

Plat Name: Parkwood
Plat #: 220130730

Location: Located on the west side of Crestwood Road, 625 feet north of Franklin Street.
Master Plan: Kensington-Wheaton
Plat Details: R-60 zone, 1 lot
Community Water, Community Sewer
Owner: Walter Lovenberg

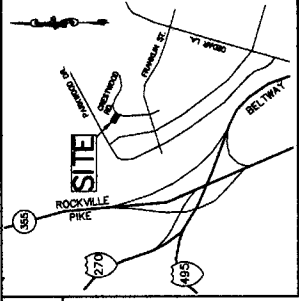
Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A(a)(10)** of the Subdivision Regulations, which states:

Creation of a Lot from Part of a Lot. A part of a previous recorded lot that created as a result of a deed transfer of land from the lot, and which contains a legally constructed one-family dwelling, may be converted into a lot under the minor subdivision procedures if:

- A. the part of lot is located in a one family residential zone; and
- B. all applicable conditions or agreements applicable to the subdivision approval creating the original lot will also apply to the new. The conditions and agreements may include, but are not limited to, any adequate public facilities agreement, conservation easement or building restriction lines.

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 50-35A(a)(10) and supports this minor subdivision record plat.

PLAT NO. _____



VICINITY MAP
SCALE: 1" = 2000'

OWNERS CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THE PLAN OF SUBDIVISION AND ESTABLISH THE ANNUAL BALANCE RESTRICTION LINES... WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THE PLAN OF SUBDIVISION AND ESTABLISH THE ANNUAL BALANCE RESTRICTION LINES...

By: *Walter M. Lovenberg* 2/14/13 DATE
OWNER
By: *Margorie Y. Lovenberg* 2/14/13 DATE
WITNESS

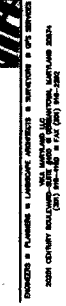
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN IS CORRECT, THAT IT IS A PLAT OF PART OF THE PROPERTY ACQUIRED BY WALTER M. LOVENBERG... DAVID F. UNGER, II
MARYLAND PROFESSIONAL LAND SURVEYOR #21236
LICENSE EXPIRES: JANUARY 16, 2015

2.13.13 DATE
David F. Unger

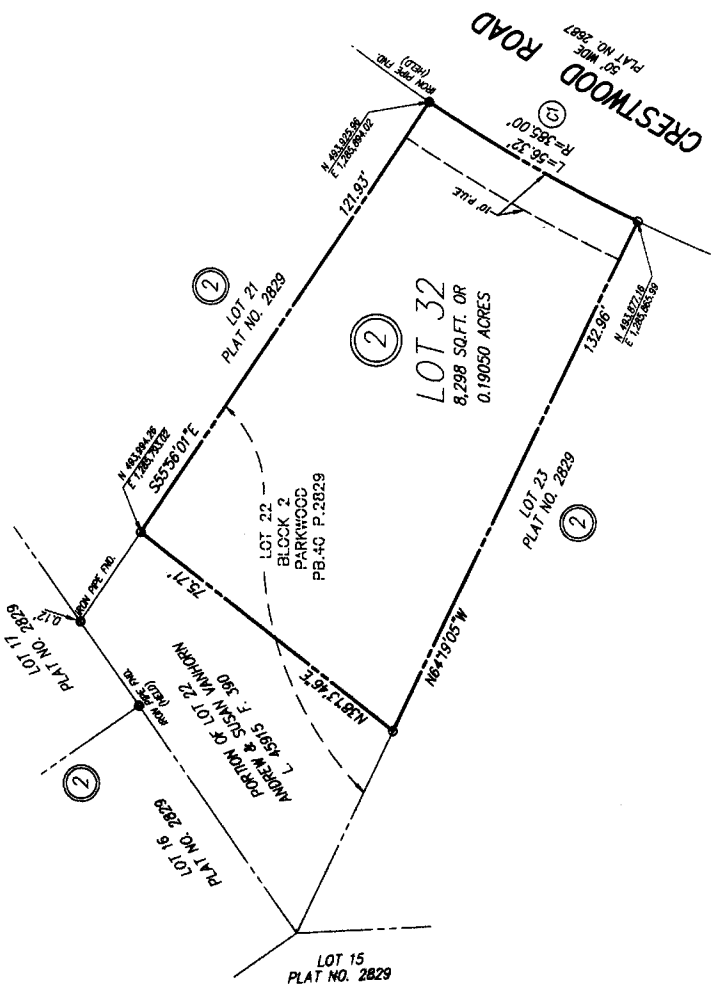
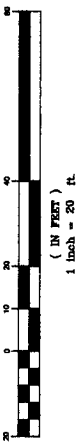
SUBDIVISION RECORD PLAT

LOT 32, BLOCK 2
PARKWOOD
(BEING A RESUBDIVISION OF PART OF LOT 22, BLOCK 2)
13TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 20' DATE: FEBRUARY 13, 2013



CURVE TABLE with columns: CURVE, RADIUS, LENGTH, TANGENT, CHD BEARING, CH DISTANCE, DELTA.

GRAPHIC SCALE



NOTES:

- 1) THE PROPERTY SHOWN HEREON IS LOCATED ON TAX ASSESSMENT MAP NO. 1P34J AND IS ZONED "R-80".
- 2) THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE OF THE PROPERTY SHOWN HEREON... NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DETECT OR NOTE ALL MATTERS AFFECTING TITLE.
- 3) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND RESERVATIONS ASSOCIATED WITH ANY PRELIMINARY PLAN... MONITORING COUNTY PLANNING BOARD ARE REFERRED TO SURVIVE AND NOT BE ESTABLISHED BY THE RECORDATION OF THIS PLAT...
- 4) THIS PLAT IS BEING SUBMITTED FOR RECORDATION UNDER THE ANNUAL SUBDIVISION REGULATIONS CONTAINED IN TITLE 28, CHAPTER 17 OF THE MARYLAND CODE... FROM A PART OF A PREVIOUSLY RECORDED LOT THAT WAS CREATED AS A RESULT OF A USED TRANSFER OF LAND FROM THE LOT.

APPROVED: _____
CHAIRMAN
M.N.C.P. & P.C. RECORD FILE NO.: _____
FOR PUBLIC WATER AND SEWER ONLY
MONTGOMERY COUNTY PLANNING BOARD
DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND
APPROVED: _____
DIRECTOR

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Parkwood Plat Number: 220130730
 Plat Submission Date: 10/22/2012
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: N/A

*For category of minor subdivision see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. _____ Checked: Initial _____ Date _____
 Preliminary Plan No. _____ Checked: Initial _____ Date _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____
 Site Plan Name if applicable: _____ Site Plan Number: _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____

Lot # & Layout ok Lot Area ok Zoning ok Bearings & Distances ok Coordinates ok
 Plan # N/A Road/Alley Widths ok Easements Open Space N/A Non-standard
 BRLs N/A Adjoining Land Vicinity Map Septic/Wells N/A
 TDR note N/A Child Lot note N/A Surveyor Cert Owner Cert Tax Map
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	10/23/12	11/8/12	11/13/12	NO REVISIONS OK
Research	Bobby Fleury			10/25/12	
SHA	Corren Giles				
PEPCO	Bobbie Dickey			10/31/12	Add 10' PUE
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up): SGS Initial SGS Date 12/11/12
 Final Mylar & DXF/DWG Received: SGS Initial SGS Date 2-20-2013
 Final Mylar Review Complete: SGS Initial SGS Date 3-12-2013

Board Approval of Plat:

Plat Agenda: SGS Initial SGS Date 3-21-2013

Planning Board Approval: _____

Chairman's Signature: _____

MCDPS Approval of Plat:

Consultant Pick-up for DPS Signature: _____

Final Mylar for Reproduction Rec'd: _____

Plat Reproduction:

Addressing: _____

File Card Update: _____

Final Zoning Book Check: _____

Update Address Books with Plat #: _____

Update Green Books for Resubdivision: _____

Complete Reproduction: _____

Notify Consultant to Seal Plats: _____

Surveyor's Seal Complete: _____

Sent to Courthouse for Recordation: _____

Recordation Info Entered into Hansen _____

No. _____

(8) *Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum*

- a) Number of Lots: _____
- b) Written MCDPS approval of proposed septic area: _____
- c) Required street dedication: _____
- d) Easement for balance of property noting density and TDRS: _____
- e) Average lot size of 5 acres: _____
- f) Forest Conservation requirements met: _____

(9) *Parcels satisfying the provisions of Section 59-B-8.1 of Zoning Ordinance*

- a) Any required street dedication: _____
- b) Adequate sewerage/water service to the property: _____

(10) *Combining an existing lot with adjoining property created by deed*

- a) Property is not located in an Agricultural Zone _____
- b) Partition of land is unable to be platted on its own _____
- c) Applicable conditions for existing lot remain in effect _____
- d) Required street dedication _____

(11) *Creation of Lot from part of a lot*

- a) Property contains legal one-family dwelling ok
- b) Subject property located in a one-family residential zone yes R-60
- c) Conditions creating the original recorded lot remain ok