

Plat Name: Glen Vista
Plat #: 220121640

Location: Located on the east side of South Glen Road, approximately 900 feet north of Edison Road
Master Plan: Potomac Subregion
Plat Details: RE-2 zone; 2 lots
Community Water, Community Sewer
Owner: HOB Homes LLC

Staff recommends approval of this minor subdivision plat pursuant to Section **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:

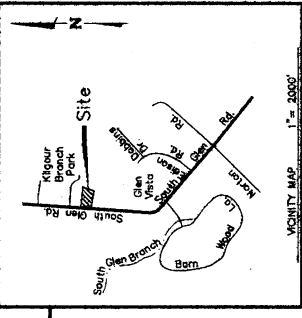
- a. The total area of the adjustment does not exceed five percent of the combined area of the lots affected by the adjustment;
- b. No additional lots are created;
- c. The adjusted lot line is approximately parallel with the original lot line or, if it is proposed to intersect with the original line, 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:
 - v. proposed lot line adjustment as a dashed line;
 - vi. any buildings, driveways, or other physical improvements located within fifteen feet of the proposed adjusted lot line;
 - vii. any minimum building setback that would be altered by the minor lot line adjustment; and
 - viii. 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plat must be submitted to Planning Board staff within ninety days after sketch plan approval or the sketch plan is no longer valid.

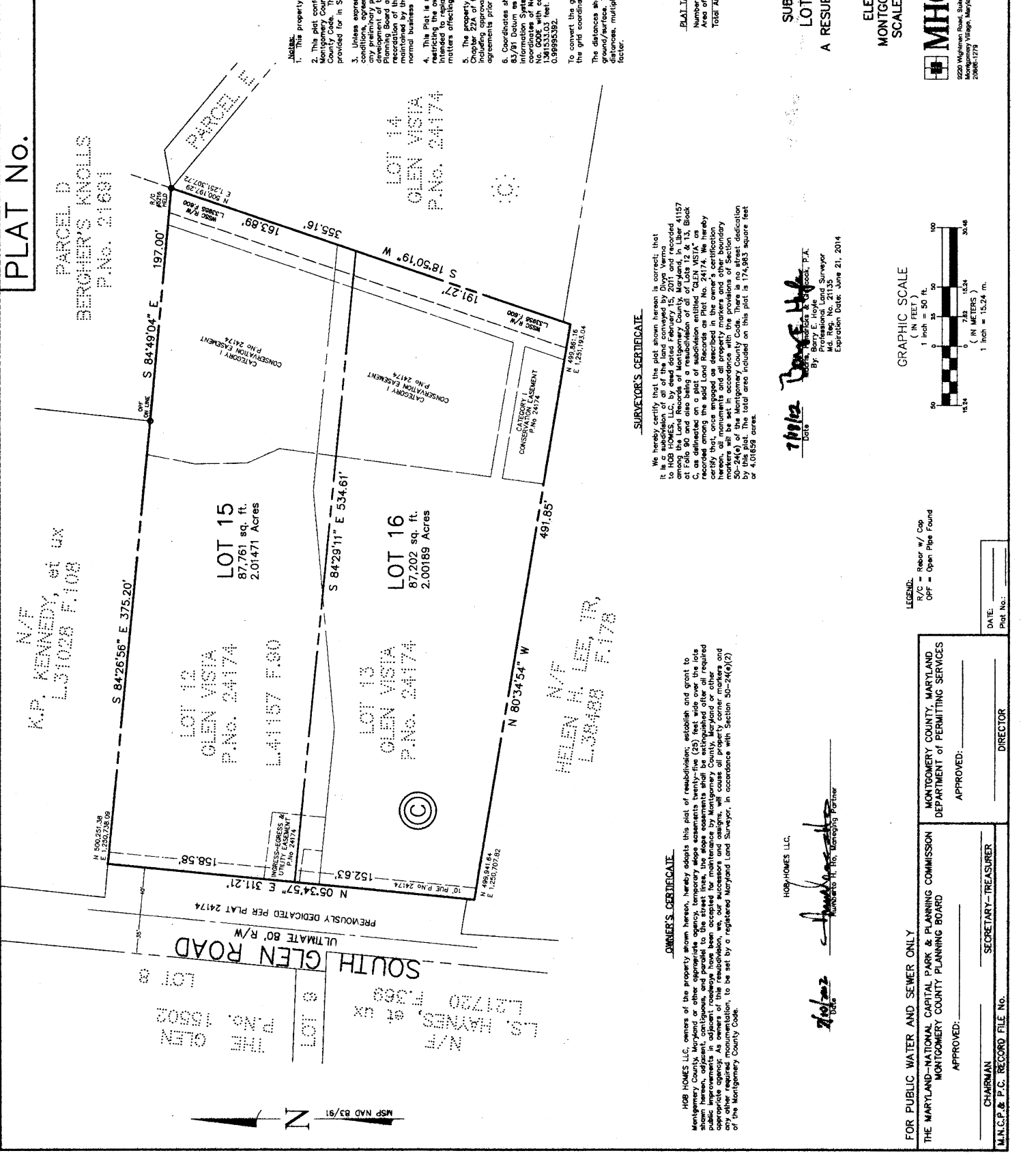
- e. Any minor lot line adjustment between properties that occurred prior to May 19, 1997, remains an exception to platting as provided in Section 50-9(d)

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.



VICINITY MAP
TAX MAP No. FQ341
1" = 2000'



- NOTICE:**
- This property is zoned RE-2.
 - This plat conforms with the requirements of Section 50-39A of the Montgomery County Subdivision Regulations, being Chapter 50 of the Montgomery County Code. This plat includes thereon all the information provided for in Section 50-35A (a)(1).
 - Unless expressly contemplated by the plan as approved, all laws, conditions, easements, 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, shall apply to the subdivision. The official public plan for this subdivision shall be maintained by the Planning Board and available for public review during normal business hours.
 - This Plat is not intended to show any matter affecting or restricting the ownership and use of the property. This Plat is not intended to show any matter affecting or restricting the title or to depict or note all matters affecting title.
 - The property shown herein is subject to the requirements of the Montgomery County Subdivision Regulations, being Chapter 50 of the Montgomery County Code, including approval of a Final Easement Plan and appropriate agreements prior to issuance of a sediment control permit.
 - Coordinates shown herein are based on the Maryland State MAD 83/81 Datum as projected by NGS and are for Geographical Information System (GIS) only. Stations used are No. CAT with grid coordinates of North 3344779.86, East 493149.33, and a combined scale factor of 0.99995382.
- To convert the grid coordinates to ground/surface coordinates, divide the grid coordinates by the combined scale factor.
- The distances shown on this plat are as measured on the ground/surface. To convert the ground/surface distances to grid distances, multiply the ground/surface distances by the combined scale factor.

PLAT TABULATION

Number of Lots	= 2
Total Area	= 174,963 sq. ft.
	= 4.01859 acres

SUBMISSION RECORD PLAT
LOTS 15-16, BLOCK C
A RESUBDIVISION OF LOTS 12 & 13
GLEN VISTA
ELECTION DISTRICT No. 10
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 50'

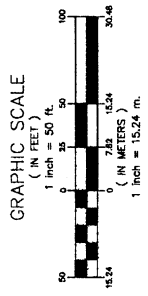
MHG Macris, Hendricks & Glascock, P.A.
Engineers & Planners
Landscape Architects & Surveyors
2220 Wilmont Road, Suite 130
Montgomery Village, Maryland
301.942.0888
www.mhga.com

2003.289.90

SURVEYOR'S CERTIFICATE

We hereby certify that the plat shown herein is correct; that it is a subdivision of all of the land conveyed by Deeds Verme and among the Land Records of Montgomery County, Maryland, in Liber 41157 at Folio 90 and also being a resubdivision of all of Lots 12 & 13, Block C, as delineated on a plat of subdivision entitled "GLEN VISTA" as shown on the said Liber and Folio, and that the same have been duly certified that monuments and all property markers and other boundary markers will be set in accordance with the provisions of Section 50-39A of the Montgomery County Code. The total area included on this plat is 174,963 square feet or 4.01859 acres.

7/10/12 Date
Dave Hef
By: Dave Hef, Land Surveyor
Md. Reg. No. 21135
Expiration Date: June 21, 2014



OWNER'S CERTIFICATE

HOB HOMES LLC, owners of the property shown herein, hereby adopts this plat of resubdivision; establish and grant to Montgomery County, Maryland, or other appropriate agency, temporary slope easements twenty-five (25) feet wide over the lots and public improvements in adjacent roadways have been accepted by Montgomery County, Maryland or other appropriate agency; As owners of this resubdivision, we, our successors and assigns, will cause all property corner markers and other required monuments, to be set by a registered Maryland Land Surveyor, in accordance with Section 50-24(e)(2) of the Montgomery County Code.

7/10/12 Date
Dave Hef
By: Dave Hef, Managing Partner
HOB HOMES LLC

FOR PUBLIC WATER AND SEWER ONLY

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIRMAN _____ SECRETARY-TREASURER _____

APPROVED: _____

DEPARTMENT OF PERMITTING SERVICES

APPROVED: _____

DIRECTOR _____

M.N.C.P. & P.C. RECORD FILE NO. _____

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Glen Vista Plat Number: 220121640

Plat Submission Date: 4/24/12

DRD Plat Reviewer: W. Myrah

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 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
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	4/25/12	5/11/12	5/9/12	FCP Pending
Research	Bobby Fleury			4/30/12	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up): UM 5/17/12
 Final Mylar & DXF/DWG Received: UM 6/12/12
 Final Mylar Review Complete: UM 7/17/12

Board Approval of Plat:

Plat Agenda: UM 7/26/12
 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: OK
- b) No additional lots created: OK
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: OK
- d) Date sketch plan submitted: 3/29/12 ~~April 19, 2012~~
- e) Sketch plan revised or denied within 10 business days: Yes
- f) Final record plat submitted within ninety days: ✓ 4/24/12
- 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: _____