

**Plat Name:** Oak Grove  
**Plat #** 220130610

**Location:** Located on the south side of Glen Road, approximately 700 feet southeast of Three Sisters Road  
**Master Plan:** Potomac Subregion Master Plan  
**Plat Details:** RE-2; 2 lots  
Private Water, Private Sewer \*\*Public Sewer to be provided solely for Glenstone Foundation museum facilities per CR #17-504\*\*  
**Applicant:** Innovative Development Group

Staff recommends approval of this minor subdivision plat pursuant to **50-35A(a)(1)** of the Subdivision Regulations, which states:

**Minor Lot line Adjustment.** The sale or exchange of part of a lot between owners of adjacent lots for the purpose of small adjustments in boundaries; provided:

- a. The total area of the adjustment does not exceed five percent of the combined area of the lots affected by the adjustment;
- b. No additional lots are created;
- c. The adjusted lot line is approximately parallel with the original lot line or, if it is proposed to intersect with the original line, it does not significantly change the shape of the lots involved; and,
- d. The owner submits a sketch plan for review and approval by the Planning Board staff. The sketch plan may be a copy of the existing record plan and must contain the following information:
  - i. proposed lot line adjustment as a dashed line;
  - ii. any buildings, driveways, or other physical improvements located within fifteen feet of the proposed adjusted lot line;
  - iii. any minimum building setback that would be altered by the minor lot line adjustment; and
  - iv. the amount of lot area affected by the minor lot line adjustment.

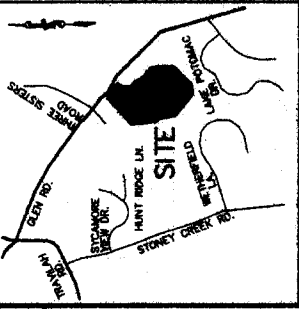
The sketch plan must be approved, approved with revision or denied, in writing, within ten business days after the plan is submitted or the sketch plan is deemed approved, provided requirements i. through iii., above, are met. A final record plat must be submitted to Planning Board staff within ninety days after sketch plan approval or the sketch plan is no longer valid.

- e. Any minor lot line adjustment between properties that occurred prior to May 19, 1997, remains an exception to platting as provided in Section 50-9(d)

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)(1) of the subdivision regulations and supports this subdivision record plat.

PLAT NO.

GLEN ROAD



VICINITY MAP  
SCALE: 1" = 200'

**NOTES:**

- 1) THE SHADY PROPERTY IS LOCATED ON THE ACCRETION MAP NO. 107 AND IS SHOWN IN RED.
- 2) THE SHADY PROPERTY IS OWNED BY THE SHADY TRUST, INC. AND IS SHOWN IN RED.
- 3) THE SHADY TRUST, INC. IS A TRUST CREATED BY WILL UNDER THE WILL OF THE LATE JOHN W. SHADY, DECEASED, AND IS SHOWN IN RED.
- 4) THE SHADY TRUST, INC. IS A TRUST CREATED BY WILL UNDER THE WILL OF THE LATE JOHN W. SHADY, DECEASED, AND IS SHOWN IN RED.
- 5) THE SHADY TRUST, INC. IS A TRUST CREATED BY WILL UNDER THE WILL OF THE LATE JOHN W. SHADY, DECEASED, AND IS SHOWN IN RED.
- 6) THE SHADY TRUST, INC. IS A TRUST CREATED BY WILL UNDER THE WILL OF THE LATE JOHN W. SHADY, DECEASED, AND IS SHOWN IN RED.
- 7) THE SHADY TRUST, INC. IS A TRUST CREATED BY WILL UNDER THE WILL OF THE LATE JOHN W. SHADY, DECEASED, AND IS SHOWN IN RED.
- 8) THE SHADY TRUST, INC. IS A TRUST CREATED BY WILL UNDER THE WILL OF THE LATE JOHN W. SHADY, DECEASED, AND IS SHOWN IN RED.
- 9) THE SHADY TRUST, INC. IS A TRUST CREATED BY WILL UNDER THE WILL OF THE LATE JOHN W. SHADY, DECEASED, AND IS SHOWN IN RED.
- 10) THE SHADY TRUST, INC. IS A TRUST CREATED BY WILL UNDER THE WILL OF THE LATE JOHN W. SHADY, DECEASED, AND IS SHOWN IN RED.

**OWNER'S CERTIFICATE**

I, the undersigned, being the owner of the property described herein, hereby certify that the plat of subdivision shown on this plat is a true and correct representation of the property as it exists on this date, and that the same is in accordance with the provisions of the laws of the State of Maryland relating to the subdivision of land.

DATE: 3-13-13

SIGNATURE: [Signature]

**SURVEYOR'S CERTIFICATE**

I, the undersigned, being a duly licensed surveyor in the State of Maryland, hereby certify that I have surveyed the property described herein, and that the same is in accordance with the provisions of the laws of the State of Maryland relating to the subdivision of land.

DATE: 3-13-13

SIGNATURE: [Signature]

**AREA TABULATION**

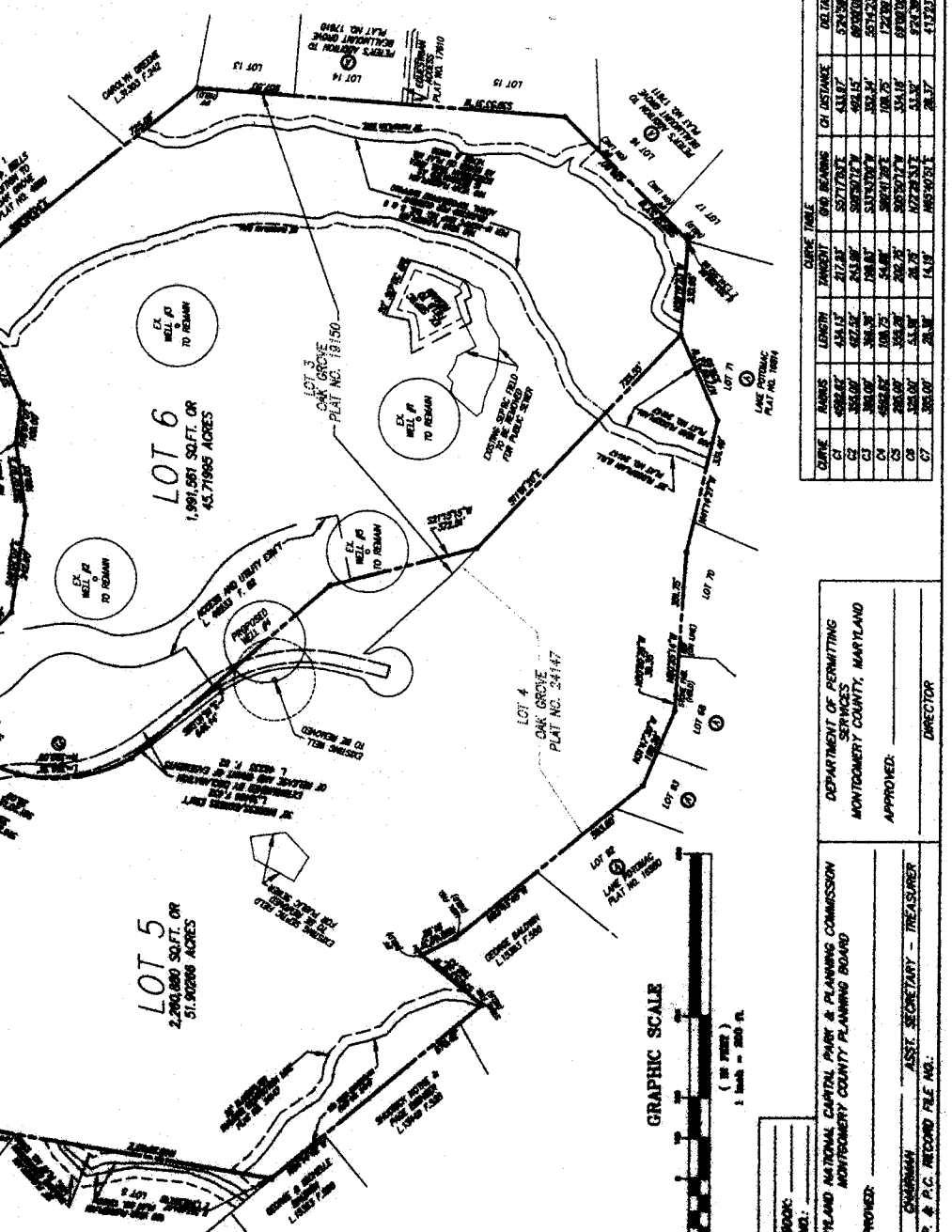
|                    |                                     |
|--------------------|-------------------------------------|
| LOT 5              | 2,290,080 SQ. FT. OR 51.90266 ACRES |
| LOT 6              | 1,991,591 SQ. FT. OR 45.71985 ACRES |
| TOTAL AREA OF PLAT | 4,281,671 SQ. FT. OR 97.62251 ACRES |

**SUBDIVISION RECORD PLAT**

**LOTS 5 & 6**

**OAK GROVE**

BEING A RE-SUBDIVISION OF LOTS 3 & 4  
(6TH) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 200' DATE: MARCH 13, 2013



DEPARTMENT OF PERMITTING SERVICES  
MONTGOMERY COUNTY, MARYLAND

APPROVED: \_\_\_\_\_ DIRECTOR

CHAIRMAN \_\_\_\_\_ ASST. SECRETARY - TREASURER \_\_\_\_\_  
M.A.L.C.P. & P.C. RECORD FILE NO. \_\_\_\_\_

# MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Oak Grove Plat Number: 220130610

Plat Submission Date: 10/10/12

DRD Plat Reviewer: W. Mayach

DRD Prelim Plan Reviewer: N/A

\*For category of minor subdivision 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 N/A Non-standard  
 BRLs  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          | Evelyn Gibson | 10/15/12  | 11/2/12  | 10/26/12   | FC Reg' Note |
| Research             | Bobby Fleury  |           |          | 10/18/12   | OK           |
| SHA                  | Corren Giles  |           |          |            |              |
| PEPCO                | Bobbie Dickey |           |          |            |              |
| Parks                | Doug Powell   |           |          |            |              |
| DRD                  | Keiona Clark  |           |          |            |              |

## Final DRD Review:

Consultant Notified (Final Mark-up):

Initial

Date

Final Mylar & DXF/DWG Received:

WM

2/21/13

Final Mylar Review Complete:

WM

2/19/13

## Board Approval of Plat:

WM

2/22/13

Plat Agenda:

WM

~~1/13~~ 5/23/13

Planning Board Approval:

WM

5/23/13

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 Green 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. \_\_\_\_\_

**MINOR SUBDIVISION SECTION 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: 9/25/12
- 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: \_\_\_\_\_