



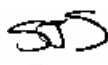
MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item #1B
7-22-2021

MEMORANDUM

DATE: July 9, 2021

TO: Montgomery County Planning Board

FROM: Stephen Smith, Coordinator 
Jay Beatty, Senior 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 July 22, 2021

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:

220090930	Bannockburn Estates
220210240 - 220210270	Bloom Montgomery Village
220210310	Section 2, Battery Park

Plat Name: Bannockburn Estates
Plat #: 220090930

Location: Located in the northeastern quadrant of the intersection of Helmsdale Road and Selkirk Drive.

Master Plan: Bethesda-Chevy Chase Master Plan

Plat Details: R-200 zone; 2 lots

Owner: Shafi and Malalai Azimi

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 12006067A (MCPB Resolution No. 20-041), 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 plan.

VICINITY MAP SCALE: 1" = 2000'

WE, SHAFI M. AND MALALAI AZIMI OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND DEDICATE THE STREET TO PUBLIC USE. AS OWNERS OF THIS SUBDIVISION, WE, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND REGISTERED LAND SURVEYOR, IN ACCORDANCE WITH SECTION 50.4-3.G OF THE

THE PATOWAG ELECTRIC POWER COMPANY, SUCCESSORS AND ASSIGNS, OF MARYLAND, WASHINGTON, DISTRICT OF COLUMBIA, BY AND THROUGH ITS ATTORNEYS, JOSEPH E. MARYLAND, AND THE RESPECTIVE SUCCESSORS AND ASSIGNS, AN EASEMENT, IN, ON AND OVER THE LAND HEREIN DESCRIBED AS A PUBLIC UTILITY EASEMENT, DESIGNATED HEREON AS "E-1," WITH SAID TERMS AND PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN THE PUBLIC UTILITY EASEMENT, AND BEING RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY MARYLAND, IN LIBER 3834 AT FOLIO 457, SAID TERMS AND PROVISIONS BEING INCORPORATED HEREIN BY THIS REFERENCE.

THERE ARE NO SUILTS, LEASES, MORTGAGES, OR TRUSTS, AFFECTING THE LAND HEREIN DESCRIBED, AND THERE ARE NO RECORDS IN LIBER 524041 AT FOLIO 148, OF THE LAND RECORDS OF THE SAME LAND, IN WHICH ANY OF THE PARTIES IN INTEREST HERETO HAVE AFFIXED THEIR SIGNATURES, AND THE PARTIES IN INTEREST TO THIS PLAT OF SUBDIVISION,

WITNESS _____
 David McKee, 6/1/21 Shafiq Zamin
 DATE SHAFIQ ZAMIN

David M. Lee 06/1/21 Malalai M. MAI AL AI AZIMI

WE HEREBY ASSENT TO THIS PLAT OF SUBDIVISION.
PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION.

man Campbell
6-10-24
Lina Bada
DATE
LISA A. GRATTON

LISA A. GRATTON
MORTGAGE COMPANY REPRESENTATIVE

SUBDIVISION RECORD PLAT
LOTS 16 AND 17
BLOCK "A"

BANNOCKBURN ESTATES
A RESUBDIVISION OF LOT 10
BLOCK A

ELECTION DISTRICT No. 7
MONTGOMERY COUNTY
MARY AND

SCALE: 1" = 40'

APRIL, 2021

GRAPHIC SCALE 1"=40'

GOODE SURVEYS, LLC

P.O. BOX 599

DAMASCUS, MD 20872
PHONE: (301) 269-3700

PHONE: (301) 368-3700
FAX: (301) 368-3703

NOTES:

- 1- THIS SUBDIVISION IS ZONED: R-200
2- THIS SUBDIVISION IS EXEMPT FROM THE FOREST CONSERVATION PLAN
3- REQUIREMENTS OF CHAPTER 22A, MONTGOMERY COUNTY FOREST CONSERVATION
4- LAW PER EXEMPTION NO. 420080697A (FORMERLY 4-060698).
5- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS
6- OF THE PLANNING BOARD SHALL APPLY TO THIS PROPERTY.
7- OTHER THAN FOLLOWING DEVELOPMENT OF THIS PROPERTY IS APPROVED BY THE
8- MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT
9- BE EXTINGUISHED BY THE RECOGNITION OF THIS PLAT, UNLESS EXPRESSLY
10- STATED OTHERWISE.
11- ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE
12- FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
13- TAX MAP: GN1342.
14- THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THIS
15- OWNERSHIP AND USE NOR EVERY MATTER RESTRICTING THE OWNERSHIP
16- AND USE. ANY MATTER AFFECTING THE OWNERSHIP AND USE OF ANY PART
17- EVALUATION OF TITLE OR TO DEPT OR NOTE ANY MATTERS AFFECTING TITLE
18- OF THE LOTS SHOWN HEREON ARE LIMITED TO THE USES AND CONDITIONS OF
19- PRELIMINARY PLAN # 12008067A, ENTITLED "BANNOCKBURN ESTATES".

LEGEND

- © PROPERTY MARKER FOUND AND HELD
 ○ PROPERTY MARKER TO BE SET
 IPF DENOTES "IRON PIPE FOUND"
 R.O.W. DENOTES "RIGHT-OF-WAY"

No.	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C-1	148.00'	98.16'	38°00'00"	N 72°30'00" W	96.37'
C-2	20.00'	31.26'	89°34'29"	N 08°43'23" W	28.18'

FOR PUBLIC WATER AND SEWER ONLY

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED:

CHAIRMAN	SECRETARY—TREASURER
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M.N.C.P.&P.C. RECORD FILE No.

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED: Mia Pedersen

u.kan Pedoexam: 7/16/2021

DIRECTOR

DATE: _____

Plat No. —

DATE 50/1/21

PROPERTY LINE SURVEYOR
MARYLAND REG. NO. 444

SE EXPIRATION DATE: 12\10\2022

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY THE FOLLOWING CONVEYANCE AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND: ALL OF THE LAND CONVEYED BY WALALAI AZIMI AND SHAFI M. AZIMI TO MALALAI AZIMI AND SHAFI M. AZIMI IN A DEED DATED MARCH 24, 2014 AND RECORDED IN LIBER 48493, FOLIO 317, AND THAT IT IS ALSO A RESUBDIVISION OF LOT 10, BLOCK "A" AS SHOWN IN PLAT NUMBER 5808 AS RECORDED AMONG THE AFORESAID LAND RECORDS.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL MONUMENTS AND ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 49,980 SQUARE FEET OR 1.1474 ACRES OF WHICH 11.3 SQUARE FEET OR 0.0026 OF AN ACRE OF LAND IS DEDICATED TO PUBLIC USE BY THIS PLAT.

Mitchell E. Goode
MITCHELL E. GOODE

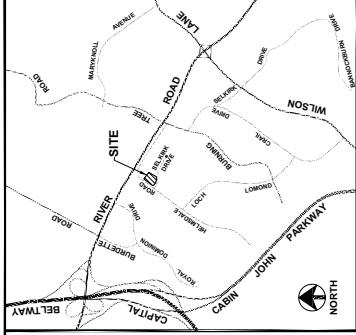
PROPERTY LINE SURVEYOR
MARYLAND REG. NO. 444

BOUNDARY CERTIFICATION:
I hereby certify that the boundary shown hereon is correct to my best knowledge based upon available records and visual observations.

Signature
Date: 12-29-05



Sheet Index
Sheet 1 - Preliminary Plan
Sheet 2 - Planning Board Resolution 1206067A
Sheet 3 - Planning Board Resolution 12060670
Sheet 4 - Approval Letters



TOTAL ENGINEERING SERVICES
PLANNERS, ENGINEERS, SURVEYORS
P.O. BOX 10123
SILVER SPRING, MD 20914
TEL: (301) 515 1514 FAX: (301) 515 5589

REVISION :

NO.	DESCRIPTION	DATE
1	Initial	12/29/05
2	Revised	12/29/05

OWNER:
SHAFI M. AZIMI
7501 HELMSDALE ROAD
BETHESDA, MARYLAND 20817
202-994-6061

SCALE: 1" = 200'

Engineering & Associates, Inc.
10000 Old Orchard Road
Suite 100
Bethesda, MD 20814
(301) 440-1000

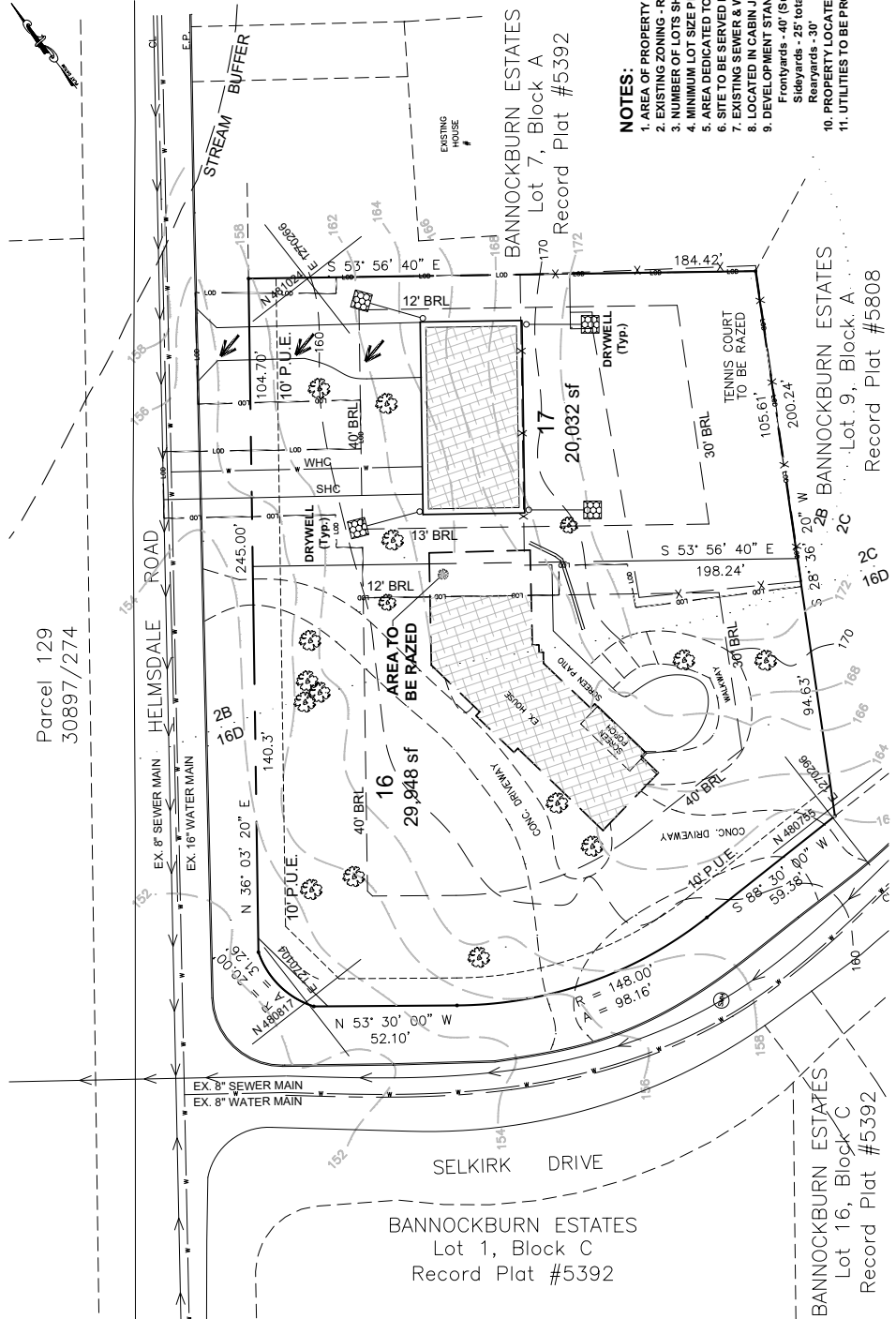


PROJECT NAME:
LOT 10 BLOCK A
BANNOCKBURN ESTATES
7501 HELMSDALE RD.
PLAT BOOK 65 PLAT NO. 5808
MONTGOMERY COUNTY
MARYLAND

DRAWING TITLE :
PRELIMINARY PLAN

Drawn By:	Checked By:	Project Manager:	Project Engineer:
1" = 30'			
10-22-2020			

1 OF 4



NOTES:

1. AREA OF PROPERTY - 49,980 SF
2. EXISTING ZONING - R-200
3. NUMBER OF LOTS SHOWN - 2
4. MINIMUM LOT SIZE PERMITTED - 20,000 SF
5. AREA DEDICATED TO PUBLIC STREETS - 177.5 SF
6. SITE TO BE SERVED BY PUBLIC SEWER & WATER
7. EXISTING SEWER & WATER SERVICE CATEGORIES: S-1, W-1
8. LOCATED IN CABIN JOHN CREEK WATERSHED (USE I-P)
9. DEVELOPMENT STANDARDS:
Frontyards - 40' (Subject to established building line setback)
Sideyards - 25' total, 12' min
Rearyards - 30'
10. PROPERTY LOCATED ON TAX MAP GN342; WSSC GRID SHEET 209NW07
11. UTILITIES TO BE PROVIDED BY: Washington Gas, Verizon, PEPCO