

Plat Name: Kensington Park

Plat #: 220240040

Location: Located on the north side of Washington Street, 760 feet west of Connecticut Avenue (MD 185)

Master Plan: Kensington Sector Plan

Plat Details: R-60 zone; 1 lot

Owner: Thomas McCullough

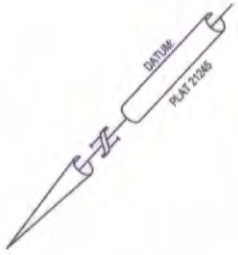
Staff recommends approval of this minor subdivision plat pursuant to Section **50.7.1.C.2.** of the Subdivision Regulations; which state:

- 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.2. and supports this minor subdivision record plat.

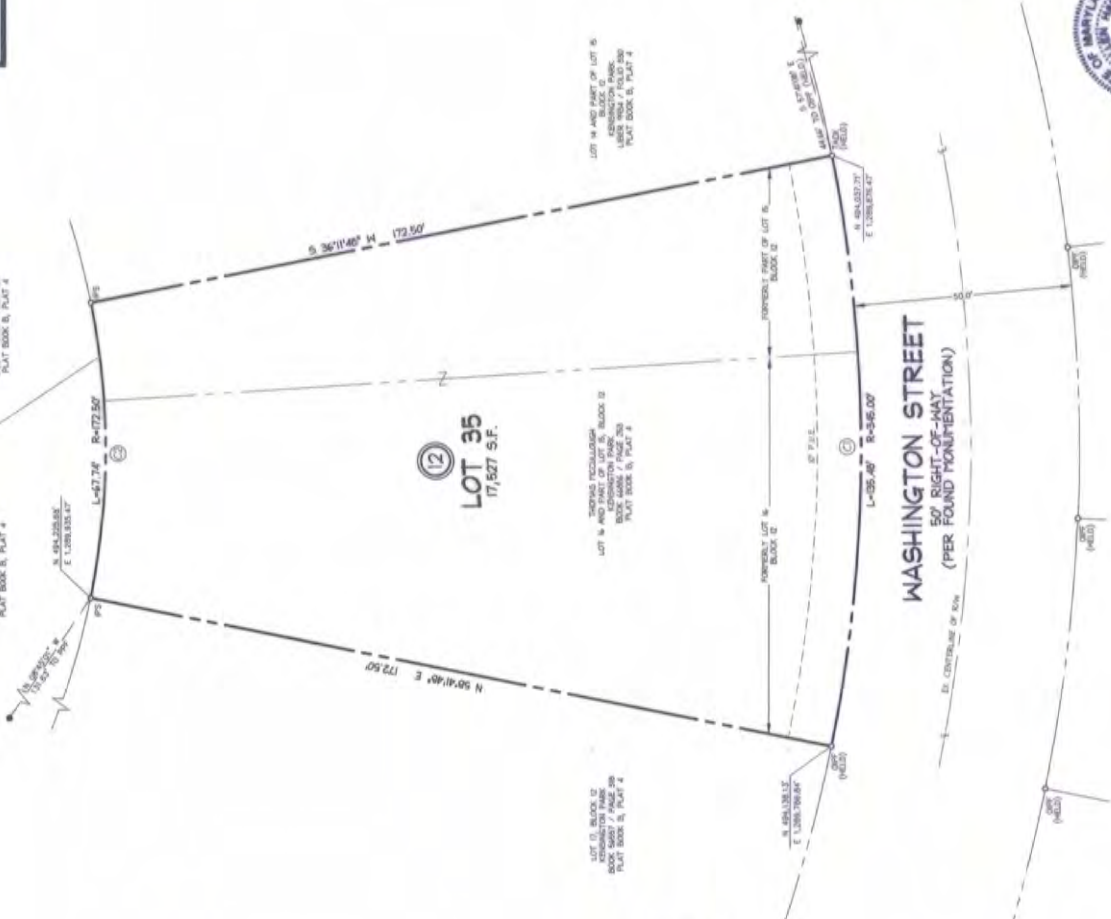


VICINITY MAP
SCALE: 1" = 200'



PLAT No.

PART OF LOT 35, BLOCK 12, KENSINGTON PARK, MONTGOMERY COUNTY, MARYLAND, PLAT BOOK 8, PLAT 4
 PART OF LOT 30, BLOCK 12, KENSINGTON PARK, MONTGOMERY COUNTY, MARYLAND, PLAT BOOK 8, PLAT 4
 PART OF LOT 32, BLOCK 12, KENSINGTON PARK, MONTGOMERY COUNTY, MARYLAND, PLAT BOOK 8, PLAT 4



SUBDIVISION RECORD PLAT
LOT 35, BLOCK 12
KENSINGTON PARK
 A RESUBDIVISION OF LOT 16 AND PART OF LOT 15, BLOCK 12
 WHEATON (13TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 20' JANUARY 2024



10 South Bunker Street
 Frederick, Maryland 21701
 301-977-3031 office
 www.caseengineering.com
 info@caseengineering.com



- NOTES**
- This property is served by public water and sewer systems only.
 - The property shall be the subject of this record plat in the R-60 zone as of the date of plat recordation.
 - IPS = Iron Pin with Cap Set
 O.P.F. = Open Iron Pipe Found
 P.P.F. = Pitched Pipe Found
 R.O.C. = Tack in Rebar and Cap Found
 - The property shown hereon is located on Tax Map 195943.
 - This property is located on F.E.M.A. Flood Insurance Map Community-Panel Number 20102888D, Flood zone "X".
 - All easements, inclusions, and requirements associated with any preliminary plan, site plan, project plan, or other plan allowing development of this property and approved by the Montgomery County Planning Board are intended to survive unless modified by further action by the board. The official public files for any such plan are maintained by the Montgomery County Planning Board and are available for public review.
 - This plat conforms to the requirements for other subdivisions approved and recorded in Section 50.7 of the Montgomery County Subdivision Regulations, being Chapter 50 of the Montgomery County Code. This plat involves the consolidation of an existing plat with a piece of land created as a result of a deed, as provided for in Section 50.7.C.2.
 - This subdivision record plat is not intended to show every matter affecting the ownership and use, or any matter restricting the ownership and use, of this property. This subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting the same.
 - This property is subject to a Stormwater Management Right of Entry by deed and recorded in Book 67467 at Page 436.
 - This property is subject to a Stormwater Management Right of Entry by deed and recorded in Book 67468 at Page 440.
 - This property is subject to a Stormwater Management Right of Entry by deed and recorded in Book 67505 at Page 1.

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
1	135.48'	345.00'	94.61'	N 42°31'02" W	22°49'59"
2	67.74'	172.50'	67.31'	S 42°53'02" E	22°49'59"

OWNER'S CERTIFICATE

I, Thomas McCallough, owner of the property shown and described hereon, hereby adopt this plat of subdivision and establish the minimum building restriction lines. I further grant a 10-foot Public Utility Easement, shown hereon as "10' P.U.E." to those parties named in this document entitled "Declaration of Terms and Provisions of Public Utility Easement", as recorded in Liber 3034 of Page 457 among the Land Records of Montgomery County, Maryland. I, the undersigned, authorize all loans, leases, liens, mortgages, or trusts affecting the property shown hereon, except as indicated herein.

2/14/24 *Thomas McCallough*
 Thomas McCallough
 Date Witness

PLAT TABULATION

Number of Lots	1
Number of Acres	0
Area of Lot(s)	17,527 sq. ft.
Area of Easement	0 sq. ft.
Area of Street Dedication	0 sq. ft.
Total Area	17,527 sq. ft. (0.402 Acres)

Department of Permitting Services
 Montgomery County, Maryland

Date: 2-8-2024
 Approved: *Richard H. Bell*
 Director

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

Approved: _____
 Chair
 Montgomery TM Signatory
 for Secretary - Treasurer

M.N.C.P. & P.C. Record File No.

Recorded _____
 Plat No. _____