



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

**MCPB**  
**Item #**  
**12/21/06**

**MEMORANDUM**

**DATE:** December 08, 2006

**TO:** Montgomery County Planning Board

**FROM:** Catherine Conlon, Supervisor *CAC*  
Development Review Division  
(301) 495-4542

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for December 21, 2006

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The following record plat is 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 plat drawings for the record plat. The following plat is included:

220061730 North Glen Hills (1)

**Plat No. 220061730**

North Glen Hills

Located on Bratton Court, approximately 50 feet south of Bratton Drive

RE-1 Zone; 2 Lots

Community Water, Private Septic

Master Plan Area: Potomac

Green Wold Family Trust, Applicant

This record plat has been reviewed by MNCPPC staff and other applicable agencies as documented on the attached Record Plat Review Sheet. Staff has determined that the plat complies with Preliminary Plan No. 120010660, 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 preliminary plan.

**RECORD PLAT REVIEW SHEET**

Plan Name: North Glen Hills Plan Number: 1-01066  
 Plat Name: North Glen Hills Plat Number: 2-00173  
 Plat Submission Date: 2/21/06  
 DRD Plat Reviewer: PW  
 DRD Prelim Plan Reviewer: ?

**Initial DRD Review:**

Signed Preliminary Plan - Date 2/22/06 Checked: Initial PW Date 2/22 4/6/06  
 Planning Board Opinion - Date 12/24/03 Checked: Initial PW Date 4/6/06  
 Site Plan Req'd for Development? Yes  No  Verified By: \_\_\_\_\_ (initial)  
 Site Plan Name: \_\_\_\_\_ Site Plan Number: \_\_\_\_\_  
 Planning Board Opinion - Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 Site Plan Signature Set - Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 Site Plan Reviewer Plat Approval: Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_

Review Items: Lot # & Layout  Lot Area  Zoning  Bearings & Distances   
 Coordinates  Plan #  Road/Alley Widths  Easements  Open Space NA  
 Non-standard BRLs NA Adjoining Land  Vicinity Map  Septic/Wells   
 TDR note NA Child Lot note NA Surveyor Cert  Owner Cert  Tax Map

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment		2/27	3/17	3/24/06	see comments
Research	Bobby Fleury	"	"	2/28/06	O/S
SHA	Doug Mills	"	"	NC	NC
PEPCO	Jose Washington	"	"	NC	NC
Parks	Doug Powell	"	"	NC	NC
DRD	Steve Smith	"	"	3/19/06	see plat

**Final DRD Review:**

DRD Review Complete:  
 (All comments rec'd and incorporated into mark-up)  
 Engineer Notified (Pick up Mark-up):  
 Final Mylar w/Mark-up & PDF Rec'd:

Initial TA Date 12/8/06  
TA 4/7/06  
TA 12/14/06

**Board Approval of Plat:**

Plat Agenda:  
 Planning Board Approval:  
 Chairman's Signature:

TA 12/21/06  
 \_\_\_\_\_  
 \_\_\_\_\_

**DPS Approval of Plat:**

Engineer Pick-up for DPS Signature:  
 Final Mylar for Reproduction Rec'd:

\_\_\_\_\_  
 \_\_\_\_\_

**Plat Reproduction:**

Addressing:  
 File Card Update:  
 Final Zoning Book Check:  
 Update Address Books with Plat #:  
 Update Green Books for Resubdivision:  
 Notify Engineer to Seal Plats:  
 Engineer Seal Complete:  
 Complete Reproduction:  
 Sent to Courthouse for Recordation:

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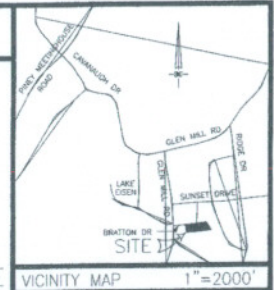
No. \_\_\_\_\_

\* Expires 37 month - ~~12/2~~ 1/24/6

PLAT TOTALS			
NUMBER OF LOTS	2		
AREA OF LOTS	99,213 S.F.	2,2776 AC.	
AREA OF STREET DEDICATION	0.0000 S.F.	0.0000 AC.	
TOTAL AREA THIS PLAT	99,213 S.F.	2,2776 AC.	

CURVE NO.	RADIUS	ARC	TANGENT	DELTA	CHORD BEARING & DISTANCE
1	25.00'	34.25'	20.42'	78°29'15"	S49°46'23"E 31.63'
2	60.00'	262.70'	84.34'	250°51'22"	N29°18'34"E 97.78'
3	30.00'	36.99'	21.26'	70°39'05"	N60°47'35"W 34.69'

PLAT No.



OWNER'S CERTIFICATE

VICINITY MAP 1"=2000'

WE THE UNDERSIGNED, OWNER(S) OF THE PROPERTY DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT TO MONTGOMERY COUNTY, MARYLAND SLOPE EASEMENTS 10 FEET WIDE ACROSS ALL LOTS ADJACENT, CONTIGUOUS AND PARALLEL TO ALL STREET RIGHT OF WAY LINES AS REQUIRED BY MONTGOMERY COUNTY ORDINANCE NUMBER 4-115. SAID SLOPE EASEMENTS SHALL BE EXTINGUISHED AT SUCH TIME AS ALL PUBLIC IMPROVEMENTS ON THE ABUTTING RIGHT OF WAYS HAVE BEEN COMPLETED AND BEEN ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND.

FURTHER, WE GRANT TO POTOMAC ELECTRIC POWER COMPANY, VERIZON TELEPHONE COMPANY OF MARYLAND, WASHINGTON GAS LIGHT COMPANY, AND TO EACH OF THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AN EASEMENT IN, ON, AND OVER THE LAND HERIN DESCRIBED AS A TEN FOOT WIDE PUBLIC UTILITY EASEMENT DESIGNATED HEREON AS "P.U.E." WITH THE TERMS AND PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3854 AT FOLIO 457. SAID TERMS AND PROVISIONS BEING INCORPORATED HEREIN BY THIS REFERENCE.

FURTHER, WE GRANT TO THE WASHINGTON SUBURBAN SANITARY COMMISSION (W.S.S.C.) SUCH EXCLUSIVE RIGHTS AS ARE NECESSARY FOR THE CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE AND REPAIRS OF WATER MAINS AND APPURTENANCES WITHIN THE WATER RIGHT OF WAY EASEMENT SHOWN HEREON, SUBJECT TO AND TOGETHER WITH THE CONDITIONS CONTAINED IN A RIGHT OF WAY DOCUMENT FROM THE GRANTORS, THEIR SUCCESSORS AND ASSIGNS TO THE W.S.S.C. AND TO BE RECORDED HEREAFTER.

WE HEREBY ACKNOWLEDGE AND CONSENT TO THE ABANDONMENT IN ACCORDANCE WITH THE COUNCIL FOR MONTGOMERY COUNTY, MARYLAND RESOLUTION #08-04 AS RECORDED IN LIBER FOLIO AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

FURTHER, WE AS THE OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER NECESSARY DEMONSTRATION TO BE SET BY ENGAGING A LICENSED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO RECORDED SUITS, ACTIONS AT LAW, LIENS, LEASES, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION EXCEPT A CERTAIN DEED OF TRUST AND ALL PARTIES WITH AN INTEREST THERETO HAVE INDICATED THEIR ASSENT BELOW.

LOT 22, GREENWOLD FAMILY TRUST  
*Philip L. Strauss* 12/8/06  
 PHILIP L. STRAUSS, TRUSTEE WITNESS DATE  
*Thomas A. Gowling* 12/8/06  
 THOMAS A. GOWLING, TRUSTEE WITNESS DATE

SURVEYOR'S CERTIFICATE

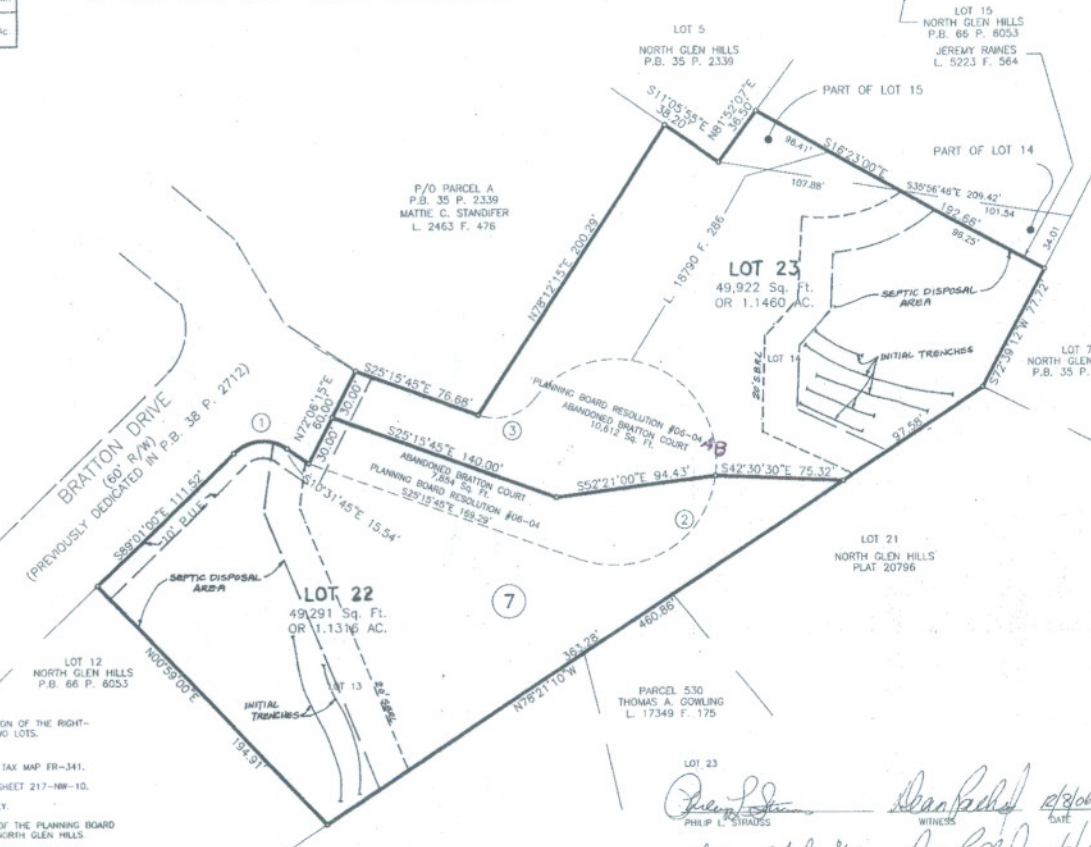
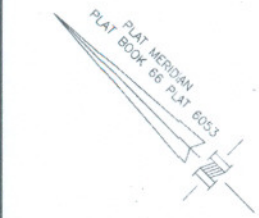
I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A RE-SUBDIVISION OF 1) A PORTION OF BRATTON COURT, ABANDONED BY THE MONTGOMERY COUNTY PLANNING BOARD RESOLUTION #08-04, ADOPTED 12/15/06, AND 2) LOTS 13, AND A PART OF LOTS 14 AND 15, SAID LOTS AND BRATTON COURT, BEING SHOWN AND INCLUDED ON A PLAT OF SUBDIVISION ENTITLED "LOTS 12 THRU 15, BLOCK 7, SECTION 2, NORTH GLEN HILLS" AND RECORDED IN PLAT BOOK 86 AS PLAT NO. 8053.

I FURTHER CERTIFY THAT, IF ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THEREON WILL BE SET IN ACCORDANCE WITH SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED ON THIS PLAN IS 99,213 Sq. Ft. OR 2,2776 ACRES OF WHICH NONE DEDICATED TO PUBLIC USE.  
 12/8/06  
 JOHN R. BITNER  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 10668

SUBDIVISION RECORD PLAT  
 LOTS 22 & 23 - BLOCK 7  
 SECTION 2  
 NORTH GLEN HILLS  
 A RE-SUBDIVISION OF LOT 13 AND PART OF LOTS 14  
 AND 15 AND BRATTON COURT, BLOCK 7, SECTION 2  
 ROCKVILLE ELECTION DISTRICT NO. 4  
 MONTGOMERY COUNTY, MARYLAND

P.G. ASSOCIATES, INC.  
 Civil Engineers - Land Surveyors - Planners  
 932 HUNGERFORD DRIVE, SUITE 4B  
 ROCKVILLE, MARYLAND 20850  
 Phone: (301) 309-1361



- NOTES:
1. THE PURPOSE OF THIS PLAT IS TO ABANDON A PORTION OF THE RIGHT-OF-WAY OF BRATTON COURT AND RE-SUBDIVIDE INTO TWO LOTS.
  2. PROPERTY IS ZONED RE-1.
  3. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON TAX MAP FR-341.
  4. THE PROPERTY SHOWN IS LOCATED ON W.S.S.C. 200 SPECIFIC 217-NM-10.
  5. FOR PUBLIC WATER AND PRIVATE SEPTIC SYSTEMS ONLY.
  6. THIS PLAT IS LIMITED TO THE USES AND CONDITIONS OF THE PLANNING BOARD APPROVAL FOR PRELIMINARY PLAN #1-01068, ENTITLED NORTH GLEN HILLS.
  7. THE SEPTIC AREAS SHOWN ARE AS DEPICTED ON THE PRELIMINARY PLAN APPROVED BY THE DEPARTMENT OF PERMITTING SERVICES.
  8. INDIVIDUAL SEPTIC SYSTEMS TO BE IN ACCORDANCE WITH PRELIMINARY PLAN #1-01068, NORTH GLEN HILLS.
  9. SEPTIC BUILDING RESTRICTION LINES SUBJECT TO CHANGE WITH RE-APPROVAL BY THE DEPARTMENT OF PERMITTING SERVICES.
  10. LOTS 22 AND 23 ARE APPROVED FOR 6 BEDROOMS (MAX).
  11. HORIZONTAL DATUM SHOWN HEREON IS BASED ON PLAT BOOK 66, PLAT 8053.
  12. 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 SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
  13. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT 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 RECORDING THIS PLAT, UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
  14. THIS PROPERTY IS SUBJECT TO CHAPTER 22A, FOREST CONSERVATION LAW.
  15. THIS PLAT IS SUBJECT TO A ROAD COVENANT TO PAY A PROPORTED SHARE FOR THE FUTURE CONSTRUCTION OR RECONSTRUCTION OF BRATTON COURT AND WAS RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY ON 12/15/06, IN LIBER 3854 AT FOLIO 457.

The Maryland-National Capital Park & Planning Commission  
 Montgomery County Planning Board  
 Approved \_\_\_\_\_ DATE \_\_\_\_\_  
 Montgomery County, Maryland  
 Department of Permitting Services  
 Approved \_\_\_\_\_ DATE \_\_\_\_\_

RECORDED  
 PLAT NO. \_\_\_\_\_



SCALE: 1"=50'

AUGUST 2005



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**Date Mailed: December 4, 2003**

**Action:** Approved Staff Recommendation  
**Motion** of Comm. Robinson, seconded by  
Comm. Bryant with a vote of 4-0;  
Comms. Bryant, Perdue, Robinson and  
Wellington voting in favor;  
Commissioner Berlage absent

## MONTGOMERY COUNTY PLANNING BOARD

### OPINION

Preliminary Plan 1-01066

NAME OF PLAN: NORTH GLEN HILLS

On 4/09/01, THE HAINES COMPANY submitted an application for the approval of a preliminary plan of subdivision of property in the RE-1 zone. The application proposed to create 2 lots on 2.2625 acres of land. The application was designated Preliminary Plan 1-01066. On 10/23/03, Preliminary Plan 1-01066 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form, attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-01066 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-01066.

Approval, Including the Abandonment of Bratton Court, Subject to the Following Conditions:

- (1) Compliance with the conditions of approval of the preliminary forest conservation plan. The applicant must meet all conditions prior to recording of plat or MCDPS issuance of sediment and erosion control permit, as appropriate
- (2) Conditions of MCDPS stormwater management approval
- (3) Prior to recording of plat, Planning Board approval of abandonment resolution for Bratton Court
- (4) Access and improvements to Bratton Drive, as required, to be reviewed and approved by MCDPW&T prior to recording of plat
- (5) This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the planning board opinion. Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded or a request for an extension must be filed
- (6) Other necessary easements

PAVED APRON  
WITHOUT CULVERT  
PIPE (3M \* NC-301.03)

BRATTUN DRIVE

CLEAR GRADE ± 500  
FRONTAGE

REMOVE EX  
LARGE STONES

PAVED APRON  
WITHOUT CULVERT PIPE  
(5FO \* NC-301.03)

**ENGINEER'S SEPTIC CERTIFICATE**

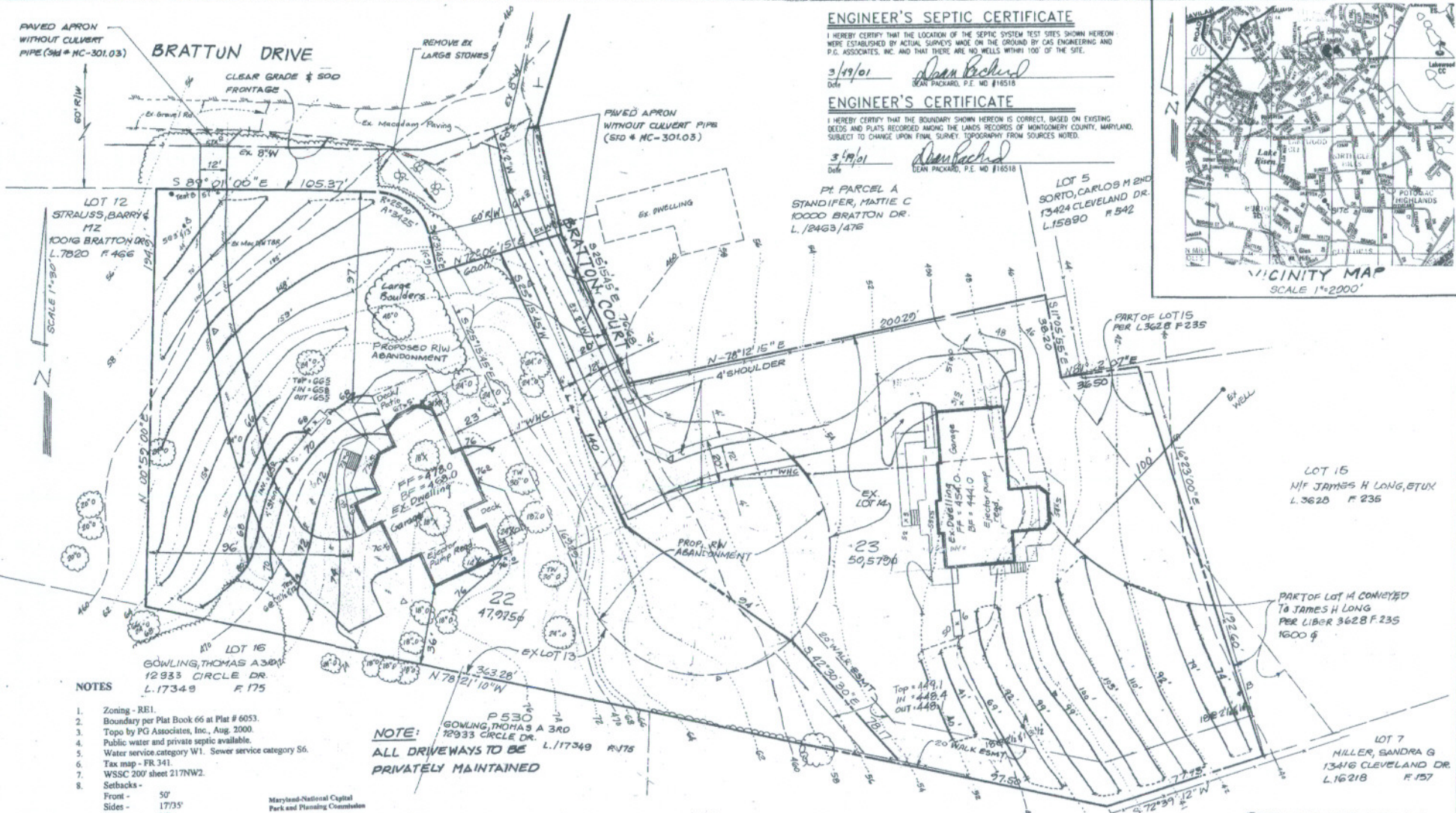
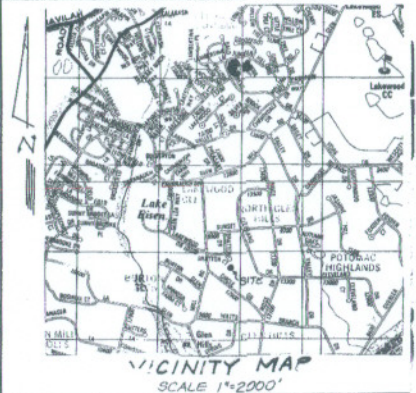
I HEREBY CERTIFY THAT THE LOCATION OF THE SEPTIC SYSTEM TEST SITES SHOWN HEREON  
WERE ESTABLISHED BY ACTUAL SURVEYS MADE ON THE GROUND BY GAS ENGINEERING AND  
P.G. ASSOCIATES, INC. AND THAT THERE ARE NO WELLS WITHIN 100' OF THE SITE.  
3/19/01 *Dean Packard*  
Date: DEAN PACKARD, P.E. MD #18518

**ENGINEER'S CERTIFICATE**

I HEREBY CERTIFY THAT THE BOUNDARY SHOWN HEREON IS CORRECT, BASED ON EXISTING  
DEEDS AND PLATS RECORDED AMONG THE LANDS RECORDS OF MONTGOMERY COUNTY, MARYLAND,  
SUBJECT TO CHANGE UPON FINAL SURVEY TOPOGRAPHY FROM SOURCES NOTED.  
3/19/01 *Dean Packard*  
Date: DEAN PACKARD, P.E. MD #18518

PT. PARCEL A  
STANDIFER, MATTIE C  
10000 BRATTUN DR.  
L.18463/476

LOT 5  
SORITO, CARLOS M 2ND  
13424 CLEVELAND DR.  
L.15890 #542



**NOTES**

- Zoning - RE1.
- Boundary per Plat Book 66 at Plat # 6053.
- Topo by PG Associates, Inc., Aug. 2000.
- Public water and private septic available.
- Water service category W1. Sewer service category S6.
- Tax map - FR 341.
- WSSC 200' sheet 217NW2.
- Setbacks -  
Front - 50'  
Sides - 17735'  
Rear - 35'
- Lot 13, Block 7  
Property Address - 2 Brattun Court  
Current Owner: Greenwald, Family Tr et al  
2 Brattun Court  
Rockville, MD 20850  
Liber 18790 Folio 308  
Tax ID# 04-0007823  
Lot 14, Block 7  
Property Address - 1 Brattun Court  
Current Owner: Straus, Phillip L & NG  
1 Brattun Court  
Rockville, MD 20850  
Liber 18790 Folio 286  
Tax ID #04-00078645
- Sediment control be individual small land disturbance permits.
- GROSS TRACT AREA = 28,534 sq ft ± 22625 sq ft  
LOT 13 = 40,040 sq ft  
LOT 14 = 40,000 sq ft  
ABANDONMENT 18,514 sq ft
- BUILDING PERMITS  
LOTS 13 - 235729  
14 - 235730

Maryland-National Capital  
Park and Planning Commission  
Approved Preliminary Subdivision Plan No. 1-05838  
Per Planning Board Opinion dated 12/04/01 at its meeting of 10/23/01

- Approval, subject to the following conditions:
- Approval, including the Abandonment of Brattun Court, Subject to the Following Conditions:
- Compliance with the conditions of approval of the preliminary forest conservation plan. The applicant must meet all conditions prior to recording of plat or MCDPS issuance of sediment and erosion control permit, as appropriate.
  - Conditions of MCDPS stormwater management approval.
  - Prior to recording of plat, Planning Board approval of abandonment resolution for Brattun Court.
  - Access and improvements to Brattun Drive, as required, to be reviewed and approved by MCDPW&T prior to recording of plat.
  - This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the planning board opinion. Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded or a request for an extension must be filed.
  - Other necessary easements.

*Carl A. Cole* 2/22/06

**NOTE:**  
GOWLING, THOMAS A 3RD  
12933 CIRCLE DR.  
L.17349 #175  
ALL DRIVEWAYS TO BE  
PRIVATELY MAINTAINED

**NOTE:**  
DRIVEWAY MIN. 12' WIDE, MUST BE PAVED  
2" SURFACE 4" BASE (ASPHALT)

PAVED PORTION OF D/W IN R/W  
15 TO HAVE 20' CLEAR.

**NOTE:** THE PURPOSE OF THIS PRELIMINARY  
PLAN IS TO ABANDON THE RIGHT-OF-WAY  
FOR BRATTUN COURT AS INDICATED.

LOT 21  
SMART, E KEVIN & KL  
12025 CIRCLE DR  
L.116157 #28

**PRELIMINARY PLAN  
LOTS &  
A RESUBDIVISION OF LOT 13 &  
PART OF LOTS #14 IS, BLOCK 7, SECTION 2  
NORTH GLEN HILLS  
ROCKVILLE (4<sup>TH</sup>) ELECTION DIST.  
MONTGOMERY COUNTY, MD  
SCALE 1" = 30' AUG. 2000**

*Dean Packard*

**PG ASSOCIATES, INC.**  
ENGINEERS PLANNERS SURVEYORS  
354 B HUNGERFORD DRIVE  
ROCKVILLE, MD 20850  
(301) 309-1361  
(301) 309-3757 fax