

**Plat Name:** Club Hollow  
**Plat #:** 220141180

**Location:** Located on the north side of Club Hollow Road, 1940 feet west of the intersection with Edwards Ferry Road  
**Master Plan:** Agricultural and Rural Open Space Master Plan  
**Plat Details:** AR zone; 1 lot  
**Owner:** Robert and Susan Jamison

Staff recommends approval of this minor subdivision plat in accordance with Pre-Preliminary Plan 720110100 and 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 the property included in this application and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(8) and with Pre-Preliminary Plan No. 720110100 and supports this minor subdivision record plat.

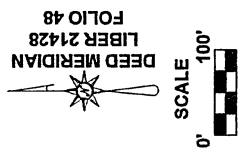
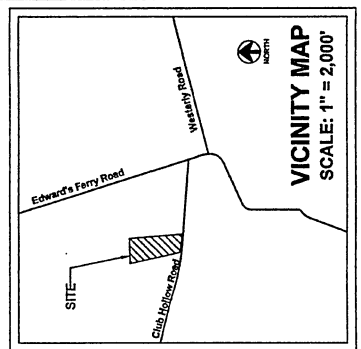
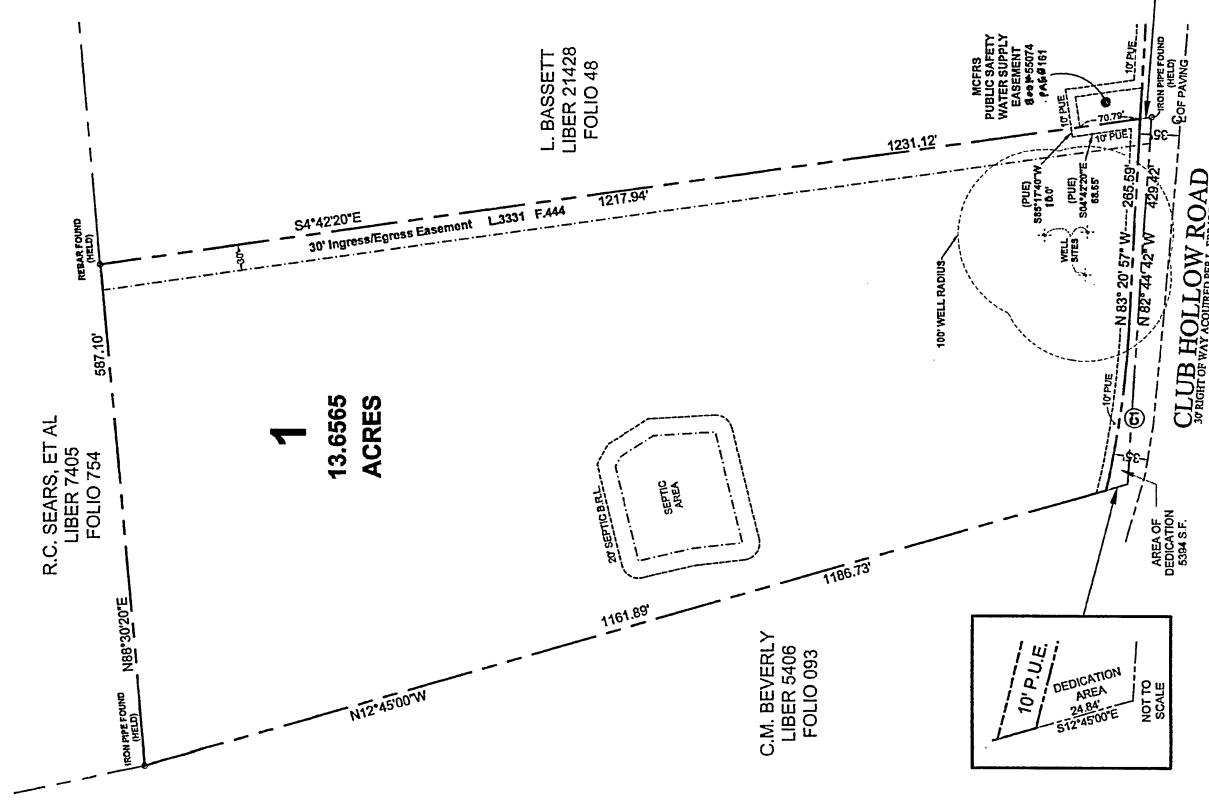
Staff notes that Pre-Preliminary Plan Condition No. 5 regarding County Fire Marshall requirements has been satisfied via a MCFRS easement on the adjacent property that will serve both properties.

- NOTES**
1. PROPERTY ZONED AR (FORMERLY RFD) AT DATE OF RECORDATION. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER APPLICABLE ZONING ORDINANCES. ALL AGRICULTURAL OPERATIONS SHALL BE PERMITTED IN THE AR ZONE. ALL AGRICULTURAL OPERATIONS SHALL BE PERMITTED AT ANY TIME, INCLUDING THE OPERATION OF FARM MACHINERY AND NO AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION BECAUSE IT INTERFERES WITH OTHER USES PERMITTED IN THE ZONE.
  2. THIS PLAT IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY THE PRELIMINARY PLAT NO. 7-201008 PER RESOLUTION DATED MARCH 4, 2013.
  3. LOT TO BE SERVED BY PRIVATE WELL, AND ON SITE SEPTIC SYSTEMS ONLY: 5-6, W-4.
  4. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 22A OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN.
  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 OPERATION OF THIS PLAT. THE PLANNING BOARD'S APPROVAL IS NOT GUARANTEED AND IS 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 BT, W-55-C, 233NW22.
  8. SEPTIC SYSTEM ON LOT 1 IS APPROVED FOR A 4 BEDROOM HOUSE.
  9. SEPTIC FIELD BUILDING RESTRICTION LINE IS SUBJECT TO CHANGE UPON RE-APPROVAL BY THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES WELL AND SEPTIC SECTION.
  10. THIS PLAT OF SUBDIVISION IS APPROVED PURSUANT TO THE PROVISIONS FOR MINOR SUBDIVISIONS IN SECTION 50-24 OF THE SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE MONTGOMERY COUNTY CODE. THIS PLAT INVOLVES THE CREATION OF 1 LOT WITHIN THE RURAL DENSITY TRANSFER (RDT) ZONE AS PROVIDED FOR IN SECTION 50-24(b)(6).
  11. THE OWNERS ATTEST BY AFFIDAVIT DATED MAY 7, 2015 THAT ONE UNDEVELOPABLE DEVELOPMENT RIGHT REMAINS WITH THE PROPERTY SHOWN HEREON.
  12. THE LOT SHOWN HEREON IS IN ACCORDANCE WITH SECTION 50-C7-A (6) (C) OF THE MONTGOMERY COUNTY ZONING ORDINANCE IN EFFECT AT THE TIME OF PRELIMINARY PLAN APPROVAL.
  13. THE ULTIMATE RIGHT OF WAY WIDTH FOR CLUB HOLLOW ROAD IS 70' WIDE PER THE MASTER PLAN.

CURVE	RADIUS	ARC	BEARING	CHORD	DELTA
C1	965.0'	170.38'	N78°17'31"W	170.13'	10°08'01"

PLAT TOTALS
NUMBER OF LOTS
AREA OF LOT
AREA OF DEDICATION
TOTAL AREA SHOWN ON PLAT

1  
13.6565 ACS  
3274 S.F.  
32,769 ACS



**OWNER'S CERTIFICATION**  
 We, the undersigned owners of the property shown hereon, hereby adopt this plat of subdivision, dedicate the area shown in public use, grant a Public Utilities Easement shown herein as (10' P.U.E.) 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, subject to the terms set forth therein. The owners 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 suits, liens, mortgages, or trusts, affecting the property included in this plat of subdivision.

*Robert P. Jamison* Date: 11/11/17  
 Robert P. Jamison  
 Witness

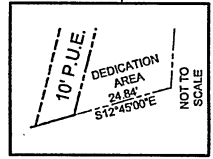
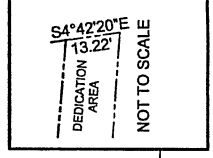
*Susan S. Jamison* Date: 11/11/17  
 Susan S. Jamison  
 Witness

**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 Elizabeth S. Helm to Robert P. Jamison and Susan S. Jamison, dated March 30, 2011, and recorded in Liber 4145 at Folio 184, 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 herein in accordance with the provisions of Section 50-24(e) of Montgomery County Code. The total area included on this plat is 13,780.9 acres or 60027.3 square feet of land, of which 0.1238 acres or 5394 square feet is dedicated to the public use.

*Thomas A. Maddox* Date: 11/11/17  
 Thomas A. Maddox  
 Registered Professional Land Surveyor  
 MD #10850 EXPIRES 4/3/2018

**SUBDIVISION RECORD PLAT**  
 LOT 1  
**CLUB HOLLOW**  
 ELECTION DISTRICT 3  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE 1"=100' JUNE 2017

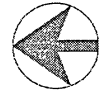
**THOMAS A. MADDOX**  
 PROFESSIONAL LAND SURVEYOR  
 8953 SHADY GROVE COURT  
 GAITHERSBURG, MARYLAND 20877  
 (301) 984-5804



Received  
**M-NCPPC**  
 DEC 15 2017  
 Montgomery County  
 Planning Department

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES	PLAT
APPROVED <i>Diana A. Jones</i> DIRECTOR	DATE
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	DATE
APPROVED	ASST. SECRETARY-TREASURER
CHAIRMAN	M.N.C.P. & P.C. RECORD FILE NO.

Sheet 1 of 1  
 Revision  
 No. Description  
 Date  
 1/1/11  
 1/1/11  
 1/1/11



Scale: 1" = 100'  
 Date: 6/17/11

**B&A**  
 Consulting & Associates, Inc.  
 Land Surveying & Engineering  
 1100 North Rock Creek  
 Columbia, MD 21046  
 (410) 726-1100

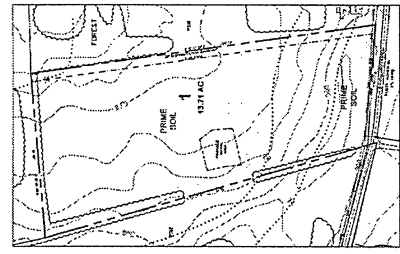
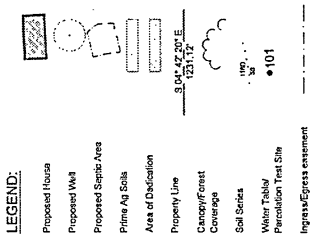
**RE-APPLICATION PLAN**  
**CLUB HOLLOW PROPERTY**  
 (PARCEL 560, TAX MAP BT41)  
 Montgomery County, Maryland

**ZONING STANDARDS:**

ZONE	RDY	Min. Lot Size	Max. Lot Area	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Max. Building Height	Min. Lot Coverage	Min. Front Yard Coverage	Min. Side Yard Coverage	Min. Rear Yard Coverage
R-1	1	40,000 sq ft	1.04 / 13.71 AC	50'	50'	50'	35'	10%	10%	10%	10%
R-2	2	80,000 sq ft	2.08 / 27.42 AC	100'	100'	100'	35'	10%	10%	10%	10%
R-3	3	120,000 sq ft	3.12 / 41.13 AC	150'	150'	150'	35'	10%	10%	10%	10%
R-4	4	160,000 sq ft	4.16 / 54.84 AC	200'	200'	200'	35'	10%	10%	10%	10%
R-5	5	200,000 sq ft	5.20 / 71.79 AC	250'	250'	250'	35'	10%	10%	10%	10%

**GENERAL NOTES:**  
 1. AREA OF PROPERTY - 13.78 ac  
 2. EXISTING ZONING: RDY  
 3. NO. OF LOTS PERMITTED - 1  
 4. LOT AREA: 13.71 AC  
 5. BEING DIVIDED BY PRIVATE WELLS & ON-SITE SEPTIC SYSTEMS  
 6. LOCATED IN BROAD RUN WATERSHED (CLASS III)  
 7. SOILS SERIES 21B IS A PRIME AGRICULTURAL SOIL  
 8. THERE ARE NO PUBLIC RECORDS OF ANY WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE SUBJECT PROPERTY.

The proposed lot is exempt from area and dimensional requirements of the rural-density-transfer zone in accordance with section 59-C-074(b)(2) of the County Code.



9. The Applicant must provide a copy of the soils map with the application. The soils map shall be prepared by a registered professional soil scientist or a registered professional geologist and shall be certified by the State Department of the Environment.

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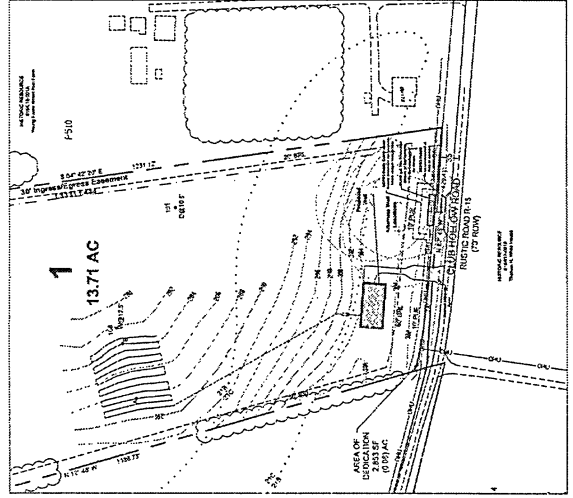
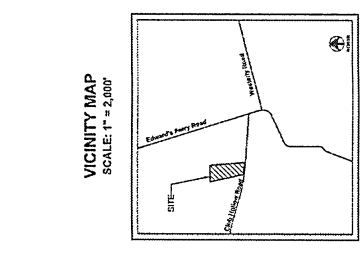
11. A building permit for a septic system shall be obtained from the Montgomery County Department of Public Works and Engineering prior to the start of construction.

12. The Applicant must coordinate the proposed location of the septic system with the Rural Roads Authority.

13. The Applicant must provide a copy of the soils map with the application. The soils map shall be prepared by a registered professional soil scientist or a registered professional geologist and shall be certified by the State Department of the Environment.

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**SEWAGE DISPOSAL SYSTEM DESIGN DATA:**

Row	Column	Length (ft)	Width (ft)	Depth (ft)	Volume (cu ft)	Volume (cu yd)
101	1	11.12	22	3.5	856.5	25.5
102	2	11.12	22	3.5	856.5	25.5
103	3	11.12	22	3.5	856.5	25.5
104	4	11.12	22	3.5	856.5	25.5
105	5	11.12	22	3.5	856.5	25.5
106	6	11.12	22	3.5	856.5	25.5
107	7	11.12	22	3.5	856.5	25.5
108	8	11.12	22	3.5	856.5	25.5
109	9	11.12	22	3.5	856.5	25.5
110	10	11.12	22	3.5	856.5	25.5

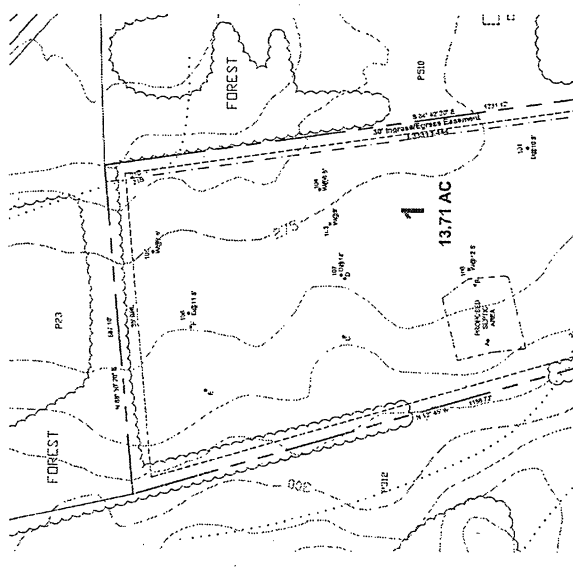
**NOTE:**  
 Initial septic system and 1st replacement system are designed to have 3' of stone (2.8" stone credit) and length of 400'. 2nd and 3rd replacement systems are designed to have 3' of stone credit and length of 333'.  
 Depth of stone in on-site unobstructed benches must extend to no less than 4'-6" below grade. Absorption systems that have approved precipitation below four feet can be credited only for sidewall area within the absorption area established by precipitation tests.

**PREPARED FOR:**  
 Robert P. &  
 Susan S. Jamison  
 Poolesville, MD 20837  
 (301) 437-4337

**DATE:** 7/3/2013

**DESIGNED BY:** Callan Murray

**CHECKED BY:** [Signature]



**SEWAGE DISPOSAL SYSTEM DESIGN DATA:**

Row	Column	Length (ft)	Width (ft)	Depth (ft)	Volume (cu ft)	Volume (cu yd)
101	1	11.12	22	3.5	856.5	25.5
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103	3	11.12	22	3.5	856.5	25.5
104	4	11.12	22	3.5	856.5	25.5
105	5	11.12	22	3.5	856.5	25.5
106	6	11.12	22	3.5	856.5	25.5
107	7	11.12	22	3.5	856.5	25.5
108	8	11.12	22	3.5	856.5	25.5
109	9	11.12	22	3.5	856.5	25.5
110	10	11.12	22	3.5	856.5	25.5

**NOTE:**  
 Initial septic system and 1st replacement system are designed to have 3' of stone (2.8" stone credit) and length of 400'. 2nd and 3rd replacement systems are designed to have 3' of stone credit and length of 333'.  
 Depth of stone in on-site unobstructed benches must extend to no less than 4'-6" below grade. Absorption systems that have approved precipitation below four feet can be credited only for sidewall area within the absorption area established by precipitation tests.

**PROBENY & WEE ARE CERTIFICATION:**  
 I, the undersigned, being a duly Licensed Professional Engineer in the State of Maryland, do hereby certify that the above described project complies with the requirements of the Montgomery County Code and the Montgomery County Department of Public Works and Engineering.

**THOMAS A. PROBENY**  
 License No. 10000  
 Expiration Date: 12/31/2014

**WEE ARE CERTIFICATION:**  
 I, the undersigned, being a duly Licensed Professional Engineer in the State of Maryland, do hereby certify that the above described project complies with the requirements of the Montgomery County Code and the Montgomery County Department of Public Works and Engineering.

**THOMAS A. PROBENY**  
 License No. 10000  
 Expiration Date: 12/31/2014

