

**Plat Name:** Burnt Hill Estates  
**Plat #:** 220100540

**Location:** Located in the southwest quadrant of the intersection of Prices Distillery Road and Burnt Hill Road.  
**Master Plan:** Damascus Master Plan  
**Plat Details:** RDT zone; 4 lots  
Private Well, Private Septic  
**Applicant:** Donald Leishear

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 the property included in this application and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(8) and with Pre-Preliminary Plan No. 720040400 and supports this minor subdivision record plat.

**SURVEYOR'S CERTIFICATION**

I hereby certify that the plat shown hereon is correct, that it is a subdivision of part of the land described in a deed from Chester M. Leishear and Ethel M. Leishear to Chester M. Leishear and Donald L. Leishear, joint tenants, dated April 4, 1994 and recorded in Liber 12537 at Folio 30, among the land records of Montgomery County, Maryland. I further certify that, once engaged as described in the owner's certification hereon 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 20.7345 acres of land of which 1.3222 acres or 57.594 square feet of land is dedication to public use.

Thomas A. Maddox - 4/28/14 Date  
 Registered Professional Land Surveyor  
 MD #10850 - Expires 04/03/2016

**OWNER'S CERTIFICATION**

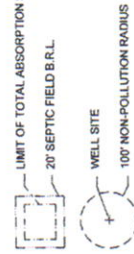
The undersigned, owner of the property shown hereon, hereby adopt this plat of subdivision, dedicate the areas shown hereon to public use, and establish and grant a ten foot (10.0') wide public utility easement, shown hereon as 10' P.U.E. to those parties named in a document entitled "Declaration of Terms and Provisions of Public Utility Easements", as Recorded in Liber 3834 at Folio 457 among the land records of Montgomery County, Maryland, and further establish and grant the ingress, egress easement across Lot 2 as shown hereon to Montgomery County, Maryland, Jesse P. King, Jr., Ina Leroy King and Mary Ellen Smith, their successors and assigns.

I further certify that property corner markers and any other required monumentation will be set by a registered Maryland Land Surveyor, in accordance with Section 50-24(e) of the Montgomery County Code.

There are no suits, liens, mortgages, or trusts, affecting the property included in this plat of subdivision.

Witness: *Donald L. Leishear* Date: *10-9-13*  
 Donald L. Leishear  
 Surviving Joint Tenant

**LEGEND**



T.G. & C.T.  
 HARTSOCK  
 L.6647 F.783

PLAT TOTALS	4
NUMBER OF LOTS	19.4123 ACES
AREA OF LOTS	20.7345 ACES
AREA OF DEDICATION	
TOTAL AREA SHOWN ON PLAT	20.7345 ACES

220100516

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

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN ASST.-SECRETARY-TREASURER

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_

DIRECTOR

PLAT NO. \_\_\_\_\_

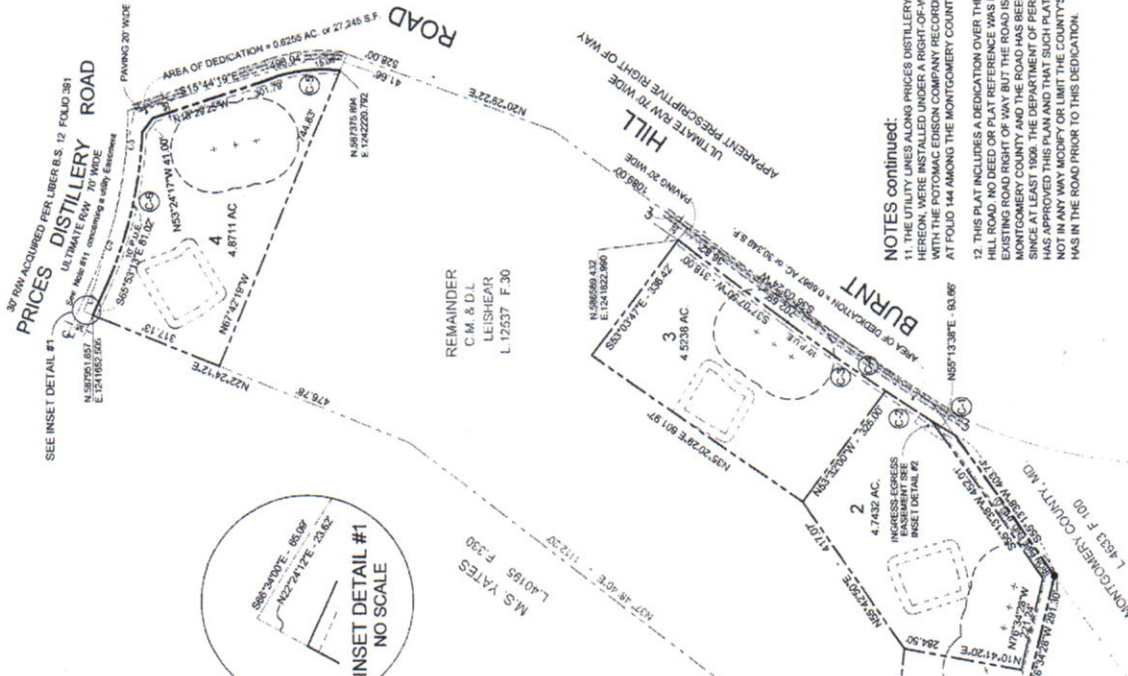
RECORDED

**CURVE DATA**

NO.	RADIUS	DELTA	ARC	CHORD	CHD. DIST.
C-1	5375.00'	0°41'15"	64.50'	S 37°25'15" W	64.50'
C-2	5375.00'	1°22'08"	128.41'	S 33°26'56" W	128.41'
C-3	5375.00'	2°59'50"	281.17'	S 35°37'55" W	281.14'
C-4	5375.00'	5°03'13"	474.08'	S 34°36'14" W	473.93'
C-5	341.70'	25°22'44"	151.36'	S 05°48'03" E	150.12'
C-6	867.15'	21°41'18"	362.31'	N 78°43'52" W	360.15'

**LINE TABLE**

L-1	S66°34'00"E	65.09'
L-2	S33°34'01"E	168.70'
L-3	S79°30'00"E	257.37'



**NOTES**

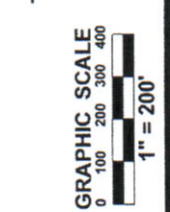
- THE SUBJECT PROPERTY IS CURRENTLY ZONED RDT.
- THE LOTS ARE TO BE SERVED BY ON-SITE WATER AND SEPTIC DISPOSAL SYSTEMS.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRIMARY PLAT IN THE CHAIN OF TITLE SHALL APPLY TO THIS PLAT, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED 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.
- PROPERTY SHOWN ON THIS PLAT FOUND ON TAX MAP 'EX.' WSSC SHEET 1 NO 250 NW 1Z.
- 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 AGREEMENT PRIOR TO ISSUANCE OF A SEDIMENT CONTROL PERMIT.
- THIS PLAT IS NOT INTENDED TO SHOW EGRESS MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPECT OR NOTE ALL MATTERS AFFECTING TITLE.
- THIS PLAT COMPLETS WITH THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-35A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS. THIS PLAT INVOLVES THE CREATION OF FOUR LOTS AND SEPTIC FIELDS. SEE PLAT 90-5948160 AND APPROVED PRE-PRELIMINARY PLAN NO. 725040460.
- SEPTIC BUILDING RESTRICTION LINES ARE SUBJECT TO CHANGE WITH THE APPROVAL OF THE M.C.D.P.S. - WELL AND SEPTIC SECTION.
- LOT 1 IS APPROVED FOR A 4 BEDROOM HOUSE.
- LOTS 2 & 4 ARE APPROVED FOR A 3 BEDROOM HOUSE.
- LOT 3 IS APPROVED FOR A 6 BEDROOM HOUSE.
- THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF RESTRICTIVE COVENANT / EASEMENT RELATING TO DENSITY, FROM THE PARENT PARCELS, RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 48447 AT FOLIO 215.
- THIS PLAT INCLUDES A DEDICATION OVER THE EXISTING BURNT HILL ROAD TO THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES SINCE AT LEAST 1959. THE DEPARTMENT OF PERMITTING SERVICES HAS APPROVED THIS PLAN AND THAT SUCH PLAT APPROVAL DOES NOT IN ANY WAY MODIFY OR LIMIT THE COUNTY'S RIGHTS THAT IT HAS IN THE ROAD PRIOR TO THIS DEDICATION.

**NOTES continued:**

- THE UTILITY LINES ALONG PRICES DISTILLERY ROAD, AS SHOWN HEREON, WERE INSTALLED UNDER A RIGHT-OF-WAY AGREEMENT WITH THE POTOMAC EDISON COMPANY RECORDED IN LIBER 2100 AT FOLIO 144 AMONG THE MONTGOMERY COUNTY LAND RECORDS.
- THIS PLAT INCLUDES A DEDICATION OVER THE EXISTING BURNT HILL ROAD TO THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES SINCE AT LEAST 1959. THE DEPARTMENT OF PERMITTING SERVICES HAS APPROVED THIS PLAN AND THAT SUCH PLAT APPROVAL DOES NOT IN ANY WAY MODIFY OR LIMIT THE COUNTY'S RIGHTS THAT IT HAS IN THE ROAD PRIOR TO THIS DEDICATION.

**SUBDIVISION RECORD PLAT**  
**LOTS 1 THRU 4**  
**BURNT HILL**  
**ESTATES**  
 ELECTION DISTRICT 2  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE 1" = 200' APRIL 2014

THOMAS A. MADDOX  
 PROFESSIONAL LAND SURVEYOR  
 8933 SHADY GROVE COURT  
 GAITHERSBURG, MARYLAND 20877  
 (301) 984-5804



3009REAST-RPL1

# MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Burrat Hill Estates Plat Number: 220100540  
 Plat Submission Date: 12/29/09  
 DRD Plat Reviewer: S. Saito  
 DRD Prelim Plan Reviewer: N/A

\*For category of minor subdivision see pages 2 and 3

## Initial DRD Review:

Pre-Preliminary Plan No. 720040400 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 #  Road/Alley Widths  Easements  Open Space  Non-standard  
 BRLs  Adjoining Land  Vicinity Map  Septic/Wells   
 TDR note  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	12/29/09	1-15-10	1-14-10	See NOTES OK
Research	Bobby Fleury			1-5-10	
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

## Final DRD Review:

Consultant Notified (Final Mark-up): WM 11-12-13  
 Final Mylar & DXF/DWG Received: SOS 4-30-14  
 Final Mylar Review Complete: SOS 5-29-14

## Board Approval of Plat:

Plat Agenda: SOS 6-12-14

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: \_\_\_\_\_

*(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: 4
- b) Written MCDPS approval of proposed septic area: ok
- c) Required street dedication: yes
- d) Easement for balance of property noting density and TDRS: yes
- e) Average lot size of 5 acres: yes
- f) Forest Conservation requirements met: yes




date: March 2008  
scale: 1" = 300'

Planning & Associates, Inc.  
1447 Training & Conference  
Centerway, MD 20717  
(301) 744-5200



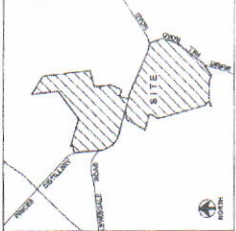
PRE-APPLICATION PLAN  
LEISHEAR FARM  
Montgomery County, Maryland

DATE: 03/04/08  
JOB NO.: 08-001  
SCALE: 1" = 300'

- NOTES:**
1. AREA OF PROPERTY - .240 acres ± (subject to final boundary survey)
  2. EXISTING ZONING - RDT
  3. NO. OF LOTS PERMITTED - 8
  4. NO. OF LOTS SHOWN - 4
  5. METHOD OF DEVELOPMENT - MINOR SUBDIVISION (Sec. 50-35A)
  6. AVERAGE LOT SIZE SHOWN - 4.8 ACRES
  7. SITE TO BE SERVED BY WELL & ON-SITE SEPTIC SYSTEMS
  8. EXISTING SEWER & WATER SERVICE CATEGORIES: S-6, W-6
  9. LOCATED IN BENNETT CREEK & LITTLE BENNETT CREEK WATERSHEDS
  10. DEVELOPMENT STANDARDS:  
 Frontyards - 50'  
 Sideyards - 20'  
 Rearyards - 35'  
 Minimum Lot size - 40,000 sf

PREPARED FOR:  
DONALD LEISHEAR  
28419 HICKORY HILL ROAD  
FEDERSBURG, MARYLAND 21632  
301-482-2639

VICINITY MAP  
1" = 2000'



APPROVED PRE-PRELIMINARY PLAN  
The above information has been prepared by the undersigned in accordance with the provisions of the Subdivision Control Act and Regulations of the State of Maryland. It is hereby certified that the same conform to all the provisions of the Act and Regulations.  
C. A. C. C. 7/24/08  
C. A. C. C.



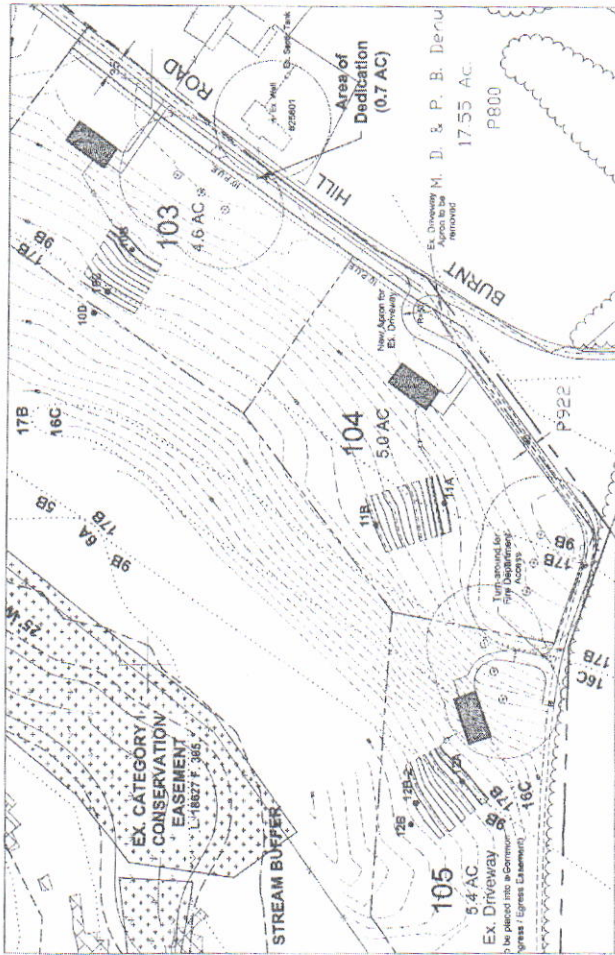
**Surveyor's Certificate:**  
I, the undersigned, being a duly licensed Surveyor of the State of Maryland, do hereby certify that the foregoing is a true and correct copy of the original field notes and computations on which this plan is based, and that the same conform to all the provisions of the Act and Regulations.  
C. A. C. C. 7/24/08  
C. A. C. C.





APPROVED PRE-PRELIMINARY PLAN  
 No. 25137  
 Approved  
 7/25/13  
 Carl A. Cole  
 Professional Land Surveyor

"MINOR SUBDIVISION"

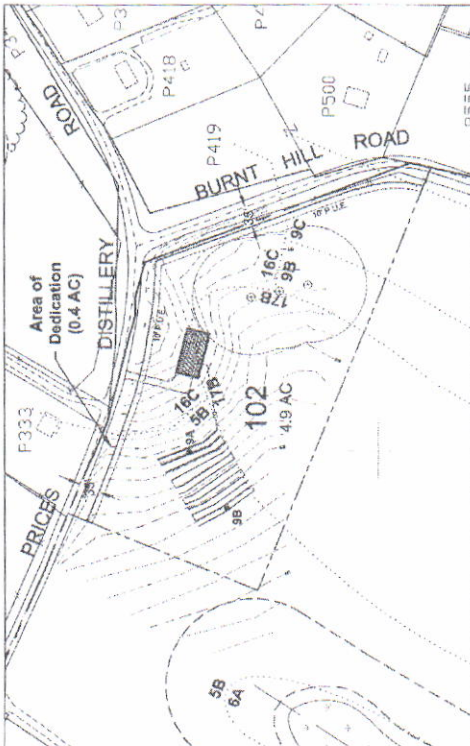


DETAIL VIEW LOTS 103 - 105

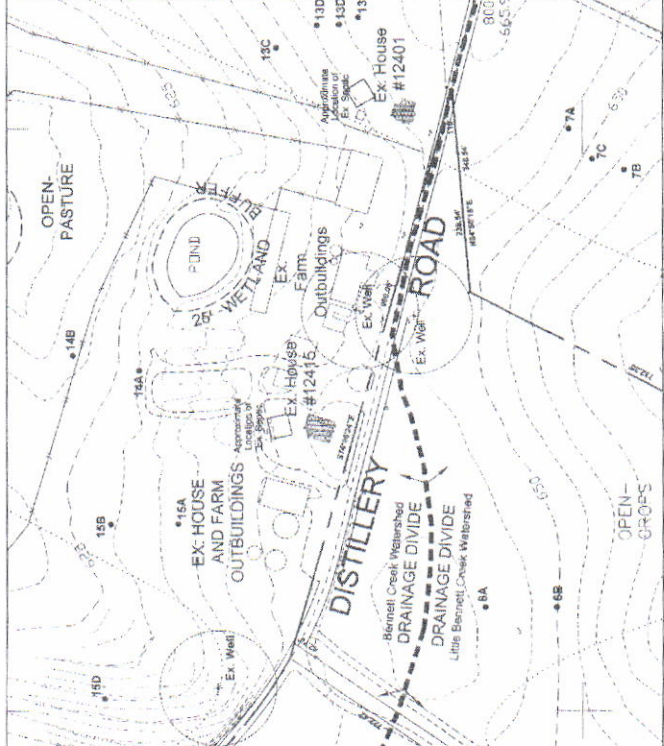
SEWAGE DISPOSAL SYSTEM DESIGN DATA:

LOT	Area (Sq. Ft.)	Impervious Area (Sq. Ft.)	Impervious %	Design Flow (GPD)	Design Flow (MGD)	Design Flow (MGD)	Design Flow (MGD)	Design Flow (MGD)	Design Flow (MGD)	Design Flow (MGD)
103	197,400	128,100	65%	12,810	0.00014	0.00014	0.00014	0.00014	0.00014	0.00014
104	216,000	140,400	65%	14,040	0.00016	0.00016	0.00016	0.00016	0.00016	0.00016
105	233,400	151,620	65%	15,162	0.00017	0.00017	0.00017	0.00017	0.00017	0.00017
<b>TOTAL</b>	<b>646,800</b>	<b>419,920</b>	<b>65%</b>	<b>42,012</b>	<b>0.00047</b>	<b>0.00047</b>	<b>0.00047</b>	<b>0.00047</b>	<b>0.00047</b>	<b>0.00047</b>

APPROVED PRE-PRELIMINARY PLAN  
 No. 25137  
 Approved  
 7/25/13  
 Carl A. Cole  
 Professional Land Surveyor



DETAIL VIEW LOT 102



DETAIL VIEW FARM REMAINDER / EXISTING HOUSES

Note:  
 Two-foot contour interval  
 Topographic from a survey  
 Professional Land Surveyor