

Plat Name: Joseph's Park

Plat #: 220230060

Location: Located in the southeastern quadrant of the intersection of Connecticut Avenue (MD 185) and Plyers Mill Road (MD 192)

Master Plan: Kensington Sector Plan

Plat Details: CRT zone; 1 lot

Owner: Mountain View Burleson, LLC

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Site Plan No. 820220030 (Certified Site Plan dated May 1, 2023), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's approval of the aforesaid plans.

LAND TO BE DEDICATED TO THE MARYLAND STATE HIGHWAY ADMINISTRATION	LAND TO BE DEDICATED TO THE MARYLAND STATE HIGHWAY ADMINISTRATION	LAND TO BE DEDICATED TO THE MARYLAND STATE HIGHWAY ADMINISTRATION
1	S34°18'51"W	88.83'
2	S87°07'08"W	203.39'
3	R = 32.00', L = 42.86'	
4	DELTA = 36°52'44"	25.17'
5	CHD = 550'22.98"W	38.67'
6	S13°53'25"W	87.12'
7	N85°52'12"W	1.78'
8	N12°59'37"E	11.82'
9	N78°50'43"W	6.59'
10	N53°53'25"E	144.62'
11	N78°06'35"W	11.00'
12	N43°53'28"E	9.09'
13	R = 75.00', L = 38.35'	
14	DELTA = 30°03'40"	20.14'
15	CHD = N28°54'22"E	28.90'
16	S72°13'37"E	5.64'
17	N46°32'26"E	1.40'
18	N02°53'04"W	6.40'
19	R = 75.00', L = 48.26'	
20	DELTA = 36°52'00"	25.00'
21	CHD = N85°41'51"E	47.43'
22	N87°07'08"E	88.80'
DEDICATION AREA		
5,430 SQ. FT. OR 0.12486 ACRES		

- GENERAL NOTES**
- THE PURPOSE OF THIS PLAT IS TO DEDICATE A PORTION OF LAND TO MARYLAND STATE HIGHWAY ADMINISTRATION AND TO CREATE A NEW RECORD LOT 25.
 - THE PROPERTY SHOWN HEREON IS CURRENTLY ZONED CRT-2.5, C2.0, R2.0, R2.0, H-75 (COMMERCIAL RESIDENTIAL TOWN).
 - THE PROPERTY SHOWN HEREON IS LOCATED ON W.S.S.C. BASE SHEET 2129N04, MARYLAND STATE TAX MAP PARCELS PART OF LOT 2.
 - THIS PLAT IS LIMITED TO USES AND CONDITIONS AS REQUIRED BY SITE PLAN No. E202202038 ENTITLED "CROSSROADS OF KENNEDY".
 - THE RIGHT OF WAY DEDICATION WAS ESTABLISHED HOLDING EIGHT (8) FEET FROM THE EXISTING RIGHT-OF-WAY OF CONNECTICUT AVENUE AND FIFTEEN (15) FEET FROM THE EXISTING RIGHT-OF-WAY OF PLYERS MILL ROAD.
 - THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
 - COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND COORDINATE SYSTEM (MAD 820911).
 - THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER AFFECTING THE INTERESTS IN THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DISPECT OR NOTE ALL MATTERS AFFECTING TITLE.

- PROJECT AREA**
- 1 (ONE)
 TOTAL NUMBER OF LOTS: 40,978 SQ. FT. / 0.94072 ACRES
 TOTAL AREA OF LOT: 5,430 SQ. FT. / 0.12486 ACRES
 TOTAL AREA OF DEDICATION: 5,430 SQ. FT. / 0.12486 ACRES
 TOTAL AREA OF PLAT: 40,978 SQ. FT. / 0.94072 ACRES



OWNERS CERTIFICATION

WE, MOUNTAIN VIEW BURLERSON, LLC OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED BY A REGISTERED PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH THE MARYLAND PROFESSIONAL LAND SURVEYOR ACT AND THE MARYLAND STATE DEPARTMENT OF GENERAL SERVICES, DIVISION OF LAND AND WATER. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE MARYLAND PROFESSIONAL LAND SURVEYOR ACT AND THE MARYLAND STATE DEPARTMENT OF GENERAL SERVICES, DIVISION OF LAND AND WATER. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE MARYLAND PROFESSIONAL LAND SURVEYOR ACT AND THE MARYLAND STATE DEPARTMENT OF GENERAL SERVICES, DIVISION OF LAND AND WATER. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE MARYLAND PROFESSIONAL LAND SURVEYOR ACT AND THE MARYLAND STATE DEPARTMENT OF GENERAL SERVICES, DIVISION OF LAND AND WATER.

SUBDIVISION RECORD PLAT FOR LOT 25

JOSEPH'S PARK RESUBDIVISION OF PART OF LOT 2
 PLAT BOOK 1, PLAT 24

JOSEPH'S PARK RESUBDIVISION OF PART OF LOT 2
 PLAT BOOK 1, PLAT 24

ELECTION DISTRICT No. 13
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' **JANUARY, 2023**

OWNER'S CERTIFICATION

WE, MOUNTAIN VIEW BURLERSON, LLC OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED BY A REGISTERED PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH THE MARYLAND PROFESSIONAL LAND SURVEYOR ACT AND THE MARYLAND STATE DEPARTMENT OF GENERAL SERVICES, DIVISION OF LAND AND WATER. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE MARYLAND PROFESSIONAL LAND SURVEYOR ACT AND THE MARYLAND STATE DEPARTMENT OF GENERAL SERVICES, DIVISION OF LAND AND WATER. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE MARYLAND PROFESSIONAL LAND SURVEYOR ACT AND THE MARYLAND STATE DEPARTMENT OF GENERAL SERVICES, DIVISION OF LAND AND WATER.

OWNER'S CERTIFICATION

NAME: MOUNTAIN VIEW BURLERSON, LLC
 TITLE: AUTHORIZED SIGNATORY
 DEED TO PLAT RECORDED AT DB 52329 P. 191.

SURVEYOR'S CERTIFICATION

NAME: ALAN R. DRAGOO
 TITLE: EXECUTIVE VICE PRESIDENT

DATE: 1/17/2024

DATE: 1/24/24

ALAN R. DRAGOO
 EXECUTIVE VICE PRESIDENT

ALAN R. DRAGOO
 MARYLAND LIC. NO. 348
 EXP. 01-13-2024

Colliers Engineering & Design

www.colliersengineering.com
 Doing Business as **MASER**

STERLING
 ZEPHYRUS BLVD. 100
 STERLING, VA 20166
 PHONE: 703-431-6508
 FAX: 703-431-6509
 COLLETS ENGINEERING, INC.

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

APPROVED _____ DATE _____

CHAIR _____

MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER

APPROVED *Bill J. ...* DATE 1-31-2024

DIRECTOR

MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES

RECORD DATE _____ PLAT NO. _____

NO. 12110	NO. 12110	NO. 12110	NO. 12110	NO. 12110	NO. 12110
NO. 12110	NO. 12110	NO. 12110	NO. 12110	NO. 12110	NO. 12110
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CERTIFIED
SITE PLAN
#820220030

CROSSROADS OF KENSINGTON

10619 CONNECTICUT AVE
ELECTION DISTRICT 13
MONTGOMERY COUNTY
MARYLAND

Colliers
Engineering & Design

PROJECT NO. 820220030
DATE: 08/20/2020
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
SCALE: AS SHOWN

SITE PLAN

DATE: 08/20/2020

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

SITE TABULATION

1. THE PROPERTIES ARE SHOWN AS ACCORDING TO THE RECORD PLANS OF LOT 13, CROSSROADS OF KENSINGTON, MONTGOMERY COUNTY, MARYLAND. THE PROPERTIES ARE SHOWN AS ACCORDING TO THE RECORD PLANS OF LOT 13, CROSSROADS OF KENSINGTON, MONTGOMERY COUNTY, MARYLAND. THE PROPERTIES ARE SHOWN AS ACCORDING TO THE RECORD PLANS OF LOT 13, CROSSROADS OF KENSINGTON, MONTGOMERY COUNTY, MARYLAND.

NOTE: THIS PROPERTY IS ZONED CM-2.5, C-2.5, R-1, P-1, P-2, DENSITY AND LOT AREA ARE SHOWN AS ACCORDING TO THE RECORD PLANS OF LOT 13, CROSSROADS OF KENSINGTON, MONTGOMERY COUNTY, MARYLAND.

DENSITY STANDARDS REQUIREMENTS:

MAX. ALLOWED	PROVIDED
MAX. GROUND COVER	11.4%
MAX. BUILDING HEIGHT	35 FT
MAX. BUILDING FOOTPRINT	0.25
MAX. BUILDING AREA	11,400 SF
MAX. BUILDING VOLUME	11,400 CU YD
MAX. BUILDING AREA UNDER COVER	11,400 SF
MAX. BUILDING AREA UNDER COVER (PER PERMITS)	11,400 SF

PRINCIPAL BUILDING SETBACKS:

FRONT	20 FEET
REAR	10 FEET
LEFT SIDE	10 FEET
RIGHT SIDE	10 FEET

VEHICULAR AND BICYCLE PARKING (SEE FOOTNOTE)

STANDARD METRIC	PROVIDED
VEHICLE SPACES	40
BICYCLE SPACES	2
MOTORCYCLE SPACES	2

FOOTNOTE:

15% OF STANDARD REQUIRED

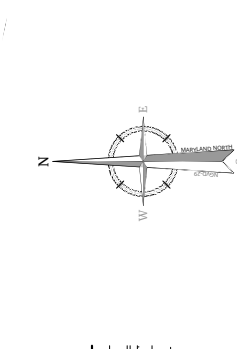
VEHICULAR AND BICYCLE PARKING IS WITHIN REDUCED PARKING AREA AS DERIVED BY THE PROPERTY ZONE'S PARKING IS THE HIGHER PARKING GENERATOR. HOWEVER, THIS SPACE MAY BE DEDICATED TO RESTAURANT USE WITHOUT REQUIRING A STEEP PLAN AMENDMENT.

TRANSPARENCY FOR WALLS FACING STREET OR OPEN SPACE:

TRANSPARENCY FOR WALLS FACING STREET OR OPEN SPACE	40%	40%
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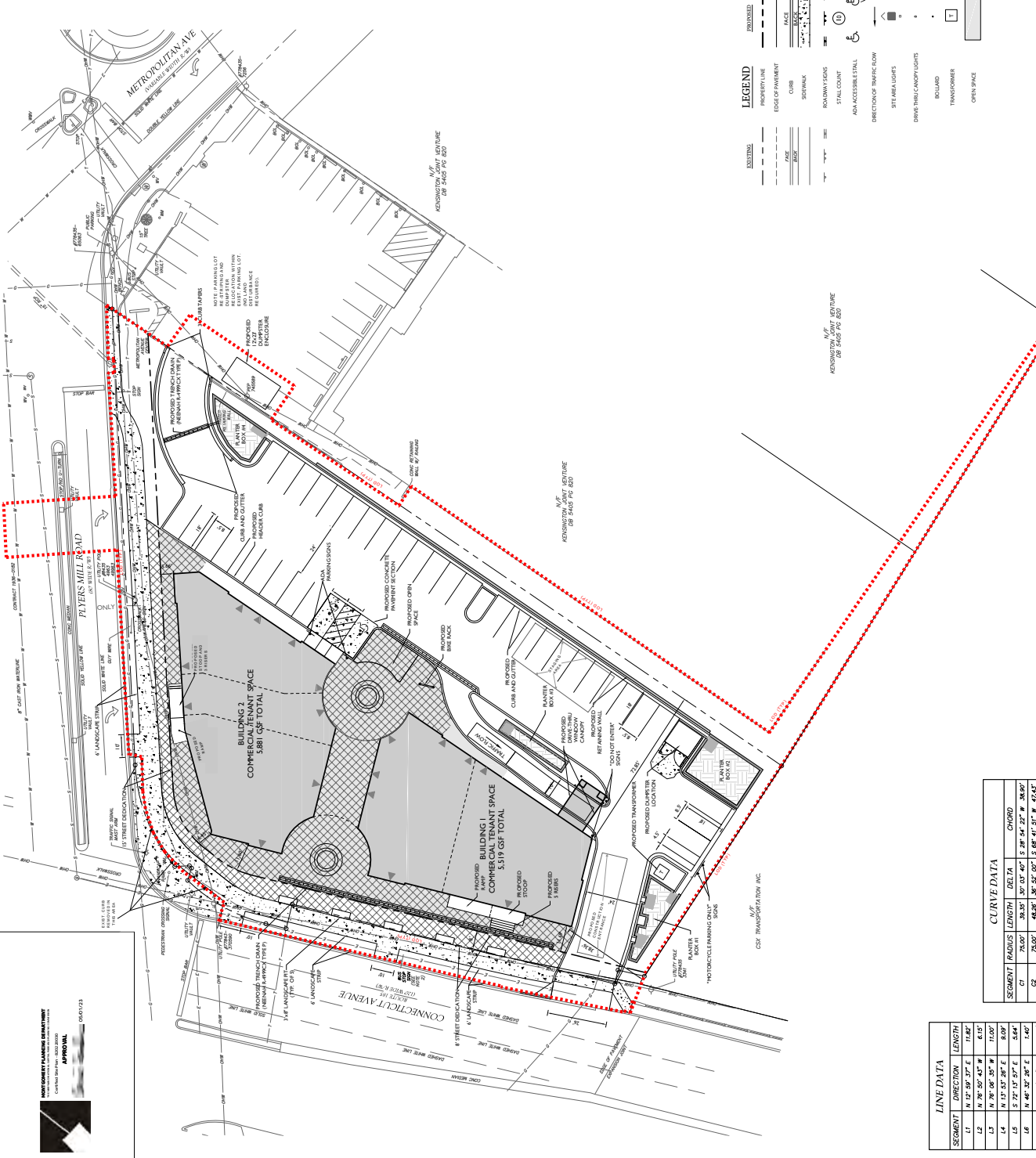
TRANSPARENCY FOR WALLS FACING STREET OR OPEN SPACE:

TRANSPARENCY FOR WALLS FACING STREET OR OPEN SPACE	40%	40%
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LEGEND

- EXISTING: PROPERTY LINE, EDGE OF PAVEMENT, CURB, SIDEWALK, ROUNDABOUTS, STAKEOUT, ADA ACCESSIBILITY, DIRECTION OF TRAFFIC FLOW, SITE AREA LIGHTS, DIMS TRUSS CANOPY LIGHTS, TRANSFORMER, OPEN SPACE
- PROPOSED: PROPERTY LINE, FACE, CURB, SIDEWALK, ROUNDABOUTS, STAKEOUT, ADA ACCESSIBILITY, DIRECTION OF TRAFFIC FLOW, SITE AREA LIGHTS, DIMS TRUSS CANOPY LIGHTS, TRANSFORMER, OPEN SPACE



LINE DATA

SEGMENT	DIRECTION	LENGTH
L1	N 12° 59' 37" E	11.82'
L2	N 79° 59' 45" W	6.15'
L3	N 79° 59' 45" W	11.00'
L4	N 13° 52' 28" E	8.09'
L5	S 72° 12' 57" E	5.44'
L6	N 46° 32' 26" E	1.40'
L7	N 2° 52' 04" W	6.00'

CURVE DATA

SEGMENT	RADIUS	LENGTH	DELTA	CHORD
C1	74.00'	39.35'	30° 13' 40"	5.28' 54.22' W 36.90'
C2	74.00'	48.35'	36° 52' 00"	5.28' 54.22' W 47.43'