





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

MCPB
Item #1B
6-10-2021

MEMORANDUM

DATE: May 28, 2021

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 June 10, 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:

220210080 The Towns at Knowles Station

220210190 Battery Park

Plat Name: The Towns at Knowles Station
Plat #: 220210080

Location: Located in the southeast quadrant of the intersection of Summit Avenue and Knowles Avenue (MD 547).
Master Plan: Kensington Sector Plan
Plat Details: CRN zone; 6 lots, 3 parcels
Owner: 4000 Knowles Avenue, LLC

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120200160 (MCPB Resolution No. 20-055), 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.

NOTES

1. PROPERTY ZONED ORN AT DATE OF RECORDATION. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING.
2. THIS PLAT LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN NO. 02000100, ENTITLED "RESIDENCES AT KNOWLES STATION", ADOPTED RESOLUTION DATED 7/26/2021, AND PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
3. 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 INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORRATION OF THIS PLAT. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
4. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPEND ON OR NOTE ALL MATTERS AFFECTING TITLE.
5. PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP HP343 AND W.S.C. 131M004.
6. PER 50.8.1.C.2.G OF THE MONTGOMERY COUNTY CODE, THE FOLLOWING ARE THE IDENTIFICATION NAMES OR NUMBERS AND COORDINATE VALUES FOR THE CONTROL STATIONS USED TO ESTABLISH COORDINATE SYSTEM DATUM.
JN4227 - 588750.79 1,255,960.68
JN4228 - 588750.88 1,253,710.21
7. PARCELS A, B, C, AND D ARE SUBJECT TO THE REQUIREMENTS OF PUBLIC ACCESS COVENANT RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 6885, AT PAGE 274.
8. PARCELS B & C ARE SUBJECT TO THE COMMON OPEN SPACE COVENANT WITH THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION RECORDED IN LIBER 28046 AT FOLIO 578.
9. PARCELS A, B, & C TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION (HOA).

10. THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A DECLARATION OF RESTRICTIVE COVENANTS (FOR PRIVATE ROADS, PRIVATE PARKS, PRIVATE OPEN SPACES, AND PRIVATE STORM DRAIN SYSTEMS) AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, IN BOOK 9088 AT PAGE 42.
11. PARCEL A MUST BE ACCESSIBLE TO THE PUBLIC.
12. THE PROPERTY SHOWN HEREON SURVEYED BY PUBLIC WATER AND SEWER SERVICES ONLY.
13. THE PROPERTY SHOWN MAY BE SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AGAINST THE PROPERTY IN THE MONTGOMERY COUNTY LAND RECORDS, IN LIBER 9614 AT FOLIO 154.

CENTERLINE OF RIGHT OF WAY PER SHA PLAT 2756

KNOWLES AVENUE (MD 547)

80' ULTIMATE RW
STATE ROADS COMMISSION PLAT 2756
PREVIOUSLY CONVEYED BY LIBER 696 FOLIO 321

SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown herein is correct; that it is a subdivision of all of the land described in a deed from Hannah F. Levy and Nimrod Levy to 4000 Knowles Avenue, LLC, in Book 60891 at Page 175, among the land records of Montgomery County, Maryland and also Parts of Lots 23, 25 & 27, LAURANER KNOWLES ESTATE AT KNOWLES STATION METROPOLITAN BRANCH B&O RR, shown on Plat A 18. I further certify that, once engaged as described in the owner's certification herein, all monuments and all property markers and other boundary markers will be set in accordance with the provisions of Section 50.4.3.G of Montgomery County Code. The total area included on this plat is 11042 Square Feet of land of which 2548 Square Feet is dedicated to the State of Maryland for public use.

Thomas A. Maddox
Registered Professional Land Surveyor
MD #10850 - Expires 04-03-2022

APPROVED 5/26/2021

DATE 5-19-21
DIRECTOR

APPROVED DATE

CHAIRMAN ASST. SECRETARY-TREASURER

OWNER'S CERTIFICATION

We the owners of the property shown herein, hereby adopt this plan of subdivision, dedicate the streets shown herein to the State of Maryland, grant a Public Utilities Easement shown herein as (P.U.E.) to the parties named in a document entitled "Terms and Provisions of Public Utility Easements" as recorded in Liber 3034 at Folio 457 among the Land Records of Montgomery County, Maryland, subject to the terms set forth therein. We the owners will cause all property corner markers and any other required monumentation to be set by a registered Maryland Land Surveyor, in accordance with Section 50.4.3.G of the Montgomery County Code.

There are no actions at law, leases, liens, mortgages, or trusts, affecting the property including in this plat of subdivision, except for a certain Deed of Trust, and the party in interest thereto has herein indicated their assent.

WITNESS

5/11/2021

Thomas Brazil
Managing Member, 4000 Knowles Avenue, LLC

For the Sandy Spring Bank, Beneficiary of Deed of Trust Recorded in Book 60891 at Page 181:

Steve Anderson
Name STEVE ANDERSON
Title SANDY SPRING BANK PRESIDENT

PLAT

DATE

PLAT



SCALE
1" = 10'

160.87'

15'

178.91'

72.16'

7.21'

17.96'

47.56'

29.13'

58°46'16"W

58°46'16"E

25.50'

22.73'

26.95'

N 49°56'15.1"

E 128°57'50.84"

1728'

N 62°35'30"E

28.60'

30.39'

N 49°56'15.1"

E 128°57'50.84"

1728'

N 62°35'30"E

28.60'

30.39'

N 49°56'15.1"

E 128°57'50.84"

1728'

N 62°35'30"E

28.60'

30.39'

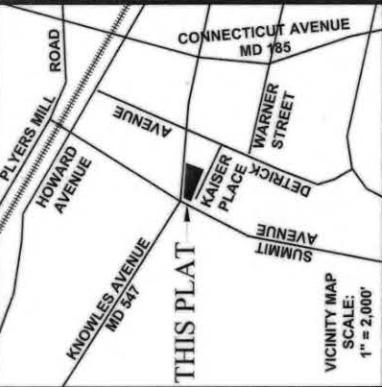
N 49°56'15.1"

E 128°57'50.84"

1728'

N 62°35'30"E

28.60'



RIGHT OF WAY LINE & EXISTING RIGHT OF WAY LINE

FORMERLY PART OF LOT 23

POINT OF BEGINNING

RIGHT OF WAY LINE AND DEDICATION LINE AND LINE OF DIVISION

PARCEL C (COMMON OPEN SPACE) 1094 SqFt 0.025 Acres

PARCEL B (COMMON OPEN SPACE) 648 SqFt 0.015 Acres

PARCEL A (PUBLIC OPEN SPACE) 432 SqFt 0.010 Acres

PARCEL D (COMMON OPEN SPACE) 648 SqFt 0.015 Acres

PARCEL E (COMMON OPEN SPACE) 826 SqFt 0.019 Acres

PARCEL F (COMMON OPEN SPACE) 1062 SqFt 0.024 Acres

PARCEL G (COMMON OPEN SPACE) 944 SqFt 0.022 Acres

PARCEL H (COMMON OPEN SPACE) 944 SqFt 0.022 Acres

PARCEL I (COMMON OPEN SPACE) 1611 SqFt 0.037 Acres

LAURANER KNOWLES ESTATE AT KNOWLES STATION METROPOLITAN BRANCH B&O RR

PLAT A 18

LAURANER KNOWLES ESTATE AT KNOWLES STATION METROPOLITAN BRANCH B&O RR

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SUBDIVISION RECORD PLAT
LOTS 1-6
& PARCELS A, B & C
THE TOWNS AT
KNOWLES STATION
A RESUBDIVISION OF PART
OF LOTS 23, 25 & 27
LAURANER KNOWLES ESTATE
AT KNOWLES STATION
METROPOLITAN BRANCH B&O RR

ELECTION DISTRICT 13
MONTGOMERY COUNTY, MARYLAND
SCALE 1" = 10'
JANUARY 2021

THOMAS A. MADDOX
PROFESSIONAL LAND SURVEYOR
8933 SHADY GROVE COURT
CATHARTHSBURG, MARYLAND 20877
(301) 944-5884

PLAT TOTALS
LOTS 6320 S.F.
PUBLIC OPEN SPACE PARCEL 432 S.F.
COMMON OPEN SPACE PARCELS 1742 S.F.
TOTAL AREA OF DEDICATION 2548 S.F.
TOTAL AREA SHOWN ON PLAT 11042 S.F.

