



MEMORANDUM

DATE: December 21, 2022

TO: Montgomery County Planning Board

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

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board
Agenda for January 5, 2023.

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:

220220190 - 220220200 Hillandale Gateway

Plat Name: Hillandale Gateway
Plat #: 220220190 - 220220200

Location: Located in the southwestern quadrant of the intersection of Powder Mill Road and New Hampshire Avenue (MD 650)
Master Plan: White Oak Science Gateway Master Plan
Plat Details: CRT zone; 2 lots
Owner: Hillandale Pad, LLC and Hillandale Pad II, LLC

These subdivision plats have been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120190220 (MCPB Resolution No. 21-014), and with Site Plan No. 820190130 (Certified Site Plan dated May 12, 2022), 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.

Surveyor's Certificate

I hereby certify that the information shown herein is correct, that it is a subdivision of all of the property acquired by Hillandale Pad II, L.L.C. 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; Dedicates the area labeled "Dedicated to the State of Maryland" to the State of Maryland for the purposes of a public road. Grants Public Utility Easements 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 in Liber 3834 at Folio 457, 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 50.4.3.5 of the subdivision regulations of Montgomery County, Maryland.

There are no sales, actions at law, liens, leases, mortgages or trusts affecting the property shown hereon.

Date: 7/21/22
Daniel F. Dahlhoff
Property Line Surveyor
Maryland No. 526
Exp. 02/17/2023

Legend

P.B. & P.M. : Plat Book & Plat Number
L & F : Liber & Folio
R/W : Right of Way
I.P.F. : Iron Pipe Found

AREA TABULATION

LOTS: 187,534 s.f. OR 4.3524 Ac.
STREET: 2,100 s.f. OR 0.0482 Ac.
TOTAL: 189,634 s.f. OR 4.3534 Ac.

Information Chart

Tax Map	KP122
WSSC 200 Scale Ref.	212 NE 02
Zoning Category	CRT-1.75, C-0.5
R-1.5, H-85	
Prelim. & Site Plan Name	Hillandale Gateway
Sketch Plan No.	320180020
Preliminary Plan No.	120190220
Site Plan No.	820190130

Owner's Certificate

Hillandale Pad II, L.L.C. 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; Dedicates the area labeled "Dedicated to the State of Maryland" to the State of Maryland for the purposes of a public road. Grants Public Utility Easements 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 in Liber 3834 at Folio 457, subject to all current and applicable regulations of all federal, state and local governing agencies.

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Date: 7/20/22
By: Jeremy D. Duff
Jeremy Duff, President

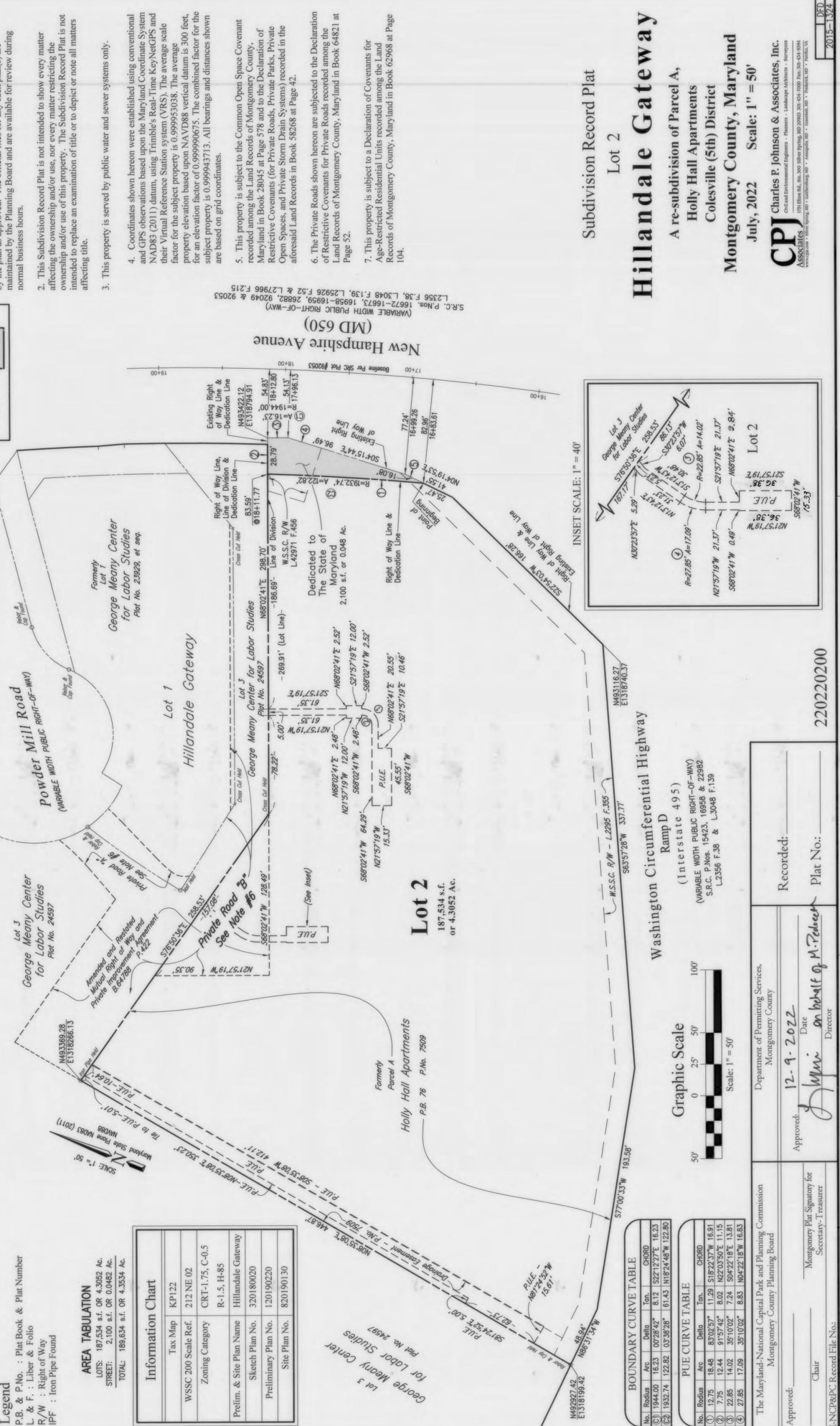
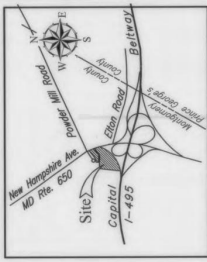
Hillandale Pad II, L.L.C.
a Maryland limited liability company

LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD	
1	R=132.74' L=122.82'
2	Ch= N 18°24'48" W, 122.80'
3	R=87°02'41" E, 28.79'
4	R=194.00' L=16.23'
5	Ch=S 22°12'27" E, 16.23'
6	S 04°15'44" E, 98.49'
7	S 04°19'53" E, 16.08'
DEDICATION AREA 2,100 s.f. OR 0.048 Ac.±	
SHOWN THIS	

Notes

- All terms, conditions, agreements, limitations, and requirements associated with any Preliminary Plan, Site Plan, Project Plan, or any other plan, allowing the development of the property, approved by the Montgomery 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.
- This Subdivision Record Plat is not intended to show every matter affecting 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.
- This property is served by public water and sewer systems only.
- Coordinates shown hereon were established using conventional and GPS observations based upon the Maryland Coordinate System NAD83 (2011) datum, using Trimble's Real-Time KeyNetGPS and their Virtual Reference Station system (VRS). The average scale factor for the subject property is 0.999953038. The average property elevation based upon NAVD83 vertical datum is 300 feet, for an elevation factor of 0.999990675. The combined factor for the subject property is 0.999943713. All bearings and distances shown are based on grid coordinates.
- This property is subject to the Common Open Space Covenant recorded among the Land Records of Montgomery County, Maryland in Book 2801 at Page 1467. The Common Open Space Covenant (COSC) is a restrictive covenant that runs with the land and is recorded in the Land Records of Montgomery County, Maryland in Book 2801 at Page 1467.
- The Private Roads shown hereon are subject to the Declaration of Restrictive Covenants for Private Roads recorded among the Land Records of Montgomery County, Maryland in Book 64821 at Page 52.
- This property is subject to a Declaration of Covenants for Age-Restricted Residential Units recorded among the Land Records of Montgomery County, Maryland in Book 62968 at Page 104.

Vicinity Map
Scale: 1"=200'



BOUNDARY CURVE TABLE	
No.	Radius
1	184.00'
2	193.74'
3	193.74'
4	193.74'
5	193.74'
6	193.74'
7	193.74'
8	193.74'
9	193.74'
10	193.74'

PUE CURVE TABLE	
No.	Radius
1	12.75'
2	12.75'
3	12.75'
4	12.75'
5	12.75'
6	12.75'
7	12.75'
8	12.75'
9	12.75'
10	12.75'

Approved: _____
Chair

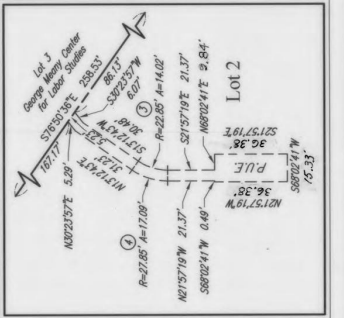
Approved: _____
Montgomery Planning Board Secretary-Treasurer

Approved: 12-9-2022
Date

Approved: _____
Director

Recorded: _____

Plat No.: 220220200



Subdivision Record Plat
Lot 2

Hillandale Gateway

A re-subdivision of Parcel A,
Holly Hall Apartments
Colesville (5th) District
Montgomery County, Maryland
July, 2022
Scale: 1" = 50'

CPJ Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers - Planners - Landscape Architects - Surveyors
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