



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

MCPB
Item # 1B
2-18-2016

MEMORANDUM


DATE: February 9, 2016

TO: Montgomery County Planning Board

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

FROM: Stephen Smith, Senior Planner
Jay Beatty, Planner
D.A.R.C. Division
(301) 495-4522 & (301) 495-2178

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for February 18, 2016



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:

220150790 Northwood Knolls

Plat Name: Northwood Knolls
Plat #: 220150790

Location: Located on the north side of Dennis Avenue, 300 feet west of Royalton Road.

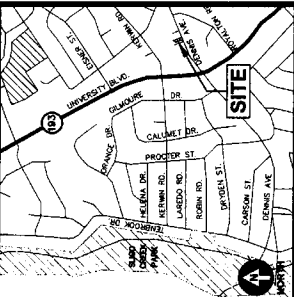
Master Plan: Four Corners Master Plan

Plat Details: R-60 zone, 3 lots

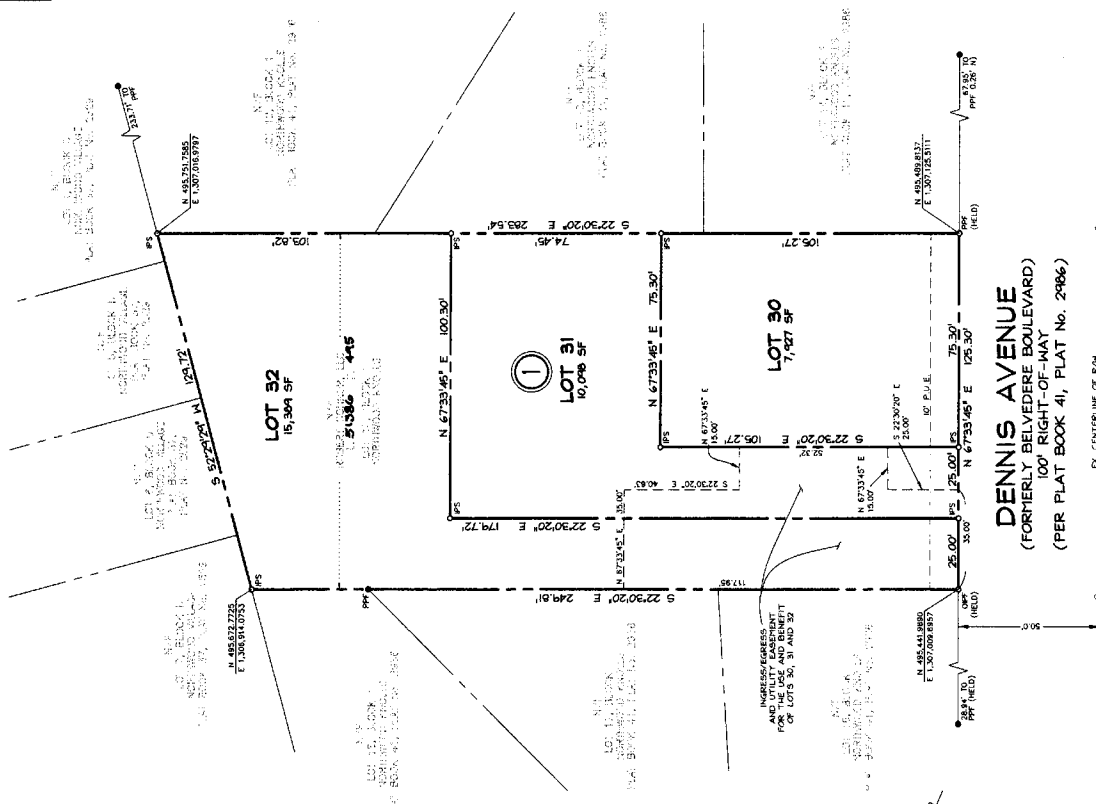
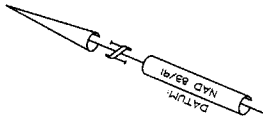
Applicant: Robert Conner, LLC

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in conformance with Preliminary Plan No. 120140220 (MCPB Resolution No. 14-115), 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.

PLAT No.



VICINITY MAP
SCALE: 1" = 2000'



DENNIS AVENUE
(FORMERLY BELVEDERE BOULEVARD)
100' RIGHT-OF-WAY
(PER PLAT BOOK 4), PLAT No. 2486)



10 South Benz Street
Montgomery County, MD 21701
301-807-8833 office
301-807-8045 fax
www.candengineering.com
info@candengineering.com

22-0150790

NOTES

1. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
2. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-40 ZONE AS OF THE DATE OF PLAT RECORDATION.
3. IPS = IRON PIPE WITH CAP SET
PPF = PUNCH PIPE FOUND
4. THIS PROPERTY IS SHOWN ON TAX MAP JP 343.
5. THIS PROPERTY IS SHOWN ON M.S.C. 200-FOOT SHEET 203 N4 01.
6. FLOOD ZONE "X" PER F.E.H.A. FIRM MAPS, COMPLIANCE PANEL NUMBER 24031 C 05700.
7. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH THE SUBDIVISION OF THIS PROPERTY AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTRODUCED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTION OF THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
8. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER OF RECORD AFFECTING THE PROPERTY, BUT IS INTENDED TO SHOW ONLY THOSE MATTERS AFFECTING TITLE.
9. BY PRELIMINARY PLAN 20040205, LIMITED TO THE USES AND CONDITIONS AS REQUIRED THEREIN.
10. COORDINATES SHOWN HEREON ARE BASED ON MARYLAND STATE PLANE (NAD 83/11). DATUM STATIONS USED ARE CORE STATIONS: DULMA LOT 1 (N 24° 22' 02.84" E 147' 797.9523) AND DULMA LOT 2 (N 24° 22' 02.84" E 147' 797.9523). THE SCALE FACTOR IS 0.999941.

OWNER'S CERTIFICATE

WE, ROBERT CONKOR, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION. WE FURTHER GRANT A 10-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREON, TO THE MONTGOMERY COUNTY DEPARTMENT OF PUBLIC UTILITIES AS RECORDED IN LIBER 3024 AT FOLD 467 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. WE FURTHER GRANT AN INGRESS/EGRESS AND UTILITY EASEMENT ACROSS LOTS 31 AND 32 TO SERVE LOTS 30, 31 AND 32 AS SHOWN HEREON. THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.

12-15-15 *Sterling Fehring*
DATE STERLING FEHRING
MANAGING MEMBER WITNESS

WE, MASHINGTONFIRST BANK, OWNERS OF A DEED OF TRUST DATED DECEMBER 15, 2015 AND RECORDED DECEMBER 15, 2015, IN LIBER 51386 AT FOLD 441 HEREBY CONSENT TO THIS PLAT OF SUBDIVISION.

12-15-15 *Bruce J. Hillmarth*
DATE BRUCE J. HILLMARTH
EXECUTIVE VICE PRESIDENT WITNESS

PLAT TABULATION

NUMBER OF PARCELS	3
AREA OF LOTS (SQ. FT.)	33,444.56
AREA OF STREET DEDICATION	0
TOTAL AREA	33,444.56 FT. (0.767 ACRES)

Department of
Planning & Zoning
Montgomery County, Maryland
Date: January 21, 2016
Approved: *[Signature]*

The Maryland National Capital Park and Planning Commission
Montgomery County Planning Board
Approved: _____
M.N.C.P. & P.C. Record File No. _____

Recorded
Plat No. _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PART OF THE LANDS CONVEYED BY VICTORIA C. DRABELLA SURVIVORS TRUSTEE OF THE CHARLES A. CLEMENTS, III, REVOCABLE LIVING TRUST INTO ROBERT CONKOR, LLC, BY A DEED DATED DECEMBER 4, 2015, AND BEING A RESUBDIVISION OF LOT 15, BLOCK 1, NORTHWOOD KNOLLS, AS RECORDED IN PLAT BOOK 4, PLAT 2486, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT THE TOTAL AREA INVOLVED IN THIS SUBDIVISION IS 33,444.56 SQ. FT. AS INDICATED TO THE PUBLIC USE, AND THAT ALL PROPERTY CORNERS MARKED THIS DATE ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 50-24(E) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

12/14/15 *[Signature]*
DATE JEFFREY ALLEN HARRINGTON
REGISTERED PROFESSIONAL SURVEYOR
PROFESSIONAL REG. NO. 20815
EXPIRATION DATE: JULY 18, 2017

SUBDIVISION RECORD PLAT
LOTS 30, 31 & 32, BLOCK 1
NORTHWOOD KNOLLS
A RESUBDIVISION OF LOT 15, BLOCK 1
WHEATON (13TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DECEMBER, 2014

CERTIFIED PRELIMINARY PLAN #120140200

GENERAL NOTES

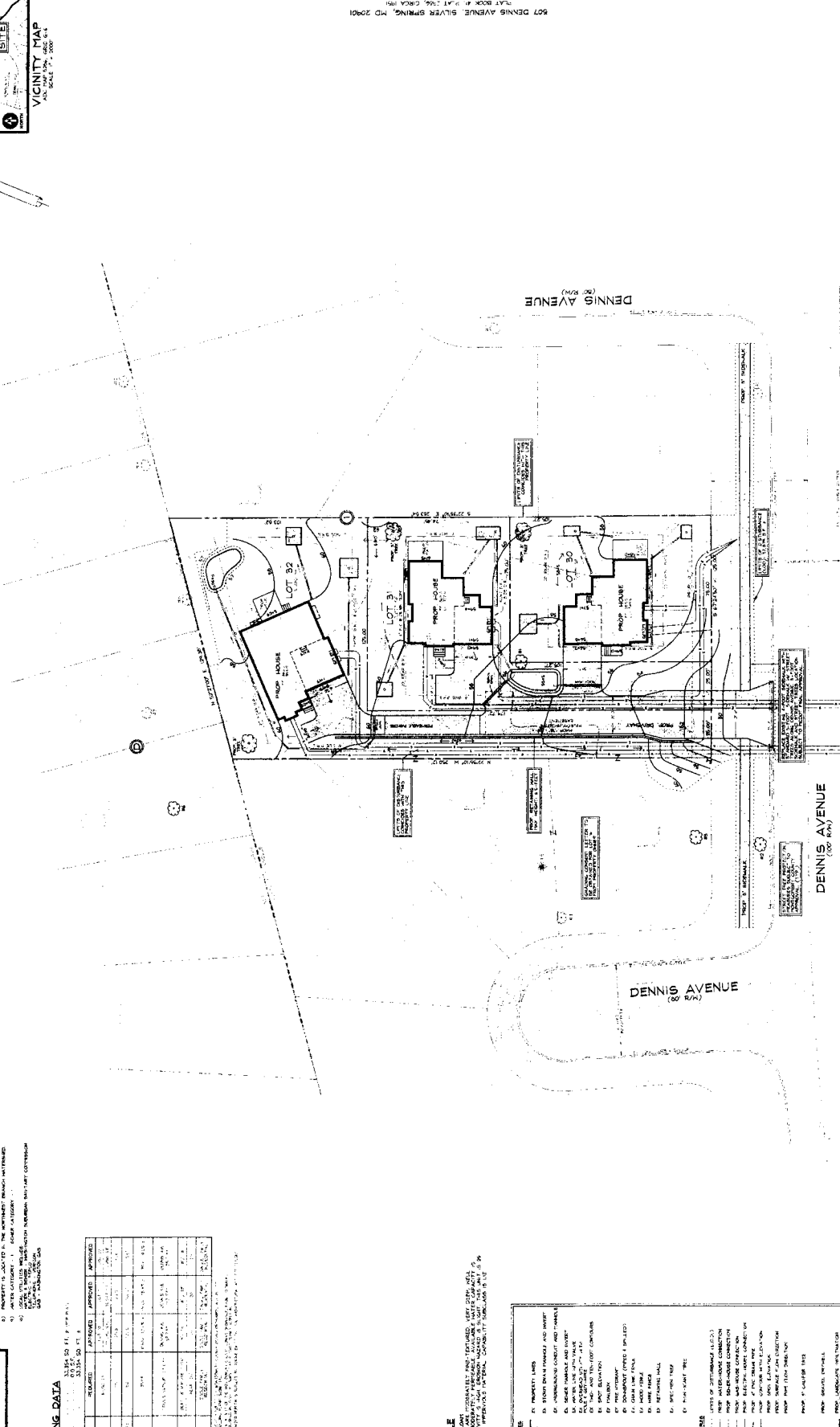
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SITE / ZONING DATA

AS PER 2011 ZONING MAP

507 DENNIS AVENUE, SILVER SPRING, MD 20901

DATE	BY	REVISION
02/2014	JSC	14-092



SOILS TABLE

NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE OF TOTAL AREA
1	CLAYEY SILT	15,000	15.0%
2	SANDY SILT	10,000	10.0%
3	SANDY CLAY	5,000	5.0%
4	CLAYEY SAND	5,000	5.0%
5	SAND	15,000	15.0%
6	SILT	10,000	10.0%
7	CLAY	5,000	5.0%
8	SANDY CLAYEY SILT	10,000	10.0%
9	CLAYEY SANDY SILT	10,000	10.0%
10	SANDY CLAYEY SAND	10,000	10.0%
11	CLAYEY SANDY CLAY	10,000	10.0%
12	SANDY CLAYEY CLAY	10,000	10.0%
13	SANDY CLAYEY SILTY CLAY	10,000	10.0%
14	SANDY CLAYEY SILTY SAND	10,000	10.0%
15	SANDY CLAYEY SILTY SANDY CLAY	10,000	10.0%
16	SANDY CLAYEY SILTY SANDY SILT	10,000	10.0%
17	SANDY CLAYEY SILTY SANDY CLAYEY SILT	10,000	10.0%
18	SANDY CLAYEY SILTY SANDY CLAYEY SAND	10,000	10.0%
19	SANDY CLAYEY SILTY SANDY CLAYEY SANDY SILT	10,000	10.0%
20	SANDY CLAYEY SILTY SANDY CLAYEY SANDY SAND	10,000	10.0%
21	SANDY CLAYEY SILTY SANDY CLAYEY SANDY SANDY SILT	10,000	10.0%
22	SANDY CLAYEY SILTY SANDY CLAYEY SANDY SANDY SAND	10,000	10.0%
23	SANDY CLAYEY SILTY SANDY CLAYEY SANDY SANDY SANDY SILT	10,000	10.0%
24	SANDY CLAYEY SILTY SANDY CLAYEY SANDY SANDY SANDY SAND	10,000	10.0%
25	SANDY CLAYEY SILTY SANDY CLAYEY SANDY SANDY SANDY SANDY SILT	10,000	10.0%
26	SANDY CLAYEY SILTY SANDY CLAYEY SANDY SANDY SANDY SANDY SAND	10,000	10.0%
27	SANDY CLAYEY SILTY SANDY CLAYEY SANDY SANDY SANDY SANDY SANDY SILT	10,000	10.0%
28	SANDY CLAYEY SILTY SANDY CLAYEY SANDY SANDY SANDY SANDY SANDY SAND	10,000	10.0%
29	SANDY CLAYEY SILTY SANDY CLAYEY SANDY SANDY SANDY SANDY SANDY SANDY SILT	10,000	10.0%
30	SANDY CLAYEY SILTY SANDY CLAYEY SANDY SANDY SANDY SANDY SANDY SANDY SAND	10,000	10.0%
31	SANDY CLAYEY SILTY SANDY CLAYEY SANDY SANDY SANDY SANDY SANDY SANDY SANDY SILT	10,000	10.0%
32	SANDY CLAYEY SILTY SANDY CLAYEY SANDY SANDY SANDY SANDY SANDY SANDY SANDY SAND	10,000	10.0%
33	SANDY CLAYEY SILTY SANDY CLAYEY SANDY SANDY SANDY SANDY SANDY SANDY SANDY SANDY SILT	10,000	10.0%
34	SANDY CLAYEY SILTY SANDY CLAYEY SANDY SANDY SANDY SANDY SANDY SANDY SANDY SANDY SAND	10,000	10.0%
35	SANDY CLAYEY SILTY SANDY CLAYEY SANDY SANDY SANDY SANDY SANDY SANDY SANDY SANDY SANDY SILT	10,000	10.0%
36	SANDY CLAYEY SILTY SANDY CLAYEY SANDY SANDY SANDY SANDY SANDY SANDY SANDY SANDY SANDY SAND	10,000	10.0%
37	SANDY CLAYEY SILTY SANDY CLAYEY SANDY SANDY SANDY SANDY SANDY SANDY SANDY SANDY SANDY SANDY SILT	10,000	10.0%
38	SANDY CLAYEY SILTY SANDY CLAYEY SANDY SANDY SANDY SANDY SANDY SANDY SANDY SANDY SANDY SANDY SAND	10,000	10.0%
39	SANDY CLAYEY SILTY SANDY CLAYEY SANDY SANDY SANDY SANDY SANDY SANDY SANDY SANDY SANDY SANDY SANDY SILT	10,000	10.0%
40	SANDY CLAYEY SILTY SANDY CLAYEY SANDY SANDY SANDY SANDY SANDY SANDY SANDY SANDY SANDY SANDY SANDY SAND	10,000	10.0%

LEGEND

- EXISTING MATERIALS
 - 1. EXISTING DRIVE
 - 2. EXISTING SIDEWALK
 - 3. EXISTING CURB
 - 4. EXISTING PAVEMENT
 - 5. EXISTING ASPHALT
 - 6. EXISTING CONCRETE
 - 7. EXISTING BRICK
 - 8. EXISTING STONE
 - 9. EXISTING MASONRY
 - 10. EXISTING METAL
 - 11. EXISTING WOOD
 - 12. EXISTING PLASTER
 - 13. EXISTING STUCCO
 - 14. EXISTING GYP. BOARD
 - 15. EXISTING INSULATION
 - 16. EXISTING ROOFING
 - 17. EXISTING FLOORING
 - 18. EXISTING WALLS
 - 19. EXISTING CEILING
 - 20. EXISTING PARTITION
 - 21. EXISTING DOORS
 - 22. EXISTING WINDOWS
 - 23. EXISTING PORCHES
 - 24. EXISTING PATIOS
 - 25. EXISTING DECKS
 - 26. EXISTING STAIRS
 - 27. EXISTING ELEVATORS
 - 28. EXISTING MECH. ROOMS
 - 29. EXISTING ELECTRICAL
 - 30. EXISTING PLUMBING
 - 31. EXISTING HVAC
 - 32. EXISTING TELEPHONE
 - 33. EXISTING CABLE TV
 - 34. EXISTING FIRE ALARMS
 - 35. EXISTING SECURITY SYSTEMS
 - 36. EXISTING SMOKE DETECTORS
 - 37. EXISTING CARBON MONOXIDE DETECTORS
 - 38. EXISTING RADON DETECTORS
 - 39. EXISTING ASBESTOS
 - 40. EXISTING LEAD
 - 41. EXISTING PCBs
 - 42. EXISTING HAZARDOUS WASTE
 - 43. EXISTING OTHER
- PROPOSED MATERIALS
 - 1. PROPOSED DRIVE
 - 2. PROPOSED SIDEWALK
 - 3. PROPOSED CURB
 - 4. PROPOSED PAVEMENT
 - 5. PROPOSED ASPHALT
 - 6. PROPOSED CONCRETE
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 - 32. PROPOSED TELEPHONE
 - 33. PROPOSED CABLE TV
 - 34. PROPOSED FIRE ALARMS
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 - 36. PROPOSED SMOKE DETECTORS
 - 37. PROPOSED CARBON MONOXIDE DETECTORS
 - 38. PROPOSED RADON DETECTORS
 - 39. PROPOSED ASBESTOS
 - 40. PROPOSED LEAD
 - 41. PROPOSED PCBs
 - 42. PROPOSED HAZARDOUS WASTE
 - 43. PROPOSED OTHER

UTILITY INFORMATION

ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.

UTILITIES NOT SHOWN ARE TO BE DETERMINED BY THE CONTRACTOR.

UTILITIES SHALL BE DELETED OR RELOCATED AS SHOWN ON THIS PLAN.

UTILITIES SHALL BE RELOCATED TO AVOID ALL STRUCTURES AND DRIVEWAYS.

UTILITIES SHALL BE RELOCATED TO AVOID ALL EXISTING AND PROPOSED DRIVEWAYS.

UTILITIES SHALL BE RELOCATED TO AVOID ALL EXISTING AND PROPOSED SIDEWALKS.

UTILITIES SHALL BE RELOCATED TO AVOID ALL EXISTING AND PROPOSED CURBS.

UTILITIES SHALL BE RELOCATED TO AVOID ALL EXISTING AND PROPOSED PAVEMENTS.

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UTILITIES SHALL BE RELOCATED TO AVOID ALL EXISTING AND PROPOSED PCBs.

UTILITIES SHALL BE RELOCATED TO AVOID ALL EXISTING AND PROPOSED HAZARDOUS WASTE.

UTILITIES SHALL BE RELOCATED TO AVOID ALL EXISTING AND PROPOSED OTHERS.

APPLICANT
 TRACY CONSTRUCTION, LLC
 307 DENNIS AVENUE
 SILVER SPRING, MD 20901
 (301) 948-0000
 TRACYCONSTRUCTION.COM

PROFESSIONAL ENGINEER CERTIFICATION
 I, JAMES A. SCOTT, PE, CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE PRELIMINARY PLAN.
 DATE: 02/14/14
 SIGNATURE: [Signature]

507 DENNIS AVENUE, SILVER SPRING, MD 20901
 CLAY BOOK # 141 2566, DEQA 1891

PRELIMINARY PLAN NO. 120140200

NORTHWOOD KNOLLS
 BLOCK 1, NORTHWOOD KNOLLS
 SECTION DIS. 07, DISTRICT OF COLUMBIA, MARYLAND

Civil • Surveying • Land Planning

CS ENGINEERING
 307 DENNIS AVENUE
 SILVER SPRING, MD 20901
 (301) 948-0000
 TRACYCONSTRUCTION.COM

1 OF 2