



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item # 1B
1/14/10

MEMORANDUM

DATE: December 31, 2009

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Subdivision Supervisor
Development Review Division *CC*
(301) 495-4542

FROM: Stephen Smith *SJS*
Development Review Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for January 14, 2010

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:

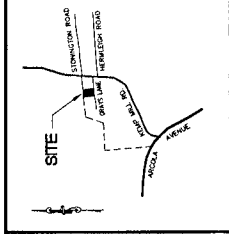
220062070 **Kemp Mill Farms**
220091010 **Wildwood Hills**
220100400 **West Chevy Chase Heights**

Plat Name: Kemp Mill Farms
Plat #: 220062070

Location: Located in the northwest quadrant of the intersection of Kemp Mill Road and Grays Lane
Master Plan: Kemp Mill
Plat Details: R-90 zone; 1 parcel
Community Water, Community Sewer
Applicant: Mikvah Emunah Society

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Record Plat Review Sheet. Staff has determined that the record plat complies with Preliminary Plan No. 120060440 (MCPB Opinion dated April 3, 2006), as approved by the Board, and that any minor modifications on the plat do not alter the intent of the Board's previous approval the aforesaid plan.

NO.	DATE	REVISION
1	02-28-05	ADJUST TOTAL AREA COMMENTS
2	02-28-05	ADJUST TOTAL AREA COMMENTS
3	02-28-05	ADJUST TOTAL AREA COMMENTS
4	02-28-05	ADJUST TOTAL AREA COMMENTS
5	02-28-05	ADJUST TOTAL AREA COMMENTS

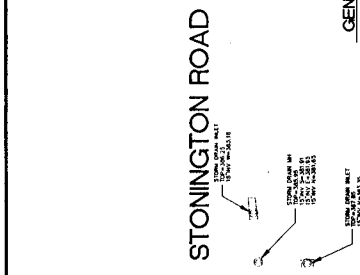


GENERAL NOTES:

- THIS PROPERTY WAS RECORDED IN 1989 UNDER AT 0105 270 AND IN 1984 AT 0104 100. THE INTENT IS TO CONSOLIDATE THESE TWO PROPERTIES INTO A SINGLE BUILDING LOT.
- TOTAL AREA: PARCELS 240 & 240.72 S.F. TOTAL AREA: 480.72 S.F.
- ZONING: RESIDENTIAL (R-30)
- DEVELOPMENT/ZONING STANDARDS:
 LOT SIZE: 6,000 S.F. (MINIMUM)
 FRONT YARD SETBACK: 6 FEET
 REAR YARD SETBACK: 5 FEET
 SIDE YARD SETBACK: 5 FEET
 LOT WIDTH AT R.E.L.: 75 FEET
 LOT AREA: 240 S.F.
 DENSITY: 2.8 D.U./ACRE AVERAGE
 54 U/I
- A REVISED USE OF PROPERTY PLACE OF WORSHIP.
- METHOD OF SERVICE DISPOSAL: CONNECTION TO EXISTING PUBLIC SEWER LINE EX. SEWER CATEGORY S-1, D. WATER CATEGORY W-1.
- THE EXISTING BUILDING AND STRUCTURES ARE DATED FEBRUARY 2005.
- EXISTING IMPROVEMENTS WOULD BE MAINTAINED AND REPAIRED AS NECESSARY.
- EXISTING PLANS, DATA, AND VISUAL OBSERVATIONS.
- HORIZONTAL DATUM IS MARYLAND STATE PLANE AND NAVD 83. BASED ON W.S.C. BENCH MARK, BAL. ROAD STAKE IN PLYWOOD POLE #73044-9025 ELEV=355.42
- PROPOSED 210' WIDE R.O.W. LOCATED ON THE MAP JOSE AND W.S.C.
- THIS PROPERTY IS LOCATED IN THE NORTHWEST BRANCH WATERSHED.

LEGEND

- WOOD UTILITY POLE 1/2" WIDE
- WOOD UTILITY POLE 1/2" WIDE
- WOOD CHIMNEY & SITE LAYOUT
- MAIL BOX
- LIGHT POLE
- HYDRANT
- WATER VALVE
- STORM DRAIN MANHOLE
- SEALED
- OPEN
- OPEN PIPE FOUND
- EXISTING SIDE WALK
- PROPOSED SIDE WALK
- ROCK



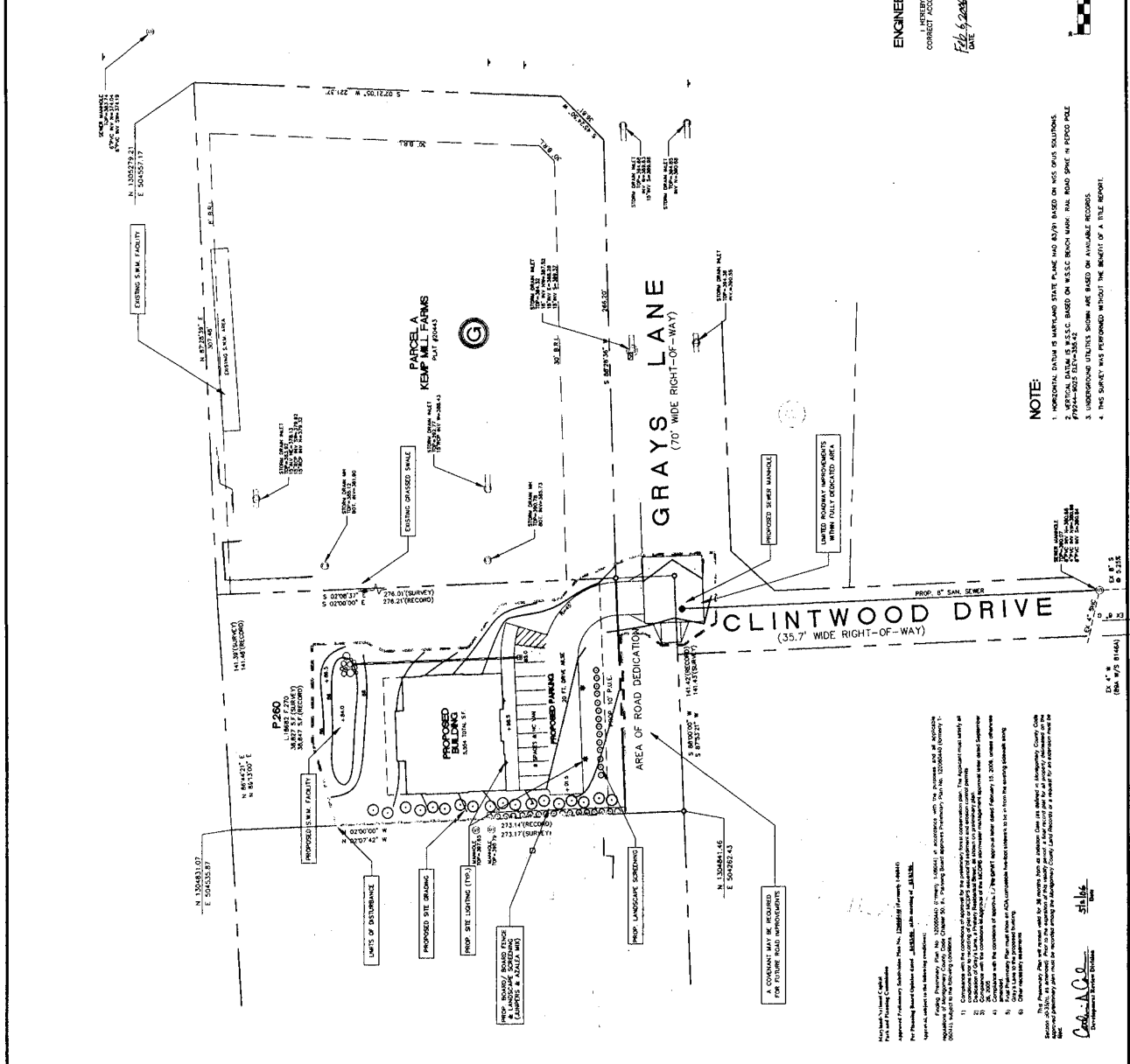
APPLICANTS:
 THE PROPERTY SOCIETY
 OF GREATER WASHINGTON
 3300 SPRING, MD 20910
 THE KEMP MILL SPONSOR, INC.
 11910 KEMP MILL ROAD
 SILVER SPRING, MD 20902

ENGINEERS CERTIFICATION:
 I HEREBY CERTIFY THAT THE PLAN SHOWS HEREON IS ACCURATE AND CORRECT ACCORDING TO EXISTING SURVEYS, VISUAL OBSERVATIONS, AND RECORDS.

File 4/2005
 DATE

Richard A. Thomas
 REGISTERED PROFESSIONAL ENGINEER
 MARYLAND NO. 10482

GRAPHIC SCALE:
 1" = 50' FT.



MARYLAND STATE PLANE NAD 83/91

NOTE:

- HORIZONTAL DATUM IS MARYLAND STATE PLANE AND NAVD 83. BASED ON W.S.C. BENCH MARK, BAL. ROAD STAKE IN PLYWOOD POLE #73044-9025 ELEV=355.42
- VERTICAL DATUM IS W.S.C. BASED ON W.S.C. BENCH MARK, BAL. ROAD STAKE IN PLYWOOD POLE #73044-9025 ELEV=355.42
- UNDERGROUND UTILITIES SHOWN ARE BASED ON AVAILABLE RECORDS.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.

A COVENANT MAY BE REQUIRED FOR FUTURE SCALE IMPROVEMENTS

shale
 PROFESSIONAL SURVEYOR