



## MEMORANDUM

DATE: March 5, 2026

TO: Montgomery County Planning Board

FROM: Stephen Smith, West County Planning Division (301)-495-4522  
Jay Beatty, West County Planning Division (301)-495-2178

*SSS*  
*JEB*

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board  
Agenda for March 19, 2026

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The following record plats are recommended for APPROVAL in accordance with the requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations, along with any conditions for the completion of administrative items that may remain outstanding, and copies of plan drawings for the record plat. The following plats are included:

**220240160 Kemp Mill Farms**

**Plat Name: Kemp Mill Farms**

**Plat #: 220240160**

Location: Located on the north side of the terminus of Grays Lane

Master Plan: Kemp Mill Master Plan

Plat Details: R-90 zone; 2 lots & 2 parcels

Owner: Ira Donner

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Administrative Subdivision Plan No. 620230010 (MCPB Resolution No. 23-010), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's approval of the aforesaid plans. Staff recommends approval of the proposed plat, conditioned upon the following:

Applicant to submit plat mylar containing all necessary signatures.

Applicant to finalize and record a covenant for future dedication of a strip of the property for parkland pedestrian access and add the Book/Page reference for the covenant to the plat.

Following completion of the above items staff will forward the plat to the Chair for signature.

**NOTES**

- 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 THE PROPERTY. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR THE EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
- THIS PROPERTY IS SERVED BY PUBLIC WATER AND PRIVATE SEPTIC SERVICES ONLY.
- SEPTIC BUILDING RESTRICTION LINES ARE SUBJECT TO CHANGE, WITH MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES APPROVAL.
- THE LOT 1 IS APPROVED FOR A MAXIMUM OF SIX BEDROOMS AND LOT 2 IS APPROVED FOR A MAXIMUM OF FIVE BEDROOMS.
- RWB = REBAR WITH CAP / IPF = IRON PIPE FOUND.
- THIS PROPERTY IS LOCATED ON FEMA DATED INSURANCE MAP COMMUNITY-PANEL NUMBER 2403C0370D, FLOOD ZONE X DATED SEPTEMBER 28TH, 2006.
- THE LOTS SHOWN HEREON ARE LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY THE ADMINISTRATIVE SUBDIVISION PLAN 62023001A, DONNER PROPERTY AT GRAYS LANE.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, AND APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTION BY THE MONTGOMERY COUNTY PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- THE MASTER PLAN ULTIMATE RIGHT-OF-WAY FOR GRAYS LANE/MONTICELLO AVENUE IS A 70.0' WIDE RIGHT-OF-WAY WITH A 300.0' CENTRIANE RADIUS. THE PROPERTY IS SUBJECT TO A COVENANT FOR FUTURE RIGHT OF WAY DEDICATION OF PARCEL E, AS RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AT BOOK 70175 PAGE 436.
- THE PROPERTY IS SUBJECT TO A COVENANT FOR FUTURE DEDICATION OF PARCEL F TO MNCPC PARKS DEPARTMENT FOR PEDESTRIAN ACCESS, AS RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A RE-SUBDIVISION OF ALL OF THE LANDS CONVEYED BY JOSE A. VEIGA, JORGE E. MORALES, INCORRECTLY JORGE E. MOSALLES, SILVERIO MAYORGA AND MARINA MAYORGA UNTO IRAH H. DONNER RECORDED IN LIBER 48504 AT FOLIO 431, DATED OCTOBER 31ST, 2002 AND BEING PARCEL P287 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND; AND THAT ALL PROPERTY CORNERS MARKED THEREON ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 50.4.3.6 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS. TOTAL AREA INCLUDED ON THIS PLAT IS 99,330 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

DAVID P. MOWATT  
 MD. PROFESSIONAL  
 LAND SURVEYOR #21156  
 EXPIRATION/RENEWAL DATE 08-20-26

**OWNER'S CERTIFICATE**

IRA H. DONNER, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY CERTIFIES THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF; THAT IT IS A RE-SUBDIVISION OF ALL OF THE LANDS CONVEYED BY JOSE A. VEIGA, JORGE E. MORALES, INCORRECTLY JORGE E. MOSALLES, SILVERIO MAYORGA AND MARINA MAYORGA UNTO IRAH H. DONNER RECORDED IN LIBER 48504 AT FOLIO 431, DATED OCTOBER 31ST, 2002 AND BEING PARCEL P287 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND; AND THAT ALL PROPERTY CORNERS MARKED THEREON ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 50.4.3.6 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS. TOTAL AREA INCLUDED ON THIS PLAT IS 99,330 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

DATE \_\_\_\_\_

WITNESS \_\_\_\_\_

DATE \_\_\_\_\_

TRAH H. DONNER \_\_\_\_\_  
 Director

Department of Permitting Services  
 Montgomery County, Maryland

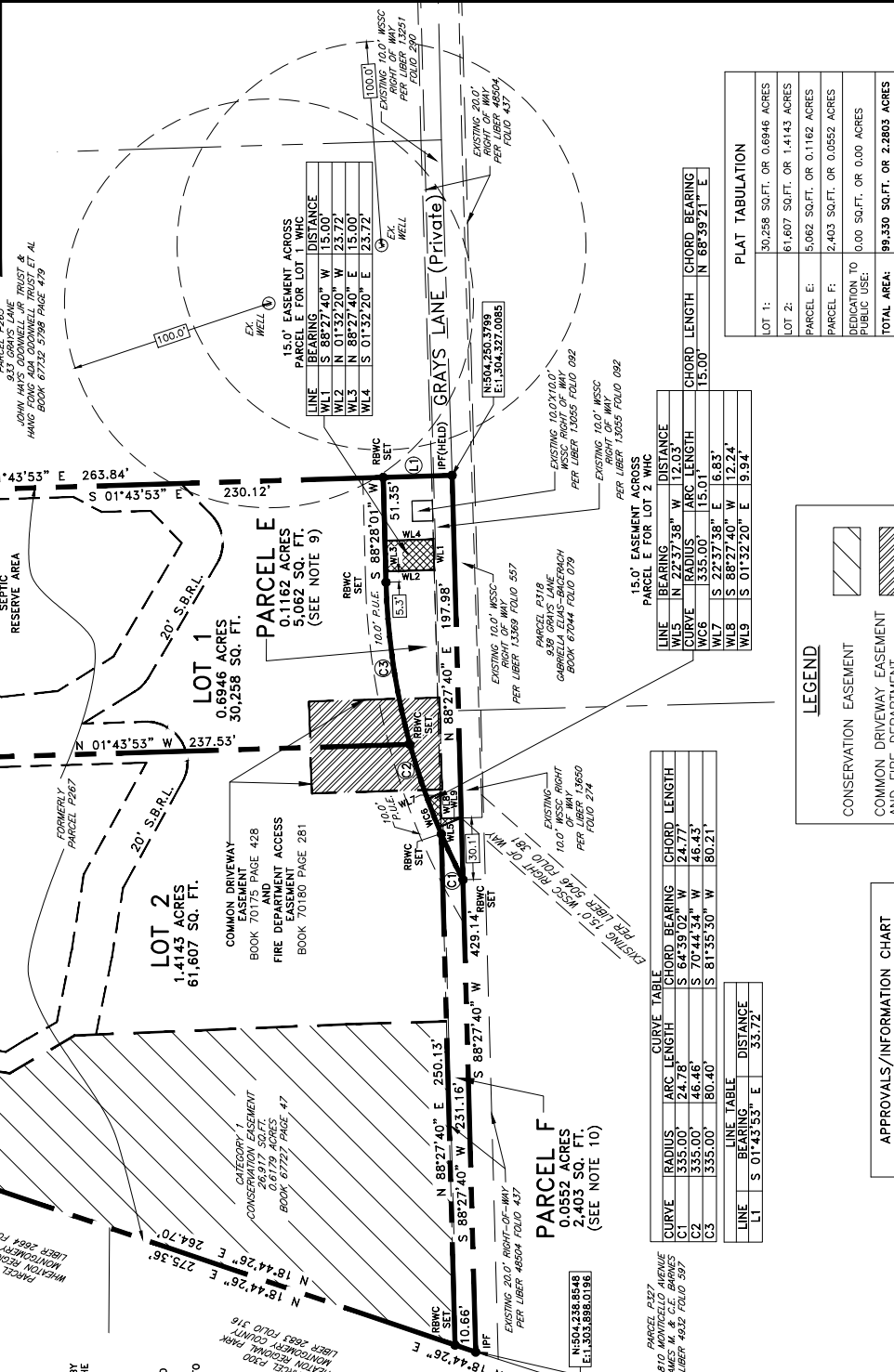
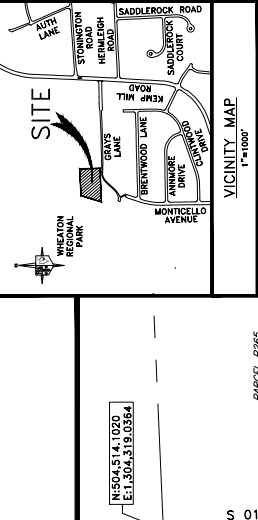
The Maryland National Capital Park and Planning Commission  
 Montgomery County Planning Board

Approved: \_\_\_\_\_  
 Date \_\_\_\_\_  
 Chair

Approved: \_\_\_\_\_  
 Date \_\_\_\_\_  
 Montgomery Plol. Signatory  
 for Secretary - Treasurer

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

**PLAT No.**



15.0' EASEMENT ACROSS PARCEL E FOR LOT 1 WHICH

LINE	BEARING	DISTANCE
WL1	S 88°27'40" W	15.00'
WL2	N 01°32'20" W	23.72'
WL3	N 88°27'40" E	15.00'
WL4	S 01°32'20" E	23.72'

15.0' EASEMENT ACROSS PARCEL E FOR LOT 2 WHICH

LINE	BEARING	DISTANCE
WL5	N 22°37'38" W	12.03'
WL6	S 88°27'40" E	15.00'
WL7	S 22°37'38" E	12.24'
WL8	S 88°27'40" W	12.24'
WL9	S 01°32'20" E	9.94'

CURVE TABLE

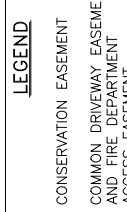
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	335.00'	24.78'	S 64°39'02" W	24.77'
C2	335.00'	46.46'	S 70°44'34" W	46.43'
C3	335.00'	80.40'	S 81°55'50" W	80.21'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 01°43'53" E	33.72'

PLAT TABULATION

LOT 1:	30,258 SQ.FT. OR 0.6946 ACRES
LOT 2:	61,607 SQ.FT. OR 1.4143 ACRES
PARCEL E:	5,062 SQ.FT. OR 0.1162 ACRES
PARCEL F:	2,403 SQ.FT. OR 0.0552 ACRES
DEDICATION TO PUBLIC USE:	0.00 SQ.FT. OR 0.00 ACRES
<b>TOTAL AREA:</b>	<b>99,330 SQ.FT. OR 2.2805 ACRES</b>



**SUBDIVISION RECORD PLAT**

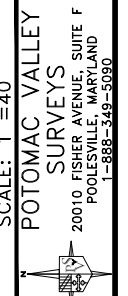
**KEMP MILL FARMS**

**LOTS 1 & 2 AND PARCELS E & F, BLOCK G**

WHEATON (13TH) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND

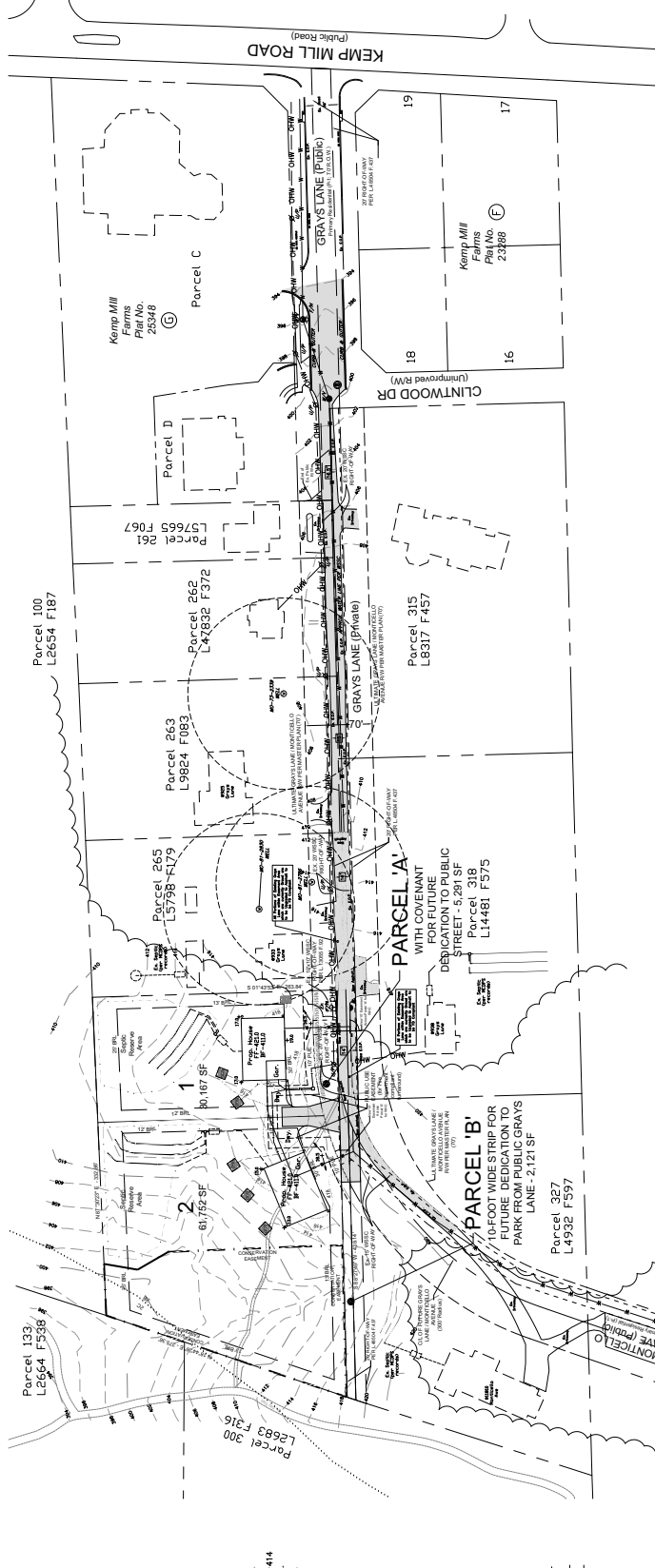
SCALE: 1"=40'

MNCPC FILE NO: 220240160



**LEGEND:**

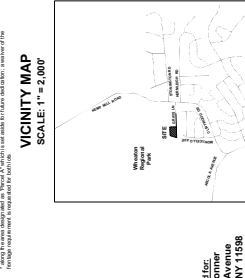
	BUILDING RESTRICTION LINE
	CANOPY COVERAGE
	CENTERLINE
	EXISTING PAVEMENT (GRAVEL)
	EXISTING PAVEMENT (ASPHALT)
	INDEX CONTOUR OF INTERNAL
	LIMIT OF DISTURBANCE
	PROPOSED LOT LINE
	BOUNDARY LINE (ADJACENT)
	PROPERTY LINE (SUBJECT)
	PROPOSED CATEGORY I
	PROPOSED CATEGORY II
	OVERHEAD POWER LINE
	PROPOSED HOUSE
	PROPOSED ASPHALT PAVEMENT
	SEPTIC OUTLINE
	STORMWATER MANAGEMENT (BIOSWALE)
	STORMWATER MANAGEMENT (DRYWELL)
	UTILITY POLE (DL)
	UTILITY CONNECTION (NW)
	WATER LINE (EX)
	WATER LINE (INT)



**ZONING DATA TABLE**

ZONE: R-90	Req.	Lot 1	Lot 2
Lot Area (Sq Ft)	9,000	30,167*	61,752*
Front Setback	30 Ft	30 Ft	30 Ft
Side Setback	8 Ft	12 Ft	12 Ft
Sum of Side Setbacks	25 Ft	25 Ft	25 Ft
Rear Setback	25 Ft	25 Ft	25 Ft
Building Height	35 Ft Max	Will not Exceed Maximum	Will not Exceed Maximum
Lot Coverage	30%	90% (8,320 Sq Ft) (89,328 Sq Ft)	90% (61,752 Sq Ft)
Lot Width at Building Line	75 Ft	131 Ft	126 Ft
Lot Width at Front Property Line	25 Ft	130 Ft	54 Ft
Front or Rear Street or Open Space	Required	130 Ft*	54 Ft*

\* May be waived upon approval of the Planning Board.

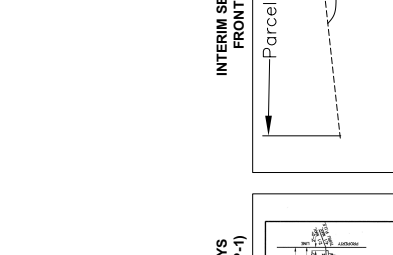
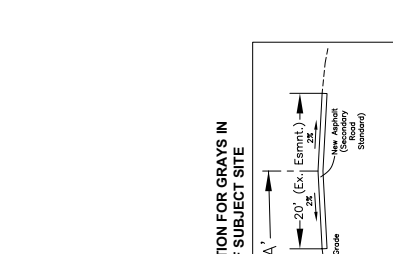


**NOTES:**

- AREA OF PROPERTY - 99,331 SF (2.2893 AC)
- NUMBER OF LOTS - 2
- PARCEL 'A' FOR FUTURE DEDICATION TO PUBLIC STREET - 5,291 SF
- SEPTIC AREAS ARE PROPOSED AS INTERIM UNTIL SUCH TIME AS PUBLIC SEWER IS AVAILABLE.
- AN EXISTING WATER MAIN IS CURRENTLY PRESENT IN GRAYS LANE
- EXISTING SEWER & WATER SERVICE CATEGORIES W-1, S-3
- GRAYS LANE & MONTICELLO AVENUE ARE IDENTIFIED AS PRIMARY STREETS THAT IN THE APPROVED AND ADOPTED JUMPWELL MASTER PLAN (2017)
- THE MASTER PLAN ULTIMATE RIGHT-OF-WAY AREA FOR GRAYS LANE / MONTICELLO AVENUE IS SHOWN ON THE PLAN. FUTURE DEDICATION FOR A PUBLIC STREET RIGHT-OF-WAY IN FRONT OF THE SUBJECT SITE IS PROVIDED BY THIS PLAN.
- LOCATED IN NORTHWEST BRANCH WATERSHED, USE CLASS IV.
- UTILITIES AS AVAILABLE PROVIDED BY: Washington Gas, Verizon, PEPCO

**Confirmed Plan Notes:**

- The Applicant, along with M&C Professional, Inc., has provided the necessary information and data to prepare this plan. The Applicant, along with M&C Professional, Inc., has provided the necessary information and data to prepare this plan. The Applicant, along with M&C Professional, Inc., has provided the necessary information and data to prepare this plan.
- Unless specifically noted on this plan, the Applicant, along with M&C Professional, Inc., has provided the necessary information and data to prepare this plan. The Applicant, along with M&C Professional, Inc., has provided the necessary information and data to prepare this plan.



**BOUNDARY & TOPOGRAPHIC DATA FOR THE PROPERTY AND GRAYS LANE FROM A FIELD SURVEY CONDUCTED IN JANUARY 2021 BY:**

MONTICELLO AVENUE SUBDIVISION  
 20017 PARK AVENUE SUITE F  
 ROCKVILLE, MD 20857  
 301-993-8888  
 SCALE: 1" = 50'  
 DATE: 09-20-2022  
 PROJECT: MONTICELLO AVENUE SUBDIVISION  
 SHEET: 003 OF 03

**Professional Certification:**

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed Professional Land Surveyor in the State of Maryland.

MONTICELLO AVENUE SUBDIVISION  
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 ROCKVILLE, MD 20857  
 301-993-8888  
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 PROJECT: MONTICELLO AVENUE SUBDIVISION  
 SHEET: 003 OF 03

**Professional Certification:**

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Maryland.

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