



MEMORANDUM

DATE: July 15, 2024

TO: Montgomery County Planning Board

FROM: Stephen Smith, Intake & Regulatory Coordination Division (301)-495-4522 *SSS*
Jay Beatty, Intake & Regulatory Coordination Division (301)-495-2178 *JCB*

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board
Agenda for July 25, 2024

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:

220230990 Kentsdale Estates

220240350 Waters Village

220240410 Arora Estates

Plat Name: Kentsdale Estates

Plat #: 220230990

Location: Located immediately southeast of the intersection of Willowbrook Drive and Paytley Bridge Lane

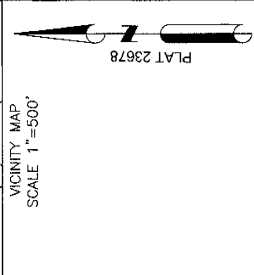
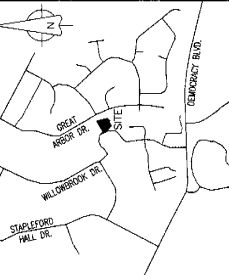
Master Plan Potomac Sub-Region Master Plan

Plat Details: RE-2 zone; 1 lot

Owner: Potomac Hills Trust 2

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 11997056C (MCPB Resolution No. 22-123), 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 plan. The sole purpose of this plat is to re-record the property to show revised Category I Conservation Easements as required by Preliminary Plan No. 11997056C.

PLAT NO.



PROPERTY INFO

TAX MAP	EP563
ASS. DIST.	21-30019
ZONING	RE-2

AREA TABULATION

AREA OF LOT	198,489 S.F.
AREA OF STREET DEDICATION	N/A
TOTAL PLAT AREA	198,489 S.F.



Mitchell E. Goode
 MITCHELL E. GOODE
 PROPERTY LINE SURVEYOR
 MARYLAND REG. NO. 444
 LICENSE EXPIRATION DATE: 12/10/2024

6/27/24
 DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT; THAT THIS PLAT OF SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND; THAT IT IS A SUBDIVISION OF ONE (1) LOT OF LAND, TO-WIT: LOT 41, BLOCK D, KENTSDALE ESTATES, PLAT 2185, MONTGOMERY COUNTY, MARYLAND, OWNED BY THE POTOMAC HILLS TRUST 2, A MARYLAND LIMITED LIABILITY COMPANY, TRUSTEE OF THE POTOMAC HILLS TRUST 2, TO SONOMA PROPERTIES LLC, A MARYLAND LIMITED LIABILITY COMPANY, TRUSTEE OF POTOMAC HILLS TRUST 2, BY DEED DATED DECEMBER 24, 2001, AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 20527 FOLIO 1. FURTHER CERTIFY THAT IF ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THEREON WILL BE SET IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 198,489 SQUARE FEET OR 4.5566 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

NOTES

1. THIS PROPERTY IS CURRENTLY ZONED RE-2.
2. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICES ONLY.
3. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT. THE PLANNING BOARD AND PUBLIC UTILITIES AGENCIES SHALL BE ADVISED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
4. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
5. THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP FF 563.
6. THE PURPOSE OF THIS PLAT IS TO SHOW REVISED EXTENT OF CATEGORY 1 CONSERVATION EASEMENT UPON THE PROPERTY IN ACCORDANCE WITH PRELIMINARY PLAN NO. 11997056C.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH MINIMUM BUILDING RESTRICTION LINES AS PRESCRIBED BY THE MONTGOMERY COUNTY ZONING CODE.

FURTHER WE GRANT TO THOSE PARTIES LISTED IN THAT CERTAIN DECLARATION RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, PUBLIC UTILITY EASEMENTS DESIGNATED HEREON AS "P.U.E.", INCLUDING ALL TERMS AND PROVISIONS FOR THE PUBLIC UTILITIES INDICATED WITHIN SAID DECLARATION.

FURTHER, WE AS THE OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO SUBMIT TO THE JURISDICTION OF THE MONTGOMERY COUNTY PLANNING BOARD TO BE SET BY ENGAGING A LICENSED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, ACTIONS, AT LAW, LEASES, MORTGAGES OR TRUST AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

POTOMAC HILLS TRUST 2
 FOR: STERLING, LLC, TRUSTEE OF THE POTOMAC HILLS TRUST 2
 BY ITS ASSIGNED SALE MEMBER: VERA VASMANI REVOCABLE TRUST DATED JANUARY 23, 2002

Dina W. Myle 7/11/24 DATE
 WITNESS
Vera V. Vasmani
 VERA VASMANI CHIEF, TRUSTEE

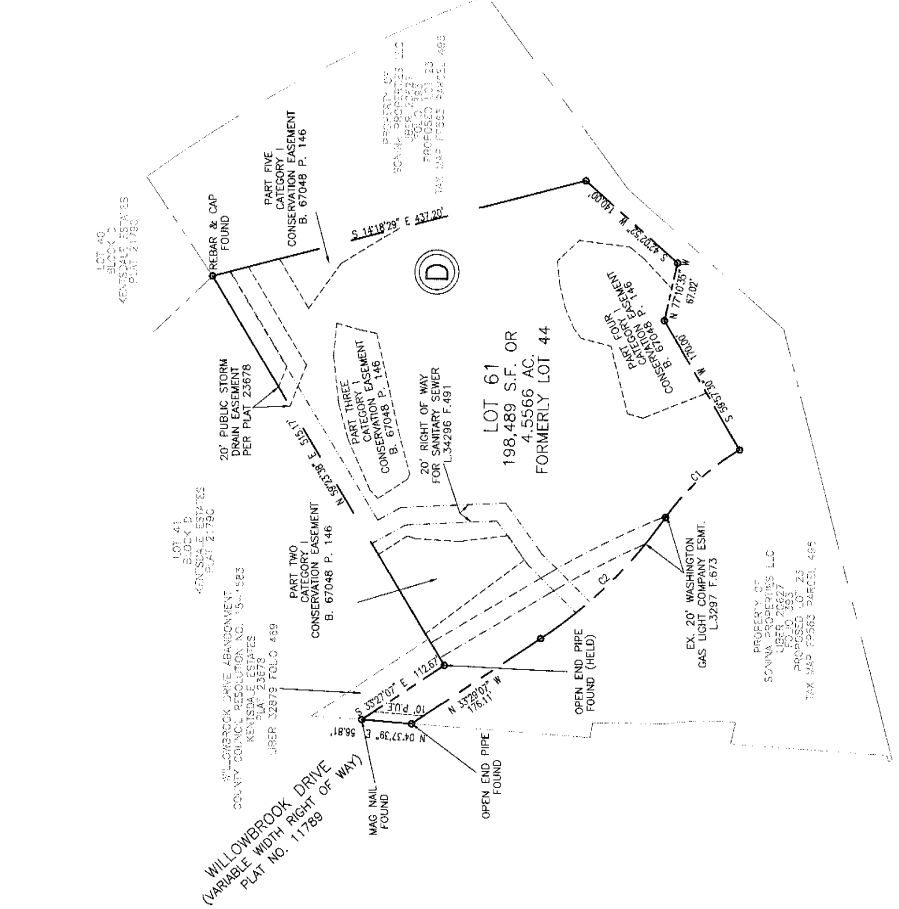
THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____ DATE: _____
 PLAT NO. _____

APPROVED: *W. H. H.* DATE: 7-13-2024
 W. H. H. DIRECTOR

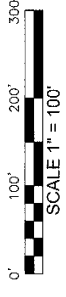
CHIEF: _____
 MONTGOMERY COUNTY PLANNING BOARD
 FOR SECRETARY-THE SURVEYOR

M.N.C.P. & P.C. RECORD FILE NO. _____



CURVE TABLE

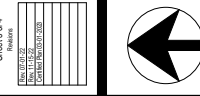
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE (CHORD BEARING)	CHORD LENGTH
C1	114.61	265.00	24°46'46"	N 42°25'53" W 113.77
C2	199.22	535.00	21°20'09"	N 44°09'11" W 198.07



**SUBDIVISION RECORD PLAT
 PLAT OF CORRECTION
 LOT 61, BLOCK D
 KENTSDALE ESTATES**

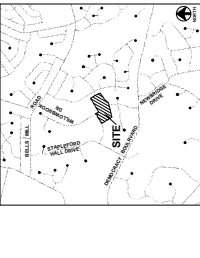
BEING A REVISION TO LOT 44, BLOCK D
 POTOMAC ELECTION DISTRICT NO. 10
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=100' NOVEMBER, 2023

GOODE SURVEYS, LLC
 LAND SURVEYORS
 P.O. BOX 599
 DAMASCUS, MARYLAND 20872
 PHONE: (301) 368-3700
 FAX: (301) 368-3703



Prepared for:
Potomac Hills Trust 2
Dr. Inder Chauhan &
Yara Chawla
10423 Willowbrook Drive
Potsdam, MD 20859
(301)926-1664

- LEGEND:**
- AREA TO BE ADDED TO FOREST CONSERVATION EASEMENT
 - AREA TO BE REMOVED FROM FOREST CONSERVATION EASEMENT
 - AREA NOT PART OF PROPERTY / NOT PART OF FOREST CONSERVATION PLAN
 - EXISTING BUILDING
 - EXISTING FOREST CONSERVATION EASEMENT
 - INDICES CONTOUR (2' INTERVAL)
 - INTERMEDIATE CONTOUR
 - NEW LIMIT-OF-DISTURBANCE
 - PROPERTY LINE (SUBJECT)
 - PROPERTY LINE
 - TREE CANOPY
 - TREE PROTECTION FENCE
 - NEW CONSERVATION EASEMENT MARKERS



- LIST OF AMENDMENT ITEMS**
- A The Plan was revised to show areas removed from easement.
 - B The Plan was revised to show new areas of easement.
 - C The Plan was revised to show restoration plantings.

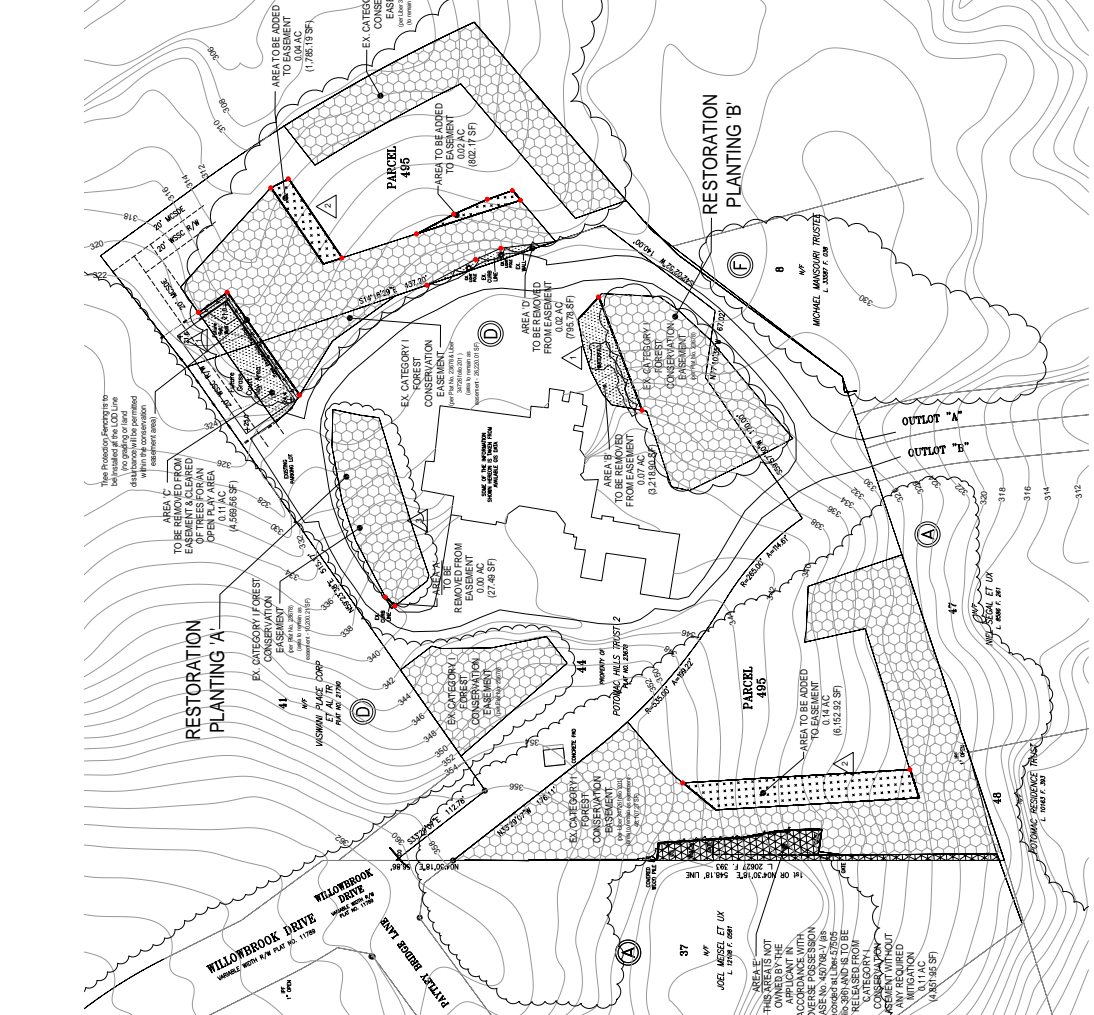
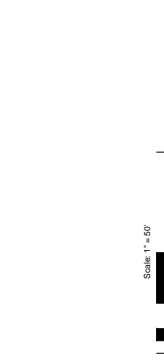


Table of Proposed Easement Amendments

Area	Easement Removed (square feet)
Area A	3,214.00
Area B	4,560.50
Area C	705.78
Area D	4,851.05
Area E	8,611.73 (0.20 AC)
Area F	8,740.26 (0.20 AC)
Total Easement Removed (excluding Area E)	17,331.53
Total Easement Added (on P495)	17,331.53

* Areas "E" is not owned by the applicant and is not to be mitigated by this plan.



THIS DIFFERENCE IN NET ACREAGE IS DUE TO THE TOTAL AREA OF REFORESTATION REQUIRED FOR THE AVERAGE POSSESSION AREA BEING IN A 1:07 ACRE INCREASE IN NET ACREAGE. THE DIFFERENCE IN NET ACREAGE IS DUE TO THE ACRE REFORESTATION REQUIREMENT BY FEASIBLE PLANTING.

ORIGINAL FCP WORKSHEET

WATERSHED: POTOMAC HILLS TRUST 2

WATER USE CATEGORIES (From Chapter 29A, 5.1, Definitions)

Category	Area	CA	ICB	MSD	CA
1. Forest	11.34	0	0	0	0
2. Forest with thinning	0.00	0	0	0	0
3. Forest with no thinning	0.00	0	0	0	0
4. Forest with no thinning (over 100 ft high)	0.00	0	0	0	0
5. Forest with no thinning (over 100 ft high, no more than 10% of total area)	0.00	0	0	0	0
6. Forest with no thinning (no more than 10% of total area)	0.00	0	0	0	0
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SOURCE OF THE FOOT COUNTOUR INTERNAL DEMOGRAPHIC MAP/FCP

DEVELOPER'S CERTIFICATE: 10144-1856

Project Name: Potomac Hills Trust 2

Parcel No: 1012-02-002, 1012-02-003, 1012-02-004, 1012-02-005

Project No: 1012-02-002

Project No: 1012-02-003

Project No: 1012-02-004

Project No: 1012-02-005

MIR UTILITY

Call this utility at 1-800-277-0098 or visit www.mir.com

The information on this utility map is provided as a service to the public and is not intended to be used for any other purpose. The user is responsible for confirming the accuracy of the information.

Scale: 1" = 50'

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