



MEMORANDUM

DATE: July 7, 2023

TO: Montgomery County Planning Board

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

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board
Agenda for July 20, 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:

220220210 The Flats at Knowles Station

220230900 Plainfield Orchards

220230910 Pine Crest

Plat Name: The Flats at Knowles Station

Plat #: 220220210

Location: Located in the northeast quadrant of the intersection of Knowles Avenue (MD 547) and Summit Avenue

Master Plan; Kensington Sector Plan

Plat Details: CRT zone; 1 lot

Owner: 10509 Summit Venture, LLC

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120210030 (MCPB Resolution No. 22-015), and with Site Plan No. 820210030 (Certified Site Plan dated February 18, 2022), 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 plans.

OWNER'S CERTIFICATION

We, the owners of the property shown hereon, hereby adopt this plat of subdivision, dedicate the streets to public use as shown hereon to the State of Maryland and Montgomery County. 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 included in this plat of subdivision, except for a certain Deed of Trust, and the party in interest thereto has hereon indicated their assent.

[Signature]
 WITNESS
 Date 3/14/23

For Sandy Spring Bank:
 Party of Interest in Deeds of Trust at Book 60766 Page 345, Book 65902 Page 200 & Book 69035 Page 333

[Signature]
 WITNESS
 Date 3-17-2023

NOTES
 1. PROPERTY ZONED CRT AT DATE OF RECORDATION. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING.
 2. THIS PLAT IS LIMITED TO THE TERMS AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN NO. 12210059 AND SITE PLAN NO. 20210059D AND PRELIMINARY PLAN AMENDMENT NO. 12210059D AND SITE PLAN NO. 20210059D, ENTITLED "THE FLATS AT KNOWLES STATION," ANY 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, THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY ANY OTHER INSTRUMENTS FILED FOR ANY SUCH PLAN ARE MAINTAINED IN 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 DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
 5. PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP HP343 AND W.S.S.C.181N.W.
 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.
 7. LOT 1 SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE DECLARATION OF PUBLIC ACCESS COVENANT RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 66754 AT PAGE 346.
 8. LOT 1 IS SUBJECT TO THE COMMON OPEN SPACE COVENANT WITH THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION RECORDED IN LIBER 29046 AT FOLIO 578.
 9. THE COMMERCIAL USE RESTRICTION COVENANT WITH THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION RECORDED IN BOOK 66754 AT PAGE 346 HAS BEEN TERMINATED BY A TERMINATION OF COMMERCIAL USE RESTRICTION COVENANT, RECORDED IN BOOK 66754 AT PAGE 346.
 10. LOT 1 BENEFITS FROM AN OFFSITE EASEMENT FOR ACCESS RECORDED IN BOOK 66754 AT PAGE 63.
 11. PER CONDITION NOTE #10, MONTGOMERY COUNTY PLANNING BOARD RESOLUTION N. 21-025, THE OWNER HAS EXECUTED A DECLARATION OF COVENANT WITH THE TOWN OF KENNESAW FOR A PUBLIC OPEN SPACE AREA, RECORDED IN BOOK 66754 AT PAGE 331.
 12. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICES ONLY.
 13. THE PROPERTY INCLUDES ON THIS PLAT IS SUBJECT TO A EJECTA BARRIERS 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 56328 AT PAGE 42.
 14. THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO THE TERMS SET FORTH IN 2 (TWO) "RECORDED DENSITY INSTRUMENT(S)" AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, IN BOOK 66913 AT PAGE 215, AND BOOK 66913 AT PAGE 282.

SURVEYOR'S CERTIFICATION
 I hereby certify that the plat shown hereon is correct; that it is a subdivision of all of the land described in a deed from Robert P. Miller and Larry C. Miller to 10509 Summit Venture, LLC, in Book 56199 at Page 66, among the land records of Montgomery County, Maryland, and that lots 15, 17, 19 and Parts of Lots 21, 23 & 25 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 hereon, 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 36405 Square Feet or land of which 1141 Square Feet is dedicated to the Montgomery County for public use, and 2273 Square Feet is dedicated to the State of Maryland for public use.

[Signature]
 Thomas A. Maddox
 Registered Professional Land Surveyor
 MD #10850 - Expires 04-03-2024

APPROVED: *[Signature]* DATE 6/28/2023
 THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED: *[Signature]* DATE
 CHAIR
 MONTGOMERY Plat Signatory
 for SECRETARY-TREASURER

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 PLAT

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PLAT TOTALS
 LOT 32981 S.F.
 1144 S.F.
 DEDICATION TO STATE OF MD 2273 S.F.
 DEDICATION TO STATE OF MARYLAND 2273 S.F.
 DEDICATION TO STATE OF MARYLAND 2273 S.F.
 TOTAL AREA SHOWN ON PLAT 36405 S.F.

MARYLAND STATE
 PLANE DATUM
 NAD 83/91

VICINITY MAP
 SCALE: 1" = 2,000'

SCALE
 1" = 20'
 0' 20'

LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD			
1	S27°01'30"W	16.27'	
2	N85°46'16"W	144.41'	
3	N23°44'12"E	16.98'	
4	S85°46'16"E	158.68'	

DEDICATION AREA
 2273 SF OR 0.052 ACRES
 SHOWN THIS: *[Shaded Box]*

SUBDIVISION RECORD PLAT
 LOT 1
THE FLATS AT KNOWLES STATION
 A RESUBDIVISION OF LOTS 15, 17, 19 AND PART OF LOTS 21, 23 & 25
 LAURANER KNOWLES ESTATE
 AT KNOWLES STATION
 METROPOLITAN BRANCH B&O RR
 PLAT A 18
 ELECTION DISTRICT 13
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1" = 20' JANUARY 2022

THOMAS A. MADDOX
 PROFESSIONAL LAND SURVEYOR
 8933 SHADY GROVE COURT
 GAITHERSBURG, MARYLAND 20877
 (801) 984-5804



