

PLAT NO. 220071430

Little Monocacy Manor

Located on the west side of Big Woods Road, approximately 1 mile north of Beallsville Road (MD 109)

RDT zone; 2 lots

Private Well, Private Septic

Master Plan Area: Agriculture and Rural Open Space

Shiloh LLC, Applicant

Plats for Certain Residential Lots located in the Rural Density Transfer Zone. Up to five lots are permitted under the minor subdivision procedure in the RDT zone provided that a pre-preliminary plan is submitted and approved by either the Planning Board or Planning Board staff, in accordance with the procedures for submission and approval of a pre-preliminary plan of subdivision. In addition:

- a. Written approval for a proposed septic area must be received from the Montgomery County Department of Permitting Services, Well and Septic Section prior to recordation of the plat;
- b. Any required street dedications along the frontage of the proposed lots must be shown on the record plat;
- c. An easement must be recorded for the balance of the property noting that density and TDRs have been utilized for the new lots. Reference to this easement must be reflected on the record plat for the lots; and
- d. Lots created in the RDT Zone through the minor subdivision procedure must not exceed an average lot size of five (5) acres in size unless approved by the Planning Board in the review of a pre-preliminary plan of subdivision.
- e. Forest conservation requirements must be satisfied prior to recording the plat

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)(8), and with the conditions specified by Pre-Preliminary Plan No. 720050170 (formerly 7-05017) in MCPB Opinion dated June 22, 2005, and supports this minor subdivision record plat.

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Little Monocacy Manor Plat Number: 220071430
 Plat Submission Date: 5-21-07
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: R. Weaver

*For category of minor see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. 720050170(7-05017) Checked: Initial SJS Date 4/18/08
 Preliminary Plan No. N/A Checked: Initial — Date —
 Planning Board Opinion - Date 6-22-05 Checked: Initial SJS Date 6-22-07
 Site Plan Name if applicable: — Site Plan Number: —
 Planning Board Opinion - Date — Checked: Initial — Date —

Lot # & Layout Lot Area Zoning Bearings & Distances Coordinates
 Plan # Road/Alley Widths Easements Open Space N/A Non-standard
 BRLs N/A Adjoining Land Vicinity Map OK Septic/Wells
 TDR note OK 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	<u>D. Johnson</u>	<u>6-5-07</u>	<u>6-22-07</u>	<u>7-10-07</u>	<u>Easement Needs to be Recorded</u>
Research	<u>Bobby Fleury</u>	↓	↓	<u>6/8/07</u>	<u>OK</u>
SHA	<u>Doug Mills</u>	↓	↓	—	—
PEPCO	<u>Steve Baxter</u>	↓	↓	—	—
Parks	<u>Doug Powell</u>	↓	↓	—	—
DRD	<u>Steve Smith</u>	↓	↓	<u>6/14/07</u>	<u>OK</u>

Final DRD Review:

DRD Review Complete: Initial SJS Date 4/24/08
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up): Initial SJS Date 6/22/07
 Final Mylar w/Mark-up & PDF Rec'd: Initial SJS Date 4-23-08
Board Approval of Plat:
 Plat Agenda: Initial SJS Date 5-8-08
 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: _____

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

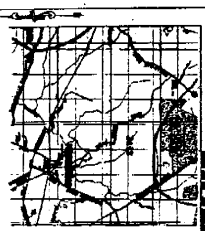
- a) Adequate Public Facilities satisfied: _____
- b) Street dedication required: _____
- c) Forest conservation: _____
- d) Storm water management: _____
- e) Special Protection Area/Water Quality Plan: _____
- f) Landscaping and lighting plan including parking lot layout: _____

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:

2 ok
✓
ok
ok
PB Review ✓
ok



VICINITY MAP
SCALE: 1"=400'

Michael Busin
17177 FARM
ATFIVE PINE BLVD
MONTGOMERY COUNTY, MARYLAND 20917
G019004812

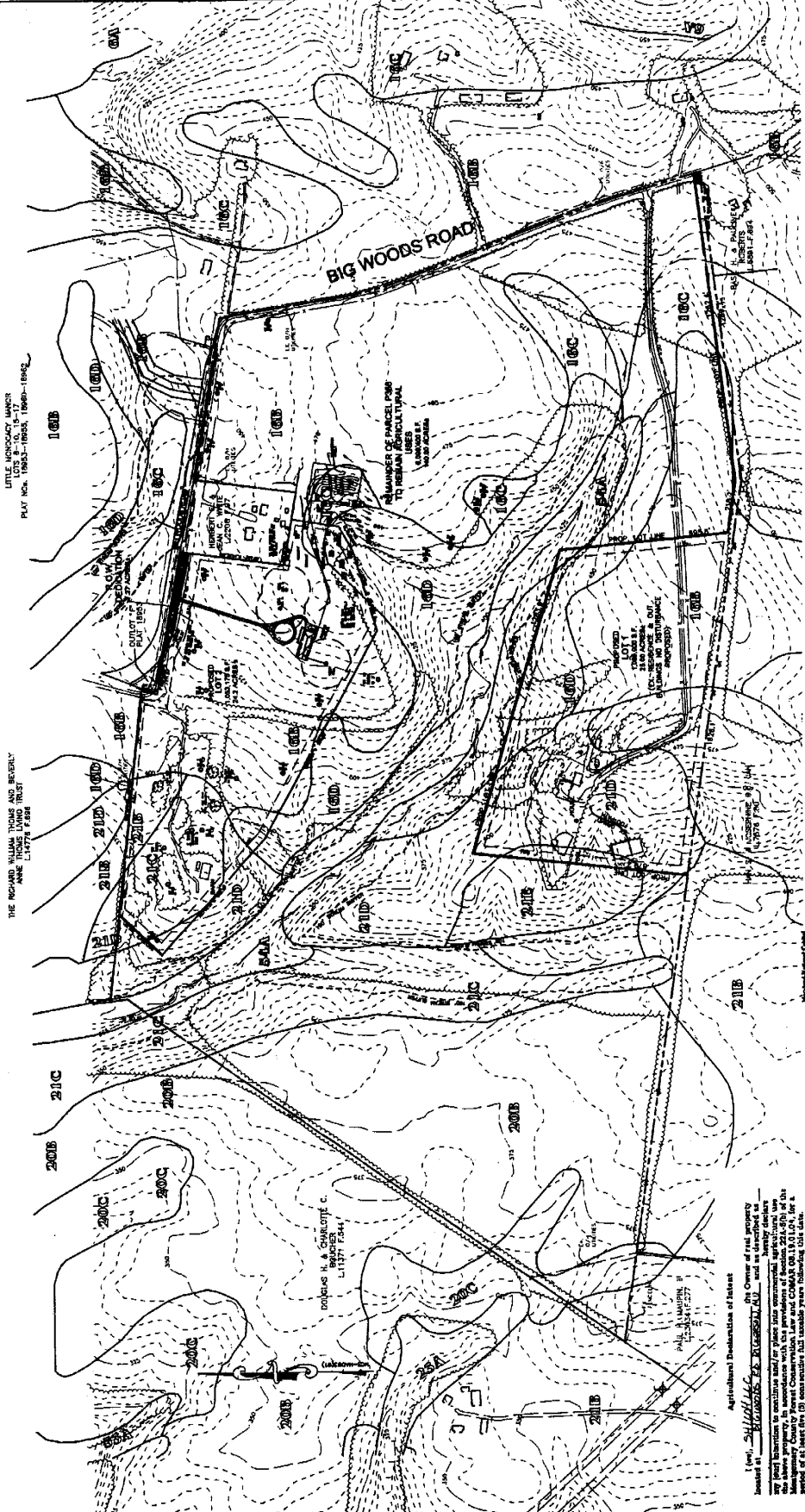
Patton Harris Hunt & Associates, P.C.
Engineers, Surveyors, Planners, Landscape Architects
1000 Rockledge Road, #1000
Rockville, Maryland 20858

NO.	REVISION	DATE

PRE-PRILIMINARY PLAN
MONTGOMERY COUNTY TAX MAP CV
MONTGOMERY COUNTY, MARYLAND
2142 BIG WOODS ROAD
DICKERSON, MARYLAND
MONTGOMERY COUNTY, MARYLAND

P.H.R.A.
PLANNING & HUNTING RESOURCES ASSOCIATES, INC.
1000 Rockledge Road, #1000
Rockville, Maryland 20858
TEL: 301-981-1234
FAX: 301-981-1235
DATE: 08/08/04
SCALE: 1"=200'

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LEGEND:

- EX. EDGE OF PAVEMENT
- PROPERTY LINE
- SOILS
- STEEP SLOPES ≥ 25%
- CONTOUR LINES
- EX. BUILDING
- EX. STREAM
- PROPOSED HOUSE
- PROPOSED SEPTIC

- GENERAL NOTES:**
- BOUNDARY INFORMATION IS BASED ON SURVEY PREPARED BY PATTON HARRIS HUNT & ASSOCIATES.
 - TOPOGRAPHY INFORMATION PROVIDED BY MDC/PC 200 SCALE TOPOGRAPHY.
 - PROPERTY IS ZONED R0T.
 - TOTAL SITE AREA IS 18.85 ACRES.
 - TAX MAP CV#1, PARCEL #281
 - THIS PLAN IS NOT FOR CONSTRUCTION PURPOSES.

SURVEYOR CERTIFICATE
I, PAUL L. COOK, a duly Licensed Professional Engineer in the State of Maryland, do hereby certify that the foregoing information is a true and correct representation of the facts and conditions as shown by the original field notes and other data on which this plan is based, and that I am not aware of any facts or circumstances which would render this information incorrect or misleading in any particular.

PAUL L. COOK, P.E.
Professional Engineer
1000 Rockledge Road, #1000
Rockville, Maryland 20858
TEL: 301-981-1234
FAX: 301-981-1235

NOTARY STATEMENT
I, the undersigned, Notary Public for the State of Maryland, do hereby certify that I am duly qualified and qualified to perform the duties of my office, and that I am not aware of any facts or circumstances which would render this information incorrect or misleading in any particular.

NOTARY PUBLIC
1000 Rockledge Road, #1000
Rockville, Maryland 20858
TEL: 301-981-1234
FAX: 301-981-1235

AGRICULTURAL EXEMPTION OF TAXES
I, the undersigned, the Owner of real property located at [address], do hereby certify that the property meets the requirements of the Farm Conservation Law, and that the land does not remain in agricultural use, as defined by the Farm Conservation Law, as of the date of this declaration. I have not received any notice of violation of the Farm Conservation Law, and I am not aware of any facts or circumstances which would render this information incorrect or misleading in any particular.

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FAX: 301-981-1235