




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


MCPB
Item # 1B
10/14/10

MEMORANDUM

DATE: October 1, 2010

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Subdivision Supervisor
Development Review Division 
(301) 495-4542

FROM: Stephen Smith 
Development Review Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for October 14, 2010

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:

220110020 **Oak Grove**

Plat Name: Oak Grove (Glenstone)

Plat #: 220110020

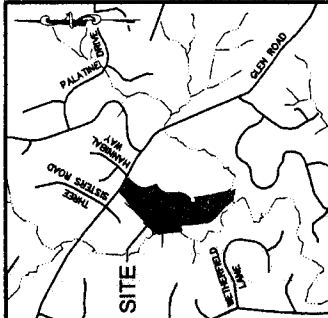
Location: Located on the west side of Glen Road, 700 feet south of Three Sisters Road

Master Plan: Potomac Subregion

Plat Details: RE-2 zone, 1 lot
Private Well, Private Septic

Applicant: Mitchell Rales

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Record Plat Review Sheet. Staff has determined that the record plat complies with Preliminary Plan No. 120100200 (MCPB Resolution No. 10-62), as approved by the Board, and that any minor modifications on the plat do not alter the intent of the Board's previous approval the aforesaid plan.



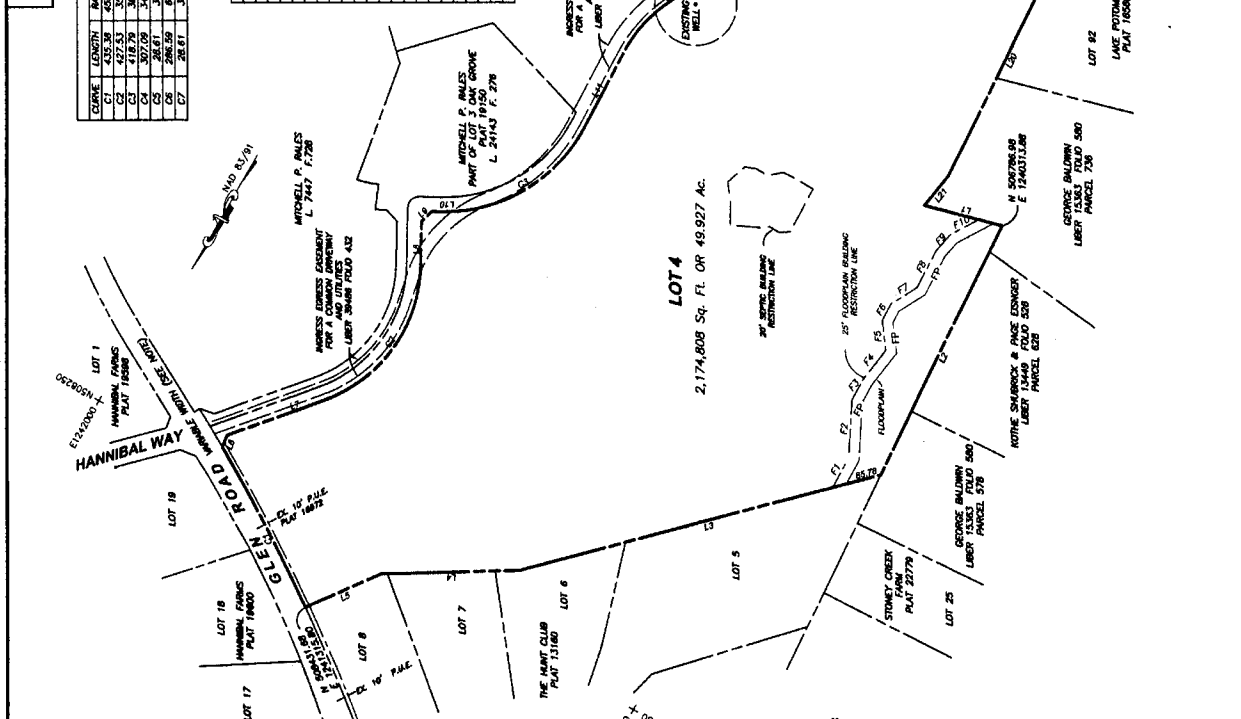
VICINITY MAP
1" = 200'
MONTGOMERY COUNTY
ADC MAP 5282 GRID K1

PLAT NO.

CHANCE	LENGTH	BEARING	CHANCE	LENGTH	BEARING
C1	432.38	S 89° 52' 27" W	C10	432.38	S 89° 52' 27" W
C2	427.53	S 89° 52' 27" W	C11	427.53	S 89° 52' 27" W
C3	418.78	S 89° 52' 27" W	C12	418.78	S 89° 52' 27" W
C4	410.03	S 89° 52' 27" W	C13	410.03	S 89° 52' 27" W
C5	401.28	S 89° 52' 27" W	C14	401.28	S 89° 52' 27" W
C6	392.53	S 89° 52' 27" W	C15	392.53	S 89° 52' 27" W
C7	383.78	S 89° 52' 27" W	C16	383.78	S 89° 52' 27" W
C8	375.03	S 89° 52' 27" W	C17	375.03	S 89° 52' 27" W
C9	366.28	S 89° 52' 27" W	C18	366.28	S 89° 52' 27" W

LINE	LENGTH	BEARING
L1	192.73	S 74° 52' 27" W
L2	183.98	S 74° 52' 27" W
L3	175.23	S 74° 52' 27" W
L4	166.48	S 74° 52' 27" W
L5	157.73	S 74° 52' 27" W
L6	148.98	S 74° 52' 27" W
L7	140.23	S 74° 52' 27" W
L8	131.48	S 74° 52' 27" W
L9	122.73	S 74° 52' 27" W
L10	113.98	S 74° 52' 27" W
L11	105.23	S 74° 52' 27" W
L12	96.48	S 74° 52' 27" W
L13	87.73	S 74° 52' 27" W
L14	78.98	S 74° 52' 27" W
L15	70.23	S 74° 52' 27" W
L16	61.48	S 74° 52' 27" W
L17	52.73	S 74° 52' 27" W
L18	43.98	S 74° 52' 27" W
L19	35.23	S 74° 52' 27" W
L20	26.48	S 74° 52' 27" W

LINE	LENGTH	BEARING
F1	80.19	S 07° 21' 24" E
F2	140.36	S 87° 43' 38" E
F3	80.72	S 07° 21' 24" E
F4	80.72	S 07° 21' 24" E
F5	73.34	S 87° 43' 38" E
F6	65.95	S 07° 21' 24" E
F7	74.45	S 77° 44' 18" W
F8	33.00	S 11° 18' 01" W
F9	74.45	S 77° 44' 18" W
F10	74.45	S 77° 44' 18" W
F11	20.97	N 83° 24' 52" E
F12	41.94	N 83° 24' 52" E
F13	41.94	N 83° 24' 52" E
F14	83.88	N 83° 24' 52" E
F15	83.88	N 83° 24' 52" E
F16	83.88	N 83° 24' 52" E
F17	36.30	N 83° 24' 52" E
F18	36.30	N 83° 24' 52" E



OWNERS CERTIFICATE
I, MITCHELL P. RALES, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE MINOR BUILDING RESTRICTION LINES.

FURTHER, I AS THE OWNER OF THIS SUBDIVISION, MY SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY ENGAGING A LICENSED SURVEYOR TO PLACE WITH SECTION 50-24(E) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION.

Mitchell P. Rales
MITCHELL P. RALES
WITNESS
23 SEP 2010
DATE

NOTES
PROPERTY IS ZONED RE-2.
THE PROPERTY SHOWN ON THIS PLAN IS LOCATED ON TAX MAP EQ. 563 GLEN ROAD HAS BEEN DEDICATED ALONG THE FRONTAGE OF THIS PROPERTY BY THE FOLLOWING PLATS: 1872, 1958 AND 1980.
THE PROPERTY SHOWN ON THIS PLAN IS LOCATED ON W.S.S.C. BASE SHEET Z18HW12
SEPTIC FIELD BUILDING RESTRICTION LINE SUBJECT TO CHANGE UPON REAPPROVAL BY MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES WELL AND SEPTIC DIVISION.
SEPTIC AREA DESIGNED FOR A SIX (6) BEDROOM HOUSE
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 DEPECT OR NOTE ALL MATTERS AFFECTING TITLE.

THE LOT SHOWN HEREON IS SUBJECT TO THE CONDITIONS OF PRELIMINARY PLAN #120182001, ENTITLED RALES PROPERTY, PARCEL 538.
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 ENGINEERING DIVISION OF MONTGOMERY COUNTY, SHALL BE DEEMED TO BE A PART OF THIS SUBDIVISION RECORD PLAT AND SHALL BE DEEMED TO BE SUPERSEDED BY ANY SUCH PLAN APPROVED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

THIS PROPERTY IS EXEMPT FROM THE FOREST CONSERVATION PLAN REQUIREMENTS OF CI, W/TER 22A SUBJECT TO THE TERMS OF EXEMPTION NO. 42010007E.
180 YEAR FLOOD PLAN TAKEN FROM FEMA PANEL NO. 240310320D & 2403103340

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT IT IS A SUBDIVISION OF ALL OF THE LAND DESCRIBED IN ACROSSING PARCEL 538 AND PARCEL 539 TO MITCHELL P. RALES BY DEED DATED APRIL 20, 1982 AND RECORDED IN LIBER 10315 AT FOLIO 462 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

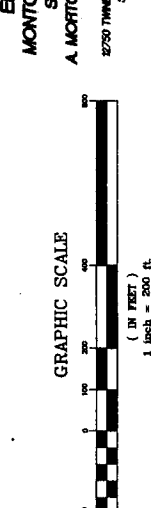
I FURTHER CERTIFY THAT, IF ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS WILL BE SET IN ACCORDANCE WITH SECTION 50-24(E) OF THE MONTGOMERY COUNTY CODE.

THERE IS NO STREET DEDICATION BY THIS PLAN.

THE TOTAL AREA INCLUDED ON THIS PLAN IS 2,174,808 SQUARE FEET OR 49,927 ACRES.

David B. Shaw
DAVID B. SHAW
REGISTERED PROPERTY LINE SURVEYOR
MARYLAND NO. 315

SUBDIVISION RECORD PLAT
LOT 4
OAK GROVE
ELECTION DISTRICT NO. 6
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=200' JUNE, 2010
A. MORTON THOMAS AND ASSOCIATES, INC.
CONSULTING ENGINEERS
2750 TIMBERCROK PARKWAY, ROCKVILLE, MARYLAND 20852
301-981-5543 (FIELD) 301-981-0844 (FAX)
A/E/NO. 128-350



RECORDED: _____
PLAT NO. _____

APPROVED: _____
DIRECTOR

CHIEFMAN _____ ASST. SECRETARY - TREASURER _____

M-NOR-20-C RECORD FILE NO. _____

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

FOR WELL AND SEPTIC SYSTEMS ONLY.
MAYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

RECORD PLAT REVIEW SHEET

Plat Name: Stonstone (Oak Grove) Plat Number: 220110020
 Plan Name: Rales Property Plan Number: 120100200
 Plat Submission Date: 7-12-2010
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: R Weaver Checked: RAW Date 10/1/10

Initial DRD Review:

Signed Preliminary Plan – Date 9-30-10 Checked: Initial SOS Date 9/30/10
 Planning Board Resolution – Date 7/21/10 Checked: Initial SOS Date 8/20/10
 Site Plan Req'd for Development? Yes No Verified By: SOS (initial)
 Site Plan Name: _____ Site Plan Number: _____
 Planning Board Resolution – 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 OK Open Space N/A
 Non-standard BRLs N/A Adjoining Land OK Vicinity Map OK Septic/Wells OK
 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	Evelyn Gibson	7/14/10	7/28/10	7-29-10	Add Exemption # OK
Research	Bobby Fleury			7/19/10	
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up):	Initial <u>SOS</u>	Date <u>9-21-10</u>
Final Mylar & DXF/DWG Received:	<u>SOS</u>	<u>9-24-10</u>
Final Mylar Review Complete:	<u>SOS</u>	<u>9-30-10</u>
Board Approval of Plat:		
Plat Agenda:	<u>SOS</u>	<u>10/14/10</u>
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____
MCDPS Approval of Plat:		
Consultant 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 Plat Books for Resubdivision:	_____	_____
Complete Reproduction:	_____	_____
Notify Consultant to Seal Plats:	_____	_____
Surveyor's Seal Complete:	_____	_____
Sent to Courthouse for Recordation:	_____	_____
Recordation Info Entered into Hansen	_____	_____

No. _____

