



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

MCPB
Item # 1B
6-4-2020

MEMORANDUM

DATE: May 21, 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

SJS
GRB

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for June 4, 2020

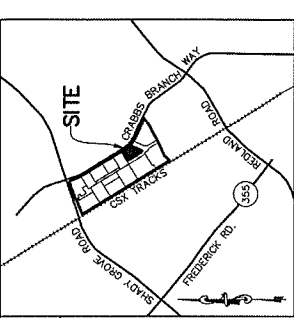
The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

220180600 West Side at Shady Grove Metro

Plat Name: West Side at Shady Grove Metro
Plat #: 220180600

Location: Located immediately northwest of the intersection of Crabbs Branch Way and Gramercy Boulevard
Master Plan: Shady Grove Sector Plan 2010
Plat Details: EQF zone; 1 lot
Owner: Housing Opportunities Commission

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 12012008C (MCPB Resolution No. 15-48) and with Site Plan No. 82013022F (Certified Site Plan dated February 10, 2020), 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.

CURVE TABLE				
(NO)	RADIUS	LENGTH	TANGENT	CHORD BEARING
C1	12.50'	9.25'	4.65'	S49°03'31"W
C2	12.50'	9.25'	4.65'	N 0°00'00"W
C3	70.00'	40.71'	20.35'	S14°29'17"W
C4	16.00'	12.83'	6.78'	N81°08'58"E
C5	70.00'	40.71'	20.35'	S14°29'17"W
C6	560.00'	156.87'	78.95'	S39°51'04"E

NOTES:
 1.) THE SUBJECT PROPERTY IS LOCATED ON MAP ASSESSMENT MAP NO. GP-143, WSSC GRID 222H048 AND ZONED EP 1.U AS OF DATE OF RECONSTRUCTION OF THIS PLAN.
 2.) HORIZONTAL DATUM SHOWN HEREON IS MARYLAND STATE GRID NORTH, MAD 83 (2011) AND IS BASED UPON THE FOLLOWING CORNER STATIONS:
 BASE STATIONS USED:
 RP1 DESIGNATION: 6747
 POINT: 1845.707M
 EATING: 1.845707M
 1845.707M
 1.845707M
 6747
 POINT: 6001
 OBSERV. CORRS APP: 463.544708
 463.544708
 463.544708
 6747
 POINT: 4703
 OBSERV. CORRS APP: 458.072551
 458.072551
 458.072551
 6747
 POINT: TRV 307
 OBSERV. CORRS APP: 530.625597
 530.625597
 530.625597
 DISTANCES AND COORDINATES SHOWN HEREON HAVE NOT BEEN SCALED UP TO THE LOCAL GRID DISTANCES USING A CONVERSION FACTOR OF 1.0000408. VIA TRAVERSE STATION 907 IS IN TRUE MARYLAND STATE PLANE GRID COORDINATES, MAD 83 (2011).
 3.) THIS SUBDIVISION RECORD PLAN IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND INTERESTS IN THE SUBJECT PROPERTY. THE PLAN IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DETECT OR NOTE ALL MATTERS AFFECTING TITLE.
 4.) 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, SHALL BE INCORPORATED INTO THIS RECORD PLAN UNLESS OTHERWISE SPECIFIED IN THE RECORDATION OF THIS PLAN. UNLESS EXPRESSLY CONTINGENT BY THE PLAN AS APPROVED, THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
 5.) THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
 6.) DEVELOPMENT OF THE PROPERTY IS CONTROLLED BY THE TERMS AND CONDITIONS AS DETERMINED BY APPROVAL BY THE MONTGOMERY COUNTY PLANNING BOARD OF PRELIMINARY PLAN NO. 1207008C ENTITLED "SHADY GROVE STATION" AS AMENDED TO DATE AND THE SITE PLAN NO. 82013022F, ENTITLED "SHADY GROVE STATION, WEST SIDE" AS AMENDED TO DATE.
 7.)

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT THAT IT IS A SUBDIVISION OF ALL OF THE PROPERTY ACQUIRED BY HOC AT WESTSIDE SHADY GROVE, LLC FROM MONTGOMERY COUNTY, MARYLAND, A BODY CORPORATE AND POLITICAL AND A POLITICAL SUBDIVISION OF THE STATE OF MARYLAND, BY DEED DATED DECEMBER 2, 2020 IN BOOK 38805 AT PAGE 40, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
 I FURTHER CERTIFY THAT ONCE ENGAGED AS DESCRIBED IN THE OWNERS DEDICATION HEREON, ALL MONUMENTS AND ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS ON THIS PLAN WILL BE SET AS PER THE TERMS AND CONDITIONS OF THE DEDICATION AND SHALL BE MAINTAINED AS SUCH FOR THE LIFE OF THE LAND. THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 113,340 SQUARE FEET OR 2.60193 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE.
 DATE: MAY 4, 2020
 SURVEYOR: JOHN P. [Signature]
 ADDRESS: G. PRICES & ASSOCIATES, INC., 10000 WOODBURN ROAD, SUITE 100, FARMERSVILLE, MARYLAND NO. 21846
 LICENSE EXPIRES: MAY 31, 2020
 EMAIL: prices@hmc.com

OWNER'S CERTIFICATE
 WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES.
 FURTHERMORE WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND SURVEYOR AND MAINTAINED AS SUCH FOR THE LIFE OF THE PROPERTY.
 THESE ARE NO SITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUSTS ON THE PROPERTY INCLUDED IN THIS SUBDIVISION PLAN.
 HOC AT WESTSIDE AT SHADY GROVE, LLC, A MARYLAND LIMITED LIABILITY COMPANY
 BY: HOUSING OPPORTUNITIES COUNTY, INC. (HOC) (A BODY POLITICAL AND CORPORATE, ONLY)
 ORGANIZED UNDER DIVISION II OF THE HOUSING COMMUNITY DEVELOPMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND, AS AMENDED.
 DATE: 6 May 2020
 EXECUTIVE DIRECTOR: [Signature]
 WITNESS: [Signature]

DEPARTMENT OF PERMITTING SERVICES
 MONTGOMERY COUNTY, MARYLAND
 APPROVED: 5-11-2020
 DATE: 6 May 2020
 DIRECTOR: [Signature]

DEPARTMENT OF PERMITTING SERVICES
 MONTGOMERY COUNTY, MARYLAND
 APPROVED: 5-11-2020
 DATE: 6 May 2020
 SECRETARY TREASURER: [Signature]

DEPARTMENT OF PERMITTING SERVICES
 MONTGOMERY COUNTY, MARYLAND
 APPROVED: 5-11-2020
 DATE: 6 May 2020
 ASST. SECRETARY TREASURER: [Signature]

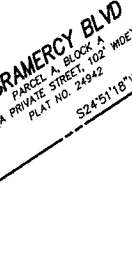
M-NCP & PC RECORD FILE NO: 220180600

TDR TABULATIONS

AVAILABLE TDR SERIAL NOS.	TDR EASEMENT RECONSTRUCTION DATE	TDR SERIAL NOS.	TDR DEED OF TRANSFER RECONSTRUCTION DATE	THE AREA OF BOOK AT PAGE	TDR USED FOR THIS PLAN
17-9708 - 17-9734	MARCH 26, 2018	55025 AT 138	17-9708 - 17-9720	59298 AT 458	15

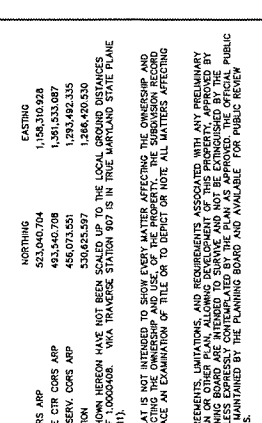
AREA TABULATION

LOT	TOTAL AREA
LOT 1	113,340 SQ. FT. OR 2.60193 ACRES

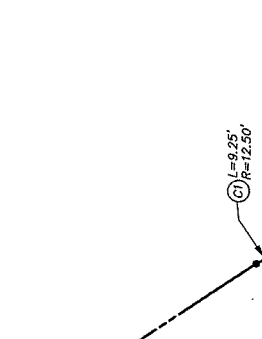


LEGEND

SYMBOL	DESCRIPTION
SQ. FT. ..	SQUARE FOOT
N	NORTHING
E	EASTING
L	LINE
P.U.E.....	PUBLIC UTILITY EASEMENT



CRABB'S BRANCH WAY
 150' RIGHT-OF-WAY
 MONTGOMERY COUNTY
 RIGHT OF WAY DENIED
 VEHICULAR ACCESS DENIED
 L=156.87'
 R=560.00'



LOT 1
 113,340 SQ. FT. OR 2.60193 ACRES
 HOC WESTSIDE AT SHADY GROVE, LLC
 BOOK 58805 PAGE 40

GRAMERCY BLVD
 PARCEL A, BLOCK A
 (A PRIVATE STREET, 102' WIDE)
 PLAT NO. 24942
 S24°51'16"W 291.20'

COLUMBUS AVENUE
 PARCEL A, BLOCK A
 (A PRIVATE STREET, 60' FOOT WIDE)
 PLAT NO. 24942
 N31°49'35"W 322.55'

BOWERY STREET
 PARCEL A, BLOCK E
 (A PRIVATE STREET, 52' WIDE)
 PLAT NO. 24945
 N58°10'25"E 269.60'

