



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


MCPB
Item # 1B
9-24-2015

MEMORANDUM

DATE: September 14, 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 September 24, 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:

220150690 Allanwood

Plat Name: Allanwood
Plat #: 220150690

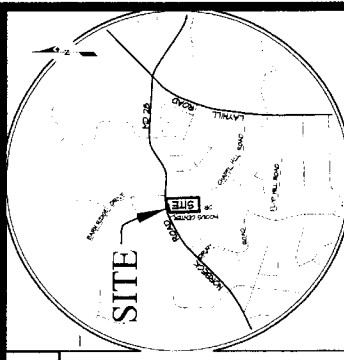
Location: Located in the southeast quadrant of the intersection of Woods Center Road and Norbeck Road.

Master Plan: Aspen Hill Master Plan

Plat Details: R-200 zone; 3 lots

Applicants: MB Allanwood LLC

The subdivision plat has been reviewed by M-NCPPC staff and determined that the plat complies with Preliminary Plan No. 12014015A (MCPB Resolution No. 15-61), 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 plan.



VICINITY MAP
SCALE: 1" = 2,000'

GENERAL NOTES

- THIS SUBDIVISION RECORD IS A PLAT INTENDED TO SHOW PUBLIC WATER AND SEWERAGE LINES AND TO SHOW THE LOCATION OF THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPRIVE OR AFFECT THE OWNERSHIP AND USE OF ANY PROPERTY.
- 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 PLANNING BOARD, ARE HEREBY INCORPORATED INTO THIS PLAT AND SHALL BE ENFORCEABLE BY THE RECORDATION OF THIS PLAT. 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 PLANNING BOARD, ARE HEREBY INCORPORATED INTO THIS PLAT AND SHALL BE ENFORCEABLE BY THE RECORDATION OF THIS PLAT.
- PROPERTY MARKERS LOCATED IN THE FIELD MARKED THIS DATE.
- THIS PROPERTY IS SERVED BY PUBLIC WATER AND PUBLIC SEWER SYSTEMS. THE PROPERTY SHOWN HEREON IS ZONED R-200 AT THE TIME OF THIS PLAT.
- THIS PLAT AS SHOWN HEREON IS SUBJECT TO A RECORDED CONVEYANCE, CONDITIONS AND RESTRICTIONS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND ON FEBRUARY 14, 1950 IN LIBERT 1584 AT THE 100-YEAR FLOODPLAIN SHOWN HEREON WAS TAKEN FROM FEMA PANEL #N01020004L WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006 AND SHOWN THIS DATE.
- THE SHOWN HEREON (P) IS SUBJECT TO A RECORDED DECLARATION OF CONVEYANCE RECORDED IN MONTGOMERY COUNTY, MARYLAND IN LIBERT 2074 AT 10:00 AM ON FEBRUARY 14, 1950.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE MONTGOMERY COUNTY FORECLOSURE ACTIVITY LOCATED WITHIN THE CATEGORY I CONSERVATION EASEMENT. THE FORECLOSURE ACTIVITY MUST BE APPROVED IN WRITING BY THE MONTGOMERY COUNTY PLANNING DEPARTMENT PRIOR TO COMMENCING.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF SUBDIVISION SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT THE MONTGOMERY COUNTY RECORDS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBERT 4991 AT 10:00 AM ON SEPTEMBER 21, 2015, ARE THE CORRECT RECORDS OF THE PLAT.

William E. Gruninger II
WILLIAM E. GRUNINGER II
PROFESSIONAL LAND SURVEYOR
NO. REGISTRATION NO. 21542 (EXP. RENEWAL 12/31/2015)

8/25/15
DATE

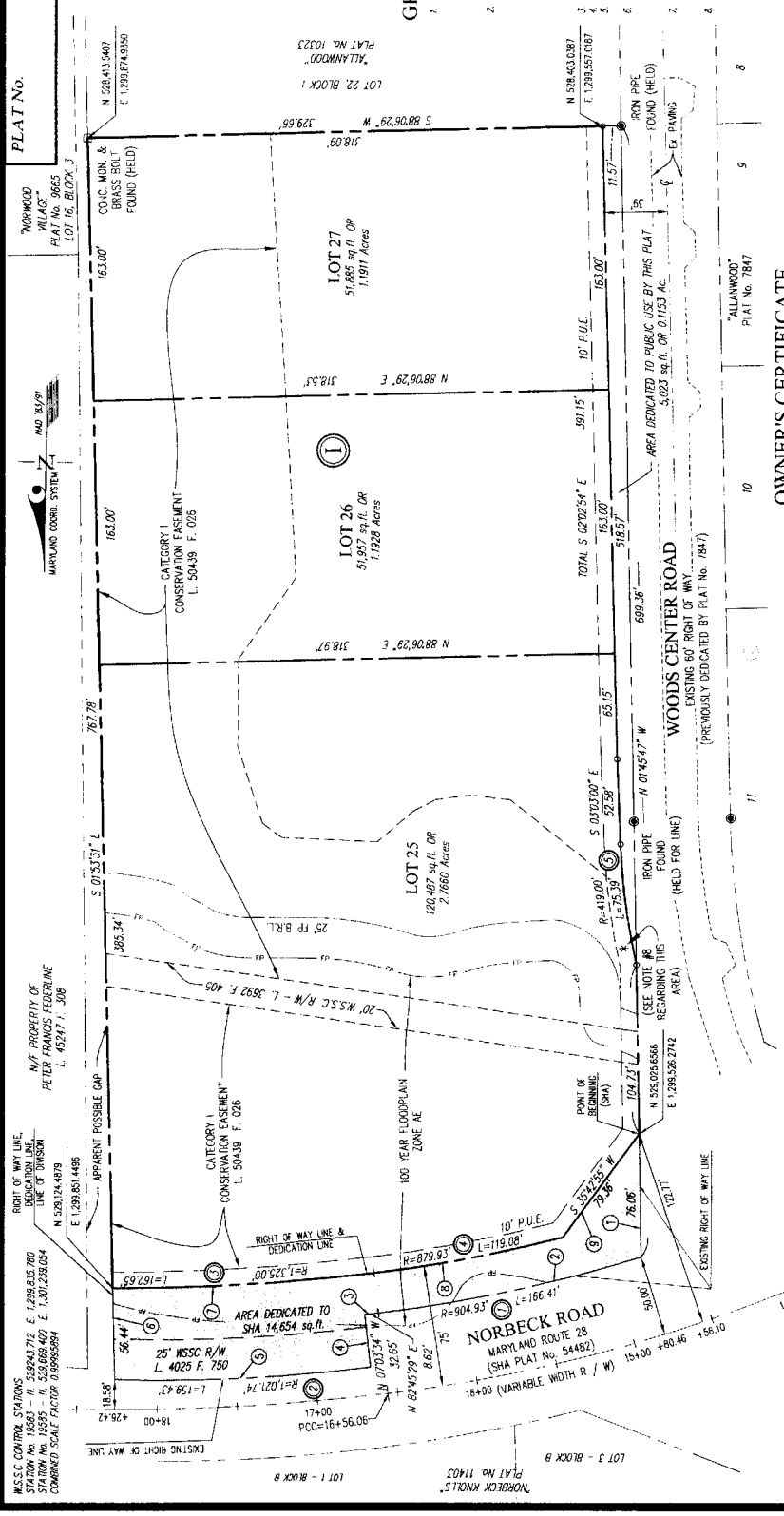
SUBDIVISION RECORD PLAT
LOTS 25-27, BLOCK '1'

ALLANWOOD

WHEATON ELECTION DISTRICT NO. 13
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=50' MARCH 2015

GLWUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LANDSCAPE ARCHITECTS
255 HUNTERSWOOD DRIVE, SUITE 200
BETHESDA, MARYLAND 20814
TEL: 301-491-1004 FAX: 301-491-1005
WWW.GLWPC.COM



OWNER'S CERTIFICATE

THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAT OF SUBDIVISION, DEDICATES THE STREETS TO PUBLIC USE, ESTABLISHES THE MINIMUM BUILDING SETBACKS, AND GRANTS EASEMENTS TO THE PUBLIC FOR THE USE AND ENJOYMENT OF THE PUBLIC UTILITIES AND FOR THE USE AND ENJOYMENT OF THE PUBLIC FOR THE PURPOSES OF THE PLAT. THE UNDERSIGNED AUTOMATICALLY RELEASES AND AGREES TO HOLD HARMLESS THE MONTGOMERY COUNTY PLANNING BOARD FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES THAT MAY BE INCURRED BY THE MONTGOMERY COUNTY PLANNING BOARD IN CONNECTION WITH THE REVIEW AND RECORDATION OF THIS PLAT.

FURTHER, THE OWNER HEREBY GRANTS PUBLIC UTILITY EASEMENTS (P.U.E.), AS SHOWN HEREON TO THE PUBLIC UTILITIES AND PROVIDERS OF PUBLIC UTILITIES AND PROVIDERS OF PUBLIC UTILITIES IN MONTGOMERY COUNTY, MARYLAND, WHICH SAID TERMS AND PROVISIONS ARE INCORPORATED HEREIN BY THIS REFERENCE.

AS OWNER, THE UNDERSIGNED OR THEIR SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER RECORDED MONUMENTS TO BE SET BY A MONTGOMERY COUNTY CODE SURVEYOR, IN ACCORDANCE WITH SECTION 50-246 OF THE MONTGOMERY COUNTY CODE. THERE ARE NO SUITS OR ACTIONS OF LAW, TRUSTS, LEASES, MORTGAGES OR LIENS INCLUDED IN THIS PLAT OF SUBDIVISION EXCEPT A CERTAIN DEED OF TRUST RECORDED AMONG THE LAND RECORDS IN LIBERT 49291 AT FOLIO 223 AND LIBERT 49911 AT FOLIO 259, AND HAVE INDICATED THEIR ASSENT BELOW.

FOR: MR. ALLANWOOD LLC

William E. Gruninger II
WILLIAM E. GRUNINGER II
PROFESSIONAL LAND SURVEYOR
DATE: 8/25/15

William E. Gruninger II
WILLIAM E. GRUNINGER II
PROFESSIONAL LAND SURVEYOR
DATE: 8/25/15

WE HEREBY ASSENT TO THIS PLAT OF SUBDIVISION FOR CASUAL LAND.

William E. Gruninger II
WILLIAM E. GRUNINGER II
PROFESSIONAL LAND SURVEYOR
DATE: 8/25/15

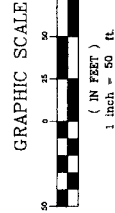
Paul Z. Merritt
PAUL Z. MERRITT, TRUSTEE
DATE: 8/25/15

CURVE TABULATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	904.87	168.41	83.44	168.18	N 77°02'25" E	103°21'11"
2	1,021.74	159.43	79.88	159.27	N 86°41'07" E	08°56'25"
3	1,325.00	162.65	81.43	162.55	S 89°05'50" W	07°02'00"
4	879.87	119.08	59.63	118.99	S 78°01'54" W	07°45'13"
5	419.00	75.39	37.78	75.28	S 08°12'05" E	10°18'31"

LAND DEDICATED TO THE PURPOSES OF A PUBLIC GOLF COURSE

6	S 07°35'31" E	56.44	U=62.85
7	R=1,326.00	U=62.85	CHD S. 66°05'30" W. 162.35
8	R=679.93	U=110.08	CHD S. 28°41'54" W. 118.99
9	CHD N. 77°02'25" E. 188.16	U=110.08	S. 33°42'35" W. 79.36
10	R=679.93	U=110.08	CHD N. 77°02'25" E. 188.16
11	R=679.93	U=110.08	CHD N. 77°02'25" E. 188.16



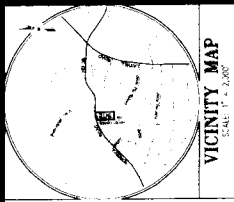
SITE INFORMATION
PRELIMINARY PLAN: #120405A
DATE OF PLAT: 2/21/15
MONTGOMERY COUNTY, MARYLAND
TAX MAP: 35122
FILE NO: #1204050

APPROVED: *August 21, 2015* DATE
BY: *William E. Gruninger II* SURVEYOR
Paul Z. Merritt TRUSTEE

RECORDED: _____ PLAT NO: _____
DRAWN BY: _____
CHECKED BY: _____
GLW FILE NO: 11-059

THE MONTGOMERY COUNTY DEPARTMENT OF PLANNING SERVICES
MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES

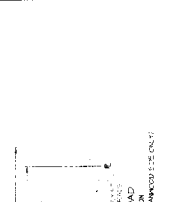
APPROVED: _____
CHAIRMAN: _____
ASST. SECRETARY TREASURER: _____
M.N.C.P.A. P.C. RECORD FILE NO. _____



VICINITY MAP
 SCALE: 1" = 1,000'
 NORTH ARROW
 DATE: 11/11/14

SITE DATA

DATE FOR INFO	11/11/14
PROJECT NAME	RESIDENTIAL DEVELOPMENT
OWNER	ALLANWOOD
DESIGNER	GLW/GS/L&W
DATE	11/11/14
SCALE	1" = 1,000'
PROJECT NO.	101059
DATE	11/11/14
PROJECT NAME	RESIDENTIAL DEVELOPMENT
OWNER	ALLANWOOD
DESIGNER	GLW/GS/L&W
DATE	11/11/14
SCALE	1" = 1,000'
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DATE	11/11/14



GENERAL NOTES

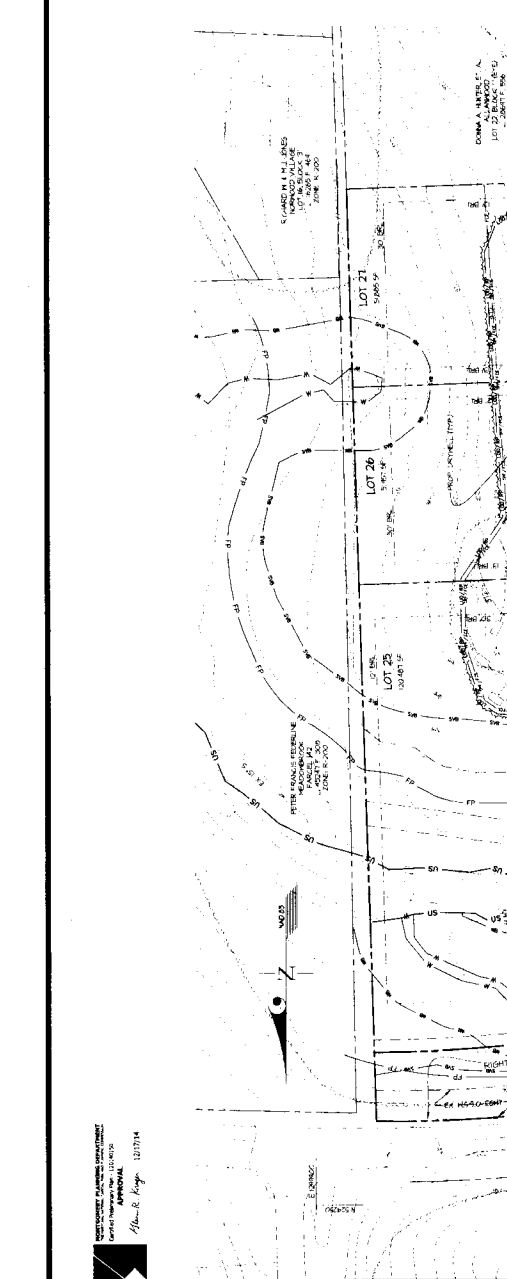
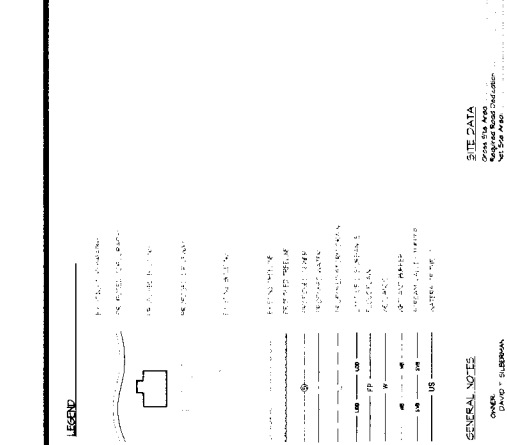
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PROFESSIONAL CERTIFICATION

I, the undersigned, being a duly licensed Professional Engineer in the State of Pennsylvania, do hereby certify that the above is a true and correct copy of the plans and specifications for the project described herein, and that I am a duly licensed Professional Engineer in the State of Pennsylvania.

Signature: *[Signature]*
 Title: Professional Engineer
 State: Pennsylvania
 License No.: 101059

PROJECT NO.	101059
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OWNER	ALLANWOOD
DESIGNER	GLW/GS/L&W
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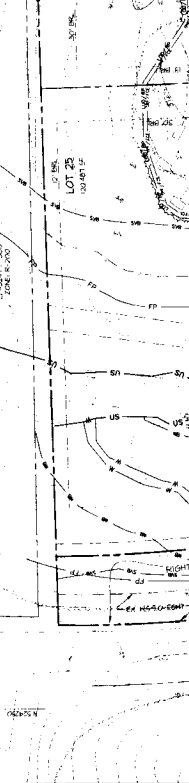
GLW/GS/L&W
 CIVIL ENGINEERING, ARCHITECTURE, INTERIOR DESIGN, LANDSCAPE ARCHITECTURE, PLANNING, AND CONSTRUCTION MANAGEMENT
 1000 MARKET STREET, SUITE 1000, PHILADELPHIA, PA 19107
 TEL: 215-592-1000 FAX: 215-592-1001
 www.glwgs.com

PREPARED FOR:
 ALLANWOOD
 1000 MARKET STREET
 PHILADELPHIA, PA 19107

SCALE: 1" = 40'

DATE: 11/11/14

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GLW/GS/L&W
 CIVIL ENGINEERING, ARCHITECTURE, INTERIOR DESIGN, LANDSCAPE ARCHITECTURE, PLANNING, AND CONSTRUCTION MANAGEMENT
 1000 MARKET STREET, SUITE 1000, PHILADELPHIA, PA 19107
 TEL: 215-592-1000 FAX: 215-592-1001
 www.glwgs.com

PREPARED FOR:
 ALLANWOOD
 1000 MARKET STREET
 PHILADELPHIA, PA 19107

SCALE: 1" = 40'

DATE: 11/11/14