




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

**MCPB**  
**Item # 1B**  
**9-10-2020**

**MEMORANDUM**

**DATE:** August 24, 2020

**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 September 10, 2020

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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:

- 220190140** Glen Estates
- 220200360** Jones Bridge Estates
- 220200520** Glenbrook Village
- 220200720** West Chevy Chase Heights
- 220210020** Kenwood, Section 5

**Plat Name: Glen Estates**  
**Plat #: 220190140**

Location: Located on the west side of Glen Mill Road, 120 feet north of Glen Road  
Master Plan Potomac Sub-Region 2002 Master Plan  
Plat Details: RE-2 zone; 1 lot  
Owner: Juan Sargeant and Joseph Wilson

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Administrative Subdivision Plan No. 62019003A, as approved by the Director on February 11, 2020 and that any minor modifications reflected on the plat do not alter the intent of the Director's approval of the aforesaid plan.



**NOTES**

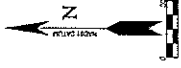
The Assessment parcel 435, as shown, has been compiled from available records of record found among the Land Records of Montgomery County, Maryland recorded in Liber 3444 at Folio 107.

The parcel as shown was taken from a field map as compiled by this office in March, 2018. Vertical datum is MSLC and was established using Inverse station, 19549, two foot contour interval.

Site is zoned: RC-2.

Site is located in Water Category W-3 and Sewer Category S-A, site serviced by private water and sewer systems.

Site is located in the Watts Branch Watershed and westerly half of the parcel in the Piney Branch SPA.



**NO PROPOSED OFF-SITE INFILTRATION AREA**

**EXISTING ON-SITE INFILTRATION AREA**

- ROUGH TRAIL
- 5' WIDE
- 10' WIDE
- 15' WIDE
- 20' WIDE
- 25' WIDE
- 30' WIDE
- 35' WIDE
- 40' WIDE
- 45' WIDE
- 50' WIDE
- 55' WIDE
- 60' WIDE
- 65' WIDE
- 70' WIDE
- 75' WIDE
- 80' WIDE
- 85' WIDE
- 90' WIDE
- 95' WIDE
- 100' WIDE

**ZONING STANDARDS:**

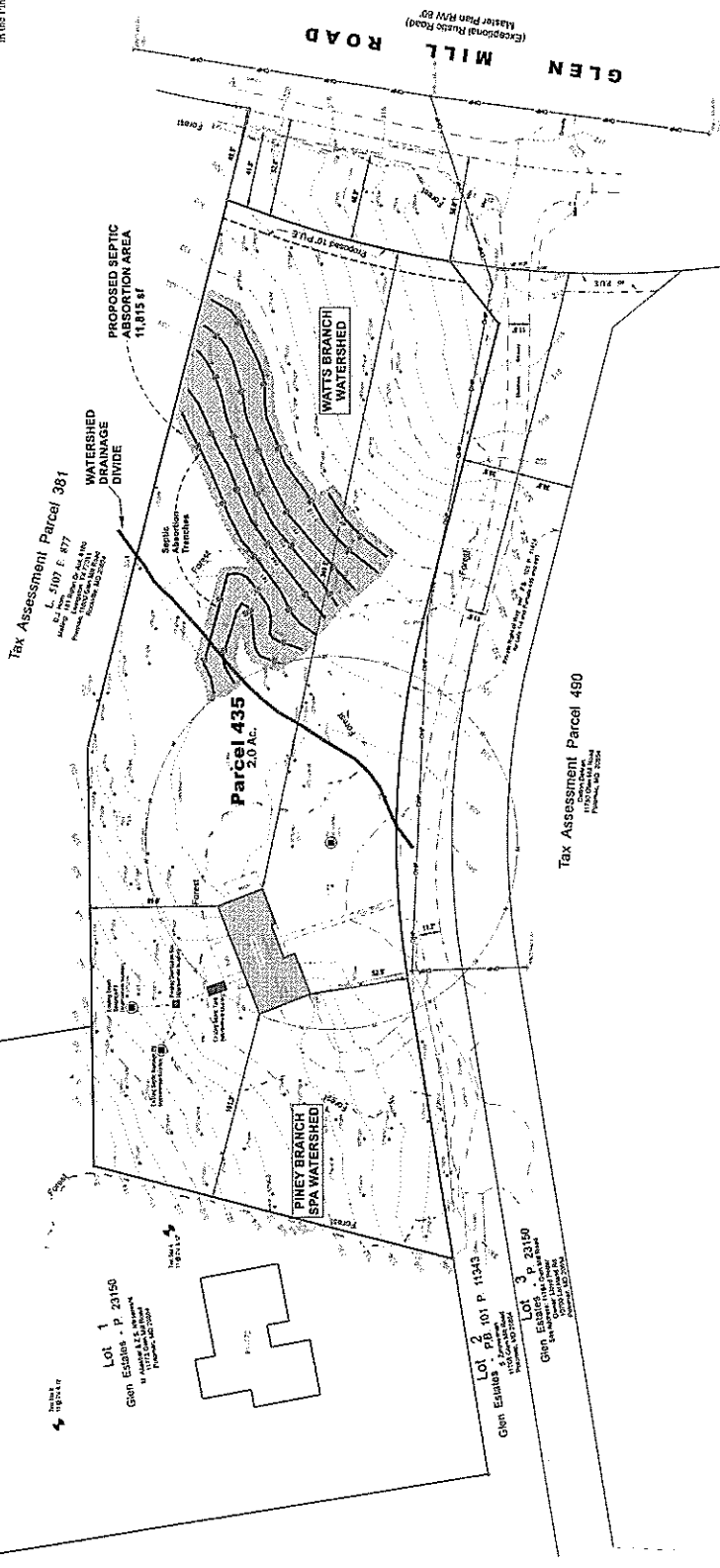
ZONE	MIN. LOT SIZE	MIN. FRONT SETBACK	MIN. SIDE SETBACK	MIN. REAR SETBACK	MIN. LOT COVERAGE	MIN. LOT WIDTH	MIN. FRONT YARD SETBACK
RC-2	6,100 S.F.	10' 0"	5' 0"	5' 0"	25% Max.	30' Min.	10' 0"
RC-2	6,100 S.F.	10' 0"	5' 0"	5' 0"	25% Max.	30' Min.	10' 0"
RC-2	6,100 S.F.	10' 0"	5' 0"	5' 0"	25% Max.	30' Min.	10' 0"
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RC-2	6,100 S.F.	10' 0"	5' 0"	5' 0"	25% Max.	30' Min.	10' 0"
RC-2	6,100 S.F.	10' 0"	5' 0"	5' 0"	25% Max.	30' Min.	10' 0"

**SITE DATA TABLE:**

ROUTE REFERENCE	ROUTE NUMBER	ROUTE TYPE
MD ROUTE 215	215	RD
MD ROUTE 101	101	RD
MD ROUTE 101	101	RD
MD ROUTE 101	101	RD
MD ROUTE 101	101	RD
MD ROUTE 101	101	RD
MD ROUTE 101	101	RD
MD ROUTE 101	101	RD
MD ROUTE 101	101	RD
MD ROUTE 101	101	RD

**Index of Sheets**

- Sheet 1 Admin Subdivision
  - Sheet 2 Pages 1-7 of Staff Recommendation Memorandum
  - Sheet 3 Pages 8-14 of Staff Recommendation Memorandum
- Prelim-Final Forest Conservation Plan**
- Sheet 1 Forest Conservation Plan
  - Sheet 2 Narrative, Calculations, & Details



Sheet 30 of 32  
 Project: 215 RW 10  
 Date: 03/20/2019  
 Scale: 1" = 20'

Administrative Subdivision Plan  
 # 11760 GLEN MILL ROAD  
 Tax Assessment Parcel 435  
**GATTONS ADVENTURE**  
 104 EMDROMAS ELECTION DISTRICT  
 100 WINDY CREEK, HAWTHORN  
 WITMER ASSOCIATES, LLC  
 11111 Sycamore Grove Rd  
 Rockville, MD 20850  
 Phone: 301-771-1111  
 Fax: 301-771-1112  
 Email: info@witmer.com

1" = 20'  
 Mar 2019  
 1 of 1

Digitally signed by  
 John Witmer  
 Date: 2019.05.24  
 16:18:45 -04'00'

**John  
 Witmer**