

**Plat Name: Damascus Hills**  
**Plat #: 220141490**

**Location:** Located on the south side of Damascus Road, approximately 3,800 feet east of Woodfield Road.

**Master Plan:** Damascus Master Plan

**Plat Details:** RE-2C zone; 1 lot

**Owner:** Edward Echard

Staff notes for the Board that the subject plat was submitted for review on June 3, 2014 and is being processed under the Zoning Code that remained in effect until October 29, 2014 as required by Section 7.7.1.B.1 of the newly adopted Zoning Ordinance.

Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A (a)(9)** of the Subdivision Regulations, which states:

**Parcels that satisfy Section 59-B-8.1 of Chapter 59 may be platted under the minor subdivision procedure if:**

- (A) Any required street dedication along the frontage of the proposed lots is shown on the record plat.
- (B) There is adequate sewerage and water service to the property, which may be either public service or approved private septic system/private well.

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)(9) and supports this minor subdivision record plat.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT. THAT THIS PLAT OF SUBDIVISION HAS BEEN SUBDIVIDED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND. THAT IT IS A SUBDIVISION OF ALL THE LAND OWNED AND CONVEYED BY DIANA SANDERSON AS TRUSTEE OF THE WILLIAM F. MULLIS FAMILY TRUST, AND DIANA SANDERSON AS TRUSTEE OF THE ANNE E. MULLIS REVOCABLE TRUST, TO W. EDWARD ECHARD AND VALERIE ECHARD, TENANTS BY THE ENTIRETIES BY CORRECTIVE DEED DATED NOVEMBER 24, 2014 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 46523 AT FOLIO 360.

I, FURTHER CERTIFY THAT IF ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS -O- WILL BE SET IN ACCORDANCE WITH SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAN OF SUBDIVISION IS 666,152 SQUARE FEET OR 15.2927 ACRES OF LAND OF WHICH 7,889 SQUARE FEET OR 0.1811 ACRES IS DEDICATED TO PUBLIC USE.

*Mitchell E. Goode*  
 MITCHELL E. GOODE  
 PROPERTY LINE SURVEYOR  
 MARYLAND REG. NO. 444  
 LICENSE EXPIRATION DATE: 12/10/2016

12/30/14  
 DATE

**NOTES**

1. THIS PROPERTY IS CURRENTLY ZONED RE-2C
2. THIS PROPERTY IS SERVED BY PUBLIC WATER AND PRIVATE SEPTIC
3. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY BOARD OF ZONING ADJUSTMENTS, SHALL APPLY AND NOT BE SUPERSEDED BY ANY OTHER PLAN OR INSTRUMENT.
4. FOR ANY SUCH PLAN AS MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
5. 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 BE A COMPLETE EXAMINATION OF TITLE OR TO DEPECT OR NOTE ALL MATTERS AFFECTING TITLE.
6. THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP F562 PARCEL 303
7. THIS RECORD PLAT IS PURSUANT TO MINOR SUBDIVISION REGULATION SEC. 50-35 A (6)(9) TO ALLOW RECORDED OF UNPLATTED PARCELS CONTAINING A LAWFULLY CONSTRUCTED ONE FAMILY RESIDENCE TO MEET THE ZONING REQUIREMENTS IN PLACE WHEN THE DWELLING WAS CONSTRUCTED AS PROVIDED IN SEC. 50-B-8.1 OF THE ZONING ORDINANCE.
8. THE 100-YEAR FLOODPLAIN SHOWN HEREON WAS ESTABLISHED FROM A FLOODPLAIN STUDY NUMBER 286170 APPROVED BY ACPFS ON OCTOBER 10, 2009.
9. THIS RECORD PLAT IS SUBJECT TO CHANGE UPON RECEIPT OF A REVISION APPROVAL BY THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES WELL AND SEPTIC SECTION.
10. DAMASCUS ROAD IS A PROPOSED MASTER PLAN R/W= 120'.
11. DAMASCUS ROAD IS A PROPOSED MASTER PLAN R/W= 120'.
12. DAMASCUS ROAD IS A PROPOSED MASTER PLAN R/W= 120'.
13. DAMASCUS ROAD IS A PROPOSED MASTER PLAN R/W= 120'.
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19. DAMASCUS ROAD IS A PROPOSED MASTER PLAN R/W= 120'.
20. DAMASCUS ROAD IS A PROPOSED MASTER PLAN R/W= 120'.

**OWNER'S CERTIFICATE**

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON HEREBY CERTIFY THAT THIS PLAT OF SUBDIVISION DEDICATE THE STREETS TO PUBLIC USE. ESTABLISH MINIMUM BUILDING RESTRICTION LINES AS PRESCRIBED BY THE MONTGOMERY COUNTY ZONING CODE. FURTHER WE GRANT TO THOSE PARTIES LISTED IN THAT CERTAIN DECLARATION RECORDED IN LIBER 3834 AT FOLIO 457, ALONG WITH THE RESTRICTIONS DESIGNATED MONTGOMERY COUNTY SUBDIVISION, THE TERMS AND PROVISIONS FOR THE PUBLIC UTILITIES INDICATED WITHIN SAID DECLARATION.

FURTHER, WE AS THE OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY ENGAGING A LICENSED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, MORTGAGES OR TRUST RECORDS IN ANY PUBLIC RECORDS IN THIS PLAT OF SUBDIVISION EXCEPT FOR CERTAIN DEED OF TRUST RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 47355 AT FOLIO 314 AND THE PARTIES IN INTEREST THEREIN HAVE HEREOF INDICATED THEIR ASSENT BELOW.

*Barbara J. Johnson*  
 BARBARA J. JOHNSON  
 & KIM GOODE  
 L.29682 F.118

12/30/14  
 DATE

*Valerie Echard*  
 VALERIE ECHARD

12/30/14  
 DATE

*W. Edward Echard*  
 W. EDWARD ECHARD  
 VALERIE ECHARD

12/30/14  
 DATE

*Maria L. Ladouceur*  
 MARIA PRIDGION VICE PRESIDENT  
 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

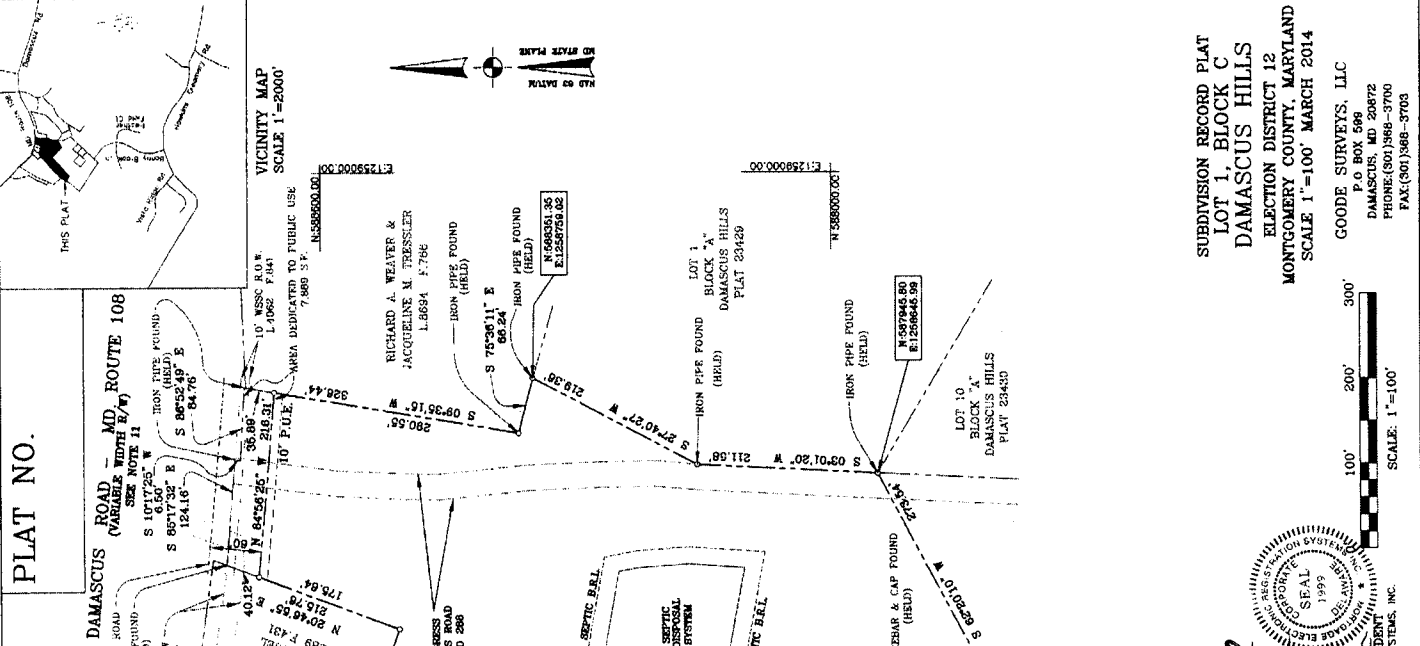
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220141490

THE MARYLAND NATIONAL CAPITAL PLANNING COMMISSION  
 DEPARTMENT OF PLANNING SERVICES

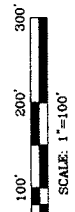
APPROVED: 11/15/2015  
*Sham & Jeffrey*  
 SECRETARY - TREASURER

CHAIRMAN  
 M.N.C.P. & P.C. RECORD FILE NO.



**PLAT TOTALS**

NUMBER OF LOTS	1
AREA OF LOTS, OUTLOTS, PARCELS	15.1116 ACRES
AREA OF DEDICATION	0.1811 ACRES
TOTAL AREA SHOWN ON PLAT	15.2927 ACRES



SUBDIVISION RECORD PLAT  
 LOT 1, BLOCK C  
 DAMASCUS HILLS  
 ELECTION DISTRICT 12  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE 1"=100' MARCH 2014

GOODE SURVEYS, LLC  
 P.O. BOX 566  
 DAMASCUS, MD 20872  
 PHONE:(301)368-3700  
 FAX:(301)368-3703