



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

MCPB
Item # 1B
2-20-2014

MEMORANDUM

DATE: February 12, 2014

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 February 20, 2014

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:

220131470 Glen Echo Heights
220140110 Chevy Chase, Section 5
220140290 Burning Tree Valley Holton-Arms School/Bradley Hills Grove

Plat Name: Glen Echo Heights

Plat #: 220131470

Location: Located on the north side of Dahlonga Road, 450 feet west of Wiscasset Road.

Master Plan: Bethesda-Chevy Chase Master Plan

Plat Details: R-90 zone; 2 lots
Community Water, Community Sewer

Owner: Alan Giese

The subdivision plat has been reviewed by M-NCPPC staff as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120120100 (MCPB Resolution No. 13-14), 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.

1. THE LOTS ARE APPROVED FOR PUBLIC WATER AND SEWER WATER CATEGORY 1 - SEWER CATEGORY 1.
2. THE PROPERTY TAX IS IN THE SUBJECT OF THIS RECORD PLAT IS IN THE PLAT ZONE AS OF THE DATE OF PLAT RECORDATION.
3.
 - OWF - OPEN IRON PIPE FOUND
 - PPF - PLUG PIPE FOUND
 - HPF - HIGH PIPE FOUND
 - IP5 - IRON PIN WITH CAP SET
4. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE AVAILABILITY OF PUBLIC WATER AND SEWER.

I, ALAN GIESSE, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADAPT THIS PLAT OF SUBDIVISION,
FURTHER KNOWN AS "A TRUST DEED FOR LASTERBET, SNOOK
HERRON," TO THOSE PARTS OF SAID DOCUMENT
WHICH ARE NOT IN CONFLICT WITH OR CONTRARY TO THE
ENTITLED DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY
EASEMENTS*, AS RECORDED IN LIBER 3864 AT FOLIO 407 AMONG THE
LAND RECORDS OF MONTGOMERY COUNTY, LANARK.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS,
MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON,
EXCEPT AS INDICATED BELOW.

DATE JAN. 27, 2014 BY James W. Brown Witness James W. Brown

PLAT No.

HERBERT CHERITY, THAT THE PLAN SHOWN HEREIN IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A RESERVATION OF ALL THE LANDS COMBINED BY ALAN GIBBS, SUCCESSOR TRUSTEE TO GLADYS GIBBS, TRUSTEE UNDER THE GLADYS GIBBS TRUST, TRUST UNIT TO ALAN GIBBS, BY A GRANT DATED 1970, TO THE COUNTY OF LOS ANGELES, CALIFORNIA, FOR THE PURPOSE OF PLANTING AND MAINTAINING TREES AND SHRUBS, AND FOR THE PURPOSE OF PLANTING AND MAINTAINING TREES AND SHRUBS AT VARIOUS SITES, ALSO BEING A RESERVATION OF LOT 20, BLOCK 10, RAIN EIGHT RECREATION, AS RECORDED IN PLAT BOOK 86, PLAT 186, AMONG THE RECORDS OF THE COUNTY OF LOS ANGELES, CALIFORNIA, AND THAT THE TOTAL AREA INVOLVED IN THIS PLAN, THE COUNTY OF LOS ANGELES, CALIFORNIA, WHICH IS DEDICATED TO PUBLIC USE, AND THAT ALL PROPERTY CORNERS MARKED THERE—ARE IN THE SUBDIVISION AS SHOWN HEREIN IN ACCORDANCE WITH THE MAPS AND PLANS OF RECORD, AND THAT THE SUBDIVISION REGULATIONS OF COUNTY OF LOS ANGELES, CALIFORNIA, ARE IN FULL FORCE AND EFFECT.

1/8/14 Jeffrey Allen Matmond
DATE Jeffrey Allen Matmond
JEREMY ALLEN MATMOND
PERSONNEL AND SURVIVOR
HIO BIRMINGHAM
EXPIRATION DATE: JULY 13, 2015

Department of
Permitting Services
Montgomery County, Maryland

Date: _____ Assessed: _____

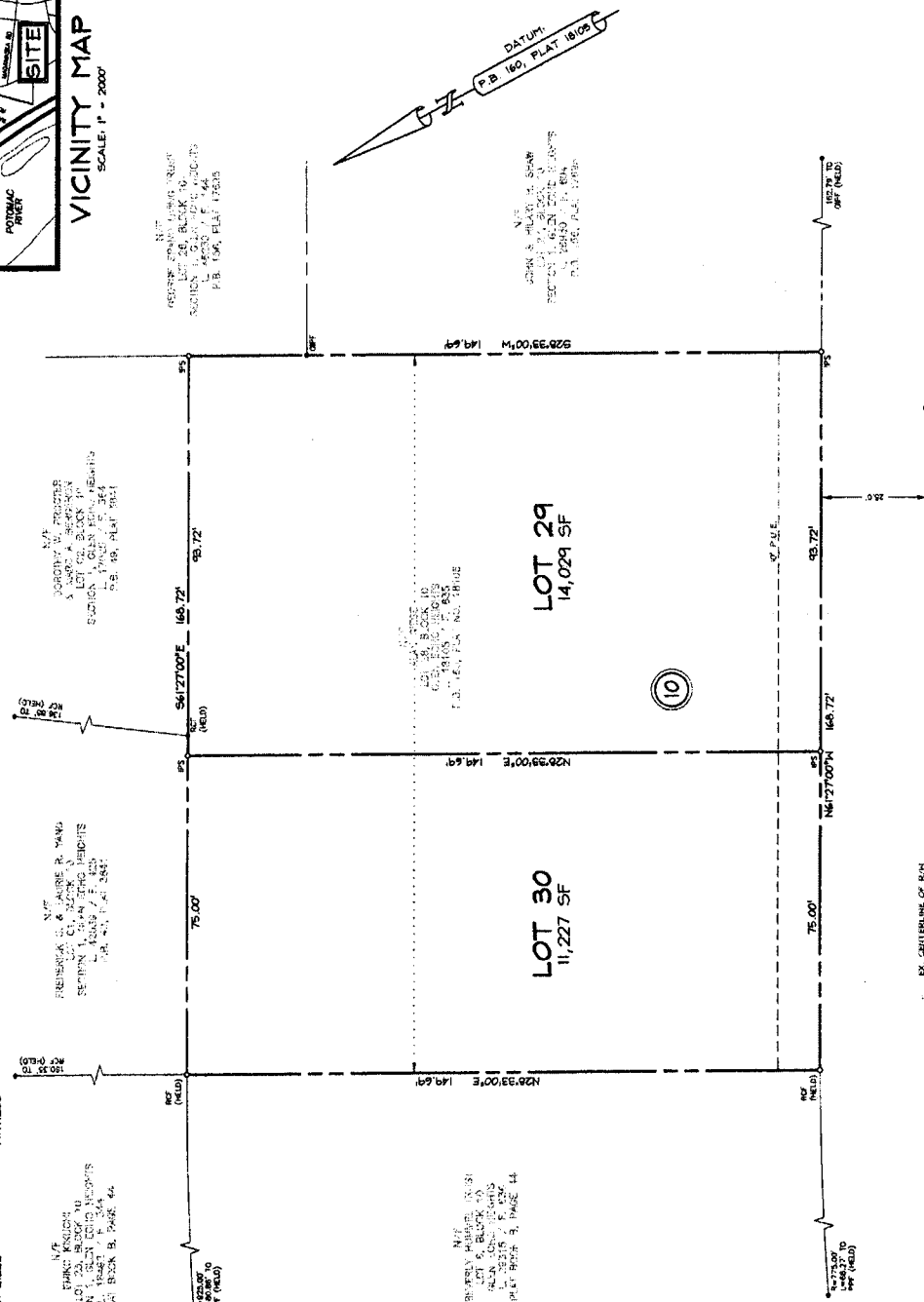
PLAT TABULATION

NUMBER OF LOTS	
NUMBER OF PLOTS	
NUMBER OF LOTS (X) 10	
AREA OF PARCELS	
AREA OF STREET DEDICATION	
TOTAL AREA	

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. _____



DAHLONEGA ROAD
50' RIGHT-OF-WAY
(PER PLAT BOOK B, PLAT No. 44)

GLEN ECHO HEIGHTS

A RESUBDIVISION OF LOT 28, BLOCK 10
BETHESDA (7TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 20' MAY, 2013

108 West Ridgeville Blvd., Suite 101
Mount Airy, Maryland 21771
301-607-8031 office
301-607-8045 fax
www.casemgmtmeeting.com
info@casemgmtmeeting.com



220131470

Plat Name: GLEN ECHO Heights Plat Number: 220131470
 Plan Name: Glen Echo Heights Plan Number: 170120100
 Plat Submission Date: 5/21/13
 DRD Plat Reviewer: H. Meyer
 DRD Prelim Plan Reviewer: M. Foster Checked: WM Date 6/20

Signed Preliminary Plan - Date 5/16/13 Checked: Initial WM Date 6/20/13
 Planning Board Resolution No. 13-14 Resolution Mailing Date 4/12/13
 Site Plan Required? Yes No Verified By: WM (initial)
 Site Plan Name: Site Plan Number:
 Site Plan Signature Set - Date Checked: Initial Date
 Planning Board Resolution No.
 Site Plan Reviewer Check: Initial Date

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

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>C. Bunn</u>	<u>5/22/13</u>	<u>6/7/13</u>	<u>5/21/13</u>	<u>See Comments</u>
Research	Bobby Fleury			<u>5/23/13</u>	<u>OK</u>
SHA	Corren Giles				
PEPCO					
Parks	Doug Powell				
DRD	Kelona Clark				

Consultant Notified (Final Mark-up): Initial STS Date 6/21/13
 Final Mylar & DXF/DWG Received: Initial STS Date 2-4-14
 Final Mylar Review Complete: Initial STS Date 2-10-14

Plat Agenda: Initial STS Date 2/20/14

Planning Board Approval:

Chairman's Signature:

Consultant Pick-up for DPS Signature:

Final Mylar for Reproduction Rec'd:

Addressing:

File Card Update:

Final Zoning Book Check:

Update Address Books with Plat #:

Update Plat Books for Rest. odvision:

Complete Reproduction:

Notify Consultant to Seal Plats:

Surveyor's Seal Complete:

Sent to Courthouse for Recordation:

Recordation Info Entered in o Hansen

No.

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GENERAL NOTE

2)	TRIG-POLY CONTOUR DATA CNS ENGINEERING, DATE	
4)	TOTAL LOT AREA: 10000 SQ. FT.	
5)	PROPERTY SHOWN ON "A" GLEN ROAD HEIGHTS.	
6)	PROPERTY SHOWN ON "B" GLEN ROAD HEIGHTS.	
7)	PROPERTY SHOWN ON "C" GLEN ROAD HEIGHTS.	

4) SITE IS LOCATED N THE
LOCAL UTILITY IS MILLER
SEWER - WASHINGTON ST
WATER - WASHINGTON ST
ELECTRIC - MESCO
TELEPHONE - VERIZON
GAS - WASHINGTON GAS

Q2) THE ESTABLISHED RULE IS APPLICABLE IF A NEW HIGHWAY CONSTRUCTION ON

Q3) A STORMWATER MANAGER ASKS BRUSH AT TONTOON ON 07/23/2008.

14) PRIOR TO RECONSTRUCTION, EXISTING HOUSE SHALL BE SETBACK REGULATIONS.

SITE / ZONING

ZONING: R-90
NUMBER OF ACRE

MAXIMUM LOT COVERAGE	10%
PER LOT APPROXIMATE	50-60-150

[illegible]

1400

Year	Species	Age
1976	White Oak	1
1979	Chesnut Oak	1

100	TRIP POPLAR	2 1/2"	
101	REC OAK		
102	SLASH OAK		

184	BLACK OYSTERS
185	WHITE OYSTERS
186	BLACK OYSTERS
187	WHITE OYSTERS
188	BLACK OYSTERS

DATE	DESCRIPTION	AMOUNT
1	U.S. P. 400.00	

[illegible][illegible]

1

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UTILITY INFORMATION

[illegible]

LIABILITY
FOR LOCATION OF VLTES, CALL
SOMEONE AT 703/792-4412. ALL
EXCAVATION MUST NOT AFFECT
FACILITIES IN THE AREA OF HIGH
VOLTAGE. THE VLT COMPANY
LOCATED IN THE VLT COMPANY
LOCATION IS RESPONSIBLE FOR

1. **Introduction**