

MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item # 1B
2-25-2016

MEMORANDUM

DATE: February 17, 2016

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Supervisor
D.A.R.C. Division
(301) 495-4542

FROM: Stephen Smith, Senior Planner *SS*
Jay Beatty, Planner *JB*
D.A.R.C. Division
(301) 495-4522 & (301) 495-2178

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for February 25, 2016

The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

220110510 **Locust Hill Estates**
220150600 **Charles W. Pafflow's Subdivision**
220151560 **Gables White Flint**
220160180 **Addition to Chevy Chase, Section 4**

Plat Name: Locust Hill Estates
Plat #: 220110510

Location: Located on the north side of Broad Brook Drive, 800 feet west of Locust Hill Road.

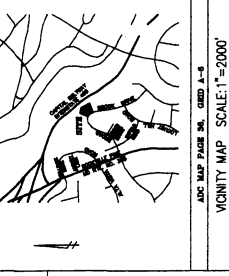
Master Plan: Bethesda-Chevy Chase Master Plan

Plat Details: R-60 zone, 2 lots

Applicant: Ray Amin, et al

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in conformance with Preliminary Plan No. 120080110 (MCPB Resolution No. 10-12), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plan.

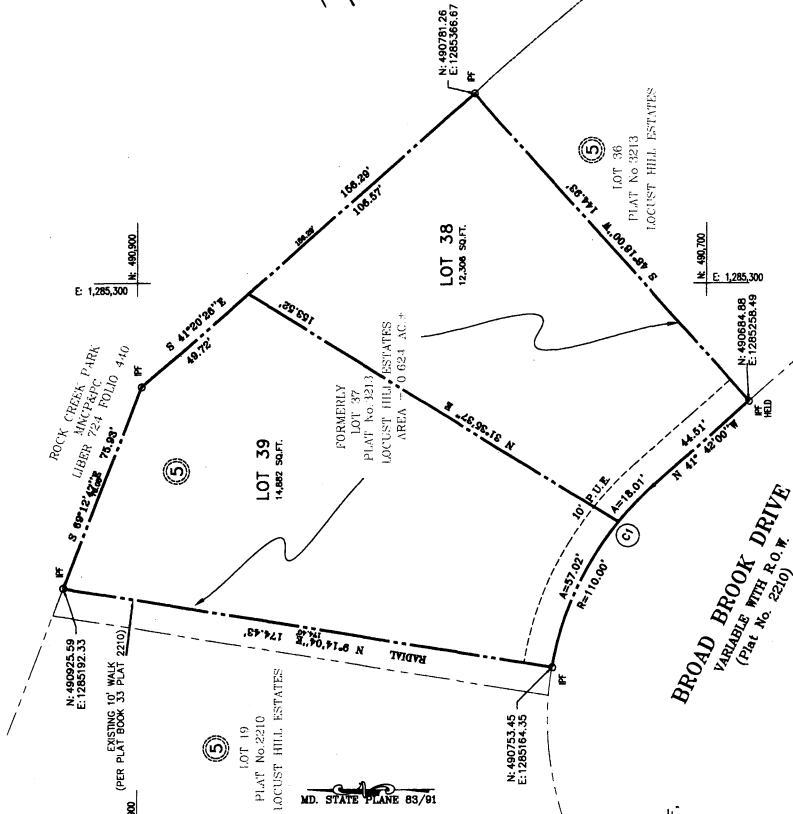
PLAT NO:



DCD MAP PAGE NO. GRID A-6
VICINITY MAP SCALE: 1"=200'

CURVE TABLE

CHORD BEARING	CHORD LENGTH	CURVE CENTER	CHORD BEARING	CHORD LENGTH
S 11° 20' 00" W	49.72'	110.00'	S 89° 12' 00" E	72.93'
S 89° 12' 00" E	72.93'	110.00'	S 11° 20' 00" W	49.72'



NOTES:

- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EASEMENTS, RIGHTS, INTERESTS, OR CLAIMS OF ANY KIND, EITHER MATTER RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, SUBDIVISION RECORD PLAT, OR ANY OTHER DEVELOPMENT INSTRUMENTS WHICH ARE INTENDED TO SURVIVE UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICES ONLY.
- THIS PROPERTY IS ZONED R-60.
- ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDINANCE R-60 ZONE.
- THIS PROPERTY IS LOCATED ON TAX MAP GRID HP-22.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE USES AND CONDITIONS OF PRELIMINARY PLAN NO. 12008010, ENTITLED LOCUST HILL ESTATES.
- THE PROPERTY SHOWN HEREON IS EXEMPT FROM THE FOREST CONSERVATION PLAN REQUIREMENTS OF CHAPTER 22A, MONTGOMERY COUNTY FOREST CONSERVATION LAW. THIS PROPERTY IS SUBJECT TO A TREE SAVE PLAN PER EXEMPTION NO. 42008013E.

LEGEND:

- IPF IRON PIPE FOUND
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF ALL THE LAND CONVEYED BY MAHMOUD AMIN AND FAKHRI BEHAJAD-VAZIRI UNTO MAHMOUD AMIN, FAKHRI BEHAJAD-VAZIRI AND RAMIN AMIN, BY DEED DATED OCTOBER 11th, 2006 AS RECORDED IN LIBER 33,909, AT FOLIO 44, AND ALSO BEING LOT 37 BLOCK 5 AS SHOWN ON A PLAT ENTITLED "LOCUST HILL ESTATES" PER PLAT BOOK 43 PLAT 3213, AND RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I HEREBY CERTIFY THAT ONCE ENGAGED AS DESCRIBED IN THE OWNERS' CERTIFICATION HEREON, ALL MONUMENTS, PROPERTY MARKERS AND OTHER BOUNDARY MARKERS WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF LAND SHOWN ON THIS PLAT IS 27,188 SQUARE FEET OR 0.624 ACRES OF LAND OF WHICH NONE IS TO BE DEDICATED TO PUBLIC USE.

DATE: 12/29/15

ANTHONY S. CHAPPEL
PROPERTY LINE SURVEYOR
MARYLAND REG. NUMBER 560
EXPIRATION DATE 03/09/2017

OWNER'S CERTIFICATION:

WE MAHMOUD AMIN, FAKHRI BEHAJAD-VAZIRI AND RAMIN AMIN, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON; HEREBY ADOPT THIS PLAT OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. WE FURTHER GRANT A PUBLIC UTILITY EASEMENT, AS SHOWN HEREON, TO THOSE PARTIES NAMED HEREON AS HAVING AN INTEREST IN SAID PROPERTY AND TO ALL OTHER PARTIES HAVING EASEMENTS AS RECORDED IN LIBER 3834, AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

AS OWNERS OF THE PROPERTY WE CERTIFY THAT PROPERTY CORNERS OR OTHER MONUMENTS, PROPERTY MARKERS AND OTHER BOUNDARY MARKERS FOR IN ACCORDANCE WITH SECTION 50-24(c), MONTGOMERY COUNTY CODE, THERE ARE NO SUITS, ACTIONS AT LAW, LIENS OR MORTGAGES AFFECTING THE PROPERTY SHOWN HEREON.

WITNESSES: Sydney 12/29/15 DATE
WITNESSES: Raymond 12/29/15 DATE
WITNESSES: Shirley 12/29/15 DATE

MAHMOUD AMIN
FAKHRI BEHAJAD-VAZIRI
RAMIN AMIN

SUBDIVISION RECORD PLAT
LOTS 38 & 39 BLOCK 5
LOCUST HILL ESTATES

Resubdivision of Lot 37 BLOCK 5
BETHESDA (7th) ELECTION DISTRICT
Montgomery County, Maryland

1" = 30' DECEMBER, 2015

KRIS CONSULTANTS, LLC
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TEL: (301) 648-2649 FAX: (301) 439-5636
EMAIL: KRISCONSULTANT@VERIZON.NET

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

APPROVED: James R. Jones 12/29/15
DIRECTOR

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____
CHAIRMAN

ASST. SECRETARY-TREASURER
M.N.C.P. & P.C. RECORD FILE NUMBER _____

