



MEMORANDUM

DATE: November 1, 2024

TO: Montgomery County Planning Board

FROM: Stephen Smith, Intake & Regulatory Coordination Division (301)-495-4522 *SS*
Jay Beatty, Intake & Regulatory Coordination Division (301)-495-2178 *JCB*

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board
Agenda for November 14, 2024

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:

220230700 Hammer Hill Daycare Facility

220241110 Chevy Chase, Section 5

Plat Name: Hammer Hill Daycare Facility

Plat #: 220230700

Location: Located on the west side of Frederick Road (MD 355), 150 north of Stringtown Road

Master Plan: Clarksburg Ten Mile Creek Amendment Area

Plat Details: CRT zone; 1 lot

Owner: Jaisal Properties. LLC

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120210180 (MCPB Resolution No. 22-086) and Site Plan No. 820210090 (Certified Site Plan dated June 2, 2023), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's approval of the aforesaid plans.



VICINITY MAP
SCALE 1" = 2,000'
TAX MAP NO. EW 341

SURVEYOR'S CERTIFICATE

I hereby certify on behalf of Macris, Hendricks & Glascock, P.A. that the plat shown hereon is correct; that it is a subdivision of all of the land conveyed by Hammer Hill, LLC, to Jaisai Properties LLC, a Maryland limited liability company, by deed dated 12/01/24, in Liber 48070 at Folio 436, further certified that once recorded in the Land Records of Montgomery County, Maryland, in Liber 49070 at Folio 436, I further certify that once engaged as described in the owner's certification hereon, all monuments and all property boundaries shown on this plat will be set in accordance with the provisions of Subchapter 17 of the Code of Montgomery County, Maryland. The total area of this plat is 153,389 square feet, or 3.52133 acres. The total area of street dedication for public road purposes included on this plat is 6,208 square feet or 0.14251 acres, as dedicated to the State of Maryland.

OWNERS' CERTIFICATE

We, Jaisai Properties LLC, a Maryland limited liability company, hereby adopt this plat of subdivision; establish the plat and the boundaries of the property shown hereon, and the boundaries of the State of Maryland for the purposes of a public road; and hereby grant Public Utility Easements, PUE, to the State of Maryland 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, which said terms and provisions are incorporated herein by reference. This plat is subject to the applicable regulations of all Federal, State and local governing agencies, as well as any other recorded instruments, and we understand and intend that this plat will be subject to the jurisdiction of the Montgomery County Board of Surveyors, in accordance with Section 50-4.3(c)(1)(C) of the Montgomery County Code.

There are no suits, liens, leases, mortgages, or trusts, affecting the property included in this plat of subdivision, except certain needs of trust and the parties in interest thereto have affixed their signatures hereon indicating their assent to this plat of subdivision.

LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD

LINE	COURSE	DISTANCE
1	N 46°17'26" E	33.09'
2	S 40°00'21" E	230.52'
3	S 45°40'58" W	20.86'
4	N 43°02'46" W	230.28'

DEDICATION AREA SHOWN THUS: [Symbol]

6,208 SQ. FT. OR 0.14251 ACRES ±

PLAT TABULATION

Lots
Area of Lots
Area of Street Dedication
Total Area = 153,389 square feet of 3.52133 acres

1 = 147,181 sq. ft.
= 6,208 sq. ft.

GRAPHIC SCALE
(IN FEET)
1 inch = 90 ft.
(IN METERS)
1 inch = 15.24 m.

APPROVED: *[Signature]*
CHAIR

APPROVED: *[Signature]*
FOR SECRETARY-TREASURER

APPROVED: *[Signature]*
DIRECTOR

OWNERS' CERTIFICATE

I hereby certify on behalf of Macris, Hendricks & Glascock, P.A. that the plat shown hereon is correct; that it is a subdivision of all of the land conveyed by Hammer Hill, LLC, to Jaisai Properties LLC, a Maryland limited liability company, by deed dated 12/01/24, in Liber 48070 at Folio 436, further certified that once engaged as described in the owner's certification hereon, all monuments and all property boundaries shown on this plat will be set in accordance with the provisions of Subchapter 17 of the Code of Montgomery County, Maryland. The total area of this plat is 153,389 square feet, or 3.52133 acres. The total area of street dedication for public road purposes included on this plat is 6,208 square feet or 0.14251 acres, as dedicated to the State of Maryland.

LEGEND:

PUE = Public Utility Easement
R/W = Right-of-Way
S.H.A. = State Highway Administration

NOTES:

- This property shown hereon is currently zoned RT-0.5, C-0.5, R-0.5, T-0.5.
- The property is served by public water and sewer services only.
- This subdivision record is not intended to show any encumbrances, easements, or other matters restricting the ownership and use of the property. The subdivision record is not intended to replace an existing title or to depict or note all features affecting title.
- All terms, conditions, covenants, restrictions, and requirements associated with any existing plat, project plan or other plan, allowing development of this property, approved by the Montgomery County Planning Board, recorded in the Land Records of Montgomery County, Maryland, shall remain in full force and effect, unless expressly superseded by the plan as approved. The official public files for any such subdivision record are available for review during normal business hours.
- This plat is limited to uses and conditions as required by Preliminary Plan Amendment No. 10220180 and Site Plan No. 820210090 entitled "Hammer Hill Daycare Facility".
- This plat is subject to the terms and conditions of a Rural Open Space Easement, recorded among the Land Records of Montgomery County, Maryland in Book 88365 at Page 486.
- This plat is subject to the terms and conditions of an Impervious Surface Limitation, recorded among the Land Records of Montgomery County, Maryland in Book 88367 at Page 64.
- The property shown hereon is subject to the terms and conditions, set forth in a Declaration of Restrictive Covenants, recorded among the Land Records of Montgomery County and Private Storm Drain System, for Private Open Spaces and Private Storm Drain System, recorded among the Land Records of Montgomery County, Maryland on October 8, 2019 in Book 59288 at Page 42.
- The Horizontal Datum of this plat is based on the Maryland Coordinate System (NAD 83/2011). Data was projected by NGS, based on NGS first order NGS Control Station (PD JV7121), NGS Control Station (PD JV7099) was used. The combined scale factor for this site is 1.0000571650182.

PLAT No. _____

DATE: 10/10/24

DATE: 10/21/24

DATE: 10/24/2024

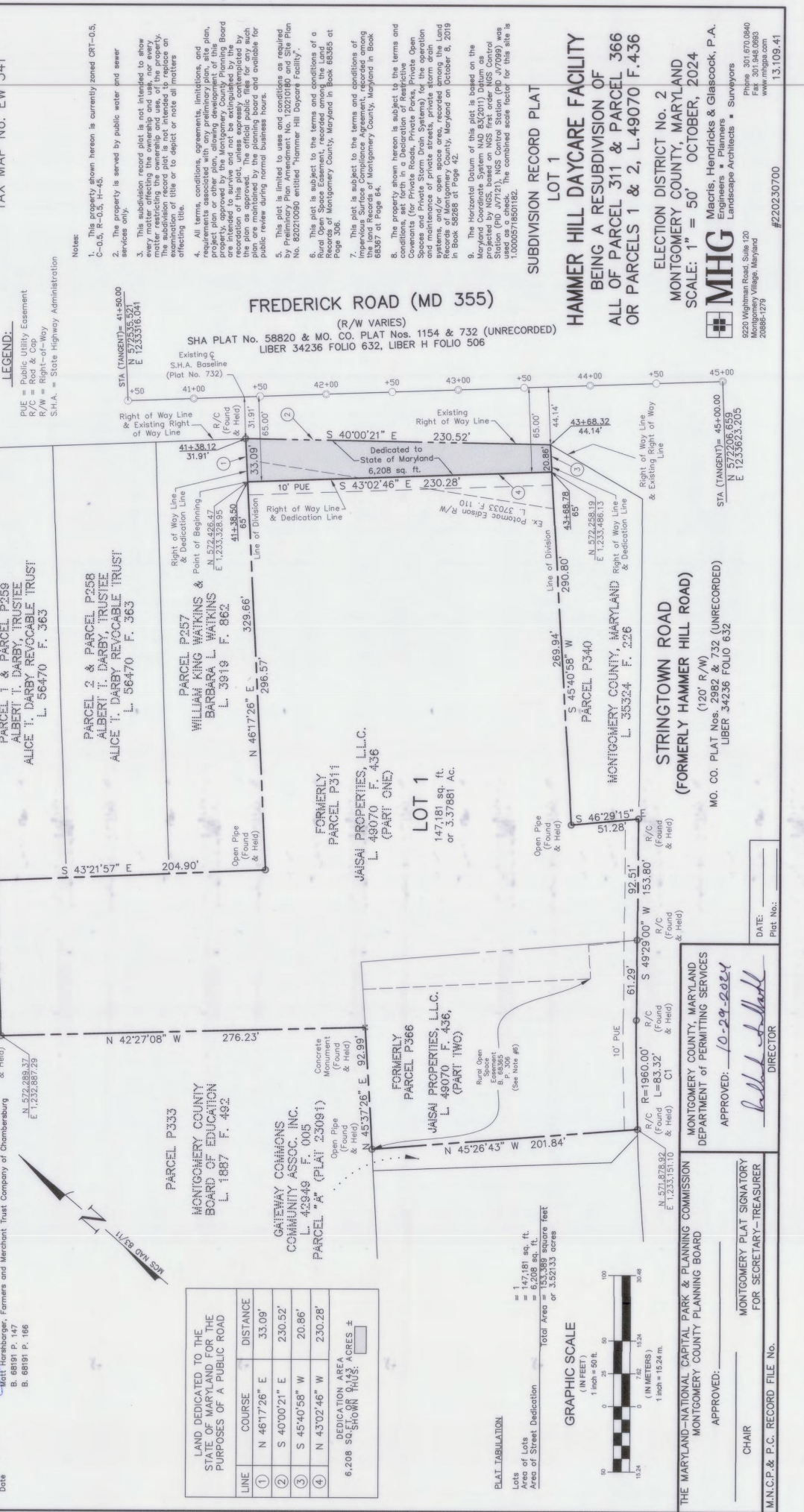
THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____
CHAIR

APPROVED: _____
FOR SECRETARY-TREASURER

APPROVED: _____
DIRECTOR

M.N.C.P. & P.C. RECORD FILE NO. #220230700



MACRIS, HENDRICKS & GLASCOCK, P.A.
Dr. Wayne F. Albertin
M.D. Reg. No. 21330
License Expires: January 7, 2025

MHG
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