

Plat Name: Kensington Park
Plat #: 220140570

Location: Located on the south side of Baltimore Street, 100 feet west of Connecticut Avenue (MD 185).
Master Plan: Kensington Sector Plan
Plat Details: R-60 zone; 2 lots
Community Water, Community Sewer
Applicant: CBI Kensington, L.C.

Staff recommends approval of this minor subdivision plat pursuant to Sections **50-35A(a)(3)** and **50-35A(a)(1)** of the Subdivision Regulations, which respectively state:

Consolidation of Two or More Lots or a Part of a lot into One Lot. Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

- a. Any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
- b. Any consolidation involving a part of a lot may occur under the minor subdivision process if the part of a lot was created by deed recorded prior to June 1, 1958

Minor Lot line Adjustment. The sale or exchange of part of a lot between owners of adjacent lots for the purpose of small adjustments in boundaries; provided:

- a. The total area of the adjustment does not exceed five percent of the combined area of the lots affected by the adjustment;
- b. No additional lots are created;
- c. The adjusted lot line is approximately parallel with the original lot line or, if it is proposed to intersect with the original line, it does not significantly change the shape of the lots involved; and,
- d. The owner submits a sketch plan for review and approval by the Planning Board staff. The sketch plan may be a copy of the existing record plan and must contain the following information:
 - i. proposed lot line adjustment as a dashed line;
 - ii. any buildings, driveways, or other physical improvements located within fifteen feet of the proposed adjusted lot line;
 - iii. any minimum building setback that would be altered by the minor lot line adjustment; and
 - iv. the amount of lot area affected by the minor lot line adjustment.

The sketch plan must be approved, approved with revision or denied, in

writing, within ten business days after the plan is submitted or the sketch plan is deemed approved, provided requirements i. through iii., above, are met. A final record plat must be submitted to Planning Board staff within ninety days after sketch plan approval or the sketch plan is no longer valid.

- e. Any minor lot line adjustment between properties that occurred prior to May 19, 1997, remains an exception to platting as provided in Section 50-9(d)

Staff applied the above-noted minor subdivision criteria for this property and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(3) and Section 50-35A(a)(1) of the subdivision regulations and supports this subdivision record plat.

NOTES

1. THE PROPERTY SHOWN HEREON IS SERVED BY PUBLIC WATER AND SEWER WATER CATEGORY "1" - SEWER CATEGORY.
2. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORDED PLAT IS IN THE R-40 ZONE AND SECTION 91-2-33 OF THE MONTGOMERY COUNTY ZONING ORDINANCE AS OF THE DATE OF PLAT RECORDATION.
3. IPE - IRON PIPE FOUND
4. THIS PROPERTY IS SHOWN ON TAX MAP HP 348.
5. THIS PROPERTY IS SHOWN ON M.S.S.C. 200-FOOT SHEET 20 NM 04.
6. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAT, SITE PLAN, PROJECT PLAN, OR SUBDIVISION RECORD PLAT ARE HEREBY INCORPORATED INTO THIS PLAT. ANY SURVIVE UNLESS MODIFIED BY FURTHER ACTION BY THE BOARD. THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
7. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR FINAL SUBDIVISION RECORD PLAT AS SET FORTH IN CHAPTER 50 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE MONTGOMERY COUNTY CODE. THIS PLAT INVOLVES THE CONSOLIDATION OF TWO LOTS (LOT 36 AND LOT 37) INTO ONE LOT (LOT 36) AND THE REMOVAL OF LOT 37. THIS PLAT ALSO INVOLVES THE ADJUSTMENT OF THE LOT LINE ADJUSTMENT AS PROVIDED FOR IN SECTION 50-24(C)(1).
8. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER AFFECTING THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REFLECT AN ESTIMATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

OWNER'S CERTIFICATE

WE, GBI KENSINGTON, L.C., OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY CERTIFY THAT THIS PLAT OF SUBDIVISION, HEREIN AS FURTHER GRANT A 60-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREIN AS "U" FILE, TO THOSE PARTIES NAMED IN THE DOCUMENT EASEMENTS, AS RECORDED IN LIBER 384 AT FOLIO 481 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, LIBER 384, FOLIO 481, AND THE TOTAL AREA INVOLVED IN THIS PLAT IS 26,875 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE, AND THAT ALL PROPERTY INVOLVED IN THIS PLAT IS SUBJECT TO THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

GBI KENSINGTON, L.C.

DATE: 2/24/14
 FRANK GORDON
 MANAGING MEMBER

WE, WASHINGTONFIRST BANK, HEREBY CONSENT TO THIS PLAT OF SUBDIVISION, DEED OF TRUST DATED JANUARY 9, 2014, AND RECORDED FEBRUARY 12, 2014 IN LIBER 4831 AT FOLIO 441.

DATE: 2/24/14
 BRUCE WILLIAMS, JR., ESQ.
 WITNESS

Department of
 Permitting Services
 Montgomery County, Maryland

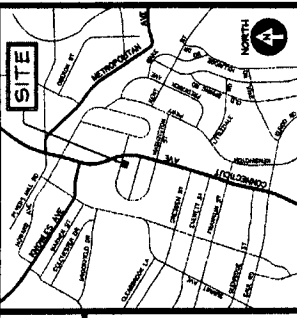
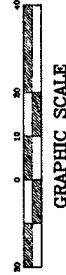
Deliber: _____
 Approved: _____
 Director

The Maryland National Capital Park and Planning Commission
 Montgomery County Planning Board
 Approved: _____
 Chairman
 M.N.C.P. & P.C. Record File No. _____
 220140570
 2/24/14
 26,875 SQ. FT.
 (0.61 ACRES)

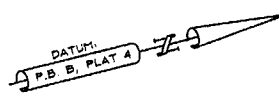
Recorded
 Plat No. _____



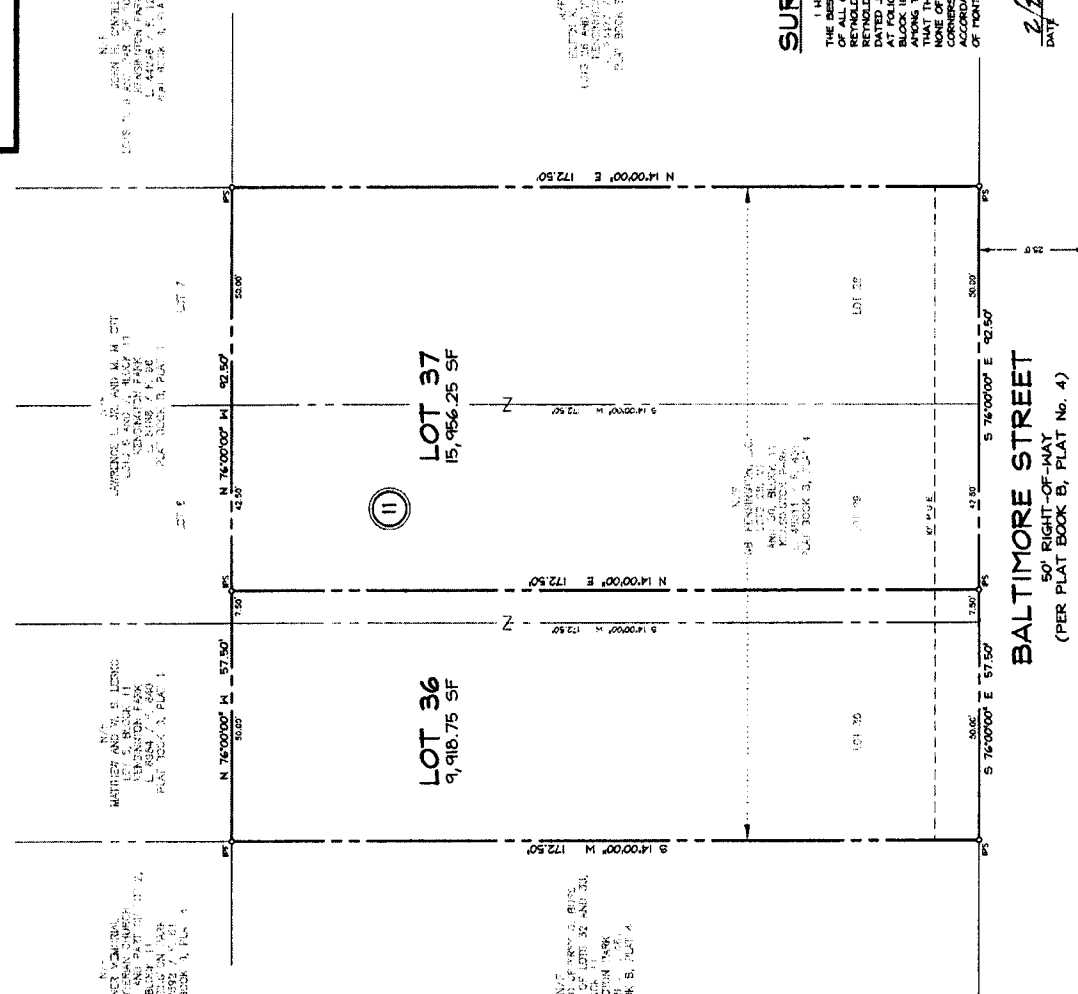
108 West Ridgeville Blvd., Suite 101
 Mount Airy, Maryland 21771
 301-407-8045 fax
 www.candse.com
 info@candse.com



VICINITY MAP
 SCALE: 1" = 200'



PLAT No.



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 RESUBDIVISION OF THE TOTAL AREA INVOLVED IN THIS PLAT, AND THAT THE TOTAL AREA INVOLVED IN THIS PLAT IS 26,875 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE, AND THAT ALL PROPERTY INVOLVED IN THIS PLAT IS SUBJECT TO THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

DATE: 2/24/14
 Jeffrey M. Williams
 REGISTERED LAND SURVEYOR
 MD REG. NO. 7555
 EXPIRATION DATE: JULY 19, 2015

SUBDIVISION RECORD PLAT
 LOTS 36 AND 37, BLOCK 11
KENSINGTON PARK
 A RESUBDIVISION OF LOTS 28, 29 AND 30, BLOCK 11
 PLAT BOOK B, PLAT 4

WHEATON (13TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 20' OCTOBER, 2013

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Kensington Park Plat Number: 220140570
 Plat Submission Date: 10-31-2013
 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 # N/A Road/Alley Widths ☒ Easements ☒ Open Space ☒ 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	10-31-13	11-15-13		
Research	Bobby Fleury			11-4-13	OK
SHA	Corren Giles				
PEPCO	Bobble Dickey			11-12-13	No objection
Parks	Doug Powell				
DRD	Keiona Clark				
HPC				12-5-13	OK

Final DRD Review:

Consultant Notified (Final Mark-up):

Final Mylar & DXF/DWG Received:

Final Mylar Review Complete:

Board Approval of Plat:

Plat Agenda:

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

Initial

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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: ok
- b) No additional lots created: ok
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: yes
- d) Date sketch plan submitted: 10/17/13
- e) Sketch plan revised or denied within 10 business days: 10/28/13
- f) Final record plat submitted within ninety days: ok
- g) Sketch shows following information:
 - i. proposed lot adjustment: yes
 - ii. physical improvements within 15 feet of adjusted line: N/A
 - iii. alteration to building setback: ok
 - iv. amount of lot area affected: ok

(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 or More Lots

- a) Any prior subdivision conditions: ok
- b) Part of lot created by deed prior to June 1 1958: N/A

(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: _____
- b) Original Plat identified: _____

(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: _____