

Plat Name: Glen Mill Knolls
Plat #: 220210410

Location: Located on the south side of Tanager Lane, approximately 1,700 feet west of Glen Mill Road.
Master Plan: Potomac Subregion 2002 Master Plan
Plat Details: RE-2 zone; 1 lot
Owner: Isaac and Winnifred Okyere-Darko

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 PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE LANDS SHOWN HEREON ARE THE SAME AS SHOWN ON THE PLAT OF SUBDIVISION OF LOT 28, BLOCK A, GLEN MILL KNOLLS, MONTGOMERY COUNTY, MARYLAND, AS SHOWN ON PLAT OF SUBDIVISION OF LOT 28, BLOCK A, GLEN MILL KNOLLS, MONTGOMERY COUNTY, MARYLAND, AND THAT ALL PROPERTY CORNERS MARKED THEREON ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 50.4.3.0 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS.

DAVID P. MOWATT
DATE 02-22-2021
PROFESSIONAL SURVEYOR #1136
EXPIRATION/RENEWAL DATE 06-30-22

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	217.29'	816.00'	15°15'27"	N 83°53'46" E	216.65'

PLAT No.

TANAGER LANE
60.0' W/TH RIGHT-OF-WAY
(PLAT 8330) 10' R.U.E.

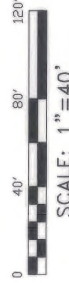
LOT 28
87,183 Sq. Ft.
OR
2.0014 ACRES

VICINITY MAP
1"=1000'

NOTES

- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, AS APPLIED TO THIS PLAT, ARE INCORPORATED BY REFERENCE INTO THIS PLAT. ANY DEVELOPMENT OF THIS PROPERTY, AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTION BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- THE PROPOSED LOT IS SERVED BY PUBLIC WATER AND PRIVATE SEPTIC SYSTEM ONLY.
- SEPTIC BUILDING RESTRICTION LINES ARE SUBJECT TO CHANGE, WITH MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES APPROVAL.
- THE LOT IS APPROVED FOR MAXIMUM OF SIX BEDROOM.
- THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50.7.1 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES THE CONSOLIDATION OF TWO PARTS OF LOTS AS PROVIDED FOR IN SECTION 50.7.1.C.2.
- 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 INTENDED TO BE A COMPLETE EXAMINATION OF TITLE OR TO DEPECT OR NOTE ALL MATTERS AFFECTING TITLE.
- PROPERTY LIES WITHIN ZONE X OF FEMA MAP #24031C03280 DATED SEPTEMBER 28TH 2006.
- THIS PROPERTY IS SUBJECT TO A STORMWATER MANAGEMENT RIGHT OF ENTRY AS RECORDED IN BOOK 61403 AT PAGE 099 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

APPROVALS/INFORMATION CHART	
TAX MAP LOCATION:	FR341
WSSC GRID NUMBER:	217NN10
ZONING CATEGORY:	RE-2
APPROVED PRELIMINARY PLAN, SITE PLAN, PROJECT/SKETCH:	N/A
PLAN FILE NUMBER:	42021086E
APPROVED FOREST CONSERVATION PLAN FILE NUMBER:	
CONSERVATION EXEMPTION NUMBER:	



SUBDIVISION RECORD PLAT

GLEN MILL KNOLLS
LOT 28 BLOCK A

A RESUBDIVISION OF PART OF LOTS 10 AND 11
BLOCK A, PLAT 8330

ROCKVILLE (4TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=40' FEBRUARY 2021

PLAT TABULATION	
LOT 28	87,183 SQ.FT. OR 2.0014 ACRES
DEDICATION TO PUBLIC USE:	0.0 SQ.FT. OR 0.0 ACRES
TOTAL AREA:	87,183 SQ.FT. OR 2.0014 ACRES

POTOMAC VALLEY
SURVEYS
20010 FISHER AVENUE, SUITE F
POOLESVILLE, MARYLAND
1-888-349-5090

OWNER'S CERTIFICATE

WE, ISAAC OKYERE-DARKO AND WINNIFRED O. OKYERE-DARKO, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS SUBDIVISION RECORD PLAT.

WE FURTHER GRANT A 10-FOOT PUBLIC UTILITY EASEMENTS, SHOWN HEREON AS "10' R.U.E." TO THOSE PARTIES NAMED IN THIS DOCUMENT ENTITLED "REGULATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS", AS RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN AND DESCRIBED HEREON, AND WE HEREBY INDICATE THAT WE HAVE NO INTEREST IN THE PROPERTY SHOWN AND DESCRIBED HEREON, AND WE HEREBY INDICATE THAT WE HAVE NO INTEREST IN THE PROPERTY SHOWN AND DESCRIBED HEREON.

ISAAC OKYERE-DARKO
DATE 02-22-2021
WITNESS David Mellee
WINNIFRED O. OKYERE-DARKO
DATE 02-22-2021
WITNESS David Mellee
STEVE ANDERSON
DATE 02-24-21
WITNESS Steven Anderson

Department of Permitting Services
Montgomery County, Maryland

Approved: 3/11/2021
Date Ultra Pedersen
Director

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

Approved: _____
Date _____
Chairman
Asst. Secretary - Treasurer

M.N.C.P.&P.C. Record File No.

Recorded
Plat No.