



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

**MCPB
Item # 1B
4-3-2014**

MEMORANDUM

DATE: March 27, 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 April 3, 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:

220080420 Hendrix addition to Fairway, Section 4
220131360 Churchill Town Sector Germantown (Revision)
220140810 The Towns at Germantown Park
220141130 Clarksburg Village

Plat Name: Hendrix Addition to Fairway Sec. 4
Plat #: 220080420

Location: Located in the southeast quadrant of the intersection of University Boulevard and Brunett Avenue.

Master Plan: Four Corners Master Plan

Plat Details: R-60; 5 lots
Community Water, Community Sewer

Applicant: Craig Kay

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. 120060080 (MCPB Resolution dated Aug. 4, 2006), as approved by the Board, and that the minor modifications as reflected on the plat and discussed in the attached staff memorandum, do not alter the intent of the Board's previous approval of the aforesaid plan.

ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY PROVIDED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE SUPERSEDED BY ANY AMENDMENT THEREOF. ANY AMENDMENT TO ANY PLAN SUBMITTED BY THE PLANNING BOARD OR ANY AMENDMENT THEREOF IS APPROVED OR SUBSEQUENTLY APPROVED BY THE OFFICIAL PUBLICS FOR THIS SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

2. THE PROPERTY SHOWN HEREIN IS SUBJECT TO CHAPTER 22A OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW INCLUDING APPROVAL OF A FOREST CONSERVATION EXEMPTION (4-UNUSE OR AS AMENDED) AND TREE SAVE PLAN.

PUBLIC WATER AND SEWER EXIST AT THIS PROPERTY.

WE, CHANDLER BRONSTEIN LLC, OWNERS OF THE PROPERTY DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF ABANDONMENT OF THE PROPERTY DESCRIBED HEREON, AND RESCIND THE DELEGATED AREAS TO PUBLIC USE.

F. SAID TERMS BEING INCORPORATED
HEREIN BY THIS REFERENCE

FURTHER, WE HEREDY ESTABLISH THE TWENTY FOOT WIDE EGRESS EASEMENT SHOWN HEREON, TO SERVE LOTS 14 AND 15, THE TERMS AND CONDITIONS OF WHICH ARE SET FORTH IN A DOCUMENT ENTITLED "DECLARATION OF EASEMENT", RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY,

[illegible]

GELMOUR BROWN, LLC
 1/30/14
 11/30/14
 11/30/14

NO. 10-6894	<i>[Signature]</i>	DATE 2/3/14	WITNESS <i>[Signature]</i>	DATE 2/3/14
BY <i>[Signature]</i> AUTHORIZED AGENT				

STATE OF FORMERLY GREENMONT & OMARA, INC.)

DATE	WITNESS	DATE	WITNESS
12/14/14	David Green, Jr. & Omara, Inc.	12/14/14	David Green, Jr. & Omara, Inc.

Maryland-National Capital Park & Planning Commission
Montgomery County Planning Board

Approved: _____ Date _____

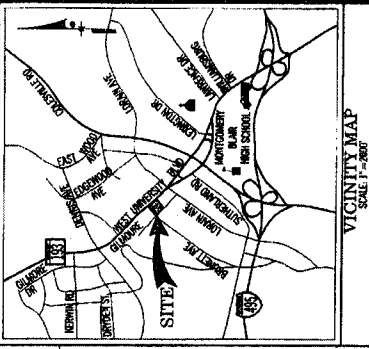
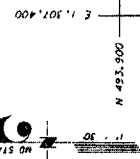
SECRETARY / Treasurer	P/A No.
NCP&PC File NO.	

Department Of Permitting Services
Madison County, Maryland

On 11/11/2019, 11:11 AM, [REDACTED] wrote:

Director

CURVE TABLE				
	RADIUS	CHORD	TANGENT	DELTA
C1	1420.18	36.96'	33.32	S 41°19'28" E 33.92
C2	1880.00	188.15'	95.44	N 44°05'05" E 188.07
C3	200.00	94.75	89.12	N 03°23'30" E 208.09
C4	755.00	40.02	20.02	N 49°31'11" E 40.02
C5	1430.18	34.23	17.12	S 41°19'33" E 34.23



AREA TABULATION		
LOTS (5)	36,357 Sq. Ft.	0.8346 AC.
DEDICATION	1,630 Sq. Ft.	0.0374 AC.
TOTAL AREA	37,987 Sq. Ft.	0.8721 AC.

SURVEYOR'S CERTIFICATE

HARLEY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THE PLAT SHOWN HEREON IS CORRECT, AND THAT IT IS A SUBDIVISION OF A PART OF THAT PARCEL OR TRACT OF LAND SHOWN AS LOT 13, BLOCK "C" ON A PLAT OF SUBDIVISION TITLED "HONOR'S ADDITION TO FARMWAY - SECTION 4" RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AS PLAT NO. H1272, BEING ALL OF THAT PARCEL OR TRACT OF LAND DESCRIBED IN A DEED FROM DAINE JAY CLAUQUE-BRANTLEY, LLC, RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 32342 AT FOLIO 64.

I FURTHER CERTIFY THAT, ONCE ENGAGED, AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS SHOWN THUS ~~ON~~ WILL BE SET AS DELINEATED HEREON, IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-24(E) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF THIS PLAT OF SUBDIVISION IS 37,687 SQUARE FEET OR 0.8721 ACRES OF LAND, OF WHICH 1,035 SQUARE FEET OR 0.0237 ACRES ARE DEDICATED TO PUBLIC USE.

THE PROPERTY INCLUDED IN THIS SUBDIVISION PLAN IS SUBJECT TO THAT CERTAIN LEND AS A RESULT OF A FINAL ORDER ESTABLISHING NEIGHBORHOODS AND ENTERED OCTOBER 10, 2012 BY THE CIRCUIT COURT FOR MONTEGOMERY COUNTY, MARYLAND, CASE NO. C-13-07395, IN FAVOR OF ORETHAPHONE L. CAMPBELL AND AGAINST CALVINORE BRACKETT, LLC IN THE SEVERAL PRINCIPAL AMOUNT OF \$756,450.71.

CHRISTOPHER S. ADAMS
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 21569
LICENSE EXPIRES: JUNE 29, 2014

**SUBDIVISION RECORD PLAT
HENDRIX ADDITION TO
FAIRWAY - SECTION 4**

LOTS 14 THRU 18, BLOCK 'P'
ELECTION DISTRICT No. 13
MONTGOMERY COUNTY, MARYLAND

Scale: 1"= 30'	Recorded	STANTEC CONSULTING SERVICES GENERAL CIVIL - TRANSPORTATION - ENVIRONMENTAL - GEOGRAPHIC SCIENCES 70410 CENTURY BOWLING SUITE 200 GIBBARTOWN, MARYLAND 20874 (301) 444-6762	Set # CMA - CMA Comp. - Driller 07/99 File No.	DATE: January, 2014
	Plot Book Plot No.			

Scale: 1" = 30'

RECORD PLAT REVIEW SHEET

Plat Name: Hendrix Add to Fairway Plat Number: 220080420
 Plan Name: Four Corners Estates Plan Number: 120060800
 Plat Submission Date: 8/29/07
 Plat Reviewer: T. Alam, S. Smith, C. Conlon
 Prelim Plan Reviewer: Dolores Kinney Checked: CAC Date 3/21/14
Patrick Butler

Background Review:

Signed Preliminary Plan - Date 8/4/06 Checked: Initial CAC Date 3/26/14
 Planning Board Resolution No. N/A Resolution Mailing Date 8/4/06
 Site Plan Required? Yes: No: X Verified By: (initial)
 Site Plan Name: N/A Site Plan Number: N/A
 Site Plan Signature Set - Date N/A Checked: Initial Date
 Planning Board Resolution No. 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 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		<u>8/29/07</u>	<u>8/14/07</u>		
Research	Bobby Fleury				
SHA	Corren Giles				
PEPCO					
Parks	Doug Powell				
DRD	Keiona 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 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

Initial

CAC

CAC

CAC

CAC

CAC

Date

1/28/14

2/12/14

3/26/14

4/3/14

No.



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

MCPB Date: April 3, 2014

Consent Agenda Item No. 1B

MEMORANDUM

TO: Montgomery County Planning Board

FROM: Patrick Butler, Senior Planner, Area 2 Division *PB*

VIA: Catherine Conlon, Supervisor, DARC Division *CA*
Khalid Afzal, Supervisor, Area 2 Division *KA*

DATE: March 26, 2014

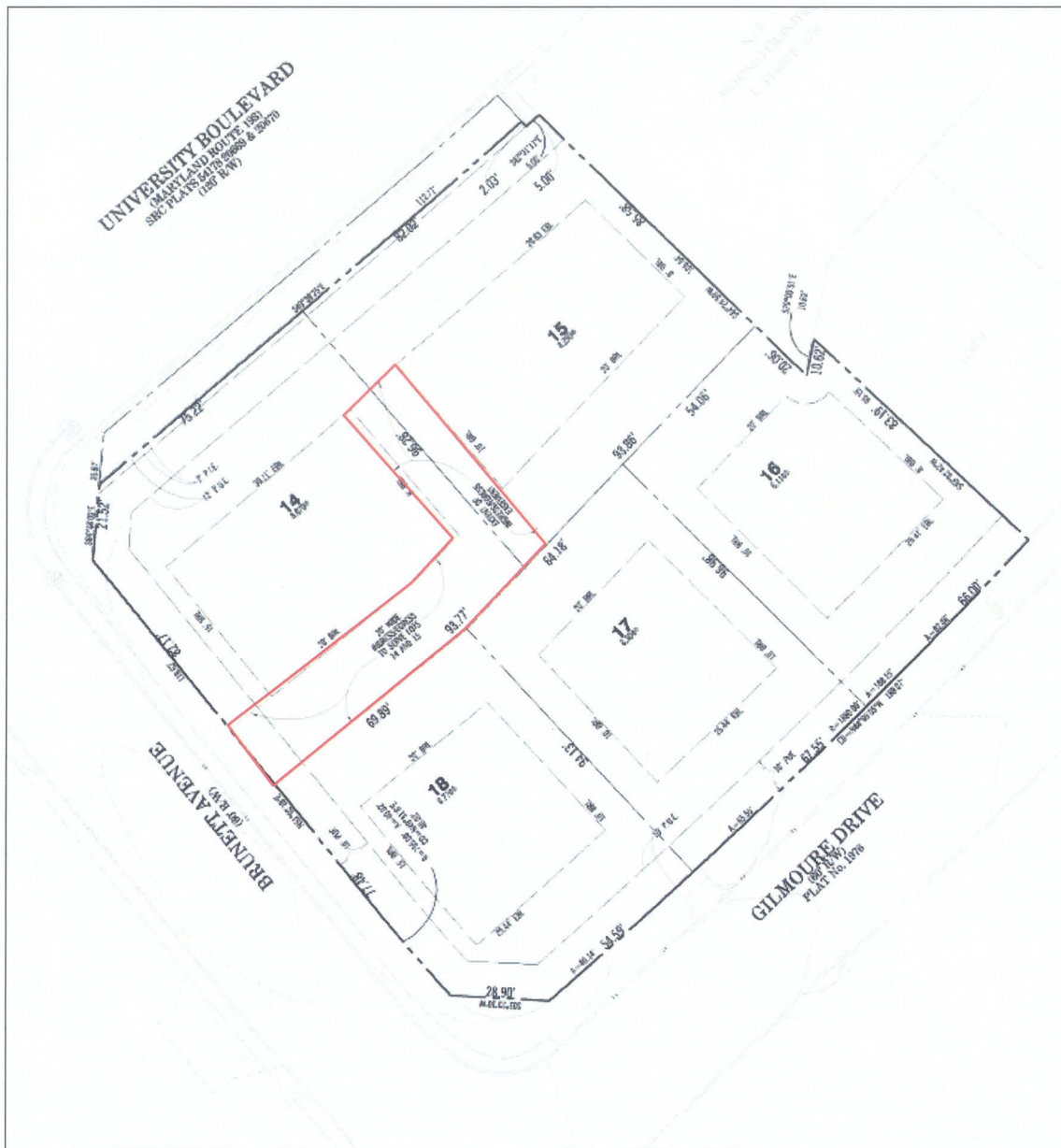
Re: Minor Modifications to Lot Lines and Access for Platting Preliminary Plan
120060800, Four Corners

Section 50-37(b)(1) of the Subdivision Regulations states, "... no final (record) plat of a subdivision shall be approved unless it complies with the preliminary plan as approved by the Board; except, that the board may allow for minor modifications in the plan which, in its opinion, do not alter the intent of its previous approval."

At its regularly scheduled meeting on July 6, 2006, the Planning Board approved Preliminary Plan 120060800, Four Corners ('Subject Property'). The Applicant is requesting two minor modifications from the approved Preliminary Plan for platting purposes.

Shared Driveway/Access

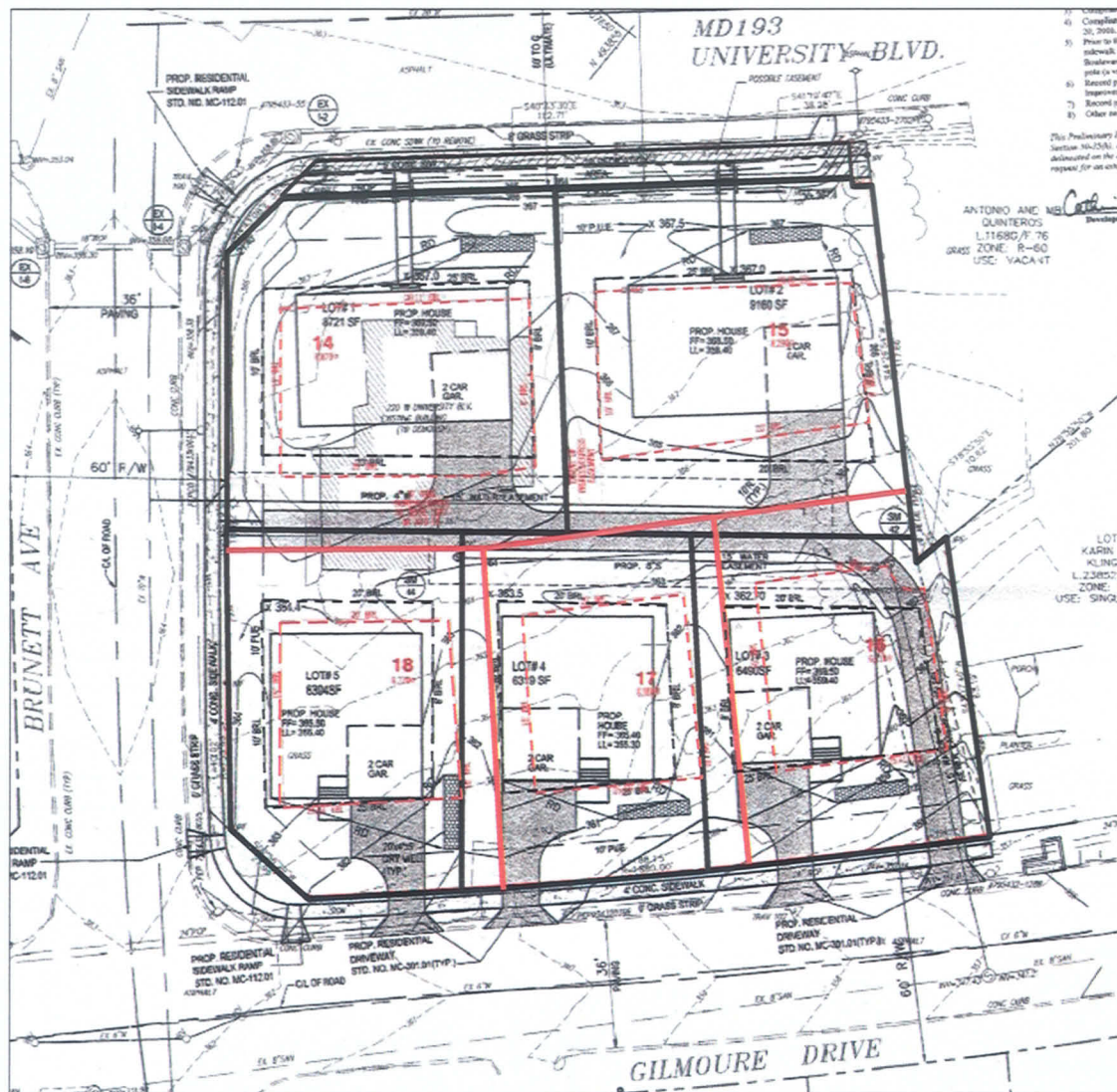
Access to Lots 14 and 15 on the approved plan is shown as a shared driveway from Gilmore Drive. The Applicant is requesting to relocate the access point for Lots 14 and 15 from Gilmore Drive to Brunett Avenue, which the Montgomery County Department of Transportation has approved. Access to the Subject Property was not restricted to Gilmore Drive, and Staff has no objection to this request (see image below).



Proposed Access Easement (red outline) and Proposed Lot Lines

Lot Lines

The Applicant has hired a new engineering firm to perform the platting of the Subject Property. Both relocating the driveway and resurveying the property by the new engineering firm created a slight modification to the approved lot lines as shown on the Preliminary Plan (see image below). Staff finds the minor modifications to the proposed lot lines to be in substantial conformance with the approved Preliminary Plan and recommends approval of the record plat.



Proposed Lot Line Adjustments

