



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

**MCPB**  
**Item # 1B**  
**1-31-2019**

**MEMORANDUM**

**DATE:** January 18, 2019

**TO:** Montgomery County Planning Board

**FROM:** Stephen Smith, Coordinator  
Jay Beatty, Senior 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 January 31, 2019

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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:

- 220190320** Forest Glen Investment Company's Subdivision of Josephs Park
- 220190410** Briggs Chaney Estates

**Plat Name:** Forest Glen Investment Company's Subdivision of Josephs Park  
**Plat #:** 220190320

**Location:** Located at the intersection of Caney and Kimball Place, 435 feet north of Forest Glen Road

**Master Plan:** Forest Glen Sector Plan

**Plat Details:** R-60 zone; 1 lot

**Owner:** Partap Singh Verma & Palmer Young Phillips

Staff recommends approval of this minor subdivision plat pursuant to Section 50.7.1.C.2. of the Subdivision Regulations, which states:

- C. *Consolidation.* Adjoining properties in the Rural Residential or Residential Detached zones, not developed under cluster provisions, may be combined in the following ways:
1. by consolidating 2 or more lots into a single lot, consolidating lots and an outlot into a single lot, or consolidating a lot and an abandoned road right-of-way, if:
    - a. any conditions applicable to the original subdivision remain in effect;
    - b. the number of trips generated on the new lot do not exceed those permitted for the original lots; and
    - c. all required right-of-way dedication is provided.
  2. by consolidating an existing platted lot or part of a lot that contains a legally constructed detached house, with a piece of land created as a result of a deed, if:
    - a. the portion of land created by deed cannot itself be platted under the area and dimensional standards of the zone;
    - b. any conditions applicable to the existing lot remain in effect on the new lot;
    - c. any required road dedication is provided; and
    - d. the existing platted lot was not identified as an outlot on a plat.

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 50.7.1.C.2. and supports this minor subdivision record plat.

**Surveyor's Certificate**

I hereby certify that the information shown hereon is correct, that it is a subdivision plat of all the property acquired by Parag Singh Verma and Palmer Young Phillips from Tamara L. Hughes, formerly known as Tamara L. Salyer, surviving tenant by the entirety of Robert J. Hughes, Jr., also known of record as Robert J. Hughes, who died on or about July 29, 2017, Estate No. 94573, by deed dated June 7, 2018 and recorded among the Land Records of Montgomery County, Maryland in Book 56251 at Page 276; that it is also part of Lots 1 and 4, Block 14 as shown on a subdivision record plat entitled "Forest Glen Investment Company's Subdivision of Part of a Tract of Land known as 'Josephs Park'" and recorded among the aforesaid Land Records in Liber J.A. No. 66, Folio 191 and re-recorded in Plat Book A as Plat No. 17.

I also certify that if engaged, I will set all property corner markers in accordance with Section 50.4.3.0 of the subdivision regulations of Montgomery County, Maryland.

I further certify that the total area included in this subdivision record plat is 10,000 square feet or 0.2296 of an acre of land, of which 1,287 square feet or 0.0296 of an acre of land is dedicated to public use.

Date: 12/10/18  
 Daniel F. DeBolt  
 Property Line Surveyor  
 Maryland Reg. No. 256  
 Exp.: 02/17/2019

**Lot 17**  
 Forest Glen Investment  
 Company's Subdivision  
 P.No. 3510

**Lot 21**  
 Forest Glen Investment  
 Company's Subdivision  
 P.No. 24818

**Owner's Certificate**

Parag Singh Verma and Palmer Young Phillips, owners of the property shown hereon and described in the Surveyor's Certificate, hereby adopt this Subdivision Record Plat; establish the minimum building restriction lines; dedicate the street widening to public use; grant a Public Utility Easement as shown hereon, to the parties listed and with the terms and provisions being set forth in that certain document entitled "Declaration of Public Utility Easement" and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457, which said terms and provisions are incorporated herein by this reference; subject to all current and applicable regulations of all federal, state and local governing agencies.

We further certify that a Maryland registered land surveyor will be engaged to set all property corner markers in accordance with Section 50.4.3.0 of the subdivision regulations of Montgomery County, Maryland.

There are no suits, actions at law, liens, leases, mortgages or trusts affecting the property shown hereon except a certain Deed of Trust recorded in Book 56251 at Page 281 and the parties in interest therein have below indicated their assent.

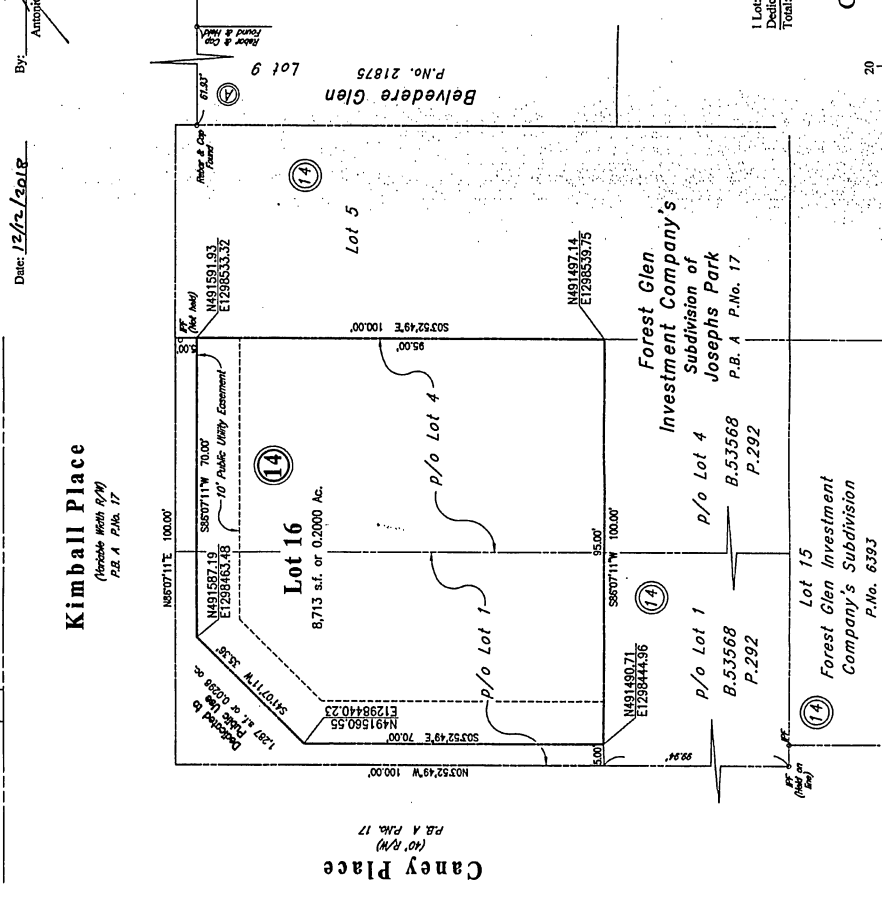
Date: 12/13/2018  
 Parag Singh Verma, Owner  
 Palmer Young Phillips, Owner  
 Witness: [Signature]  
 Witness: [Signature]

I hereby assent to this plat of subdivision

By: [Signature]  
 EgleBank  
 Antonio F. Marquez, Trustee

**Kimball Place**  
 (Arbitrate with P/A)  
 P.B. A. P.No. 17

**Caney Place**  
 (No R/W)  
 P.B. A. P.No. 17



**Legend**  
 s.f. = Square Feet  
 P.B. = Plat Book  
 P.No. = Plat Number  
 I.P.F. = Iron Pipe Found  
 R/W = Right of Way  
 s.f. = Square Feet  
 Ac. = Acres  
 B.P. = Book / Page

The Maryland-National Capital Park and Planning Commission  
 Montgomery County Planning Board

Approved: [Signature] Date: January 7, 2019  
 Chairman  
[Signature] Date: [Signature]  
 Asst. Secretary-Treasurer

Department of Permitting Services,  
 Montgomery County

Recorded: \_\_\_\_\_  
 Plat No.: 220190320

Plat No.: \_\_\_\_\_

**Notes**

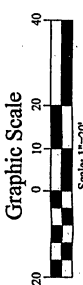
- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or any other plan, allowing the development of the property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official files for any such plan(s) are maintained by the Planning Board and are available for review during normal business hours.
- This Subdivision Record Plat is not intended to show every matter affecting the ownership and/or use, nor every matter restricting the ownership and/or use of this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- This property is served by public water and sewer systems only.
- The property shown hereon is zoned R-40.
- W.S.C. 200 seals reference: 212 NW 02.
- This plat conforms to the requirements for Minor Subdivision Approvals contained in Section 50.7 of the Montgomery County Subdivision Regulations, being Chapter 50 of the Montgomery County Code. This plat involves the consolidation of part of a lot as provided for in Section 50.7.1.C.2.
- Water/Sewer Categories: WI/SI
- This property is shown on Tax Map JP122
- Coordinates shown hereon were established using Trimble's real-time Kinematic (RTK) and their Virtual Reference Station (VRS) system using the National Geodetic Survey (NGS) datum. The horizontal datum is NAD83. The vertical datum is based on NAVD83. The vertical datum is 355 feet, for an elevation factor of 0.99998788. The property elevation based upon NAVD83 vertical datum is 355 feet, for an elevation factor of 0.99998788. The combined factor for the subject property is 0.99994073. All bearings and distances shown are based on grid coordinates.

**Subdivision Record Plat**  
**Lot 16, Block 14**

**Forest Glen Investment Company's Subdivision of Josephs Park**

Wheaton (13th) District  
 Montgomery County, Maryland  
 December, 2018 Scale: 1" = 20'

**CPJ Charles P. Johnson & Associates, Inc.**  
 Environmental Engineers • Planners • Landscape Architects • Surveyors  
 1751 Elm Rd., Ste. 500 Silver Spring, MD 20910-3014-0000 Fax: 301-461-0100  
 www.cpj.com • 301-461-0100 • 301-461-0100 • 301-461-0100 • 301-461-0100



Area Tabulation  
 Lot: 8,713 s.f. or 0.2000 Ac.  
 Dedication: 1,287 s.f. or 0.0296 Ac.  
 Total: 10,000 s.f. or 0.2296 Ac.