



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

MCPB
Item # 1B
1-25-2018

MEMORANDUM

DATE: January 12, 2018

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 January 25, 2018

SS
JRB

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:

220170920	Kruhm's Subdivision of Beall's Manor
220180340	Beverley Farms

Plat Name: Kruhm's Subdivision of Beall's Manor
Plat #: 220170920

Location: Located on the east side of Peach Orchard Road, 440 feet north of Briggs Chaney Road
Master Plan: Cloverly Master Plan
Plat Details: RE-1 zone; 2 lots
Owner: Jianmin Shi

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120160280 (MCPB Resolution No. 17-008), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plans.

PLAT NO.

GENERAL NOTES:

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY INCLUDED ON THIS PLAT, AS 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 SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY WATER AFFECTING THE OWNERSHIP AND USE, NOR EVERY WATER RESTRICTING THE OWNERSHIP AND USE OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE THE EXAMINATION OF TITLE OR TO DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.
3. THIS PROPERTY SHOWN HEREON IS ON MONTGOMERY COUNTY TAX MAP GRID MR23.
4. THIS PROPERTY SHOWN HEREON IS ON W.S.S.C. SHEET 219K22.
5. THE LOT SHOWN HEREON IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN No. #120180280, ENTITLED THE "SH PROPERTY".
6. THIS PROPERTY IS CURRENTLY ZONED RE-1.
7. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
8. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF MONTGOMERY COUNTY FOREST CONSERVATION LAW CHAPTER 22A, INCLUDING THE TERMS OF FINAL FOREST CONSERVATION PLAN #120180280.
9. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE INTERFERING SURFACE COMPLIANCE AGREEMENT AS RECORDED IN BOOK 54794 AT PAGE 190, A DECLARATION OF PUBLIC IMPROVEMENTS EASEMENT AS RECORDED IN BOOK 55261 AT PAGE 432 AND A CORRECTED DECLARATION OF COVENANTS AS RECORDED IN BOOK 55261 AT PAGE 449 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A SUBDIVISION OF ALL THE LAND COMVEYED BY GEORGY ELMAN ENCH, SURVIVING TENANT BY THE ENTIRETY OF GEORGE F. ENCH (DOD: 4/6/04, ESTATE: PH-44472), UNTO JANUIN SHI, BY DEED DATED APRIL 16, 2012, AS RECORDED IN LIBER 4898 AT FOLIO 155; AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I ALSO CERTIFY THAT PROPERTY CORNERS MARKED THIS PLAT ARE IN PLACE IN ACCORDANCE WITH SECTION 50.4.3 (G) OF THE MONTGOMERY COUNTY CODE. SUBDIVISION REGULATIONS. THE TOTAL AREA INCLUDED ON THIS PLAT OF SUBDIVISION IS 130,720 SQUARE FEET OR 3.0009 ACRES OF LAND, NONE OF WHICH IS DEDICATED FOR PUBLIC USE.

12-19-17

DATE:

WAYNE F. AUBRETTIN,
PROFESSIONAL LAND SURVEYOR
MARYLAND REC. #21330
LICENSE EXPIRES 01-07-2019

OWNER'S CERTIFICATE:

I, JANUIN SHI, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING SETBACKS AND FRONT YARD SETBACKS, AND RECORD THIS PLAT OF SUBDIVISION AS "LOT PLAT" ON THE PUBLIC RECORDS OF MONTGOMERY COUNTY, MARYLAND. I HEREBY CERTIFY THAT THE TERMS AND PROVISIONS OF SAID GRANT BEING THOSE SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF PUBLIC IMPROVEMENTS EASEMENT(S)" RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 55261 AT PAGE 432.

FURTHER, I GRANT THE TWENTY (20) FOOT PUBLIC UTILITY EASEMENT SHOWN HEREON AS "20' P.U.E." TO THE PARTIES 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.

FURTHER, I ESTABLISH AND GRANT TO MONTGOMERY COUNTY, MARYLAND TEMPORARY SLOPE AND DRAINAGE EASEMENTS FIFTY (50) FEET WIDE OVER THE LOTS SHOWN HEREON, ADJACENT, CONTIGUOUS AND PARALLEL TO THE STREET LINES. THE SLOPE EASEMENT SHALL BE EXTINGUISHED AFTER ALL REQUIRED PUBLIC IMPROVEMENTS IN ADJACENT ROADWAYS HAVE BEEN ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO LEASES, LEIS OR TRUSTS ON THE PROPERTY INCLUDED ON THIS PLAN OF SUBDIVISION.

12/13/2017

DATE:

JANUIN SHI

WITNESS

SUBDIVISION RECORD PLAT
LOTS 5 & 6

**KRUHM'S SUBDIVISION
OF BEALL'S MANOR**

A RESUBDIVISION OF LOT 1
SILVER SPRING (6th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 60' MARCH 2017

PREPARED BY
SNIDER & ASSOCIATES
LAND SURVEYORS
20270 GOLDENROD LANE, SUITE 110
GERMANTOWN, MARYLAND 20876
301/948-5100 Fax 301/948-1286

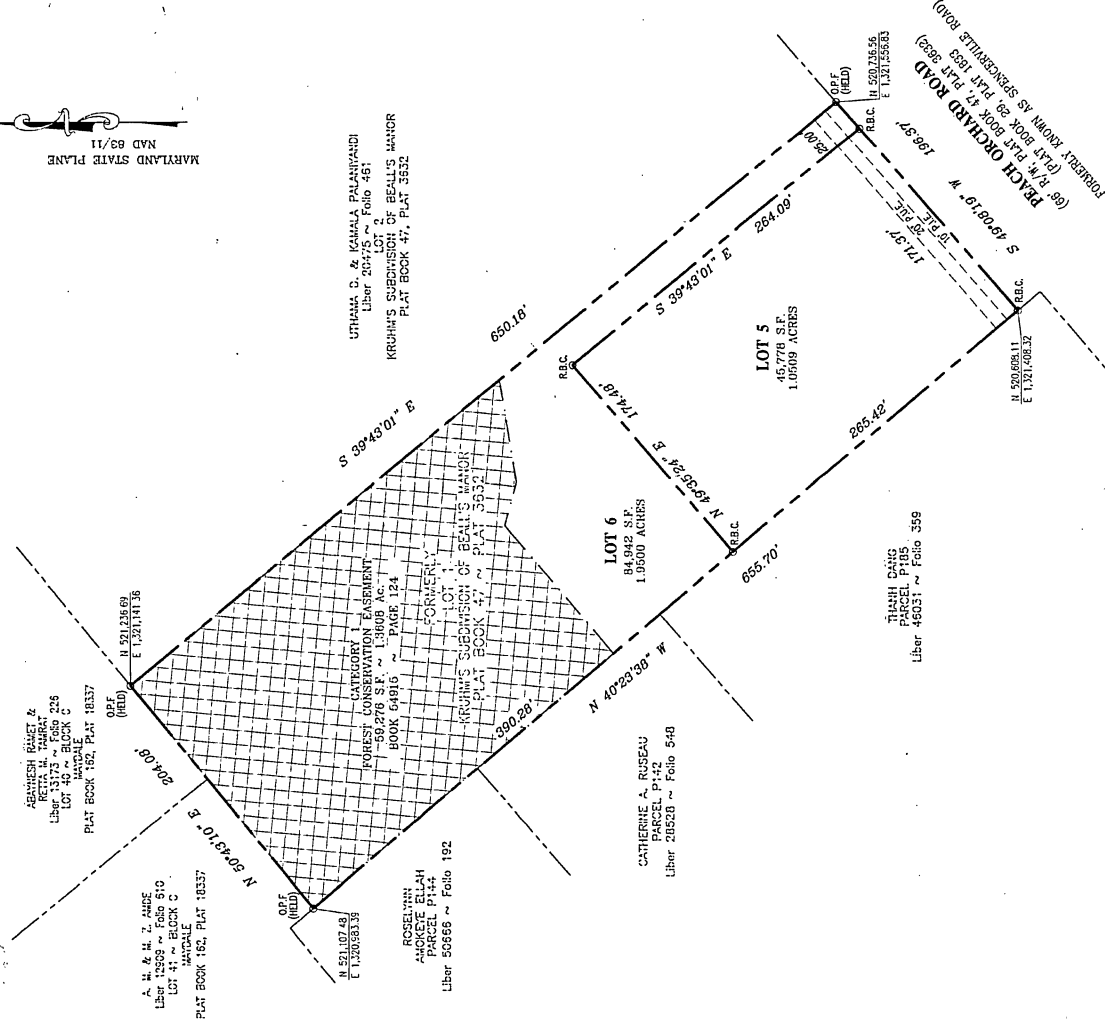
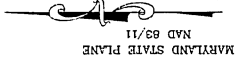


LEGEND:

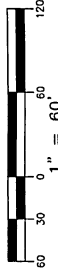
- O.P.F. INDICATES OPEN PIPE FOUND
- R.B.C. INDICATES REBAR & CAP SET
- R/W INDICATES RIGHT OF WAY



INDICATES CATEGORY 1
FOREST CONSERVATION EASEMENT



GRAPHIC SCALE



AREA TABULATION

LOT 5 =	45,778 S.F. OR 1.0509 ACRES
LOT 6 =	84,942 S.F. OR 1.9500 ACRES
TOTAL AREA =	130,720 S.F. OR 3.0009 ACRES

M-NCPPC RECORD FILE NO.:

DEPARTMENT OF PERMITTING SERVICES	DRAFTED: M.P.
MONTGOMERY COUNTY, MARYLAND	CHECKED: W.F.A.
DIRECTOR: <i>Debra J. Orwa</i>	JOB NO.: 14-25018-RP
DATE: <i>December 21, 2017</i>	

CHAIRMAN	ASSIST. SECRETARY - TREASURER
APPROVED: _____	
DATE: _____	
MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION	
MONTGOMERY COUNTY PLANNING BOARD	

