MEMORANDUM

DATE:       April 25, 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 May 4, 2017

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:

220160350  Kingswell

220170100  Martinis Property

220170790  Tulip Hill
Plat Name: Kingswell
Plat #: 220160350

Location: Located on the west side of Georgia Avenue (MD 97), 400 feet south of Weisman Road
Master Plan: Kensington - Wheaton Master Plan
Plat Details: R-60 zone, 1 lot
Owner: Mohamed and Bebe Zorina Khan

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in conformance with Preliminary Plan No. 120110270 (MCPB Resolution No. 15-50), 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.
NOTES:

1. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, OR EVERY
MATTER RESTRICTING THE OWNERSHIP AND USE, OF THE PROPERTY.
THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN
EXAMINATION OF TITLE OR DEED OR NOTE ALL MATTERS AFFECTING
TITLE.

2. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND
REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN,
PROJECT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS
PROPERTY, APPROVED BY MONTGOMERY COUNTY PLANNING BOARD
ARE INTENDED TO SURVIVE, UNLESS EXPRESSLY CONTEMPTED BY
THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILE FOR ANY SUCH
PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR
PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

3. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER ONLY.

4. THE PROPERTY IS ZONED R-60.

5. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS
SUBJECT TO STANDARDS UNDER MONTGOMERY COUNTY ZONING
ORDINANCE R-60 ZONE.

6. THE PROPERTY IS LOCATED ON TAX MAP GRID H062 Parcel P241.

7. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE USES AND CONDITIONS OF
PRELIMINARY PLAT NO. 120101Z70, ENTITLED KINGSWELL.

SURVEYOR’S CERTIFICATE:

I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF,
THE PLAN SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL THE LAND
OWNED BY ANITA L. SCAZZO AND MARY KHAN BY DEED DATED SEPTEMBER 12, 2003. AS RECORDED IN BOOK 2970, AT FOLIO 95, 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(a) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF LAND SHOWN ON THIS PLAT IS 17,667 SQUARE FEET
OR 0.41 ACRES OF LAND OF WHICH 876 SQUARE FEET OR 0.02 ACRES IS
HEREBY DEDICATED TO PUBLIC USE.

[Signatures and dates]

AREA DEDICATED TO
STATE OF MARYLAND FOR
A PUBLIC ROAD

LOT 6
BLOC M
KINGSWELL
WHEATON (13th)
ELECTION DISTRICT
Montgomery County, Maryland

1” = 30’ MARCH, 2017

KIRS CONSULTANTS, LLC
261 PURDING ROCK DRIVE, SILVER SPRING, MD. 20905
TEL (301) 648-2640 FAX (301) 493-5836
EMAIL: KIRSCONSULTANTS@VERIZON.NET

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

APPROVED:

WALTON WILSON
CHAIRMAN
ASS. SECRETARY-TREASURER

M.N.E.P.A P.L. RECORD FILE NUMBER

THE MARYLAND NATIONAL CAPITOL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
APPROVED:

DECEMBER 17, 2017

PLAT FILE