

Plat Name: Etchison
Plat #: 220161070

Location: Located on the south side of Hipsley Mill Road, approximately 2,800 feet east of Halterman Road.

Master Plan: Olney Master Plan

Plat Details: AR Zone; 1 lot

Owner: W. Drew Stabler, et al

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 5 acres in size unless approved by the Planning Board in the review of a pre-preliminary plan of subdivision and;
- 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 (in effect at the time), and with Pre-Preliminary Plan No. 720160050 and supports this minor subdivision record plat.

NOTES:

1. THE PROPERTY IS LOCATED ON TAX ASSESSMENT MAP GRID GMS3 AS PARCELS P600 AND N710. THE PROPERTY IS ZONED AR, AS OF THE DATE OF PLAT RECORDEMENT. WSSC SHEET 234 NW 06.
2. THE HORIZONTAL SURVEY DATUM IS IN THE MARYLAND COORDINATE SYSTEM (MCS), NORTH AMERICAN DATUM (NAD), 83/76, SPC ZONE 1800 MD, U.S. SURVEY FEET (SFT), BASED ON GPS OBSERVATIONS, POST-PROCESSED USING NATIONAL GEODETIC SURVEYS (NGS) ON-LINE POSITIONING SERVICE (NPOS). THE NAD83 DATUM POINTS ARE THE NATIONAL DATUM POINTS FOR THE SITE IS 0336946948. THE NEAREST NAD83 DATUM POINTS ARE:
 - PD=AA57632 NORTH 1,284,425.28 FT WEST 2,528,333.07 SFT DISK="20585"
 - PD=AV9231 NORTH 1,284,485.28 FT WEST 2,528,538.52 SFT DISK="17205 WSSC 1988"
3. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EXISTING WATER AFFECTING THE OWNERSHIP AND USE, NOR EVERY WATER RESTRICTING THE OWNERSHIP AND USE, OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
4. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, AND NOT BE EXTINGUISHED BY THE RECORDEMENT OF THIS PLAT, UNLESS EXPRESSLY CONTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
5. THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE M.N.C.P. A.P.C. PREAPPLICATION PLAN #720160050 ENTITLED LOT 3 ETCHISON, TO REVISE THE BOUNDARY OF PREVIOUSLY RECORDED LOT 2 (CHILD LOT) IN ACCORDANCE WITH TERMS OF THE AGRICULTURAL PRESERVATION EASEMENT REFERRED TO IN NOTE 10.
6. SEPTIC BUILDING RESTRICTION LINES (SBRIL) WERE ESTABLISHED ON THE APPROVED PREAPPLICATION PLAN #720160050 AND ARE SUBJECT TO CHANGE AT THE DISCRETION OF THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES.
7. THE SEPTIC AREA ON LOT 3 IS DESIGNED FOR A SIX BEDROOM HOUSE.
8. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-35A OF MONTGOMERY COUNTY SUBDIVISION REGULATIONS, CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES A RESIDENTIAL LOT IN RPT ZONE AS PROVIDED FOR IN SECTION 50-35A(1)(b).
9. ANY FURTHER DEVELOPMENT OF THE REMAINDER WILL REQUIRE APPROVAL OF A PRELIMINARY PLAN AND SUBDIVISION RECORD PLAT.
10. LOT 3 AND THE REMAINDER SHOWN HEREON ARE AFFECTED IN TOTAL BY AN AGRICULTURAL PRESERVATION EASEMENT SHOWN HEREON APRIL 28, 2003 AND RECORDED IN LIBER 23732 FOLIO 528 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, THAT ALSO REFERENCES THE DEVELOPMENT RIGHTS UNDEVELOPED TO CREATE THIS LOT FOR A CHILD.
11. THE ULTIMATE RIGHT OF WAY FOR HPSLEY MILL ROAD (R-23) IS SEVENTY (70) FEET WIDE PER THE DAMASCUS MASTER PLAN (2009).
12. THIS PROPERTY IS SERVED BY PRIVATE WATER AND SEWER SYSTEMS ONLY.
13. AREA OF REMAINDER REVISED, RETAINS FARM REMAINDER STATUS IN ACCORDANCE WITH PRE-APPROVAL PLAN #2100000.

OWNERS CERTIFICATE

THE UNDERSIGNED TRUSTEES, ROBIN STABLER LECHLEIDER, CARL HOLLAND III, AND TRICKA STABLER HOLLAND, OWNERS OF THE PROPERTY SHOWN HEREON, DO HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, MARKED ON THIS PROPERTY, AND OUR SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY MARKERS TO BE PLACED ON THIS PROPERTY, AND OUR SUCCESSORS AND ASSIGNS WILL MAINTAIN AND REPAIR THE AGRICULTURAL PRESERVATION EASEMENT, ESTABLISHED BY HARTLAND SURVEYOR, IN ACCORDANCE WITH SECTION 50-24(a) OF THE MONTGOMERY COUNTY CODE. THERE ARE NO SALES, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT AS INDICATED AND THE PARTIES OF INTEREST THEREIN, HEREOF INDICATE THEIR ASSENT.

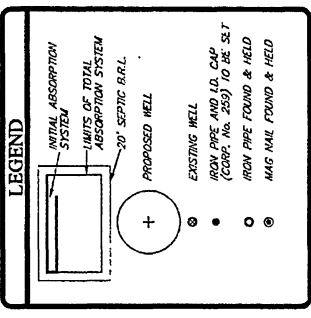
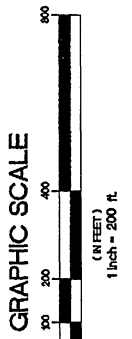
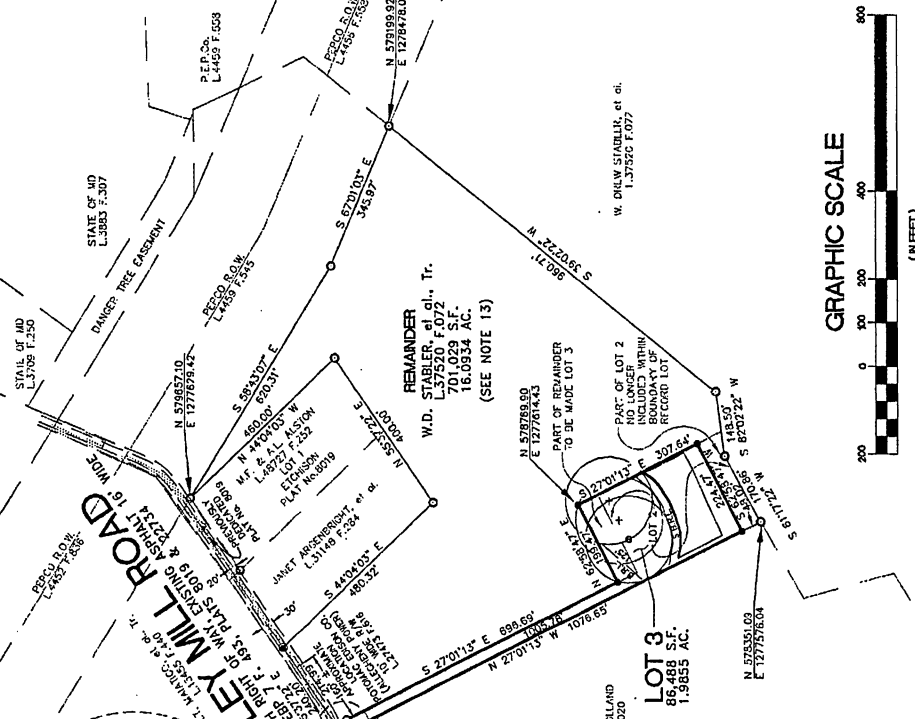
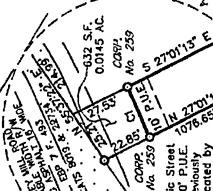
WITNESS: W. Dier Stabler DATE: 8-29-17
Frederick Cunningham Lechleider DATE: 8-30-17
Robin Stabler Lechleider DATE: 8-29-17
Carl Holland III DATE: 8-29-17
Tricka Stabler Holland DATE: 8-29-17

WE, 1ST MARINER BANK, BENEFICIARY OF A DEED OF TRUST, LIBER 46175 FOLIO 492, HEREBY ASSENT TO THIS MORTGAGE BANKING REGISTRATION SYSTEMS, INC., AS NOMINEE FOR 1ST MARINER BANK, ITS SUCCESSORS AND/OR ASSIGNS.

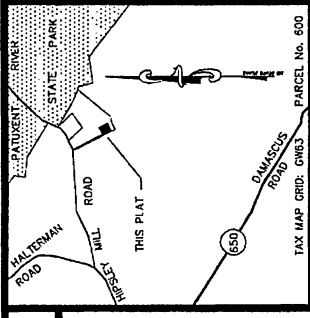
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Tricka Stabler Holland DATE: 8-29-17

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRC
C1	25.04	570.00	02°31'03"	12.52	23.04	N 68°18'21" E



VICINITY MAP
SCALE: 1" = 2000'



SUBDIVISION RECORD PLAT
LOT 3

ETCHISON
ELECTION DISTRICT NO. 1
MONTGOMERY COUNTY, MARYLAND
MAY, 2016 SCALE: 1" = 200'

MADDOX
Engineers & Surveyors, Inc.
3204 Tower Road, Suite 200, Rockville, MD 20852
(301) 484-0001 www.maddoxinc.com

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SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT THAT IT IS A PLAT OF SUBDIVISION OF THE PROPERTY SHOWN HEREON, LIBER 46175 FOLIO 492, A PLAT OF STABLER, DECEASED, FRED CUNNINGHAM LECHLEIDER, AND ROBIN STABLER LECHLEIDER TO CARL HOLLAND III AND TRICKA STABLER HOLLAND, BY TWO DEEDS DATED DECEMBER 18, 2003 AND THE PROPERTY LIES IN THE COUNTY OF MONTGOMERY, MARYLAND, AND IS PART OF THE PROPERTY OF THE MONTGOMERY COUNTY PLANNING BOARD, AS PART OF THE ELECTION DISTRICT NO. 1, MONTGOMERY COUNTY, MARYLAND, AS PART OF THE LECHLEIDER, AND ROBIN STABLER LECHLEIDER BY DEED DATED JUNE 10, 2009 AND RECORDED IN LIBER 37520 FOLIO 72, AND THAT IT IS A RESUBDIVISION OF LOT 2, ETCHISON, RECORDED IN LIBER 46175 FOLIO 492 AS PLAT NO. 22734, ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS SHOWN THUS —●— TO BE SET AS DELINEATED BY THIS PLAT, SHALL BE SET ACCORDANCE WITH THE PROVISIONS OF SECTION 50-24(a) OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA OF THIS PLAT OF SUBDIVISION IS 86,488 SQUARE FEET OR 1.9855 ACRES OF LAND, MORE OR LESS. THERE IS NO DEDICATION TO PUBLIC USE BY THIS PLAT.

DATE: 8/29/17
 REGISTERED PROFESSIONAL LAND SURVEYOR, MD No. 11014
 LICENSE (EXPIRES AUGUST 24, 2018)

RECORDED DATE: 22 Oct 16 1070

PLAT NO. 220161070

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

CHAIRMAN: David J. Jones
 ASST. SECRETARY - TREASURER: David J. Jones

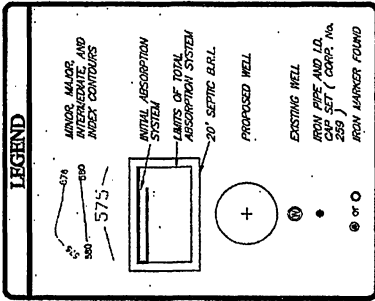
MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES
APPROVED David J. Jones

NOTE OF INTENT:

THE PURPOSE OF THIS PLAN IS TO CHANGE THE TOTAL AREA OF SUBDIVISION; FROM 2.0148 ACRES OF LAND (EXISTING LOT 2), TO 2.0000 ACRES OF LAND (PROPOSED LOT 3).

NOTES:

- SEPTIC FIELD BUILDING RESTRICTION LINES ARE SUBJECT TO THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO AN OFF-SITE FOREST CONSERVATION EASEMENT RECORDED IN LIBER 40221 AT FIELD 013.
- PROPERTY ZONED: RR: HSSC GRID 214000
- THE REMAINDER SHOWN HEREON IS NOT BEING OFFERED FOR SALE AND WILL BE FURTHER DEVELOPED. THE REMAINDER WILL REQUIRE APPROVAL OF A PRELIMINARY PLAN AND SUBDIVISION RECORD PLAN.
- TAX MAP GRID 0163, PARCEL N710
- THE REMAINDER SHOWN HEREON IS AFFECTED BY THE 2003 FLOOD HAZARD MITIGATION ELEMENT AND THE DEVELOPMENT RIGHTS UNLITLED TO CREATE THIS LOT FOR A CHILD.
- PURSUANT TO CHAPTER 586-9.24 OR 9.23 9 (b)(4) OF MONTGOMERY COUNTY ZONING ORDINANCES, LOT 2 WAS CREATED FOR THE CONSTRUCTION AND USE OF A SINGLE-FAMILY RESIDENTIAL DWELLING. THE DESIGNATED CHILD OF THE PROPERTY OWNER.

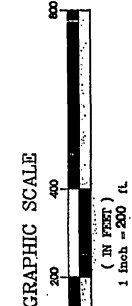
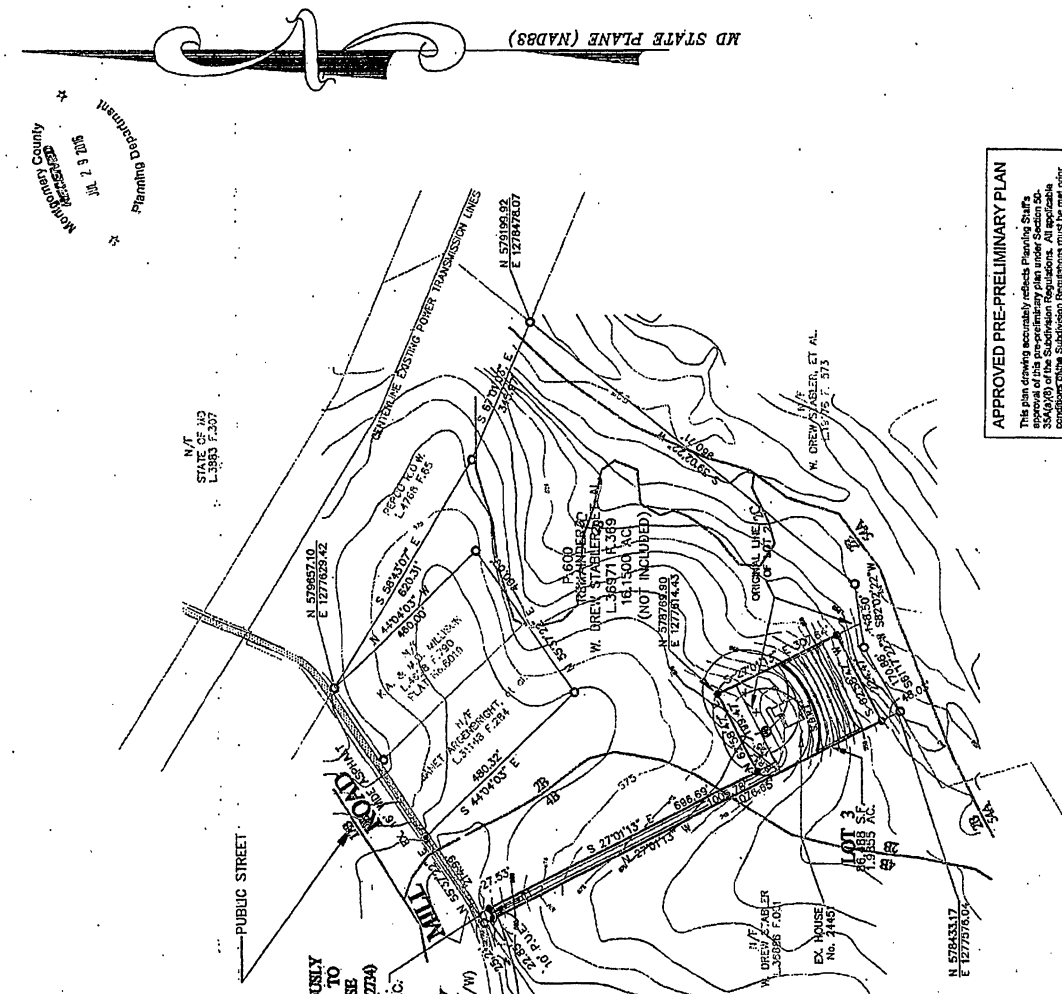


LOT 3 SERVED BY AN EXISTING WELL (W-6) & SEPTIC SYSTEM (S-6).

SOIL SYMBOL	SOIL NAME
2B	Genesis silt loam, 3 to 8 percent slopes
2C	Genesis silt loam, 8 to 15 percent slopes
4B	Etlock silt loam, 3 to 8 percent slopes
4C	Etlock silt loam, 8 to 15 percent slopes
5A	Gentle silt loam, 0 to 3 percent slopes
17B	Ocoquan loam, 3 to 8 percent slopes
54A	Hobbs silt loam, 0 to 3 percent slopes, frequently flooded

CURVE TABLE

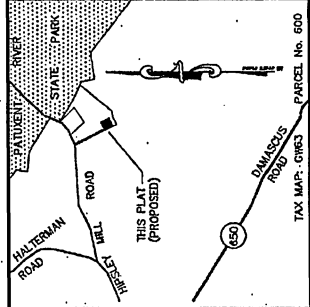
CURVE ID	LENGTH	RADIUS	DELTA	TAKEOFF	CLOSED BEG
1	25.04	570.00	025103°	12.52	25.04
2					N. 66°16'21" E.



APPROVED PRE-PRELIMINARY PLAN
 This plan drawing accurately reflects Planning Staff's approval of this preliminary plan under Section 50-206 of the Subdivision Regulations. The conditions of the Subdivision Regulations must be met prior to record plat.
 NAME: *Robert L. Drew* DATE: *8/9/16*

* Residual portion of Lot 2 to be administered at the time of record plat.

SURVEYORS CERTIFICATE:
 I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THE PLAN SHOWN HEREON IS CORRECT, THAT THE BOUNDARY LINES SHOWN HEREON ARE THE RESULT OF AN ACTUAL FIELD SURVEY CONDUCTED AND PERFORMED BY ME OR UNDER MY DIRECTION SUPERVISION.
 ROBERT L. DREW, REGISTERED PROFESSIONAL LAND SURVEYOR, MONTGOMERY COUNTY, MARYLAND, No. 11014 (LICENSE EXPIRES 08/24/2016)



MADDOX
 Engineers & Surveyors, Inc.
 3204 Tower Oaks Boulevard, Suite 200-A,
 Rockville, Maryland 20852
 (301) 762-9001 · www.maddoxinc.com

Owner/Applicant:
 STABLER, W. DREW

LOT 3
 A
 RESUBDIVISION OF
 LOT 2
ETCHISON

FLAT NO. 21784
 ELECTION DISTRICT NO. 1
 MONTGOMERY COUNTY, MARYLAND
 MARCH 2016

Date	Revision/Issue

PRE-APPLICATION PLAN

SHEET 1 OF 1

PREPARED BY: STD