



## MEMORANDUM

DATE: May 30, 2024

TO: Montgomery County Planning Board

FROM: Stephen Smith, Intake & Regulatory Coordination Division (301)-495-4522 *SS*

Jay Beatty, Intake & Regulatory Coordination Division (301)-495-2178 *JCB*

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board  
Agenda for June 13, 2024

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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 plat. The following plats are included:

**220210830 Garrett Park – Academy of the Holy Cross**

**220221060, 220221070, 220230330 & 220220350 Bloom Montgomery Village**

**Plat Name:** Garrett Park – Academy of the Holy Cross

**Plat #:** 220210830

**Location:** Located on the south side of Strathmore Avenue (MD 547), 250 feet east of Orleans Way

**Master Plan:** North Bethesda - Garrett Park Master Plan

**Plat Details:** CRNF and R-60 zones; 3 parcels

**Owner:** Academy of the Holy Cross, Inc.

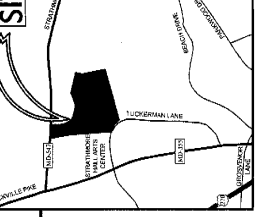
Staff recommends approval of this minor subdivision plat pursuant to Section 50.7.1.D. of the Subdivision Regulations, which states:

- D. Subdivision to reflect ownership. A recorded lot approved for a commercial, industrial, or multi-unit residential use may be resubdivided to create or delete an internal lot to reflect a change in ownership, deed, mortgage, or lease line if:
1. all conditions of approval for the original subdivision that created the lot remain in effect;
  2. the total maximum number of trips generated on all new lots created will not exceed the number of trips approved for the lot in the original subdivision;
  3. all land in the original subdivision lot is included in the plat; and
  4. all necessary code requirements of Chapters 8, 19, and 22 are met and any necessary cross easements, covenants, or other deed restrictions necessary to implement all the conditions of approval on the lot in the original subdivision are executed before recording the plat.

This minor subdivision application proposes to create 3 parcels within an existing recorded parcel, specifically to facilitate the conveyance of Parcel C to a developer who will replat the property in accordance with Preliminary Plan No. 12022016A and Site Plan No. 82022022A. Parcels D and E are being retained by the current owner. Parcel E is created as a portion of private street as per the above-referenced plans, and the existing structures will remain on Parcel D. Staff notes that the plats to fully implement the remainder of the aforesaid preliminary and site plans upon proposed Parcel C have already been submitted for review. Staff recommends approval of the subdivision record plat.

**PLAT No.**

**SITE**



**AREA TABULATION**

PARCEL C	333,377.432 SQ. FT.	OR	7,651.9 ACRES
PARCEL D	1,010,196.190 SQ. FT.	OR	23,209.9 ACRES
TOTAL AREA	1,343,573.622 SQ. FT.	OR	30,861.8 ACRES

**CURVE TABLE**

LINE	BEARING	LENGTH	CHORD BEARING	CHORD LENGTH
1	N 89° 52' 00" E	100.00	N 89° 52' 00" E	100.00
2	S 89° 52' 00" W	100.00	S 89° 52' 00" W	100.00
3	N 00° 00' 00" E	100.00	N 00° 00' 00" E	100.00
4	S 00° 00' 00" W	100.00	S 00° 00' 00" W	100.00
5	N 89° 52' 00" E	100.00	N 89° 52' 00" E	100.00
6	S 89° 52' 00" W	100.00	S 89° 52' 00" W	100.00
7	N 00° 00' 00" E	100.00	N 00° 00' 00" E	100.00
8	S 00° 00' 00" W	100.00	S 00° 00' 00" W	100.00
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11	N 00° 00' 00" E	100.00	N 00° 00' 00" E	100.00
12	S 00° 00' 00" W	100.00	S 00° 00' 00" W	100.00
13	N 89° 52' 00" E	100.00	N 89° 52' 00" E	100.00
14	S 89° 52' 00" W	100.00	S 89° 52' 00" W	100.00
15	N 00° 00' 00" E	100.00	N 00° 00' 00" E	100.00
16	S 00° 00' 00" W	100.00	S 00° 00' 00" W	100.00
17	N 89° 52' 00" E	100.00	N 89° 52' 00" E	100.00
18	S 89° 52' 00" W	100.00	S 89° 52' 00" W	100.00
19	N 00° 00' 00" E	100.00	N 00° 00' 00" E	100.00
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**OWNERS CERTIFICATE**

WE, THE ACADEMY OF THE HOLY CROSS, INC., A MARYLAND NON-STOCK CORPORATION, BY KATHLEEN PERRELLA, PRESIDENT, OWNER OF THE PROPERTY SHOWN HEREIN HEREBY ADAPT THIS PLAT OF SUBDIVISION, AND ESTABLISH THE PHYSICAL BUILDING RESTRICTION LINES. THE OUR SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED POINTMENTS, SHOWN THEREON, TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

WE, THE ACADEMY OF THE HOLY CROSS, INC., A MARYLAND NON-STOCK CORPORATION, BY KATHLEEN PERRELLA, PRESIDENT, OWNER OF THE PROPERTY SHOWN HEREIN HEREBY ADAPT THIS PLAT OF SUBDIVISION, AND ESTABLISH THE PHYSICAL BUILDING RESTRICTION LINES. THE OUR SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED POINTMENTS, SHOWN THEREON, TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO BILLS OF SALES, LEASES, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS SUBDIVISION RECORD. THERE ARE NO UNRECORDED EASEMENTS, ENCUMBRANCES, COVENANTS, RESTRICTIONS, OR AGREEMENTS RECORDED IN LIBER 26256 AT FOLIO 714, AS ANNULLED BY COMPLETION OF THIS PLAT AND AMENDMENT RECORDED IN BOOK 55480 AT PAGE 531, AND A DECLARATION OF COVENANTS AND AGREEMENTS RECORDED IN LIBER 26258 AT FOLIO 262, AND ALL PARTIES OF INTEREST HAVE HEREBY ADVISED THEIR AGENT.

5/15/2024 *Kathleen Perrella*  
Kathleen Perrella, President  
for the Academy of the Holy Cross, Inc.

5/15/2024 *Robert Egan*  
Robert Egan, Successor Trustee  
for Fulton Bank, N.A.

5/15/2024 *Michael A. ...*  
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for Fulton Bank, N.A.

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**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE DATA SHOWN & CORRECTED THAT IT IS A RECONSTRUCTION OF A PORTION OF THE PROPERTY OWNED BY THE ACADEMY OF THE HOLY CROSS, INC. IN FEE SIMPLE BY VIRTUE OF CONFIRMATORY DEED FROM SISTERS OF THE HOLY CROSS, INC. (FORMERLY ST. PAUL'S ACADEMY) AND SISTERS OF THE HOLY CROSS HOSPITAL ASSOCIATION DATED OCTOBER 27, 1960 AND RECORDED IN PLAT BOOK 10 AT PLAT NO. 20825V, AND ALSO BEING ALL OF PARCEL B, IN A SUBDIVISION KNOWN AS "GARRETT PARK ACADEMY OF THE HOLY CROSS," AS PER PLAT RECORDED IN PLAT BOOK 10 AT PLAT NO. 20825V, AND THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THE TOTAL AREA INCLUDED ON THIS PLAT IS 1,343,573.622 SQ. FT. OR 30,861.8 ACRES OF LAND, MORE OR LESS, NONE OF WHICH IS DEDICATED TO PUBLIC USE. THE WORK REFLECTED HEREON WAS PREPARED UNDER MY DIRECT RESPONSIBLE CHARGE AND IS IN ACCORDANCE WITH COMPTON TITLE 9, SUBTITLE 10, REGULATION 50.

5/18/2024 *Robert Egan*  
Robert Egan, Surveyor

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**APPROVALS INFORMATION**

TAX MAP	HIP123
WSSC GRID	213NW66
ZONING CATEGORY	R-60
APPROVED PLAN	
TYPE	N/A
FILE NO(S)	N/A
FOREST CONSERVATION PLAN NO.	H-1431720040120

**LEGEND**

CONVEYANCE INSTRUMENT	SHOWN IN BLACK
OPEN INTEREST	SHOWN IN RED
ENCUMBRANCE	SHOWN IN GREEN
ENCUMBRANCE	SHOWN IN BLUE
ENCUMBRANCE	SHOWN IN PURPLE
ENCUMBRANCE	SHOWN IN ORANGE
ENCUMBRANCE	SHOWN IN PINK
ENCUMBRANCE	SHOWN IN BROWN
ENCUMBRANCE	SHOWN IN GREY
ENCUMBRANCE	SHOWN IN WHITE

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