

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

MCPB
Item #11
3/2/06

MEMORANDUM

DATE: February 17, 2006

TO: Montgomery County Planning Board

FROM: Catherine Conlon, Supervisor
Development Review Division
(301) 495-4542

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for March 2, 2006

The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plans and site plans if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plat drawings for the record plats. The two plats are associated with Preliminary Plan approvals and the approved plans are attached.

PLAT NO. 220060240

Kensington View

Located in the northeast quadrant of the intersection of Upton Drive and Kensington Blvd.

R-60 Zone, 1Lot

Community Water, Community Sewer

Master Plan Area: Kensington-Wheaton

William H. Wells, Applicant

The record plat has been reviewed by MNCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120050470, formerly 1-05047, 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 preliminary plan.

RECORD PLAT REVIEW SHEET

Plat Name: Kensington View **Plat File Number:** 2-06024
Submission Date: 8/9/05 **Due Date:** 10/10/05
DRD Plat Reviewer: Dolores Kinney **DRD Prelim. Plan Reviewer:** Rich Weaver

Initial DRD Review:

Signed Preliminary Plan: Date 2/16/06 Checked: Initial TA Date 2/14/06
Planning Board Opinion: Date 1/24/06 Checked: Initial TA Date 2/14/06
Site Plan Required For this Development? Yes No Verified By: Dmc (Initial)
Site Plan Name: N/A Site Plan Number: _____
Planning Board Opinion: Date _____ Checked: Initial _____ Date _____
Site Plan Signature Set: Date _____ Checked: Initial _____ Date _____
 Lot #'s & Layout Lot Area Zoning Bearings & Distances Coordinates Plan #
 Road/Alley Widths Easements Open Space Non-standard BRLs Adjoining Land
 Vicinity Map Septic/Wells N/A TDR note N/A Surveyor Cert. Owner Cert. Tax Map
 Child Lot Note _____
Site Plan Reviewer Plat Approval: N/A Checked _____ Initial _____ Date _____

Agency Reviews Req'd	Reviewer	Date Sent	Date DUE	Date Rec'd	Comments
Envir.	Josh Penn	10/10/05	10/10/05	10/12/05	10/10/05 OK
Research	Bobby Fleury			10/11/05	OK
St. Hwy.	Doug Mills			X	
DPS	Granville Campbell				Will check separately
PEPCO	Jose Washington			X	OK
Parks	Doug Powell			N/A	OK
DRD	Steve Smith			10/24/05	OK

Final DRD Plat Review:

DRD Review Complete: Initial Dmc Date 10/12/05
 (All comments rec'd and incorporated into mark-up)
Engineer Notified - (Pick up Mark-up): Initial TA Date 11/15/05
Final Mylar w/Mark-up & PDF Rec'd.: Initial TA Date 2/6/06

Board Approval of Plat:

Plat Agenda: _____
Planning Board Approval: _____
Chairman's Signature: _____

DPS Approval of Plat:

Engineer 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: _____
Notify Engineer to Seal Plats: _____
Engineer Seal Complete: _____
Complete Reproduction: _____
Send to Courthouse for Recordation: _____

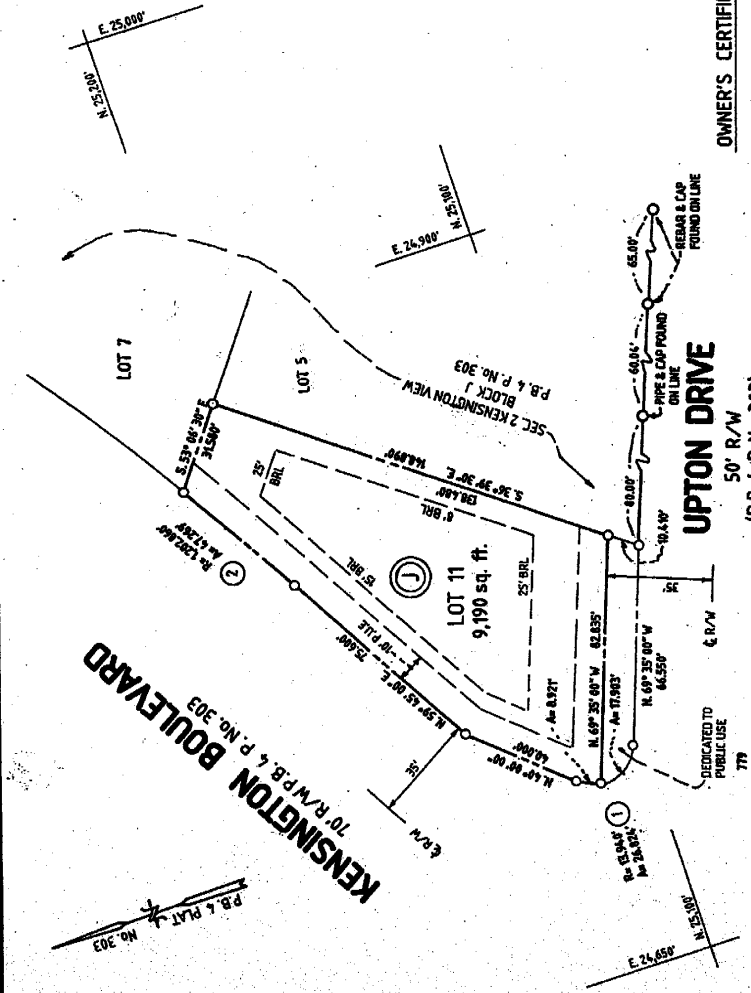
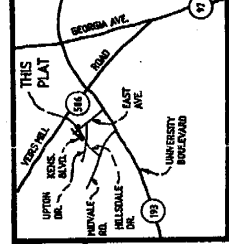
No. _____

PLAT No.

Plat Tabulation

No. of lots = 1
 Area of lots = 9,190 sq. ft.
 No. of Parcel Outlots = 0
 Street Dedication = 779 sq. ft.
 Total Plat area = 9,969 sq. ft. or 0.22886 acre

VICINITY MAP
 SCALE: 1" = 200'



GENERAL NOTES

- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan or other plan, showing development of this property, approved by Montgomery County Planning Board are intended to survive the official public plan as approved. The official public plan for any such plan are maintained by the Planning Board and available for public review during normal business hours.
- The approval of this plat is predicated on the adequacy of public water and sewer.
- This Subdivision Record Plat is not intended to show every matter affecting the ownership and use, nor every matter reaching the ownership and use, of this property. The Subdivision Record Plat is not intended to replace an examination of title or note all matters affecting title.
- The property shown hereon is not subject to the requirements of the Montgomery County Forest Conservation Law of 1992
- This property is zoned R-60
- This property is shown on Tax Map HQ 561
- There is no 100 year Flood Plain affecting this property.
- The lots shown hereon are limited to the uses and conditions as required by Preliminary Plan 1-05847 entitled Kensington View. Any proposed changes will require further Planning Board review and approval.
- Horizontal datum was established by a plat entitled Kensington View, Section 2, Plat Book 4, Plat No. 303
- All existing and proposed development on this property is subject to the standards under Montgomery County Zoning Ordinance B-40 Zone Classification.
- The purpose of this resubdivision is to restate the building restriction lines.

OWNER'S CERTIFICATION

We, Milton F. Clogg and Alice C. Clogg, husband and wife, William H. Wells, trustee, Lucy H. Wells, trustee, and Thomas A. Wells owners of the properties shown hereon, hereby adopt this plan of re-subdivision and dedicate the street as shown to public use. We establish the minimum building restriction lines and by the parties named in a public instrument recorded in the Montgomery County Records as recorded in Liber 383A at Folio 457 and as amended by the Montgomery County Department of Public Works, Planning and Zoning, and the parties named in a public instrument recorded in the Montgomery County Records as recorded in Liber 383A at Folio 457 among the Land Records of Montgomery County, Maryland, subject to all current and applicable regulations of all federal, state, and local governing agencies; and owners of this re-subdivision, we our successors or assigns, will cause all property markers and any other required monumentation to be set by a registered Maryland Land Surveyor in accordance with the provisions of Section 5b-24(a) of the Montgomery County Code.

There are no sales, actions of law, liens, leases, mortgages, or trust affecting the property included in this plan of resubdivision except certain deeds of trust and the parties in interest thereto have affixed their signatures below indicating their assent to this plan of resubdivision.

Milton F. Clogg
 Alice C. Clogg
 William H. Wells, Trustee
 Lucy H. Wells, Trustee
 Thomas A. Wells

Thomas A. Wells
 Franke H. Roberson

SURVEYOR'S CERTIFICATE

I hereby certify that the plat is correct; that it is a resubdivision of Lot 6, Block J, Kensington View conveyed by the James Henry Harwick, Jr. Irrevocable Trust to Milton F. Clogg and Alice C. Clogg, husband and wife, William H. Wells, trustee, Lucy H. Wells, trustee, and Thomas A. Wells by deed dated October 24, 1994 and recorded in the Land Records of Montgomery County, Maryland in Liber 383A at folio 457, and Lot 6, Block J is recorded among said land records in Plat Book 4, Plat No. 303

We also certify that once engaged as described in the Owner's certificate hereon, all monuments shown thus "D" and all property markers and other boundary markers shown "O" will be set as delineated hereon in accordance with the provisions of Section 5b-24(a) of the Montgomery County Code.

There is 9,969 square feet or 0.22886 acre of land included on this plat with 779 sq. ft. of land dedicated to public use.

By: *Philip A. Wick*
 Philip A. Wick
 Professional Land Surveyor
 Maryland Reg. No. 10797
 Date: August 15, 2005

SUBDIVISION RECORD PLAT
KENSINGTON VIEW
 SECTION TWO
 LOT 11, BLOCK J
 RE-SUBDIVISION OF LOT 6

15th ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 30' April 2005
OYSTER, IMUS, & PETZOLD, INC.
 CIVIL ENGINEERS, LAND PLANNERS, LAND SURVEYORS
 11239-B GRANDVIEW AVENUE, SUITE 4
 WHEATON, MARYLAND 20992
 301-945-3111 FAX: 301-945-2013
 O.L.P. Job No. 638-K-2

No.	RADIUS	ARC	DELTA	TAN	CHORD
1	13,940'	26,874'	100° 57' 00"	28,000'	N. 14° 27' 30" W. 21,873'
2	1,202,840'	47,269'	2° 15' 05"	23,637'	N. 58° 37' 27" E. 47,266'

APPROVED: _____

CHURCHILL _____ ASST. SECRETARY/TREASURER

2006024

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

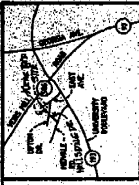
Plat No. _____

Date _____

Director _____

RECORDED: _____

PLAT & P.C. RECORDED FILE NO. _____



PRELIMINARY PLAN PROPOSED LOT 11, BLOCK J KENSINGTON VIEW

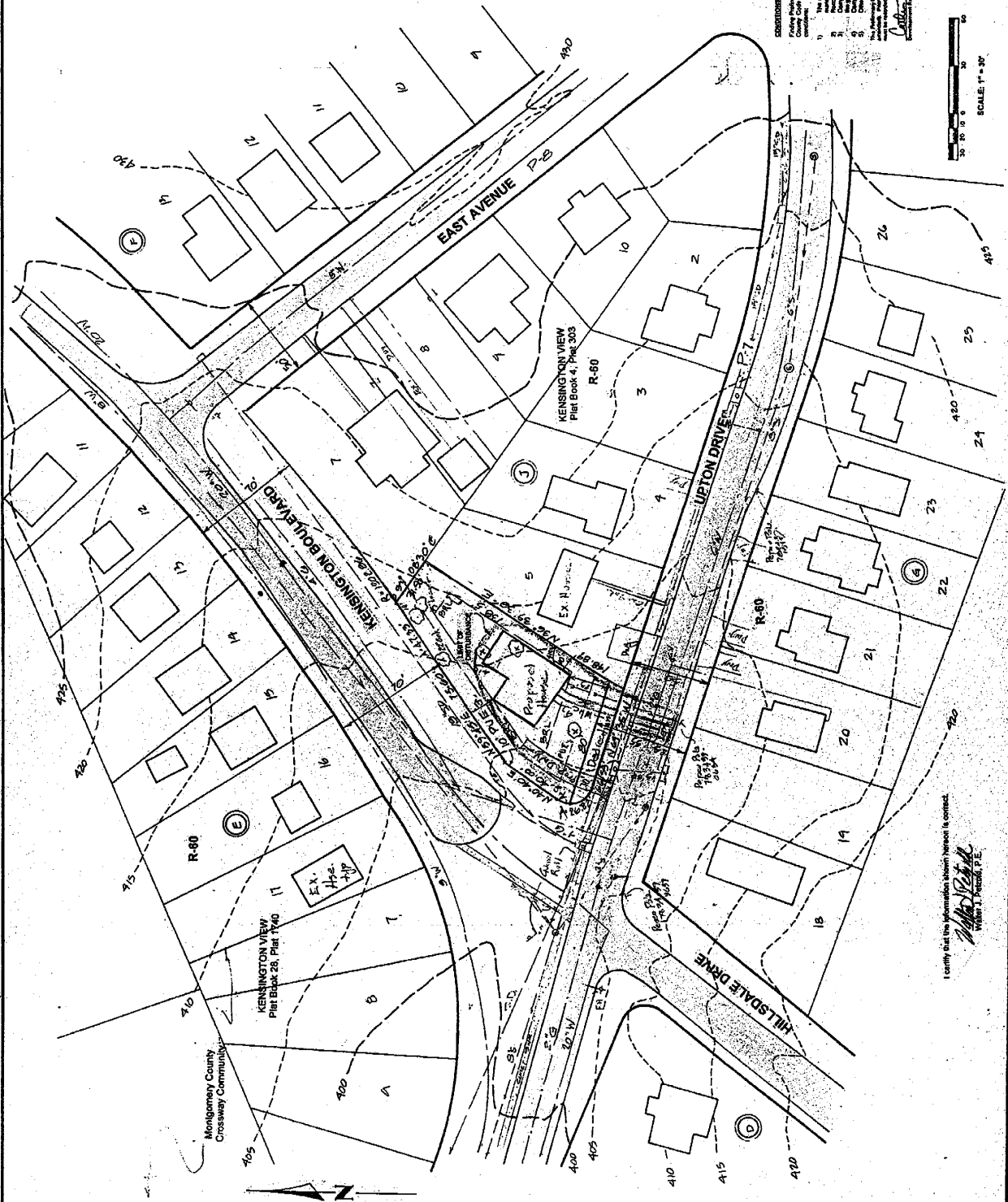
NOTES:

1. Boundary from Record Plat
2. Topography from Micrographic photography = 0.23 acres
3. Area 1st Plat = 6.200 square feet = 0.14 acres
4. Proposed Lot 11 = 6.200 square feet = 0.14 acres
5. Lot 11 = 6.200 sq. ft. = 0.14 ac.
6. Mfr. Sublot from Street - 15' on Upton Drive
7. Mfr. Side and rear setback - 25' min.
8. Rear Setback - 25' min.
9. Maximum Building Height - 35'
10. Kensington-Weason Planning Area
11. Water Category: M-1; Sewer Category: S-1
12. Shown on T-65 Map 140 881
13. 200 scale base map 214 NW 03
14. The property owners approximate utility relocations.
15. The property owners approximate utility relocations: Water & Sewer - WR&S; Telephone - TEL; Gas - GAS; Electric - ELEC; Cable - CBL; Other - OTH.
16. Servicing utilities for the site are: Water - W; Sewer - S; Telephone - TEL; Gas - GAS; Electric - ELEC; Cable - CBL; Other - OTH.

CONDITIONS

1. This preliminary plan is prepared in accordance with the provisions of all applicable laws and regulations of the Montgomery County Department of Planning and Zoning.
2. The applicant shall obtain all necessary permits from the appropriate agencies for the proposed development.
3. The applicant shall obtain all necessary approvals from the appropriate agencies for the proposed development.
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11. The applicant shall obtain all necessary approvals from the appropriate agencies for the proposed development.
12. The applicant shall obtain all necessary approvals from the appropriate agencies for the proposed development.

Signature
 Title
 Date



PRELIMINARY PLAN

OTYSTER, HARRIS & PETROVIC, P.C.
 CIVIL ENGINEERS, LAND PLANNERS & SURVEYORS
 2000 PINEAUX AVENUE, SUITE 200
 ROCKVILLE, MARYLAND 20850

Prepared for: Mr. William W. ...
 2000 Pineaux Ave., Suite 200, Rockville, MD 20850
 Phone: 301-948-0000

Scale: 1" = 30'
 Date: 11/11/2003
 Project: Proposed Lot 11, Block J, Kensington View

Proposed Lot 11, Block J, Kensington View
 Montgomery County, Maryland
 11/11/2003