MEMORANDUM

DATE: June 7, 2017

TO: Montgomery County Planning Board

FROM: Stephen Smith, Senior Planner
       Jay Beatty, Planner
       D.A.R.C. Division
       (301) 495-4522 & (301) 495-2178

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board Agenda for June 15, 2017

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:

220170460 Alvermar Woods

220170510, 220170520 & 220170560 Cloverleaf Center
Plat Name: Alvermar Woods
Plat #: 220170460

Location: Located on the west side of Riverwood Drive, 550 feet south of River Road (MD 190)
Master Plan: Potomac Subregion Master Plan
Plat Details: RE-2 zone; 1 lot
Owner: Kambiz & Azar Kazemi

Staff recommends approval of this minor subdivision plat pursuant to Section 50-35A(a)(5) of the Subdivision Regulations, which states:

**Plat of Correction.** A plat may be recorded under the minor subdivision procedure to correct inaccurate or incomplete information shown on a previously recorded subdivision plat. The plat may correct drafting or dimensional errors on the drawing; failure to include a required note, dedication, easement or other restriction; incorrect or omitted signatures; and/or other information normally required to be shown on a recorded plat. All owners and trustees or the land affected by the correction must sign the revised plat. In addition, the plat of correction must clearly identify the original plat that is being replaced and contain a note identifying the nature of the correction.

Staff notes for the Board that the subject plat application has been submitted by the applicant to remove from the plat a reference to a recorded covenant which is not applicable to the subject property. Staff concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(5) and supports this minor subdivision record plat.
SURVEYOR'S CERTIFICATE


THE TOTAL AREA INCLUDED IN THIS PLAT IS 416.13 SQUARE FEET ON 0.0299 ACRES OF LAND, 0.03 SQ. FT. OF WHICH IS LOCATED TOWARD THE EAST.

OWNERS CERTIFICATE

WE, KAZEM KAZEM AND ORI KAZEM, OWNERS OF THE PROPERTY DESCRIBED HEREBY, ADOPT THIS PLAT OF SURVEY.

AS OWNERS OF THIS SURVEY, WE WILL CEASE ALL PROPERTY CONSUMERAL AND ANY OTHER REQUIREMENTS TO BE SEEN IN A REGISTERED TITLE PROCESS IN MONTGOMERY COUNTY, MARYLAND, IN ACCORDANCE WITH SECTION 59-40 OF THE MONTGOMERY COUNTY CODE.


GRAPHIC SCALE

0' 50' 100' 150'
1 Inch = 50 Feet

SUBDIVISION RECORD PLAT

PLAT OF CORRECTION
FORMERLY LOT 19, BLOCK "B"
LOT 20, BLOCK "B"
ALVERMAR WOODS
10TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
DATE: 4/23/2017

O'C&L
Construction Consultants, 11000 Georgia Ave., Suite 200, Silver Spring, MD 20901
Phone: (301) 586-0200
Fax: (301) 586-0201
O'Connell & Lawrance, Inc.
11000 Georgia Ave., Suite 200, Silver Spring, MD 20901
Phone: (301) 586-0200
Fax: (301) 586-0201