

**MEMORANDUM**

DATE: October 28, 2022

TO: Montgomery County Planning Board

FROM: Stephen Smith, Coordinator, IRC Division (301)-495-4522 
Jay Beatty, Senior Planner, IRC Division (301)-495-2178 

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board
Agenda for November 10, 2022.

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:

220220110 Cloverly

Plat Name: **Cloverly**
Plat #: **220220110**

Location: Located on the east side of New Hampshire Avenue (MD 650), 900 feet north of Briggs Chaney Road
Master Plan: Cloverly Master Plan
Plat Details: NR zone; 1 lot
Owner: Shahzad Haider

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120200230 (MCPB Resolution No. 21-011), 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.

Surveyor's Certificate

I hereby certify that the information shown hereon is correct that it is a subdivision plat of part of the property acquired by Shahzad Haider, from Maryland H. Breeding, Trustee of the Ruth Elizabeth Harding Revocable Trust, by deed dated December 19, 2016 and recorded among the Land Records of Montgomery County, Maryland in Book 53430 at Page 401.

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 25.647 square feet or 0.5888 of an acre of land, of which 898 square feet or 0.0206 of an acre of land is dedicated to the State of Maryland for public use.

Date: 10/17/22
Daniel F. DeBolt
Property Line Surveyor
Maryland Reg. No. 326
Exp. 02/17/2025



Notes

- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or any other plan, allowing the development of the property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless and only if the plat is approved by the official files for each plat and is recorded in 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, nor 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 all matters affecting title.
- This property is served by public water and sewer systems only.
- Water/Sewer Categories: W-1 / S-1
- Coordinates shown hereon were established using conventional and GPS methods based upon the Maryland Coordinate System (NAD 83 (2011) DEDUPLICATION OF THE STATE PLAT SYSTEM) and their Virtual Reference Station System (VRSS). The average scale factor for the subject property is 0.99998227. The average property elevation based upon NAD83 vertical datum is 515 feet, for an elevation factor of 0.999980378. The combined factor for the subject property is 0.99998606. All bearings and distances shown are based on grid coordinates.

Approvals / Information

Concept Plan: 520160010
Preliminary Plan: 120200230
Site Plan: n/a
Forest Conservation Exemption: 42019018E
Zoning At Time Of Plat: NR-0.75 H-45
Tax Map: JS562
W.S.S.C. 200 Sheet: 221NE01

Legend

L.F. = LiberFolio
P.B. = Plat Book
R.No. = Plot Number
R.F. = Record Folio
R.F. = Record Folio
NAS = Nail (PK) Set
R/W = Right of Way
s.f. = Square Feet
Ac. = Acres

CURVE TABLE			
No.	Radius	Delta	Chord
(1)	1795.09'	108.88'	1741.51'
(2)	5689.58'	198.17'	5539.24'

Area Tabulation

1 Lot: 24,749 s.f. or 0.5682 Ac.
Street Dedication SHA: 898 s.f. or 0.0206 Ac.
Total: 25,647 s.f. or 0.5888 Ac.

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

Approved: _____ Date: _____
Chair: _____
Montgomery Planning Board Secretary-Treasurer

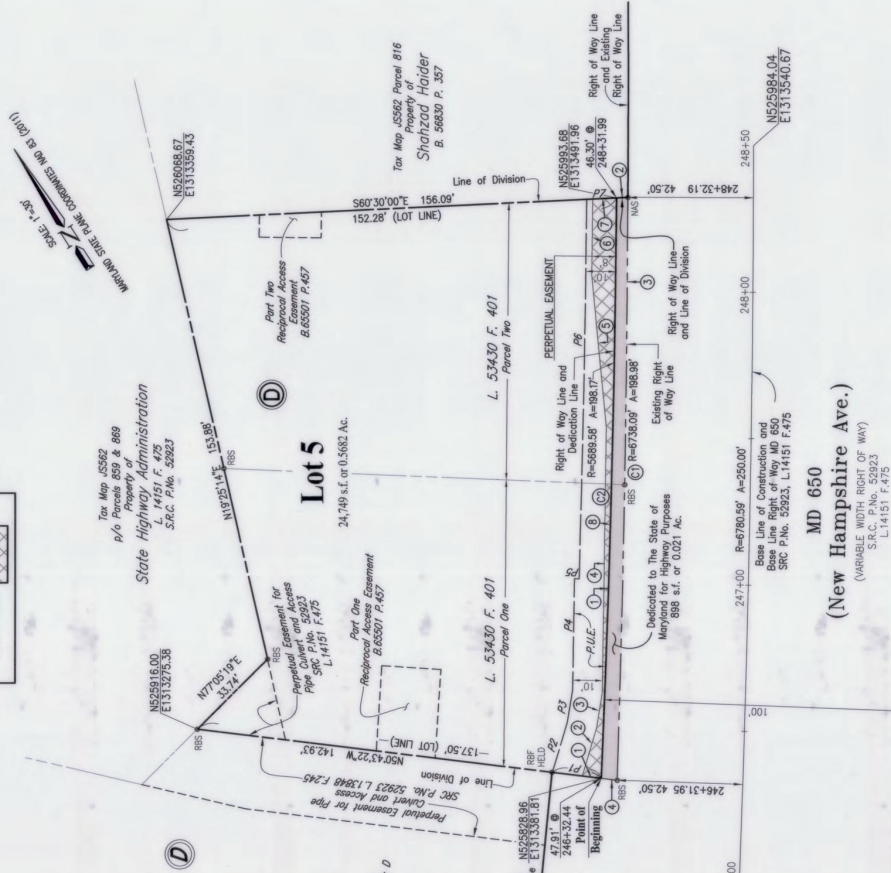
Department of Permitting Services,
Montgomery County

Recorded: 10/19/2022
Plat No.: 220220110
Director: *Mina Redmond*

Plat No.:

LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD			
(1)	R=5,689.58' L=198.17'	CH= 5,334.67' L=198.17'	3.81'
(2)	R=6,738.09' L=198.98'	CH= 5,337.18' L=198.98'	5.43'
(3)	R=5,689.58' L=198.17'	CH= 5,334.67' L=198.17'	3.81'
(4)	R=6,738.09' L=198.98'	CH= 5,337.18' L=198.98'	5.43'

LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD			
(1)	R=5,689.58' L=198.17'	CH= 5,334.67' L=198.17'	3.81'
(2)	R=6,738.09' L=198.98'	CH= 5,337.18' L=198.98'	5.43'
(3)	R=5,689.58' L=198.17'	CH= 5,334.67' L=198.17'	3.81'
(4)	R=6,738.09' L=198.98'	CH= 5,337.18' L=198.98'	5.43'



Vicinity Map
(1" = 200')

Owner's Certificate

I, Shahzad Haider, owner of the property shown hereon and described in the Surveyor's Certificate, hereby adopt this Subdivision Record Plat; Establish the minimum building restriction lines; Dedicate to the State of Maryland the road widening shown hereon for the purpose of a public road; Grant a Public Utility Easement, as shown hereon and designated as 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 Easements" and recorded among the Land Records of Montgomery County, Maryland at Liber 3834 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.

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

There are no suits or actions of law, trusts, leases, mortgages or liens included in this plat of subdivision.

Date: 10/17/22
By: *Shahzad Haider*
Witness: *Shahzad Haider, Owner*

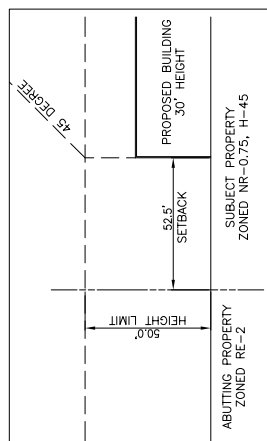
Subdivision Record Plat
Lot 5, Block D
Cloverly

Colesville (5th) District
Montgomery County, Maryland
October, 2022 Scale: 1" = 30'

CPJ Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-0394
www.cpj.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Pikesville, VA



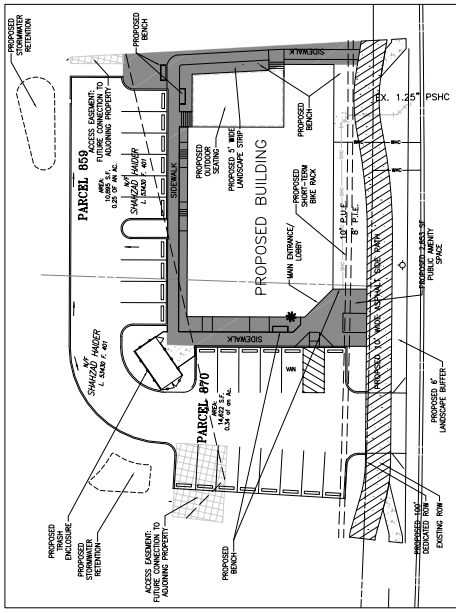
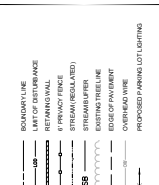
SHEET INDEX
SHEET 1: PRELIMINARY PLAN
SHEET 2: APPROVAL SHEET
SHEET 3: LANDSCAPE PLAN
SHEET 4: LIGHTING PLAN



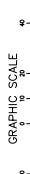
GENERAL NOTES

1. THE PROPERTY IS 0.04 ACRES (28,202 SQ. FT.). PARCELS 870, 869, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
2. THE PROPERTY IS LOCATED ON WISC MAP 22 N102.1.
3. THE SUBJECT PROPERTY IS LOCATED ON TAX MAP 15502.
4. THE SUBJECT PROPERTY COMPREHENDS THE FOLLOWING: PARCELS 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
5. THE SUBJECT PROPERTY IS ZONED NR-0.75, H-45 NEIGHBORHOOD RETAIL.
6. SITE BOUNDARY WAS DETERMINED BY CHARLES P. JOHNSON & ASSOCIATES ON AUGUST 11, 2017.
7. THE SUBJECT PROPERTY IS LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 11N, RANGE 11E, COUNTY OF MONTGOMERY, MARYLAND.
8. THE SUBJECT PROPERTY IS LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 11N, RANGE 11E, COUNTY OF MONTGOMERY, MARYLAND.
9. THE SUBJECT PROPERTY IS LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 11N, RANGE 11E, COUNTY OF MONTGOMERY, MARYLAND.
10. THE SUBJECT PROPERTY IS LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 11N, RANGE 11E, COUNTY OF MONTGOMERY, MARYLAND.
11. THE SUBJECT PROPERTY IS LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 11N, RANGE 11E, COUNTY OF MONTGOMERY, MARYLAND.
12. THE SUBJECT PROPERTY IS LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 11N, RANGE 11E, COUNTY OF MONTGOMERY, MARYLAND.
13. THE SUBJECT PROPERTY IS LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 11N, RANGE 11E, COUNTY OF MONTGOMERY, MARYLAND.
14. THE SUBJECT PROPERTY IS LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 11N, RANGE 11E, COUNTY OF MONTGOMERY, MARYLAND.
15. THE SUBJECT PROPERTY IS LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 11N, RANGE 11E, COUNTY OF MONTGOMERY, MARYLAND.
16. THE SUBJECT PROPERTY IS LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 11N, RANGE 11E, COUNTY OF MONTGOMERY, MARYLAND.
17. THE SUBJECT PROPERTY IS LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 11N, RANGE 11E, COUNTY OF MONTGOMERY, MARYLAND.
18. THE SUBJECT PROPERTY IS LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 11N, RANGE 11E, COUNTY OF MONTGOMERY, MARYLAND.
19. THE SUBJECT PROPERTY IS LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 11N, RANGE 11E, COUNTY OF MONTGOMERY, MARYLAND.
20. THE SUBJECT PROPERTY IS LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 11N, RANGE 11E, COUNTY OF MONTGOMERY, MARYLAND.

VICINITY MAP
MAP SCALE: 1" = 100' 0"



AMENITY OPEN SPACE



PROFESSIONAL CERTIFICATION

I, **CHARLES P. JOHNSON**, a duly licensed professional engineer in the State of Maryland, do hereby certify that these documents were prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Maryland.

EXPIRATION DATE: 03/31/2023
LICENSE NUMBER: 3922

PRELIMINARY PLAN
15520 NEW HAMPSHIRE AVENUE
PARCELS 869 & 870
PRELIMINARY PLAN 15520-230
SNOWDEN MANOR
COLLETSVILLE (5TH ELECTION DISTRICT)
MONTGOMERY COUNTY, MD

CPJ Charles P. Johnson & Associates, Inc.
15520 NEW HAMPSHIRE AVENUE
PARCELS 869 & 870
PRELIMINARY PLAN 15520-230

DATE	BY	REVISION
08/11/2017	CPJ	1
08/11/2017	CPJ	2
08/11/2017	CPJ	3
08/11/2017	CPJ	4

SITE DESCRIPTION

THE SUBJECT PROPERTY IS LOCATED ON THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 11N, RANGE 11E, COUNTY OF MONTGOMERY, MARYLAND. THE PROPERTY IS ZONED NR-0.75, H-45 NEIGHBORHOOD RETAIL. THE SITE CONTAINS ONE (1) SIGNIFICANT TREE ON THE SUBJECT PROPERTY WHICH IS A WHITE BARKED TREE (TO BE PRESERVED). THE SITE ALSO CONTAINS ONE (1) SIGNIFICANT TREE ON THE SUBJECT PROPERTY WHICH IS A WHITE BARKED TREE (TO BE PRESERVED). THE SITE ALSO CONTAINS ONE (1) SIGNIFICANT TREE ON THE SUBJECT PROPERTY WHICH IS A WHITE BARKED TREE (TO BE PRESERVED).

DEVELOPMENT SCHEDULE

TRACT AREA	TYPE	AREA (SQ. FT.)	TOTAL (SQ. FT.)
13.207	13.207	13.207	13.207
402	402	402	402
2,352	2,352	2,352	2,352
23,521	23,521	23,521	23,521

SHORT-TERM BICYCLE PARKING REQUIREMENTS (ZONE NR-0.75, H-45)

BUILDING	USE CATEGORY	MINIMUM	MAXIMUM
RESTAURANT	RESTAURANT	1 SPACES / 1,000 SF OF PATRON USE	10 SPACES / 1,000 SF OF PATRON USE
RETAIL	RETAIL	1 SPACES / 1,000 SF OF PATRON USE	10 SPACES / 1,000 SF OF PATRON USE

PARKING REQUIREMENTS (ZONE NR-0.75, H-45)

BUILDING	USE CATEGORY	MINIMUM	MAXIMUM
RESTAURANT	RESTAURANT	1 SPACES / 1,000 SF OF PATRON USE	10 SPACES / 1,000 SF OF PATRON USE
RETAIL	RETAIL	1 SPACES / 1,000 SF OF PATRON USE	10 SPACES / 1,000 SF OF PATRON USE

DEVELOPMENT SCHEDULE

TRACT AREA	TYPE	AREA (SQ. FT.)	TOTAL (SQ. FT.)
13.207	13.207	13.207	13.207
402	402	402	402
2,352	2,352	2,352	2,352
23,521	23,521	23,521	23,521

SHORT-TERM BICYCLE PARKING REQUIREMENTS (ZONE NR-0.75, H-45)

BUILDING	USE CATEGORY	MINIMUM	MAXIMUM
RESTAURANT	RESTAURANT	1 SPACES / 1,000 SF OF PATRON USE	10 SPACES / 1,000 SF OF PATRON USE
RETAIL	RETAIL	1 SPACES / 1,000 SF OF PATRON USE	10 SPACES / 1,000 SF OF PATRON USE

PARKING REQUIREMENTS (ZONE NR-0.75, H-45)

BUILDING	USE CATEGORY	MINIMUM	MAXIMUM
RESTAURANT	RESTAURANT	1 SPACES / 1,000 SF OF PATRON USE	10 SPACES / 1,000 SF OF PATRON USE
RETAIL	RETAIL	1 SPACES / 1,000 SF OF PATRON USE	10 SPACES / 1,000 SF OF PATRON USE