

PLAT NO. 220081430

Ancient Oak West

Located on the east side of Chestnut Oak Drive, 475 feet south of Wye Oak Drive

R-200 zone; 1 lot

Community Water, Private Septic

Master Plan Area: Potomac

Robert Earp, Applicant

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Record Plat Review Sheet. Staff has determined that the record plat complies with Preliminary Plan No. 120030030 (MCPB Opinion dated May 20, 2004), as approved by the Board, and that any minor modifications on the plat do not alter the intent of the Board's previous approval the aforesaid plan.

RECORD PLAT REVIEW SHEET

Plat Name: Ancient Oak West Plat Number: 220081430
 Plan Name: Ancient Oak West Plan Number: 120030030
 Plat Submission Date: 2-28-08
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: R. Weaver Checked: [Signature] Date 4/9/08

Initial DRD Review:

Signed Preliminary Plan – Date 5-26-04 Checked: Initial SJS Date 4-3-08
 Planning Board Opinion – Date 5-20-04 Checked: Initial SJS Date 4-3-08
 Site Plan Req'd for Development? Yes ___ No X Verified By: SJS (initial)
 Site Plan Name: _____ Site Plan Number: _____
 Planning Board Opinion – 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 ok Plan # Road/Alley Widths ok 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 ok

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>J. Penn</u>	<u>3-5-08</u>	<u>3-19-08</u>	<u>3-13-08</u>	<u>Remove FP/SBuffer Easement</u>
Research	Bobby Fleury	↓	↓	<u>3-5-08</u>	<u>OK</u>
SHA	Doug Mills	↓	↓	—	—
PEPCO	Steve Baxter	↓	↓	—	—
Parks	Doug Powell	↓	↓	—	—
DRD	Nellie Carey	↓	↓	<u>3-10-08</u>	<u>OK</u>

Final DRD Review:

DRD Review Complete: Initial SJS Date 4/4/08
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up): Initial SJS Date 4/4/08
 Final Mylar w/Mark-up & PDF Rec'd: Initial SJS Date 6-6-08

Board Approval of Plat:

Plat Agenda: Initial SJS Date 6-19-08

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: _____

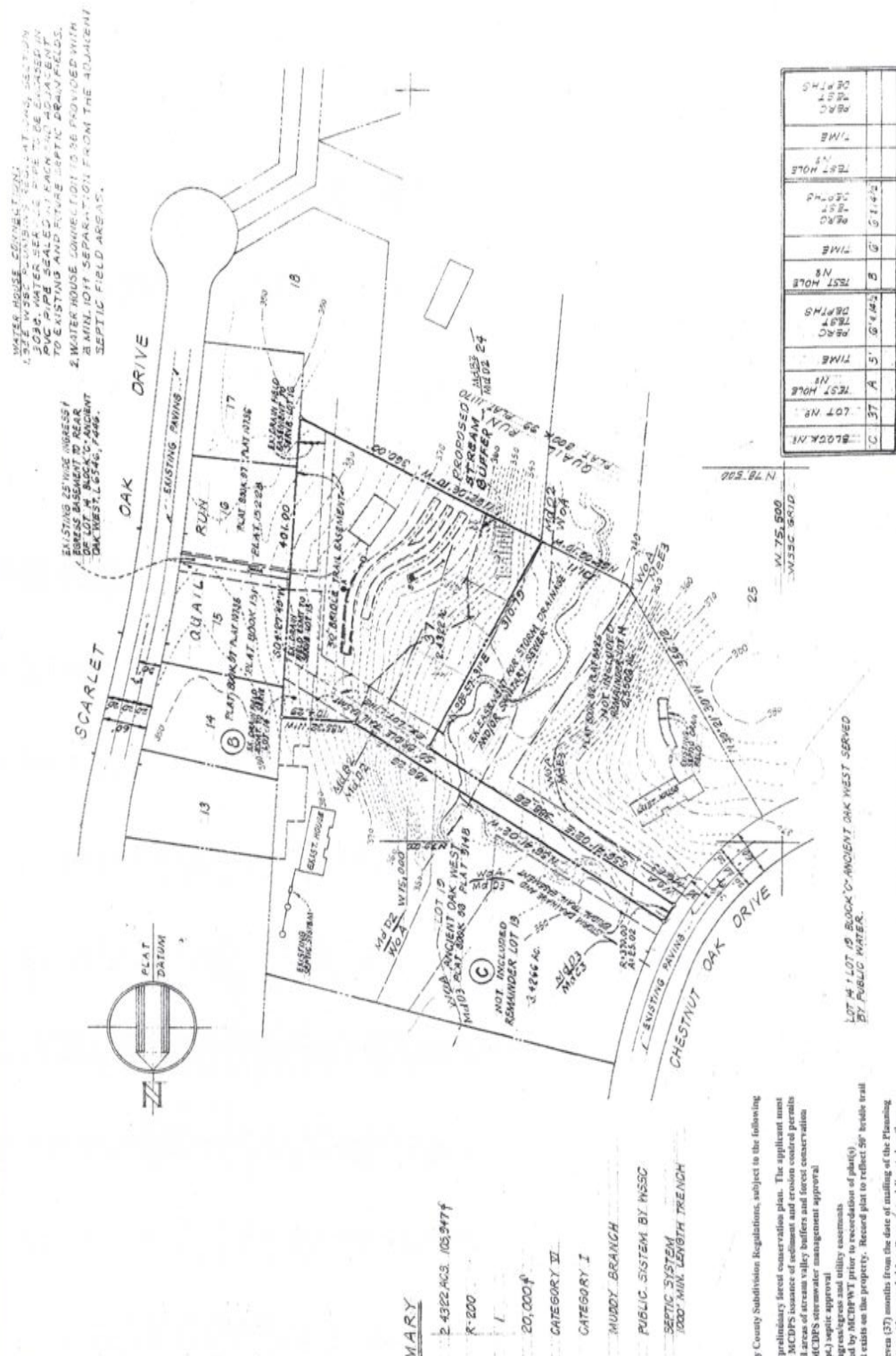
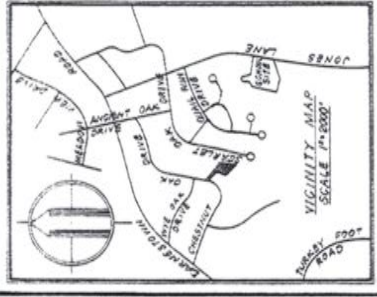
Notify Engineer to Seal Plats: _____

Engineer Seal Complete: _____

Complete Reproduction: _____

Sent to Courthouse for Recordation: _____

No. _____



SUMMARY

AREA OF TRACT 2.4322 AC. (103,947 sq ft)
 PRESENT ZONING R-200
 TOTAL NO OF LOTS 1
 MINIMUM LOT AREA 20,000 sq ft
 SEWER SERVICE CATEGORY II
 WATER SERVICE CATEGORY I
 WATERSHED MURRY BRANCH
 PROPOSED WATER SUPPLY PUBLIC SYSTEM BY INSSC
 PROPOSED SEWAGE DISPOSAL SEPTIC SYSTEM
 1000' MIN. LENGTH TRENCH

Approved Preliminary Subdivision Plan No. L18383

- At its meeting of 05/08/21
- Approval, Pursuant to Section 50-79 (b) (2), Montgomery County Subdivision Regulations, subject to the following conditions:
- 1) Compliance with the conditions of approval for the preliminary lot consent plan. The applicant must satisfy all conditions prior to recording of plat(s) and before construction of the subdivision.
 - 2) The applicant shall provide and maintain all areas of stream valley buffers and forest conservation.
 - 3) Compliance with the conditions of approval of the MCRPS stormwater management approval.
 - 4) Compliance with the conditions of MCRPS (Health Dept.) septic approval.
 - 5) Record plat to reflect lot and full reference for ingress/egress and utility easements.
 - 6) Access and improvements as required to be approved by MCRPS prior to recordation of plat(s).
 - 7) Preserve the existing 50' Bridge Trail Easement that exists on the property. Record plat to reflect 20' bridge trail.
 - 8) This preliminary plan will remain valid for thirty-six (37) months from the date of mailing of the Planning Board opinion. Prior to this date, a final record plat must be recorded for all property delineated on the approved preliminary plan, or a request for an extension must be filed.
 - 9) Other necessary easements.

Tribunal Staff Recommendation made to MCFB by:
Stephanie...
 Development Review Division

CERTIFICATE

I, HEREBY CERTIFY THAT THE BOUNDARY SHOWN HEREON WAS TAKEN FROM A RECORD PLAT RECORDED IN PLAT BOOK BK PLAT N8 8425 AND THAT THE TOPOGRAPHY WAS SPECIFICALLY COMPILED FOR THIS AREA BY PHOTOGRAMMETRIC METHODS.



Jerome J. Morris
 REGISTERED LAND SURVEYOR
 MARYLAND, No. 14607

JEROME J. MORRIS & ASSOCIATES
 LAND PLANNING & HOUSING CONSULTANTS
 6001 SOME STREET N.W.
 WASHINGTON, D.C. 20015

OWNER DEVELOPER
 ROBERT L. EARP
 7850-C AIRPARK DRIVE
 BATHERSBURG, MARYLAND, 20689
 PHONE 306-8746

THIS PLAN IS A CONSOLIDATION OF PARTS OF LOTS 14 & 15
 BLOCK 'C' ANCIENT OAK WEST

PROPOSED LOT 37-BLOCK C
 ANCIENT OAK WEST
 6TH ELECTION DISTRICT, MONTGOMERY COUNTY, MD.

PRELIMINARY SUBDIVISION PLAN

SCALE 1"=100'
 DRAWING NO. 2602
 JULY 2002
 JULY 1998
 FEB 1985

TEST HOLE	MARK	TIME	TEST HOLE	MARK	TIME
1	6442	5	5	5142	5
2	6442	5	6	5142	5
3	6442	5	7	5142	5
4	6442	5	8	5142	5
5	6442	5	9	5142	5
6	6442	5	10	5142	5
7	6442	5	11	5142	5
8	6442	5	12	5142	5
9	6442	5	13	5142	5
10	6442	5	14	5142	5
11	6442	5	15	5142	5
12	6442	5	16	5142	5
13	6442	5	17	5142	5
14	6442	5	18	5142	5
15	6442	5	19	5142	5
16	6442	5	20	5142	5
17	6442	5	21	5142	5
18	6442	5	22	5142	5
19	6442	5	23	5142	5
20	6442	5	24	5142	5
21	6442	5	25	5142	5
22	6442	5	26	5142	5
23	6442	5	27	5142	5
24	6442	5	28	5142	5
25	6442	5	29	5142	5
26	6442	5	30	5142	5
27	6442	5	31	5142	5
28	6442	5	32	5142	5
29	6442	5	33	5142	5
30	6442	5	34	5142	5
31	6442	5	35	5142	5
32	6442	5	36	5142	5
33	6442	5	37	5142	5
34	6442	5	38	5142	5
35	6442	5	39	5142	5
36	6442	5	40	5142	5
37	6442	5	41	5142	5
38	6442	5	42	5142	5
39	6442	5	43	5142	5
40	6442	5	44	5142	5
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42	6442	5	46	5142	5
43	6442	5	47	5142	5
44	6442	5	48	5142	5
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55	6442	5	59	5142	5
56	6442	5	60	5142	5
57	6442	5	61	5142	5
58	6442	5	62	5142	5
59	6442	5	63	5142	5
60	6442	5	64	5142	5
61	6442	5	65	5142	5
62	6442	5	66	5142	5
63	6442	5	67	5142	5
64	6442	5	68	5142	5
65	6442	5	69	5142	5
66	6442	5	70	5142	5
67	6442	5	71	5142	5
68	6442	5	72	5142	5
69	6442	5	73	5142	5
70	6442	5	74	5142	5
71	6442	5	75	5142	5
72	6442	5	76	5142	5
73	6442	5	77	5142	5
74	6442	5	78	5142	5
75	6442	5	79	5142	5
76	6442	5	80	5142	5
77	6442	5	81	5142	5
78	6442	5	82	5142	5
79	6442	5	83	5142	5
80	6442	5	84	5142	5
81	6442	5	85	5142	5
82	6442	5	86	5142	5
83	6442	5	87	5142	5
84	6442	5	88	5142	5
85	6442	5	89	5142	5
86	6442	5	90	5142	5
87	6442	5	91	5142	5
88	6442	5	92	5142	5
89	6442	5	93	5142	5
90	6442	5	94	5142	5
91	6442	5	95	5142	5
92	6442	5	96	5142	5
93	6442	5	97	5142	5
94	6442	5	98	5142	5
95	6442	5	99	5142	5
96	6442	5	100	5142	5

BLOCK	LOT	AREA	PERC. TEST TIME	PERC. TEST DISPL.	TOTAL LENGTH SYSTEM	INITIAL SYSTEM	LENGTH SYSTEM	LOWEST FIXTURE	INVERT. OF SEPT. TANK	INVERT. OF SEPT. TANK	DEPTH OF BEGINNING OF STONE
37	0	0	0	0	7,000	757	0	372.0	364.2	364.0	4.5'

1-85082, 7-99052, 1-03003