



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


MCPB
Item # 1B
1-29-2015

MEMORANDUM

DATE: January 21, 2015

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 29, 2015

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:

220140600 & 220140920 Decoverly Hall
220150480 Glen Echo Heights

Plat Name: Discoverly Hall
Plat #: 220140600 & 220140920

Location: Located in the northwest quadrant of the intersection of Diamondback Drive and Key West Avenue (MD 28).

Master Plan: Great Seneca Science Corridor Master Plan

Plat Details: CR zone; 2 lots, 2 parcels

Owners: John F. Jaeger and Camden USA, Inc.

The subdivision plats have been reviewed by M-NCPPC staff and determined that the plats comply with Preliminary Plan No. 11996112B (MCPB Resolution No. 13-160) and with Site Plan No. 820130110 (Certified Site Plan dated April 24, 2014) and with Site Plan No. 82000018E (Certified Site Plan dated February 11, 2014), as approved by the Board, and that any minor modifications reflected on the plats do not alter the intent of the Board's previous approval of the aforesaid plans.

PLAT No.

CURVE	RADIUS	LENGTH	CHORD	DELTA	TANGENT	CHORD BEARING	CHORD
C1	29.89.79	333.72	630.15	187.04	S 66°54'13" W	333.54	
C2	378.61	58.07	856.23	79.60	N 68°07'07" E	59.01	
C3	250.00	35.39	842.23	15.22	S 30°22'05" E	30.36	
C4	43.86	159.43	271.93	37.85	S 175°11'57" E	73.40	
C5	31.33	41.15	425.94	21.76	N 43°30'13" E	19.32	
C6	284.78	355.03	651.40	177.73	S 67°14'22" W	354.82	
C7	172.00	26.14	842.23	13.09	S 30°22'05" E	28.11	
C8	4690.89	74.63	054.42	37.32	N 60°00'54" W	74.83	
C9	121.93	33.81	1547.35	16.81	S 180°23" E	33.50	
C10	530.82	43.31	028.72	71.03	N 181°55" E	122.27	
C11	246.73	126.36	2970.56	64.81	S 42°34'28" W	125.10	
C12	8088.73	171.53	112.55	85.77	S 64°51'21" W	171.52	

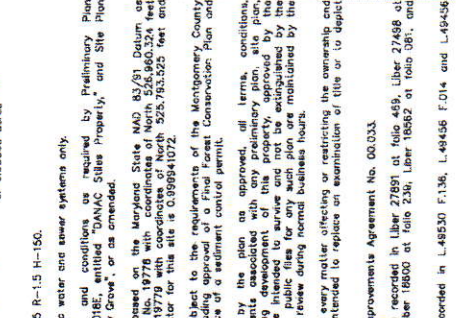
LINE	BEARING	DISTANCE
L1	S 41°15' W	41.15
L2	N 20°23'54" W	45.32
L3	N 02°18'30" E	45.32
L4	N 24°05'54" E	66.67
L5	S 22°32'38" W	33.92
L6	N 24°43'17" W	18.07
L7	N 83°57'48" E	279.85

MCS NAD 83/91



TAX MAP No. FS341

BLAT TABULATION
 Number of Lots = 1
 Area of Lot = 231,241 sq. ft.
 Area of Parcels = 38,727 sq. ft.
 Area of Street = 32,036 sq. ft.
 Total Area = 302,004 square feet
 or 6.93306 acres

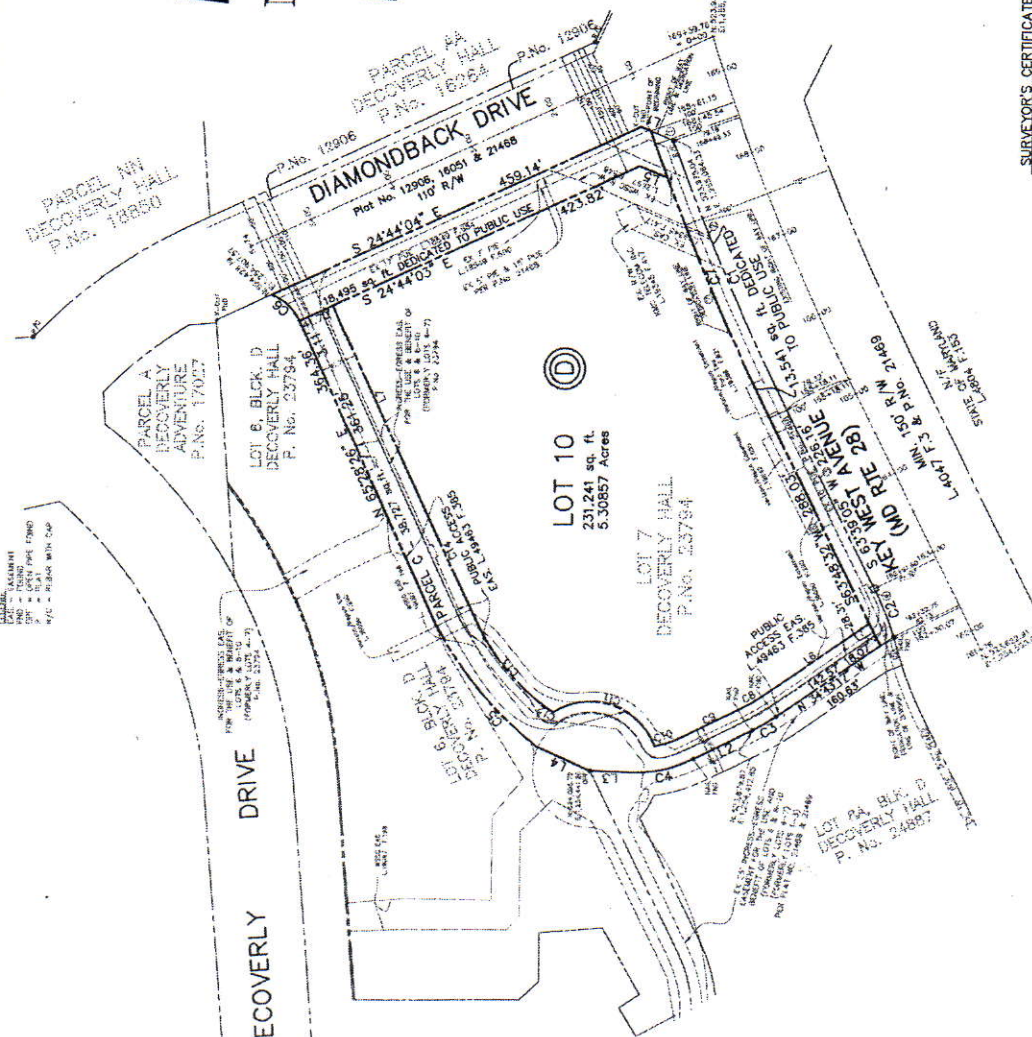


- Notes:**
- This property is zoned CR-2 C-1.5 R-1.5 H-150.
 - This property is approved for public water and sewer systems only.
 - This plot is limited to uses and conditions as required by Preliminary Plan No. 11988128, Site Plan No. 82000181E, entitled "DANAC Silas Property," and Site Plan No. 82013010, entitled "Canaan Steady Grove," or as amended.
 - Coordinates shown herein are based on the Maryland State MAO 83/91 Datum, as projected by WSSC. Stations used are 188,19778 with coordinates of North 525,763,525 feet and East 1,240,310,550 feet and No. 19779 with coordinates of North 525,763,525 feet and East 1,250,311,846 feet. The scale factor for this site is 0.999841072.
 - The property shown herein is subject to the requirements of the Montgomery County Forest Conservation Law of 1992, including approval of a Final Forest Conservation Plan and appropriate amendments prior to issuance of a sediment control permit.
 - Unless expressly contemplated by the plan as approved, all terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, plat or other plan, showing development of this property, approved by the Montgomery County Board of Public Works or any other authority, shall be deemed to be incorporated into this plan. The official public files for any such plan or instrument by the Planning Board and available for public review during normal business hours.
 - This Plot is not intended to show any notice, effecting or releasing the easements and use of the property. This Plot is not intended to replace an examination of title or to depict or note all matters affecting title.
 - This plot is subject to a Public Improvements Agreement No. 08.033.
 - This plot is subject to covenants recorded in Liber 27891 at folio 489, Liber 27498 at folio 489, Liber 18650 at folio 430, Liber 18650 at folio 236, Liber 18652 at folio 081, and Liber 18654 at folio 114.
 - Subordination Agreements as recorded in L.48550 F.136, L.48456 F.014 and L.48456 F.003

LINE	COURSE	DISTANCE
1	S 23°08'04" W	28.31'
2	R=2939.79'	L=333.72'
3	CHD. S66°54'13" W	333.54'
4	S 63°39'05" W	226.16'
5	R=378.61'	L=18.06'
6	CHD. S68°07'07" W	59.01'
7	N 34°43'17" W	18.07'
8	N 63°48'32" E	288.03'
9	R=2964.78'	L=335.03'
10	CHD. N67°14'22" E	354.82'
13,541 SQ. FT. OR 0.3168 ACRES		
SHOWN THUS: 		

LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD

13,541 SQ. FT. OR 0.3168 ACRES SHOWN THUS:

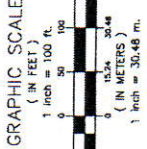


SURVEYOR'S CERTIFICATE

I hereby certify that the plat shown hereon is correct; that it is a resubdivision of part of the land conveyed by John F. Jorgel, Trustee, under Land Trust Agreement, dated August 28, 1989 to Camden USA, Inc., as Successor in Interest, under the terms of the Maryland Subdivision Control Act, Chapter 48 of the Code of Montgomery County, Maryland, in Liber 48538 at folio 207, and re-recorded in Liber 48565 at folio 24.

7. Block D, as delineated on a plat of subdivision entitled "DECOVERLY HALL" as recorded among said Land Records at Plat No. 23794, I hereby certify that, once engaged as described in the owner's certification hereon, all monuments and all property markers and other boundary markers will be set as delineated hereon in accordance with the provisions of Section 46-613 of the Montgomery County Code. The total area included on this plat is 302,004 square feet, including 32,036 square feet of street dedication.

1/10/15
 Date
 Joseph A. Macris
 Surveyor
 License No. 350
 Expiration Date: October 15, 2015



OWNER'S CERTIFICATE

Camden USA, Inc., a Delaware corporation, owner of the property shown hereon, hereby adopts this plat of resubdivision; dedicates the streets as shown hereon to the public use of the community; and agrees to execute and record the necessary documents to cause all property corner markers and other boundary markers to be set by a registered Maryland Land Surveyor, in accordance with Section 50-24(a)(2) of the Montgomery County Code.

There are no suits, liens, mortgages, or trusts, affecting the property included in this plat of resubdivision.

1-6-15
 Date
 Camden USA, Inc.
 By: Mark J. Boett, Vice President

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____ SECRETARY-TREASURER

CHAIRMAN _____

M.N.C.P. & P.C. RECORD FILE NO. _____

MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES

APPROVED: _____ 9/20/15
 DIRECTOR

MHG
 Macris, Hendricks & Glascock, P.A.
 Engineers • Planners • Surveyors
 9520 Wigham Road, Suite 130
 Montgomery Village, Maryland
 20886-1279
 Phone: 301.970.0860
 Fax: 301.946.0863
 www.mhgpa.com

MONTGOMERY PLANNING DEPARTMENT
 1101 UNIVERSITY DRIVE, SUITE 400
 BETHESDA, MARYLAND 20814
 Approved
 Alan R. Kruger
 03/10/14

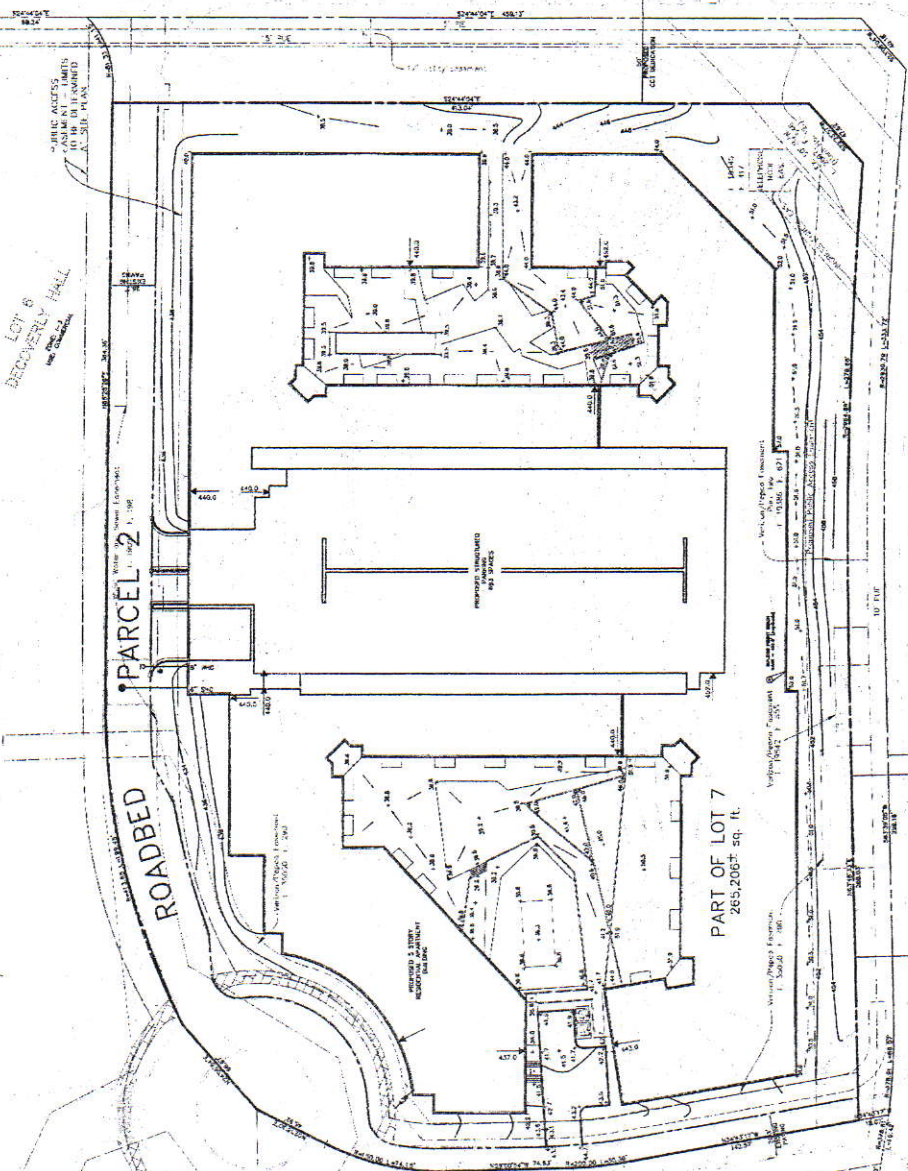


PARCEL NN
 DECOVERLY HALL
 P.No. 18850
 100' Public R/W

PARCEL AN
 DECOVERLY HALL
 P.No. 18804
 100' Public R/W

DIAMONDBACK DRIVE

100' Public R/W P.B. 110 P. NO. 12906



LOT 5
 DECOVERLY HALL
 P.No. 18852
 100' Public R/W

PART OF LOT 7
 265,206³/₄ SQ. FT.

WEST AVENUE

200' Public R/W

100' FROM CENTERLINE

STATE OF MARYLAND
 L.A. 804 P. 103
 USE CLASSIFICATION



EXISTING	PROPOSED
Paving	Gravel
Gravel	Asphalt
Asphalt	Concrete
Concrete	Brick
Brick	Stone
Stone	Wood
Wood	Other
Other	Blank

FOR AMENDMENT 11996112B
 PROFESSIONAL CERTIFICATE

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No. 16925, Expiration Date: 4-1-2014.

Professional Engineer
 September E. Cream, P.E.

FOR AMENDMENT 11996112B
 PROFESSIONAL CERTIFICATE

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No. 16925, Expiration Date: 4-1-2014.

Professional Engineer
 September E. Cream, P.E.

1. The responsibility of a Plan or map is to show the location and extent of the proposed project.
2. The subject property is not shown within a proposed Public Use Classification.
3. The subject property is not shown within a proposed Public Use Classification.
4. The subject property is not shown within a proposed Public Use Classification.
5. The subject property is not shown within a proposed Public Use Classification.
6. The subject property is not shown within a proposed Public Use Classification.
7. The subject property is not shown within a proposed Public Use Classification.
8. The subject property is not shown within a proposed Public Use Classification.
9. The subject property is not shown within a proposed Public Use Classification.
10. The subject property is not shown within a proposed Public Use Classification.

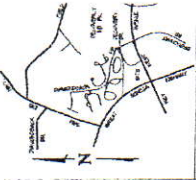
APPLICANT
 CAMDEN USA, INC., A DELAWARE CORPORATION
 1420 SPRING HILL ROAD, SUITE 200
 MCLEAN, VA 22102
 CONTACT: JEFFREY CAMDEN
 VICE PRESIDENT OF REAL ESTATE INVESTMENTS
 PHONE: (703) 558-5788
 EMAIL: MCOLLETT@CAMDENLIVING.COM

PRELIMINARY PLAN AMENDMENT - 11996112B
 LOT 7, BLOCK D
 DECOVERLY HALL
 PLAT NO. 23794
 9TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

MHG
 Maurice, Hendricks & Gilchrist, P.A.
 Landmark Architects & Surveyors
 8300 Riverport Plaza, Suite 100
 Greenbelt, MD 20770
 Phone: 301-271-1515
 Fax: 301-271-1516
 www.mhgpa.com

MONTGOMERY PLANNING DEPARTMENT
 Certified Preliminary Plan - 119961128
APPROVAL
Alan R. Kruger 03/10/14

VICINITY MAP
 SCALE 1" = 2,000'



DECOVERLY DRIVE
 100' Public R/W P.B. 149 P. 17027

**ROADBED
 PARCEL 1**

LOT 5
 DECOVERLY HALL

PUBLIC ACCESS
 TO BE DETERMINED
 AT SITE PLAN

ROADBED

PARCEL 2

LOT 4
 DECOVERLY HALL
 P.B. 21718



APPLICANT
CAMDEN USA, INC. / CAMDEN REAL ESTATE CORPORATION
 1420 SPRING HILL ROAD, SUITE 200
 MCLEAN, VA 22102
 CONTACT: MARK COLETTA,
 VICE PRESIDENT OF REAL ESTATE INVESTMENTS
 PHONE: (703) 558-5766
 EMAIL: MCOLETTA@CAMDENLIVING.COM

FOR AMENDMENT 119961128
 Professional Certification

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer in the State of Maryland, License No. 11993, Expiration Date 4-31-2014.
Stephan E. Crum, P.E.



ENGINEER'S CERTIFICATE
 I hereby certify that the foregoing plan, map, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Maryland, License No. 11993, Expiration Date 4-31-2014.
Stephan E. Crum, P.E.

Professional Certification

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer in the State of Maryland, License No. 11993, Expiration Date 4-31-2014.
Stephan E. Crum, P.E.

PRELIMINARY PLAN AMENDMENT - 119961128
 LOT 5 & LOT 7, BLOCK D
DECOVERLY HALL
 PLAT NO. 23794

8TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND
MHG
 MACRA, HENDRICKS & GILCOCK, P.A.
 ENGINEERS & PLANNERS
 LANDSCAPE ARCHITECTS & SURVEYORS
 10200 NORTON ROAD, SUITE 200
 MONTGOMERY COUNTY, MARYLAND
 20910-1148
 PHONE: (301) 441-1148
 FAX: (301) 441-1148

Plat Name: Glen Echo Heights
Plat #: 220150480

Location: Located on the west side of Walhonding Road, 700 feet north of Scioto Road.

Master Plan: Bethesda-Chevy Chase Master Plan

Plat Details: R-90 zone; 1 lot

Owner: Jason M. Mackey

Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A(a)(11)** of the Subdivision Regulations, which states:

Creation of a Lot from Part of a Lot. A part of a previous recorded lot that created as a result of a deed transfer of land from the lot, and which contains a legally constructed one-family dwelling, may be converted into a lot under the minor subdivision procedures if:


- a. the part of lot is located in a one family residential zone; and
- b. all applicable conditions or agreements applicable to the subdivision approval creating the original lot will also apply to the new. The conditions and agreements may include, but are not limited to, any adequate public facilities agreement, conservation easement or building restriction lines.

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)(11) and supports this minor subdivision record plat.

NOTES

1. ALL TERMS, CONDITIONS, LIMITATIONS, AGREEMENTS, WARRANTIES AND REQUIREMENTS ASSOCIATED WITH ANY INSTRUMENT, PLAN, AGREEMENT, EASEMENT, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTION BY THE BOARD. 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. I/PF = IRON PIPE FOUND. / RBWC = REBAR WITH CAP.
3. THE PROPOSED LOT IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
4. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-35A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES THE CREATION OF A LOT FROM PART OF LOT PROVIDED FOR IN SECTION 50-35A(6)(11).
5. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THIS PROPERTY. THE SUBDIVISION RECORDS ARE INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPEND ON NOTE ALL MATTERS AFFECTING TITLE.
6. PROPERTY LIES WITHIN ZONE X OF FEMA MAP # 24031C0435D DATED SEPTEMBER 29TH 2006.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RE-SUBDIVISION OF ALL OF THE LANDS CONVEYED BY ROY R. GOODMAN ONTO JASON M. MACKAY AND MEGAN J. MACKAY RECORDED IN LIBER 49448 AT FOLD 185 DATED OCTOBER 28, 2014 AND BEING PART OF BLOCK 11, SHOWN ON PLAT 44, PART OF LOT 55, BLOCK 11, GLEN ECHO HEIGHTS, MONTGOMERY COUNTY, MARYLAND; AND THAT ALL PROPERTY CORNERS MARKED THIS  ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 50-24(E) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND. TOTAL AREA INCLUDED ON THIS PLAT IS 9,406 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

David P. Mowatt
 DAVID P. MOWATT
 M.D. PROFESSIONAL LAND SURVEYOR #21136
 DATE OF LICENSE EXPIRATION: 06-20-16
 DATE: 12/18/14

OWNERS' CERTIFICATE

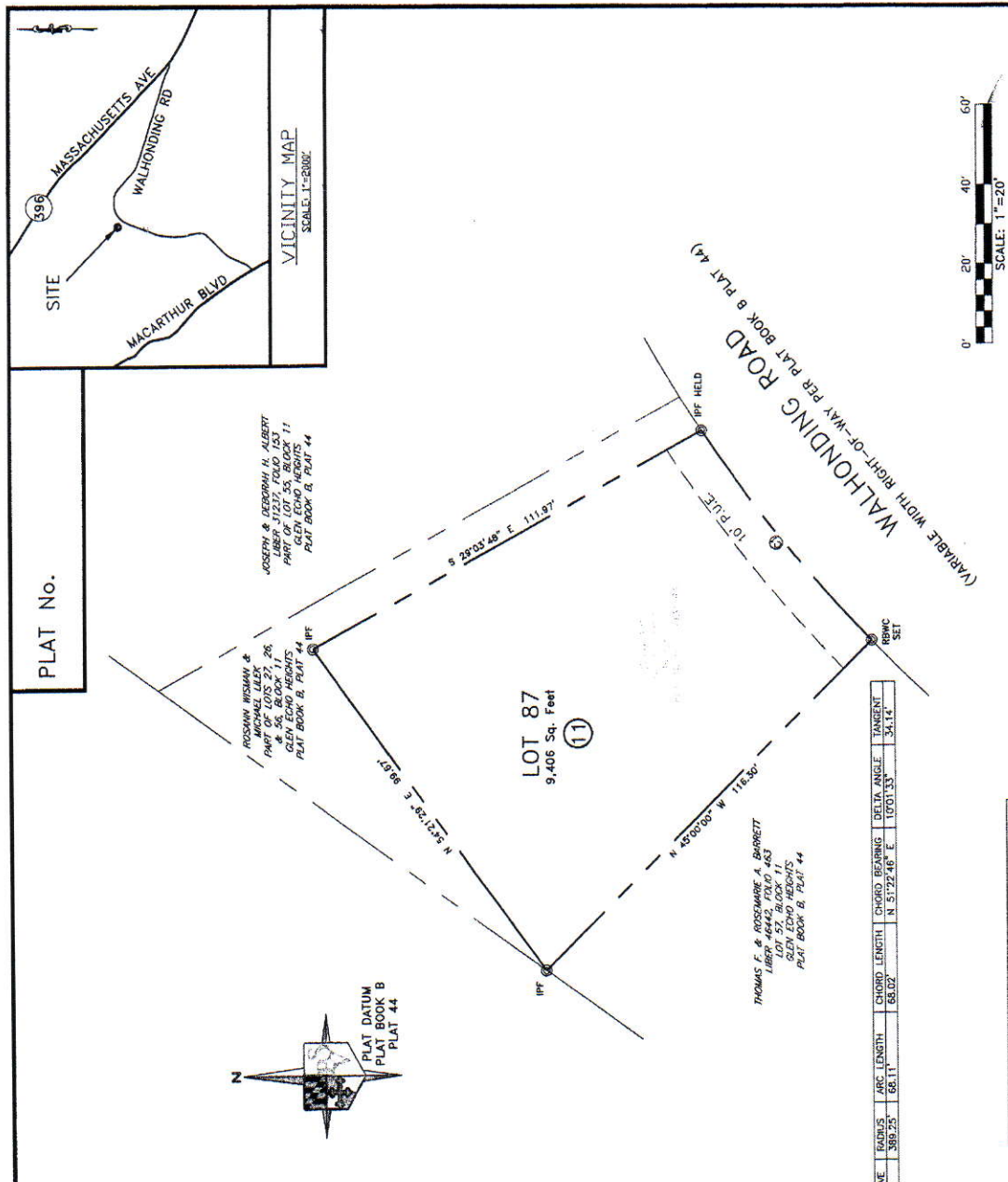
WE, JASON M. MACKAY AND MEGAN J. MACKAY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS SUBDIVISION RECORD PLAT.
 WE FURTHER GRANT A 10-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREON AS "10' P.U.L.E." TO THE PUBLIC UTILITY EASEMENT, AS RECORDED IN LIBER 4856 AT FOLD 628 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
 THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGE, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.

Jason M. Mackay *Jared Wood*
 JASON M. MACKAY WITNESS JARED WOOD DATE: 12/18/14
Megan J. Mackay *Jared Wood*
 MEGAN J. MACKAY WITNESS JARED WOOD DATE: 12/18/14

220150480
 Department of Permitting Services
 Montgomery County, Maryland

Approved: 1/9/2015
 The Maryland National Capital Park and Planning Commission
 Montgomery County Planning Board

Approved: _____
 M.N.C.P. & P.C. Record File No. _____



APPROVALS/INFORMATION CHART

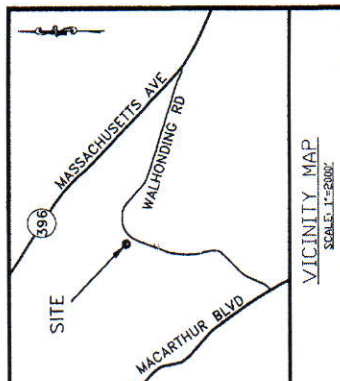
TAX MAP LOCATION:	GM563
WSSC GRID NUMBER:	207W006
ZONING CATEGORY:	R-90
APPROVED PRELIMINARY PLAN, SITE PLAN FILE NUMBER, ICH PLAN FILE NUMBER:	N/A
APPROVED FOREST CONSERVATION PLAN FILE NUMBER OR FOREST CONSERVATION EXEMPTION NUMBER:	N/A

PLAT TABULATION

LOT 87.....9,406 SQ. FT. OR 0.2159 ACRES
 DEDICATION TO PUBLIC USE.....0.00 SQ. FT. OR 0.0 ACRES
 TOTAL AREA.....9,406 SQ. FT. OR 0.2159 ACRES

POTOMAC VALLEY SURVEYS
 20010 FISHER AVENUE, SUITE F
 POOLESVILLE, MARYLAND
 1-888-349-5090

Recorded _____
 Plat No. _____



SUBDIVISION RECORD PLAT
GLEN ECHO HEIGHTS
 LOT 87 BLOCK 11
 A RESUBDIVISION OF
 PART OF LOT 56, BLOCK 11
 PLAT BOOK B PLAT 44
 GLEN ECHO HEIGHTS

BETHESDA (7TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=20' DECEMBER 2014

2-2015-048.0