



MEMORANDUM

DATE: November 27, 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 December 12, 2024

The following record plats are recommended for **CONDITIONAL APPROVAL** in accordance with the requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for following plats:

220250150 Hammond Wood

Plat Name: Hammond Wood

Plat #: 220250150

Location: Located on the northeast side of Maplevue Drive, 300 feet northwest of Newport Mill Road

Master Plan Viers Mill Corridor Master Plan

Plat Details: R-60 zone; 2 lots

Owner: Maplevue LLC

The proposed subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Administrative Subdivision Plan No. 620240190 as approved by the Planning Director on July 17, 2024. Any minor modifications reflected on the proposed plat do not alter the intent of the Director's approval of the aforesaid plan. Staff recommends approval of the proposed plat, conditioned upon the following:

Applicant to submit plat mylar containing all necessary signatures.

Applicant to obtain approval from MCDPS, which includes, but is not limited to, posting of surety bond for public right of way improvements.

Following completion of the above items staff will forward the plat to the Chair for signature.

- NOTES:**
- THE PROPERTIES DELINEATED HEREON ARE IN THE R-60 ZONE.
 - THESE PROPERTIES ARE SERVED BY PUBLIC WATER AND SEWER SERVICES ONLY.
 - THESE PROPERTIES ARE SHOWN ON TAX MAPS HQ661/HQ62.
 - 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 THESE PROPERTIES. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPORT OR NOTE ALL MATTERS AFFECTING TITLE.
 - THESE PROPERTIES ARE SHOWN ON WSSC GRID 214NW03.
 - THESE PROPERTIES ARE LOCATED ON FEMA FLOOD INSURANCE RATE MAP 24037C0365D, DATED SEPTEMBER 29, 2006. THIS PROPERTY IS LOCATED WITHIN ZONE X.
 - THIS SUBDIVISION IS EXEMPT FROM ARTICLE II OF THE MONTGOMERY COUNTY CODE, CHAPTER 22A (FOREST CONSERVATION LAW), UNDER SECTION 22A-5(S)(2) AS CONFIRMED BY THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION WITH THE FCP EXEMPTION NO. 42024073E.
 - THIS SUBDIVISION RECORD PLAT IS ASSOCIATED WITH THE APPROVED ADMINISTRATIVE SUBDIVISION PLAN NO. 620240190.
 - 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 TO BE EXTINGUISHED BY RECORDATION OF THIS PLAT, 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.

OWNER'S CERTIFICATE

I, the representative of MAPLEVIEW LLC, owner of the property shown and described hereon, hereby adopt this plat of subdivision and dedicate the street to public use, and establish the minimum building restriction lines as per zoning requirements of Montgomery County, Maryland.

Furthermore, I grant the ten (10) foot Public Utility Easement shown hereon as 10' P.U.E. for the parties named in the document entitled "Declaration Of Terms and Provisions of Public Utility Easements" recorded in Liber 3834 at Folio 457 among the land records of Montgomery county, Maryland.

As owner of this subdivision, we, our successors and assigns, shall cause property corner markers to be set by a registered Maryland Surveyor, in accordance with section 50.4.3.G of the Montgomery County Subdivision Regulations.

There are no suits, actions at law, leases, liens, mortgages, or trusts affecting the property shown hereon.

Date _____ Deven Shah, Member

Department of Permitting Services
Montgomery County, Maryland

Date: _____
Approved: _____ Director

Maryland National Capital Park & Planning Commission
Montgomery County Planning Board

APPROVED: _____

Chair
Montgomery Plat Signatory for Secretary - Treasurer
M.N.C.P. & P.C. Record File No. _____

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 lands conveyed by Nelson Cardenas and Elizabeth S. Rios unto Mapleview LLC, a Maryland limited liability company by a deed dated August 8th, 2023, and recorded August 18, 2023, in Deed Book 67290 Page 302 among the land records of Montgomery County, Maryland. I further certify that, once engaged as described in the owner's certification hereon, all property markers and other boundary markers will be set as delineated hereon in accordance with the provisions of Section 50.4.3.G. of Montgomery County Code. The total area involved in this plat is 26,435 Square Feet, 663 Square Feet of which is dedicated to public use.

SURVEYOR'S CERTIFICATE



