



MEMORANDUM

DATE: January 14, 2025

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 January 30, 2025

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:

220240620 & 220240670 Ashford Woods

Plat Name: Ashford Woods
Plat #: 220240620 & 220240670

Location: Located on the west side of Frederick Road (MD 355) at the intersection of Snowden Farm Parkway
Master Plan: Clarksburg Ten Mile Creek Amendment Area
Plat Details: R-90 zone; 49 lots, 14 parcels
Owner: Ashford Woods, LLC

The subdivision plats have been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120200110 (MCPB Resolution No. 20-140) and Site Plan No. 82021011A (Certified Site Plan dated December 22, 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.

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described herein, hereby adopt this plat of subdivision, establish the minimum building restriction lines. Further, we grant to the applicable utility companies, their respective successors, agents and assigns, an easement in, on and over the land herein described as a Public Utility Easement, designated herein as "PUE", with said terms and provisions of such a grant being those set forth in a certain document entitled "Declaration of Terms and Provisions for the Public Utility Easement" and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 of Folio 457. Further, we establish the 7' Access Easement (HOA Easement) and the Private Storm Drain Easement (HOA Easement) as shown hereon, subject to the terms and provisions set forth in a document to be recorded hereafter.

As owners of this subdivision, we, our successors, agents and assigns will cause all property corners and any other recommendation to be set by a registered Maryland Surveyor in accordance with Section 50.4.3.G of the Montgomery County Code. There are no recorded sales, actions at law, liens, leases, mortgages or trusts affecting the property included in this plat of subdivision, except a certain deed of trust, and all parties in interest, hereto have indicated their assent.

ASHFORD WOODS, LLC, a Maryland limited liability company

We hereby assent to this plat of subdivision.

UNITED BANK, a Virginia banking corporation
(Purchase Money, Credit Line Deed of Trust and Security Agreement, Book 65107 Page 48)

By: *[Signature]*
By: *[Signature]*
By: David H. Peterson, Trustee

Witness/Agent

By: *[Signature]*
By: *[Signature]*

APPROVED - *[Signature]* 10/29/24
Date

By: *[Signature]* 11/12/24
Date

APPROVED - *[Signature]* 11/12/24
Date

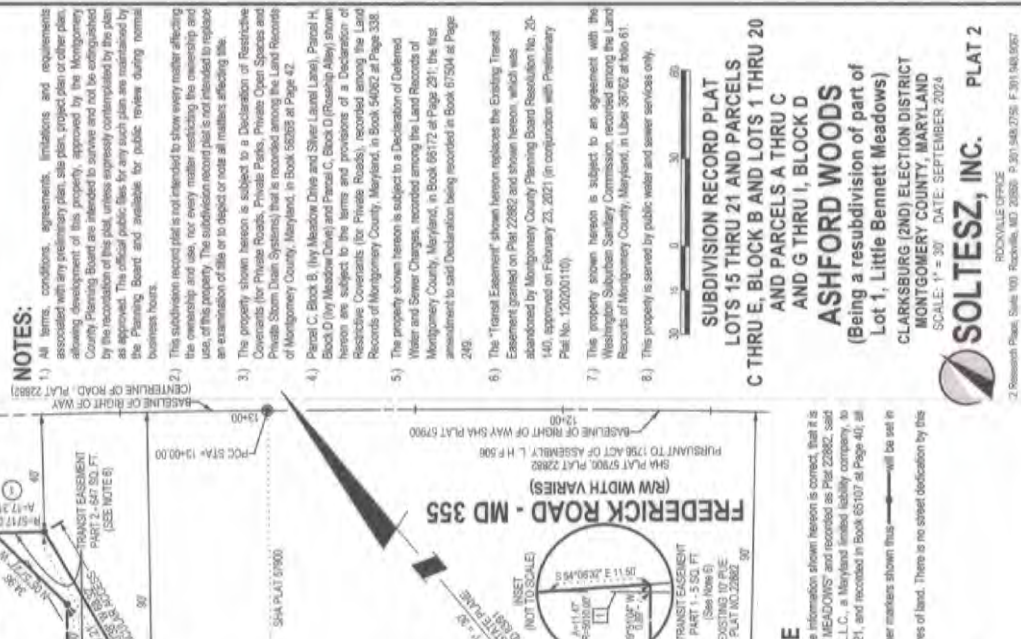
APPROVED - *[Signature]* 11/12/24
Date

APPROVALS / INFORMATION CHART:

Zoning Code:	EN07
Zoning District:	EN07
Approved Preliminary Plan File No.:	120200114
Approved Site Plan File No.:	20210116.8.20210114
Approved Forest Conservation Plan File No.:	202005010.8.F20200203

CURVE DATA

NO.	DELTA	RADIUS	ARC LEN.	CHORD BEARING & DIST.
1	107°02'51"	3717.00'	71.31'	151°18'20" E - 17.31'



SUBDIVISION RECORD PLAT

LOTS 15 THRU 21 AND PARCELS C THRU E, BLOCK B AND LOTS 1 THRU 20 AND PARCELS A AND LOTS C AND G THRU I, BLOCK D

ASHFORD WOODS
(Being a resubdivision of part of Lot 1, Little Bennett Meadows)

CLARKSBURG (2ND) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 30' DATE: SEPTEMBER 2024

SOLTESZ, INC. PLAT 2

ROCKVILLE OFFICE
2 Research Plaza, Suite 100, Rockville, MD 20850 P: 301.540.2750 F: 301.540.9562
www.soltesz.com
*Registered Geospatial Planning & Environmental Consultants

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information shown hereon is correct, that it is a resubdivision of Lot 1 as shown on a subdivision record plat (Book 12,110, Page 10) and recorded as Plat 22882, said Lot 1 being part of the property described in a certain case known as WATLYN ENTERPRISES, L.L.C., a Maryland limited liability company, by ASHFORD WOODS, LLC, a Maryland limited liability company, by deed dated December 28, 2021, and recorded in Book 65107 at Page 48, all among the Land Records of Montgomery County, Maryland.

And that I was engaged as described in the Owner's Certificate hereon, all properly corner markers shown thus $\frac{\text{---}}{\text{---}}$ will be set in accordance with the provisions of Section 50.4.3.G of the Montgomery County Code.

The total area included in this subdivision record plat is 80,188 square feet or 1.8408 acres of land. There is no street dedication by this plat.

[Signature]
Timothy F. Lee
Professional Land Surveyor
Maryland Registration No. 21950
License Expiration/Renewal Date: 07/13/2025

AREA TABULATION

Traverse	Area	Chd. Dist.
1	37,946 Square Feet or 0.8711 Acres	11.07'
2	42,240 Square Feet or 0.9697 Acres	21.07'

Total by this plat: 80,186 Square Feet or 1.8408 Acres

APPROVED - *[Signature]* 1-9-2025
DATE

[Signature] DIRECTOR

APPROVED - *[Signature]* 10/29/24
DATE

By: *[Signature]* 11/12/24
DATE

By: *[Signature]*

APPROVED - *[Signature]* 11/12/24
DATE

PLAT NO.

CURVE DATA

NO.	DELTA	RADIUS	ARC	TAN.	CHD. BEARINGS & DIST.
1	111°08'59"	788.00'	103.27'	76.98'	N 42°44'41" W 153.00'
2	57°52'52"	465.00'	43.97'	21.26'	S 69°07'13" W 43.95'
3	111°49'57"	551.00'	11.95'	5.55'	S 54°20'54" W 11.95'

AREA TABULATION

29,438 Square Feet or 0.6736 Acres
 52 Parcels
 42,877 Square Feet or 0.9797 Acres
 Total by this plat: 72,315 Square Feet or 1.6555 Acres

Approvals/Information Chart

Tax Map Code:	EM22	WBSG	Dist No.:	231	1231HW 14
Zoning Category:	R-30				
Approved Preliminary Plan File No.:	12020110				
Approved Site Plan File No.:	2021011010 & 2021011011A				
Approved Forest County Plan No.:	2021011010 & P202020090				

VICINITY MAP

SCALE 1" = 200'

NOTES:

- 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 recordation of this plat, unless expressly contemplated by this plan as approved. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
- This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use, of this property. This subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- This property shown herein is subject to a Declaration of Restrictive Covenants (for Private Roads, Private Parks, Private Open Spaces and Private Storm Drain Systems) that is recorded among the Land Records of Montgomery County, Maryland, in Book 30268 at Page 42.
- Parcel 1, Block E (Silver Laurel Lane) and Parcel E, Block E (Sweet Bay Alley) shown herein are subject to the terms and provisions of a Declaration of Restrictive Covenants (for Private Roads), recorded among the Land Records of Montgomery County, Maryland, in Book 44062 at Page 338.
- This property shown herein is subject to an agreement with the Washington Suburban Sanitary Commission, recorded among the Land Records of Montgomery County, Maryland, in Liber 30762 at folio 61.
- This property is served by public water and sewer services only.
- The property shown herein is subject to a Declaration of Delayed Water and Sewer Charges, recorded among the Land Records of Montgomery County, Maryland, in Book 66172 at Page 201, the first amendment to said Declaration being recorded in Book 67504 at Page 248.

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described herein, hereby adopt this plat of subdivision, establish the minimum building restriction lines. Further, we grant to the applicable utility companies, their respective successors, agents and assigns, an easement in, on and over the land herein described as a Public Utility Easement, designated herein as "PUE", with said easement and provisions of such a grant being set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easement" and recorded among the Land Records of Montgomery County, Maryland, in Book 33348 at Page 67.

All owners of this subdivision, we, our successors, agents and assigns, will allow all easements, subject to the terms and provisions set forth in a document to be recorded hereafter.

All owners of this subdivision, we, our successors, agents and assigns, will create all property corners and all other information to be set by a registered Maryland Surveyor in accordance with Section 50.4.3.G of the Montgomery County Code.

There are no recorded subs actions of law, liens, leases, mortgages or trusts affecting the property included in this plat of subdivision, except a certain deed of trust, and all parties in interest, herein have indicated their assent.

ASHFORD WOODS, LLC, a Maryland limited liability company
 By: *[Signature]* 10/27/24 Date
 Timothy F. Lee, Authorized Person

We hereby assent to the plat of subdivision:
 UNITED BANK, a Virginia banking corporation.
 Phosphorus Money Credit Line Deed of Trust and Security Agreement, Book 65107 Page 61
 By: *[Signature]* 11/12/24 Date
 David H. Peterson, Trustee

By: *[Signature]* 11/2/24 Date
 David H. Peterson, Trustee

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information shown herein is correct, that it is a resubdivision of Lot 1 as shown on subdivision record plat titled "LOT 1, LITTLE BENNETT MEADOWS" and recorded as Plat 22882, said Lot 1 being part of the property described in a conveyance from MATILYN ENTERPRISES, L.L.C., a Maryland limited liability company, to ASHFORD WOODS, LLC, a Maryland limited liability company, by deed dated December 20, 2021, and recorded in Book 65107 at Page 40, all among the Land Records of Montgomery County, Maryland.

And that once engaged as described in the Owner's Certificate herein, all property corner markers shown thus \rightarrow will be set in accordance with the provisions of Section 50.4.3.G of the Montgomery County Code.

The total area included in this subdivision record plat is 72,315 square feet or 1.6555 acres of land. There is no street dedication by this plat.

[Signature]
 Timothy F. Lee
 Professional Land Surveyor
 Maryland Registration No. 21509
 License Expiration/ Renewal Date: 07/15/2025

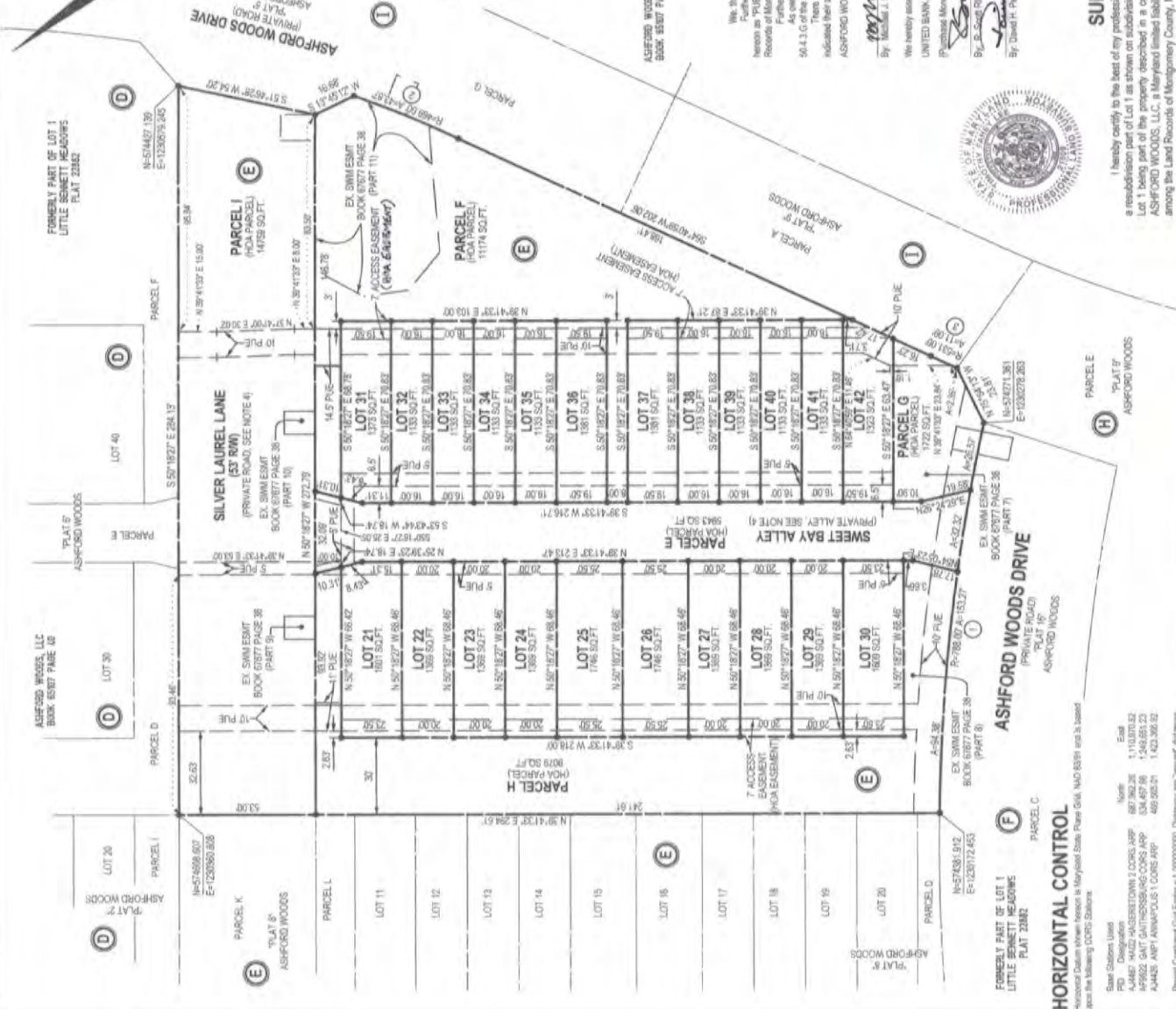
DATE: Oct. 24, 2024

APPROVED: *[Signature]* DATE: 1-9-2025
 DIRECTOR

APPROVED: *[Signature]* DATE: 1-9-2025
 DIRECTOR

APPROVED: *[Signature]* DATE: 1-9-2025
 DIRECTOR

APPROVED: *[Signature]* DATE: 1-9-2025
 DIRECTOR



HORIZONTAL CONTROL

Vertical Datum: Mean Sea Level and Maryland State Plane GDA 1983 used as basis
 North Station Used: East
 P.D. Designation: 800 20 23
 AS2022 S&T GAUSSBERG CORS APP: 1548.851 23
 AH425 APT ANAPOLIS 1 CORS APP: 489.952 7
 1423.955 01

Plat: Contained Gird Factor = 1.0000000. Distances are "ground" distances.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

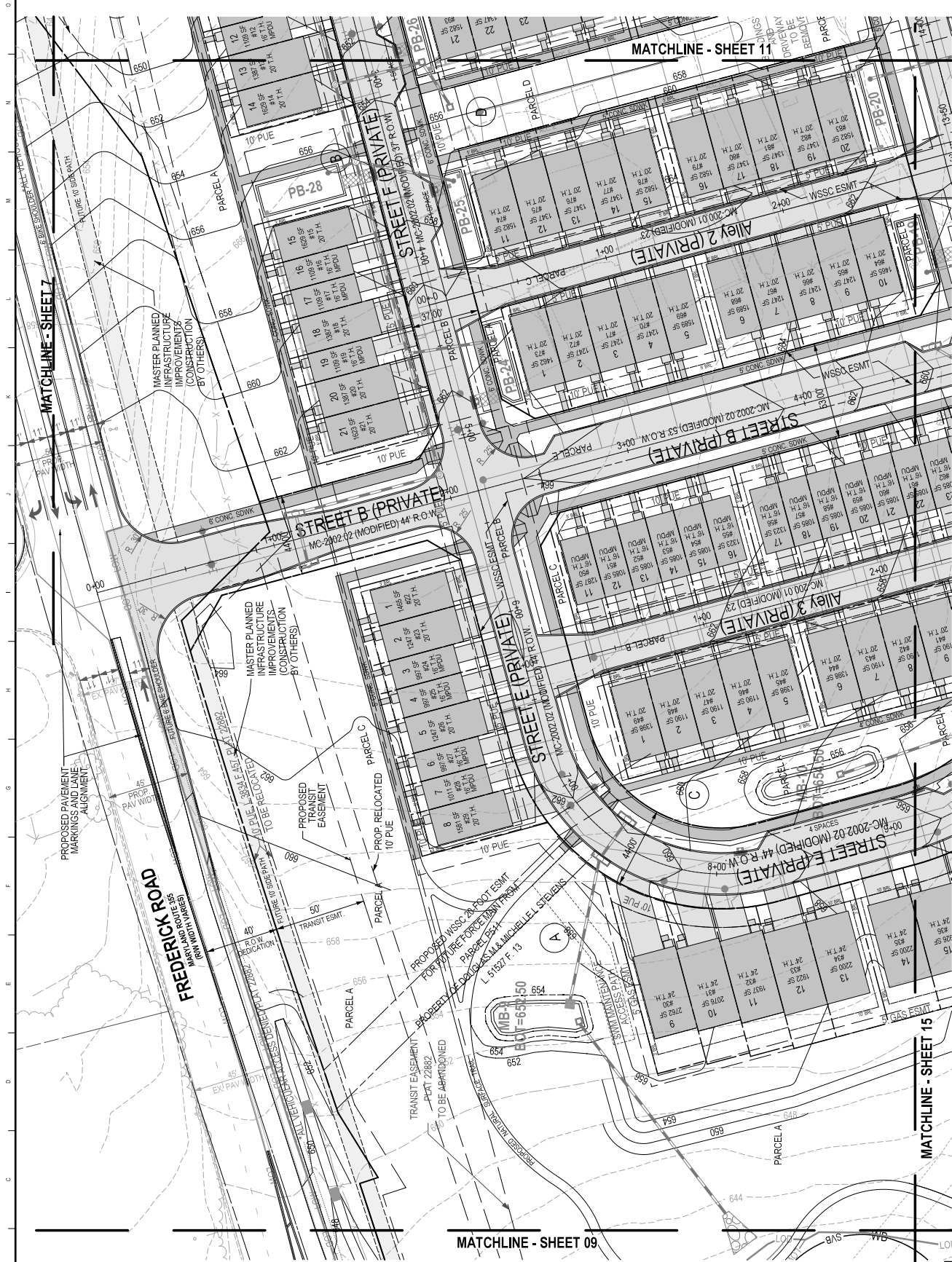
DEPARTMENT OF PERMITTING SERVICES
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED: *[Signature]* DATE: 1-9-2025
 DIRECTOR

APPROVED: *[Signature]* DATE: 1-9-2025
 DIRECTOR

CHAIR: MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER

M.N.C.P. & P.C. RECORD FILE NO. -



PLANNING DEPARTMENT (USE ONLY (E-PLANS))

APPROVAL

DATE



MATCHLINE - SHEET 09

MATCHLINE - SHEET 11

MATCHLINE - SHEET 15

- NOTES**
- THE DENIED ACCESS AREAS SHOWN ALONG MD 355 ON PLAT 22882 ARE TO BE REMOVED OR RELOCATED AT THE TIME OF PLAT RECONSTRUCTION.
 - THE APPLICANT WILL PROVIDE FUNDING FOR MASTER PLAN BAKE IMPROVEMENTS PURSUANT TO CONDITION NO. 31 AS REFERENCED IN THE RESOLUTION (SEE MCP NO. 24-144).

ENGINEER'S CERTIFICATE

I, the undersigned, being a duly Licensed Professional Engineer in the State of Maryland, do hereby certify that the foregoing is a true and correct copy of the original as submitted to me for my signature and seal.

DATE: 08/26/2024

PROJECT NO.: 2307

SOLTESZ, INC.
 ROCKVILLE OFFICE
 2 Research Plaza, Suite 100
 Rockville, MD 20850
 P: 301-346-2759 F: 301-346-9667

PRELIMINARY PLAN

CERTIFIED PRELIMINARY PLAN

ASHFORD WOODS

FORMERLY KNOWN AS EGAN PROPERTY

20200110

CALDWELL COUNTY ELECTRONIC DISTRICT, HANOVER COUNTY, VIRGINIA

PROFESSIONAL SEAL

DATE: 08/26/2024

PROJECT NO.: 2307

SHEET 10 OF 55

NO.	DATE	DESCRIPTION
1	08/26/2024	ISSUED FOR PERMIT

OWNER:

MATTEL ENTERPRISES LLC
 10000 WOODBRIDGE DRIVE
 ROCKVILLE, MD 20850
 301-346-2759

DEVELOPER/APPRAISER:

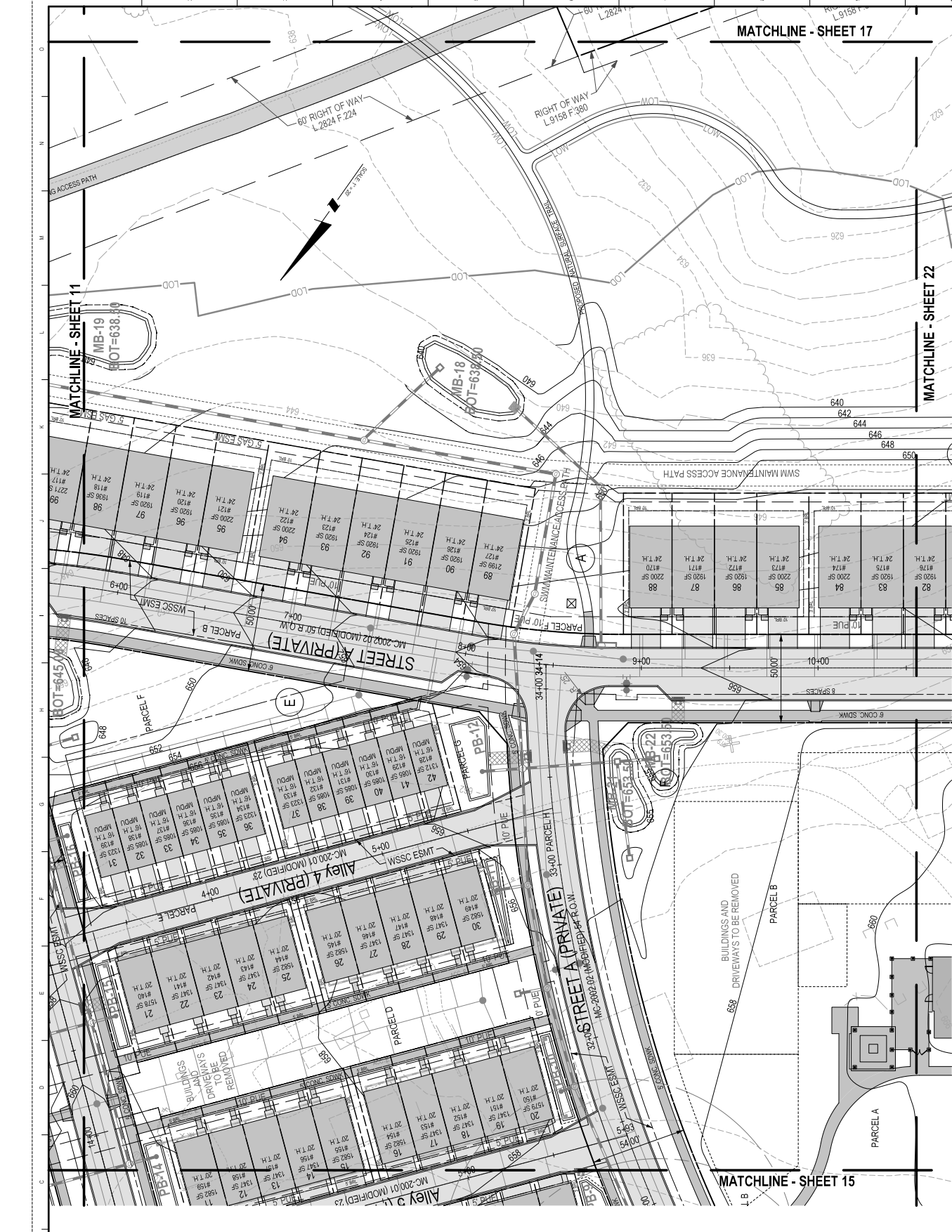
ASHFORD WOODS LLC
 10000 WOODBRIDGE DRIVE
 ROCKVILLE, MD 20850
 301-346-2759

MIS UTILITY NOTE

THE APPLICANT HAS BEEN ADVISED THAT THE FOLLOWING UTILITIES ARE LOCATED IN THE PROJECT AREA AND SHOULD BE LOCATED AS SHOWN ON THE ATTACHED UTILITY PLANS:

- ALL UTILITIES SHOWN ON THE ATTACHED UTILITY PLANS ARE TO BE RELOCATED AS SHOWN ON THE ATTACHED UTILITY PLANS.
- ALL UTILITIES SHOWN ON THE ATTACHED UTILITY PLANS ARE TO BE RELOCATED AS SHOWN ON THE ATTACHED UTILITY PLANS.

NO.	DATE	DESCRIPTION
1	08/26/2024	ISSUED FOR PERMIT



PRELIMINARY PLAN

CERTIFIED PRELIMINARY PLAN
ASHFORD WOODS
 FORMERLY KNOWN AS EGAN PROPERTY
 # 20200110

CLARKE COUNTY ELECTRONIC DISTRICT, HANCOCK COUNTY, MARYLAND

PROFESSIONAL CERTIFICATION
 I, the undersigned, being a duly licensed Professional Engineer in the State of Maryland, hereby certify that I am the author of the above design and that it was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Maryland.

DESIGNER:
 SOLTESZ, INC.
 2 Research Plaza, Suite 100
 Rockville, MD 20850
 P: 301-346-2750 F: 301-346-9667
 www.soltesz.com

DEVELOPER/CLIENT:
 ASHFORD WOODS LLC
 20000 EGAN ROAD
 ROCKVILLE, MD 20850
 301-346-2750
 301-346-9667

DRAWN BY:
 J. J. JONES
 12/15/2021

CHECKED BY:
 J. J. JONES
 12/15/2021

DATE:
 12/15/2021

SCALE:
 AS SHOWN

PROJECT NO.:
 20200110

SHEET NO.:
 16 OF 55

PLANNING DEPARTMENT (USE ONLY (E-PLANS))

APPROVAL: _____ DATE: _____

ENGINEER'S CERTIFICATE:
 I, the undersigned, being a duly licensed Professional Engineer in the State of Maryland, hereby certify that I am the author of the above design and that it was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Maryland.

SOLTESZ, INC.
 ROCKVILLE OFFICE
 2 Research Plaza, Suite 100
 Rockville, MD 20850
 P: 301-346-2750 F: 301-346-9667
 www.soltesz.com

Rockville, MD
 Location: _____
 Date: _____

APPROVAL: _____
 Title: _____
 Date: _____