





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

MCPB
Item #1B
4-15-2021

MEMORANDUM

DATE: April 2, 2021

TO: Montgomery County Planning Board

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

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for April 15, 2021

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:

220210060 Laurel Hill

Plat Name: Laurel Hill
Plat #: 220210060

Location: Located on the west side of Seven Locks Road, 450 feet north of Carteret Road.

Master Plan: Potomac Subregion 2002 Master Plan

Plat Details: R-200 zone; 3 lots

Owner: ASP 9220 Seven Locks Road, LLC

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120160300 (MCPB Resolution No. 17-007), 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.

Surveyor's Certificate

I hereby certify that the information shown herein is correct, that it is a subdivision plat of all the property acquired by ASP 9220 Seven Locks Road, LLC, a Maryland limited liability company, from William P. Hartwig, by deed dated May 21, 2020 and recorded among the Land Records of Montgomery County, Maryland in Book 60056 at Page 431; that it is also a resubdivision of Part of Lot 1 and all of Lot A, as shown on a subdivision record plat entitled "Laurel Hill" and recorded among the aforesaid Land Records at Plat No. 4089.

I also certify that if engaged, I will set all property corner markers in accordance with Section 50.4.3.G of the subdivision regulations of Montgomery County, Maryland.

I further certify that the total area included in this subdivision record plat is 82,702 square feet or 1.8986 of an acre of land; There is no street dedication by this plat.

Date: 2/4/21
Daniel F. DeBolt
Professional Surveyor
Maryland Reg. No. 526
Exp. 02/17/2023

Notes

1. All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site project, or any other plan, including this plat, shall be deemed to be incorporated by reference into this plat. The County Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official files for any such plan(s) are maintained by the Planning Board and are available for review during normal business hours.
2. This Subdivision Record Plat is not intended to show every matter affecting the ownership and/or use, nor every matter restricting the ownership and/or use of this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting title.
3. This property is served by public water and sewer systems only.
4. The property shown herein is zoned R-200.
5. W.S.C. 200 scale reference: 211 NW 08
6. Water/Sewer Categories: W1/S3
7. This property is shown on Tax Map Page GP121
8. Coordinates shown herein were established using Trimble's Real-Time Kinematics and their Virtual Reference Station System (VRS) and are based on Maryland Coordinate System NAD 83 (2011) Datum. The average scale factor for the subject property is 0.99995248. The average property elevation based upon NGVD29 datum as shown on WSSC assult plan (98AS2208A), holding Benchmark D.T.P. 63230, is 276 feet, for an elevation factor of 0.99999228. The combined factor for the subject property is 0.99994476. All bearings and distances shown are based on grid coordinates.
9. This Development is subject to a Preliminary Plan MNCP&PC File Number 120160300
10. This property is subject to the terms and conditions of a Declaration of Covenants for Road Improvements, recorded among the Land Records of Montgomery County, Maryland in Book 61206 at Page 229.

Legend

p/o = Part of
P.B. = Plat Book
P.No. = Plat Number
I.P.F. = Iron Pipe Found
R/W = Right of Way
s.f. = Square Feet
Ac. = Acres

The Maryland-National Capital Park and Planning Commission
Montgomery County Planning Board

Approved: _____ Date: _____
Chairman _____ Asst. Secretary-Treasurer _____
MNC&PC Record File Nos.

Department of Permitting Services,
Montgomery County

Approved: *[Signature]* Date: 3/23/2021
Director

Recorded:

Plat No:

220210060

Owner's Certificate

ASP 9220 Seven Locks Road, LLC, a Maryland limited liability company, owner of the property shown hereon and described in the Surveyor's Certificate, hereby adopts this Subdivision Record Plat. Establishes the minimum building restriction lines. Grants a Public Utility Easement, as shown hereon and designated P.U.E., to the parties listed and with the terms and provisions being set forth in that certain document entitled "Declaration of Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland at Folio 457, which said terms and provisions are incorporated herein by this reference. Grants a Temporary Slope Easement, 25 feet wide, adjacent, contiguous and parallel to a street right of way line, said Slope Easement being shown hereon and designated T.S.E., to the parties listed and with the terms and provisions being set forth in that certain document entitled "Declaration of Temporary Slope Easements" and recorded among the Land Records of Montgomery County, Maryland at Folio 457, which said terms and provisions are incorporated herein by this reference. Grants a Public Utility Easement, as shown hereon and designated P.U.E., to the parties listed and with the terms and provisions being set forth in that certain document entitled "Declaration of Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland at Folio 457, which said terms and provisions are incorporated herein by this reference. Grants to the parties listed and with the terms and provisions being set forth in that certain document entitled "Declaration of Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland at Folio 457, which said terms and provisions are incorporated herein by this reference. Grants to the parties listed and with the terms and provisions being set forth in that certain document entitled "Declaration of Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland at Folio 457, which said terms and provisions are incorporated herein by this reference. Subject to all current and applicable regulations of all federal, state and local governing agencies.

We further certify that a Maryland registered land surveyor will be engaged to set all property corner markers in accordance with section 50.4.3.G of the subdivision regulations of Montgomery County, Maryland.

There are no suits, actions at law, liens, leases, mortgages or trusts affecting the property shown hereon except two (2) Deeds of Trust, the first recorded in Book 60056 at Page 436, and the second recorded in Book 60056 at Page 463, and the parties in interest thereto have hereon indicated their assent.

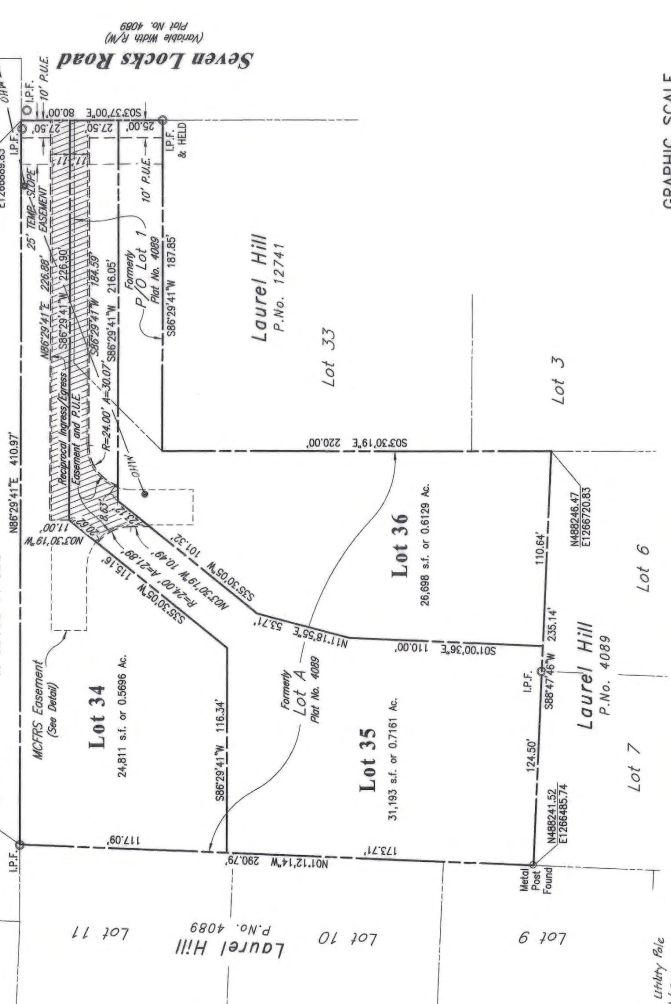
Date: 2/16/2021
Witness: *[Signature]* By: *[Signature]*
Ed Womald, Managing Member

We hereby assent to this Subdivision Record Plat

Sandy Spring Bank,
A Maryland Banking Corporation
Book 60056 Page 436

Truster: *[Signature]* Date: 3-3-21
Trustee: Brian D. Kicker, Trustee

Property of
Victoria Sutton
Parcel P199
L. 32155 F. 532



Area Tabulation

3 Lots:	82,702 s.f. or 1.8986 Ac.
Parcels:	N/A
Streets:	N/A
Total:	82,702 s.f. or 1.8986 Ac.

Subdivision Record Plat
Lots 34 through 36

a resubdivision of Part of Lot 1 and Lot 4
Laurel Hill

Bethesda (7th) District
Montgomery County, Maryland
October, 2020
Scale: 1" = 50'

CPJ Charles P. Johnson & Associates, Inc.
Associates
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1751 Elm Hill, Ste. 300 Silver Spring, MD 20903-2014 301.434.4343
cpjassociates.com • Silver Spring, MD • Gaithersburg, MD • Gaithersburg, MD • Frederick, MD • Hagerstown, MD

PRELIMINARY PLAN MNC&PC No. 120160300



TREE DATA (SHOWN VARIANCE AND SHOWN TREE ONLY)	
NO.	COMMENTS
1	EXISTING TREE
2	EXISTING TREE
3	EXISTING TREE
4	EXISTING TREE
5	EXISTING TREE
6	EXISTING TREE
7	EXISTING TREE
8	EXISTING TREE
9	EXISTING TREE
10	EXISTING TREE
11	EXISTING TREE
12	EXISTING TREE
13	EXISTING TREE
14	EXISTING TREE
15	EXISTING TREE
16	EXISTING TREE
17	EXISTING TREE
18	EXISTING TREE
19	EXISTING TREE
20	EXISTING TREE
21	EXISTING TREE
22	EXISTING TREE
23	EXISTING TREE
24	EXISTING TREE
25	EXISTING TREE
26	EXISTING TREE
27	EXISTING TREE
28	EXISTING TREE
29	EXISTING TREE
30	EXISTING TREE
31	EXISTING TREE
32	EXISTING TREE
33	EXISTING TREE
34	EXISTING TREE
35	EXISTING TREE
36	EXISTING TREE
37	EXISTING TREE
38	EXISTING TREE
39	EXISTING TREE
40	EXISTING TREE
41	EXISTING TREE
42	EXISTING TREE
43	EXISTING TREE
44	EXISTING TREE
45	EXISTING TREE
46	EXISTING TREE
47	EXISTING TREE
48	EXISTING TREE
49	EXISTING TREE
50	EXISTING TREE
51	EXISTING TREE
52	EXISTING TREE
53	EXISTING TREE
54	EXISTING TREE
55	EXISTING TREE
56	EXISTING TREE
57	EXISTING TREE
58	EXISTING TREE
59	EXISTING TREE
60	EXISTING TREE
61	EXISTING TREE
62	EXISTING TREE
63	EXISTING TREE
64	EXISTING TREE
65	EXISTING TREE
66	EXISTING TREE
67	EXISTING TREE
68	EXISTING TREE
69	EXISTING TREE
70	EXISTING TREE
71	EXISTING TREE
72	EXISTING TREE
73	EXISTING TREE
74	EXISTING TREE
75	EXISTING TREE
76	EXISTING TREE
77	EXISTING TREE
78	EXISTING TREE
79	EXISTING TREE
80	EXISTING TREE
81	EXISTING TREE
82	EXISTING TREE
83	EXISTING TREE
84	EXISTING TREE
85	EXISTING TREE
86	EXISTING TREE
87	EXISTING TREE
88	EXISTING TREE
89	EXISTING TREE
90	EXISTING TREE
91	EXISTING TREE
92	EXISTING TREE
93	EXISTING TREE
94	EXISTING TREE
95	EXISTING TREE
96	EXISTING TREE
97	EXISTING TREE
98	EXISTING TREE
99	EXISTING TREE
100	EXISTING TREE

DATE: 08/04/2016, TIME: 10:00 AM, BY: CARL A. SCHAFFA, P.E., NO. 120160300

SCALE: 1" = 20'

PROJECT: 9220 SEVEN LOCKS ROAD, BETHESDA, MD 20817

CLIENT: [REDACTED]

DATE: 08/04/2016, TIME: 10:00 AM, BY: CARL A. SCHAFFA, P.E., NO. 120160300

SCALE: 1" = 20'

PROJECT: 9220 SEVEN LOCKS ROAD, BETHESDA, MD 20817

CLIENT: [REDACTED]

DATE: 08/04/2016, TIME: 10:00 AM, BY: CARL A. SCHAFFA, P.E., NO. 120160300

SCALE: 1" = 20'

PROJECT: 9220 SEVEN LOCKS ROAD, BETHESDA, MD 20817

CLIENT: [REDACTED]

DATE: 08/04/2016, TIME: 10:00 AM, BY: CARL A. SCHAFFA, P.E., NO. 120160300

SCALE: 1" = 20'

PROJECT: 9220 SEVEN LOCKS ROAD, BETHESDA, MD 20817

CLIENT: [REDACTED]

DATE: 08/04/2016, TIME: 10:00 AM, BY: CARL A. SCHAFFA, P.E., NO. 120160300

SCALE: 1" = 20'

PROJECT: 9220 SEVEN LOCKS ROAD, BETHESDA, MD 20817

CLIENT: [REDACTED]

DATE: 08/04/2016, TIME: 10:00 AM, BY: CARL A. SCHAFFA, P.E., NO. 120160300

SCALE: 1" = 20'

PROJECT: 9220 SEVEN LOCKS ROAD, BETHESDA, MD 20817

CLIENT: [REDACTED]

DATE: 08/04/2016, TIME: 10:00 AM, BY: CARL A. SCHAFFA, P.E., NO. 120160300

SCALE: 1" = 20'

PROJECT: 9220 SEVEN LOCKS ROAD, BETHESDA, MD 20817

CLIENT: [REDACTED]

DATE: 08/04/2016, TIME: 10:00 AM, BY: CARL A. SCHAFFA, P.E., NO. 120160300

SCALE: 1" = 20'

PROJECT: 9220 SEVEN LOCKS ROAD, BETHESDA, MD 20817

CLIENT: [REDACTED]

DATE: 08/04/2016, TIME: 10:00 AM, BY: CARL A. SCHAFFA, P.E., NO. 120160300

SCALE: 1" = 20'

PROJECT: 9220 SEVEN LOCKS ROAD, BETHESDA, MD 20817

CLIENT: [REDACTED]

DATE: 08/04/2016, TIME: 10:00 AM, BY: CARL A. SCHAFFA, P.E., NO. 120160300

SCALE: 1" = 20'

PROJECT: 9220 SEVEN LOCKS ROAD, BETHESDA, MD 20817

CLIENT: [REDACTED]

DATE: 08/04/2016, TIME: 10:00 AM, BY: CARL A. SCHAFFA, P.E., NO. 120160300

SCALE: 1" = 20'

PROJECT: 9220 SEVEN LOCKS ROAD, BETHESDA, MD 20817

CLIENT: [REDACTED]

DATE: 08/04/2016, TIME: 10:00 AM, BY: CARL A. SCHAFFA, P.E., NO. 120160300

SCALE: 1" = 20'

PROJECT: 9220 SEVEN LOCKS ROAD, BETHESDA, MD 20817

CLIENT: [REDACTED]

DATE: 08/04/2016, TIME: 10:00 AM, BY: CARL A. SCHAFFA, P.E., NO. 120160300

SCALE: 1" = 20'

PROJECT: 9220 SEVEN LOCKS ROAD, BETHESDA, MD 20817

CLIENT: [REDACTED]

DATE: 08/04/2016, TIME: 10:00 AM, BY: CARL A. SCHAFFA, P.E., NO. 120160300

SCALE: 1" = 20'

PROJECT: 9220 SEVEN LOCKS ROAD, BETHESDA, MD 20817

CLIENT: [REDACTED]

DATE: 08/04/2016, TIME: 10:00 AM, BY: CARL A. SCHAFFA, P.E., NO. 120160300

SCALE: 1" = 20'

PROJECT: 9220 SEVEN LOCKS ROAD, BETHESDA, MD 20817

CLIENT: [REDACTED]

DATE: 08/04/2016, TIME: 10:00 AM, BY: CARL A. SCHAFFA, P.E., NO. 120160300

SCALE: 1" = 20'

PROJECT: 9220 SEVEN LOCKS ROAD, BETHESDA, MD 20817

CLIENT: [REDACTED]

DATE: 08/04/2016, TIME: 10:00 AM, BY: CARL A. SCHAFFA, P.E., NO. 120160300

SCALE: 1" = 20'

PROJECT: 9220 SEVEN LOCKS ROAD, BETHESDA, MD 20817

CLIENT: [REDACTED]

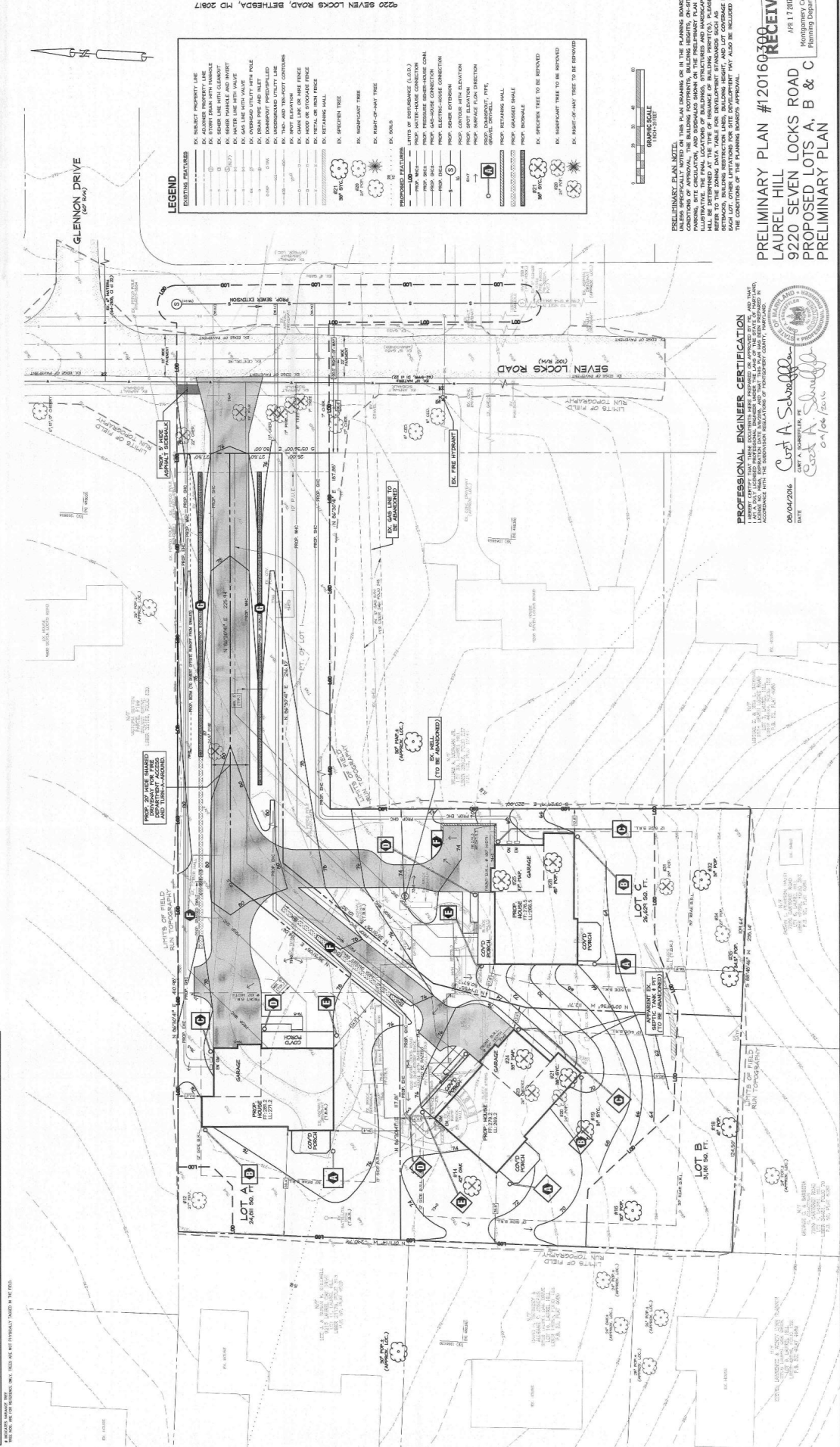
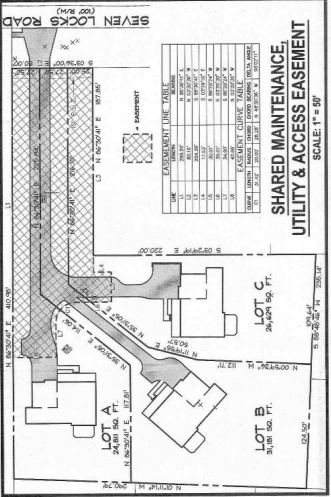
DATE: 08/04/2016, TIME: 10:00 AM, BY: CARL A. SCHAFFA, P.E., NO. 120160300

SCALE: 1" = 20'

PROJECT: 9220 SEVEN LOCKS ROAD, BETHESDA, MD 20817

CLIENT: [REDACTED]

DATE: 08/04/2016, TIME: 10:00 AM, BY: CARL A. SCHAFFA, P.E., NO. 120160300



C&S ENGINEERING
301-607-0030
www.candse.com
info@candse.com

PRELIMINARY PLAN #120160300
LAUREL HILL
9220 SEVEN LOCKS ROAD
PROPOSED LOTS A, B & C
PRELIMINARY PLAN

RECEIVED
APR 17 2016
Planning Department

PROFESSIONAL ENGINEER CERTIFICATION

I, CARL A. SCHAFFA, P.E., NO. 120160300, DO HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND.

DATE: 08/04/2016
SIGNATURE: Carl A. Schaffa
TITLE: PROFESSIONAL ENGINEER