



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


**MCPB**  
**Item # 1B**  
**5-14-2015**

**MEMORANDUM**

**DATE:** May 6, 2015

**TO:** Montgomery County Planning Board

**VIA:** Catherine Conlon, Supervisor  
D.A.R.C. Division  
(301) 495-4542

**FROM:** Stephen Smith, Senior Planner   
D.A.R.C. Division  
(301) 495-4522

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for May 14, 2015

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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:

**220120320** Layhill View  
**220141440 – 220141460** Glenmont Metrocenter  
**220150310 – 220150370** Grosvenor Heights

**Plat Name:** Layhill View

**Plat #:** 220120320

**Location:** Located on the west side of Alderton Road, 850 feet south of Squaw Hill Lane.

**Master Plan:** Kensington - Wheaton Master Plan

**Plat Details:** R-200 zone; 2 lots

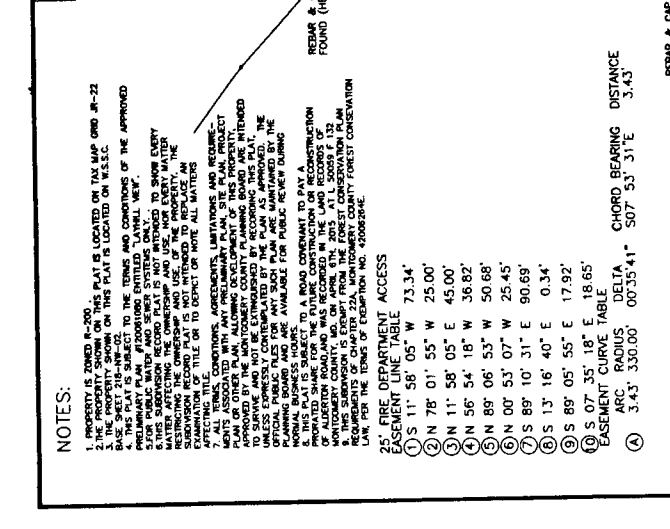
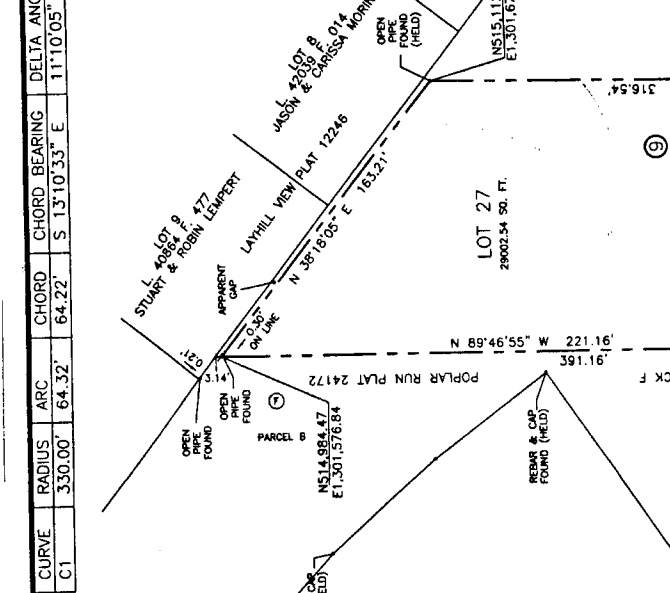
**Applicant:** Roderick Loss

The subdivision plat has been reviewed by M-NCPPC staff and determined that the plat complies with Preliminary Plan No. 120061080 (MCPB Resolution No. 08-148), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plan.

VICINITY MAP 1" = 2000'	NUMBER OF LOTS	2
	AREA OF LOTS & PARCELS	1.14078 AC.
	AREA OF STREET DEDICATION (HEREINAFTER REFERRED TO AS "STREET")	0.00000 AC.
	TOTAL AREA THIS PLAT	1.14078 AC.

**OWNER'S CERTIFICATE**

THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOP...  
 ADJACENT COUNTY, MARYLAND AND STATE OF MARYLAND...  
 THE INSTALLATION, MAINTENANCE, AND OPERATION OF A DRIVEWAY ACCESS LOT 27 TO SOME LOTS...  
 FURTHER, WE GRANT TO POTENTIAL ELECTRIC POWER COMPANY, SHALL IN WRITING, TELEPHONE...  
 HEREIN DESCRIBED AS A TEN FOOT WIDE EASEMENT, IN, ON, AND OVER THE LAND...  
 BETWEEN LOT 26 AND LOT 27, INCLUDING ANY SUBDIVISION OF SUCH A GRANT BEING THOSE...  
 FOR PUBLIC UTILITY EASEMENTS AND RECORDS TO BE FILED IN THE PUBLIC RECORDS OF...  
 INCLUDING BEING INCORPORATED HEREIN BY THIS REFERENCE.



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS TRUE TO THE BEST OF MY PRO-  
 FESIONAL KNOWLEDGE AND BELIEF; THAT IT IS A SUBDIVISION OF ALL OF THE LAND  
 DESCRIBED IN SECTION 22A, MONTGOMERY COUNTY, MARYLAND, AND RECORDED AT LATER 29326 FOLD 118, ALL THE SAID  
 PROPERTY CONVEYED BY AN INSTRUMENT BEARING RECORD NO. 29326 FOLD 118, ALL THE SAID  
 RECORDS BEING ON FILE IN THE PUBLIC RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND  
 AND RECORDED AT LATER 44312 FOLD 118, ALL THE SAID RECORDS BEING ON FILE IN THE  
 RECORDS OF MONTGOMERY COUNTY, MARYLAND.

DATE: 4/12/2015  
 WILLIAM J. SULLIVAN  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 21584  
 EXP. DATE: 07/17/2015

- APPROVED: *Dianna J. Jones* DIRECTOR
- RECORDED: \_\_\_\_\_ DATE: \_\_\_\_\_
- PLAT NO.: \_\_\_\_\_

Montgomery County, Maryland  
 Department of Permitting Services

PG ASSOCIATES, INC.  
 Civil Engineers & Land Surveyors & Planners  
 18220 FREDERICK ROAD, SUITE 200  
 GAITHERSBURG, MARYLAND 20877  
 Phone: (301) 208-0250

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT	PLAT NO.
C1	330.00'	64.32'	64.22'	S 13°10'33" E	11°10'05"	32.26'	

PLAT TOTALS	
NUMBER OF LOTS	2
AREA OF LOTS & PARCELS	1.14078 AC.
AREA OF STREET DEDICATION (HEREINAFTER REFERRED TO AS "STREET")	0.00000 AC.
TOTAL AREA THIS PLAT	1.14078 AC.

**INCREASING/DECREASING EASEMENT LINE TABLE**

NO.	BEARING	DISTANCE
1	S 11° 58' 05" W	73.34'
2	N 78° 01' 55" E	25.00'
3	N 11° 58' 05" E	45.00'
4	N 56° 54' 18" W	38.92'
5	N 89° 08' 53" W	50.68'
6	N 00° 53' 07" W	25.45'
7	S 89° 10' 31" E	90.69'
8	S 13° 16' 40" E	0.34'
9	S 89° 05' 55" E	17.92'
10	S 07° 35' 18" E	18.65'
11	S 07° 35' 18" E	18.65'
12	N 89° 06' 53" W	26.69'
13	N 11° 58' 05" E	25.69'

**EASEMENT CURVE TABLE**

NO.	RADIUS	DELTA	CHORD BEARING	DISTANCE
1	330.00'	0° 11' 20"	S 08° 11' 20" E	6.65'

FOR L. 49312, F. 466  
 SANDY SPRING BANK  
 WITNESSES: *[Signatures]*  
 DATE: 4/16/15

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