

Plat Name: Seven Oaks
Plat #: 220120610

Location: Located on the east side of Colesville Road (US 29), 375 feet south of Sligo Creek Parkway
Master Plan: North & West Silver Spring Master Plan
Plat Details: R-60 zone; 1 lot
Community Water, Community Sewer
Applicant: Nicola Hain, et al

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

PLAT NO.

OWNER'S CERTIFICATE:
 THE CHRISTIAN COMMUNITY OF THE GREATER WASHINGTON - BALTIMORE AREA, INC. OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND ESTABLISH THE TEN (10) FOOT PUBLIC UTILITY EASEMENT SHOWN HEREON AS 10' P.U.E. FOR THE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO LEASES, LIENS OR TRUSTS ON THE PROPERTY INCLUDED ON THIS PLAN OF SUBDIVISION.

[Signature]
 DATE: _____
 BRUCE CHAMBERS, PRESIDENT
 OF THE BOARD OF TRUSTEES
 OF THE CHRISTIAN COMMUNITY OF GREATER
 WASHINGTON-BALTIMORE AREA, INC.

[Signature]
 WITNESS

GENERAL NOTES:

1. 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 MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTIONS BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. THIS PLAN CONFORMS WITH REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-33A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAN INVOLVES A CONSOLIDATION OF TWO OR MORE PARTS OF LOTS INTO ONE LOT AS PROVIDED FOR IN SECTION 50-33A(g)(3).
3. THIS SUBDIVISION RECORD PLAN IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THIS PROPERTY. THE SUBDIVISION RECORD PLAN IS NOT INTENDED TO REPLACE THE EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
4. THE APPROVAL OF THIS PLAN IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER.
5. THIS PROPERTY IS CURRENTLY ZONED R-60.
6. THE LOT SHOWN HEREON APPEARS ON MONTGOMERY COUNTY TAX MAP GRID JP-31 AND W.S.S.C. SHEET# 211 NW 01.

SURVEYOR'S CERTIFICATE:

THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT IT IS A RESUBDIVISION OF ALL THE LAND CONSISTING OF THE GREATER WASHINGTON-BALTIMORE AREA, INC. BY GEORGE B. PATRICK, JR. SOLE OWNER BY DEED DATED OCTOBER 7, 2011 AND RECORDED IN LIBER 42488, FOLIO 208; AND ALSO BEING KNOWN AS PARTS OF LOTS 6, 7 & 8, BLOCK 4, SECTION ONE IN THE SUBDIVISION KNOWN AS "SEVEN OAKS" AS RECORDED IN PLAT BOOK 4 AT PLAT 328; ALL BEING RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND; AND THAT PROPERTY CORNERS MARKED THIS _____ ARE IN PLACE AS SHOWN HEREON. THE TOTAL AREA INCLUDED ON THIS PLAN OF SUBDIVISION IS 31,241 SQUARE FEET, NONE OF WHICH IS DEDICATED FOR PUBLIC USE.

[Signature]
 DATE: 3/12/2012
 PROFESSIONAL LAND SURVEYOR
 MD. REG. #21228

LEGEND:

- IFF INDICATES IRON PIPE FOUND.
- R/C SET INDICATES REBAR & CAP SET.
- X-CUT SET INDICATES CROSS CUT SET.

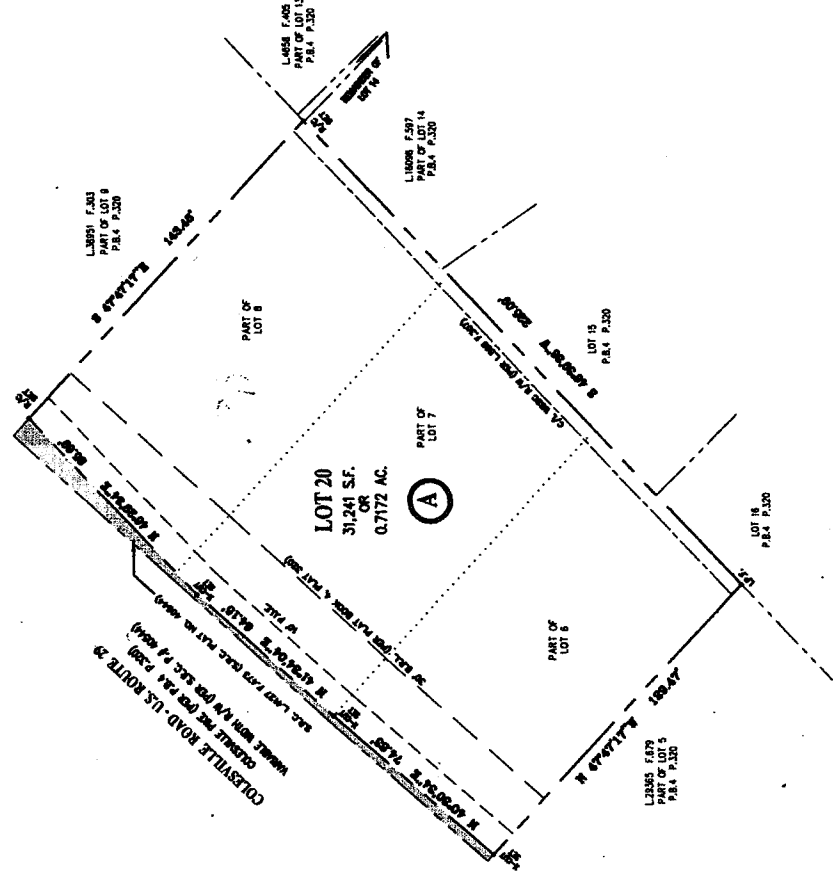
SUBDIVISION RECORD PLAN
LOT 20, BLOCK A
SECTION ONE
SEVEN OAKS

A RESUBDIVISION OF PARTS OF LOTS 6, 7 & 8, BLOCK A
 HEATON (13th) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 30' NOVEMBER 2011
 PREPARED BY

SNIDER & ASSOCIATES
 LAND SURVEYORS
 20270 GOLDENROD LANE, SUITE 110
 GERMANTOWN, MARYLAND 20878
 301/948-5100 Fax 301/948-1286



GRAPHIC SCALE



M-NCPPC RECORD FILE NO.:

AREA TABULATION
 LOT 20 = 31,241 S.F. OR 0.7172 ACRES
 DEDICATION AREA = N/A
 TOTAL AREA = 31,241 S.F. OR 0.7172 ACRES

DEPARTMENT OF PERMITTING SERVICES MONTGOMERY COUNTY, MARYLAND	RECORDED: DATE: _____	PLAT NO.:	DRAFTED: E.M.G. CHECKED: J.E.S. JOB NO.: 11-25100
MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD			
APPROVED: _____	DATE: _____	CHIEF: _____	SECRETARY - TREASURER: _____

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Seven Oaks Plat Number: 220120610
 Plat Submission Date: 11/29/2012
 DRD Plat Reviewer: S. Smith
 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 ok
 Plan # N/A Road/Alley Widths ok Easements ok Open Space N/A Non-standard
 BRLs Adjoining Land Vicinity Map Septic/Wells N/A
 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	11/30/11	12/14/11	12-15-11	NO REVISIONS
Research	Bobby Fleury			12-7-11	OK
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>1/19/12</u>
Final Mylar & DXF/DWG Received:	<u>SOS</u>	<u>3/12/12</u>
Final Mylar Review Complete:	<u>SOS</u>	<u>3/14/12</u>
Board Approval of Plat:		
Plat Agenda:	<u>SOS</u>	<u>3/22/2012</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 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: _____
- 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
_____ ok

(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: _____