

Plat Name: King's Valley Farm
Plat #: 220090410

Location: Located on the west side of Kings Valley Road at the intersection of Stringtown Road
Master Plan: Damascus
Plat Details: RDT zone; 3 lots
Private Well, Private Septic
Applicant: Uyen Nguyen

Staff recommends approval of this minor subdivision submitted 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. 720080020 and supports this minor subdivision record plat.

PLAT NO.

CURVE BEARING	H. DIST	ARC	DELTA
C1 N54°20'24"E	141.70	475.00	17°09'24"
C2 N27°39'38"E	102.53	185.00	36°12'08"
C3 N45°14'14"W	148.00	430.00	19°48'15"
C4 S82°21'05"E	148.00	430.00	19°48'15"

LINE BEARING	DIST
L1 N44°33'14"W	42.53
L2 N62°55'05"E	277.76
L3 N65°33'41"E	474.96
L4 N81°06'18"E	107.87
L5 N81°06'18"E	18.70
L6 N8°53'42"E	200.00
L7 N81°06'18"W	18.38
L8 N8°33'41"E	184.85
L9 N81°06'18"W	34.85
L10 S87°33'41"W	533.94
L11 S27°08'57"W	68.57
L12 S46°08'56"W	484.54
L13 S60°11'06"W	341.20



VICINITY MAP
1" = 2000'

NOTES

- PROPERTY ZONED RBT AT DATE OF RECORDATION. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER THE MONTGOMERY COUNTY ZONING ORDINANCE.
- LOTS TO BE SERVED BY PRIVATE WELLS AND PRIVATE SEPTIC SYSTEMS. EXISTING SEWER AND WATER CATEGORIES: S-4, W-8.
- 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 SEEDMANT CONTROL PERMIT. THE FOREST CONSERVATION REQUIREMENTS ARE BEING MET THROUGH CONSERVATION EASEMENTS TO BE ESTABLISHED ON THE PARENT TRACT IN ACCORDANCE WITH FOP #62008007 OR AS OTHERWISE DETERMINED BY THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION.
- ALL TERMS, CONDITIONS, AGREEMENTS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING AND ZONING COMMISSION, SHALL BE ENFORCED AND NOT BE EXEMPTED BY THE DEPARTMENT OF PERMITTING SERVICES FOR ANY REASON. SUCH PLAN IS AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
- 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 DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
- PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP PX, W.S.S.C. 2381W11.
- SEPTIC FIELD BUILDING RESTRICTION LINE SUBJECT TO CHANGE UPON REAPPROVAL BY THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES WELL AND SEPTIC SECTION.
- EACH LOT APPROVED FOR A 5 BEDROOM HOUSE.
- LOTS ARE BEING CREATED IN ACCORDANCE WITH SECTION 10-304(a)(8) OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, WHICH REQUIRE THE PROPERTY TO BE IN THE R-10 ZONE. THIS PLAN CONFORMS TO PRE-APPLICATION PLAN NO. 72880A04, ENTITLED "KING'S VALLEY FARM", APPROVED ON 7/31/2008.
- THREE DEVELOPMENT RIGHTS ARE AVAILABLE FROM THE PARENT PARCEL AND HAVE BEEN RETAINED FOR THE CREATION OF THESE LOTS.
- THIS SUBDIVISION IS SUBJECT TO A RESTRICTIVE EASEMENT RELATING TO DENSITY FROM THE PARENT PARCEL (L. 24230 F. 485) RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3834, AT FOLIO 056.

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 William E. King, Frances A. King and Hilda Lorraine King, to Luy Huiyin, Ngilia V. Ha, Uyen Nguyen, Tan Ngoc Tran, and Peter Duong Vu dated January 24, 2003 and recorded in Liber 24230 at Folio 485 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 boundary markers will be set as indicated hereon in accordance with the provisions of Section 50-2 of the Montgomery County Code. The total area included on this plat is 14.431 acres of land of which 3.2475 square feet is dedicated to the public use.

Thomas A. Maddox
Registered Professional Land Surveyor
MD #10860



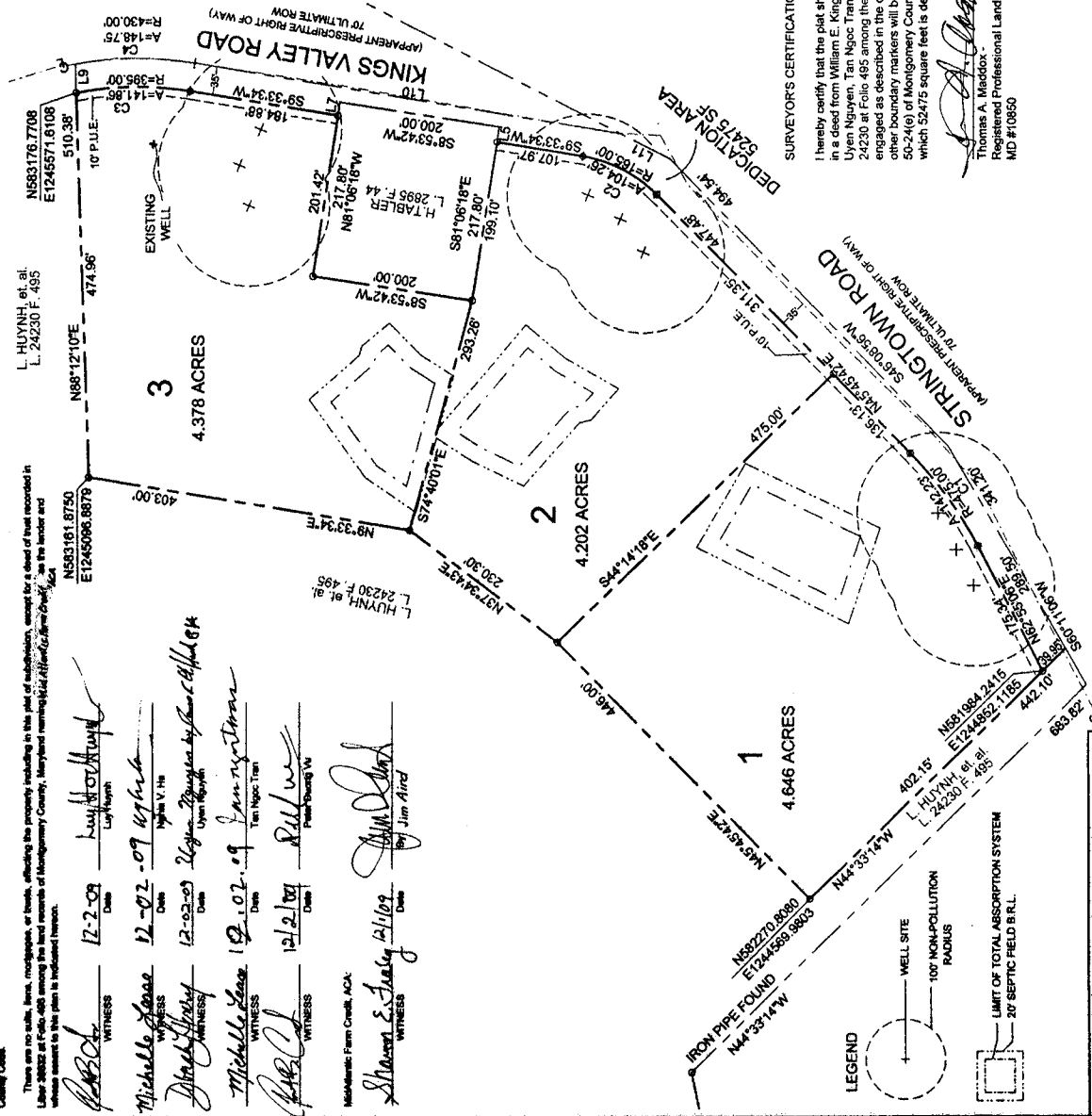
PLAT TOTALS	NUMBER OF LOTS	AREA OF LOTS	AREA OF DEDICATION	TOTAL AREA SHOWN ON PLAT
	3	13.226 ACS.	1.205 ACS.	14.431 ACS.

OWNER'S CERTIFICATION
The undersigned, owners of the property shown hereon, hereby adopt the plan of subdivision, dedicate the lands to the public use, and further establish and grant 10' wide Public Utility Easements shown hereon as 10' P.U.E. to the parties named in the document entitled "Terms and Conditions of Public Utility Easements" recorded in Liber 3834 at Folio 487. The owners will execute all approvals, permits and any other documents or instruments to be set by a registered Maryland Land Surveyor, in accordance with Section 88-3(a)(4) of the Montgomery County Code.

There are no sales, liens, mortgages, or liens, affecting the property including in the plan of subdivision, except for a deed of trust recorded in Liber 24230 at Folio 485, 488 among the land records of Montgomery County, Maryland remaining of record in the Public Records of Montgomery County, Maryland as the holder and assignee named in this plan in indicated instrument.

Witness: *[Signature]* Date: 12-2-09
 Witness: *[Signature]* Date: 12-02-09
 Witness: *[Signature]* Date: 12-02-09
 Witness: *[Signature]* Date: 12-12-09

Michelle Farm Credit, ACA
 Witness: *[Signature]* Date: 12/11/09
 Witness: *[Signature]* Date: 12/11/09



APPROVED _____ ASST.-SECRETARY-TREASURER

CHAIRMAN _____

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

APPROVED _____ DATE _____

DEPARTMENT OF PERMITTING SERVICES MONTGOMERY COUNTY

RECORDED _____ PLAT NO. _____

DIRECTOR _____

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Kings Valley Farm Plat Number: 220090410
 Plat Submission Date: 9-11-08
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: C. Coaton

*For category of minor see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. 720080020 Checked: Initial SJS Date 12/7/09
 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 ok Open Space N/A 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	<u>J. Parr</u>	<u>9/17/08</u>	<u>10/3/08</u>	<u>11-29-09</u>	<u>off site FCE</u> ✓
Research	Bobby Fleury			<u>9/18/08</u>	<u>OK</u>
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Nellie Carey			<u>9/23/08</u>	<u>OK</u>

Final DRD Review:

DRD Review Complete: Initial SJS Date 12/9/09
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up): Initial SJS Date 10-30-09
 Final Mylar w/Mark-up & PDF Rec'd: Initial SJS Date 12-4-09

Board Approval of Plat:

Plat Agenda: Initial SJS Date 6/17/09
 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: _____ 3 _____
- b) Written MCDPS approval of proposed septic area: _____ ok _____
- c) Required street dedication: _____ ✓ _____
- d) Easement for balance of property noting density and TDRS: _____ yes _____
- e) Average lot size of 5 acres: _____ Less than 5 _____
- f) Forest Conservation requirements met: _____ ✓ _____