



MEMORANDUM

DATE: April 28, 2023

TO: Montgomery County Planning Board

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

SS
JCB

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board
Agenda for May 11, 2023

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:

220221190 Kentsdale Estates

Plat Name: Kentsdale Estates

Plat #: 220221190

Location: Located on the east side of Stapleford Hall Drive, 500 feet north of Democracy Boulevard

Master Plan: Potomac Sub-Region 2002 Master Plan

Plat Details: RE-2 zone; 1 lot

Owner: 10405 Stapleford Hall Drive, LLC

Staff recommends approval of this minor subdivision plat pursuant to Section **50.7.1.C.1.** of the Subdivision Regulations, which states:

- C. *Consolidation.* Adjoining properties in the Rural Residential or Residential Detached zones, not developed under cluster provisions, may be combined in the following ways:
1. by consolidating 2 or more lots into a single lot, consolidating lots and an outlot into a single lot, or consolidating a lot and an abandoned road right-of-way, if:
 - a. any conditions applicable to the original subdivision remain in effect;
 - b. the number of trips generated on the new lot do not exceed those permitted for the original lots; and
 - c. all required right-of-way dedication is provided.
 2. by consolidating an existing platted lot or part of a lot that contains a legally constructed detached house, with a piece of land created as a result of a deed, if:
 - a. the portion of land created by deed cannot itself be platted under the area and dimensional standards of the zone;
 - b. any conditions applicable to the existing lot remain in effect on the new lot;
 - c. any required road dedication is provided; and
 - d. the existing platted lot was not identified as an outlot on a 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.C.1. of the Subdivision Regulations and supports this minor subdivision record plat.

NOTES:

1. THE PROPERTIES DELINEATED HEREON APPEAR ON TAX ASSESSMENT MAP NO. FP563.
2. THE PROPERTIES SHOWN HEREON ARE ZONED RE-2.
3. THE PROPERTIES INCLUDED IN THIS RESUBDIVISION PLAT ARE SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
4. THE PROPERTY IS SHOWN ON WSSC 200 SHEET 213NW09.
5. BOUNDARY INFORMATION AS SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF MONTGOMERY COUNTY AND A FIELD SURVEY PERFORMED BY BOWMAN CONSULTING GROUP, LTD. ON NOVEMBER 11, 2020.
6. THE HORIZONTAL DATUM AS REFERENCED HEREON IS BASED ON MARYLAND STATE PLANE COORDINATE SYSTEM NAD 1983/2011.
7. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
8. THIS MINOR SUBDIVISION PLAT IS ASSOCIATED WITH FOREST CONSERVATION EXEMPTION PLAN NO. 42022222E, APPROVED 06/14/2022.
9. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INCORPORATED BY REFERENCE INTO THIS PLAT. ANY EXPRESS OR IMPLIED RECOGNITION OF THIS PLAT, UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED, THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
10. THE PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50.71.C.1 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE.

OWNER'S CERTIFICATE:

WE, 10405 STAPLEFORD HALL DRIVE LLC, OWNERS OF THE PROPERTY SHOWN HEREON, AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, ADOPT THIS PLAT OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES.

WE, THE OWNERS, HAVE CAUSED ALL PROPERTY CORNER MARKERS TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE. THERE ARE NO RECORDED SUITS, ACTIONS AT LAW, LENS, LEASES, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

PARTIES WITH INTEREST THERETO HAVE INDICATED THEIR ASSENT BELOW.

Martin L. Schneider, Jr. 1/27/2023 DATE
 10405 STAPLEFORD HALL DRIVE, LLC
 MARTIN L. SCHNIDER, JR (MANAGING MEMBER) WITNESS

APPROVED: _____
 CHAIR
 MNC&PC FILE NO. _____
 MONTGOMERY PLAT SIGNATORY FOR SECRETARY/TREASURER

APPROVED: *4-24-2023*
 MONTGOMERY COUNTY, MARYLAND DEPARTMENT OF PERMITTING SERVICES
 DIRECTOR

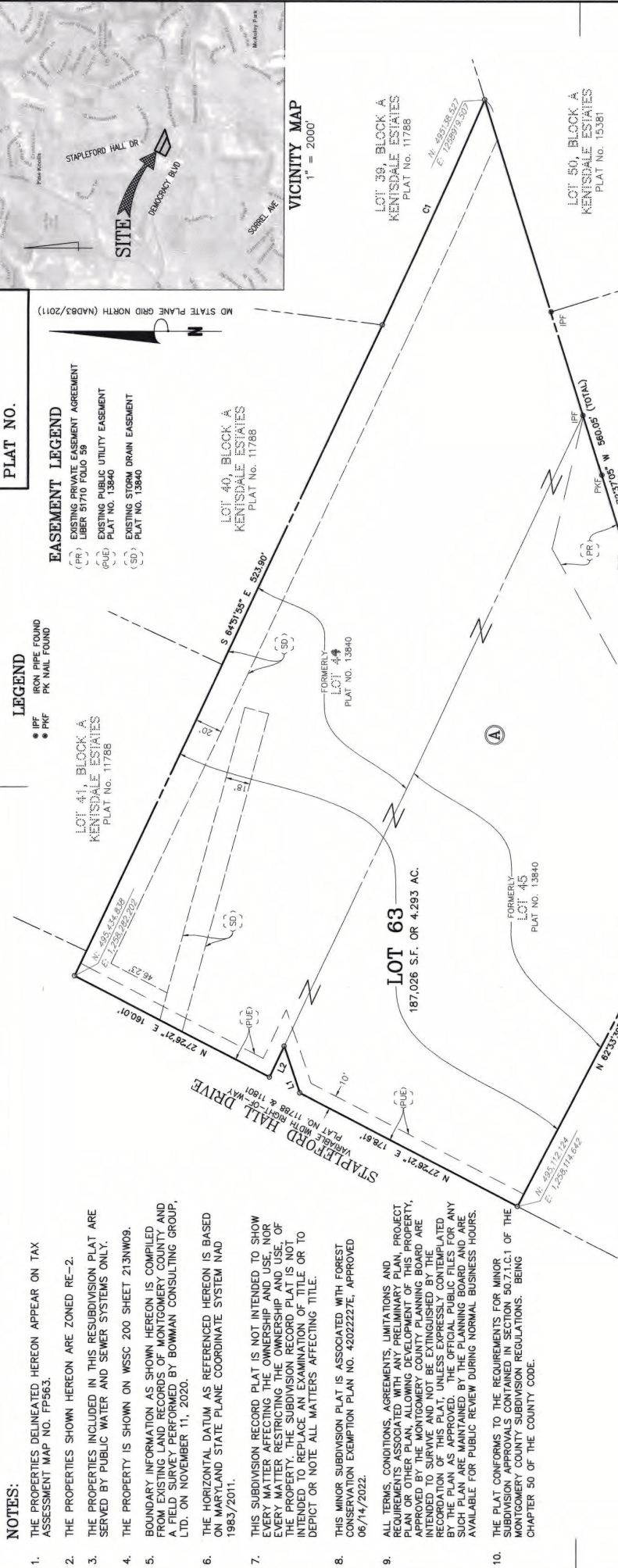
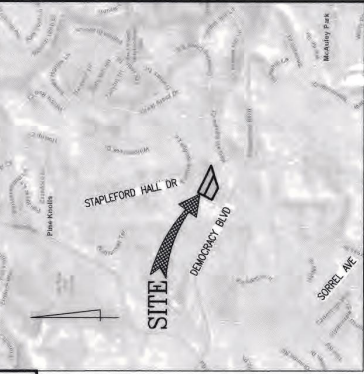
PLAT NO. _____
 DATE: _____

LEGEND

- IRON PIPE FOUND
 - PKF
 - PKF NAIL FOUND
- LOT 41, BLOCK A
 KENTSDALE ESTATES
 PLAT NO. 11788
- FORMERLY LOT 45
 PLAT NO. 13840
- LOT 43, BLOCK A
 KENTSDALE ESTATES
 PLAT NO. 12287

PLAT NO.

- EASEMENT LEGEND**
- (PR) EXISTING PRIVATE EASEMENT AGREEMENT LIBER 5710 FOLIO 59
 - (C-U) EXISTING PUBLIC UTILITY EASEMENT PLAT NO. 13840
 - (SD) EXISTING STORM DRAIN EASEMENT PLAT NO. 13840



AREA TABULATION:

LOT 63	187,026	4,293
DEDICATION TO PUBLIC USE	0	0.000
TOTAL AREA	187,026	4,293

CURVE TABLE

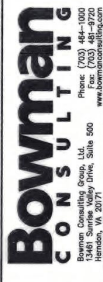
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	5649.61'	179.85'	S 65°46'38" E	179.84'	1°49'26"	89.93'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 71°17'13" E	36.06'
L2	N 64°51'55" W	25.00'

SUBDIVISION RECORD PLAT

**LOT 63, BLOCK A
 KENTSDALE ESTATES**
 A RESUBDIVISION OF LOTS 44 & 45, BLOCK A
 KENTSDALE ESTATES
 10TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 50'



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 www.bowmanconsulting.com

BY: CEP
 CHK: BE
 QC: TS
 BCS PROJECT NO. 130149-01-001

130149-C-RP-001



TRISTAN STEWART
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 21306
 DATE OF RENEWAL: 06/26/24



SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF ALL OF THE LAND ACQUIRED BY 10405 STAPLEFORD HALL DRIVE, LLC, FROM DON P. GREENBERG AND RANDY LYNN GREENBERG BY DEED DATED OCTOBER 15, 2014 AND RECORDED IN LIBER 49374 AT FOLIO 94, ALSO BEING A RE-SUBDIVISION OF LOTS 44 AND 45, BLOCK A, KENTSDALE ESTATES, AS SHOWN ON A PLAT ENTITLED "LOTS 44-46, BLOCK A, KENTSDALE ESTATES" RECORDED AS PLAT NO. 13840, ALL AMONG THE RECORDS OF MONTGOMERY COUNTY, MARYLAND. THAT ALL PROPERTY CORNERS HAVE BEEN SET 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 FEET OR 4.293 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

DATE: 02/27/23