



MEMORANDUM

DATE: August 26, 2022

TO: Montgomery County Planning Board

FROM: Stephen Smith, Coordinator, IRC Division (301)-495-4522 *SS*
Jay Beatty, Senior Planner, IRC Division (301)-495-2178 *JRB*

SUBJECT: Item No. 3 - Summary of Record Plats for the Planning Board
Agenda for September 8, 2022.

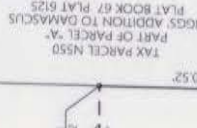
The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and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

220170690 - 220170710	Grafton Hill
220210600	B. F. Gilbert's Addition to Takoma Park
220220410 - 220220470	Northpark at Montrose
220220570	American University Park
220220700	Cunningham's Subdivision - Takoma Park
220220740 - 220220770	Seneca Farms
220220990	Woodhaven

Plat Name: Grafton Hill
Plat #: 220170690 - 220170710

Location: Located on the south side of Lewis Drive, 650 feet west of High Corner Street
Master Plan: Damascus Master Plan
Plat Details: CRT zone; 55 lots and 13 parcels
Owner: Noord Development, LLC

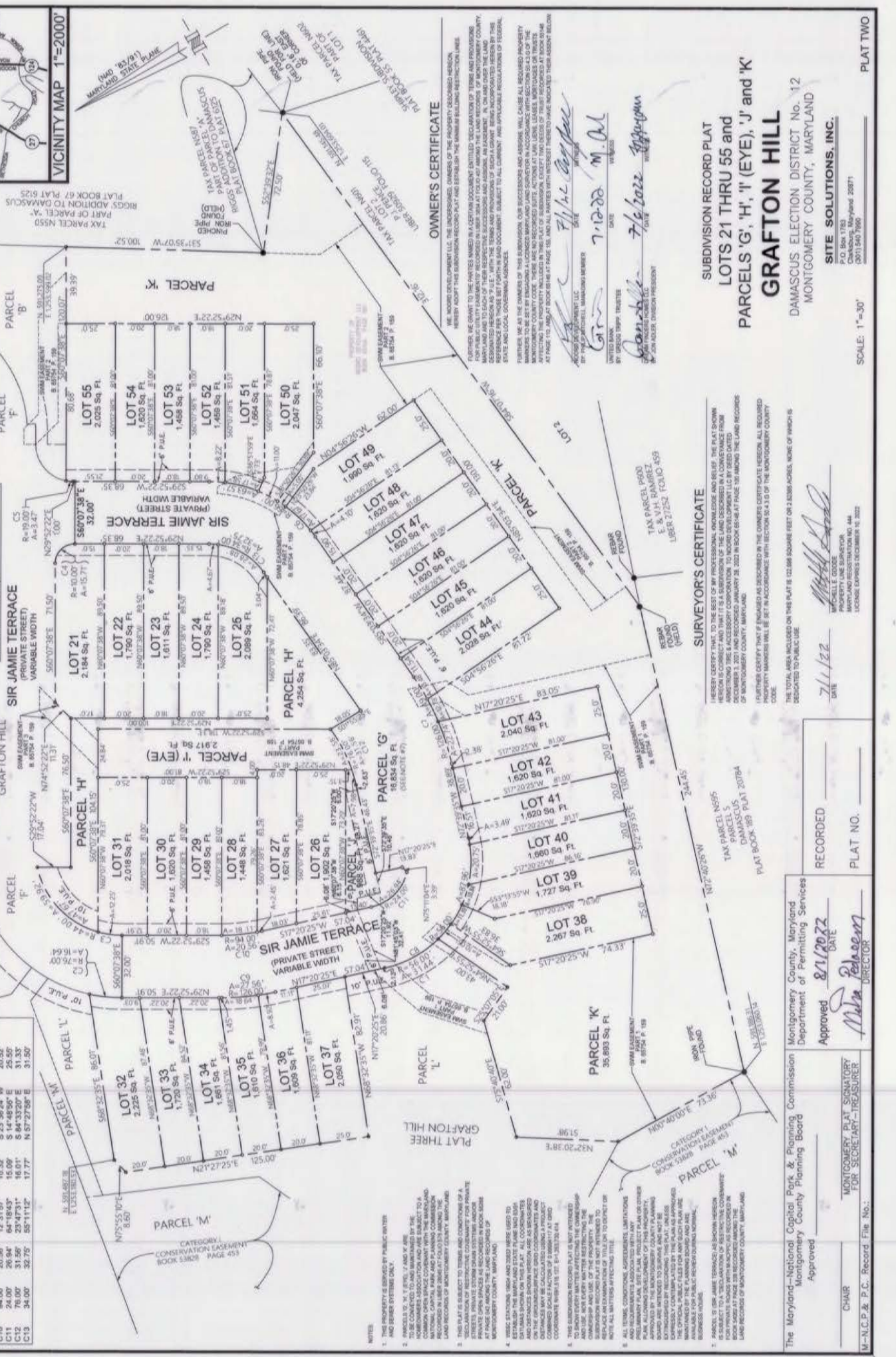
These subdivision plats have been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120160070 (MCPB Resolution No. 16-043), and with Site Plan No. 820160110 (Certified Site Plan dated December 7, 2016), as approved by the Board, and that any minor modifications reflected on the plats do not alter the intent of the Board's previous approval of the aforesaid plans.



INFORMATION CHART AND APPROVED PLANS	
CLASSIFICATION (C-0.5, R-0.5, H-500)	
CR1 1.0	
FZA43	
FZA3	
237NW10	
APPROVED PLANS	
120160070	
820160110	
820160110	
820160110	
820160110	

PLAT TOTALS	
NUMBER OF LOTS/PARCELS	
35/5	
1.42589 AC.	
1.37776 AC.	
0.00000 AC.	
2.82365 AC.	
1.42589 AC.	
1.37776 AC.	
0.00000 AC.	
2.82365 AC.	

CURVE DATA						
NO	RADIUS	ARC	DELTA	TANGENT	CHORD BEARING	CHORD
C1	56.00	31.44	32°10'16"	16.18'	N 01°15'16" E	31.02'
C2	44.00	55.82	75°03'17"	55.84'	N 68°53'01" E	55.58'
C3	44.00	55.82	10°26'52"	55.84'	S 15°07'38" E	14.14'
C4	19.00	15.71	10°26'52"	14.14'	S 35°06'31" E	3.47'
C5	65.00	63.57	55°11'12"	34.49'	S 57°27'58" W	61.14'
C6	126.00	48.00	22°16'51"	24.81'	N 83°49'00" W	48.89'
C7	126.00	48.00	12°31'57"	16.33'	N 23°39'59" W	79.51'
C8	126.00	48.00	12°31'57"	16.33'	S 23°39'59" W	20.52'
C9	64.00	26.84	64°18'43"	15.09'	S 14°45'56" E	25.55'
C10	24.00	26.84	15°07'38"	15.09'	S 84°33'20" E	31.33'
C11	76.00	31.56	23°47'31"	16.01'	N 57°27'58" E	31.50'
C12	76.00	31.56	23°47'31"	16.01'	N 57°27'58" E	31.50'
C13	34.00	32.75	55°11'12"	17.77'		



OWNER'S CERTIFICATE
 WE, UNDERSIGNED, BEING THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED HEREIN, HEREBY CERTIFY THAT THE SURVEY AND RECORDING OF THIS PLAT COMPLY WITH ALL APPLICABLE STATE AND FEDERAL LAWS, RULES AND REGULATIONS GOVERNING THE RECORDING OF DEEDS AND INSTRUMENTS IN MARYLAND AND FEDERAL RECORDS IN MARYLAND AND TO EACH OF THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, IN AND OVER THE LAND DESCRIBED IN THIS PLAT. WE HAVE BEEN ADVISED THAT ALL APPLICABLE STATE AND FEDERAL LAWS, RULES AND REGULATIONS GOVERNING THE RECORDING OF DEEDS AND INSTRUMENTS IN MARYLAND AND FEDERAL RECORDS IN MARYLAND HAVE BEEN COMPLIED WITH AND WE HAVE BEEN ADVISED THAT ALL APPLICABLE STATE AND FEDERAL LAWS, RULES AND REGULATIONS GOVERNING THE RECORDING OF DEEDS AND INSTRUMENTS IN MARYLAND AND FEDERAL RECORDS IN MARYLAND HAVE BEEN COMPLIED WITH. FURTHER, WE ARE THE OWNERS OF THIS SURVEY AND RECORDING, OUR SUCCESSORS AND ASSIGNS WILL CAUSE ALL REQUIRED PROPERTY RECORDS TO BE SET BY THE BOARD OF PROFESSIONAL SURVEYORS AND ENGINEERS OF MARYLAND IN ACCORDANCE WITH SECTION 15-5-13 OF THE MARYLAND CODE AND WE WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THIS PLAT IN ACCORDANCE WITH SECTION 15-5-13 OF THE MARYLAND CODE. ALL APPLICABLE STATE AND FEDERAL LAWS, RULES AND REGULATIONS GOVERNING THE RECORDING OF DEEDS AND INSTRUMENTS IN MARYLAND AND FEDERAL RECORDS IN MARYLAND HAVE BEEN COMPLIED WITH AND WE HAVE BEEN ADVISED THAT ALL APPLICABLE STATE AND FEDERAL LAWS, RULES AND REGULATIONS GOVERNING THE RECORDING OF DEEDS AND INSTRUMENTS IN MARYLAND AND FEDERAL RECORDS IN MARYLAND HAVE BEEN COMPLIED WITH. FURTHER, WE ARE THE OWNERS OF THIS SURVEY AND RECORDING, OUR SUCCESSORS AND ASSIGNS WILL CAUSE ALL REQUIRED PROPERTY RECORDS TO BE SET BY THE BOARD OF PROFESSIONAL SURVEYORS AND ENGINEERS OF MARYLAND IN ACCORDANCE WITH SECTION 15-5-13 OF THE MARYLAND CODE AND WE WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THIS PLAT IN ACCORDANCE WITH SECTION 15-5-13 OF THE MARYLAND CODE. ALL APPLICABLE STATE AND FEDERAL LAWS, RULES AND REGULATIONS GOVERNING THE RECORDING OF DEEDS AND INSTRUMENTS IN MARYLAND AND FEDERAL RECORDS IN MARYLAND HAVE BEEN COMPLIED WITH AND WE HAVE BEEN ADVISED THAT ALL APPLICABLE STATE AND FEDERAL LAWS, RULES AND REGULATIONS GOVERNING THE RECORDING OF DEEDS AND INSTRUMENTS IN MARYLAND AND FEDERAL RECORDS IN MARYLAND HAVE BEEN COMPLIED WITH.

DATE: 7/11/22
 BY: *[Signature]*
 TITLE: **OWNER**

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THE PLAT SHOWN HEREON IS CORRECT AND THAT IT IS A SUBDIVISION OF THE LAND DESCRIBED IN A CONVEYANCE FROM THE BOARD OF PROFESSIONAL SURVEYORS AND ENGINEERS OF MARYLAND TO THE DEVELOPER AND THAT THE SURVEYOR HAS BEEN LICENSED UNDER THE MARYLAND PROFESSIONAL SURVEYORS AND ENGINEERS ACT OF 1993 AND IS IN GOOD STANDING AT THE TIME OF THE SURVEY. I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR AND ENGINEER OF MARYLAND AND THAT I AM A LICENSED SURVEYOR AND ENGINEER OF MARYLAND AND THAT I AM A LICENSED SURVEYOR AND ENGINEER OF MARYLAND. FURTHER, I HEREBY CERTIFY THAT I HAVE BEEN ADVISED THAT ALL APPLICABLE STATE AND FEDERAL LAWS, RULES AND REGULATIONS GOVERNING THE RECORDING OF DEEDS AND INSTRUMENTS IN MARYLAND AND FEDERAL RECORDS IN MARYLAND HAVE BEEN COMPLIED WITH AND WE HAVE BEEN ADVISED THAT ALL APPLICABLE STATE AND FEDERAL LAWS, RULES AND REGULATIONS GOVERNING THE RECORDING OF DEEDS AND INSTRUMENTS IN MARYLAND AND FEDERAL RECORDS IN MARYLAND HAVE BEEN COMPLIED WITH.

DATE: 7/11/22
 BY: *[Signature]*
 TITLE: **SURVEYOR**

OWNER'S CERTIFICATE
 WE, UNDERSIGNED, BEING THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED HEREIN, HEREBY CERTIFY THAT THE SURVEY AND RECORDING OF THIS PLAT COMPLY WITH ALL APPLICABLE STATE AND FEDERAL LAWS, RULES AND REGULATIONS GOVERNING THE RECORDING OF DEEDS AND INSTRUMENTS IN MARYLAND AND FEDERAL RECORDS IN MARYLAND AND TO EACH OF THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, IN AND OVER THE LAND DESCRIBED IN THIS PLAT. WE HAVE BEEN ADVISED THAT ALL APPLICABLE STATE AND FEDERAL LAWS, RULES AND REGULATIONS GOVERNING THE RECORDING OF DEEDS AND INSTRUMENTS IN MARYLAND AND FEDERAL RECORDS IN MARYLAND HAVE BEEN COMPLIED WITH AND WE HAVE BEEN ADVISED THAT ALL APPLICABLE STATE AND FEDERAL LAWS, RULES AND REGULATIONS GOVERNING THE RECORDING OF DEEDS AND INSTRUMENTS IN MARYLAND AND FEDERAL RECORDS IN MARYLAND HAVE BEEN COMPLIED WITH. FURTHER, WE ARE THE OWNERS OF THIS SURVEY AND RECORDING, OUR SUCCESSORS AND ASSIGNS WILL CAUSE ALL REQUIRED PROPERTY RECORDS TO BE SET BY THE BOARD OF PROFESSIONAL SURVEYORS AND ENGINEERS OF MARYLAND IN ACCORDANCE WITH SECTION 15-5-13 OF THE MARYLAND CODE AND WE WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THIS PLAT IN ACCORDANCE WITH SECTION 15-5-13 OF THE MARYLAND CODE. ALL APPLICABLE STATE AND FEDERAL LAWS, RULES AND REGULATIONS GOVERNING THE RECORDING OF DEEDS AND INSTRUMENTS IN MARYLAND AND FEDERAL RECORDS IN MARYLAND HAVE BEEN COMPLIED WITH AND WE HAVE BEEN ADVISED THAT ALL APPLICABLE STATE AND FEDERAL LAWS, RULES AND REGULATIONS GOVERNING THE RECORDING OF DEEDS AND INSTRUMENTS IN MARYLAND AND FEDERAL RECORDS IN MARYLAND HAVE BEEN COMPLIED WITH.

DATE: 7/11/22
 BY: *[Signature]*
 TITLE: **OWNER**

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
 Montgomer County, Maryland
 Department of Permitting Services

Approved: *[Signature]* DATE: 8/11/2022
 Approved: *[Signature]* DATE: 8/11/2022

CHAIR: _____
 M.N.C.P. & P.C. Record File No.: _____

RECORDED _____ PLAT NO. _____

PLAT NO.

GRAPHIC SCALE: 1" = 30'

EXISTING 5' WIDE STORM DRAIN EASEMENT LIBER 7748 FOLIO 800

TAX PARCEL PA33 S. SMITH LIBER 46427 FOLIO 355

TAX PARCEL PA31 J.L. & L. RODRIGUEZ LIBER 16775 FOLIO 801

TAX PARCEL PA34 D.S. & W.A. HOCKEY LIBER 15847 FOLIO 215

TAX PARCEL PA35 M.B. BANOAK LIBER 7354 FOLIO 751

TAX PARCEL PA36 A.C. & S.J. NICHOLS LIBER 36536 FOLIO 585

TAX PARCEL PA37 D.W. MCKENNA, JR LIBER 14612 FOLIO 495

TAX PARCEL PA82 K. G. KARAWANICH LIBER 21190 FOLIO 322

REBAR (FIELD)

EXISTING 14" WIDE STORM DRAIN EASEMENT LIBER 1484 FOLIO 432

AREA NOT INCLUDED IN CONSERVATION EASEMENT

EXISTING 14" WIDE STORM DRAIN EASEMENT LIBER 1484 FOLIO 432

PARCEL 'M' 65,597 SQ. FT. CATEGORY I CONSERVATION EASEMENT (101,600 SQ. FT.) BOOK 53828 PAGE 453

TAX PARCEL PA68B BROWN AND STRAIN PARTNERSHIP NO. 2 LIBER 8123 FOLIO 310

PARCEL 'L' 17,627 SQ. FT.

PARCEL 'K'

LOT 32 LOT 33 LOT 34 LOT 35 LOT 36 LOT 37

PARCEL 'L' 17,627 SQ. FT.

PARCEL 'L' 111.04' 111.04' 111.04' 111.04'

PARCEL 'L' 111.04' 111.04' 111.04' 111.04'

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PARCEL 'L' 111.04' 111.04' 111.04' 111.04'



THIS PLAT

VICINITY MAP 1"=2000'

PLAT TOTALS table with columns for NUMBER OF PARCELS, AREA OF PARCELS, AREA OF STREET DEDICATION, and TOTAL AREA OF THIS PLAT.

NOTES: 1. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY. 2. PARCELS L AND M ARE TO BE CONVEYED TO AND MAINTAINED BY THE INTERCOMMERCE ASSOCIATION AND ARE TO BE CONVEYED TO AND MAINTAINED BY THE INTERCOMMERCE ASSOCIATION AND ARE TO BE CONVEYED TO AND MAINTAINED BY THE INTERCOMMERCE ASSOCIATION...

CURVE DATA table with columns for NO, RADIUS, ARC, DELTA, TANGENT, CHORD, BEARING, and CHORD.

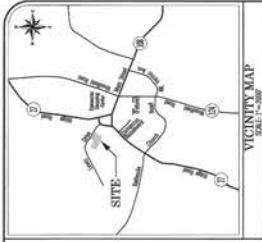
OWNER'S CERTIFICATE: WE, MOUNT DEVELOPMENT LLC, THE UNDERSIGNED, OWNERS OF THE PROPERTY DESCRIBED HEREIN, HEREBY ADVERTISE THE SUBDIVISION RECORD PLAT, AND ESTABLISH THE MINIMUM BUILDING RESTRICTIONS...

INFORMATION CHART AND APPROVED PLANS: ZONING: CRT 1.0, CLASSIFICATION: (C-0.5, R-0.5, H-307), TAX MAP NUMBER: FXA43, TAX MAP GRID: FXA43, NASSI GRID: 237N10, APPROVED PLANS: PRELIMINARY PLAN: 120180070, FINAL PLAN: 820180110, FINAL FOREST CONSERVATION PLAN: 820180110

SURVEYOR'S CERTIFICATE: I HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THE PLAT BROWN HEREON IS CORRECT AND THAT IT IS A SUBDIVISION OF THE LAND DESCRIBED IN A CONVEYANCE FROM ANTIETONS TIRE & RUBBER COMPANY TO MOUNT DEVELOPMENT LLC BY DEED DATED JANUARY 28, 2022 IN BOOK 58146 AT PAGE 100 AND THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND...

Site Solutions, Inc. Grafton Hill Parcels 'L' and 'M' Montgomery Election District No. 12 Montgomery County, Maryland. P.O. Box 1783, Gaithersburg, Maryland 20878. (301) 540-7900.

CHAIR: MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER. APPROVED: 8/12/2022. DIRECTOR: MARYSHE PATERSON. RECORDED: 8/12/2022. PLAT NO. 111.04'

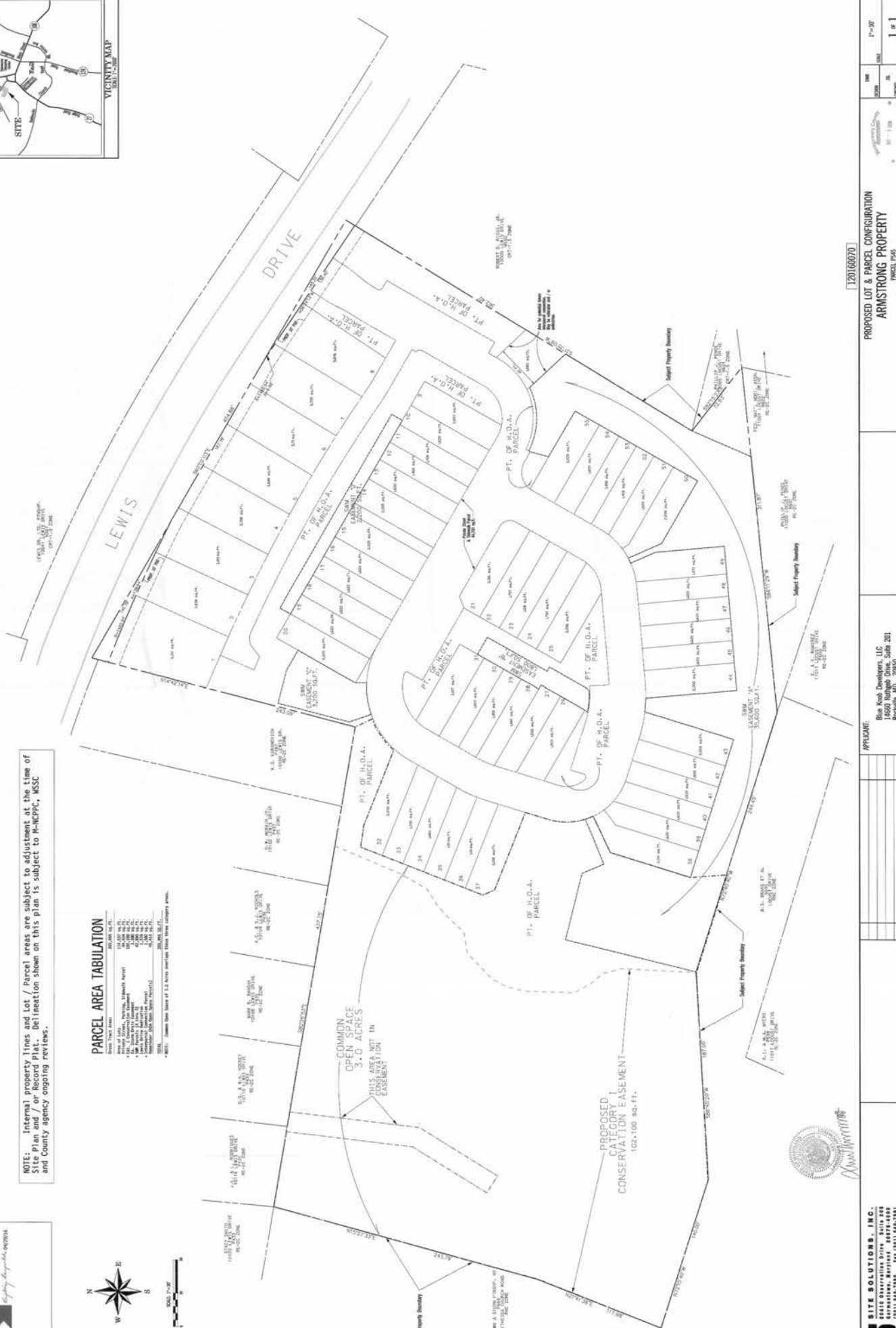


VICINITY MAP
1201.60070

NOTE: Internal property lines and lot / Parcel areas are subject to adjustment at the time of Site Plan and / or Record plat. Delimitation shown on this plan is subject to M-NCPPC, WSSC and County agency ongoing reviews.

PARCEL AREA TABULATION

TRACT NAME	AREA (SQ. FT.)
Parcel 1	1,200
Parcel 2	1,500
Parcel 3	1,800
Parcel 4	2,100
Parcel 5	2,400
Parcel 6	2,700
Parcel 7	3,000
Parcel 8	3,300
Parcel 9	3,600
Parcel 10	3,900
Parcel 11	4,200
Parcel 12	4,500
Parcel 13	4,800
Parcel 14	5,100
Parcel 15	5,400
Parcel 16	5,700
Parcel 17	6,000
Parcel 18	6,300
Parcel 19	6,600
Parcel 20	6,900
Parcel 21	7,200
Parcel 22	7,500
Parcel 23	7,800
Parcel 24	8,100
Parcel 25	8,400
Parcel 26	8,700
Parcel 27	9,000
Parcel 28	9,300
Parcel 29	9,600
Parcel 30	9,900
Parcel 31	10,200
Parcel 32	10,500
Parcel 33	10,800
Parcel 34	11,100
Parcel 35	11,400
Parcel 36	11,700
Parcel 37	12,000
Parcel 38	12,300
Parcel 39	12,600
Parcel 40	12,900
Parcel 41	13,200
Parcel 42	13,500
Parcel 43	13,800
Parcel 44	14,100
Parcel 45	14,400
Parcel 46	14,700
Parcel 47	15,000
Parcel 48	15,300
Parcel 49	15,600
Parcel 50	15,900
Parcel 51	16,200
Parcel 52	16,500
Parcel 53	16,800
Parcel 54	17,100
Parcel 55	17,400
Parcel 56	17,700
Parcel 57	18,000
Parcel 58	18,300
Parcel 59	18,600
Parcel 60	18,900
Parcel 61	19,200
Parcel 62	19,500
Parcel 63	19,800
Parcel 64	20,100
Parcel 65	20,400
Parcel 66	20,700
Parcel 67	21,000
Parcel 68	21,300
Parcel 69	21,600
Parcel 70	21,900
Parcel 71	22,200
Parcel 72	22,500
Parcel 73	22,800
Parcel 74	23,100
Parcel 75	23,400
Parcel 76	23,700
Parcel 77	24,000
Parcel 78	24,300
Parcel 79	24,600
Parcel 80	24,900
Parcel 81	25,200
Parcel 82	25,500
Parcel 83	25,800
Parcel 84	26,100
Parcel 85	26,400
Parcel 86	26,700
Parcel 87	27,000
Parcel 88	27,300
Parcel 89	27,600
Parcel 90	27,900
Parcel 91	28,200
Parcel 92	28,500
Parcel 93	28,800
Parcel 94	29,100
Parcel 95	29,400
Parcel 96	29,700
Parcel 97	30,000
Parcel 98	30,300
Parcel 99	30,600
Parcel 100	30,900



DATE: 10-20-2023
 DRAWN BY: JAC
 CHECKED BY: JAC
 SHEET: 1 OF 1
 PROJECT: 1201.60070
 DATE: 10-20-2023

PROPOSED LOT & PARCEL CONFIGURATION
ARMSTRONG PROPERTY
 MANASSAS ELECTRIC PROJECT #13
 MONTGOMERY COUNTY, MARYLAND

APPLICANT:
Blue Knob Developers, LLC
 14650 Raleigh Drive, Suite 201
 Rockville, MD, 20850

SITE SOLUTIONS, INC.
 6470 WOODBURN DRIVE, SUITE 200
 ROCKVILLE, MARYLAND 20850
 (301) 546-7808 FAX: (301) 546-7801
 PROJECT: 1201.60070

