



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

MCPB
Item # 1B
5-12-2016

MEMORANDUM

DATE: May 4, 2016

TO: Montgomery County Planning Board

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

FROM: Stephen Smith, Senior Planner *SSS*
Jay Beatty, Planner *JB*
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 May 12, 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:

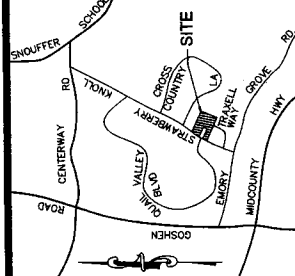
- 220101040 Strawberry Knoll**
- 220110170 Edward Brown Subdivision**
- 220141100 Shady Grove Life Sciences Center**
- 220150940 Our Lady of Good Counsel High School**
- 220151040 Chevy Chase Terrace**

- 220151350 Clarksburg Town Center**
- 220151470 Rock Creek Forest**
- 220160010 Carroll Knolls**
- 220160460 Rockville Evangelical Mission**
- 220160810 Rosedale Park**

Plat Name: Strawberry Knoll
Plat #: 220101040

Location: Located at the terminus of Traxell Way
Master Plan: Gaithersburg Vicinity Master Plan
Plat Details: R-200/TDR-4 zone, 13 lots and 1 parcel
Applicant: Lynk Equity, LLC

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in conformance with Preliminary Plan No. 120061220 (MCPB Resolution No. 08-119), and Site Plan No. 820090160 (Certified Site Plan dated January 7, 2014), 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 plans.



VICINITY MAP
SCALE: 1" = 200'

OWNERS' CERTIFICATE: THE LOTS AND DESCRIBED HEREON, DO HEREBY ADOPT THIS PLAT OF SUBDIVISION AND DEDICATION, DEDICATE THE STREETS TO PUBLIC USE AND GRANT EASEMENTS PARALLEL, ADJACENT AND CONTIGUOUS TO STRAWBERRY KNOLL ROAD TO A DISTANCE OF TWENTY FIVE (25) FEET, OR FIFTEEN (15) FEET, OR TEN (10) FEET, OR FIVE (5) FEET, OR THREE (3) FEET, OR TWO (2) FEET, OR ONE (1) FEET, OR SUCH OTHER DISTANCE AS MAY BE NECESSARY TO MAINTAIN THE PUBLIC UTILITY EASEMENTS, AS RECORDED IN LIBER 50687 AMONG THE PUBLIC RECORDS OF MONTGOMERY COUNTY, MARYLAND.

WE FURTHER GRANT PUBLIC UTILITY EASEMENTS, SHOWN HEREON AS 10' P.U.E. AND 15' P.U.E. TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS," AS RECORDED IN LIBER 50687 AMONG THE PUBLIC RECORDS OF MONTGOMERY COUNTY, MARYLAND.

WE FURTHER GRANT TO MONTGOMERY COUNTY, MARYLAND THE STORM DRAIN EASEMENTS AS SHOWN HEREON FOR THE INSTALLATION, CONSTRUCTION, OPERATION, MAINTENANCE, INSPECTION AND RECONSTRUCTION OF PUBLIC STORM DRAIN SYSTEMS WITHIN SAID EASEMENTS OR STRUCTURE OF ANY NATURE WHATSOEVER FOR FILL EXCAVATE OR PLANT TREES WITHIN SAID EASEMENT AND RIGHT-OF-WAY WITHOUT THE WRITTEN CONSENT OF THE DEPARTMENT OF PERMITTING SERVICES.

WE FURTHER ESTABLISH AN "ACCESS EASEMENT" FOR THE BENEFIT OF THE EXISTING COLLINGWOOD DRIVE, DEFINED IN PLAT NUMBER 7832 AMONG THE PUBLIC RECORDS OF MONTGOMERY COUNTY, MARYLAND.

WE FURTHER ESTABLISH "ACCESS EASEMENT AND MAINTENANCE DECLARATION" AS RECORDED IN LIBER 50627 AT FOLIO 321 AMONG THE PUBLIC RECORDS OF MONTGOMERY COUNTY, MARYLAND.

WE FURTHER ESTABLISH "COMMON DRIVEWAY EASEMENT FOR THE SHARED USE BY LOTS 5 AND 6 AS SHOWN HEREON AND AS DELINEATED AND DESCRIBED IN DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS," AS RECORDED IN LIBER 50687 AMONG THE PUBLIC RECORDS OF MONTGOMERY COUNTY, MARYLAND.

WE, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A REGISTERED MARYLAND SURVEYOR, IN ACCORDANCE WITH SECTION 50-24(G) OF THESE AND SUITS, ACTIONS AT LAW, LEASES, EASEMENTS, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT FOR A CERTAIN DEED OF TRUST THAT IS RECORDED IN LIBER 5119 FOLIO 488 AND THE PARTIES IN INTEREST HEREBY INDICATE THEIR ASSENT TO THIS PLAT OF SUBDIVISION BY SIGNING BELOW.

WE, TRUSTEES FOR COLOMBO BANK, HEREBY ASSENT TO THIS SUBDIVISION:
DATE: 4/11/16
ATTEST: [Signature]
DATE: 3/31/16
ATTEST: [Signature]

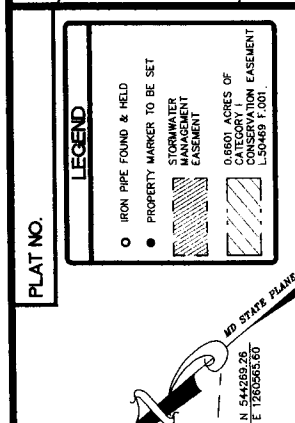
WITNESSES:
[Signature] JOHN SHANNON
[Signature] JOHN SHANNON

STORM DRAIN EASEMENT ON PARCELS:

1	N 47°46'56" E	50.82'
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100	N 47°46'56" E	5.50'

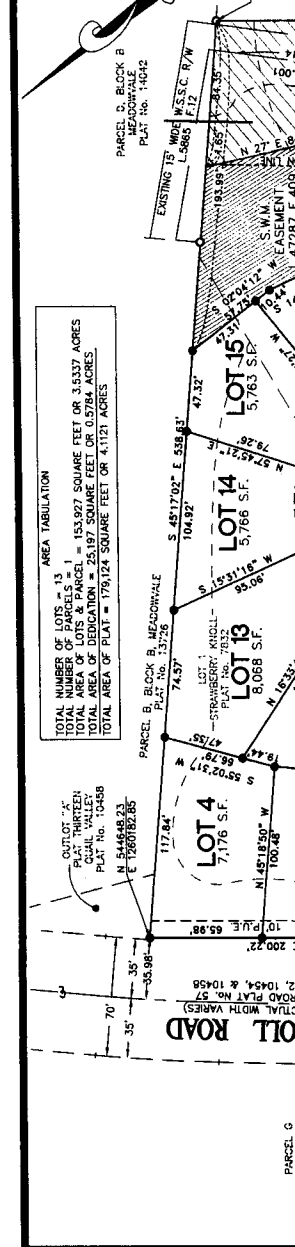
SUBDIVISION RECORD PLAT
LOTS 4 - 16 & PARCEL A
STRAWBERRY KNOLL
A RE-SUBDIVISION OF LOTS 1 & 2
AND THE RESIDUAL PARCEL OF
STRAWBERRY KNOLL
PLAT NO. 7832
ELECTION DISTRICT NO. 9
MONTGOMERY COUNTY, MARYLAND
APRIL, 2015
SCALE: 1" = 30'

MADDOX
Engineers & Surveyors, Inc.
3204 Towne Oaks Boulevard, Suite 200-A, Rockville, MD 20855
(301) 762-9001
www.maddoxinc.com



LEGEND

- IRON PIPE FOUND & HELD
- PROPERTY MARKER TO BE SET
- ▨ STORMWATER MANAGEMENT EASEMENT
- ▨ CONSERVATION EASEMENT



AREA TABULATION

TOTAL NUMBER OF LOTS = 13
TOTAL NUMBER OF PARCELS = 5
TOTAL AREA OF PARCELS = 153,927 SQUARE FEET OR 3.5337 ACRES
TOTAL AREA OF DEDICATION = 25,197 SQUARE FEET OR 0.5784 ACRES
TOTAL AREA OF PLAT = 179,124 SQUARE FEET OR 4.1121 ACRES

AREA OF DEDICATION
23,120 S.F.

AREA OF DEDICATION
2,077 S.F.

AREA OF DEDICATION
2,077 S.F.

CURVE TABLE

CURVE LENGTH	RADIUS	TAN. CHORD BRG. & DIST.
C1	78.88'	585.00' 07°39'55" 39.50' S 32°28'15" W 78.81'
C2	80.34'	1092.77' 04°12'44" 40.18' N 33°05'08" E 80.32'
C3	120.73'	185.00' 41°55'25" 83.21' N 14°32'48" E 118.99'
C4	41.80'	38.00' 53°01'17" 23.20' N 67°45'20" W 27.00'
C5	28.39'	38.00' 89°47'42" 13.25' S 05°22'07" W 25.87'
C6	186.57'	215.00' 49°43'15" 99.62' S 10°19'53" W 180.78'
C7	87.90'	1042.77' 04°49'47" 43.98' S 37°49'37" W 87.89'

NOTES:

THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO BE USED TO RESTRICT THE OWNERSHIP AND USE OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPEND ON OR AFFECT MATTERS AFFECTING TITLE.

THE PROPERTY SHOWN HEREON IS SUBJECT TO THE CONSERVATION PLAN AND APPROPRIATE FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF A SEEDMENT CONTROL PERMIT.

FOR PUBLIC WATER SUPPLY & SEWAGE SYSTEMS ONLY.

THE PROPERTY SHOWN HEREON IS SUBJECT TO THE TERMS CONTAINED IN THE "CONSERVATION DEED OF EASEMENT - CATEGORY 1" AND RECORDED IN LIBER 50468 FOLIO 001.

OWNER'S CERTIFICATE:

I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THE PLAT SHOWN HEREON IS CORRECT. MY CERTIFICATE IS DATED DECEMBER 16, 2014 AND RECORDED IN LIBER 48988 AT FOLIO 468 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT IT IS A RE-SUBDIVISION OF LOTS 1 AND 2 AMONG THE PUBLIC RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I HEREBY CERTIFY THAT ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS WILL BE PLACED WITHIN THE PROVISIONS OF SECTION 55-24(G) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA SHOWN ON THIS PLAT OF SUBDIVISION IS 4,112 ACRES OR 179,124 SQUARE FEET OF WHICH 0.5784 ACRES OR 25,197 SQUARE FEET ARE DEDICATED TO PUBLIC USE.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THE PLAT SHOWN HEREON IS CORRECT. MY CERTIFICATE IS DATED DECEMBER 16, 2014 AND RECORDED IN LIBER 48988 AT FOLIO 468 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT IT IS A RE-SUBDIVISION OF LOTS 1 AND 2 AMONG THE PUBLIC RECORDS OF MONTGOMERY COUNTY, MARYLAND.

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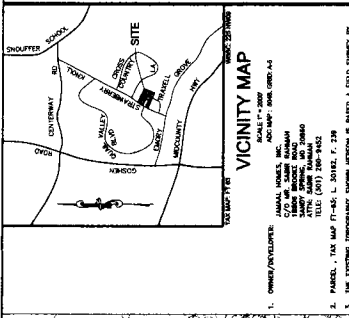
MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES

APPROVED: [Signature]
DATE: 3-20-16

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES

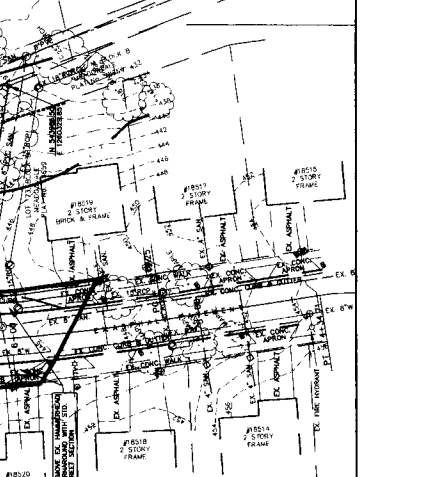
APPROVED: [Signature]
DATE: 3-20-16

CHAIRMAN ASST. SECRETARY - TREASURER
M.N.C.P. & P.C. RECORD FILE NO.



ENGINEER CERTIFICATION
I, the undersigned, being a duly Licensed Professional Engineer in the State of Maryland, do hereby certify that these documents were prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Maryland, License No. 16397, Expiration Date: January 16, 2011.
I am the Engineer of Record for the above project and I hereby certify that the information contained herein is true and correct to the best of my knowledge and belief and that I am a duly Licensed Professional Engineer in the State of Maryland, License No. 16397, Expiration Date: January 16, 2011.
I hereby certify that the information contained herein is true and correct to the best of my knowledge and belief and that I am a duly Licensed Professional Engineer in the State of Maryland, License No. 16397, Expiration Date: January 16, 2011.

DEVELOPERS CERTIFICATE
The undersigned agrees to assume all the expenses of the Site Plan Approval process, including preparation of the Site Plan, and to pay the fees for the same. The undersigned further agrees to pay the fees for the Site Plan Approval process, including preparation of the Site Plan, and to pay the fees for the same. The undersigned further agrees to pay the fees for the Site Plan Approval process, including preparation of the Site Plan, and to pay the fees for the same.



PROPOSED DRYWELLS
A 7' by 5' deep for 1000 SF of roof area
B 5.4' by 5.4' by 5' deep for 1000 SF of roof area
C 5' by 5' by 5' deep for 630 SF of roof area

DEVELOPMENT STANDARDS

STANDARD	REQUIREMENT	COMPLIANCE
1. MINIMUM LOT AREA (S.F.)	10,000	10,000
2. MINIMUM LOT WIDTH (S.F.)	100	100
3. MINIMUM LOT DEPTH (S.F.)	100	100
4. MINIMUM LOT AREA (S.F.)	10,000	10,000
5. MINIMUM LOT WIDTH (S.F.)	100	100
6. MINIMUM LOT DEPTH (S.F.)	100	100
7. MINIMUM LOT AREA (S.F.)	10,000	10,000
8. MINIMUM LOT WIDTH (S.F.)	100	100
9. MINIMUM LOT DEPTH (S.F.)	100	100
10. MINIMUM LOT AREA (S.F.)	10,000	10,000
11. MINIMUM LOT WIDTH (S.F.)	100	100
12. MINIMUM LOT DEPTH (S.F.)	100	100

LEGEND

- CITY
- UNIMPROVED
- IMPROVED
- PAVEMENT
- CONCRETE
- ASPHALT
- GRAVEL
- GRASS
- WOOD
- SHRUBS
- TREES
- WATER
- SEWER
- WATER MAIN
- STORM SEWER
- ELECTRIC
- TELEPHONE
- CABLE TV
- UNDERGROUND
- OVERHEAD
- POST
- CONCRETE
- ASPHALT
- GRAVEL
- GRASS
- WOOD
- SHRUBS
- TREES
- WATER
- SEWER
- WATER MAIN
- STORM SEWER
- ELECTRIC
- TELEPHONE
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- UNDERGROUND
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