




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

MCPB
Item # 1B
7-24-2014

MEMORANDUM

DATE: July 14, 2014

TO: Montgomery County Planning Board

FROM: Catherine Conlon, Supervisor 
D.A.R.C. Division
(301) 495-4542

SUBJECT: Informational Maps and Summary of Record Plat for the Planning Board
Agenda for July 24, 2014

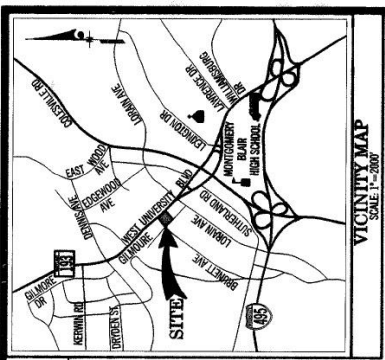
The following record plat is recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats is included:

220080420 Hendrix Add to Fairway Sec. 4

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 was reviewed by M-NCPPC staff and previously approved by the Planning Board on 4/3/2014, per the attached staff report (Attachment 1). However, subsequent to the Board's approval the plat was revised by the Montgomery County Department of Permitting Services (DPS) to add additional notes and recording references for DPS open space and public improvement easements, and for other minor amendments. The revised plat has been reviewed and staff has determined that it continues to comply with Preliminary Plan No. 120060080 (MCPB Resolution dated Aug. 4, 2006), as approved by the Board, and the Board's previous approval of the plat. As of the date of this memorandum, the recording information for the public improvement easement is not available, but will be added to the plat prior to the signature of the Planning Board Chair.



AREA TABULATION

LOTS (5)	36,357 Sq. Ft.	0.8346 Ac.
DEDICATION	1,670 Sq. Ft.	0.0374 Ac.
TOTAL AREA	37,987 Sq. Ft.	0.8721 Ac.

LEGEND

IPF - IRON PIPE FOUND (HOLD)

SURVEYOR'S CERTIFICATE

HEREBY 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 PART OF LOT 16, AS SHOWN ON THE RECORDS OF MONTGOMERY COUNTY, MARYLAND, IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AS PLAT NO. 14-72, BEING CALLED "HENDRIX ADDITION TO FAIRWAY - SECTION 4", RECORDED AMONG RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 32342 AT FOLIO 64.

FURTHER CERTIFY THAT, ONCE ENGAGED, AS DESCRIBED IN THE OWNER'S CERTIFICATE 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 37,987 SQUARE FEET OR 0.8721 ACRES OF LAND, OF WHICH 1,670 SQUARE FEET OR 0.0374 ACRES ARE DEDICATED TO PUBLIC USE.

THE PROPERTY INCLUDED IN THIS SUBDIVISION PLAN IS SUBJECT TO THAT CERTAIN LIEN AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-24(E) OF THE MONTGOMERY COUNTY CODE.

BY THE CIRCUIT COURT FOR MONTGOMERY COUNTY, MARYLAND IN CASE NO. V-2012-00101 FAVOR OF GREENHORNE & O'MARA, INC. AND AGAINST GILMOORE-BRUNNETT, LLC IN THE ORIGINAL PRINCIPAL AMOUNT OF \$254,459.71.

OWNER'S DEDICATION

WE, GILMOORE-BRUNNETT, LLC, OWNERS OF THE PROPERTY DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE BUILDING RESTRICTION LINES, AND DEDICATE THE DELINEATED AREAS TO PUBLIC USE.

FURTHER, WE GRANT TO THE PARTIES NAMED IN A DOCUMENT TITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS", AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 32342 AT FOLIO 457, THE PUBLIC UTILITY EASEMENTS SHOWN THEREON AS "PUBLIC UTILITY EASEMENTS" TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES.

FURTHER, WE GRANT TO MONTGOMERY COUNTY, MARYLAND AND ASSIGNS, A 2 FOOT "PUBLIC IMPROVEMENT EASEMENT" LESSORSHIP IN LIBER 32342 AT FOLIO 457, THE PUBLIC UTILITY EASEMENTS SHOWN AMONG SAID LAND RECORDS IN L. F. SAID TERMS BEING INCORPORATED HEREIN BY THIS REFERENCE.

FURTHER, WE GRANT TO THE STATE OF MARYLAND A TEMPORARY, 25 FOOT WIDE SLOPE EASEMENT ALONG UNIVERSITY BOULEVARD AS SHOWN SAID EASEMENT WILL EXTINGUISH WHEN THE SIDEWALK ASSOCIATED WITH PRELIMINARY PLAN 2008080 IS ACCEPTED FOR MAINTENANCE BY THE STATE OF MARYLAND OR OTHER APPROPRIATE AGENCY.

FURTHER, WE ESTABLISH THE TWENTY FOOT WIDE INGRESS/EGRESS EASEMENT SHOWN HEREON TO SERVE LOTS 14 AND 15, THE TERMS AND CONDITIONS OF WHICH ARE SET FORTH IN A DOCUMENT TITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS", AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 4815 AT FOLIO 83.

AS OWNERS OF THIS SUBDIVISION, WE, OUR SUCCESSORS, AGENTS AND ASSIGNS WILL CAUSE ALL RECORDS OF THIS SUBDIVISION TO BE RECORDED IN ACCORDANCE WITH SECTION 50-24(E) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO UNRECORDED OR UNRECORDED QUITS ACTIONS (Q.U.A.) LIENS, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION EXCEPT AS SET FORTH IN THE DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS SHOWN BELOW AND EXCEPT FOR THAT CERTAIN LIEN AS A RESULT OF A FINAL ORDER ESTABLISHING MECHANIC'S LIEN NO. V-2012-00101 FAVOR OF GREENHORNE & O'MARA, INC. AND AGAINST GILMOORE-BRUNNETT, LLC IN THE ORIGINAL PRINCIPAL AMOUNT OF \$254,459.71, WHICH THE PARTIES IN INTEREST HERETO ACKNOWLEDGE.

GILMOORE-BRUNNETT, LLC
 CHANG KAY, PRESIDENT
 DATE 5/20/14
 WITNESS: Melissa Sankard 5/21/14
 DATE 5/21/14
 WITNESS: Melissa Sankard 5/21/14
 DATE 5/21/14
 WITNESS: Kim Or 5/21/14
 DATE 5/21/14
 WITNESS: SECTION SENIOR PRINCIPAL

OWNER'S DEDICATION

WE, GILMOORE-BRUNNETT, LLC, OWNERS OF THE PROPERTY DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE BUILDING RESTRICTION LINES, AND DEDICATE THE DELINEATED AREAS TO PUBLIC USE.

FURTHER, WE GRANT TO THE PARTIES NAMED IN A DOCUMENT TITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS", AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 32342 AT FOLIO 457, THE PUBLIC UTILITY EASEMENTS SHOWN THEREON AS "PUBLIC UTILITY EASEMENTS" TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES.

FURTHER, WE GRANT TO MONTGOMERY COUNTY, MARYLAND AND ASSIGNS, A 2 FOOT "PUBLIC IMPROVEMENT EASEMENT" LESSORSHIP IN LIBER 32342 AT FOLIO 457, THE PUBLIC UTILITY EASEMENTS SHOWN AMONG SAID LAND RECORDS IN L. F. SAID TERMS BEING INCORPORATED HEREIN BY THIS REFERENCE.

FURTHER, WE GRANT TO THE STATE OF MARYLAND A TEMPORARY, 25 FOOT WIDE SLOPE EASEMENT ALONG UNIVERSITY BOULEVARD AS SHOWN SAID EASEMENT WILL EXTINGUISH WHEN THE SIDEWALK ASSOCIATED WITH PRELIMINARY PLAN 2008080 IS ACCEPTED FOR MAINTENANCE BY THE STATE OF MARYLAND OR OTHER APPROPRIATE AGENCY.

FURTHER, WE ESTABLISH THE TWENTY FOOT WIDE INGRESS/EGRESS EASEMENT SHOWN HEREON TO SERVE LOTS 14 AND 15, THE TERMS AND CONDITIONS OF WHICH ARE SET FORTH IN A DOCUMENT TITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS", AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 4815 AT FOLIO 83.

AS OWNERS OF THIS SUBDIVISION, WE, OUR SUCCESSORS, AGENTS AND ASSIGNS WILL CAUSE ALL RECORDS OF THIS SUBDIVISION TO BE RECORDED IN ACCORDANCE WITH SECTION 50-24(E) OF THE MONTGOMERY COUNTY CODE.

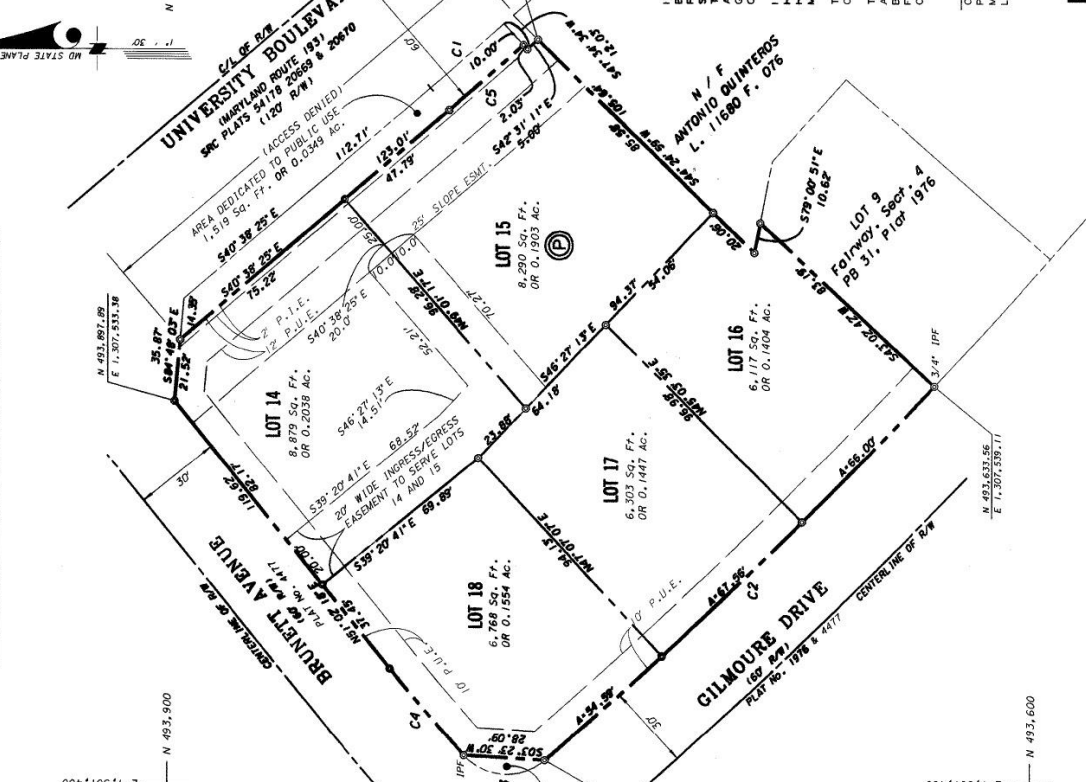
THERE ARE NO UNRECORDED OR UNRECORDED QUITS ACTIONS (Q.U.A.) LIENS, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION EXCEPT AS SET FORTH IN THE DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS SHOWN BELOW AND EXCEPT FOR THAT CERTAIN LIEN AS A RESULT OF A FINAL ORDER ESTABLISHING MECHANIC'S LIEN NO. V-2012-00101 FAVOR OF GREENHORNE & O'MARA, INC. AND AGAINST GILMOORE-BRUNNETT, LLC IN THE ORIGINAL PRINCIPAL AMOUNT OF \$254,459.71, WHICH THE PARTIES IN INTEREST HERETO ACKNOWLEDGE.

GILMOORE-BRUNNETT, LLC
 CHANG KAY, PRESIDENT
 DATE 5/20/14
 WITNESS: Melissa Sankard 5/21/14
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 WITNESS: Melissa Sankard 5/21/14
 DATE 5/21/14
 WITNESS: Kim Or 5/21/14
 DATE 5/21/14
 WITNESS: SECTION SENIOR PRINCIPAL

PLAT No.

CURVE TABLE

CURVE	RADIUS	ARC	TANGENT	DELTA	CHORD
C1	1420.18	33.52	16.36	07:22:06"	S 41°19'28" E 33.92
C2	1880.00	188.15	94.15	05:44:03"	N 44°05'05" W 88.07
C3	20.00	37.14	19.73	89°12'56"	N 03°23'30" E 28.09
C4	755.00	40.02	20.02	07:02'15"	N 49°31'17" E 40.02
C5	1430.18	34.23	17.12	07:22'17"	S 41°19'33" E 34.23



OWNER'S DEDICATION

WE, GILMOORE-BRUNNETT, LLC, OWNERS OF THE PROPERTY DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE BUILDING RESTRICTION LINES, AND DEDICATE THE DELINEATED AREAS TO PUBLIC USE.

FURTHER, WE GRANT TO THE PARTIES NAMED IN A DOCUMENT TITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS", AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 32342 AT FOLIO 457, THE PUBLIC UTILITY EASEMENTS SHOWN THEREON AS "PUBLIC UTILITY EASEMENTS" TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES.

FURTHER, WE GRANT TO MONTGOMERY COUNTY, MARYLAND AND ASSIGNS, A 2 FOOT "PUBLIC IMPROVEMENT EASEMENT" LESSORSHIP IN LIBER 32342 AT FOLIO 457, THE PUBLIC UTILITY EASEMENTS SHOWN AMONG SAID LAND RECORDS IN L. F. SAID TERMS BEING INCORPORATED HEREIN BY THIS REFERENCE.

FURTHER, WE GRANT TO THE STATE OF MARYLAND A TEMPORARY, 25 FOOT WIDE SLOPE EASEMENT ALONG UNIVERSITY BOULEVARD AS SHOWN SAID EASEMENT WILL EXTINGUISH WHEN THE SIDEWALK ASSOCIATED WITH PRELIMINARY PLAN 2008080 IS ACCEPTED FOR MAINTENANCE BY THE STATE OF MARYLAND OR OTHER APPROPRIATE AGENCY.

FURTHER, WE ESTABLISH THE TWENTY FOOT WIDE INGRESS/EGRESS EASEMENT SHOWN HEREON TO SERVE LOTS 14 AND 15, THE TERMS AND CONDITIONS OF WHICH ARE SET FORTH IN A DOCUMENT TITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS", AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 4815 AT FOLIO 83.

AS OWNERS OF THIS SUBDIVISION, WE, OUR SUCCESSORS, AGENTS AND ASSIGNS WILL CAUSE ALL RECORDS OF THIS SUBDIVISION TO BE RECORDED IN ACCORDANCE WITH SECTION 50-24(E) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO UNRECORDED OR UNRECORDED QUITS ACTIONS (Q.U.A.) LIENS, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION EXCEPT AS SET FORTH IN THE DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS SHOWN BELOW AND EXCEPT FOR THAT CERTAIN LIEN AS A RESULT OF A FINAL ORDER ESTABLISHING MECHANIC'S LIEN NO. V-2012-00101 FAVOR OF GREENHORNE & O'MARA, INC. AND AGAINST GILMOORE-BRUNNETT, LLC IN THE ORIGINAL PRINCIPAL AMOUNT OF \$254,459.71, WHICH THE PARTIES IN INTEREST HERETO ACKNOWLEDGE.

GILMOORE-BRUNNETT, LLC
 CHANG KAY, PRESIDENT
 DATE 5/20/14
 WITNESS: Melissa Sankard 5/21/14
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 WITNESS: Melissa Sankard 5/21/14
 DATE 5/21/14
 WITNESS: Kim Or 5/21/14
 DATE 5/21/14
 WITNESS: SECTION SENIOR PRINCIPAL

SUBDIVISION NOTES

- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY ARE HEREBY INCORPORATED BY REFERENCE INTO THIS PLAT. ANY CHANGES TO THE PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN NOT BEING EXTINGUISHED BY THE RECORDATION OF THIS PLAT UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN OR ANY AMENDMENT THERETO AS APPROVED OR SUBSEQUENTLY 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.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO CHAPTER 22A OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW INCLUDING APPROVAL OF A FOREST CONSERVATION EXEMPTION (4-50506 OR AS AMENDED) AND TREE SAVE PLAN.
- THIS PROPERTY SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
- THIS PROPERTY IS ZONED R-40.
- TITLE INFORMATION STATEMENT: THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW ANY INTERESTS IN THE PROPERTY DESCRIBED HEREON EXCEPT AS SET FORTH IN THE TITLE OR TO DEPORT OR NOTE ALL MATTERS AFFECTING TITLE.
- TAX MAP REFERENCE TAX MAP #343 PT. LOT 13, BLOCK 'P'
- BASED UPON THE DATA OF THE MARYLAND STATE PLANE COORDINATE SYSTEM NAD83 (2002).
- THIS PLAT IS IN THE FOLLOWING NOS CORRS STATIONS:
 - NAD83 444280 N 493,540.73 E 1,161,533.94
 - NAD83 444280 N 493,539.61 E 1,142,536.92
- THE LOTS SHOWN HEREON ARE LIMITED TO THE USES AND CONDITIONS OF PRELIMINARY PLAN NO. 12008080 ENTITLED "FOUR CORNERS ESTATES".
- THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF A DECLARATION OF COVENANTS FOR PRIVATE OPEN SPACE RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN L. F.

OWNER'S DEDICATION

WE, GILMOORE-BRUNNETT, LLC, OWNERS OF THE PROPERTY DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE BUILDING RESTRICTION LINES, AND DEDICATE THE DELINEATED AREAS TO PUBLIC USE.

FURTHER, WE GRANT TO THE PARTIES NAMED IN A DOCUMENT TITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS", AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 32342 AT FOLIO 457, THE PUBLIC UTILITY EASEMENTS SHOWN THEREON AS "PUBLIC UTILITY EASEMENTS" TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES.

FURTHER, WE GRANT TO MONTGOMERY COUNTY, MARYLAND AND ASSIGNS, A 2 FOOT "PUBLIC IMPROVEMENT EASEMENT" LESSORSHIP IN LIBER 32342 AT FOLIO 457, THE PUBLIC UTILITY EASEMENTS SHOWN AMONG SAID LAND RECORDS IN L. F. SAID TERMS BEING INCORPORATED HEREIN BY THIS REFERENCE.

FURTHER, WE GRANT TO THE STATE OF MARYLAND A TEMPORARY, 25 FOOT WIDE SLOPE EASEMENT ALONG UNIVERSITY BOULEVARD AS SHOWN SAID EASEMENT WILL EXTINGUISH WHEN THE SIDEWALK ASSOCIATED WITH PRELIMINARY PLAN 2008080 IS ACCEPTED FOR MAINTENANCE BY THE STATE OF MARYLAND OR OTHER APPROPRIATE AGENCY.

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AS OWNERS OF THIS SUBDIVISION, WE, OUR SUCCESSORS, AGENTS AND ASSIGNS WILL CAUSE ALL RECORDS OF THIS SUBDIVISION TO BE RECORDED IN ACCORDANCE WITH SECTION 50-24(E) OF THE MONTGOMERY COUNTY CODE.

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GILMOORE-BRUNNETT, LLC
 CHANG KAY, PRESIDENT
 DATE 5/20/14
 WITNESS: Melissa Sankard 5/21/14
 DATE 5/21/14
 WITNESS: Melissa Sankard 5/21/14
 DATE 5/21/14
 WITNESS: Kim Or 5/21/14
 DATE 5/21/14
 WITNESS: SECTION SENIOR PRINCIPAL

STANTEC (FORMERLY GREENHORNE & O'MARA, INC.)
 DATE 5/22/2014
 WITNESS: Ronald W. Edwards 5/22/2014
 DATE 5/22/2014
 WITNESS: Kim Or 5/22/2014
 DATE 5/22/2014
 WITNESS: SECTION SENIOR PRINCIPAL

Maryland National Capital Park & Planning Commission
 Montgomery County Planning Board
 Approved: _____ Date _____
 Chairman
 Approved: _____ Date _____
 Secretary/Treasurer
 MNC&PC File NO. _____

Department of Permitting, Standards
 Montgomery County, Maryland
 Approved: _____ Date _____
 Director

Scale: 1" = 30'
 GRAPHIC SCALE
 1" = 30'

DATE: May, 2014
 Scale: 1" = 30'
 Recorded
 Plat Book
 Plat No.
 STANTEC CONSULTING SERVICES
 GENERAL CIVIL - TRANSPORTATION - ENVIRONMENTAL - GEOGRAPHIC SCIENCES
 2010 CENTURY BOULEVARD, SUITE 200
 GAITHERSBURG, MD 20878
 (301) 444-8282
 Scale: 1" = 30'
 Recorded
 Plat Book
 Plat No.
 STANTEC CONSULTING SERVICES
 GENERAL CIVIL - TRANSPORTATION - ENVIRONMENTAL - GEOGRAPHIC SCIENCES
 2010 CENTURY BOULEVARD, SUITE 200
 GAITHERSBURG, MD 20878
 (301) 444-8282




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.

SUBDIVISION NOTES

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, ARE INTENDED TO SURVIVE AND NOT BE SUPERSEDED BY THE RECORDED STATEMENT OF THIS PLAT UNLESS EXPRESSLY CONTINGENT UPON THE OCCURRENCE OF A SPECIFIC EVENT. THE MONTGOMERY COUNTY PLANNING BOARD HAS REVIEWED THIS PLAT AND HAS GRANTED APPROVAL FOR THE PLANNING BOARD AND HAS MADE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO CHAPTER 22A OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW INCLUDING APPROVAL OF A FOREST CONSERVATION EXEMPTION (4-08) USE OR AS AMENDED) AND TREE SAVE PLAN.
3. PUBLIC WATER AND SEWER EXIST AT THIS PROPERTY.
4. THIS PROPERTY IS ZONED R-60.
5. TITLE INFORMATION STATEMENT: THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OWNERSHIP OR USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP OR USE OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEFLECT UPON THE NOTE ALL MATTERS AFFECTING TITLE.
6. TAX MAP REFERENCE: TAX MAP #P343 PT. LOT 13, BLOCK 'P'.
7. THIS PLAT IS IN THE DCJMA OF THE MARYLAND STATE PLANE COORDINATE SYSTEM MADS (PROJ2). BRUNNET AVENUE (SECTION 4) HAS A CORNER POINT AT E 1,307,400.00 N 493,900.00. "NAD83" (FID #19846) N 492,540.73 E 1,361,633.04. "NAD83" (FID #44428) N 489,565.01 E 1,423,366.92.
8. THE LOTS SHOWN HEREON ARE LIMITED TO THE USES AND CONDITIONS OF PRELIMINARY PLAN NO. 120060800 ENTITLED "FOUR CORNERS ESTATES".

OWNER'S DEDICATION

WE, GILMORE-BRUNNETTE, LLC, OWNERS OF THE PROPERTY DESCRIBED HEREON HEREBY ADOPT THIS PLAN OF SUBDIVISION. WE ESTABLISH THE BUILDING RESTRICTION LINES AND DEDICATE THE DEDICATED AREAS TO PUBLIC USE.

FURTHER, WE GRANT TO THE PARTIES NAMED IN A DOCUMENT TITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS," AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 324 AT FOLIO 437, THE PUBLIC UTILITY EASEMENTS, SHOWN HEREON AS "P.U.E." AND "NO P.U.E.," SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES.

FURTHER, WE GRANT TO MONTGOMERY COUNTY, MARYLAND AND ASSIGNS A 2 FOOT "PUBLIC IMPROVEMENT EASEMENT" DESCRIBED HEREON AS "P.I.E.," SAID EASEMENT BEING GRANTED WITH THE TERMS AND CONDITIONS OF SAID DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS," AS RECORDED AMONG SAID LAND RECORDS IN LIBER 324 AT FOLIO 437.

FURTHER, WE HEREBY ESTABLISH THE TWENTY-FOOT WIDE ACCESS/EGRESS EASEMENT SHOWN HEREON, ENTITLED "DECLARATION OF EASEMENT," RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 324 AT FOLIO 437.

AS OWNERS OF THIS SUBDIVISION, WE OUR SUCCESSORS, AGENTS AND ASSIGNS, WILL CAUSE ALL PROPERTY OWNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-241E OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO UNRECORDED SAITS, ACTIONS AT LAW, LEASES, MORTGAGES OR OTHER INTERESTS OR CLAIMS, EITHER REGISTERED OR UNREGISTERED, AFFECTING THIS PROPERTY OR THAT THE PARTIES ON THESE PLAT, EITHER AS A RESULT OF A FINAL ORDER ESTABLISHING MECHANICS' LIEN OR OTHERWISE, HAVE ENTERED INTO AS A RESULT OF A FINAL ORDER ESTABLISHING MECHANICS' LIEN ENTERED OCTOBER 10, 2012 BY THE CIRCUIT COURT FOR MONTGOMERY COUNTY, MARYLAND IN CASE NO. 12-03258 IN FAVOR OF DEBORAH S. OMBRA, INC. AND AGAINST GILMORE-BRUNNETTE, LLC. WE HEREBY ACKNOWLEDGE THE AMOUNT OF \$25,000.00, WHICH THE PARTIES IN INTEREST, HERETO KNOWLEDGE.

GILMORE-BRUNNETTE, LLC
 DEED GRANTOR
 DATE: 1/31/14
 WITNESS: [Signatures]

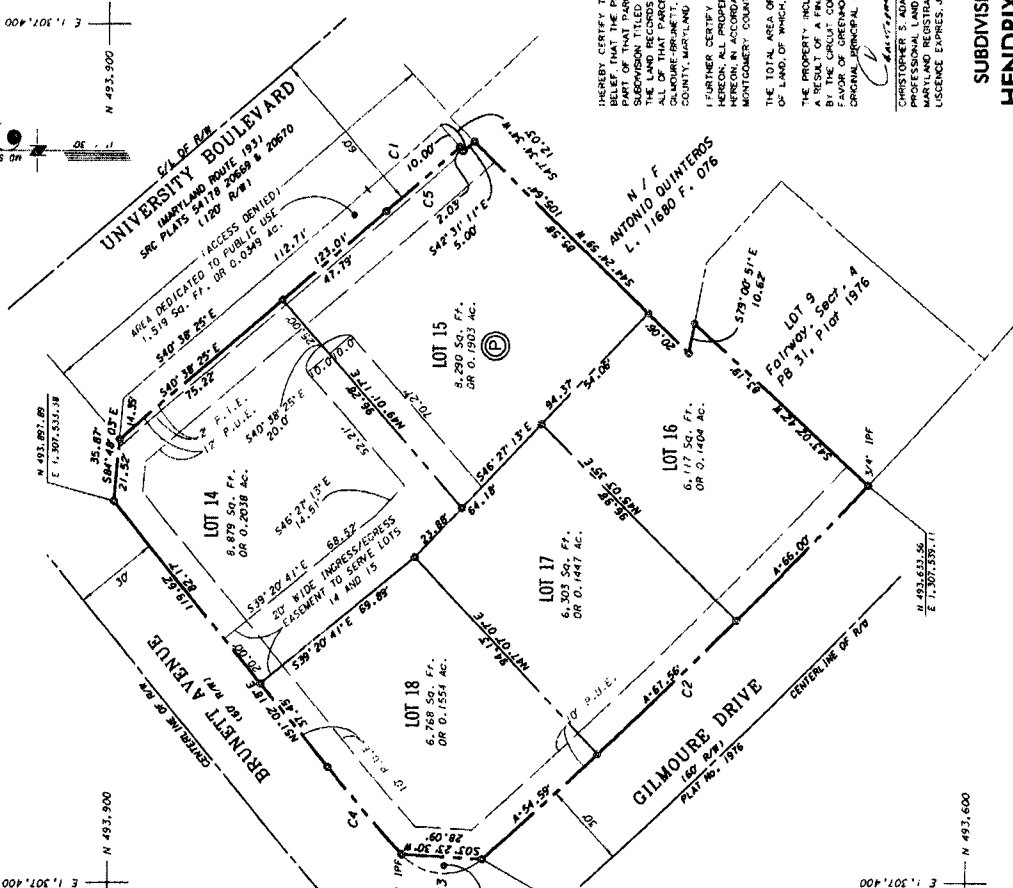
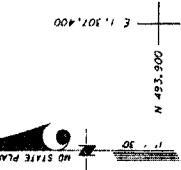
STANTEC FORMERLY GREENHORN & OMBRA, INC.
 DIRECTOR ACQUISITIONS: [Signature]
 DATE: 1/31/14
 WITNESS: [Signatures]

STANTEC FORMERLY GREENHORN & OMBRA, INC.
 DIRECTOR ACQUISITIONS: [Signature]
 DATE: 1/31/14
 WITNESS: [Signatures]

Approved: _____ Date: _____
 MNC/PC File NO. _____
 Secretary/Treasurer: _____
 Director: _____
 Department of Permitting Services
 Montgomery County, Maryland

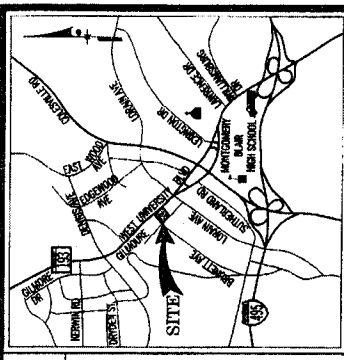
CURVE TABLE

RADIUS	ARC	TANGENT	DELTA	CHORD	
C1	1420.18'	33.32'	16.36'	07.22 06'	S 41°19'28" E 33.32'
C2	1886.00'	186.15'	94.15'	05°14'03"	N 44°05'05" W 186.07'
C3	292.00'	31.14'	19.73'	09°12'56"	N 03°23'30" E 29.09'
C4	1320.18'	34.28'	17.12'	10°22'17"	N 41°31'31" E 34.02'
C5	1420.18'	34.28'	17.12'	10°22'17"	E 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

HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND INFORMATION AND BELIEF THAT THE PLAT SHOWN HEREON IS CORRECT, AND THAT IT IS A SUBDIVISION OF PART OF THAT PARCEL OR TRACT OF LAND SHOWN AS LOT 13, BLOCK 'P' ON A PLAT OF SUBDIVISION LED BY DEED ADDITION TO FAIRWAY - SECTION 4, RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN CASE NO. V-307359 IN FAVOR OF GILMORE-BRUNNETTE, LLC, RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3242 AT FOLIO 84.

I FURTHER CERTIFY THAT, ONCE ENGAGED, AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS SHOWN THIS PLAT WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-241E OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF THIS PLAT OF SUBDIVISION IS 37,987 SQUARE FEET OR 0.8721 ACRES OF LAND, OF WHICH 1,630 SQUARE FEET OR 0.0374 ACRES ARE DEDICATED TO PUBLIC USE. THE PROPERTY INCLUDED IN THIS SUBDIVISION PLAN IS SUBJECT TO THAT CERTAIN LIEN AS A RESULT OF A FINAL ORDER ESTABLISHING MECHANICS' LIEN ENTERED OCTOBER 10, 2012 BY THE CIRCUIT COURT FOR MONTGOMERY COUNTY, MARYLAND IN CASE NO. V-307359 IN FAVOR OF GILMORE-BRUNNETTE, LLC, RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3242 AT FOLIO 84.

CHRISTOPHER S. ADAMS
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 21669
 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: _____
 Plat Book: _____
 Part No.: _____
 DATE: January, 2014
 STANTEC CONSULTING SERVICES
 GENERAL CIVIL TRANSPORTATION - ENVIRONMENTAL - GEOGRAPHIC SCIENCES
 20410 CENTURY BOULEVARD, SUITE 200
 GERMANTOWN, MARYLAND 20874
 (301) 444-6666
 Sheet No. _____
 Case No. _____
 Drawing No. _____
 File No. _____

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):	<u>CAC</u>	<u>1/28/14</u>
Final Mylar & DXF/DWG Received:	<u>CAC</u>	<u>2/12/14</u>
Final Mylar Review Complete:	<u>CAC</u>	<u>3/26/14</u>

Board Approval of Plat:

Plat Agenda:	<u>CAC</u>	<u>4/3/14</u>
Planning Board Approval:	<u> </u>	<u> </u>
Chairman's Signature:	<u> </u>	<u> </u>

MCDPS Approval of Plat:

Consultant Pick-up for DPS Signature:	<u> </u>	<u> </u>
Final Mylar for Reproduction Rec'd:	<u> </u>	<u> </u>

Plat Reproduction:

Addressing:	<u> </u>	<u> </u>
File Card Update:	<u> </u>	<u> </u>
Final Zoning Book Check:	<u> </u>	<u> </u>
Update Address Books with Plat #:	<u> </u>	<u> </u>
Update Plat Books for Resubdivision:	<u> </u>	<u> </u>
Complete Reproduction:	<u> </u>	<u> </u>
Notify Consultant to Seal Plats:	<u> </u>	<u> </u>
Surveyor's Seal Complete:	<u> </u>	<u> </u>
Sent to Courthouse for Recordation:	<u> </u>	<u> </u>
Recordation Info Entered into Hansen	<u> </u>	<u> </u>

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 *CAC*
Khalid Afzal, Supervisor, Area 2 Division *KA*

DATE: March 26, 2014

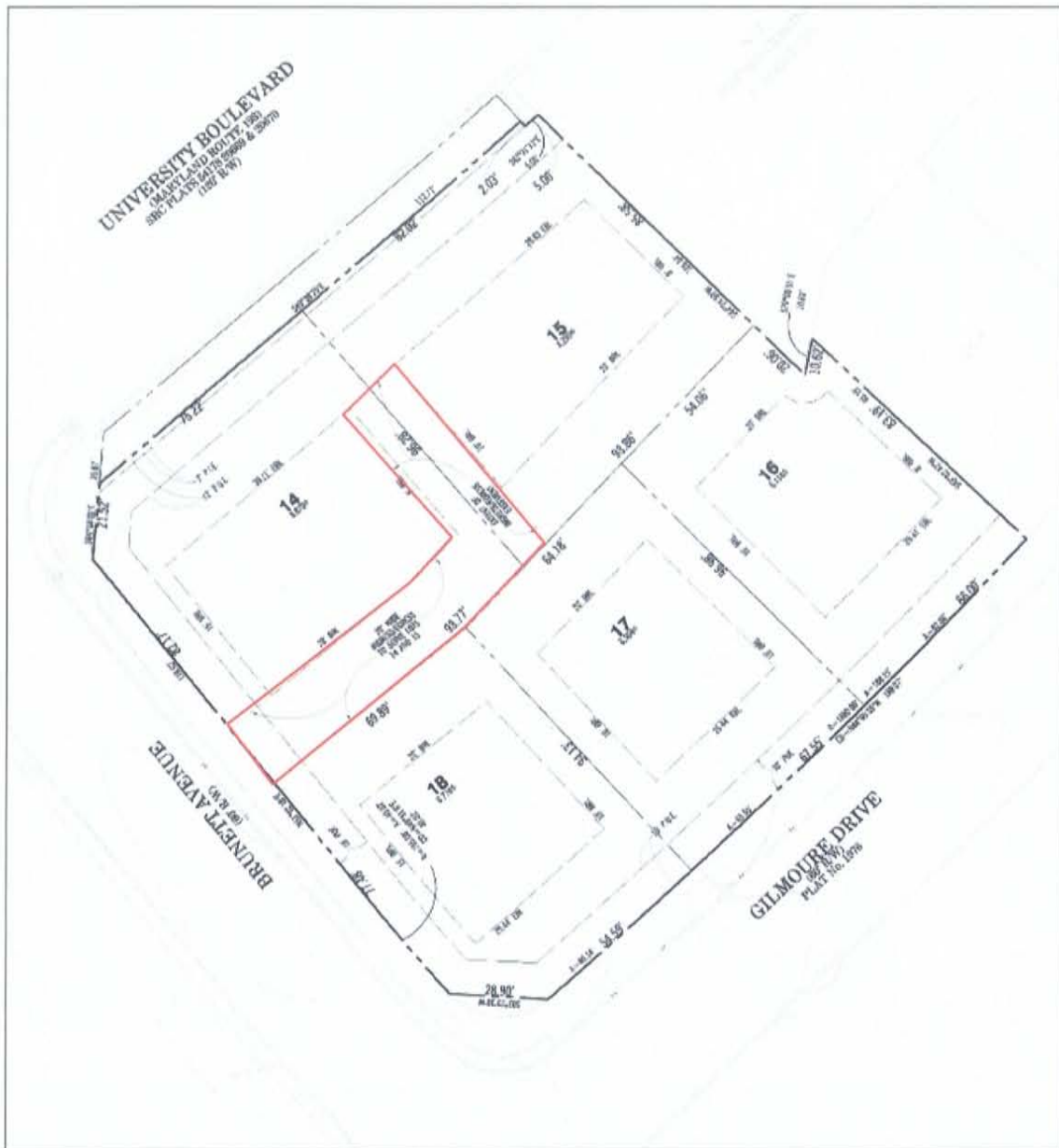
Re: Minor Modifications to Lot Lines and Access for Platting Preliminary Plan
120060800, Four Corners

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

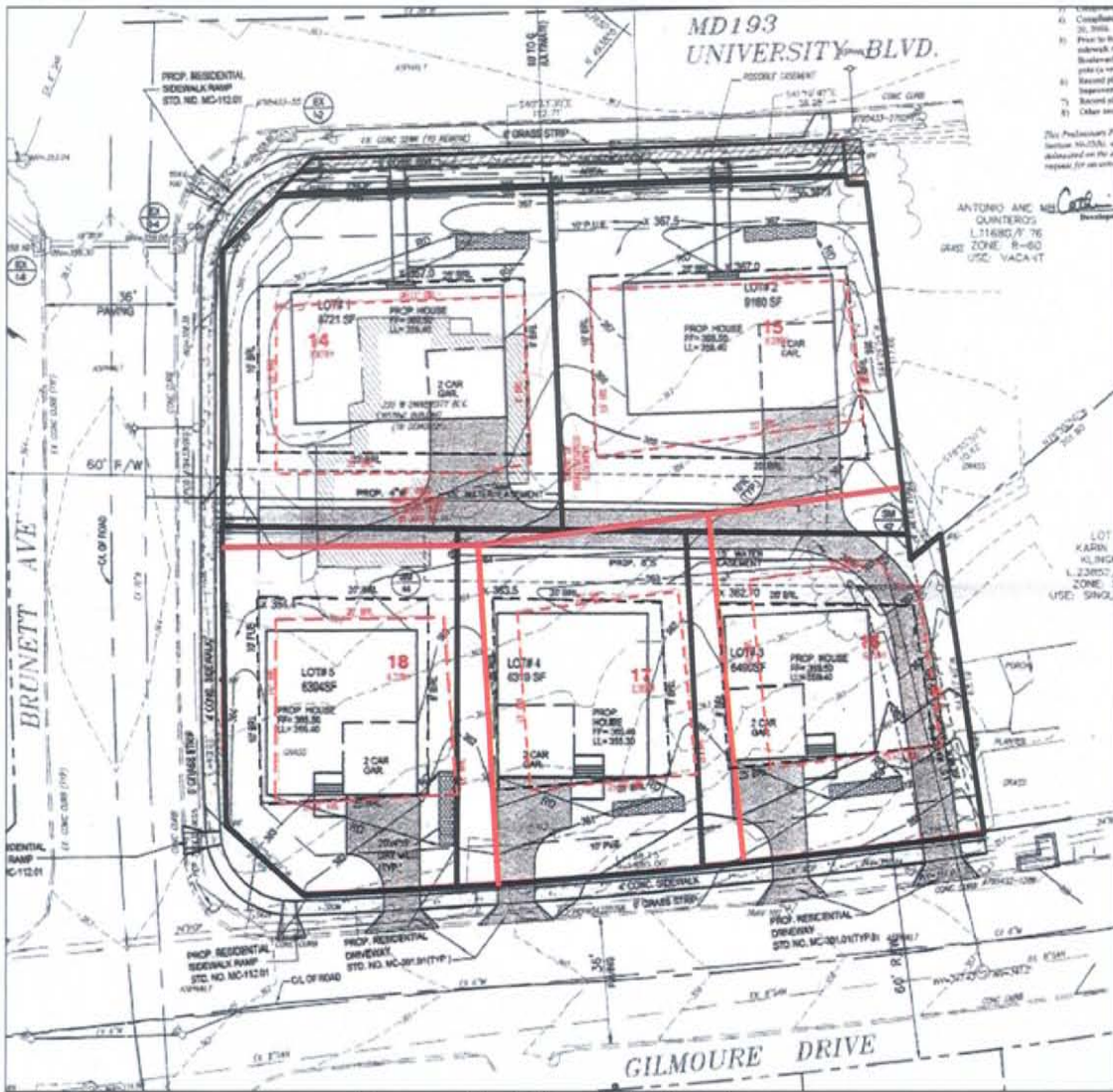
Access to Lots 14 and 15 on the approved plan is shown as a shared driveway from Gilmoure Drive. The Applicant is requesting to relocate the access point for Lots 14 and 15 from Gilmoure Drive to Brunett Avenue, which the Montgomery County Department of Transportation has approved. Access to the Subject Property was not restricted to Gilmoure 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



SITE ZONING DATA

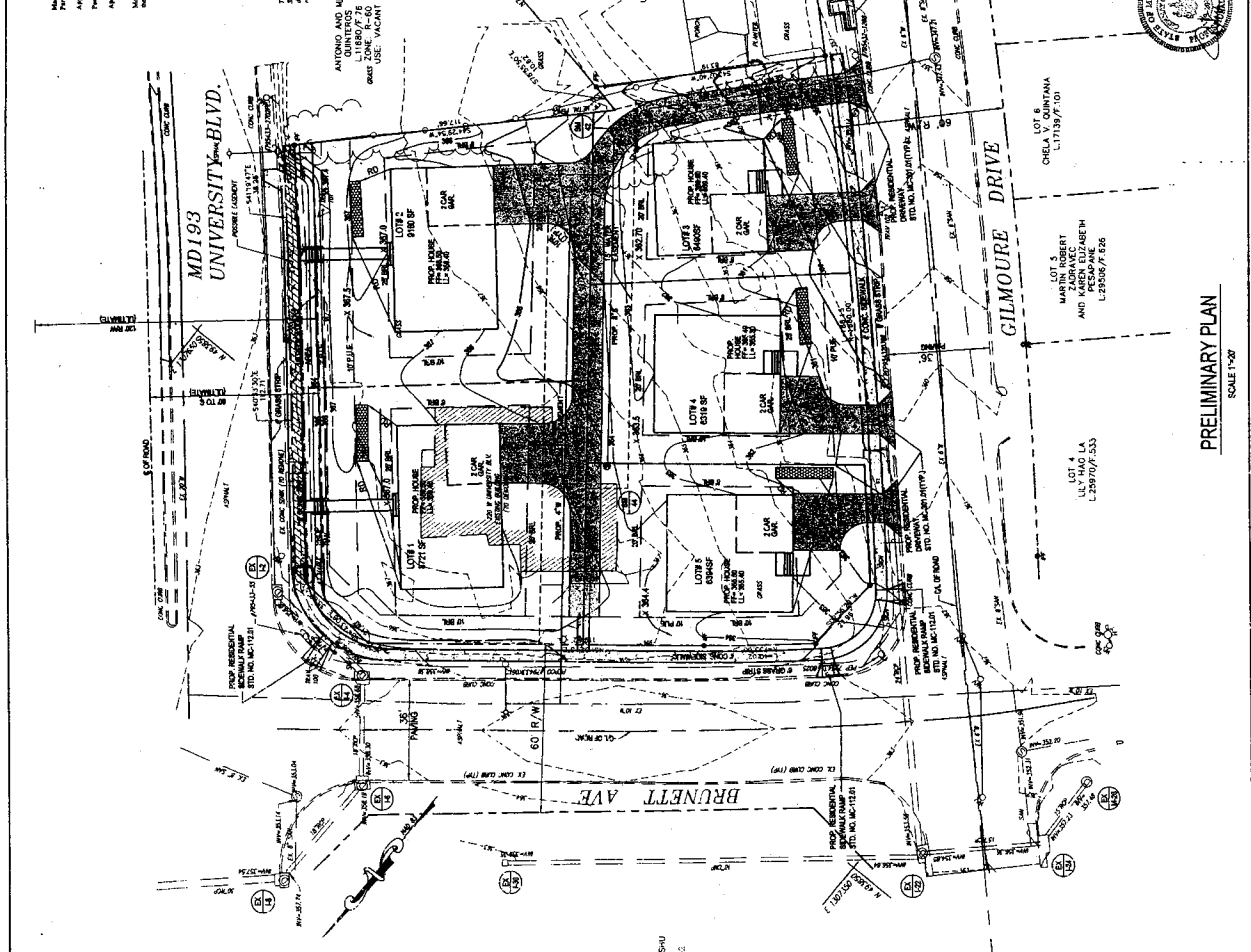
ZONING: R80	REQUIRED	PROVIDED
MINIMUM LOT AREA	6,000 S.F.	LOT 1: 6,000 LOT 2: 6,000 LOT 3: 6,519 LOT 4: 6,536
MINIMUM LOT WIDTH AT FRONT	60'	84.99' 84.99' 75.24' 66.78' 63.69'
MINIMUM FRONT YARD SETBACK	35%	24.67% 23.4% 25.0% 27.2% 27.0%
MINIMUM REAR YARD SETBACK	25' OR ESTABLISHED	26.7' 26.7' 26.0' 26.1' 25.7'
MINIMUM SIDE YARD SETBACK	5' OR ESTABLISHED	5.0' 5.0' 5.0' 5.0' 5.0'
MINIMUM CORNER SETBACK	5' OR ESTABLISHED	5.0' 5.0' 5.0' 5.0' 5.0'
SETBACKS FROM OTHER LOT LINES	5' OR ESTABLISHED	5.0' 5.0' 5.0' 5.0' 5.0'

NOTE:
PLEASE REFER TO TESTING CONDITIONS PLAN FOR PRESENT SITE CONDITIONS.

General Notes:
1. All dimensions are in feet, unless otherwise noted.
2. The proposed site is located in the R80 (Residential Single-Family) zoning district.
3. The proposed site is located in the R80 (Residential Single-Family) zoning district.
4. The proposed site is located in the R80 (Residential Single-Family) zoning district.

Proposed Rehabilitation Data:
Project Name: [Blank]
Project Number: [Blank]
Project Address: [Blank]
Project Owner: [Blank]

General Notes:
1. The proposed site is located in the R80 (Residential Single-Family) zoning district.
2. The proposed site is located in the R80 (Residential Single-Family) zoning district.
3. The proposed site is located in the R80 (Residential Single-Family) zoning district.



MD 193 UNIVERSITY BLVD.
GILMORE DRIVE
BRUNETT AVE

LOT 1 6,000 SF
LOT 2 6,000 SF
LOT 3 6,519 SF
LOT 4 6,536 SF
LOT 5 6,519 SF
LOT 6 6,536 SF
LOT 7 6,519 SF
LOT 8 6,536 SF
LOT 9 6,519 SF

LEGEND
EXISTING
PROPOSED

- STORM SEWER MANHOLE
- SEWER MANHOLE
- UTILITY POLE
- TELEPHONE LINE
- GAS LINE
- WATER LINE
- SEWER LINE
- TREE LINE
- CONC. CURB & GUTTER
- MINOR CONTOUR
- MAJOR CONTOUR
- GUY WIRE
- CONC. CURB & GUTTER
- PROP. ASPHALT DRIVE
- MINOR CONTOUR
- MAJOR CONTOUR
- ROOF DRAIN
- DRY WELL

PRELIMINARY PLAN
SCALE: 1"=20'



BELOW EXISTING CONSTRUCTION
"MISS UTILITY"
1-800-257-7777
WWW.MISSUTILITY.COM
MADE IN CALIFORNIA