

**Plat Name:** North Glen Hills  
**Plat #:** 220090850

**Location:** Located on the east side of Bratton Road, 500 feet south of Sunset Drive  
**Master Plan:** Potomac  
**Plat Details:** RE-1 zone; 1 lot  
Community Water, Private Septic  
**Applicant:** William Standifer

Staff recommends approval of this minor subdivision plat pursuant to Section **50-35A (a)(3)** of the Subdivision Regulations, which states:

**Consolidation of Two or More Lots or a Part of a lot into One Lot.** Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

- a. Any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
- b. Any consolidation involving a part of a lot may occur under the minor subdivision process if the part of a lot was created by deed recorded prior to June 1, 1958

Staff applied the above-noted minor subdivision criteria for this property and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(3) and supports this minor subdivision record plat.

**OWNER'S CERTIFICATION**

We, Joanne Salyers, Frances Foye Ford, Betty Jane Linthicum and William Stephen Standifer owners of the property shown hereon, hereby:

establish this plan of subdivision, and

grant a Public Utilities Easement (P.U.E.), as shown hereon, to the parties named in a document titled "Terms and Provisions of a Public Utility Easement" as recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457, subject to all current and applicable regulations of all federal, state, and local governing agencies.

We or our successors and assigns will cause property corner markers to be set by a Maryland Licensed Land Surveyor, in accordance with Section 50-24(e) of the Montgomery County Code (Subdivision Regulations).

There are no suits, liens, leases, mortgages or trusts affecting the property included in this plan of subdivision.

Date: 03/26/09 *Joanne Salyers*  
 Date: 3-26-09 *Frances Foye Ford*  
 Date: 3-26-09 *Betty Jane Linthicum*  
 Date: 3-26-09 *William Stephen Standifer*  
 Joanne Salyers  
 Frances Foye Ford  
 Betty Jane Linthicum  
 William Stephen Standifer

**SURVEYOR'S CERTIFICATION**

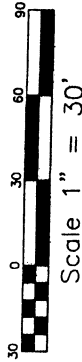
I hereby certify that the survey information shown hereon is correct: that this plat of subdivision has been prepared in accordance with the Subdivision Regulations of Montgomery County, Maryland:

that this plat is a subdivision of that real property conveyed by Joanne Salyers Personal Representative of the Estate of Mattie Cleo Standifer to Joanne Salyers, Frances Foye Ford, Betty Jane Linthicum and William Stephen Standifer, by Deed dated May 21, 2007 and recorded among the Land Records of Montgomery County, Maryland in Liber 34380 at Folio 321; said property being Part of Parcel A Block 7 in the subdivision known as Section Two, North Glen Hills and included on a Subdivision Record Plat recorded among said Land Records in Plat Book 35 at Plat 2339; and

that property corner markers will be set in accordance with Section 50-24(e) of the Montgomery County Code (Subdivision Regulation) if so engaged.

The total area included in this plat of subdivision is 35,157 square feet or 0.8071 of an acre. There is no area being dedicated to public use by this plat.

Date: 3/26/09  
 John E. Poole, Jr.  
 Property Line Surveyor  
 Maryland No. 588



**NOTE**  
 Existing well to be abandoned & sealed by a licensed well driller prior to any building permit approval by MCDPS well & septic.

APPROVED: \_\_\_\_\_  
 CHAIRMAN  
 SECRETARY-TREASURER

BY: \_\_\_\_\_  
 DIRECTOR

M.N.C.P. & P.C. RECORD FILE NUMBER: \_\_\_\_\_

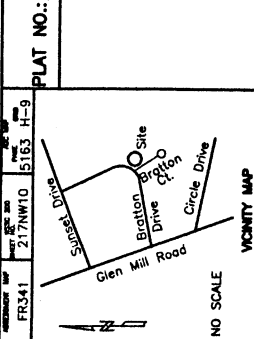
RECORDED \_\_\_\_\_  
 PLAT NO.: \_\_\_\_\_

**GENERAL NOTES**  
 The property included on this subdivision plat is currently zoned RE-1.  
 The property included in this subdivision is intended for public water service and private septic system. Lot approved for 5 bedroom house.  
 Septic building restriction lines are subject to change upon approval by the Montgomery County Department of Permitting Services, Well & Septic Section.

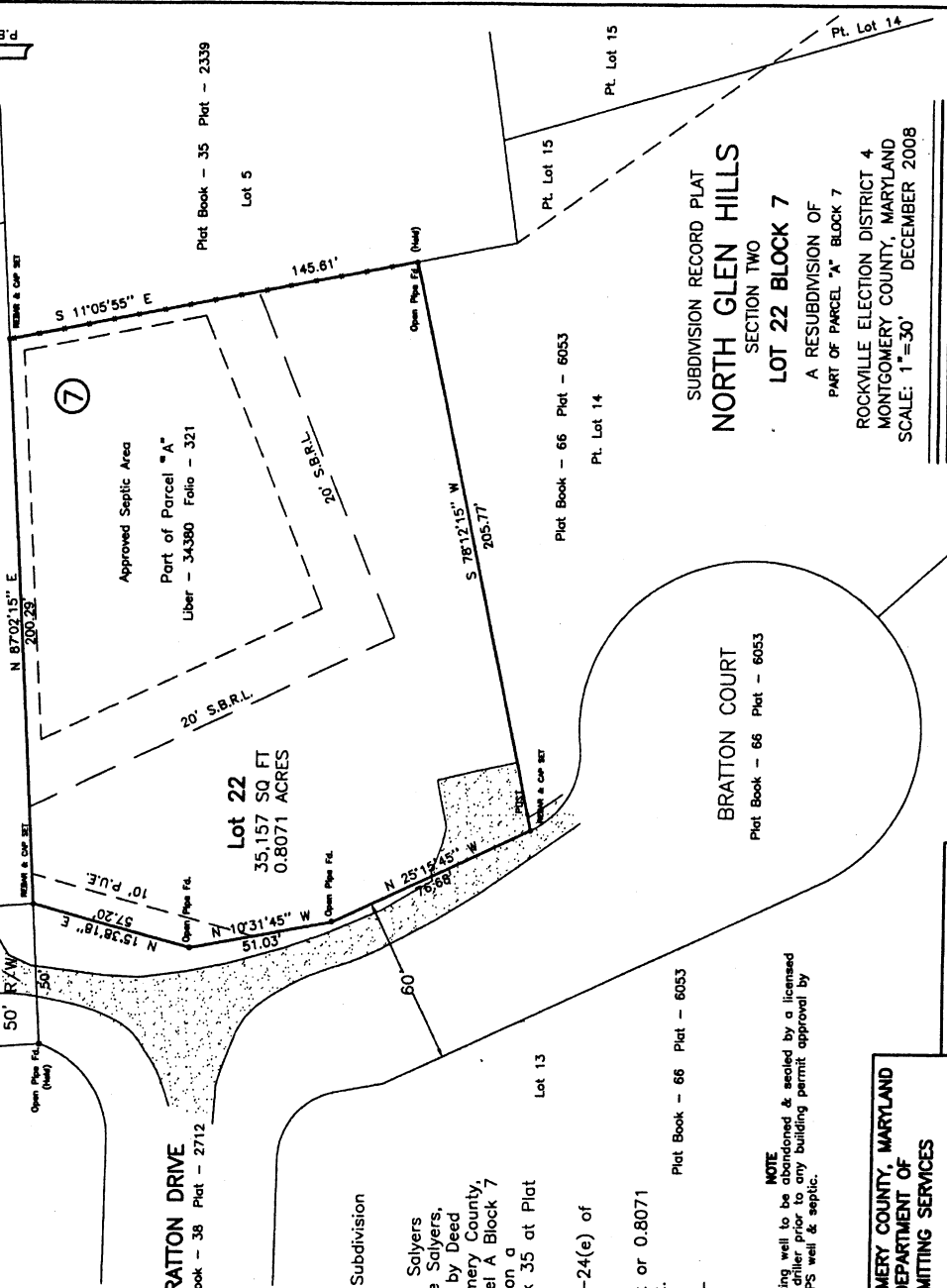
This subdivision record plat is not intended to show every matter affecting or restricting the ownership and use of the subdivision property. A subdivision record plat is not intended to replace and examination of title or to note all matters affecting title.

All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan allowing development of the property included on this plat as approved by the Montgomery County Planning Board are intended to survive and not be extinguished by this plat. No easements expressly contemplated by the plan as approved. The official public utility maps and plans are maintained by the Planning Board and are available for public review during normal business hours.

This plat is in conformance with the requirements of Section 50-35A of the Montgomery County Code (Subdivision Regulations) which provides for the consolidation of two or more lots or a part of a lot being re-platted as a single lot per Section 50-35A (c)(3) thereof.



This subdivision complies with the grandfather provisions as specified by the Montgomery County Zoning Ordinance, Section 58-C-1.32 (footnote 1).



**SUBDIVISION RECORD PLAT**  
**NORTH GLEN HILLS**  
 SECTION TWO  
**LOT 22 BLOCK 7**  
 A RESUBDIVISION OF  
 PART OF PARCEL "A" BLOCK 7  
 ROCKVILLE ELECTION DISTRICT 4  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 30' DECEMBER 2008

R.K. MADDOX SURVEYS  
 4011 BAKER VALLEY ROAD  
 FREDERICK, MARYLAND 21704  
 (301) 831-1116

**RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET**

(This form contains 3 pages)

Plat Name: North Glen Hills Plat Number: 220090850  
 Plat Submission Date: 1-26-09  
 DRD Plat Reviewer: S. Smith  
 DRD Prelim Plan Reviewer: N/A

\*For category of minor see pages 2 and 3

**Initial DRD Review:**

Pre-Preliminary Plan No. \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 Preliminary Plan No. \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 Planning Board Opinion – Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 Site Plan Name if applicable: \_\_\_\_\_ Site Plan Number: \_\_\_\_\_  
 Planning Board Opinion – Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>E. Gibson</u>	<u>1-29-09</u>	<u>2-13-09</u>	<u>2-11-09</u>	<u>No Revisions</u>
Research	<u>Bobby Fleury</u>			<u>2-2-09</u>	<u>OK</u>
SHA	<u>Doug Mills</u>				
PEPCO	<u>Steve Baxter</u>				
Parks	<u>Doug Powell</u>				
DRD	<u>Nellie Carey</u>			<u>2-3-09</u>	<u>OK</u>

**Final DRD Review:**

DRD Review Complete:	<u>SJS</u>	<u>4-6-09</u>
(All comments rec'd and incorporated into mark-up)		
Engineer Notified (Pick up Mark-up):	<u>SJS</u>	<u>3/16/09</u>
Final Mylar w/Mark-up & PDF Rec'd:	<u>SJS</u>	<u>3-31-09</u>
<b>Board Approval of Plat:</b>		
Plat Agenda:	<u>SJS</u>	<u>4-16-09</u>
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____
<b>DPS Approval of Plat:</b>		
Engineer Pick-up for DPS Signature:	_____	_____
Final Mylar for Reproduction Rec'd:	_____	_____
<b>Plat Reproduction:</b>		
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:	_____	_____

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

**RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-50-35A**

**Select which Category of Minor Subdivision and fill information as required**

**Requirements under Sec 50-35A (A)**

*(1) Minor Lot Adjustment*

- a) Total area does not exceed 5% of combined area affected: \_\_\_\_\_
- b) No additional lots created: \_\_\_\_\_
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: \_\_\_\_\_
- d) Date sketch plan submitted: \_\_\_\_\_
- e) Sketch plan revised or denied within 10 business days: \_\_\_\_\_
- f) Final record plat submitted within ninety days: \_\_\_\_\_
- g) Sketch shows following information:
  - i. proposed lot adjustment: \_\_\_\_\_
  - ii. physical improvements within 15 feet of adjusted line: \_\_\_\_\_
  - iii. alteration to building setback: \_\_\_\_\_
  - iv. amount of lot area affected: \_\_\_\_\_

*(2) Conversion of Outlot into a Lot*

- a) Outlot not required for open space or otherwise constrained: \_\_\_\_\_
- b) Adequate sewerage and water service/public or private: \_\_\_\_\_
- c) Adequate public facilities and AGP satisfied: \_\_\_\_\_
- d) Any conditions/agreements of original subdivision: \_\_\_\_\_
- e) Special Protection Area, Water Quality Plan required: \_\_\_\_\_

*(3) Consolidation Of Two of More Lots*

- a) Any prior subdivision conditions: \_\_\_\_\_
- b) Part of lot created by deed prior to June 1 1958: ok ✓  
yes ✓

*(4) Further Subdivision of Commercial/Industrial/Multi-Family Lot*

Any subdivision/conditions; APF agreement satisfied: \_\_\_\_\_

*(5) Plat of Correction*

- a) All owners and trustees signed: \_\_\_\_\_
- b) Original Plat identified: \_\_\_\_\_

*(6) Plats for Residentially Zoned Parcels Created by Deed prior to June 1958*

- a) Deed(s) submitted: \_\_\_\_\_
- b) Developable with only one single family detached unit: \_\_\_\_\_

*(7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels*

- a) Adequate Public Facilities satisfied: \_\_\_\_\_
- b) Street dedication required: \_\_\_\_\_
- c) Forest conservation: \_\_\_\_\_
- d) Storm water management: \_\_\_\_\_
- e) Special Protection Area/Water Quality Plan: \_\_\_\_\_
- f) Landscaping and lighting plan including parking lot layout: \_\_\_\_\_

g) Approved Special Exception:

\_\_\_\_\_

**(8) Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum**

a) Number of Lots:

\_\_\_\_\_

b) Written MCDPS approval of proposed septic area:

\_\_\_\_\_

c) Required street dedication:

\_\_\_\_\_

d) Easement for balance of property noting density and TDRS:

\_\_\_\_\_

e) Average lot size of 5 acres:

\_\_\_\_\_

f) Forest Conservation requirements met:

\_\_\_\_\_