




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


**MCPB**  
**Item # 1B**  
**7-19-2012**

**MEMORANDUM**

**DATE:** July 11, 2012

**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 19, 2012

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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:

220100440 - 220100480 **Blenheim**  
220120350 **Country Club Village**  
220121690 **Kefauver Tract – Bradley Hills**

**Plat Name:** Blenheim  
**Plat #:** 220100440 – 220100480

**Location:** Located on the north side of Democracy Boulevard, approximately 1,500 feet west of Iron Gate Road  
**Master Plan:** Potomac Subregion  
**Plat Details:** RE-2 and RE-1 zones; 1 parcel  
Community Water, Community Sewer  
**Applicant:** The Bullis School, Inc

This 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. 120080030 (MCPB Resolution No. 09-30), 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 plans.



**OWNERS' CERTIFICATE**

SEE SHEET ONE (1) FOR COPIES TO OWNERS' CERTIFICATE.

DATE: 7/1/12  
 WITNESSES: [Signatures]  
 NOTARIES: [Signatures]

**SURVEYOR'S CERTIFICATE**

SEE SHEET ONE (1) FOR COMPLETE SURVEYOR'S CERTIFICATE.

DATE: July 1, 2012  
 [Signature]  
 PROFESSIONAL LAND SURVEYOR  
 EXP. 12/31/2015

**NOTES**

SEE SHEET ONE (1) FOR COMPLETE LIST OF NOTES.

**LEGEND**

- REBAR AND CAP FOUND
- OPEN IRON PIPE FOUND
- STONE MARKER FOUND
- IRON PIPE/PIVOT SET
- 20' REVERSIBLE SLOPE EASIMENT
- CATEGORY 1 FOREST
- AREA OF DEDICATION TO THE STATE OF MARYLAND, A LINE
- AREA OF DEDICATION TO MONTGOMERY COUNTY ALONG
- AREA OF VOID BETWEEN DEEDS FOR THE BULLS CREEK AND
- EXISTING EASEMENTS
- AREA OF FUTURE DEDICATION FOR
- NEEDS FOR A FUTURE REALIGNMENT
- OF FALLS ROAD

**FALLS ROAD DEDICATION AREA TWO (2)**

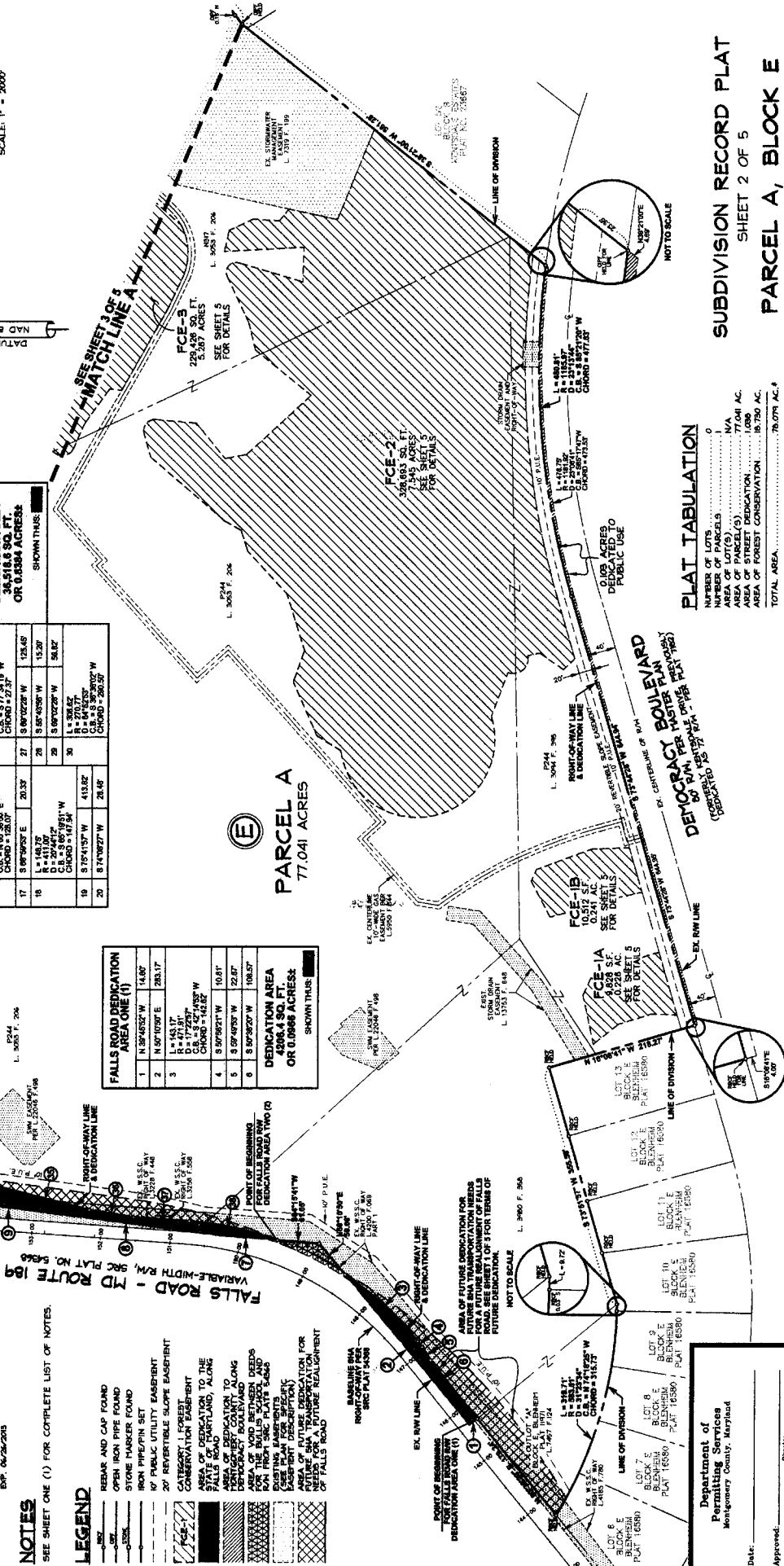
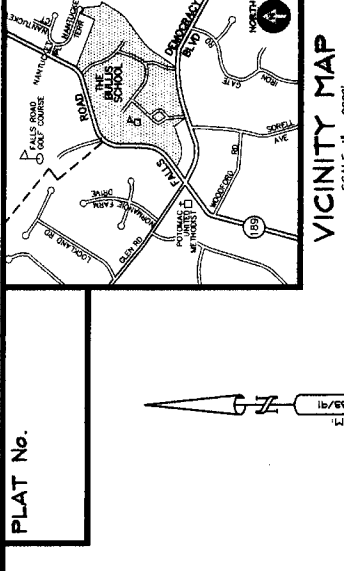
7	N 0°18'41" E	78.98'	L = 223.74'	31	S 04°02'55" W	81.80'
8	N 0°31'27" E	246.85'	D = 107.92'	32	S 14°12'12" W	106.44'
9	N 0°31'27" E	138.53'	C.B. = 51.04'	33	S 04°02'55" W	77.04'
10	N 0°17'42" E	306.27'	R = 130.32'	34	S 04°02'55" W	106.44'
11	N 0°17'42" E	306.27'	D = 207.95'	35	S 04°02'55" W	81.80'
12	N 0°17'42" E	306.27'	C.B. = 51.04'	36	S 04°02'55" W	106.44'
13	N 0°17'42" E	306.27'	R = 130.32'	37	S 04°02'55" W	81.80'
14	N 0°17'42" E	306.27'	D = 207.95'	38	S 04°02'55" W	106.44'
15	N 0°17'42" E	306.27'	C.B. = 51.04'	39	S 04°02'55" W	81.80'
16	N 0°17'42" E	306.27'	R = 130.32'	40	S 04°02'55" W	106.44'
17	N 0°17'42" E	306.27'	D = 207.95'	41	S 04°02'55" W	81.80'
18	N 0°17'42" E	306.27'	C.B. = 51.04'	42	S 04°02'55" W	106.44'
19	N 0°17'42" E	306.27'	R = 130.32'	43	S 04°02'55" W	81.80'
20	N 0°17'42" E	306.27'	D = 207.95'	44	S 04°02'55" W	106.44'

**FALLS ROAD DEDICATION AREA ONE (1)**

1	N 38°46'52" W	14.80'
2	N 50°10'50" E	283.17'
3	L = 143.17'	R = 471.35'
4	S 09°05'11" W	100.81'
5	S 09°49'50" W	22.87'
6	S 09°30'00" W	108.57'

**DEDICATION AREA OR 0.0068 ACRES**

SHOWN THERE:



**PLAT No.**

**PARCEL A, BLOCK E**  
**BLENNHEIM**

**SUBDIVISION RECORD PLAT**  
 SHEET 2 OF 5

POTOMAC (10TH) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 100' JUNE, 2012

**PLAT TABULATION**

NUMBER OF LOTS	0
AREA OF LOT(S)	0.00 AC.
AREA OF STREET DEDICATION	18.736 AC.
AREA OF FOREST CONSERVATION	78.074 AC.
TOTAL AREA	96.810 AC.

DESIGNED BY CAS ENGINEERING, P.A.  
 DATED: JUNE 2012

**108 West Edgefield Blvd., Suite 101**  
 Mount Airy, Maryland 21771  
 301-807-8031 office  
 301-807-8045 fax  
 info@casengineering.com

**CAS ENGINEERING**  
 72.012.0150

Recorded  
 Plat No. \_\_\_\_\_

Department of Permitting Services  
 Montgomery County, Maryland

The Maryland National Capital Park and Planning Commission  
 Montgomery County Planning Board

Approved: \_\_\_\_\_  
 Chairman

M.N.C.P. & P.C. Record File No. \_\_\_\_\_



**OWNERS' CERTIFICATE**  
 SEE SHEET ONE (1) FOR COMPLETE OWNERS' CERTIFICATE.  
 DATE: 7/1/12  
 WITNESSES: [Signatures]  
 DATE: 7/1/12  
 WITNESSES: [Signatures]

**SURVEYOR'S CERTIFICATE**  
 SEE SHEET ONE (1) FOR COMPLETE SURVEYOR'S CERTIFICATE.  
 DATE: 7/1/12  
 SURVEYOR: [Signature]  
 EXP. 08/28/2015

**NOTES**  
 SEE SHEET ONE (1) FOR COMPLETE LIST OF NOTES.

- LEGEND**
- REBAR AND CAP FOUND
  - OPEN IRON PIPE FOUND
  - IRON PIPE FOUND
  - 20' BENEFITABLE SLOPE EASEMENT
  - CATEGORY I FOREST CONSERVATION EASEMENT
  - AREA OF DEDICATION TO THE FALLS ROAD
  - AREA OF DEDICATION TO LONG DEFLECTED ROWLAND DRIVE
  - AREA OF VOID BETWEEN DEEDS FOR PLOT 2AC PLATS 8-240
  - EXISTING EASEMENTS (BASEMENT DESCRIPTIONS)
  - AREA OF FUTURE DEDICATION FOR PLOT 2AC PLATS 8-240
  - AREA OF FUTURE REALIGNMENT OF FALLS ROAD

**PLAT TABULATION**

NUMBER OF LOTS	0
NUMBER OF BLOCKS	0
AREA OF PARCEL(S)	N/A
AREA OF STREET DEDICATION	77.041 AC.
AREA OF FOREST CONSERVATION	16.096 AC.
TOTAL AREA	78.079 AC.±

± AS NON SURVEYED BY CAS ENGINEERING.  
 DATED JUNE 2009.

Department of Permitting Services  
 Montgomery County, Maryland

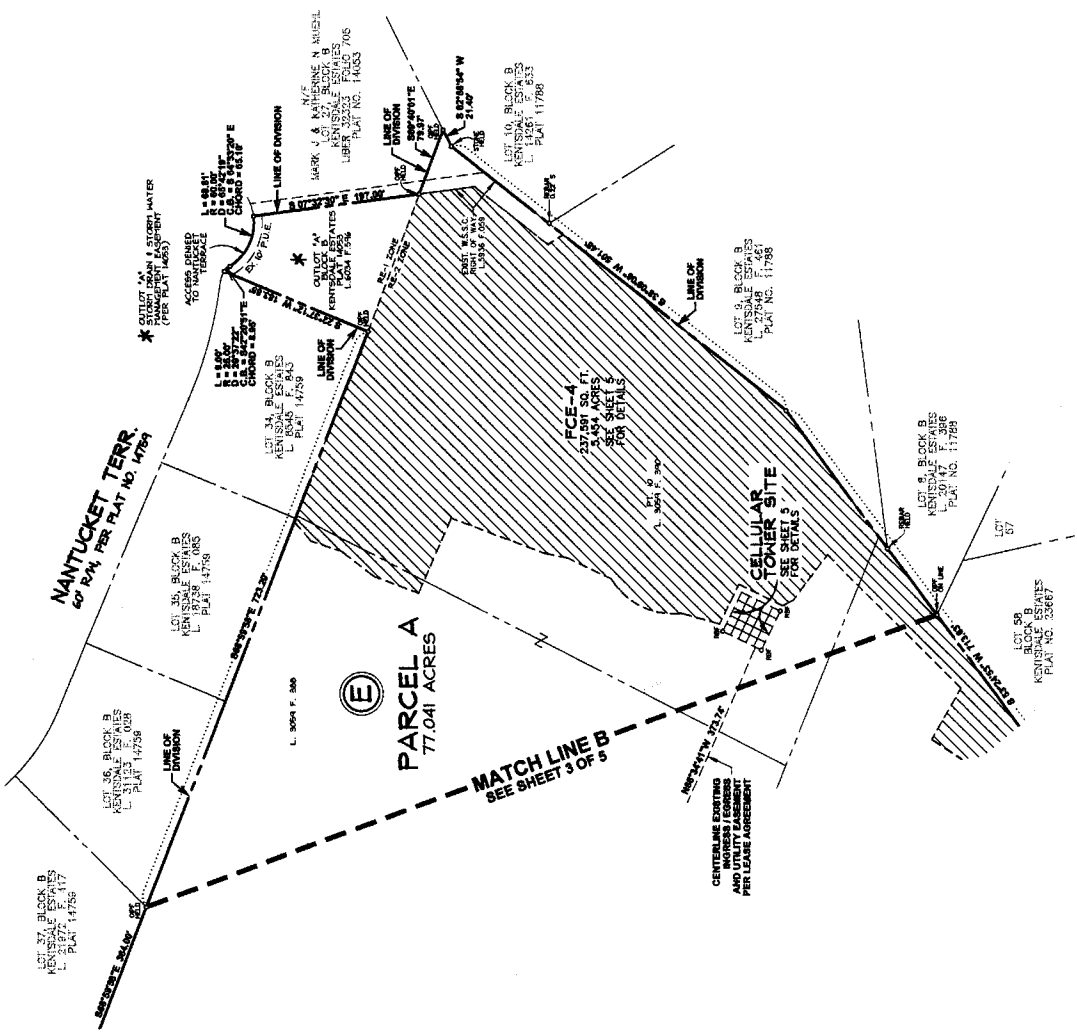
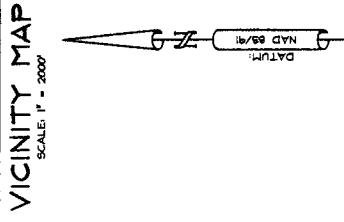
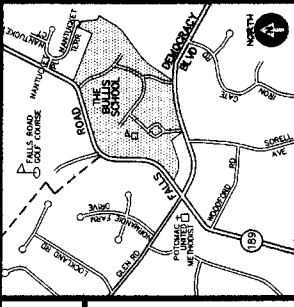
Date: \_\_\_\_\_  
 Approved: \_\_\_\_\_  
 Director

The Maryland National Capital Park and Planning Commission  
 Montgomery County Planning Board

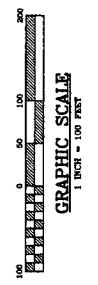
Approved: \_\_\_\_\_  
 Chairman

M.N.C.P. & P.C. Record File No. \_\_\_\_\_  
 Asst. Secretary - Treasurer

PLAT No.



**SUBDIVISION RECORD PLAT**  
 SHEET 4 OF 5  
**PARCEL A, BLOCK E**  
**BLENHEIM**  
 POTOMAC (10TH) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 100' JUNE, 2012

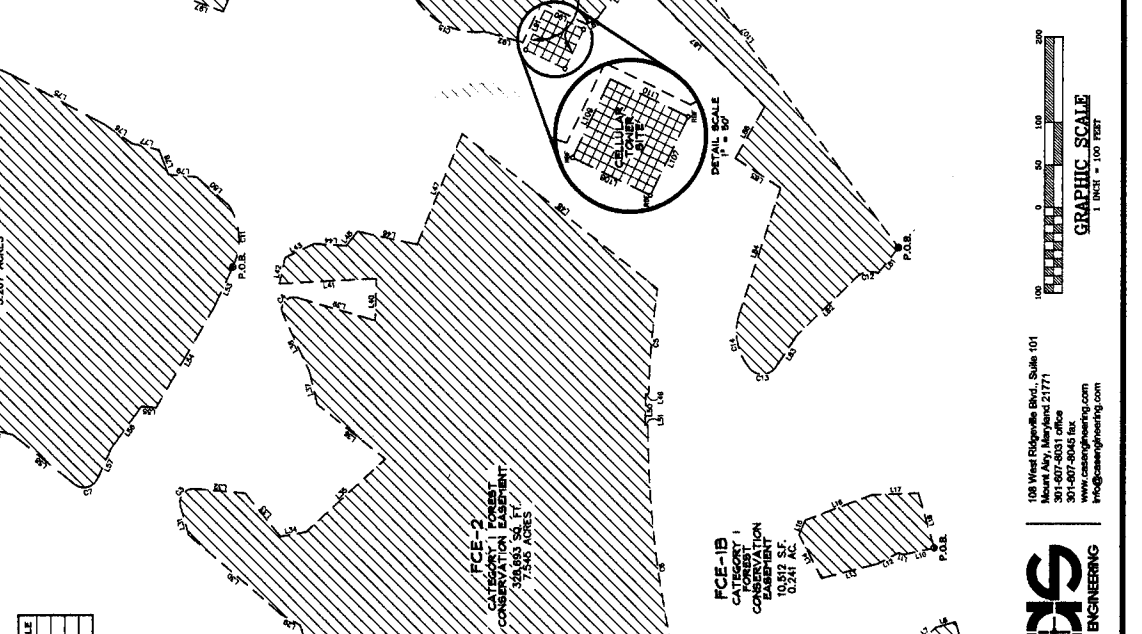
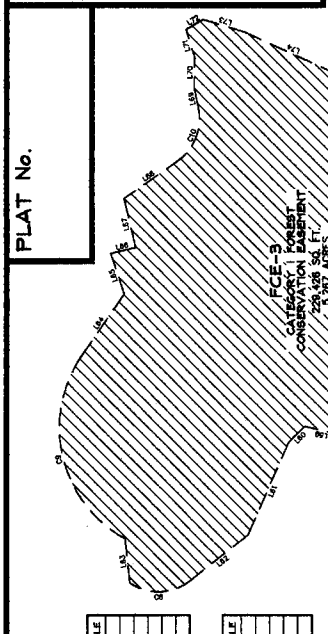
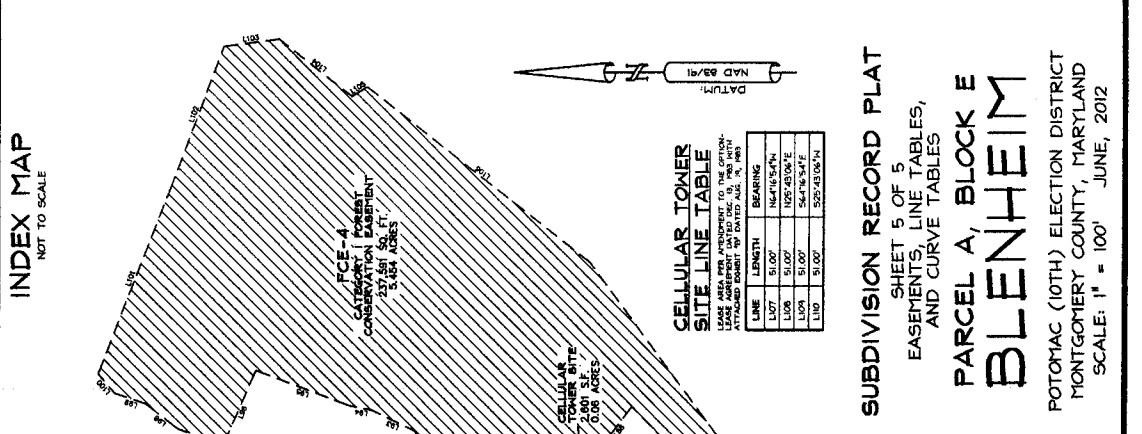
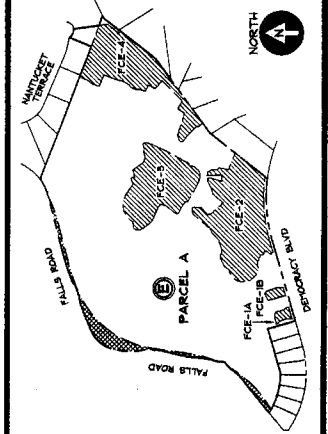


108 New Richmond Blvd., Suite 101  
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 301-807-8031 office  
 301-807-8045 fax  
 www.casengineering.com  
 info@casengineering.com



22012470

Recorded  
 Plat No.



**FOREST CONSERVATION EASEMENT CURVE TABLES**

**FCE-1 CURVE TABLE**

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA ANGLE
C1	71.24	21.52	140.25	N82°54'41"	82°54'41"
C2	31.04	16.00	36.40	S67°21'05"E	110°28'44"
C3	32.94	14.00	26.80	S65°57'34"E	84°17'50"
C4	124.04	1005.97	124.00	N80°23'30"W	5°52'30"
C5	340.34	1005.97	339.23	S91°48'55"W	84°10'14"

**FCE-2 CURVE TABLE**

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA ANGLE
C7	31.91	17.67	27.67	N33°46'32"W	64°27'04"
C8	74.44	60.62	61.95	N07°05'26"W	70°29'50"
C9	248.34	149.24	230.67	N16°15'02"E	98°29'04"
C10	70.37	60.00	64.31	S60°31'52"E	87°52'10"
C11	74.24	78.37	71.84	S86°30'22"W	34°38'05"

**FCE-3 CURVE TABLE**

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA ANGLE
C12	26.96	25.00	20.75	N07°26'24"	87°09'05"
C13	67.76	67.76	67.76	N05°13'14"	90°27'33"
C14	67.76	67.76	67.76	N02°04'23"E	86°22'00"

**FCE-4 CURVE TABLE**

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA ANGLE
C15	51.00	51.00	51.00	S47°20'02"W	92°40'00"

**SURVEYOR'S CERTIFICATE**

SEE SHEET ONE (1) FOR COMPLETE SURVEYOR'S CERTIFICATE.

DATE: 04/14/2009

DAVID JOHN FITCHE  
REGISTERED PROFESSIONAL SURVEYOR  
P.D. REG. NO. 3172  
EXP. 04/26/2018

**NOTES**

SEE SHEET ONE (1) FOR COMPLETE LIST OF NOTES.

**FOREST CONSERVATION EASEMENT LINE TABLES**

**FCE-1A LINE TABLE**

LINE	LENGTH	BEARING
L101	11.24	N45°02'48"E
L102	11.24	N45°02'48"E
L103	11.24	N45°02'48"E
L104	11.24	N45°02'48"E
L105	11.24	N45°02'48"E
L106	11.24	N45°02'48"E
L107	11.24	N45°02'48"E
L108	11.24	N45°02'48"E
L109	11.24	N45°02'48"E
L110	11.24	N45°02'48"E

**FCE-1B LINE TABLE**

LINE	LENGTH	BEARING
L101	11.24	N45°02'48"E
L102	11.24	N45°02'48"E
L103	11.24	N45°02'48"E
L104	11.24	N45°02'48"E
L105	11.24	N45°02'48"E
L106	11.24	N45°02'48"E
L107	11.24	N45°02'48"E
L108	11.24	N45°02'48"E
L109	11.24	N45°02'48"E
L110	11.24	N45°02'48"E

**OWNERS' CERTIFICATE**

SEE SHEET ONE (1) FOR COMPLETE OWNERS' CERTIFICATE.

DATE: 04/14/2009

THE BULLIS SCHOOL, INC.  
CHAIRMAN, BOARD OF TRUSTEES

Wendy Metcalf  
WENDY H. LANCE SURROGAT  
SANDY SPRING BANK

**Department of Permitting Services**  
Montgomery County, Maryland

Approved: \_\_\_\_\_ Date: \_\_\_\_\_

The Maryland National Capital Park and Planning Commission  
Montgomery County Planning Board

Approved: \_\_\_\_\_ Date: \_\_\_\_\_

M.N.C.P. & P.C. Record File No. \_\_\_\_\_

108 Wood Cliffs Blvd., Suite 101  
Montgomery, Maryland 21771  
301-807-8031 office  
301-807-8045 fax  
www.casengr.com  
info@casengr.com



Recorded  
Plat No. \_\_\_\_\_

Checked: \_\_\_\_\_  
Approved: \_\_\_\_\_  
Date: \_\_\_\_\_

# RECORD PLAT REVIEW SHEET

Plat Name: Blenheim Plat Number: 220100440 →  
 Plan Name: The Bullis School Plat Number: 220100480  
 Plat Submission Date: 12-9-09  
 DRD Plat Reviewer: S. Smith  
 DRD Prelim Plan Reviewer: E. Grayson Checked: [Signature] Date 12-6-11

**Initial DRD Review:**

Signed Preliminary Plan – Date 8/25/09 Checked: Initial SOS Date 1/4/10  
 Planning Board Resolution – Date 4-1-09 Checked: Initial SOS Date 1/4/10  
 Site Plan Req'd for Development? Yes \_\_\_ No X Verified By: \_\_\_\_\_ (initial)  
 Site Plan Name: \_\_\_\_\_ Site Plan Number: \_\_\_\_\_  
 Planning Board Resolution – Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 Site Plan Signature Set – Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 Site Plan Reviewer Plat Approval: Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_

Review Items: Lot # & Layout  Lot Area  Zoning  Bearings & Distances   
 Coordinates  Plan # etc 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	Evelyn Gibson	12/10/09	12/28/09	12/28/09	No PROVISIONS
Research	Bobby Fleury			12-15-09	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

**Final DRD Review:**

Consultant Notified (Final Mark-up):	Initial <u>SOS</u>	Date <u>12/6/11</u>
Final Mylar & DXF/DWG Received:	<u>SOS</u>	<u>7-9-12</u>
Final Mylar Review Complete:	<u>SOS</u>	<u>7/11/12</u>
<b>Board Approval of Plat:</b>		
Plat Agenda:	<u>SOS</u>	<u>7/19/12</u>
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____
<b>MCDPS Approval of Plat:</b>		
Consultant Pick-up for DPS Signature:	_____	_____
Final Mylar for Reproduction Rec'd:	_____	_____
<b>Plat Reproduction:</b>		
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	_____	_____

No. \_\_\_\_\_



