

Plat Name: Great Meadows
Plat #: 220081210

Location: Located on the north side of Damascus Road (MD 650), approximately 3,400 feet east of Hipsley Mill Road
Master Plan: Olney
Plat Details: RDT zone; 1 lot
Private Well, Private Septic
Applicant: Clifton Budd

Staff recommends approval of this minor subdivision plat pursuant to Section **50-35A (a)(8)** of the Subdivision Regulations, which states:

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:

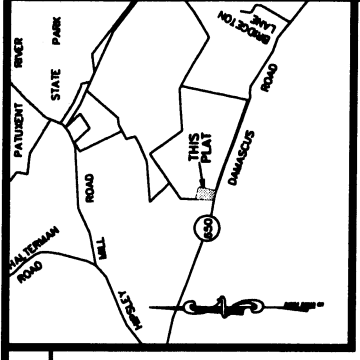
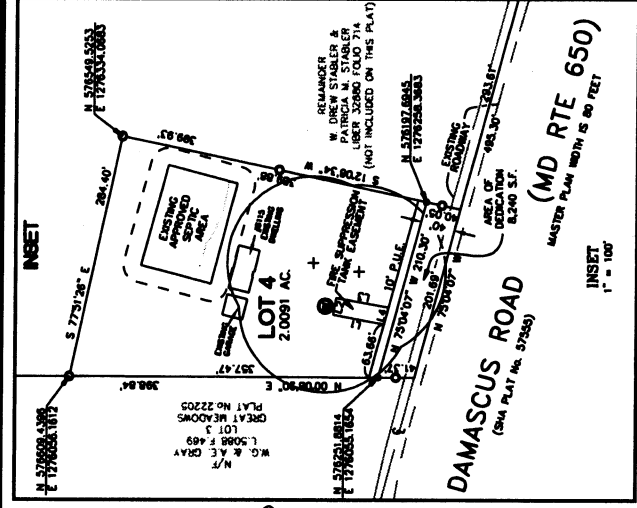
- a. Written approval for a proposed septic area must be received from the Montgomery County Department of Permitting Services, Well and Septic Section prior to recordation of the plat;
- b. Any required street dedications along the frontage of the proposed lots must be shown on the record plat;
- c. 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) of the subdivision regulations, and with Pre-Preliminary Plan No. 720070330, and supports this minor subdivision record plat.

OWNERS' CERTIFICATE
 WE, W. DREW STABLER AND CLIFTON H. BUDD, Sr., OWNERS OF THE PROPERTY SHOWN HEREON, DO HEREBY CERTIFY THAT WE HAVE SUBMITTED TO THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES AND DELEGATED THE STATE ENGINEER THE NECESSARY RECORDS AND DOCUMENTS TO ESTABLISH THE EASEMENT OVER THE 20 FEET WIDE AREA SHOWN AND DELINEATED HEREON AS "THE SUPPLEMENTARY TANK EASEMENT", TO MONTGOMERY COUNTY, MARYLAND. WE FURTHER GRANT A TEN FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREON AS "10' P.U.E.", TO THOSE UTILITIES AUTHORIZED BY THE STATE ENGINEER, INCLUDING BUT NOT LIMITED TO THE MONTGOMERY COUNTY DEPARTMENT OF PUBLIC UTILITIES ASSESSMENTS, AS RECORDED IN LIBER 3284 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. WE, OUR SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY MARKERS TO BE SET IN ACCORDANCE WITH SECTION 50-2-140 OF THE MONTGOMERY COUNTY CODE. PRIOR TO OCCUPANCY OF ANY NEW HOME, THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LENS, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.

WITNESSES:
 W. Drew Stabler
 Clifton H. Budd, Sr.
 DATE: 11-10-09
 DATE: 11-04-09

NOTES:
 SEPTIC FIELD BUILDING RESTRICTIONS ARE SUBJECT TO CHANGE UPON REAPPROVAL BY THE WELL AND FIELD SECTION OF THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PROJECT PLAN, PROJECT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY APPLICABLE TO THIS PROJECT PLAN SHALL BE FULLY ENFORCEABLE AND SHALL NOT BE ESTRIFFED BY THE RECORDATION OF THIS PLAN UNLESS EXPRESSLY INDICATED THEREON AND NOT BE SUPERSEDED BY ANY OTHER PLAN. THIS PLAN IS SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD AND IS AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
 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 THE PROPERTY SHOWN HEREON. THE SUBMITTER IS ADVISED TO OBTAIN AN EXAMINATION OF TITLE OR TO DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.
 THIS PLAN CONFORMS WITH THE REQUIREMENTS OF SECTION 50-2-10 (c) (1) OF THE MONTGOMERY COUNTY CODE. THIS IS A PLAN OF A CERTAIN RESIDENTIAL LOT LOCATED IN THE RURAL DENSITY TRANSFER ZONE.
 THIS SUBDIVISION IS CREATING ONE LOT FROM A PARENT TRACT AND IS LEAVING A REMAINDER PARCEL CONTAINING 7.5 ACRES. THE REMAINDER PARCEL IS SHOWN AS PARCEL 222 IN THE CONFIRMATION OF DEVELOPMENT RIGHTS DATED NOVEMBER 10, 2008, RECORDED IN LIBER 3281 AT FOLIO 281 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
 THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF A SEEDMENT CONTROL PERMIT.
 NO PRELIMINARY PLAN WAS REQUIRED FOR THIS SUBDIVISION. AN APPROVED PRE-APPLICATION PLAN NO. 7-200803A, DATED FEBRUARY 1, 2008, IS ON FILE AT M-HOPC.
 AGRICULTURE IS THE PREFERRED USE IN THE RURAL DENSITY TRANSFER ZONE. ALL AGRICULTURAL OPERATIONS SHALL BE PERMITTED AT ANY TIME, INCLUDING THE OPERATION OF FARM MACHINERY AND EQUIPMENT. THE PROPERTY SHOWN HEREON IS NOT SUBJECT TO RESTRICTION BECAUSE IT INTERFERES WITH OTHER PERMITTED USES IN THE ZONE.
 ONE TRANSFERABLE DEVELOPMENT RIGHT (TDR) MUST BE AVAILABLE FOR EACH SINGLE FAMILY RESIDENTIAL HOME OR PROPERTIES IN THE RDY ZONE. ONE TDR EXISTS FOR SUBJECT PROPERTY (LOT 4) AS STATED IN LIBER 3309, FOLIO 778.
 PROPERTY ZONED: RDY
 FOR PRIVATE WATER & SEPTIC SYSTEMS ONLY.
 LOT 4 IS APPROVED FOR A 4 BEDROOM HOME.
 THIS PROPERTY IS SHOWN ON TAX MAP GRID 082.
 THIS PROPERTY IS LOCATED AT BESS GRID 233W86.



AREA TABULATION

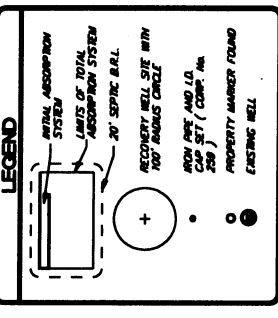
TOTAL NUMBER OF LOTS = 1
 TOTAL NUMBER OF PARCELS = 0
 TOTAL AREA OF LOTS = 87,518 S.F. or 2.0091 AC.
 TOTAL AREA OF DEDICATION = 8,240 S.F. or 0.1882 AC.
 TOTAL AREA OF PLAT = 85,798 S.F. or 2.1983 AC.

LINE TABLE

LINE	BEARING	LENGTH
L1	N 10°25'00" E	60.25'
L2	S 79°54'30" E	70.00'
L3	N 79°54'30" W	81.88'
L4	S 79°54'30" W	70.00'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING	CHORD
C1	1000.00'	33.48'	18°31'10"	171.18'	W 33.48'	N 71°28'50" W	54.48'
C2	3983.00'	555.14'	07°31'26"	274.02'	N 555.14'	N 71°28'50" W	54.48'

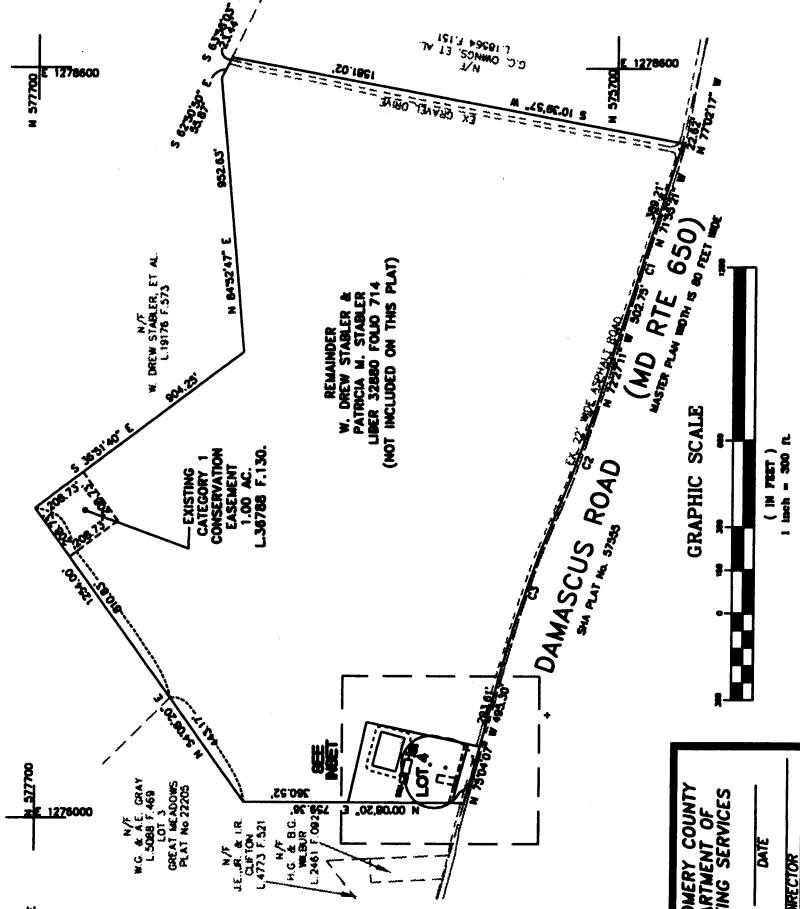


SURVEYORS CERTIFICATE
 I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND SHOWN HEREON AS PARCELS 222 AND 223 IN THE CONFIRMATION OF DEVELOPMENT RIGHTS DATED NOVEMBER 10, 2008, RECORDED IN LIBER 3281 AT FOLIO 281 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. THE REMAINDER OF THE LAND SHOWN HEREON WAS CONVEYED BY W. DREW STABLER, PATRICIA M. STABLER, ROBERT N. STABLER AND CLIFTON H. BUDD, Sr. BY DEED DATED AUGUST 10, 2008 AND RECORDED IN LIBER 3284 AT FOLIO 457. IT IS A SUBDIVISION OF THE LAND CONVEYED BY W. DREW STABLER, PATRICIA M. STABLER, ROBERT N. STABLER AND CLIFTON H. BUDD, Sr. BY DEED DATED AUGUST 10, 2008 AND RECORDED IN LIBER 3284 AT FOLIO 457. IT IS A SUBDIVISION OF THE LAND CONVEYED BY W. DREW STABLER, PATRICIA M. STABLER, ROBERT N. STABLER AND CLIFTON H. BUDD, Sr. BY DEED DATED AUGUST 10, 2008 AND RECORDED IN LIBER 3284 AT FOLIO 457. IT IS A SUBDIVISION OF THE LAND CONVEYED BY W. DREW STABLER, PATRICIA M. STABLER, ROBERT N. STABLER AND CLIFTON H. BUDD, Sr. BY DEED DATED AUGUST 10, 2008 AND RECORDED IN LIBER 3284 AT FOLIO 457. THE TOTAL AREA SHOWN ON THIS PLAN IS 2.1983 ACRES OF LAND OF WHICH 82,400 S.F. ARE DEDICATED TO PUBLIC USE.

DATE: _____
 RUSSELL E. REESE, REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND No. 11014

SUBDIVISION RECORD PLAN
LOT 4
GREAT MEADOWS
 ELECTION DISTRICT NO. 1
 MONTGOMERY COUNTY, MARYLAND
 MAY, 2007 SCALE 1" = 300'

MADDOX
 ENGINEERS • SURVEYORS
 INCORPORATED
 100 PARK AVENUE
 ROCKVILLE, MARYLAND 20850-8888
 (301) 786-1001



MONTGOMERY COUNTY
 DEPARTMENT OF
 PERMITTING SERVICES

APPROVED _____ DATE _____
 DIRECTOR

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

DATE APPROVED _____

CHAIRMAN _____ ASST. SECRETARY - TREASURER _____
 M.N.C.P. & P.C. RECORD FILE NO. _____

DATE: _____
 PLAT BOOK: _____
 PAGE: _____

RÉCORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Great Meadows Plat Number: 220081210
 Plat Submission Date: 1-9-07
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: E. Grayson
 *For category of minor see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. 720070330 Checked: Initial ES Date 4/16/09
 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 # Road/Alley Widths Easements Open Space N/A Non-standard
 BRLs N/A Adjoining Land Vicinity Map Septic/Wells OK
 TDR notes N/A Child Lot notes 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>1-14-08</u>	<u>2-1-08</u>		<u>off Site Library / Folio ✓</u>
Research	<u>Bobby Fleury</u>			<u>1-16-08</u>	<u>OK</u>
SHA	<u>Doug Mills</u>				
PEPCO	<u>Steve Baxter</u>				
Parks	<u>Doug Powell</u>				
DRD	<u>Nellie Carey</u>			<u>2-1-08</u>	<u>No Revisions</u>

Final DRD Review:

DRD Review Complete:
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up):
 Final Mylar w/Mark-up & PDF Rec'd:

Initial SJS Date 4/16/09
SJS 2-13-08
SJS 4-6-09

Board Approval of Plat:

Plat Agenda:
 Planning Board Approval:
 Chairman's Signature:
DPS Approval of Plat:
 Engineer Pick-up for DPS Signature:
 Final Mylar for Reproduction Rec'd:

SJS 4-30-09

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: | <u>1</u> | <input checked="" type="checkbox"/> |
| b) Written MCDPS approval of proposed septic area: | <u>yes</u> | <input checked="" type="checkbox"/> |
| c) Required street dedication: | <u>yes</u> | <input checked="" type="checkbox"/> |
| d) Easement for balance of property noting density and TDRS: | <u>ok</u> | <input checked="" type="checkbox"/> |
| e) Average lot size of 5 acres: | <u>2 ac</u> | <input checked="" type="checkbox"/> |
| f) Forest Conservation requirements met: | <u>offsite</u> | <u>ok</u> <input checked="" type="checkbox"/> |