

Plat Name: Kentsdale Estates
Plat #: 220140310

Location: Located on the east side of Falls Road (MD 189), 450 feet south of Bells Mill Road.
Master Plan: Potomac Subregion Master Plan
Plat Details: RE-1 zone; 2 lots
Community Water, Community Sewer
Owner: Andrew H.W. Fang et al

Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A(a)(5)** of the Subdivision Regulations, which states:

Plat of Correction. A plat may be recorded under the minor subdivision procedure to correct inaccurate or incomplete information shown on a previously recorded subdivision plat. The plat may correct drafting or dimensional errors on the drawing; failure to include a required note, dedication, easement or other restriction; incorrect or omitted signatures; and/or other information normally required to be shown on a recorded plat. All owners and trustees of the land affected by the correction must sign the revised plat. In addition, the plat of correction must clearly identify the original plat that is being replaced and contain a note identifying the nature of the correction.

Staff notes for the Board that the subject plat has been prepared to correct erroneous survey data on plat number 16784 for the common property line between lots 4 and 5, (now shown hereon as lots 10 and 11).

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)(5) and supports this minor subdivision record plat.

PLAT NO.

GENERAL NOTES:

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAT, SUBDIVISION RECORD PLAT, OR ANY OTHER PLAT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTIONS BY THE BOARD. THE OFFICIAL PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. THIS PLAT IS BEING RECORDED UNDER THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-53A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES THE SUBDIVISION OF LOT 11, SHOWN AND DESCRIBED HEREIN, HEREBY ADOPTE ON PLAT 16784 FOR THE COMMON PROPERTY LINE BETWEEN THE TWO LOTS HEREON, AND AS PROVIDED FOR IN SECTION 50-53A(6)(9).
3. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW ANY MATTER AFFECTING THE OWNERSHIP AND USE, NOR SHALL IT BE CONSIDERED AS A BASIS FOR ANY CLAIM OR DEFENSE TO THE EXAMINATION OF TITLE OR TO DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.
4. THIS SUBDIVISION IS SERVED BY PUBLIC WATER & SEWER.
5. THIS PROPERTY IS ZONED RE-1 AS OF THE DATE OF RECORDED OF THIS PLAT.
6. LOTS SHOWN HEREON APPEAR ON MONTGOMERY COUNTY TAX MAP FO-80 AND W.S.S.C. SHEET 214MM9.

OWNER'S CERTIFICATE:

WE, ANDREW H. W. FANG, OWNER OF LOT 4 SHOWN AND DESCRIBED HEREON, AND EDITH M. FANG WINTER AND JOAN RUTH WINTER, OWNERS OF LOT 5 SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, AND ESTABLISH THE SHOWN BUILDING RESTRICTION LINES.

WE FURTHER CERTIFY THAT A MARYLAND REGISTERED LAND SURVEYOR WILL BE CONTRACTED TO SET ALL PROPERTY MARKERS IN ACCORDANCE WITH SECTION 50-24(6) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO LEASES, EASES OR TRUSTS ON THE PROPERTY INCLUDED ON THIS PLAN OF SUBDIVISION.

Andrew H. W. Fang
ANDREW H. W. FANG
DATE: 11/30/2013

Edith M. Fang Winter
EDITH M. FANG WINTER
DATE: 11/30/2013

Joan Ruth Winter
JOAN RUTH WINTER
DATE: 11/30/2013

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	56.55'	120.00'	28.81°	N 08°30'32" E 56.01'
C2	5.76'	180.00'	2.88°	S 03°44'28" E 5.76'
C3	102.62'	180.00'	52.75°	S 32°59'51" W 101.24'
C4	25.51'	120.00'	12.80°	N 71°04'41" E 25.46'
C5	228.14'	2539.78'	114.13°	N 28°32'20" E 228.08'

GRAPHIC SCALE



AREA TABULATION

LOTS 10 & 11 = 80,992 S.F. OR 1.8593 ACRES
DEDICATION AREA = N/A
TOTAL AREA = 80,992 S.F. OR 1.8593 ACRES

M-NCPCC RECORD FILE NO.:

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY MARYLAND

DIRECTOR: _____

RECORDED: _____

PLAT NO.: _____

DRAFTED: DL

CHECKED: _____

JOB NO.: 13-087

MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____ DATE: _____

CHAIRMAN: _____ ASST. SECRETARY-TREASURER: _____

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A CORRECTION TO THE PROPERTY LINE SHOWN BY LOT 4, CONVEYED TO ANDREW H. W. FANG DATED NOVEMBER 30, 2009 AS RECORDED IN LIBER 38420 FOLIO 419, AND LOT 5, CONVEYED TO EDITH M. FANG AND JOAN RUTH WINTER DATED JULY 2, 1988 AS RECORDED IN LIBER 16169 FOLIO 386, OF THE KENTSDALE ESTATES, WARD 4, DISTRICT OF COLUMBIA, D.C. AND THAT THE PROPERTY CORNERS MARKED THIS PLAT ARE IN PLACE AND PROPERTY CORNERS MARKED THIS PLAT WILL BE SET AS SHOWN HEREON. THE TOTAL AREA INCLUDED ON THIS PLAT IS 80,992 SQUARE FEET OR 1.8593 ACRES, NONE OF WHICH IS DEDICATED FOR PUBLIC USE.

DATE: 11/30/2013

Dustin M. Lavelle
DUSTIN M. LAVELLE
PROFESSIONAL LAND SURVEYOR
EXPIRES: 06-11-2015

M-NCPCC RECORD FILE NO.:

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY MARYLAND

DIRECTOR: _____

RECORDED: _____

PLAT NO.: _____

DRAFTED: DL

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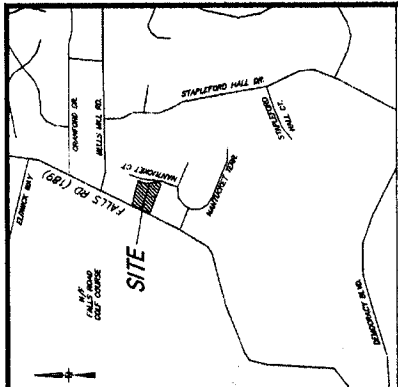
MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____ DATE: _____

CHAIRMAN: _____ ASST. SECRETARY-TREASURER: _____

VICINITY MAP

ADC MAP GRID 5383-J5
SCALE: 1" = 1000' ±



SUBDIVISION RECORD PLAT
LOTS 10 & 11, BLOCK E
KENTSDALE ESTATES
PLAT OF CORRECTION

POTOMAC (10TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SEPTEMBER, 2013

LAVELLE & ASSOCIATES
INCORPORATED
LAND SURVEYORS
10000 WOODBURN AVE.
OFFICE (301) 995-9723 FAX (301) 995-9708

13-087

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Kentsdale Estates Plat Number: 220140310
 Plat Submission Date: 9-18-2013
 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 _____ Lot Area _____ Zoning _____ Bearings & Distances _____ Coordinates _____
 Plan # _____ Road/Alley Widths _____ Easements _____ Open Space _____ Non-standard _____
 BRLs _____ Adjoining Land _____ Vicinity Map _____ Septic/Wells _____
 TDR note _____ Child Lot note _____ Surveyor Cert _____ Owner Cert _____ Tax Map _____
 SPA _____

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	9-19-13	10-4-13		
Research	Bobby Fleury			9-23-13	N/A
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up):

Initial SS

Date

11/25/13

Final Mylar & DXF/DWG Received:

WM

12/5/13

Final Mylar Review Complete:

WM

12/5/13

Board Approval of Plat:

Plat Agenda:

WM

12/19/13

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. _____

MINOR SUBDIVISION SECTION 50-35A

Select which Category of Minor Subdivision and fill information as required

Requirements under Sec 50-35A (A)

(1) Minor Lot Adjustment

- a) Total area does not exceed 5% of combined area affected: _____
- b) No additional lots created: _____
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: _____
- d) Date sketch plan submitted: _____
- e) Sketch plan revised or denied within 10 business days: _____
- f) Final record plat submitted within ninety days: _____
- g) Sketch shows following information:
 - i. proposed lot adjustment: _____
 - ii. physical improvements within 15 feet of adjusted line: _____
 - iii. alteration to building setback: _____
 - iv. amount of lot area affected: _____

(2) Conversion of Outlot into a Lot

- a) Outlot not required for open space or otherwise constrained: _____
- b) Adequate sewerage and water service/public or private: _____
- c) Adequate public facilities and AGP satisfied: _____
- d) Any conditions/agreements of original subdivision: _____
- e) Special Protection Area, Water Quality Plan required: _____

(3) Consolidation Of Two of More Lots

- a) Any prior subdivision conditions: _____
- b) Part of lot created by deed prior to June 1 1958: _____

(4) Further Subdivision of Commercial/Industrial/Multi-Family Lot

Any subdivision/conditions; APF agreement satisfied: _____

(5) Plat of Correction

- a) All owners and trustees signed: ok
- b) Original Plat identified: ok

(6) Plats for Residentially Zoned Parcels Created by Deed prior to June 1958

- a) Deed(s) submitted: _____
- b) Developable with only one single family detached unit: _____

(7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels

- a) Adequate Public Facilities satisfied: _____
- b) Street dedication required: _____
- c) Forest conservation: _____
- d) Storm water management: _____
- e) Special Protection Area/Water Quality Plan: _____
- f) Landscaping and lighting plan including parking lot layout: _____
- g) Approved Special Exception: _____