MEMORANDUM

DATE: April 17, 2020

TO: Montgomery County Planning Board

FROM: Stephen Smith, Coordinator
       Jay Beatty, Senior 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 April 30, 2020

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:

220100940 - 220100990 Bennett Knolls
Plat Name: Bennett Knolls  
Plat #: 220100940 - 220100990  

Location: Located in the northeast quadrant of the intersection of Georgia Avenue (MD 97) and Bordly Drive  
Master Plan: Olney Master Plan  
Plat Details: RC zone; 28 lots, 13 parcels  
Owner: The Central Union Mission  

This subdivision plats have been reviewed by M-NCPCC staff and determined to be in compliance with Preliminary Plan No. 120060830 (MCPB Resolution No. 07-197) and the associated Extension of Preliminary Plan Validity (MCPB Resolution No. 18-096), 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 plan.
OWNERS’ CERTIFICATE

The undersigned owners of the property described herein, having adopted this plat of subdivisions, dedicate the street to the public use, establishes the minimum building restrictions, and establishes and grants to Montgomery County, Maryland, a temporary easement twenty (20) feet wide across the property, appurtenant, reservations, and passes to all said streets right-of-way lines, said street restrictions shall be extinguished at such time as the improvements on the said streets and right-of-way have been completed and paved for maintenance by Montgomery County, Maryland.

Further, we grant to the public utility companies, their respective successors and assigns, an easement, in, on, and over, the land herein, for the purposes of "Public Utilities Easements" and identified as "PLU" herein with the terms and provisions of said grant being set forth in the record of the land described herein.

Further, we grant to Montgomery County, Maryland, its successors and assigns, forever, on, over, and on the land herein identified as "Public Improvements Easements" as identified in the plat herein with the terms and provisions of said grant being set forth in the record of the land described herein.

As successor to this subdivision, we, the successors, agents and assigns shall cause all property corner markers and any other required monuments to be set by a registered surveyor in accordance with Section 50.13.2 of the Montgomery County Code.

There are no recorded acts, actions of any type, lien, lease, mortgage, or trusts affecting the property involved in this plat of subdivision, except a certain deed of trust, and all parties interested therein have indicated their assent.

The Central Union Mission, in behalf of Columbia & The Farmers Trust Company (50445 F. 170)

Alton P. Williams, President & CEO

NOTES:

1. All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, parcel plan, or other plan, allowing development of the property, approved by Montgomery County Planning Board are intended to survive unless expressly contemplated by the plan or approved. The official public files for any such plans are available at the Planning Board and available for public review during regular business hours.

2. This Subdivision Record Plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use, of this property. The Subdivision Record Plat is not intended to replace an examination of the Land Records or the record of any easements affecting title.

3. Parcel F is subject to the terms and conditions of a Comprehensive Site Plan. The terms and conditions of this Subdivision Record Plat are not intended to replace the terms and conditions of the Comprehensive Site Plan.

4. Parcel F is subject to a Declaration of Restrictive Covenants for Montgomery County, Maryland.

5. Seepage basins and seepage basins are subject to change by the Department of Public Services and the Department of Public Services.

6. Seepage areas for lots 11 through 15 and 17 through 20 are designated for 2.5 square feet per acre. Seepage area for lot 10 is designated for 1 square foot per acre.

7. The total area shown herein is subject to changes in use and conditions as required by Permit Plan 00004933, entitled "Bennett Knolls Subdivision.

8. Parcel F is subject to the terms and conditions of the "Bennett Knolls" Subdivision Easement.

9. The land contained herein is subject to the restrictions of the "Bennett Knolls" Subdivision Easement.

10. The Seepage Seabed/Seepage Buffer shown herein is measured two-hundred (200) feet horizontally from the existing stream banks.

11. Approval for stream and seep system

12. This property is subject to the terms and conditions of the "Bennett Knolls" Subdivision Easement.

13. This property is subject to the terms and conditions of the "Bennett Knolls" Subdivision Easement.