

MEMORANDUM

DATE: July 23, 2025

TO: Montgomery County Planning Board

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

SUBJECT: Item No. 2 - ADDITIONAL Record Plat for the Planning Board
Agenda for July 31, 2025

In addition to the record plats previously listed in a memorandum dated July 18, 2025, the following record plat is recommended for APPROVAL in accordance with the requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations, along with any conditions for the completion of administrative items that may remain outstanding, and copies of plan drawings for the record plat.

220250540 Calverton

Plat Name: Calverton
Plat #: 220250540

Location: Located on the north side of Fairland Road, 500 feet east of Galway Drive
Master Plan: Fairland Master Plan
Plat Details: R-90 zone; 3 lots
Owner: Zhixiong and William Shi

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Administrative Plan No. 620230140 (MCPB Resolution No. 24-057), 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. Staff recommends approval of the proposed plat, conditioned upon the following:

Applicant to submit plat mylar containing all necessary signatures.

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

I HEREBY CERTIFY THAT THE INFORMATION SET FORTH ON THIS PLAT OF SUBDIVISION WAS BEING PREPARED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND, THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY ZIMMOND SHI BEING THE SURVIVING TENANT BY THE ENTIRETY OF XULMEI CHEN, WHO DEPARTED THIS LIFE ON THE 27TH DAY OF JANUARY, 2024, TO THE LAND CONVEYED TO THE SURVIVORS OF XULMEI CHEN, WHO DEPARTED THIS LIFE ON THE 27TH DAY OF JANUARY, 2024, AND RECORDED ALONG WITH THIS PLAT ON DECEMBER 16, 2024 AND RECORDED AGAIN ON THE RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 68719-B AT PAGE 232.

THE RECORDS OF MONTGOMERY COUNTY, MARYLAND, HAVE BEEN SEARCHED AND THE SURVIVING TENANTS OF THE MONTGOMERY COUNTY DEEDS HAVE BEEN LOCATED. THE SURVIVING TENANTS HAVE BEEN ADVISED OF THE SUBDIVISION AND HAVE GIVEN THEIR CONSENT TO THE SUBDIVISION. THE MONTGOMERY COUNTY DEEDS CODE OTHER BOUNDARY RECORDS HAVE BEEN SEARCHED AND THE SURVIVING TENANTS OF THE MONTGOMERY COUNTY DEEDS HAVE BEEN LOCATED. THE MONTGOMERY COUNTY DEEDS CODE OTHER BOUNDARY RECORDS HAVE BEEN SEARCHED AND THE SURVIVING TENANTS OF THE MONTGOMERY COUNTY DEEDS HAVE BEEN LOCATED.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 42,154. SQUARE FEET OR 0.9677 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY CERTIFY THAT WE HAVE READ THE ABOVE-REPRODUCED DECLARATION OF RESTRICTIONS, AND WE AGREE TO BE BOUND BY THE SAME. WE HEREBY AUTHORIZE THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, TO SIGN AND SUBMIT THIS PLAT OF SUBDIVISION AND ESTABLISH MINIMUM BUILDING RESTRICTION LINES SHOWN HEREON.

FURTHER, WE GRANT TO THOSE PARTIES LISTED IN THAT CERTAIN DECLARATION OF RESTRICTIONS, DATED FEBRUARY 1983, AND THE "PLAT OF SUBDIVISION OF CERTAIN LOTS IN THE CITY OF BALTIMORE, COUNTY OF MARYLAND, PUBLIC UTILITY EASEMENTS" DESIGNATED HEREON, "PLAT," AS BEING A PART OF THE DECLARATION OF RESTRICTIONS, THAT THEY BE SUBJECT TO THE TERMS AND PROVISIONS FOR THE PUBLIC UTILITIES INDICATED WITHIN SAID DECLARATION.

FURTHER WE GRANT THE 25' COMMON INGRESS/EGRESS EASEMENT AND THE 20' WATER AND SEWER EASEMENT SHOWN ON THIS PLAT ACROSS LOTS 23 & 25 FOR THE USE AND BENEFIT OF LOT 24.

FURTHER, WE AS THE OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED DOCUMENTATION 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, LIENS, LEASES, MORTGAGES OR TRUST AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION, EXCEPT FOR AN UNRECORDED MORTGAGE LOAN WITH THE INFORMATION LISTED BELOW, AND THE PARTIES IN INTEREST THERETO HAVE HEREON INDICATED THEIR ASSENT TO THIS PLAT OF SUBDIVISION.

WE HEREBY ASSENT TO THIS PLAT OF SUBDIVISION
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS BENEFICIARY, AS NOMINEE FOR
PREDIGESTED BANK, FSB, ITS SUCCESSORS AND ASSIGNS.
MORTGAGE LOAN #4400594525

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD APPROVED: _____ CHAIR _____	DEPARTMENT OF PERMITTING SERVICES APPROVED: _____ DIRECTOR _____ PLAT NO. _____ DATE: _____
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TAX MAP	KR561
WSSC GRID #	217NE04
ZONING	R-90
FCP EXEMP #	42024068E
ADMIN SUBDIVISION #	620230140

AREA OF LOTS	42,154 S.F.
AREA OF STREET DEDICATION	0
TOTAL PLAT AREA	42,154 S.F.

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AREA OF STREET DEDICATION	0
TOTAL PLAT AREA	42,154 S.F.

1. THIS PROPERTY IS CURRENTLY ZONED R-90.
2. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICES ONLY.
3. ALL TERMS, CONDITIONS, AGREEMENTS, WAIVERS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PERMITTING DOCUMENTATION SUBMITTED TO THE CITY OF CHICAGO FOR REVIEW AND APPROVAL, INCLUDING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE CITY OF CHICAGO, SHALL BE CONSIDERED INCORPORATED INTO THE OFFICIAL FILING OF THIS MAP. THE CITY OF CHICAGO WILL NOT BE RESPONSIBLE FOR ANY SUCH PLAN AS MAINTAINED BY THE PLANNING BOARD AND NOT AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
4. THIS PLAN IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAN IS NOT MEANT TO BE AN EXHAUSTIVE EXAMINATION OF TITLE ON TO DEPECT OR NOTE ALL MATTERS AFFECTING TITLE.
5. THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP #R561.
6. THIS PROPERTY IS SUBJECT TO THE CONDITIONS AS REQUIRED BY ADMINISTRATIVE SUBDIVISION PLAN NO. E220201-040 ENTITLED "CAVEATORY," AND PROPOSED ADDITIONAL IN USE WILL REQUIRE FURTHER JUDICIAL BOARD REVIEW AND APPROVAL.

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND ESTABLISH MINIMUM BUILDING RESTRICTION LINES SHOWN HEREON.

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.", SUBJECT TO THE TERMS AND PROVISIONS FOR THE PUBLIC UTILITIES INDICATED WITHIN SAID DECLARATION.

FURTHER WE GRANT THE 25' COMMON INGRESS/EGRESS EASEMENT AND THE 20' WATER AND SEWER EASEMENT SHOWN ON THIS PLAT ACROSS LOTS 23 & 25 FOR THE USE AND BENEFIT OF LOT 24.

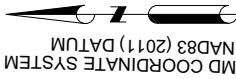
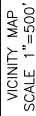
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THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD APPROVED: _____ CHAIR _____	DEPARTMENT OF PERMITTING SERVICES APPROVED: _____ DIRECTOR _____ PLAT NO. _____ DATE: _____
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PLAT NO.



SUBDIVISION RECORD PLAT
LOTS 23, 24 & 25, BLOCK 29
CALVERTON
 MONTGOMERY COUNTY, MARYLAND
 ELECTION DISTRICT NO. 5
 SCALE: 1"=30' JANUARY, 2025

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

Revision	Date	Description
Rev. 05/03/24		Confirmed Plan 15-09-24



date: 07/03/2023
scale: 1" = 30'

Bentley & Associates, Inc.
8885 Shady Grove Court
Gaithersburg, MD 20877
(301) 401-4040



ADMINISTRATIVE SUBDIVISION PLAN
CALVERTON
(3100 Fairland Road;
P.926 - Liber 48087, folio 440)
Montgomery County, Maryland

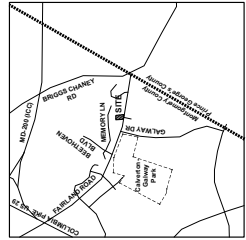
PROJECT NUMBER
PROJECT NAME
PROJECT ADDRESS
PROJECT CITY
PROJECT STATE
PROJECT ZIP

ZONING DATA TABLE						
ZONE: R-90	Req.	Lot 1	Lot 2	Lot 3		
Lot Area (min)	9,000 SF	15,238 sf	14,982 sf	11,739 sf		
Front Building Line (min)	75'	75'	99'	119'		
Lot Width at Front Lot Line (min)	25'	56'	N/A ²	129'		
Frontage on Street	Required	Provided	No ²	Provided		
Coverage (max)	30%	30%	30%	30%		
Front Setback (min)	30'	30'	30' ³	30'		
Side Setback (min)	8'	12'	12'	12'		
Sum of Side Setbacks (min)	25'	25'	25'	25'		
Rear Setback (min)	25'	25'	55' ²	39' ³		
Height (max)	35'	35'	35'	35'		

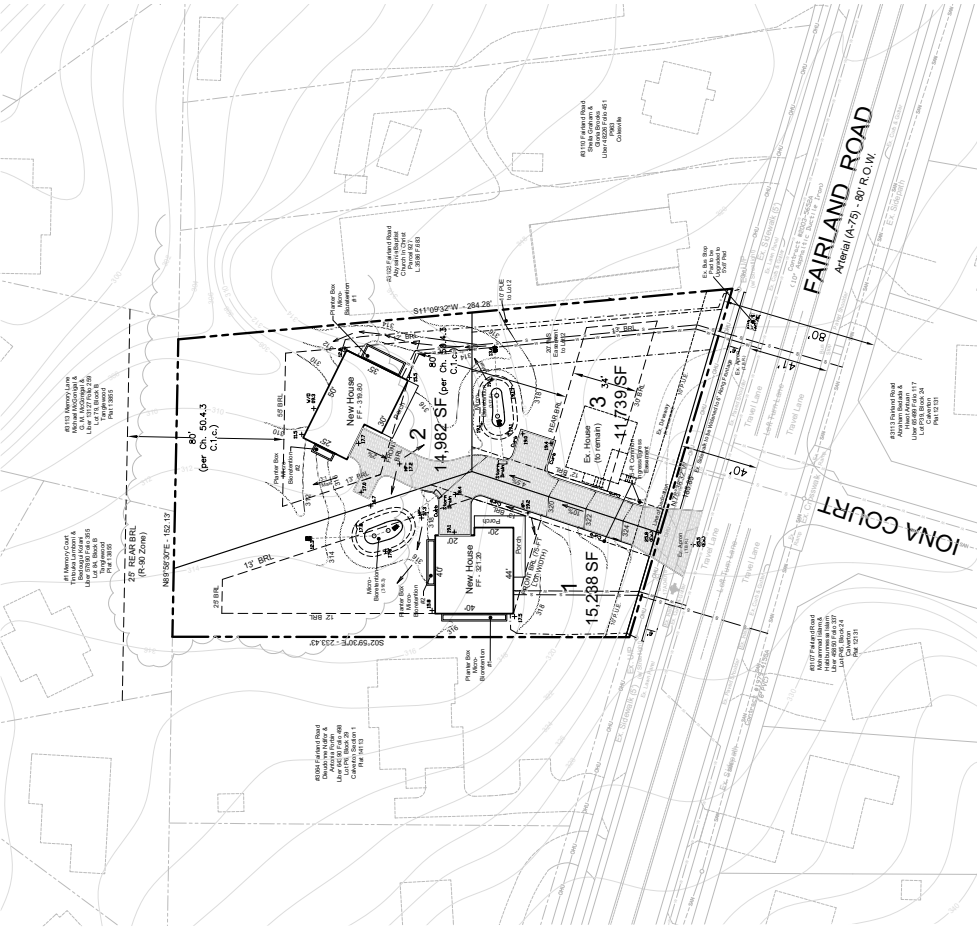
¹ Lot 2 is subject to Sec. 50.4.3.C.1.c. (lot does not abut a public or private road).
² Pursuant to Section 50.4.3.C.1.c. the sum of the front building restriction line of Lot 2 and the rear building restriction line of Lot 3 must be a minimum of 60 feet.

NOTES:
1. Unless specifically noted on this plan drawing or otherwise indicated, the proposed subdivision building footprint, building height, on-site parking, site circulation, and setbacks shown on the plan are subject to the requirements of the Administrative Subdivision Plan. The proposed subdivision building footprint, building height, on-site parking, site circulation, and setbacks shown on the plan will be determined at the time of issuance of building permits. Please refer to the zoning data table for the proposed subdivision building footprint, building height, on-site parking, site circulation, and setbacks shown on the plan.
2. The Applicant must schedule an on-site inspection with the Montgomery County Department of Planning and Zoning to occur on-site. The Applicant, along with their representatives, must attend the pre-construction meeting with the Montgomery County Department of Planning and Zoning. The approved Administrative Subdivision Plan is required to be on-site at all times.

VICINITY MAP
SCALE: 1" = 2000'



Prepared for:
Xiumei Chen & Zhixiong Shi
13408 Ridge Drive
Rockville, MD 20850
(240) 888-3412
jwes13408@gmail.com

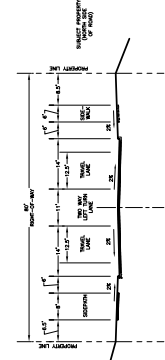


NOTES:
1. Area of property - 42,472 SF (0.97 AC)
2. Existing zoning: R-90
3. Proposed zoning: R-90
4. Method of Development Proposed: Standard
5. Area to be dedicated to streets by this plan - 0.01 Acre
6. Property is located in the Little Paint Branch watershed (Use U-P).
7. The proposed subdivision is subject to the requirements of the Montgomery County Department of Planning and Zoning.
8. Lots to be served by public sewer and public water.
9. Source of Two-foot Contour Interval Topography: MNCPCGIS Data Sheet 217NE04



PROFESSIONAL PLANNING CONSENT
Certification Number: 0000000000
APPROVAL
11/20/24

- LEGEND:
- NEW DRIVEWAY
 - BUILDING RESTRICTION LINE
 - CANOPY COVERAGE
 - CENTERLINE
 - EXISTING BUILDING
 - INDEX CONTOUR (2' INTERVAL)
 - INTERMEDIATE CONTOUR
 - MICRO-BURETTON
 - NEW FASIMENT
 - PLANTER BOX
 - MICRO-BURETTON
 - OVERHEAD WIRES (E-L)
 - PROPERTY LINE (SUBJECT)
 - PROPOSED BUILDING
 - SEWER CONNECTION
 - UNDERGROUND UTILITY (E-W)
 - WATER CONNECTION



Existing Section (not to scale)
FAIRLAND ROAD
Aerial A-75

NOTES:
1. The proposed subdivision is subject to the requirements of the Montgomery County Department of Planning and Zoning.
2. Fairland Road is an Arterial Road with 3 lanes as shown on the plan.
3. The proposed subdivision is subject to the requirements of the Montgomery County Department of Planning and Zoning.
4. The proposed subdivision is subject to the requirements of the Montgomery County Department of Planning and Zoning.
5. A 5-foot sidewalk exists along the site frontage.

Professional Certification:
I, the undersigned, am a duly licensed landscape architect and am duly licensed in the State of Maryland.
Signature: _____ Date: 10-09-2024, 10-21-2026
Exp. Date: _____

PROPERTY BOUNDARY FROM A SURVEY BY:
RAZTEC ASSOCIATES, INC.
341 W. Patrick St.
Frederick, MD 21701
(301) 775-4394