

**PLAT NO. 220081110**

**White Oak**

Located on the east side of Lockwood Drive, approximately 600 feet north of New Hampshire Avenue (MD 650)

C-2 zone; 2 parcels

Community Water, Community Sewer

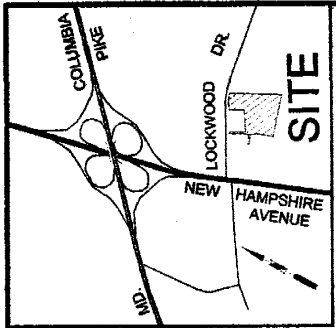
Master Plan Area: White Oak

Geneva Partnership and Hutchinson Family, LLC, Applicant

Staff recommends approval of this subdivision plat pursuant to Section **50-35A(a)(4)** of the Subdivision Regulations, which states:

**Further Subdivision of a Commercial, Industrial or Multi-Family Residential Lot to Reflect a Change in Ownership, Deed, Mortgage or Lease Line.** The creation of deed, mortgage or lease line within a commercial, industrial or multi-family residential lot does not require the approval of a new subdivision plan. At the owner's discretion, the creation or deletion of internal lots to reflect a new deed, mortgage or lease line may be platted under the minor subdivision procedure. All prior conditions of approval for the original subdivision remain in full force and effect and the number of trips generated on any new lot will not exceed those permitted for the original lot or as limited by an Adequate Public Facilities agreement. Any necessary cross-easements, covenants or other deed restrictions necessary to perpetuate previous approvals must be executed prior to recording the record plat.

Staff applied the above-noted criteria for this property and concludes that the proposed subdivision complies with the criteria of Section 50-35A(a)(4) of the subdivision regulations and supports this minor subdivision record plat.



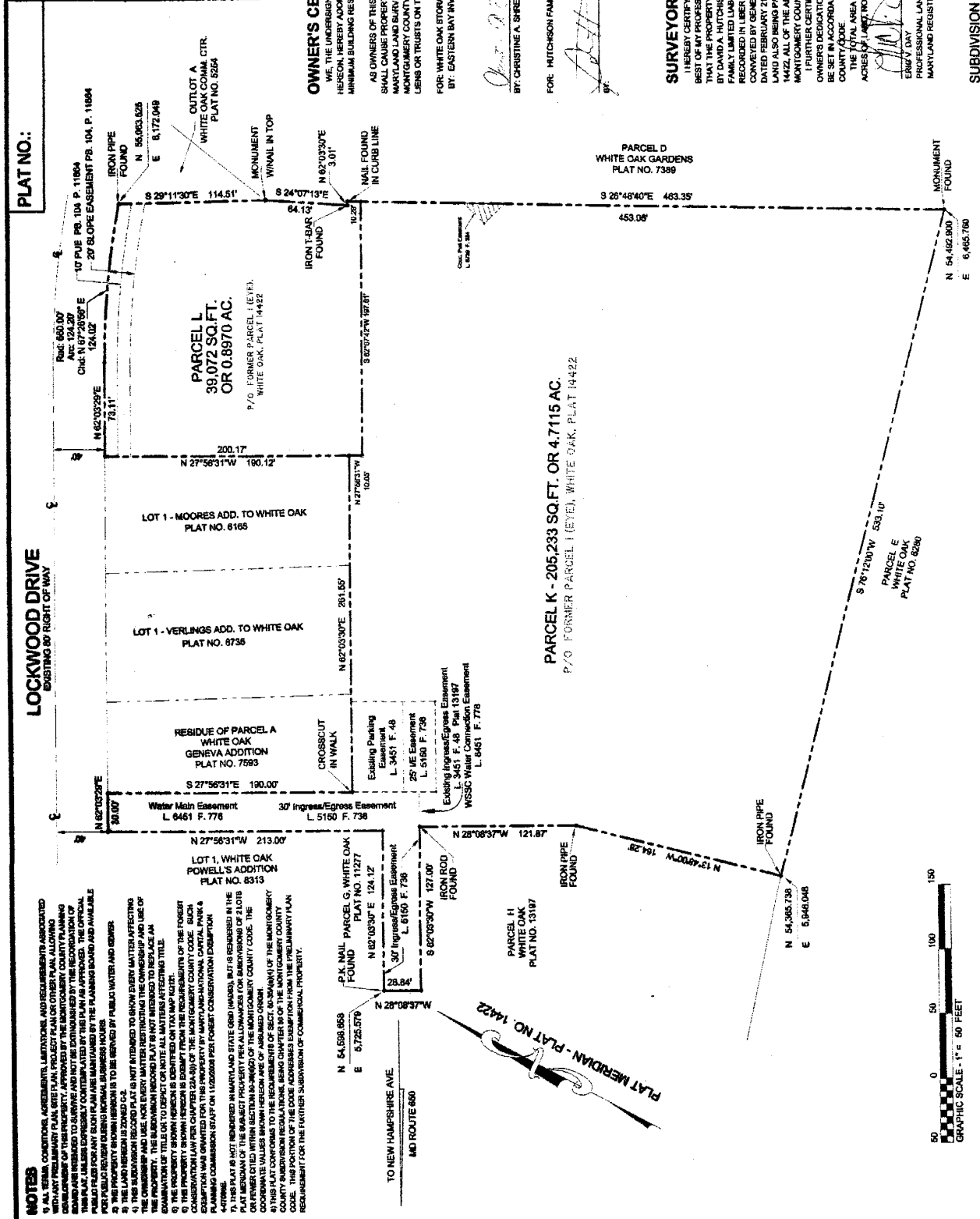
**OWNER'S CERTIFICATE**  
 WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTIONS LINES.  
 AS OWNERS OF THIS SUBDIVISION, WE, OUR SUCCESSORS AND ASSIGNS, SHALL CAUSE PROPERTY CORNER MARKERS TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH SECTION 6A-20A(4)(D) OF THE MONTGOMERY COUNTY CODE. THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, EASES OR TRUSTS ON THIS PROPERTY.  
 FOR: WHITE OAK STORAGE, LP  
 BY: EASTERN BAY INVESTMENT COMPANY, INC., ITS GENERAL PARTNER

BY: CHRISTINE A. SHREVE, PRES. DATE: \_\_\_\_\_ WITNESS: \_\_\_\_\_  
 FOR: HUTCHINSON FAMILY, LLC  
 BY: \_\_\_\_\_ DATE: 2/14/08 WITNESS: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND INFORMATION AND THAT THE PROPERTY SHOWN HEREON IS PART OF THE LAND CONVEYED BY DAVID A. HUTCHINSON AND ROBERT T. HUTCHINSON TO HUTCHINSON FAMILY LIMITED LIABILITY COMPANY BY DEED DATED MAY 29, 2006. I AM A REGISTERED PROFESSIONAL LAND SURVEYOR AND CONVEYED BY GENOVA CORPORATION TO GENOVA PARTNERSHIP BY DEED DATED FEBRUARY 21, 1973, RECORDED IN LIBER 4341 AT FOLIO 506, SAID LAND ALSO BEING PARCEL I (EYE) OF "WHITE OAK", RECORDED AS PLAT 1442Z, ALL OF THE ABOVE FOUND AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.  
 I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS DEDICATION HEREON, ALL PROPERTY CORNER MARKERS WILL BE SET IN ACCORDANCE WITH SECTION 6A-20A (4)(D) OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA OF THIS PLAT IS 244,306 SQUARE FEET OR 5.5086 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE.  
 ERIC V. DAY  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 10771

**SUBDIVISION RECORD PLAT**  
**WHITE OAK PARCELS K & L**  
 (RESUBDIVISION OF PARCEL I)  
 COLESVILLE (5th) ELECTION DISTRICT - MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 50' DATE: DECEMBER 2007

**Dewberry**  
 203 Perry Parkway, Suite 1  
 Gaithersburg, MD 20877-2169  
 301-948-8300 Fax: 301-258-7607



**NOTES**  
 1) ALL TERMS, CONDITIONS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH THIS PLAN SHALL BE SUBJECT TO THE MONTGOMERY COUNTY PLANNING AND ZONING ORDINANCES AND ANY OTHER PLANS, ORDINANCES, REGULATIONS, ORDERS, RESOLUTIONS, AND DECISIONS OF THE BOARD OF PLANNING AND ZONING ADJUSTMENT AND THE MONTGOMERY COUNTY PLANNING AND ZONING COMMISSION. THIS PLAN, INCLUDING EXHIBITS, IS NOT TO BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE PLANNING AND ZONING COMMISSION HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE MONTGOMERY COUNTY PLANNING AND ZONING ORDINANCES AND THE MONTGOMERY COUNTY PLANNING AND ZONING COMMISSION'S POLICIES AND PROCEDURES.  
 2) THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW ANY INTERESTS AFFECTING THE PROPERTY SHOWN HEREON, NOR IS IT INTENDED TO BE A SUBSTITUTE FOR A TITLE CURATIVE PLAN.  
 3) THE PROPERTY SHOWN HEREON IS IDENTIFIED BY THE MONTGOMERY COUNTY PLANNING AND ZONING COMMISSION AS BEING ZONED C-2.  
 4) THE PROPERTY SHOWN HEREON IS IDENTIFIED BY THE MONTGOMERY COUNTY PLANNING AND ZONING COMMISSION AS BEING ZONED C-2.  
 5) THE PROPERTY SHOWN HEREON IS IDENTIFIED BY THE MONTGOMERY COUNTY PLANNING AND ZONING COMMISSION AS BEING ZONED C-2.  
 6) THE PROPERTY SHOWN HEREON IS IDENTIFIED BY THE MONTGOMERY COUNTY PLANNING AND ZONING COMMISSION AS BEING ZONED C-2.  
 7) THE PLAT IS NOT INTENDED TO SHOW ANY INTERESTS AFFECTING THE PROPERTY SHOWN HEREON, NOR IS IT INTENDED TO BE A SUBSTITUTE FOR A TITLE CURATIVE PLAN.  
 8) THE PROPERTY SHOWN HEREON IS IDENTIFIED BY THE MONTGOMERY COUNTY PLANNING AND ZONING COMMISSION AS BEING ZONED C-2.  
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 20) THE PROPERTY SHOWN HEREON IS IDENTIFIED BY THE MONTGOMERY COUNTY PLANNING AND ZONING COMMISSION AS BEING ZONED C-2.

**APPROVED:** \_\_\_\_\_ DATE: \_\_\_\_\_  
 CHAIRMAN ASST. SECRETARY TREASURER  
 MONTGOMERY COUNTY PLANNING AND ZONING COMMISSION  
 DEPARTMENT OF PERMITTING SERVICES  
 DIRECTOR

**RECORDED:** \_\_\_\_\_ DATE: \_\_\_\_\_  
 PLAT NO. \_\_\_\_\_

20811  
 MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
 MONTGOMERY COUNTY PLANNING BOARD

**RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET**

(This form contains 3 pages)

Plat Name: White Oak Plat Number: 220081110

Plat Submission Date: 12/18/07

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 ok  
 Plan # N/A Road/Alley Widths ok Easements  Open Space N/A Non-standard  
 BRLs N/A Adjoining Land ok Vicinity Map ok Septic/Wells N/A  
 TDR notes N/A Child Lot note N/A Surveyor Cert  Owner Cert  Tax Map ok  
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>J. Penn</u>	<u>12/24/07</u>	<u>1/18/08</u>	<u>1/29/08</u>	<u>Exempt</u>
Research	Bobby Fleury			<u>1-2-08</u>	<u>ok</u>
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Nellie Carey			<u>1-10-08</u>	<u>ok</u>

**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:

**Board Approval of Plat:**

Plat Agenda:

Planning Board Approval:

Chairman's Signature:

**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:

Initial

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Date

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1-30-08

4-2-08

4-24-08

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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: \_\_\_\_\_

*(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:

\_\_\_\_\_