



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

MCPB
Item # 1B
9-7-2017

MEMORANDUM

DATE: August 23, 2017

TO: Montgomery County Planning Board

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 September 7, 2017

SSB
JRB

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:

220150740, 220150760	Lynwood
220160310	West Chevy Chase Heights
220160660	Guru Nanak Foundation
220161080, 220161090	Black Hill
220170810	Alta Vista
220170910	McCauley Park
220170960	Somerset Heights
220171020	Chevy Chase View

Plat Name: Black Hill

Plat #: 220161080 and 220161090

Location: Located in the southern quadrant of the intersection of Century Boulevard and Crystal Rock Drive

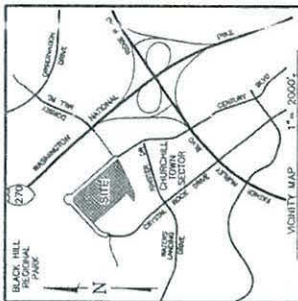
Master Plan: Germantown Master Plan

Plat Details: CR zone; 8 lots, 2 parcels

Owner: Black Hills Germantown, LLLP

The subdivision plats have been reviewed by M-NCPPC staff and determined that the plats comply with Preliminary Plan No. 12012021A (MCPB Resolution No. 16-025) and with Site Plan Nos. 820150060 and 820160100 (Certified Site Plans dated December 1, 2016 and June 21, 2017 respectively) as approved by the Board, and that any minor modifications reflected on the plats do not alter the intent of the Board's previous approval of the aforesaid plans.

PLAT No.



TAX MAP No. EV
WSSC 229 NW 13

SURVEYOR'S CERTIFICATE

I hereby certify on behalf of Maoris, Hendricks & Glascock, P.A., that the plot shown hereon is correct, that it is a subdivision of a portion of the land conveyed by Prudential Insurance Company of America to North Village - 270 Limited Partnership by deed recorded in the Montgomery County Clerk's Office, Book 54359, Page 428, and that the subdivision is in accordance with the provisions of the Subdivision Map Act, Chapter 22A, of the Montgomery County Code, and that the subdivision is in accordance with the provisions of the Subdivision Map Act, Chapter 22A, of the Montgomery County Code, and that the subdivision is in accordance with the provisions of the Subdivision Map Act, Chapter 22A, of the Montgomery County Code.

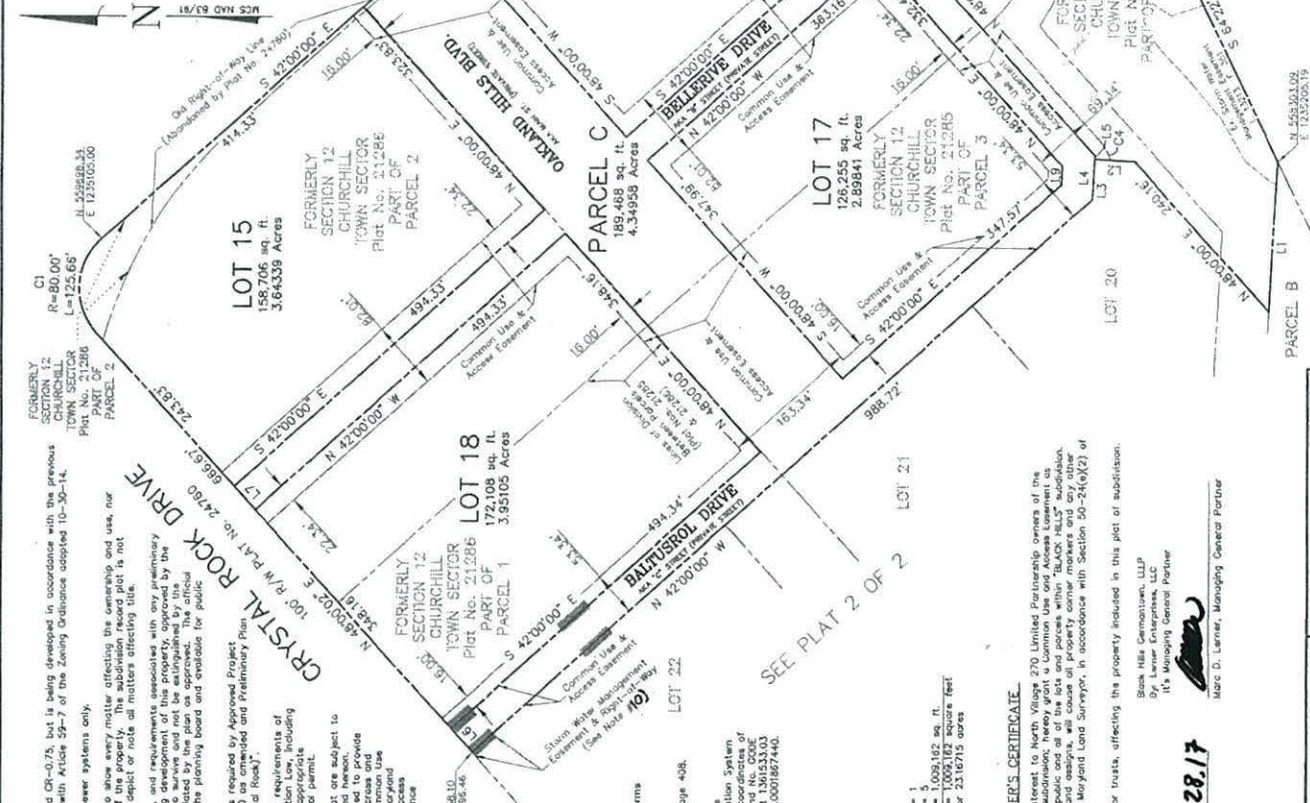
B. E. N.
Maoris, Hendricks & Glascock, P.A.
Professional Land Surveyor
MD. Reg. No. 21135
License Expires: June 21, 2018

Date: *7-28-17*

CENTURY BOULEVARD
100' R/W PLAT No. 24780

LINE	BEARING	DISTANCE
1	N 87°00'00" E	177.00'
2	S 87°00'00" E	177.00'
3	N 87°00'00" E	177.00'
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General Notes:

- This property shown hereon is currently zoned OR-07.5, but is being developed in accordance with the previous 100' R/W PLAT No. 24780.
- The property is served by public water and sewer systems only.
- This subdivision record plat is not intended to show any matter affecting the easements and use, nor any matter restricting the ownership and use, of the property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- 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 Montgomery County Planning Board, are hereby incorporated into this subdivision record plat. The subdivision record plat is not to be construed as a warranty of the public utility for any such plan or other plan, and the subdivision record plat is not to be construed as a warranty of the public utility for any such plan or other plan, and the subdivision record plat is not to be construed as a warranty of the public utility for any such plan or other plan.
- This plat is limited to uses and conditions as required by Approved Project Plan No. 201700044, Site Plan No. 820100060 as amended and Preliminary Plan No. 12010001A, entitled "Black Hill, (Formerly Crystal Rock)".
- This property shown hereon is subject to the requirements of the Montgomery County Forest Conservation Law, including Chapter 22A, of the Montgomery County Code, and the subdivision is in accordance with the provisions of the Subdivision Map Act, Chapter 22A, of the Montgomery County Code, and the subdivision is in accordance with the provisions of the Subdivision Map Act, Chapter 22A, of the Montgomery County Code.
- Lots 15-19 and Parcel C included on this plat are subject to a Common Use and Access Easement as delineated hereon. The Common Use and Access Easement is intended to provide access to the public utility for any such plan or other plan, and the subdivision record plat is not to be construed as a warranty of the public utility for any such plan or other plan.
- Lots 15-19 and Parcel C included on this plat are subject to a Common Use and Access Easement as delineated hereon. The Common Use and Access Easement is intended to provide access to the public utility for any such plan or other plan, and the subdivision record plat is not to be construed as a warranty of the public utility for any such plan or other plan.
- This plat is subject to a Common Open Space Easement as delineated hereon. The Common Open Space Easement is intended to provide access to the public utility for any such plan or other plan, and the subdivision record plat is not to be construed as a warranty of the public utility for any such plan or other plan.
- Coordinates shown hereon are based on the Maryland State Plane Coordinate System, NAD 83, and are for the Montgomery County, Maryland, and are for the Montgomery County, Maryland, and are for the Montgomery County, Maryland.

Parcel	Area of Parcel and Outlot
Lot 15	158,706 sq. ft. 3.64339 Acres
Lot 16	117,602 sq. ft. 2.69977 Acres
Lot 17	126,255 sq. ft. 2.89941 Acres
Lot 18	172,108 sq. ft. 3.95105 Acres
Lot 19	245,023 sq. ft. 5.62495 Acres
Lot 20	126,255 sq. ft. 2.89941 Acres
Lot 21	126,255 sq. ft. 2.89941 Acres
Parcel C	189,488 sq. ft. 4.34958 Acres
Total	1,009,162 sq. ft. 23.16715 Acres

OWNER'S CERTIFICATE

Book Hills Germantown, LLP, successor in interest to North Village 270 Limited Partnership, owners of the property shown hereon, hereby adopt this plat of subdivision, hereby grant a Common Use and Access Easement to the Montgomery County Planning Board, and hereby grant a Common Open Space Easement to the Montgomery County Planning Board, and hereby grant a Common Open Space Easement to the Montgomery County Planning Board, and hereby grant a Common Open Space Easement to the Montgomery County Planning Board.

There are no liens, taxes, mortgages, or trusts, affecting the property included in this plat of subdivision.

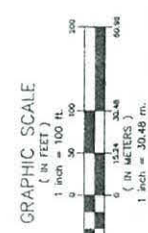
7-28-17
Date

Book Hills Germantown, LLP
By: Lester Enterprises, LLC
It's Managing General Partner
Marc D. Lester, Managing General Partner

SUBDIVISION RECORD PLAT
LOTS 15-19 & PARCEL C
BEING A RESUBDIVISION
PART OF PARCELS 1, 2 & 4
CHURCHILL TOWN SECTOR
& PART OF PARCEL 3
& OPEN SPACE PARCEL A
BLACK HILL

ELECTION DISTRICT No. 2
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 100' JULY, 2017

MHG
Maoris, Hendricks & Glascock, P.A.
Engineers • Planners • Surveyors
Landscape Architects • Surveyors
1620 Wiggam Road, Suite 120
Montgomery Village, Maryland
20856-1278
Phone: 301.670.0100
Fax: 301.945.0882
www.mhga.com

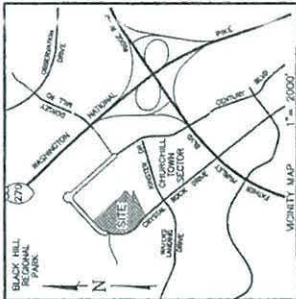


GRAPHIC SCALE
(IN FEET)

1 inch = 100 feet
1 inch = 20.48 meters

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
APPROVED: *August 16, 2017*
CHAIRMAN: _____ SECRETARY-TREASURER: _____
M.N.C.P. & P.C. RECORD FILE No. _____
DATE: _____ PLAT No. _____

PLAT NO.



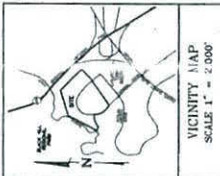
SURVEYOR'S CERTIFICATE

I hereby certify on behalf of Morris, Hendricks & Glascock, P.A. that the plat shown hereon is correct, that it is a subdivision of a portion of the land conveyed by Prudential Insurance Company of America to North Village - 270 Limited Partnership by deed recorded in the Office of the Clerk of the Circuit Court for Montgomery County, Maryland, in Liber 8032 at folio 327, and also being a resubdivision of Parcel 1 & 3 as delineated on plat of subdivision entitled "CHURCHILL TOWN SECTOR CEMETERY" as recorded among said Land Records at Plat No. 21285 & 21286. I further certify that the plat shown hereon is a true and correct copy of the original plat as described in the surveyor's certification hereon, all monuments and all property markers and other boundary markers will be set as delineated hereon in accordance with the provisions of Section 50-24(e) of the Montgomery County Code. I hereby certify that the plat shown hereon is a true and correct copy of the original plat as described in the surveyor's certification hereon, all monuments and all property markers will be set as delineated hereon in accordance with the provisions of Section 50-24(e) of the Montgomery County Code. I hereby certify that the plat shown hereon is a true and correct copy of the original plat as described in the surveyor's certification hereon, all monuments and all property markers will be set as delineated hereon in accordance with the provisions of Section 50-24(e) of the Montgomery County Code.

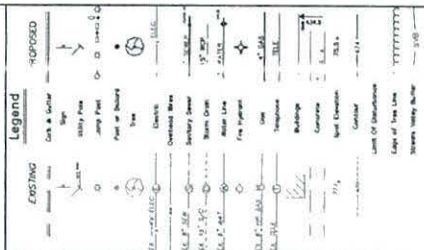
TAX MAP NO. EV
WSSC 229 NW 13

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97	N 17° 15' 00" E	179.91	17.91	1.79
98	N 89° 00' 00" E	179.91	17.91	1.79
99	S 89° 00' 00" E	179.91	17.91	1.79
100	S 17° 15' 00" E	179.91	17.91	1.79



VICINITY MAP
SCALE 1" = 2,000'



SUPPLEMENTAL DOCUMENT INDEX

THE LOCATION OF THE PUBLIC USE EASEMENT, PUBLIC UTILITY EASEMENT, STORMWATER MANAGEMENT EASEMENT AND CROWN RIGHT EASEMENT ARE SHOWN ON THE ATTACHED SUPPLEMENTAL MAPS WHICH WERE PREPARED BASED ON AERIAL PHOTOGRAPHIC DATA AND WELL LOGS OBTAINED FROM THE SUBSURFACE PLAT BY ENGINEERING CORP. IN THE LAND RECORDS.

ADDITIONAL INFORMATION:

2 LOTS PROPOSED
PARCELS PROPOSED AREA = 5,867.00 S.F.
AREA = 79,838 S.F.



AS MAP (V. 3)
M-HCF/PC #12012021A
WISC 229 and 12

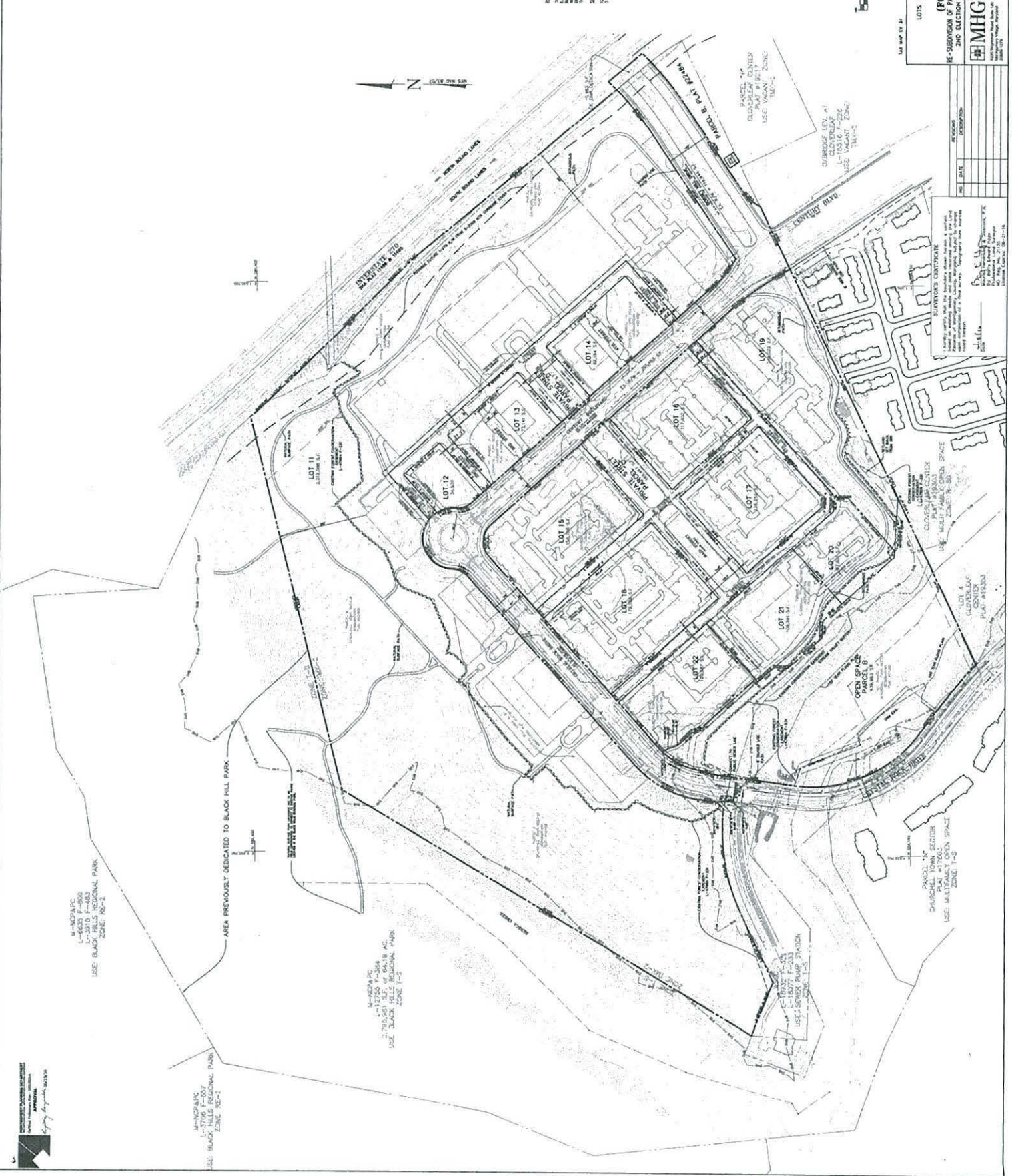
PRELIMINARY PLAN
LOTS 11 THROUGH 22, & PARCELS B, C & D

BLACK HILL
(FORMERLY CRYSTAL ROCK)

SUBDIVISION OF PARCELS 3 THRU 10, CHURCHILL TOWN SECTOR, GERMANTOWN
2ND ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

■ MHG
Mearns, Hendricks & Glascock, P.A.
Engineers • Planners
Landscape Architects • Surveyors

Preys	Prey	Prey
10-15	1-10	2-10
10-15	1-10	2-10

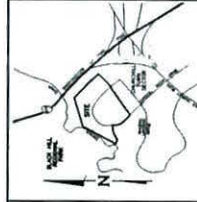


SURVEYOR'S CERTIFICATE

based on existing roads and data recorded using the Land Parcel of Washington County, Maryland, subject to change upon completion of a final survey. Topography from existing ridge barrier.

6/18/16

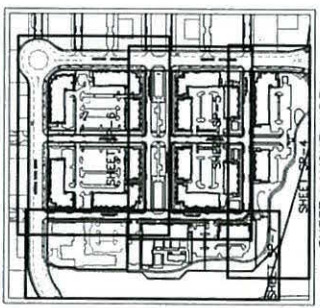
Professorial Lord Saverio
M.D. Reg. No. 21153
Licensing Agency: 06-27-16



VICINITY MAP
SCALE 1" = 2,000'

Legend

Symbol	Description
[Symbol]	Proposed
[Symbol]	Existing
[Symbol]	Lot Line
[Symbol]	Property Line
[Symbol]	Right of Way
[Symbol]	Water
[Symbol]	Drainage
[Symbol]	Survey
[Symbol]	Other



SHEET LAYOUT INDEX

DEVELOPER'S CERTIFICATE
I, the undersigned, certify that the information contained herein is true and correct to the best of my knowledge and belief, and that I am not aware of any facts or circumstances which might render the same misleading or deceptive.

Signature: [Signature]
Name: [Name]
Title: [Title]
Address: [Address]
City: [City]
State: [State]
Zip: [Zip]



GRAPHIC SCALE

MAP 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

SITE PLAN
LOTS 15 THROUGH 22 & PARCEL "C"
BLACK HILL GERMANTOWN - PHASE 2A
CHURCHILL TOWN SECTOR GERMANTOWN
2ND ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

10-102-18

3 of 7

Sheet

Scale

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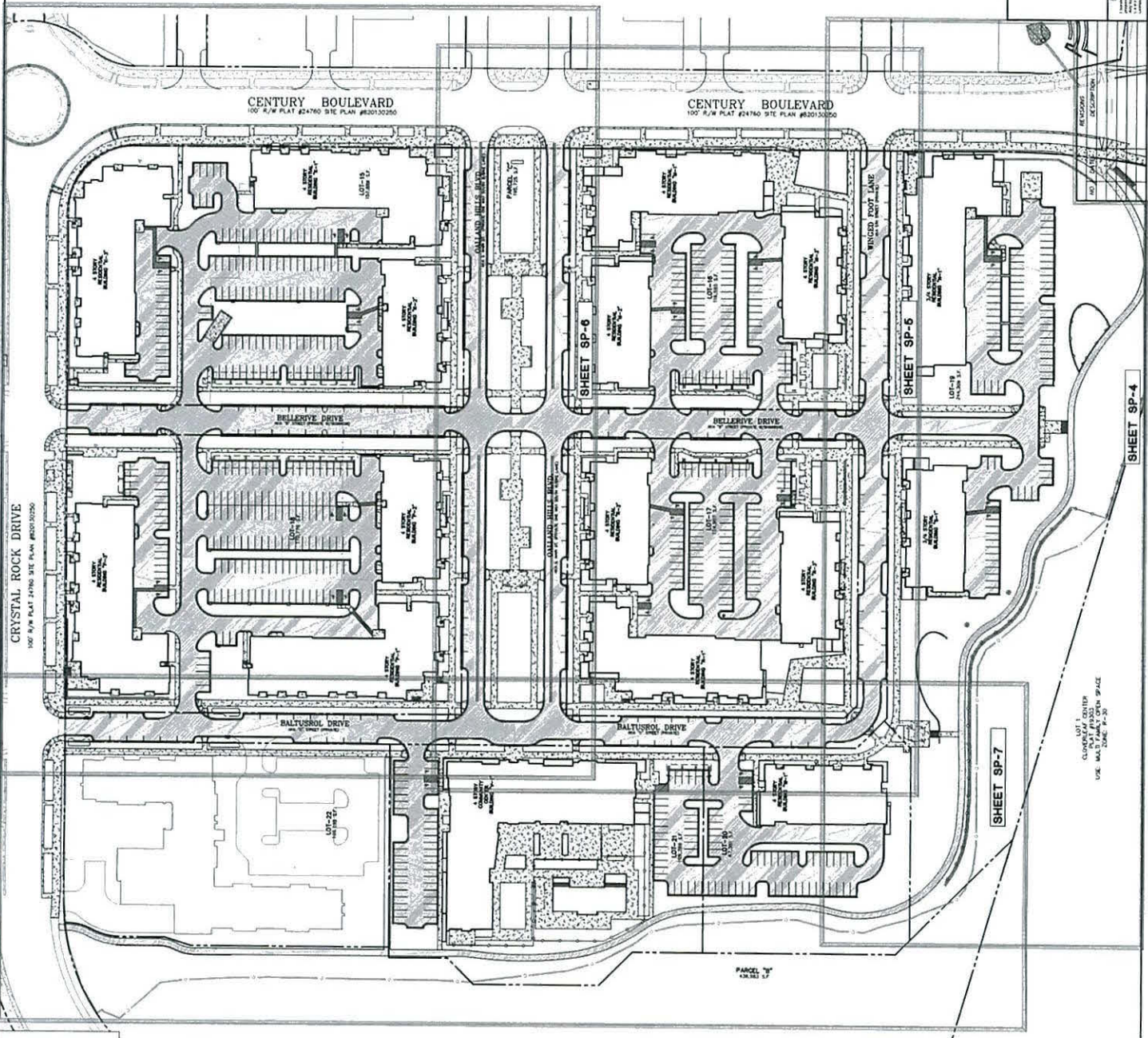
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APPROVAL
[Signature]
12/01/16

LOT 1
CLEARANCE CENTER
USE MAX 3' TYPICAL OPEN SPACE

