

Plat Name: Kilmarnock Farm
Plat #: 220110690

Location: Located on the north side of Barnesville Road (MD 117), 800 feet west of
Ganley Road
Master Plan: Boyds
Plat Details: R-200 zone; lots
Private Well, Private Septic
Applicant: James and Karen Rhea

The subdivision plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120090220 (MCPB Resolution No. 10-44), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plan.

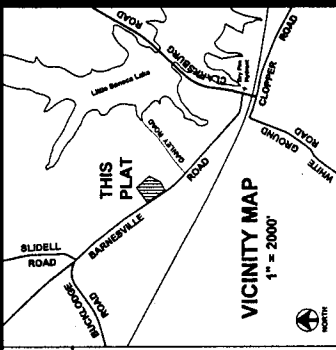
SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown hereon is correct; that it is a subdivision of the land described in a deed from David A. Bingham and Kathy L. Bingham to James Carroll Rhea and Karen Dubois Rhea, dated March 24, 1983, and recorded in Liber 6041 at Folio 785, among the land records of Montgomery County, Maryland. I further certify that, once engaged as described in the owner's certification hereon, all monuments and all property markers and other boundary markers will be set as delineated hereon in accordance with the provisions of Section 50-24(e) of Montgomery County Code. The total area included on this plat is 5.346 acres of land, of which 10,015 square feet is dedicated to the public use.

Thomas A. Maddox
 Thomas A. Maddox
 Registered Professional Land Surveyor
 MD #10850
 Current registration renewal date 4/3/2012
 Date 7-15-2011

PLAT TOTALS	3	H. DIST
NUMBER OF LOTS	5.117 ACS	67.27
AREA OF LOT	0.229 ACS	33.05'
AREA OF DEDICATION	3.987 ACS	50.22'
TOTAL AREA SHOWN ON PLAT		20.54'

LINE	BEARING	H. DIST
L1	S33°29'38"W	67.27
L2	N55°47'46"E	33.05'
L3	N12°55'55"W	36.22'
L4	N40°32'20"E	20.54'
L5	N63°44'00"E	220.00'
L6	S69°34'09"E	171.65'
L7	N87°34'09"W	83.87'
L8	S44°35'12"W	86.80'
L9	S8°15'57"E	94.45'
L10	S84°13'23"W	67.15'
L11	N31°40'47"W	45.14'
L12	N58°19'13"E	20.51'
L13	N86°58'29"E	54.25'
L14	N86°58'29"E	30.71'

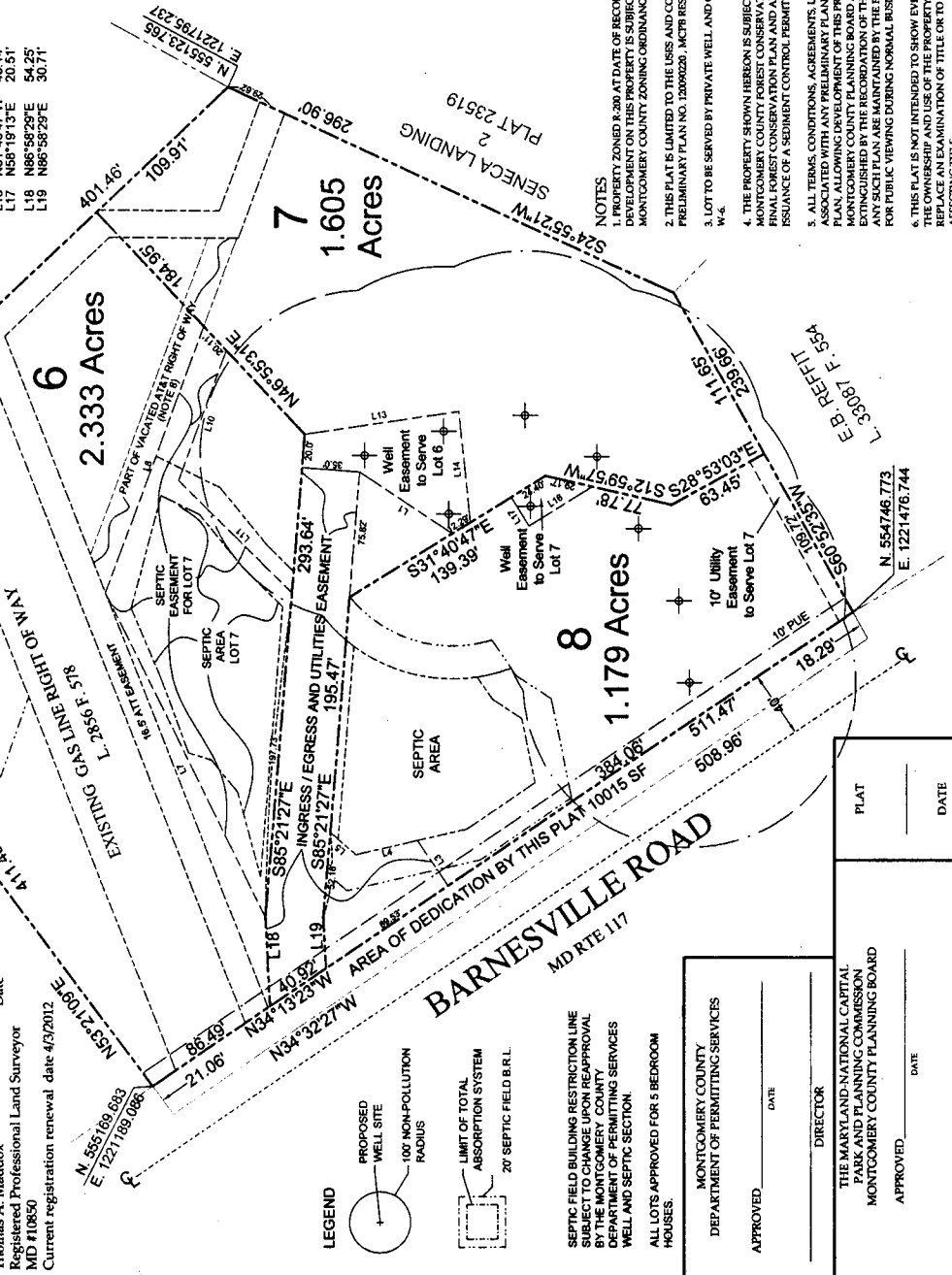


OWNER'S CERTIFICATION

The undersigned, owners of the property shown hereon, hereby adopt this plan of subdivision, dedicate the same shown hereon, adjacent to Barnesville Road to public use. Establish a 40' slope easement adjacent to Barnesville Road. Such slope easement to be extinguished upon final completion of improvements to Barnesville Road. The undersigned also grants a Public Utility Easement (P.U.E.) as shown hereon to the parties named in a document entitled "Terms and Provisions of Public Utility Easement" as recorded in Liber 3834 at Folio 457 among the land records of Montgomery County, Maryland. The undersigned further grants: (1) the Ingress/Egress and Utilities Easement(s), (2) Septic Easement(s), (3) Well Easement(s), (4) 10' Utility Easement over part of Lot 8, all as shown hereon to the future owners of Lots 6-8, their successors and assigns. The owner will cause all property corner markers and any other required monumentation to be set by a registered Maryland Land Surveyor, in accordance with Section 50-24(e) of the Montgomery County Code.

There are no suits, mortgages, leases, liens or trust affecting the subject property.

John Carroll Rhea
 John Carroll Rhea
 Date 7-14-11
Karen Dubois Rhea
 Karen Dubois Rhea
 Date 7-14-11



- NOTES**
1. PROPERTY ZONED R-200 AT DATE OF RECORDATION. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDINANCE.
 2. THIS PLAT IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN NO. 120982B, MCR RESOLUTION NO. 10-44, DATED 5/19/10.
 3. LOT TO BE SERVED BY PRIVATE WELL AND ON SITE SEWAGE DISPOSAL SYSTEM S-4.
 4. THE PROPERTY (SEWER) IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF A SEDIMENT CONTROL PERMIT.
 5. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY FOREST CONSERVATION PLAN OR OTHER PERMITTING REQUIREMENTS SHALL BE MAINTAINED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
 6. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEFLECT OR NOTE ALL MATTERS AFFECTING TITLE.
 7. PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP GRID DU 53, W.55.C.29 NW.15.

SUBDIVISION RECORD PLAT
LOTS 6-8
KILMARNOCK FARM
 ELECTION DISTRICT 2
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1" = 50'
 JULY 2010

THOMAS A. MADDOX
 PROFESSIONAL LAND SURVEYOR
 8933 SHADY GROVE COURT
 GAITHERSBURG, MARYLAND 20877
 (301) 981-5801

APPROVED	DATE
DIRECTOR	DATE
MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES	
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION	
MONTGOMERY COUNTY PLANNING BOARD	
APPROVED	DATE
CHAIRMAN	ASST. SECRETARY-TREASURER
M.N.C.P. & P.C. RECORD FILE NO.	

RECORD PLAT REVIEW SHEET

Plat Name: Kilmarnock Farms Plat Number: 220110690
 Plan Name: Rhea Property Plan Number: _____
 Plat Submission Date: 1-12-2011
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: P. Butler Checked: SSS Date 7/19/11

Initial DRD Review:

Signed Preliminary Plan - Date 6-18-10 Checked: Initial SSS Date 3/11/2011
 Planning Board Resolution - Date 5/19/10 Checked: Initial SSS Date 3/11/2011
 Site Plan Req'd for Development? Yes _____ No X Verified By: SSS (initial)
 Site Plan Name: _____ Site Plan Number: _____
 Planning Board Resolution - Date _____ Checked: Initial _____ Date _____
 Site Plan Signature Set - Date _____ Checked: Initial _____ Date _____
 Site Plan Reviewer Plat Approval: Checked: Initial _____ Date _____

Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances
 Coordinates Plan # Road/Alley Widths OK Easements OK Open Space N/A
 Non-standard BRLs OK Adjoining Land Vicinity Map Septic/Wells OK
 TDR notes N/A Child Lot notes N/A Surveyor Cert Owner Cert Tax Map

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	1/19/11	2/2/11	2-9-11	NO REVISIONS OK
Research	Bobby Fleury			1-24-11	
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up):	Initial <u>SSS</u>	Date <u>6/29/11</u>
Final Mylar & DXF/DWG Received:	<u>SSS</u>	<u>7/15/2011</u>
Final Mylar Review Complete:	<u>SSS</u>	<u>7-19-2011</u>
Board Approval of Plat:		
Plat Agenda:	<u>SSS</u>	<u>7-28-11</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 Plat 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. _____



date: 3/20/2009
 scale: 1" = 50'

Engineering & Architecture, Inc.
 2035 West Chesapeake
 Land Surveying Commission
 07/24/2008



PRELIMINARY PLAN
 RHEA PROPERTY
 Montgomery County, Maryland

- NOTES:**
1. AREA OF PROPERTY - 5.39 ACRES
 2. EXISTING ZONING: R-200
 3. SITE TO BE SERVED BY WELL & ON-SITE SEPTIC SYSTEMS
 4. EXISTING SEWER & WATER SERVICE CATEGORIES: S-4, W-4
 5. LOCATED IN LITTLE SENECA CREEK WATERSHED
 6. PROPERTY LOCATED ON TAX MAP DUNS; W8SC GRID SHEET Z22WY16

ZONING STANDARDS:

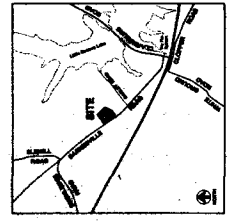
ZONE: R-200	Required	Provided
Lot Size	20,000 sf	20,000 sf
Front Setback	40'	40' or more
Sideyards	12' Min., 25' total	12' or more
Rearyard	30'	30' or more
Building Height	50' Max.	50' or less
Lot Coverage	25% Max.	25% or less
Frontage	25'	25' or more
Lot Width @ Building Line	100'	100' or more

NOTE:
 The building footprint shown on the Preliminary Plan are illustrative. Final building locations and associated parking facilities will be determined at the time of final site plan. The applicant shall provide a site plan showing an entrance, building, parking, utility lines and lot coverage for each lot. Other illustrations for site development may also be included in the final plan of the Preliminary Plan.

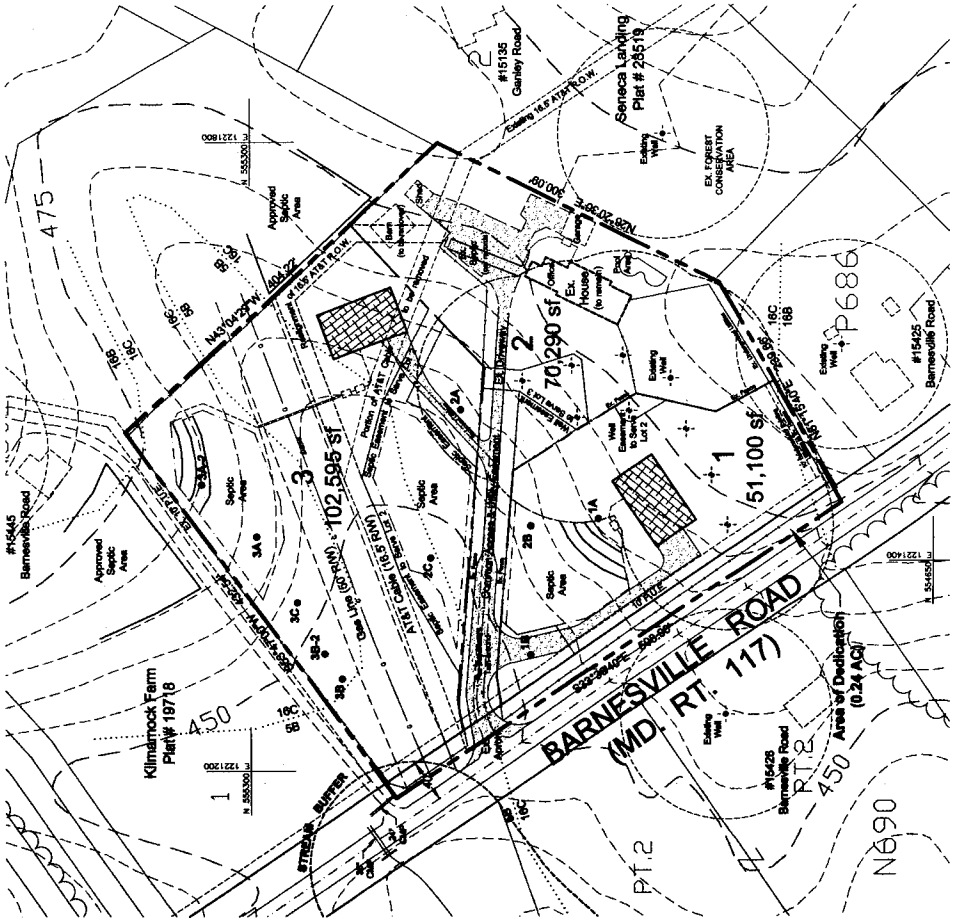
LEGEND:

- Proposed Well Sites
- Proposed Home
- Proposed Driveway
- Proposed Septic Area
- Soil Types
- Power / Tree Cover
- Stream Buffer
- Limits of Disturbance

VICINITY MAP
 1" = 500'



PREPARED FOR:
 James C. & Karen D. Rhea
 15431 Barnesville Road
 Bowie, MD 20841-0227
 301-972-8784



SEWAGE DISPOSAL SYSTEM DESIGN DATA:

LOT	Feed Area (sq ft)	Depth (ft)	Flow Rate (gpd)	Flow Rate (gpm)	Flow Rate (lpm)	Flow Rate (lps)	Flow Rate (m³/d)	Flow Rate (m³/h)	Flow Rate (m³/s)
1	5	15	15	15	15	15	15	15	15
2	5	15	15	15	15	15	15	15	15
3	5	15	15	15	15	15	15	15	15

Scale: 1" = 50'

Professional Engineer
 James C. Rhea
 License No. 115,120
 State of Maryland