



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

MCPB
Item # 2
4/24/08

MEMORANDUM

DATE: April 11, 2008

TO: Montgomery County Planning Board

VIA: Richard Weaver, Subdivision Coordinator *RAW*
Development Review Division
(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 April 24, 2008

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:

220071650 **Kensington Park**
220081110 **White Oak**

PLAT NO. 220071650

Kensington Park

Located on the west side of Kensington Parkway, 100 feet south of Frederick Avenue

R-60 zone; 1 lot

Community Water, Community Sewer

Master Plan Area: Kensington Sector Plan

Stephen Peterson, Applicant

Staff recommends approval of this minor subdivision plat pursuant to Section **50-35A (a)(3)** of the Subdivision Regulations, which states:

Consolidation of Two or More Lots or a Part of a lot into One Lot. Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

- a. Any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
- b. Any consolidation involving a part of a lot may occur under the minor subdivision process if the part of a lot was created by deed recorded prior to June 1, 1958

Staff applied the above-noted minor subdivision criteria for this property and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(3) and supports this minor subdivision record plat.

PLAT NO.

OWNERS' CERTIFICATE

WE, STEPHEN L. AND ALESIA W. PETERSON, OWNERS OF THE PROPERTY, SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND ESTABLISH THE TEN (10) FOOT PUBLIC UTILITY EASEMENT SHOWN HEREON AS 10' P.U.E. FOR THE UTILITIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO LEASES, LIENS OR TRUSTS ON THE PROPERTY INCLUDED ON THIS PLAN OF SUBDIVISION EXCEPT FOR A CERTAIN DEED OF TRUST HELD BY CHASE HOME FINANCE AND THE PARTIES OF INTEREST THERETO HEREBY ASSENT TO THIS PLAN OF SUBDIVISION.

DATE 3/5/08
 STEPHEN L. PETERSON, OWNER
 ALESIA W. PETERSON, OWNER

WE HEREBY ASSENT TO THIS PLAN OF SUBDIVISION.

DATE 3/21/08
 CHARITA A. RAYNAS
 SUCCESSION BY MERGER
 TO CHASE HOME FINANCE
 TO CHASE MORTGAGE CORPORATION

GENERAL NOTES

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PLANNING PLAN, SUBDIVISION, OR OTHER PLANNING DEVELOPMENT OF THIS PROPERTY APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTIONS BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. THIS PLAT CONFORMS WITH REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-35 A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES A CONSOLIDATION OF TWO OR MORE LOTS OR PARTS OF LOTS INTO ONE LOT AS PROVIDED FOR IN SECTION 50-35 A (9)(5).
3. 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. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE THE EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
4. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER.
5. THIS PROPERTY IS CURRENTLY ZONED R-60.
6. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDINANCE R-60 ZONE.
7. LOTS SHOWN HEREON APPEAR ON MONTGOMERY COUNTY TAX MAP HP 583 AND W.S.S.C. SHEET #213 NW 03.
8. THIS PROPERTY IS NOT SUBJECT TO CHAPTER 22A MONTGOMERY COUNTY FOREST CONSERVATION LAW.

SURVEYOR'S CERTIFICATE

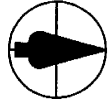
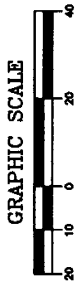
I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A RESUBDIVISION OF ALL OF THE LANDS CONVEYED TO STEPHEN L. PETERSON AND ALESIA W. PETERSON KNOWN AS LOT 8 AND LOT 9, BLOCK 3 AS SHOWN ON A PLAT OF SUBDIVISION OF KENSINGTON PARK AND BEING RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN PLAT BOOK B, PLAT NO. 4. SAID LOT 8 AND LOT 9 HAVING BEEN CONVEYED BY STEPHEN L. PETERSON, BY DEED DATED FEBRUARY 11, 1993, AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY IN LIBER 11098, FOLIO 661 AND THAT PROPERTY CORNERS MARKED THIS DATE AS SHOWN HEREON. THE TOTAL AREA INCLUDED ON THIS PLAT OF SUBDIVISION IS 14,957.6 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

Joseph E. Snider
 JOSEPH E. SNIDER
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REG. #21229

M-NCPPC Record File No.:

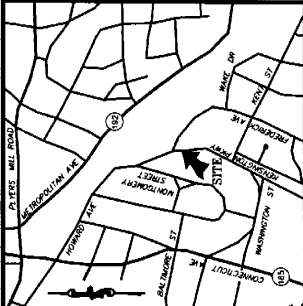
Department of Permitting Services Montgomery County, Maryland	Drafted: A.L.W. Checked: J.E.S. Job No.: 07-25025RP
Director: _____ Date: _____	Recorded: _____ Plat No.: _____
Maryland National Capital Park and Planning Commission Montgomery County Planning Board	
Approved: _____ Date: _____	Chairman: _____ Asst. Secretary - Treasurer: _____

Lot 29 =	Area Tabulation
Dedication Area =	14,957.6 S.F. or 0.3434 Acres
Total Area =	N/A

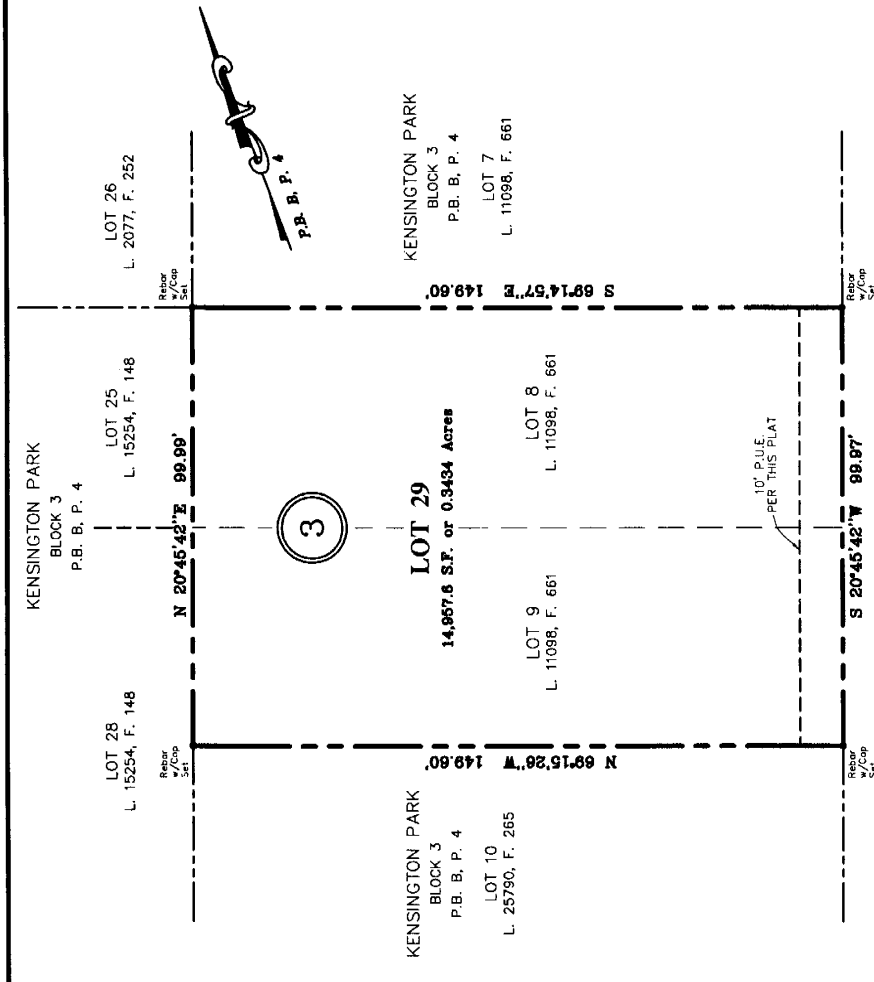


Prepared by

SNIDER & ASSOCIATES
 LAND SURVEYORS
 20270 Goldenrod Lane, Suite 110
 Germantown, Maryland 20876
 301/948-5100 Fax 301/948-1286



VICINITY MAP
 ADC MAP PAGE 36 GRID D-4
 SCALE: 1" = 2000'



KENSINGTON PARKWAY
 (R/W NOT GIVEN PER PLAT BOOK B, PLAT 4 & FORMERLY PRINCE GEORGE AVENUE PER PLAT BOOK B, PLAT 4)

2/27/2008
 DATE

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Kensington PARK Plat Number: 220071650
 Plat Submission Date: 6-29-07
 DRD Plat Reviewer: S Smith
 DRD Prelim Plan Reviewer: _____

*For category of minor see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. _____ Checked: Initial _____ Date _____
 Preliminary Plan No. _____ Checked: Initial _____ Date _____
 Planning Board Opinion – Date _____ Checked: Initial _____ Date _____
 Site Plan Name if applicable: _____ Site Plan Number: _____
 Planning Board Opinion – Date _____ Checked: Initial _____ Date _____

Lot # & Layout Lot Area Zoning Bearings & Distances Coordinates N/A
 Plan # N/A Road/Alley Widths OK Easements Open Space N/A Non-standard
 BRLs N/A Adjoining Land OK Vicinity Map Septic/Wells N/A TDR note N/A
 Child Lot note N/A Surveyor Cert Owner Cert Tax Map SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	_____	<u>7-10-07</u>	<u>7-27-07</u>	_____	<u>N/A</u>
Research	Bobby Fleury	↓	↓	<u>7-11-07</u>	<u>OK</u>
SHA	Doug Mills	↓	↓	_____	_____
PEPCO	Steve Baxter	↓	↓	<u>7-26-07</u>	<u>PVE OK</u>
Parks	Doug Powell	↓	↓	_____	_____
DRD	Nellie Carey	↓	↓	<u>7-26-07</u>	<u>OK</u>

Final DRD Review:

DRD Review Complete: SJS 4-9-08
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up): SJS 8/1/07
 Final Mylar w/Mark-up & PDF Rec'd: SJS 4-2-08

Board Approval of Plat:

Plat Agenda: SJS 4-24-08

Planning Board Approval: _____

Chairman's Signature: _____

DPS Approval of Plat:

Engineer Pick-up for DPS Signature: _____

Final Mylar for Reproduction Rec'd: _____

Plat Reproduction:

Addressing: _____

File Card Update: _____

Final Zoning Book Check: _____

Update Address Books with Plat #: _____

Update Green Books for Resubdivision: _____

Notify Engineer to Seal Plats: _____

Engineer Seal Complete: _____

Complete Reproduction: _____

Sent to Courthouse for Recordation: _____

No. _____

RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-50-35A

Select which Category of Minor Subdivision and fill information as required

Requirements under Sec 50-35A (A)

(1) Minor Lot Adjustment

- a) Total area does not exceed 5% of combined area affected: _____
- b) No additional lots created: _____
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: _____
- d) Date sketch plan submitted: _____
- e) Sketch plan revised or denied within 10 business days: _____
- f) Final record plat submitted within ninety days: _____
- g) Sketch shows following information:
 - i. proposed lot adjustment: _____
 - ii. physical improvements within 15 feet of adjusted line: _____
 - iii. alteration to building setback: _____
 - iv. amount of lot area affected: _____

(2) Conversion of Outlot into a Lot

- a) Outlot not required for open space or otherwise constrained: _____
- b) Adequate sewerage and water service/public or private: _____
- c) Adequate public facilities and AGP satisfied: _____
- d) Any conditions/agreements of original subdivision: _____
- e) Special Protection Area, Water Quality Plan required: _____

(3) Consolidation Of Two of More Lots

- a) Any prior subdivision conditions: _____
- b) Part of lot created by deed prior to June 1 1958: ok
N/A

(4) Further Subdivision of Commercial/Industrial/Multi-Family Lot

Any subdivision/conditions; APF agreement satisfied: _____

(5) Plat of Correction

- a) All owners and trustees signed: _____
- b) Original Plat identified: _____

(6) Plats for Residentially Zoned Parcels Created by Deed prior to June 1958

- a) Deed(s) submitted: _____
- b) Developable with only one single family detached unit: _____

(7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels

- a) Adequate Public Facilities satisfied: _____
- b) Street dedication required: _____
- c) Forest conservation: _____
- d) Storm water management: _____
- e) Special Protection Area/Water Quality Plan: _____
- f) Landscaping and lighting plan including parking lot layout: _____

g) Approved Special Exception:

(8) Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum

a) Number of Lots:

b) Written MCDPS approval of proposed septic area:

c) Required street dedication:

d) Easement for balance of property noting density and TDRS:

e) Average lot size of 5 acres:

f) Forest Conservation requirements met:
