



MEMORANDUM

DATE: August 24, 2023

TO: Montgomery County Planning Board

FROM: Stephen Smith, Coordinator, IRC Division (301)-495-4522 *SSS*
Jay Beatty, Senior Planner, IRC Division (301)-495-2178 *JCB*

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board
Agenda for September 7, 2023

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:

220190480 Glen Mill Forest

220230500 Greenwich Forest

220230960 Kensington Park

Plat Name: Glen Mill Forest

Plat #: 220190480

Location: Located on the south side of Glen Mill Road, 650 feet east of Boswell Lane

Master Plan: Potomac Subregion 2002 Master Plan

Plat Details: RE-1 zone; 2 lots

Owner: Sara A. Vazer

The subdivision plat has been reviewed by the M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120160180, as approved by the Board (MCPB Resolution No. 18-045), and that any minor modifications reflected on the plat do not alter the intent of the Board's approval of the aforesaid plan.

CURVE DATA

LINE	BEARING	ARC	CHD. BEG.	CHD. END	CHD. DIST.
C1	440.07°	224.15'	587.26/272°E	211.37'	181.17'
C2	563.70°	180.95'	527.00/137°E	180.17'	180.17'

STEPHEN F. GESSBERG
AURANNE GESSBERG
LIBER 27534, FOLIO 268
PARCEL P779

LOT 1, BLOCK A
DEVIN'S SIMMONS ADDITION
TO GLEN HILLS

STEPHEN F. GESSBERG
AURANNE GESSBERG
LIBER 27534, FOLIO 268
PARCEL P789

OMOLOLU FATIMAS
ABIBOLA FATIMAS
LIBER 20266
PARCEL P831

LOT 3
GLEN HAMLET
PLAT 16149

LINE	BEARING	DISTANCE
L5	N77°58'59"W	201.69'
L6	N1°27'00"E	20.00'
L7	S77°28'29"E	201.70'
L8	S1°21'01"W	20.00'

27' PRIVATE
SEMI-PUBLIC EASEMENT
0.0593 AC.

LINE	BEARING	ARC	CHD. BEG.	CHD. END	CHD. DIST.
C3	342.79°	24.18'	587.17/201°E	24.18'	24.18'
L9	N07°52'27"E	155.39'			
L10	N1°17'40"E	52.52'			
L11	S1°09'29"W	45.96'			
L12	S02°33'14"E	48.41'			
L14	S49°33'30"W	57.89'			

COMMON INTEREST EASEMENT
& UTILITY EASEMENT
3,207 S.F.
0.0734 AC.

PLAT TABULATION

LOT 1
42,454 S.F. OR 0.9746 ACRES
LOT 2
76,124 S.F. OR 1.7476 ACRES
R/W DEDICATION
2,018 S.F. OR 0.0463 ACRES
TOTAL AREA
120,596 S.F.
(2.76650 ACRES)

LEGEND

- PF = IRON PIPE FOUND AND HELD
- BS = IRON BOLT SET
- CD = CENTERLINE OF DEDICATION
- PL = PUBLIC UTILITY EASEMENT
- SF = SQUARE FEET
- AC = ACRES

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.

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY

RECORDED

DATE

PLAT NO.

WITNESS

AMIR AMIED

SARA A. VAZER

DATE

5/30/2023

DIRECTOR

6.15.23

DATE

DAVID M. MILLER

PROFESSIONAL LAND SURVEYOR #21427

LICENSE DP-12/28/24



OWNER'S CERTIFICATE

I, SARA A. VAZER, OWNER OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYORS CERTIFICATE, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTIONS, DEDICATE THE STREET TO PUBLIC USE, GRANT A PRIVATE 20' SEWER EASEMENT TO PROVIDE ACCESS AND UTILITIES FOR LOTS 1 AND 2, GRANT A PUBLIC UTILITY EASEMENT TO PROVIDE ACCESS AND UTILITIES FOR LOTS 1 AND 2, GRANT A PUBLIC UTILITY EASEMENT AND DESIGNATED AS P.U.E. TO THE PARTIES LISTED AND WITH THE TERMS AND PROVISIONS BEING SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF PUBLIC UTILITY EASEMENT," 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.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LEASES, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS A RESUBDIVISION OF ALL OF THE PROPERTY ACQUIRED BY SARA A. VAZER FROM HAROLD FRAZER BURWORTH, TRUSTEE OF THE HAROLD FRAZER BURWORTH LIVING TRUST AND HAROLD FRAZER BURWORTH, SUCCESSOR TRUSTEE OF THE ESSE STEPHENS BURWORTH LIVING TRUST BY A DEED DATED MARCH 17, 2013 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. AND IBS HAVE BEEN SET IN ACCORDANCE WITH SECTION 50.43.5.G OF THE SUBDIVISION ACT OF MONTGOMERY COUNTY, MARYLAND. THE TOTAL AREA INCLUDED ON THIS PLAT IS 120,596 S.F. OR 2.76650 ACRES OF WHICH: 2,018 SQUARE FEET OR 0.0463 ACRES IS DEDICATED TO PUBLIC USE.

6.15.23

DATE

DAVID M. MILLER

PROFESSIONAL LAND SURVEYOR #21427

LICENSE DP-12/28/24

PLAT NO.



VICINITY MAP

1" = 2000'

NOTES

1. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE PROPERTY. IN THE EVENT OF THIS PROPERTY, THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO BE USED TO PLACE AN ENCUMBRANCE OF TITLE OR TO DEPORT OR NOTE ALL MATTERS AFFECTING TITLE.
2. DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS SUBDIVISION RECORD PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL OF PRELIMINARY SUBDIVISION PLAN MONTGOMERY FILE NO. 120160180.
3. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTAINED THEREIN. THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
4. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICES ONLY.
5. WSSC 200 SHEET Z77N110.
6. WATER/SEWER CATEGORIES: W1/S1.
7. THIS PROPERTY IS ZONED RE1.
8. THIS PROPERTY IS LOCATED ON TAX MAP GRID P821.
9. THIS PROPERTY IS SUBJECT TO A COVENANT RECORDED IN BOOK 54360, PAGE 334.
10. THE COVENANTS SHOWN HEREON HAVE BEEN REFERENCED TO WSSC STATIONS 19650 AND 19545.
11. GLEN MILL ROAD IS A 70' PUBLIC RIGHT OF WAY PER THE 2002 POTOMAC SUBREGION MASTER PLAN.

POINT TO POINT LAND SURVEYORS
10110 Pennsylvania Ave.
McDonough, GA 30253
(678) 565-4440 (678) 565-4497
www.pointtosurvey.com

POINT TO POINT LAND SURVEYORS
FOURTH DISTRICT
MONTGOMERY COUNTY, MARYLAND
MARCH 2020
SCALE: 1" = 50'

LEGEND

EXISTING FEATURE	SYMBOL	PROPOSED STRUCTURE	SYMBOL
SUBJECT TO E BOUNDARY	[Symbol]	PROPOSED CONTOUR	[Symbol]
ADJOINING PROPERTY BOUNDARY	[Symbol]	LIMITS OF DISTURBANCE	[Symbol]
BUILDING RESTRICTION LINE	[Symbol]	PROP. HOUSE	[Symbol]
EXISTING CONDUITS ABOVE	[Symbol]	PROP. DRIVEWAY	[Symbol]
EXISTING CONDUITS BELOW	[Symbol]	CONCRETE/STAINLESS STEEL	[Symbol]
EXISTING FENCE	[Symbol]	CONCRETE/STAINLESS STEEL	[Symbol]
SOIL TYPE BOUNDARY	[Symbol]	CONCRETE/STAINLESS STEEL	[Symbol]
EXISTING GRAVITY SEWER	[Symbol]	CONCRETE/STAINLESS STEEL	[Symbol]
EXISTING SANITARY SEWER	[Symbol]	CONCRETE/STAINLESS STEEL	[Symbol]
EXISTING WATER MAIN	[Symbol]	CONCRETE/STAINLESS STEEL	[Symbol]
EXISTING GAS MAIN	[Symbol]	CONCRETE/STAINLESS STEEL	[Symbol]
CENTER LINE OF HIGHWAY	[Symbol]	CONCRETE/STAINLESS STEEL	[Symbol]
EXISTING TREE	[Symbol]	CONCRETE/STAINLESS STEEL	[Symbol]
EXISTING WETLAND	[Symbol]	CONCRETE/STAINLESS STEEL	[Symbol]
CENTERLINE PERENNIAL STREAM	[Symbol]	CONCRETE/STAINLESS STEEL	[Symbol]
TOP OF BANK	[Symbol]	CONCRETE/STAINLESS STEEL	[Symbol]
EXISTING PERENNIAL STREAM	[Symbol]	CONCRETE/STAINLESS STEEL	[Symbol]
STREAM BUFFER	[Symbol]	CONCRETE/STAINLESS STEEL	[Symbol]
WETLAND BUFFER	[Symbol]	CONCRETE/STAINLESS STEEL	[Symbol]
FLOOD PLAN BOUNDARY	[Symbol]	CONCRETE/STAINLESS STEEL	[Symbol]
FOREST RETENTION AREA	[Symbol]	CONCRETE/STAINLESS STEEL	[Symbol]
FOREST RETENTION AREA	[Symbol]	CONCRETE/STAINLESS STEEL	[Symbol]
FOREST RETENTION AREA	[Symbol]	CONCRETE/STAINLESS STEEL	[Symbol]
APPRESTATION AREA	[Symbol]	CONCRETE/STAINLESS STEEL	[Symbol]
BAMBOO STAND	[Symbol]	CONCRETE/STAINLESS STEEL	[Symbol]

NOTE: This symbol represents a proposed limit of construction to be shown on sheet 3 of 8 (in addition to sheet 2 of 8).

PROPOSED SEWER CLEARWELL

MITIGATION TREE

PLANTING SYMBOL:

NOTE: Unless specifically noted on this plan or in the Planning Board conditions or otherwise, all structures shown on this Preliminary Plan are illustrative. The conditions and setbacks shown on the Preliminary Plan are illustrative. The time of issuance of building permits. Please refer to the zoning data table for development standards such as setbacks, building relationship, building height, lot coverage, etc. All other conditions and setbacks shown on this Preliminary Plan shall be included in the conditions of the Planning Board's approval.

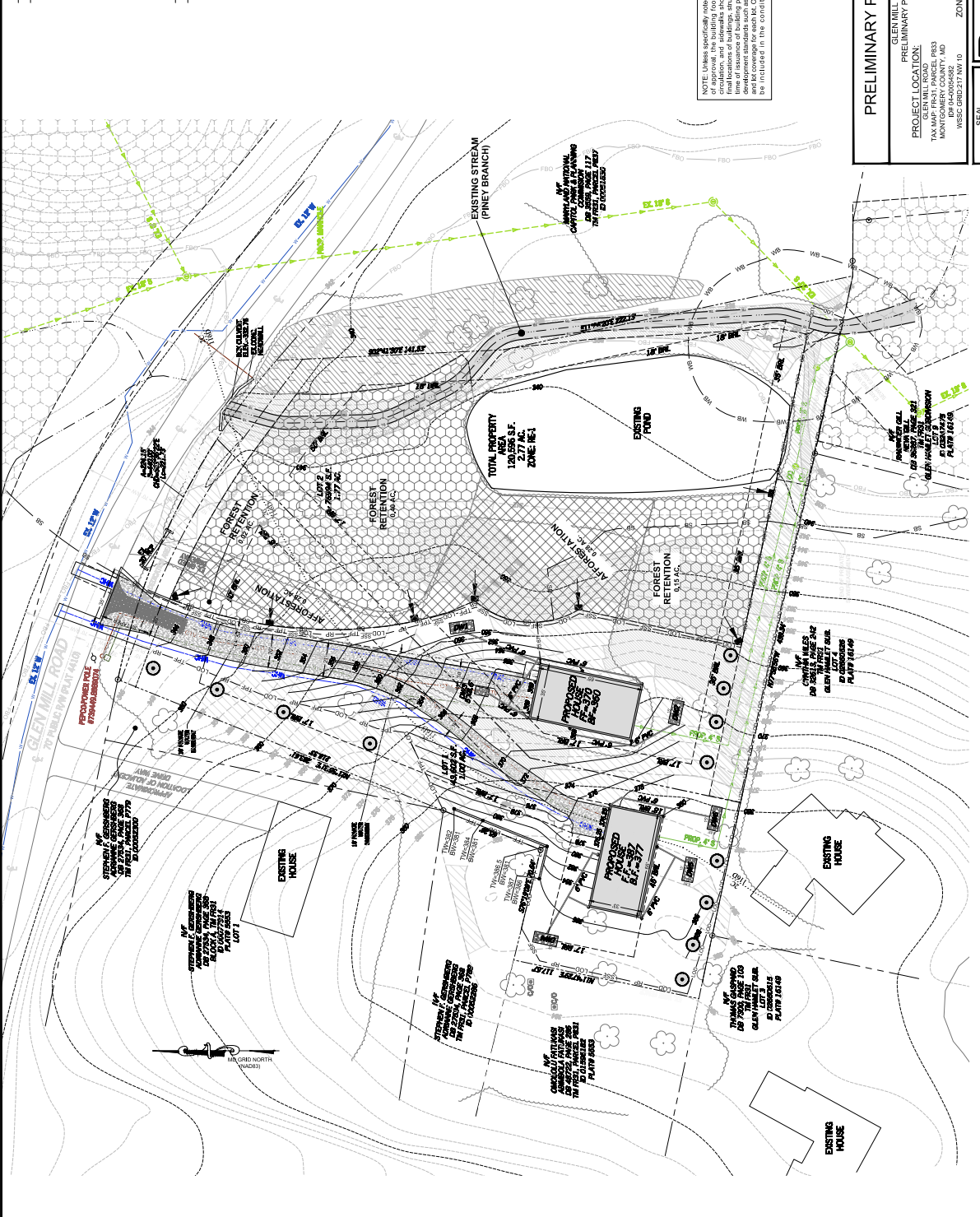
CERTIFIED PRELIMINARY PLAN SHEET 2 OF 8

PRELIMINARY PLAN #120160180

GLENMILL PARCEL 833
 OWNER/APPLICANT INFO:
 OWNER/APPLICANT INFO:
 TOWN MAP FIRST PARCEL #833
 4 S DUKE STREET
 ROCKVILLE, MD 20854
 WSCS GRID: 217 NW 10
 ZONE: RE-1
 PHONE: (301) 755-4107

DATE: 4/10/2019
 SCALE: 1" = 30'
 SHEET NUMBER: 2 of 3

DRAWN BY: SL
 CHECKED BY: MP



SURVEYOR'S CERTIFICATE

I, THE SURVEYOR, HAVE EXAMINED THE RECORDS OF THE SURVEYING BOARD AND THE RECORDS OF THE DEPARTMENT OF GENERAL SERVICES AND I CERTIFY THAT THE SURVEYING BOARD IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN COMB. TITLE 5, SUBTITLE 2, PART 1-201. I HAVE ALSO EXAMINED THE RECORDS OF THE DEPARTMENT OF GENERAL SERVICES AND I CERTIFY THAT THE SURVEYING BOARD IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN COMB. TITLE 5, SUBTITLE 2, PART 1-201. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. RESTRICTIONS ON AGENCIES REMAINING NOT SHOWN HEREON.

12-21-2015

CHARLES M. MILLER
 PROFESSIONAL LAND SURVEYOR #012627

REV#	DATE