



## MEMORANDUM

DATE: November 23, 2022

TO: Montgomery County Planning Board

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

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board  
Agenda for December 8, 2022.

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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:

**220220660     Hardings Subdivision**

**220220790     Rollingwood**

**220230090     Westfarm Technology Park**

**Plat Name: Hardings Subdivision**

**Plat #: 220220660**

Location: Located on the south side of Sagebrush Terrace, 350 feet east Of Wildwood Drive

Master Plan: Fairland Master Plan

Plat Details: R-200 zone; 1 lot

Owner: Sin Sung Kim and Joseph Kim

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Administrative Subdivision Plan No. 620210110 (MCPB Resolution No. 21-048), 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.

**GENERAL NOTES:**

- All terms, conditions, agreements, limitations, and requirements associated with any Preliminary Plan, Site Plan, Project Plan or other plat, 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.
- This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter restriction the ownership and use of this property. The subdivision record plat is not intended to replace the examination of title or to depict or note all matters affecting title.
- The lot shown hereon is limited to the uses and conditions as required by Administrative Subdivision Plan No. 620210110.
- This property to be served by public water and sewer service only.
- This property is currently zoned R-200.
- This property is shown on Montgomery County Tax Map KR342.
- This property is shown on W.S.S.C. Sheet # 218-NE D3.

**PLAT NO.**

**OWNER'S CERTIFICATE:**

We, Sin Sung Kim and Joseph Kim the owners of the property shown and described hereon, hereby adopt this plat of subdivision, establish the minimum building restriction lines.

There are no leases, liens or trusts on the property included on this plat of subdivision, except for a certain deed or trust recorded among the land records of Montgomery County, Maryland in Liber 22609 at Folio 625 and all parties in interest thereto have below indicated their assent.

11/8/22 Date  
 Sin Sung Kim  
 Joseph Kim  
 Witness  
 Witness

We hereby assent to this Plat of Subdivision, Sandy Spring Bank;

11-8-2022 Date  
 William J. Seaguelinc F. Gresham  
 Vice President

CURVE	RADIUS	DEGREE	ANGLE	ARC	LENGTH	CHORD	BEARING
C-1	1280.09	128° 05' 40"	122.65'	121.40'	S 79° 56' 28" W		

VICINITY MAP  
 SCALE: 1" = 1000'



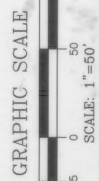
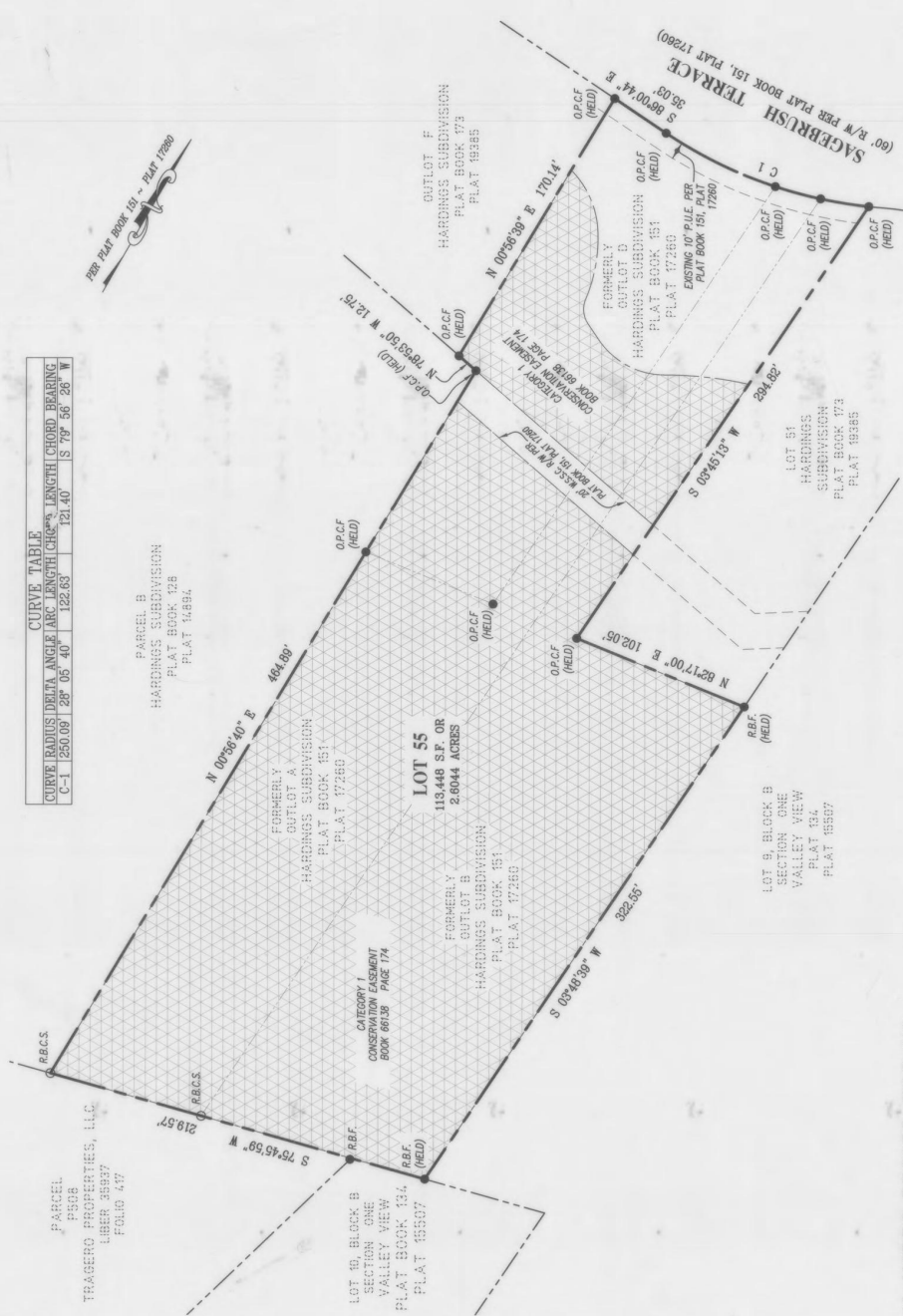
**SURVEYOR'S CERTIFICATE:**

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 of the land conveyed by Dustin Enterprises Inc. to Sin Sung Kim and Joseph Kim by a deed dated February 13, 2004 as recorded in Liber 28641 at Folio 361; said property also being known as Outlots A, B and D in the subdivision known as "Hardings Subdivision", per a plat recorded in Plat Book 151 as Plat 17260, among the Land Records of Montgomery County, Maryland.

I further certify that property corners marked thus are in place in accordance with Section 50.4.3 (c) of the Montgomery County Code, Subdivision Regulations. The total area included on this plat of subdivision is 113,448 square feet or 2.6044 acres of land, none of which is dedicated for public use.

11/9/22 Date  
 Matthew N. Brien  
 Professional Land Surveyor  
 Maryland Registration #21406  
 License Expires: 06/08/2024

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AREA	TABULATION
LOT 55	= 113,448 S.F. OR 2.6044 ACRES
DEDICATION AREA	= 0.00 S.F. OR 0.0000 ACRES
TOTAL AREA	= 113,448 S.F. OR 2.6044 ACRES

**LEGEND:**  
 O.P.C.F. = OPEN PIPE & CAP FOUND.  
 R.B.C.S. = A. REBAR & CAP SET.  
 R.B.F. = A REBAR FOUND (NO CAP).  
 R/W = RIGHT OF WAY.  
 INDICATES AREA OF CATEGORY 1 CONSERVATION EASEMENT

SUBDIVISION RECORD PLAT  
 LOT 55  
 BEING A RESUBDIVISION OF OUTLOTS A, B & D  
**HARDINGS SUBDIVISION**  
 COLESVILLE (5th) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 50' FEBRUARY, 2022  
 PREPARED BY

**SNIDER & ASSOCIATES**  
 LAND SURVEYORS  
 19544 Amaranth Drive  
 Germantown, Maryland 20874  
 PH: (301) 948-5100 Fax: (301) 948-1286  
 WWW.SNIDERSURVEYS.COM



M-NCPPC RECORD FILE NO.:

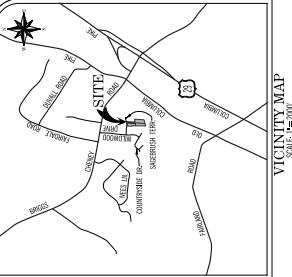
DEPARTMENT OF PERMITTING SERVICES  
 MONTGOMERY COUNTY, MARYLAND  
 DIRECTOR: *[Signature]*  
 DATE: 11-17-2022

DRAFTED: \_\_\_\_\_ M.T.P.  
 CHECKED: \_\_\_\_\_ M.N.B.  
 JOB No.: 19-25138-BP

RECORDED: \_\_\_\_\_  
 PLAT No.: \_\_\_\_\_

APPROVED: \_\_\_\_\_  
 DATE: \_\_\_\_\_ CHAIR: \_\_\_\_\_  
 MONTGOMERY PLAT STATUTORY FOR SECRETARY - TREASURER

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
 MONTGOMERY COUNTY PLANNING BOARD



### R-200 Zone Development Standards - Standard Method

STANDARD	REQUIRED / FORFEITED	APPROVED
Minimum Lot Area	20,000 sq ft	20,000 sq ft or more
Minimum Lot Frontage	25 feet	25 feet or more
Minimum Lot Frontage of S.A.L.	100 feet	100 feet or more
Minimum Front Setback	40 feet	40 feet or more
Minimum Side Setback	12 feet (25' min. Sid) or more	12 feet or more (25' min. Sid) or more
Minimum Backset for Accessory Structures	12 feet	12 feet or more
Minimum Backset for Accessory Structures	7 feet	7 feet or more
Max. Building Height	35 feet	35 feet or less
Max. Accessory Building Height	35 feet	35 feet or less



**Plan Notes**

1. Surveyed Parcel Area = 2.682 Acres (113,231 sq. ft.) - Per Boundary Survey, 11/2019
2. Zoning: R-200
3. Proposed Standard Method Development per Sec. 36.4.4.1.A of the Zoning Ordinance
4. Number of Lots Proposed: 3 (Subdivision of Outlots A, B, & C, Harjords Subdivision)
5. Metres: Upper Joint French = 3154 Meter Size 11
6. Planning Area: Harford (B&H&P) (PA 34)
7. Survey: 11/2019
8. Surveyed Parcel Area = 2.682 Acres (113,231 sq. ft.)
9. ACC: 6141 - 219003 - 10, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

IMPERVIOUS AREA TOTAL = 4235 sq.ft.  
 COVERED LOT SIZE = 113,231 sq.ft.  
 IMPERVIOUS COVERAGE = 3.74%

**NOTICE:**  
 Plans not submitted as agency approval.  
 The user is responsible for obtaining all necessary permits.  
 The user is responsible for obtaining all necessary permits.  
 The user is responsible for obtaining all necessary permits.  
 The user is responsible for obtaining all necessary permits.

NO.	REVISION	DATE

**OWNER:**  
 SIN & JOSEPH A/M  
 6105 WINDY HOLLOW  
 CLARKSBURG, MARYLAND 20871  
 PHONE: (240) 515-3015  
 ATTN: C/O KAREN A/M  
 EMAIL: Karen.sanahm@gmail.com

**SITE SOLUTIONS, INC.**  
 PO Box 1789  
 Clarksville, Maryland 20871  
 (301) 540-7980 www.sitesolutions.com  
 Planning - Landscape Architecture - Engineering



21881 08/2021

**Legend**

	Existing Contours - 2-Foot Interval
	Proposed Contours - 2-Foot Interval
	Proposed Limit of Disturbance (L.O.D.)
	Existing House Footprint
	Proposed House Footprints
	Subject Property Boundary
	Existing Tree Locations
	Proposed Walks
	Proposed Driveway for S/M
	Tree to be Removed
	Site Forest Conservation Plan for detailed information

**General Notes**

1. Boundary data indicated on this drawing are from a field survey by Siner & Associates, 2019.
2. Topographic shown herein is from a field survey by Siner & Associates, 2019.
3. Water Category: 1-1
4. Water Category: 1-1
5. 2011 Tree C - 8 (Group B) (Group B)
6. Property lines are shown.

**DEVELOPER'S CERTIFICATE**  
 I, the undersigned, being a duly Licensed Professional Engineer, do hereby certify that the foregoing is a true and correct copy of the original plan filed for record in the Office of the State Engineer, State of Maryland, and that the same complies with all applicable laws, regulations, and all other applicable requirements.  
 Date: 08/2021  
 Signature: [Signature]  
 Title: Professional Engineer  
 License No.: 15158  
 State: Maryland  
 Contact Person or Owner: [Name]  
 Address: 813 Factory Avenue, Columbia, MD 21228  
 Phone and Email: (240) 515-0915 - karen.sanahm@gmail.com

**ADMINISTRATIVE SUBDIVISION PLAN**  
**LOT 55 - HARJORDS SUBDIVISION**  
 2805 Sagerbrush Terrace, Silver Spring, MD 20906  
 Tax Map # A624 - WSSS Base Map # 218803  
 BURTOSVILLE ELECTION DISTRICT #5, MONTGOMERY COUNTY, MARYLAND  
 Formerly known as HARJORDS SUBDIVISION - OUTLOTS A, B & C

MD 21881  
 DATE: 08/2021  
 SHEET: 3 of 5  
 TOTAL SHEETS: 5

SCALE: 1" = 30'

620210110



Professional Engineer, I hereby certify that the foregoing is a true and correct copy of the original plan filed for record in the Office of the State Engineer, State of Maryland, and that the same complies with all applicable laws, regulations, and all other applicable requirements.  
 Date: 08/2021  
 Signature: [Signature]  
 Title: Professional Engineer  
 License No.: 15158  
 State: Maryland