



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

MCPB
Item # 1B
7-13-2017

MEMORANDUM

DATE: June 30, 2017

TO: Montgomery County Planning Board

FROM: Stephen Smith, Senior Planner
Jay Beatty, Planner
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 July 13, 2017

SJS
JRB

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:

- 220150800 Kensington Heights**
- 220160560 Woodfield Commons**
- 220170540 Bannockburn**
- 220170990 Mount Prospect**

Plat Name: Kensington Heights

Plat #: 220150800

Location: Located on north side of McComas Avenue, 100 feet east of Melvin Grove Court

Master Plan: Wheaton Sector Plan

Plat Details: RT-8 zone; 13 lots, 3 parcels

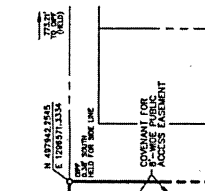
Owner: Kensington Heights 2, LLC

The subdivision plat has been reviewed by M-NCPPC staff and determined that the plats comply with Preliminary Plan No. 12011017A (MCPB Resolution No. 14-51) and with Site Plan No. 820140040 (Certified Site Plan dated November 26, 2014) as approved by the Board, and that any minor modifications reflected on the plats do not alter the intent of the Board's previous approval of the aforesaid plans.

PLAT No.

PLAT TABULATION

NUMBER OF LOTS	14
NUMBER OF PARCELS	3
AREA OF PLOTTED AREA (ACRES)	38.8647
AREA OF STREET DEDICATION	30.4823
TOTAL AREA	69.3470 (158.74 ACRES)



OWNERS' CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, HEREBY DEDICATE THIS PLAT OF SUBDIVISION, TOGETHER WITH THE PUBLIC IMPROVEMENTS SHOWN THEREON, TO THE PUBLIC USE OF THE PEOPLE OF MONTGOMERY COUNTY, MARYLAND, AND WE FURTHER GRANT TO SAID PUBLIC USE THE RIGHT OF WAY AS SHOWN AS 10' P.U.E. AND AS 15' P.U.E. TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED 'DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY RECORD' AS INCORPORATED IN LIBER 884 AT FOLIO 487 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. WE FURTHER GRANT A COMMON ACCESS EASEMENT OVER PARCEL E, BLOCK E AS OUTLINED IN NOTE #12, HEREIN.

WE HEREBY AGREE TO FURNISH TO MONTGOMERY COUNTY, MARYLAND, A 24-HOUR REVENIBLE SLOPE EASEMENT TO THE PUBLIC USE OF THE PEOPLE OF MONTGOMERY COUNTY, MARYLAND, AS SHOWN ON THE ABUTTING RIGHT-OF-WAY (POTOMAC ROAD) HAVE BEEN LAWFULLY CONVEYED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND. WE FURTHER AGREE TO WAIVE OUR RIGHTS, INTERESTS, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.

MONTGOMERY COUNTY, MARYLAND, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER,

[Signature]
DATE: 11/21/15
KENSINGTON HEIGHTS 2, LLC
STERLING HEERING
WITNESS

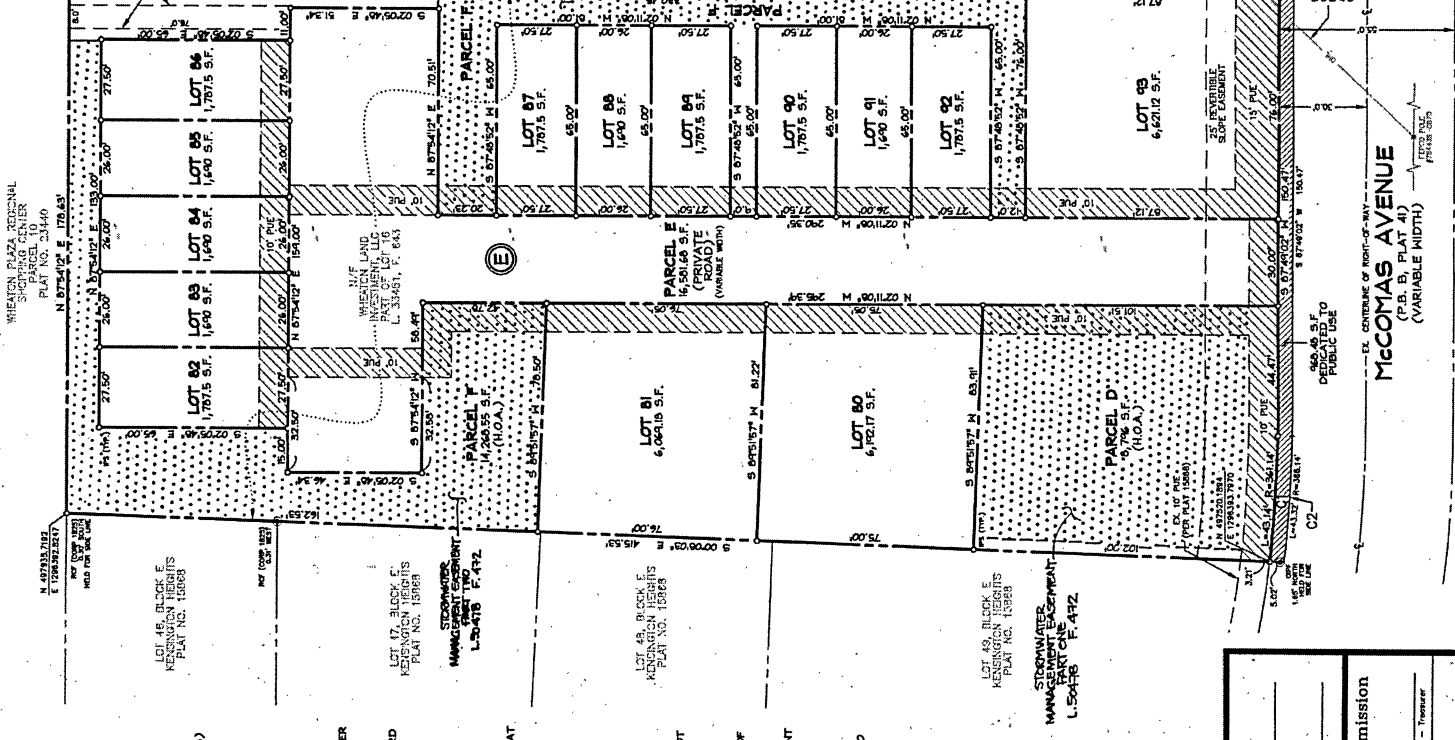
[Signature]
DATE: 11/21/15
APRIL R. KELLY
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREIN IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE LANDS SHOWN HEREON ARE THE LANDS CONVERTED BY HAZARD PLAZA REGIONAL SHOPPING CENTER, LLP INTO HAZARD PLAZA REGIONAL SHOPPING CENTER, LLP BY A DEED DATED NOVEMBER 9, 2004, AND REGISTERED DECEMBER 9, 2006 IN LIBER 5581 AT FOLIO 143, ALSO BEING A PART OF PLAT NO. 14533, AND THAT THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT THE TOTAL AREA INVOLVED IN THIS PLAT IS 78,472.18 SQUARE FEET, 1.806 SQUARE FEET OF WHICH IS DEDICATED TO PUBLIC USE, AND THAT THE TOTAL AREA INVOLVED IN THIS PLAT IS 78,472.18 SQUARE FEET, IN ACCORDANCE WITH SECTION 20-24(E) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

[Signature]
DATE: 11/11/15
JEFFREY ALLEN HAYWARD
PROFESSIONAL LAND SURVEYOR
EXPIRATION DATE: JULY 19, 2017

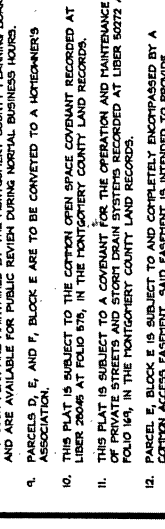
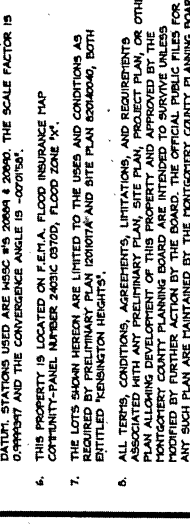
Subdivision Record Plat
Parcels D, E and F, and Lots 80-93 and Block E
KENSINGTON HEIGHTS
A RESUBDIVISION OF PART OF LOT 16, BLOCK E
WHEATON (18TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30'



- NOTES**
1. THE LOTS SHOWN HEREON ARE SERVED BY PUBLIC WATER AND SEWER ONLY.
 2. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE RT-5 ZONE AS OF THE DATE OF PLAT RECORDATION.
 3. I.P.S. - IRON PINS WITH CAP SET
O.P.F. - OPEN IRON PIPE FOUND
R.C.F. - REBAR AND CAP FOUND
 4. THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP 46 541 AND M.S.C.
 5. COORDINATES SHOWN HEREON ARE BASED ON MARYLAND STATE PLANE (NAD 83) AND GROUND SURVEY. THE SCALE FACTOR IS 1.0000000000. THE CONVERGENCE ANGLE IS -0.00186".
 6. THIS PROPERTY IS LOCATED ON F.E.H.A. FLOOD INSURANCE MAP COMMUNITY-PLAN NUMBER 483103D, FLOOD ZONE "X".
 7. THE LOTS SHOWN HEREON ARE LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN 210017A AND SITE PLAN 6304046, BOTH ENTITLED "KENSINGTON HEIGHTS".
 8. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS PLANNED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN DATED BY THE BOARD OF PLANNING AND ZONING OF MONTGOMERY COUNTY, MARYLAND, AND ANY SUCH PLAN IS MAINTAINED BY THE MONTGOMERY COUNTY PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW THROUGH NORMAL BUSINESS HOURS.
 9. PARCELS D, E, AND F, BLOCK E ARE TO BE CONVERTED TO A HOMEOWNER'S ASSOCIATION.
 10. THIS PLAT IS SUBJECT TO A COVENANT FOR THE OPERATION AND MAINTENANCE OF PRIVATE STREETS AND STORM DRAIN STRUCTURES LOCATED AT LIBER 50272 AT FOLIO 144 IN THE MONTGOMERY COUNTY LAND RECORDS.
 11. PARCEL E IS SUBJECT TO AND COMPLETELY ENCOMPASSED BY A COMMON ACCESS EASEMENT. SAID EASEMENT IS INTENDED TO PROVIDE UNRESTRICTED ACCESS TO THE GENERAL PUBLIC IN, OVER, AND THROUGHOUT THE ROADS AND SIDEWALKS WITHIN SAID EASEMENT AREA. THE PUBLIC ACCESS REDVELOPED AND A NEW SUBDIVISION PLAT IS REGISTERED HIGH PRIORITY IS ASSSENTS/CONFIRMS ITS REMOVAL. MONTGOMERY COUNTY, MARYLAND WILL NOT PARTICIPATE IN THE MAINTENANCE OF THESE PRIVATE FACILITIES.
 12. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT A COMPLETE AND EXHAUSTIVE LISTING OF ALL MATTERS THAT MAY AFFECT THE PROPERTY AFFECTING TITLE.
 13. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 170 OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND, AND A FINAL FOREST CONSERVATION PLAN OR TRAIL PLAN INCLUDING APPROVAL OF AGREEMENTS PRIOR TO INSURANCE OF A SEDIMENT CONTROL PLAN.
 14. THIS PLAT IS SUBJECT TO A COVENANT FOR A 24-HOUR PUBLIC ACCESS EASEMENT OVER PARCEL F FOR A FUTURE WIDENING CONNECTION TO THE MONTGOMERY COUNTY LAND RECORDS.
 15. EASEMENTS GRANTED TO CHEAPEAKE & POTOMAC TELEPHONE COMPANY OF BALTIMORE CITY (RECORDED IN LIBER 832 AT FOLIO 388 AND LIBER 144 AT FOLIO 74) ARE BLANKET IN NATURE AND CANNOT BE GRAPHICALLY SHOWN.

CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	131.1'	3011.4'	150.23°	188°45'37" N 43.11'	
C2	143.2'	3284.1'	149.43°	188°47'27" N 43.23'	



COIS ENGINEERING

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Frederick, Maryland 21701
301-407-8045
www.coisengineering.com
info@coisengineering.com

Department of Permitting Services
Montgomery County, Maryland

Date: 11/21/15
Approved: *[Signature]*

Recorded _____
Flat No. _____

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 No. _____

