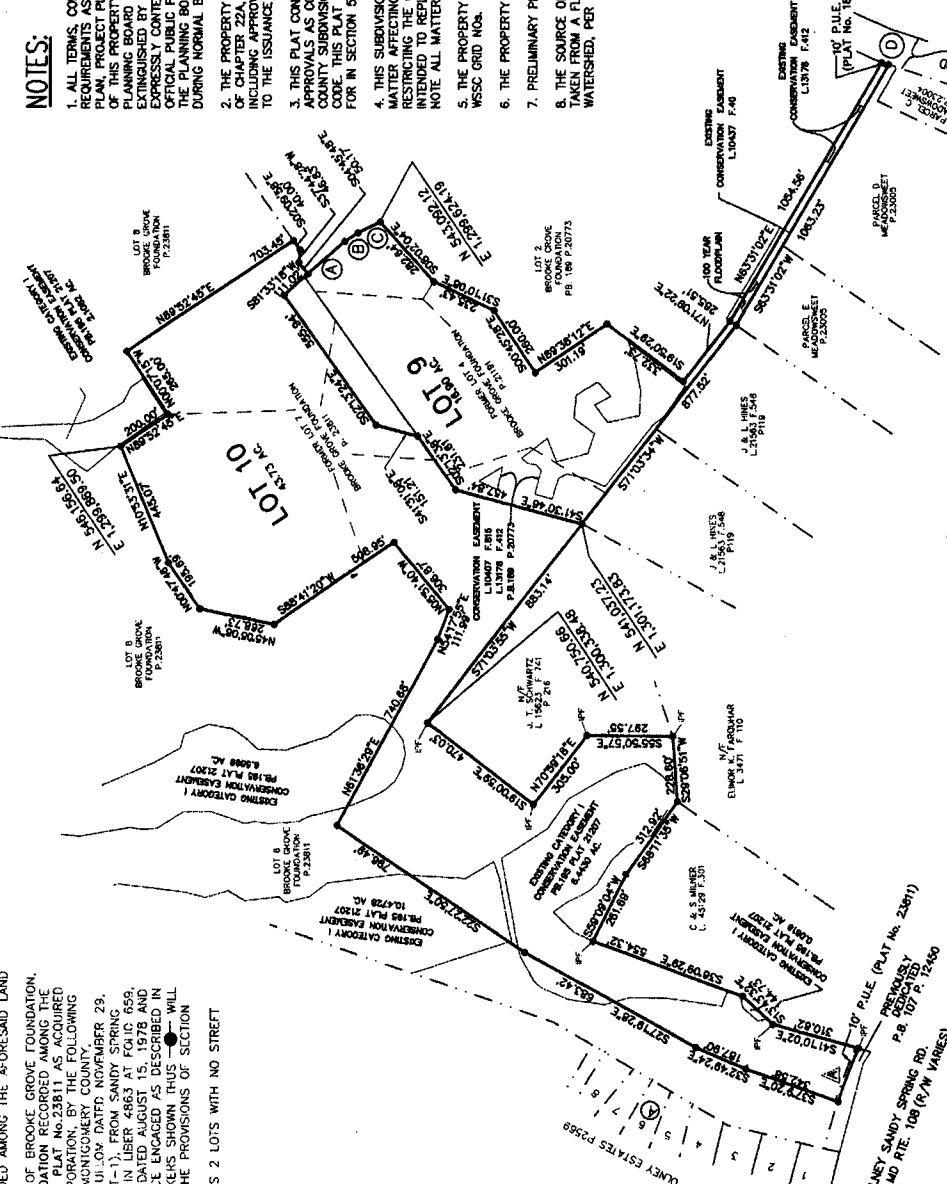
SUBDIVISION RECORD PLAT LOTS 9 AND 10 BROOKE GROVE FOUNDATION

CLNEY (816) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 300' AUGUST 2013

PETRA ENGINEERING LLC

5640 BANNER ROAD, SUITE 100
COLUMBIA, MARYLAND 21044
PHONE (410) 278-0210
FAX (410) 278-0219



CURVE DATA	
Δ	DELTA
R	RADIUS
L	LENGTH
T	TANGENT
C	CHORD
B	BEARING
D	DISTANCE
A	045°51'50" 2366.83' 200.33' 100.52' 524399.13' W 200.67'

RECORDED:
PLAT NO.
PIA - N/A

APPROVED: June 24, 2014
DATE
Diane Delaney
DIRECTOR

FOR PUBLIC SEWER AND WATER SYSTEMS ONLY
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
APPROVED -
CHAIRMAN SECRETARY - TREASURER
M.N.C.P. & P.C. RECORD FILE NO.

722e10d25d

M: /0022/SURVEY/PLAT/PLAT_1.DGN

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Brodce Grove Foundation Plat Number: 220140250
Plat Submission Date: 9-11-2013
DRD Plat Reviewer: S. Smith
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 _____ Adjoining Land _____ Vicinity Map _____ Septic/Wells _____
TDR note _____ Child Lot note _____ Surveyor Cert _____ Owner Cert _____ Tax Map _____
SPA _____

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	9-11-13	9-27-13		
Research	Bobby Fleury			9-12-13	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Kelona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up):

Final Mylar & DXF/DWG Received:

Final Mylar Review Complete:

Board Approval of Plat:

Plat Agenda:

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

Initial

SJS

SJS

SJS

SJS

SJS

Date

6/20/14

6/26/14

6-27-14

7-10-14

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: ok
- b) No additional lots created: ok
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: ok
- d) Date sketch plan submitted: 8/21/13
- e) Sketch plan revised or denied within 10 business days: yes 8-27-13
- f) Final record plat submitted within ninety days: yes
- g) Sketch shows following information:
 - i. proposed lot adjustment: ok
 - ii. physical improvements within 15 feet of adjusted line: ok
 - iii. alteration to building setback: ok
 - iv. amount of lot area affected: ok

(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: _____
- g) Approved Special Exception: _____