

Plat Name: Goshen Hunt Hills
Plat #: 220150890

Location: Located at the westerly terminus of Paddockview Drive.
Master Plan: Agriculture and Rural Open Space Master Plan
Plat Details: RE-2 zone, 3 lots
Applicant: Goshen Hunt, LLC

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in conformance with Preliminary Plan No. 120130070 (MCPB Resolution No. 14-102), 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.

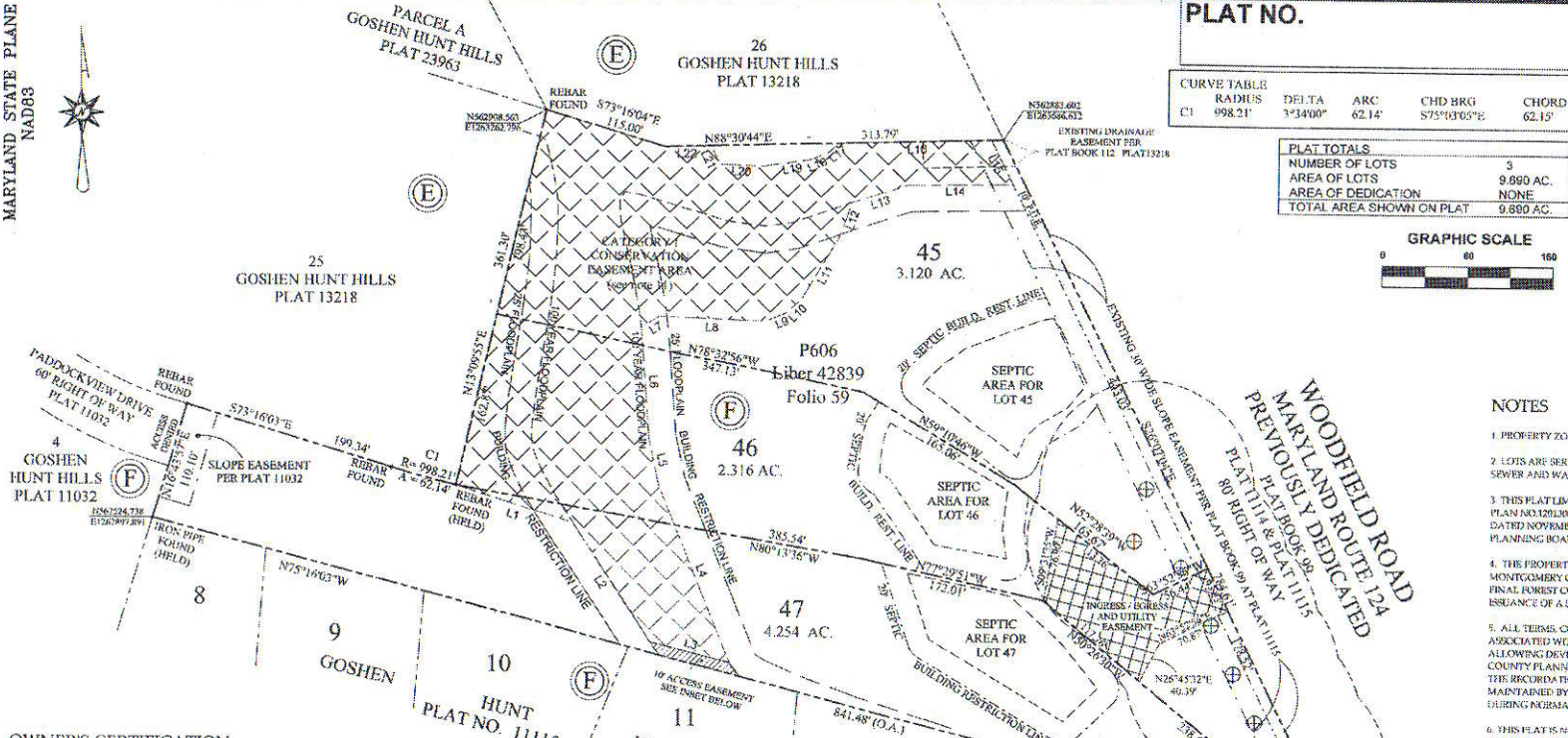
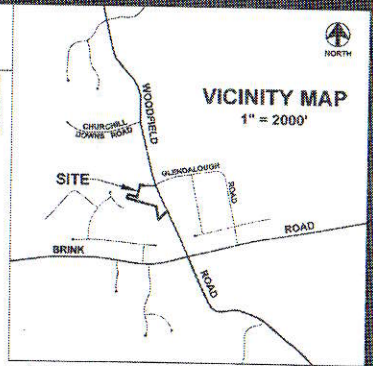
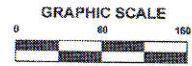
MARYLAND STATE PLANE
NAD83



PLAT NO.

CURVE TABLE			
RADIUS	DELTA	ARC	CHD BRG
C1 998.21'	3°34'00"	62.14'	S75°13'05"E

PLAT TOTALS	
NUMBER OF LOTS	3
AREA OF LOTS	9.690 AC.
AREA OF DEDICATION	NONE
TOTAL AREA SHOWN ON PLAT	9.690 AC.



NOTES

1. PROPERTY ZONED RP-2 AT DATE OF RECORDATION.
2. LOTS ARE SERVED BY PRIVATE WELLS AND PRIVATE ON SITE SEPTIC SYSTEMS, EXISTING SEWER AND WATER CATEGORIES: S-4, W-4.
3. THIS PLAT LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN NO. 120130970, ENTITLED "GOSHEN HUNT HILLS" 3/21/10 RESOLUTION NO. 11-102 DATED NOVEMBER 14, 2014. ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY 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 PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN, 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 FILLS 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 DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.
7. PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP GV, W S.S.C. GRID 2000436.
8. SEPTIC FIELD BUILDING RESTRICTION LINE SUBJECT TO CHANGE UPON REAPPROVAL BY THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES WELL AND SEPTIC DIVISION.
9. LOT 45, 46 & 47 ARE APPROVED FOR A 5 BEDROOM HOUSES PER PRELIMINARY PLAN NO. 120130970.
10. VEHICULAR ACCESS TO LOT 47 DENIED ALONG THE FRONTAGE OF MADDOCKVIEW DRIVE.
11. CATEGORY I CONSERVATION EASEMENT IS SUBJECT TO THE TERMS AND CONDITIONS OF A DEED RECORDED IN LIBER 3834 AT FOLIO 214 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
12. THE 100 YEAR FLOODPLAIN SHOWN HEREON IS BASED ON A FLOODPLAIN STUDY PERFORMED BY JAS. ENGINEERING AND APPROVED BY DPS IN A LETTER DATED JUNE 7, 2013. FLOODPLAIN APPLICATION NUMBER 25669.

OWNER'S CERTIFICATION

The undersigned, owners of the property shown hereon, hereby adopt this plat of subdivision and grant the Ingress / Egress and Utility easement, shown hereon for the use and benefit of lots 45, 46 & 47, also grant the 10 foot access easement for the use and benefit of Lot 47. The undersigned also grants a Public Utility Easement (10' P.U.E.) as shown hereon to the parties named in a document entitled "Terms and Provisions of Public Utility Easements" as recorded in Liber 3834 at Folio 457 among the land records of Montgomery County, Maryland, 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 subs, liens, mortgages, or trusts, affecting the property included in this plat of subdivision, except for a Deed of Trust recorded in Liber 4698 at Folio 222 among the referenced land records and the party in interest has hereon indicated their assent to this plat of subdivision.

Witness Date *4-21-16* *Lisa Stanley-Willis*
Goshen Hunt, LLC
Lisa Willis - Stanley, Managing Member

DAMASCUS COMMUNITY BANK:
We hereby assent to this plat of subdivision.
Witness Date *04-21-16* *Terry L. Brown*
Terry L. Brown, Trustee

INSET: NO SCALE
10' ACCESS EASEMENT

LINE	BEARING	HORIZ DIST
A1	S75°16'03"E	78.11'
A2	N33°32'37"E	15.03'
A3	S75°16'03"E	76.15'
A4	S38°03'35"E	16.54'

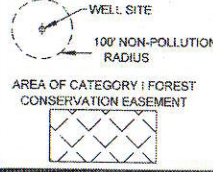
CATEGORY I
FOREST CONSERVATION
EASEMENT

LINE	BEARING	HORIZ DIST
L1	S72°35'14"E	114.70'
L2	S33°32'37"E	131.44'
L3	S75°16'03"E	76.15'
L4	N22°00'05"W	177.65'
L5	N12°32'05"W	43.80'
L6	N4°19'07"W	104.36'
L7	N57°11'42"E	19.42'
L8	S87°38'27"E	98.41'
L9	N87°45'19"E	21.05'
L10	N48°39'42"E	19.70'
L11	N30°36'55"E	67.80'
L12	N19°14'22"E	34.45'
L13	N72°19'56"E	54.19'
L14	N89°07'00"E	97.68'
L15	N28°24'30"W	46.34'
L16	S83°23'54"W	140.52'
L17	S50°29'58"W	13.02'
L18	S66°25'38"W	19.50'
L19	S81°46'57"W	43.81'
L20	N87°46'24"W	39.55'
L21	N25°31'11"W	19.78'
L22	S88°30'44"W	42.21'

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 The Columbia Bank to Goshen Hunt, LLC by deed dated November 28, 2011 and recorded in Liber 42839 at Folio 582, including a resubdivision of Outlot - A, Block F "Goshen Hunt Hills", as shown on Plat 13218, all 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 9.690 acres of land of which none is dedicated to the public use.

LEGEND



SUBDIVISION RECORD PLAT
LOTS 45 - 47 BLOCK F
GOSHEN HUNT HILLS
INCLUDING
A RESUBDIVISION OF
OUTLOT A, BLOCK F
ELECTION DISTRICT 1
MONTGOMERY COUNTY, MARYLAND
SCALE 1" = 80' JANUARY 2015

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

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

APPROVED _____ DATE _____

CHAIRMAN ASST.-SECRETARY-TREASURER

MONTGOMERY COUNTY
DEPARTMENT OF PERMITTING SERVICES

PLAT _____ DATE _____

APPROVED *7-11-2016* DATE _____

Harold A. Morris, Jr./D.S.
DIRECTOR

THOMAS A. MADDOX
Registered Professional
Land Surveyor MD #10850 (EXP 4/3/18)

DATE: *7/11/2016*

Pursuant to the relevant provisions of the Montgomery County Code Chapter 20, the Montgomery County Planning Board approved Preliminary Plan No. 2009-0070 to rezone the 5.8 acre site located at the northeast corner of Potomac Road, approximately 1.800 feet south of US Route 202, in the Columbia Valley Planning Board jurisdiction and to subdivide the site into three lots as shown on the attached site plan.

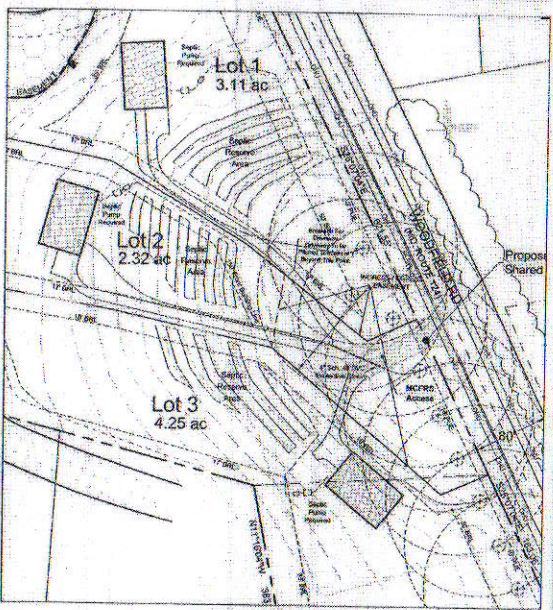
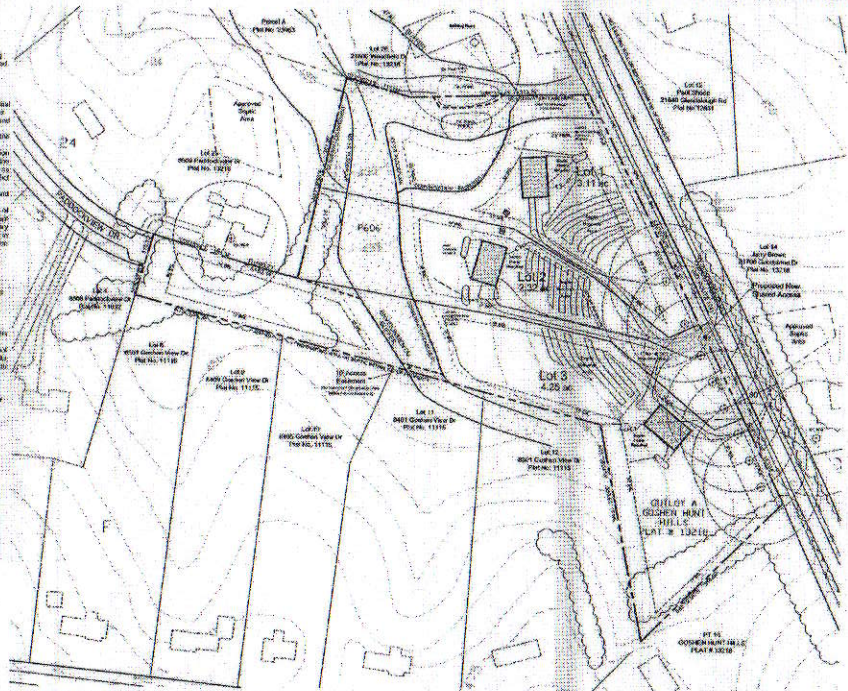
- The Preliminary Plan is subject to the following conditions:
- The Planning Board requires that the applicant must submit and approve a final final construction plan for the lots, including the final subdivision map, and the applicant must obtain a Certificate of Occupancy for all lots of the property and the final final construction plan must be approved by the Planning Board.
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This Preliminary Plan will remain valid for 180 days from its adoption date (as defined in Montgomery County Code Section 20-202) unless the applicant has submitted a final final construction plan for the lots, including the final subdivision map, and the applicant must obtain a Certificate of Occupancy for all lots of the property and the final final construction plan must be approved by the Planning Board.

CERTIFIED PRELIMINARY PLAN
I, the undersigned, certify that the above information is true and correct to the best of my knowledge and belief based upon the records and data available to me.

Thomas A. Maddox
Professional Land Surveyor

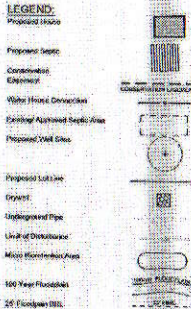


NOTE: SOURCE OF FIVE-FOOT TOPOGRAPHY IS M-NCPPC MAP 2309W03
NOTE: SOURCE OF 100-YEAR FLOODPLAIN
100-Year Floodplain delineation from a study by JAS Engineering & Design, LLC dated April 2013.

SEWAGE DISPOSAL SYSTEM DESIGN DATA:

LOT	# Baffles	Year Old	Time (min)	Depth	1st Dia.	2nd Dia.	Year Old	Time (min)	Depth	1st Dia.	2nd Dia.	Year Old	Time (min)	Depth	1st Dia.	2nd Dia.	Total Length	Area (sq ft)
1	5	5	15	20	18"	18"	10	15	20	18"	18"	10	15	20	18"	18"	100'	11,370 sq ft
2	5	5	15	20	18"	18"	10	15	20	18"	18"	10	15	20	18"	18"	100'	11,370 sq ft
3	5	5	15	20	18"	18"	10	15	20	18"	18"	10	15	20	18"	18"	100'	11,370 sq ft

*SYSTEM REQUIRES PUMP TO EXHAUSTED



ZONING STANDARDS:

ZONE: RE-2	Req.	Prov.
Lot Size	2.0 AC	2.32 AC or larger
Front Setback	50'	50' or more
Sideyards	17' min., 35' total	17' or more
Rearyard	35'	35'
Building Height	50' Max.	50' or less
Lot Coverage	25% Max.	~3%
Lot Width @ Building Line	150'	150'
Frontage	25'	175' or more

NOTES:

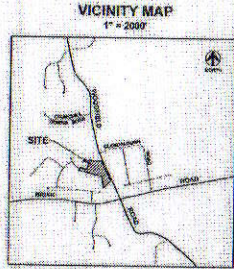
- AREA OF PROPERTY: 9.68 acres
- EXISTING ZONING: RE-2
- NO. OF LOTS SHOWN: 3
- EXISTING SEWER & WATER SERVICE CATEGORIES: S & W-6
- LOTS TO BE SERVED BY ON-SITE WELL AND SEPTIC SYSTEMS
- PROPERTY IS LOCATED IN THE UPPER GREAT SENECA CREEK WATERSHED.
- UTILITIES TO BE PROVIDED BY: Washington Gas, Verizon, Potomac Edison
- ALL WELL AND SEPTIC AREAS WITHIN 100' OF PROPERTY BOUNDARY ARE SHOWN ACCORDING TO AVAILABLE RECORDS OR VISUAL OBSERVATIONS.
- SOURCE OF FLOODPLAIN: JAS ENGINEERING, LLC 1778 1st NW, 9th FL WASHINGTON, D.C. 20006 301-262-1630

Surveyor's Certificate:
I hereby certify that the boundary shown hereon is correct to the best of my knowledge and belief based upon the records and data available to me.

Thomas A. Maddox
Professional Land Surveyor



SOURCE OF TWO-FOOT CONTOUR INTERVAL TOPOGRAPHY:
THOMAS A. MADDOX, PROFESSIONAL LAND SURVEYOR
8833 SHADY GROVE CT
GAITHERSBURG, MD 20877
301-984-6804



PREPARED FOR:
GOSHEN HUNT LLC
c/o LISA STANLEY-WILLIS
PO BOX 677
DAMASCUS, MD 20872
301-253-0575

Sheet 1 of 1
Revisions

Rev.	Date	Description
01	05/13/13	
02	06/05/14	
03	09/24/14	



date: 11/07/12
scale: 1" = 100'

Bentley & Associates, Inc.
Land Planning Consultants
10000 Rockledge Dr., Suite 200
Columbia, MD 21046
(410) 278-2000



PRELIMINARY PLAN
GOSHEN HUNT HILLS
Montgomery County, Maryland