

MEMORANDUM

DATE: December 2, 2022

TO: Montgomery County Planning Board

FROM: Stephen Smith, Coordinator, IRC Division (301)-495-4522 
Jay Beatty, Senior Planner, IRC Division (301)-495-2178 

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board
Agenda for December 15, 2022.

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:

220210660 Bradley Hills Grove

220220170 Mid-Pike Plaza

Plat Name: **Bradley Hills Grove**
Plat #: **220210660**

Location: Located in the southeast corner of the intersection of Meadowlark Lane and Burning
Tree Road
Master Plan: Bethesda - Chevy Chase Master Plan
Plat Details: R-200 zone; 2 lots
Owner: One Parkwood LLC

The subdivision plat has been reviewed by the M-NCPPC staff and determined to be in compliance with Administrative Subdivision Plan No. 620210030 (MCPB Resolution No. 20-134), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's approval of the aforesaid plan.

NOTES

- This property is served by public water and sewer services only.
- The property that is the subject of this record plat is in the R-30 zone as of the date of plat recording.
- PPF = Private Pipe Found
- RF = Right of Way Found
- IF = Open Pipe with Cap Set
- OFF = Open Pipe with Cap Found
- The property shown herein is located on Tax Map GN 34.3, 210 NW 07.
- This property is located on F.E.M.A. Flood Insurance Map Community-Panel Number 24030435D Flood Zone "X".
- The lots shown herein are limited to the uses and conditions as shown on the Administrative Subdivision Plan 6520210030, 6516 Meadowlark Lane.
- All lot lines, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan allowing development of this property and approved by the Montgomery County Planning Board are hereby adopted to serve as the basis for the development of this property and shall be binding on the owner and are available for public review during normal business hours.
- This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the use of this property. The owner is advised that the plat is not intended to replace an examination of title or to depict or nullify all matters affecting title.
- This property is subject to a **Shenandoah Management Right of Entry** deed recorded in Book 65138 at Page 389.

SURVEYOR'S CERTIFICATE

I hereby certify that the plat shown hereon is correct to the best of my knowledge and belief that it is a true and correct representation of all the lands conveyed by Congressional Maryland Public Law 95-900, October 23, 2021, in Book 65117, Section Two, Bradley Hills Grove, and that the plat also being a resubdivision of Lot 4, Block Q, Section Two, Bradley Hills Grove, and that the total area involved in this plat is 38,034 square feet, 180.4 square feet of which is dedicated to public use, and that all property corners marked thus are in place as shown hereon in accordance with Section 38-4-2 of the Subdivision Regulations of Montgomery County, Maryland.

10/25/2022 *Cheryl Alb-Hend*
 Date
 Cheryl Alb-Hend
 Professional Land Surveyor
 MD Reg. No. 21515
 Expiration Date: 07/31/2023

MEADOWLARK LANE
 50' RIGHT-OF-WAY
 (PER PLAT BOOK 38, PLAT No. 2677)

AREA DEDICATED
 TO PUBLIC USE
 180.4 SF

BURNING TREE ROAD
 60' RIGHT-OF-WAY
 (PER DEED LIBER 464, FOLIO 39)

OWNERS' CERTIFICATE

We, One Parkway LLC, owners of the property shown and described hereon, hereby adopt this plat of subdivision and dedicate the streets to public use.
 We further grant a Public Utility Easement, as shown hereon "P.U.E." to those parties named in the document entitled "Declaration of Terms and Provisions of Public Utility Easement," as recorded in Book 65117, Page 389, at the same time and place as this plat is recorded.
 We further grant to Montgomery County, Maryland, and assigns a "Public Improvement Easement," designated hereon as "P.I.E.", said easement being granted with the terms and provisions set forth in a certain document entitled "Declaration of Public Improvements Easement(s)" recorded in Book 60059 at Page 431 among the Land Records of Montgomery County, Maryland, said terms and provisions being incorporated therein.
 There are no suits, actions at law, leases, liens, mortgages, or trusts affecting the property shown hereon, except as indicated below.

10/14/2022 *Alex Montgomerick*
 Date
 Alex Montgomerick
 Member

We, Sandy Spring Bank, owners of a deed of trust dated October 28, 2021, and recorded January 25, 2022 in Book 65117 at Page 238 hereby consent to this plat as submitted.

10/16/2022 *Laurie Behrman*
 Date
 Laurie Behrman
 Witness

PLAT TABULATION

Number of Lots 2
 Number of Parcels 0
 Total Area of Parcels 38,034 sq. ft.
 Area of Public Use 180.4 sq. ft.
 Total Area 38,214.4 sq. ft.
 (0.887 Acres)

Department of Permitting Services

Montgomery County, Maryland
 Date: 11-17-2022
 Approved: *Cheryl Alb-Hend*
 Director

The Maryland National Capital Park and Planning Commission

Montgomery County Planning Board
 Approved: _____
 Other: _____
 Montgomery Signatory for Secretary - Treasurer

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

Recorded

Plat No. _____



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CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
1	62.36'	627.50'	62.29'	N 12°02'01" E	07°31'21"
2	2.44'	20.00'	2.44'	N 11°46'32" E	06°59'24"
3	37.21'	20.00'	32.07'	N 69°33'55" E	00°15'22"
4	2.44'	20.00'	2.44'	S 54°35'42" E	06°59'24"



A RESUBDIVISION OF LOT 4, BLOCK Q

SECTION TWO, BRADLEY HILLS GROVE

LOTS 16 AND 17, BLOCK Q

SUBDIVISION RECORD PLAT

LOT 6, BLOCK Q
 SECTION TWO, BRADLEY HILLS GROVE
 BOOK 33733 / PAGE 160
 PLAT BOOK 38, PLAT 2677

LOT 3, BLOCK Q
 SECTION TWO, BRADLEY HILLS GROVE
 LIBER 464, FOLIO 39
 PLAT BOOK 38, PLAT 2677

ONE PARKWOOD LLC
 SECTION TWO, BRADLEY HILLS GROVE
 BOOK 65117 / PAGE 232
 PLAT BOOK 38, PLAT 2677

LOT 5, BLOCK Q
 SECTION TWO, BRADLEY HILLS GROVE
 BOOK 56870 / PAGE 359
 PLAT BOOK 38, PLAT 2677



VICINITY MAP
 SCALE: 1" = 200'

PLAT No.

