

Plat Name: Kensington Gardens
Plat #: 220160840

Location: Located on the north side of Everett Street, 160 feet east of Connecticut Avenue (MD 185).

Master Plan: Kensington - Wheaton Master Plan

Plat Details: R-90 zone, 1 lot

Applicant: Matt Hamilton and I-ling Chen

Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A(a)(3)** of the Subdivision Regulations, which states:

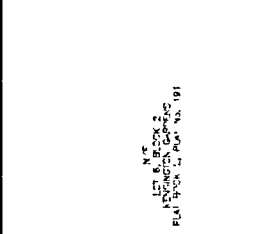
50-35A(a)(3) Consolidation of Two or More Lots or a Part of a lot into One Lot.

Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

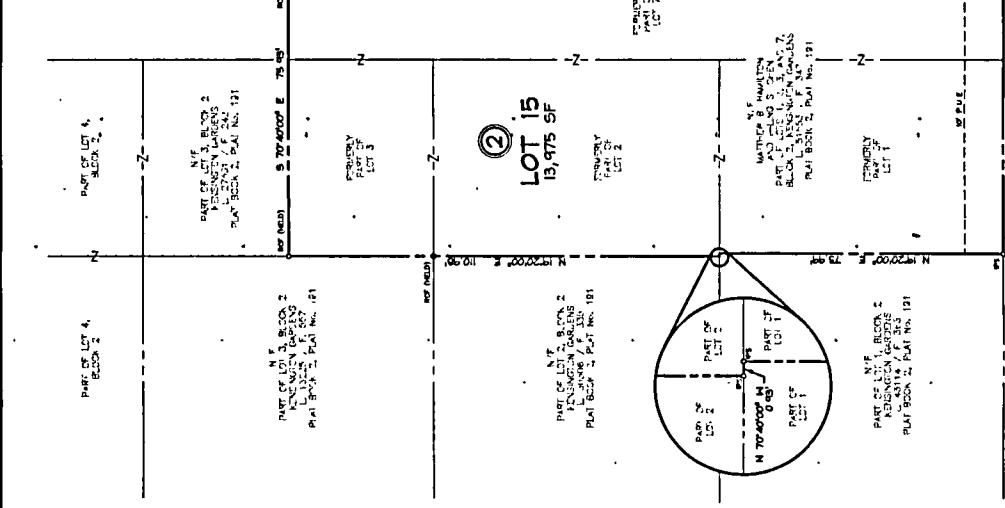
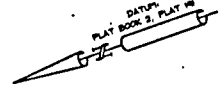
- a. Any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
- b. Any consolidation involving a part of a lot may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

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

PLAT No.



VICINITY MAP
NAD 83 MAP SHEET GRID N17, SCALE 1" = 200'



SURVEYOR'S CERTIFICATE

THE BEST OF MY KNOWLEDGE AND BELIEF THAT IT IS A CORRECT COPY OF ALL OF THE LANDS CONVAYED BY JAMES B. WALTER AND JOYCE A. WALTER TO THE MONTGOMERY COUNTY PLANNING BOARD BY A DEED DATED FEBRUARY 27, 2015, AND TO BE DIVIDED INTO SEVEN (7) LOTS AND TRACTS AS SHOWN HEREON, ALSO BEING A RESUBDIVISION OF PARTS OF LOTS 1, 2, 3, AND 7, BLOCK 2, KENSINGTON GARDENS, AS RECORDED IN PLAT BOOK 2, PLAT NO. 191, MONTGOMERY COUNTY, MARYLAND, AND THAT THE TOTAL AREA INVOLVED IN THIS PLAT IS 8,475 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE, AS SHOWN HEREON IN ACCORDANCE WITH SECTION 40-204 OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

DATE: July 18, 2016
 JEFFREY ALLEN HARTWOOD
 PROFESSIONAL LAND SURVEYOR
 EXPIRATION DATE: JULY 18, 2017

SUBDIVISION RECORD PLAT
 LOT 15, BLOCK 2

KENSINGTON GARDENS

A RESUBDIVISION OF PARTS OF
 LOTS 1, 2, 3, AND 7, BLOCK 2
 WHEATON (13TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 20'

- NOTES**
1. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
 2. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-40 ZONE AS OF THE DATE OF PLAT RECORDATION.
 3. R-40 = RESIDENTIAL SINGLE-FAMILY DETACHED DWELLING.
 4. THIS PROPERTY IS SHOWN ON TAX MAP MP # 242.
 5. THIS PROPERTY IS SHOWN ON M.S.C. 200-FOOT SHEET 20 1M 04.
 6. FLOOD ZONE: FIRM # 17A, FIRM # 17A, COMMUNITY PANEL NUMBER 340000040.
 7. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS OF ANY INSTRUMENTS, AGREEMENTS, EASEMENTS, AND REQUIREMENTS ON OTHER PLATS ALLOWING DEVELOPMENT OF THIS PROPERTY AS A RESUBDIVISION OF PARTS OF LOTS 1, 2, 3, AND 7, BLOCK 2, KENSINGTON GARDENS, AS RECORDED IN PLAT BOOK 2, PLAT NO. 191, MONTGOMERY COUNTY, MARYLAND, ARE HEREBY INCORPORATED BY REFERENCE INTO THIS PLAT. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAT ARE AVAILABLE FOR PUBLIC REVIEW AT THE MONTGOMERY COUNTY PLANNING BOARD.
 8. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR THESE SUBDIVISION APPROVALS CONTAINED IN SECTION 40-204 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS. THE PLAT NUMBER, DATE OF RECORDATION, AND PLAT BOOK AND PAGE NUMBER OF THIS PLAT ARE: LOT 15, BLOCK 2, KENSINGTON GARDENS, PLAT BOOK 2, PLAT NO. 191.
 9. THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND, REQUIRE THAT THIS PLAT BE DIVIDED INTO SEVEN (7) LOTS AND TRACTS AS SHOWN HEREON.
 10. THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND, REQUIRE THAT THIS PLAT BE DIVIDED INTO SEVEN (7) LOTS AND TRACTS AS SHOWN HEREON.

OWNERS' CERTIFICATE

WE, MONTGOMERY COUNTY PLANNING BOARD, HEREBY CERTIFY THAT WE HAVE REVIEWED THIS PLAT AND THAT WE HAVE GRANTED A SUBDIVISION UNDER THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, AND WE HAVE ENTERED OUR DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS AND RECORDATION IN THE PUBLIC RECORDS AS REQUIRED BY SECTION 40-204 OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

DATE: July 18, 2016
 JEFFREY ALLEN HARTWOOD
 WITNESS

THE SANITARY MORTGAGE, INC., HEREBY CONSENTS TO THIS PLAT OF SUBDIVISION DEED OF TRUST DATED DECEMBER 30, 2006 IN BOOK 2055 AT FOLIO 274.

DATE: July 18, 2016
 JAMES B. WALTER
 PROCESS

PLAT TABULATION

Number of Lots	7
Number of Tracts	7
Area of Parcel	8,475 sq. ft.
Area of Public Use	0
Area of Street Dedication	0
TOTAL AREA	8,475 sq. ft.

Department of Permitting and Inspections
 Montgomery County, Maryland
 Date: 8-23-2016
 Approved: Scott M. Hester

The Maryland National Capital Park and Planning Commission
 Montgomery County Planning Board
 Approved: _____
 M.N.C.P. & P.C. Record File No. _____



10 South Beards Street
 301-407-6001 Office
 301-407-6045 Fax
 www.cas-engineering.com
 info@cas-engineering.com



Recorded _____
 Plat No. _____