



2425 Reedie Drive Floor 14 Wheaton, MD 20902



MontgomeryPlanning.org

#### **MEMORANDUM**

DATE: December 13, 2021

TO: Montgomery County Planning Board

Stephen Smith, Coordinator, IRC Division (301)-495-4522

Jay Beatty, Senior Planner, IRC Division (301)-495-2178 FROM:

Informational Maps and Summary of Record Plats (Item No. 1B) for the Planning Board SUBJECT:

Agenda for December 23, 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:

220210320 **Kensington Knolls**  Plat Name: Kensington Knolls

Plat #: 220210320

Location: Located on the western side of Newport Mill Road, 180 feet south of Maple View Drive

Master Plan: Veirs Mill Corridor Master Plan

Plat Details: R-60 zone; 2 lots

Owner: Newport Mill, LLC, and Sandra & Kimberly Fouche

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

- A. *Minor lot line adjustment.* The sale or exchange of part of a lot between owners of adjoining lots for the purpose of small adjustments in boundaries, if:
  - 1. the total area of the adjustment is 5 percent or less of the combined area of the lots affected by the adjustment;
  - 2. additional lots are not created;
  - 3. the adjusted lot line is approximately parallel with the original lot line or, if it is proposed to intersect with the original line, it does not significantly change the shape of the lots involved;
  - 4. the owner submits a scaled drawing for review and approval by the Director. The drawing may be a copy of the existing record plat and must contain the following information:
    - a. proposed lot line adjustment as a dashed line;
    - b. any buildings, driveways, or other improvements located within 15 feet of the proposed adjusted lot line;
    - c. any minimum building setback that would be altered by the minor lot line adjustment; and
    - d. the amount of lot area affected by the minor lot line adjustment;
  - 5. The drawing is approved, revised, or denied by the Director in writing within 10 days after the drawing is submitted or it is deemed approved.

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.A. and supports this minor subdivision record plat.

December 23, 2021: Item No. 1B

# Surveyor's Certificate

I beeely certify that the information above hereon is correct, that it is a subdivision plat of the property acquired by Newport Mill. LLC, a Maydan limited liability company, from Christines Zambetis-Hylou, Successor Thustee, Zack A. Zambelle Thrust the Library limited liability company, from Christines Zambetis-Hylou, Successor Thustee, Zack A. Zambelle Thrust the Library liability of the Christian Production of the Library and in Bod Library and the Christian Christian and the Confidence of the Library and the Library and the Christian for the Library and the Christian record plate mitted "Loss I and 2. Smith's Addition to Kensington Knotlls" and recorded among the addressift called Records in Pitta Bods & Sa Pitta No. 5766 and alla the property equated by Knitherly Fourbe and Sundrop Courbe, From Main A. Samber, Personal Representative of The Estate of Oesar Saul Corné, Estate No. W87584 in the Orphans Court for Montgomery County, Maryland, by deed dated April 7, 2017 and recorded among the adversaid Land Records in Book 54243 at Page 241, that it is also all of Lor?, Block F as shown on a subdivision Record Plat entitled "Lors 6 & 7, Block F, Kensington Knolls" and recorded among the aforesaid Land Records as Plat No. 1805.

I also certify that if engaged, I will set all property corner markers in accordance with Section 50.4.3.G of the subdivision regulations of Montgomery County, Maryland.

I further certify that the total area included in this subdivision record plat is 30,252 square feet or 0.6945 of an acre of land. There is no street dedication by this plat.

Property Line Surveyor Maryland Reg. No. 526 Exp.: 02/17/2023

Date: 8/27/2/

Newport Mill, LLC, a Maryland limited liability company and Kimberly Fouche and Sandro Fouche, owners of the property shown hereon and described in the Surveyor's Certificate, hereby adopt this Subdivision Record Plat, establish the minimum building restriction lines; grants a Public Utility Essement as shown hereon and designated P.U.E., to the parties listed and with the terms and provisions being set forth in that certain document entitled "Declaration of Public Utility Essements" and recorded among the Land Recorde of Public unity, Maryland in Libre 2844 at Folio 457, which said terms and provisions are incorporated herein by this reference, subject to all current and applicable regulations of all federal, state and local governing agencies.

Plat No.:

Owner's Certificate

We further certify that a Maryland registered land surveyor will be engaged to set all property of in accordance with section 50.4.3.G of the subdivision regulations of Montgomery County, Maryland.

There are no suits, actions at law, liens, leases, mortgages or trusts affecting the property except a certain Deed of Trust recorded among the abreviated Land Records in Book 64496 at Page 252 and the parties in interest for Practice have below indicated their assent.

Christine Zambetis Hylton, Managing Member Newport Mill, LLC, a Maryland limited liability company For Lot 7 For Lot 2

Severn Savings Bank, FSB Kimberly A. Fouche Sandro M. Fouche record plat. I hereby assent to this subdivision 2/30/21 Date: 10/6/2021 Date: 10 6 2031 9 jo7

107 Outo

View 6597 Maple Plot No. T

(7)

Kensington

Plat No. 10429

Knolls

Lot 14

13

107

F 1'565'420

N 501,200

107

Water/Sewer Categories: W1/S1

coordinates NAD 83 (2011). The average scale factor for the subject property is 0.99995406. The average property elevation based unto NAVD88 vertical datum is 345 feet, for an elevation factor of 0.99998831. The combined factor for the subject property is 0.99994237. All bearings and distances shown are based on grid coordinates. Coordinates shown hereon were established using Trimble's Real-Time Keynetgps and their Virtual Reference Station System (VRS) and are based on Maryland State Plane

Formerly Lot 2 Plat No. 5766

180'25'59"W 106.21"

N501092.37 E1292411.67

10' P.U.E.

Access Denied per Plat No. 18067

Soward Drive

Plat No. 10240

16,390 s.f. or 0.3765 Ac. Lot 9

W.01.52.27.W.

## Subdivision Record Plat Lots 8 & 9, Block F

S42'53'23"W 117.52

15.29'28"

436.00 117.88

36.33 N14'15'22"W

DELTA 62'23'03"

ARC 65,33

RADIUS

Curve Data

Formerly Lot 7 Plot No. 18067

Kensington Knolls Plat No. 18067

N501032.13 E1292426.97

13,862 s.f. or 0.3182 Ac.

-Lot 8

Area Tabulation 30,252 s.f. or 0.6945 Ac. N/A

E 1,292,650

(4)

107

1,292,450

(<u>L</u>)

Legend

N 500,950

Kensington Knolls Plat No. 10429

pio = Part of
P.B. = Plat Book
P.No. = Plat Number
P.No. = Plat Number
IPP = Iron Plpe Found
R.CF = Rebar & Cap Found
R.W. = Right of Way
S.f. = Square Feet
Ac. = Acres

N 500,950

a resubdivision of Lot 2 & Lot 7, Block F

Kensington Knolls Montgomery County, Maryland Wheaton (13th) District

Scale: 1" = 30' June, 2020

SCALE

GRAPHIC S

Recorded: Plat No.:

12/7/2021 Mela February

Asst. Secretary-Treasure

Department of Permitting Ser Montgomery County

The Maryland-National Capital Park and Planning Commission Montgomery County Planning Board

220210320

Charles P. Johnson & Associates, Inc. 1751 Elton Rd., Ste., 300 Silver Spring, MD 20903 301-454-7000 Fax: 301-454-9994 ring, ND + Gatthersburg, MD + Annapolis, ND + Greenbell, MD + Frederick, MD + Bairfax, V3

Vicinity Map

### (Not to Scale)

### Notes

- 1. All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, its plan, project plan, care any offer planting load are development of the property, approved by the Montgomery County Planting Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official files for any such plan(s) are maintained by the Planning Board and are available for review during normal business hours.
- This Subdivision Record Plat is not intended to show every matter affecting the ownership and/or use, no every matter restricting the ownership and/or use of this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- 3. This property is served by public water and sewer systems only.
- 4. The property shown hereon is zoned R-60.
  - W.S.S.C. 200 scale reference: 214 NW 03.
- This plat conforms to the requirements for Minor Subdivision Approvals contained in Section 50,70 fibs Montgomery County Subdivision Regulations, being Chapter 50 of the Montgomery County Code. This plat involves a minor lot line adjustment as provided for in Section 50,7.1.A.
- 8. This property is shown on Tax Map Page HQ561.

10. Lot 7, Block F is subject to a Stormwater Management Right of Entry Agreement, dated January 7, 2021 from Kimberly Fouche and Sandro Fouche to Montgomery County, Maryland, and recorded among the Montgomery County Land Records in Book 61576 at Page 432.