



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

MCPB
Item # 1B
3-1-2018


MEMORANDUM

DATE: February 16, 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 March 1, 2018



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:

220171050 Norwood Estates

Plat Name: Norwood Estates
Plat #: 220171050

Location: Located on the east side of Holly Grove Road, 600 feet north of Norwood Road.
Master Plan: Cloverly Master Plan
Plat Details: RE-2 zone; 1 lot
Owner: Javid Rahmat and Yasmin Majid

Staff recommends approval of this minor subdivision plat pursuant to Section **50.7.1.B** of the Subdivision Regulations which states:

- B. *Conversion of an outlot into a lot.* An outlot may be converted into a lot if:
1. the outlot is not required for open space or green area, or is otherwise constrained in a manner that prevents it being converted into a buildable lot;
 2. there is adequate sewerage and water service to accommodate development on the lot;
 3. all applicable requirements or agreements under the Adequate Public Facilities Ordinance in Subsection 4.3.J and the Subdivision Staging Policy are satisfied before recording the plat;
 4. all applicable conditions or agreements applicable to the original subdivision approval creating the outlot apply to the new lot. The conditions and agreements may include, but are not limited to, any adequate public facilities agreement, conservation easement, or building restriction lines; and
 5. if the outlot is located within a special protection area, all applicable special protection area requirements and guidelines, including the approval of a water quality plan, are satisfied before recording the plat.

Staff applied the above-noted minor subdivision criteria for the property included in this application and concludes that the proposed subdivision complies with the requirements of Section 50.7.1.B and supports this minor subdivision record plat.

OWNER'S CERTIFICATION

We, the undersigned owners of the property shown hereon, hereby adopt this plat of subdivision. The owners, their successors and assigns will cause all property corner markers and any other required monumentation to be set by a registered Maryland Land Surveyor, in accordance with under Subsection 5, 43, G, of the Montgomery County Code.

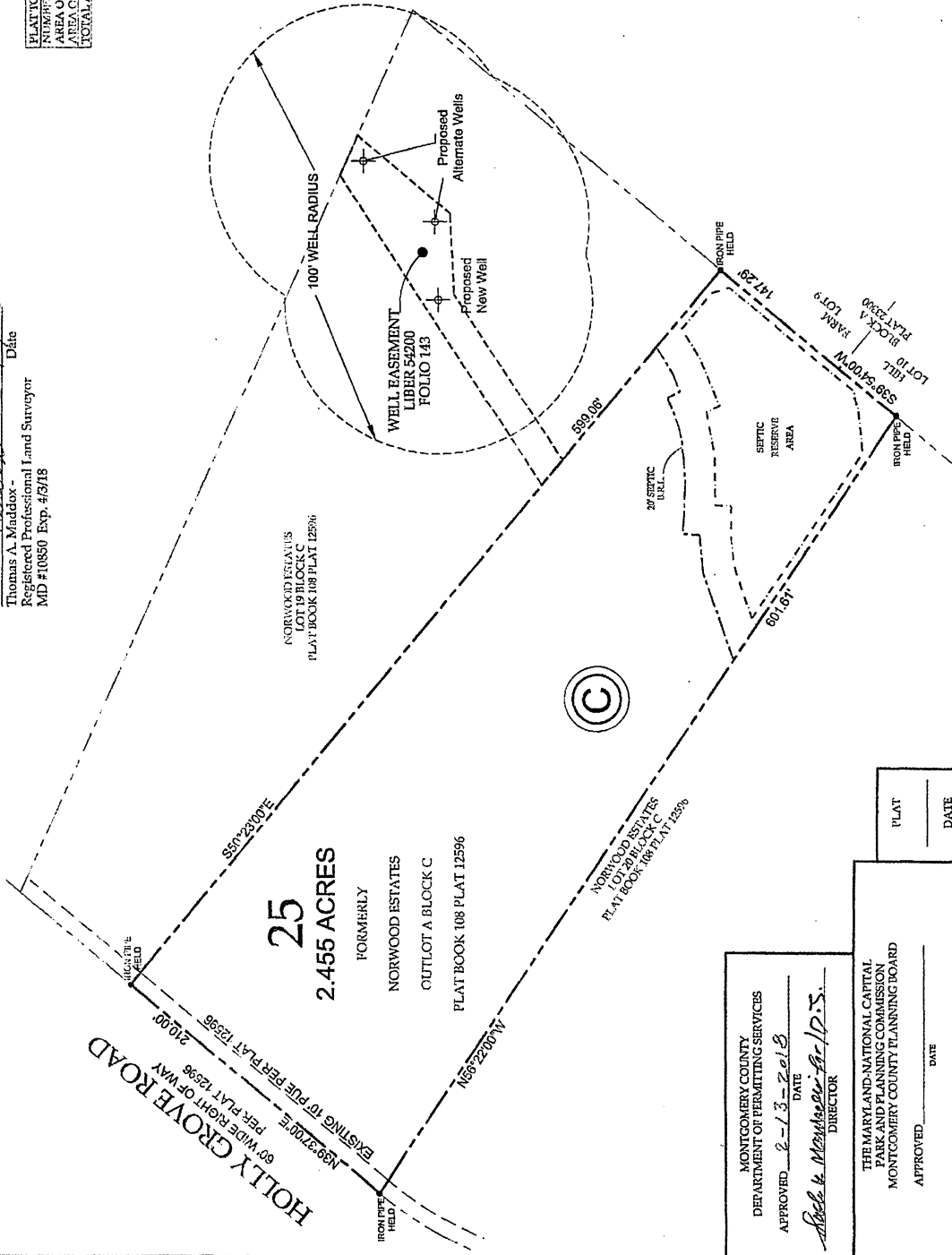
There are no suits, mortgages, leases, liens or trusts affecting the subject property.

[Signature] 12.19.17 Date
 JAYED RAHMATI
 12.19.17 Date
 YASMIN B. MAJID
 Witnesses

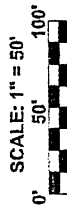
SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown hereon is correct, that it is a subdivision of all of the land described in a Deed from EBL MANAGEMENT INC., to JAYED RAHMATI and YASMIN B. MAJID, dated September 19, 1990, and recorded in Liber 9477 at Folio 764, also being a resubdivision of "NORWOOD ESTATES", Outlot A, Block C as shown on a plat recorded in Plat Book 108 at Plat 12596, all among the land records of Montgomery County, Maryland. I further certify that, once engaged as described in the owner's certification hereon, all monuments and all property markers and other boundary markers will be set under Subsection 50.43.G. of the Montgomery County Code. The total area included on this plat is 2.455 Acres of land. There is no dedication to the public use.

[Signature] 2/12/2018 Date
 Thomas A. Maddox
 Registered Professional Land Surveyor
 MD #10850 Exp. 4/3/18



PLAT NO.



PLAT 12596 DATUM

PLAT TOTALS	
NUMBER OF LOTS	1
AREA OF LOT	2.455 Acs
AREA OF DEDICATION	0.000 Acs
TOTAL AREA SHOWN ON PLAT	2.455 Acs

VICINITY MAP
 SCALE: 1" = 2,000'



NOTES

1. PROPERTY ZONED RE-2 AS OF THE DATE OF PLAT RE-RECORDATION.
2. LOT IS SERVED BY PRIVATE WELL AND PRIVATE SEPTIC SYSTEM. ASSC CATEGORIES SA, W-1, W-1E, AND L-1X ARE THE SITE SURFICANT TO AN ACCESSORY RECREATION PL. BLOCK 14330 AT PAGE 143 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
3. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH THE DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RE-RECORDATION OF THIS PLAT. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
4. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.
5. PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP 1552 & 562, WSSC GRID 22N1W1 & 22N1E1.
6. THIS PLAT OF RESUBDIVISION IS APPROVED PURSUANT TO THE PROVISIONS FOR MINOR RESUBDIVISIONS IN SECTION 50 OF THE SUBDIVISION REGULATIONS. THIS PLAT INVOLVES THE CONVERSION OF AN OUTLOT INTO A LOT AS PROVIDED FOR IN SECTION 50.7.L.1.
7. LOT 25 APPROVED FOR A 4 BEDROOM HOUSE.
8. SEPTIC FIELD BUILDING RESTRICTION LINE SUBJECT TO CHANGE UPON RE-APPROVAL BY THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES WELL AND SEPTIC SECTION.

SUBDIVISION RECORD PLAT
 LOT 25 BLOCK C
NORWOOD ESTATES
 A RESUBDIVISION OF
 OUTLOT A BLOCK C
 Plat Book 108 Plat 12596
 ELECTION DISTRICT 5
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1" = 50'
 DECEMBER 2017

THOMAS A. MADDOX
 PROFESSIONAL LAND SURVEYOR
 8933 SHADY GROVE COURT
 GAITHERSBURG, MARYLAND 20877
 (301) 984-5804

MONTGOMERY COUNTY
 DEPARTMENT OF PERMITTING SERVICES
 APPROVED *[Signature]* 2-13-2018 DATE
 DIRECTOR

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

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

22-0171050

1603PLAT