

Plat Name: Mt. Carmel Acres
Plat #: 220180420

Location: Located 400 feet north of the terminus of Mt. Carmel Cemetery
Master Plan Olney Master Plan
Plat Details: AR (formerly RDT) zone; 1 lot, 1 outlot
Owner: Donald and Pamela Saul

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Administrative Subdivision Plan No. 620170090, as approved by the Planning Director on October 26, 2017, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plan.

Certified Administrative Subdivision Plan

Plan No. 620170090

Mt. Carmel Acres Lot 7 & Outlot 'A'

APPROVED PLANNING DEPARTMENT
MONTGOMERY COUNTY, MARYLAND
Certified Subdivision Plan - CSD/2000
APPROVAL

11/13/17

SITE DATA

Legal Description: Building Lot 5
Tax ID: C0207206
Building Zoning: AR (Agricultural Reserve)
Building Setback: Lot 5 - 25' Ac.
Building Setback: Lot 7 - 25' Ac.
Lot 1 - 254 Ac.
Gross A.C.: 780 Ac.
Proposed Use: 570 Residential & Agriculture
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RESIDENTIAL SUBDIVISIONS

Site Area (Ac.)	Allowed/Denied	Density
1.64/25 Ac.	N/A	1.50
40,000 sq ft	N/A	1.50
Lot 5 (4.4)	N/A	1.50
Lot 7 (4.4)	N/A	1.50
Lot 1 (254)	N/A	1.50
Lot Coverage (Max)	10%	1.50
Building Height	30' max.	1.50
Primary Building Setbacks (ft.)	30' min.	1.50
Front Street	20' min.	1.50
Side	20' min.	1.50
Rear	20' min.	1.50

Exhibit Lot 5 approved by the Montgomery County Planning Board under Preliminary Plan #1000 on June 20, 1984, making variance for plating the original 306 Ac. parcel and a number of required public road frontage.

GENERAL NOTES

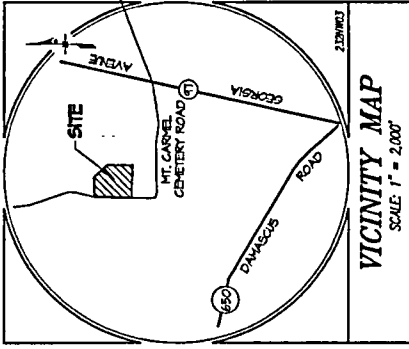
- Owner/Applicant: Donald & Pamela Soul
3031 Mt. Carmel Cemetery Road
Brookville, MD 20833
- Boundary Survey By: Elizabeth Little & Weber, P.A.
Montgomery County
January 2015
- Topography By: Elizabeth Little & Weber, P.A.
Montgomery County
2015 Overlaid Plan
- Holder Plan: N/A, Approved Final Construction Plan
N/A, Approved Subdivision
- NOTES: Not required, no new construction.
- Stormwater Concept: Upper Potomac River, 10/15-P
- Retained Use Class: M-4
- Existing Water Service Category: S-6
- Existing Sewer Service Category: S-6
- There are no known trees, threatened, endangered species or critical habitats on site.
- There are no known county easement lines on per the 2011 publication of Easement Lines in Montgomery County, Maryland.
- Utility Companies: Gas - WPA
Electric - DCSE - Bell & Sybil
Telephone - Verizon
Cable - Comcast

These specific notes on this plan drawing or in the conditions of approval, the building footprint, building height, on-site parking site circulation, and setbacks shown on the Administrative Subdivision Plan are illustrative. The final location of buildings, setbacks, and other site features shall be determined by the final approved plan. Please refer to the zoning code table for development standards such as setbacks, building restriction lines, building height, and lot coverage for each lot. Other indicators for site development may also be included in the conditions of approval.

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, URBANISAP ARCHITECTS
308 BROADWAY, SUITE 250 - WASHINGTON OFFICE PARK
BETHESDA, MARYLAND 20814-4400-1000 301-462-2514 FAX 301-421-4188

UNAPPROVED PLAN IF CHANGES ARE MADE TO THE PLAN OR THE PLAN IS NOT APPROVED BY THE PLANNING DEPARTMENT OF MONTGOMERY COUNTY, MARYLAND



LEGEND

- EX. BUILDING
- EX. DRIVEWAY
- PROPERTY BOUNDARY
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY
- BUILDING RESTRICTION LINE
- SEPTIC FIELD

PROFESSIONAL CERTIFICATION

I hereby certify that these plans were prepared or approved by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland.

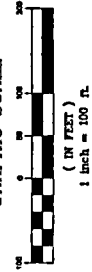
License No. 12464
Expiration Date: May 28, 2018

Signature: Elizabeth Little
Date: 11/13/17
Professional Engineer
Elizabeth Little & Weber, P.A.

Sheet Index

- Cover Sheet
- Approved Sheet
- Administrative Subdivision Plan Sheet

GRAPHIC SCALE



COVER SHEET

MT. CARMEL ACRES
LOT 7 & OUTLOT 'A'
(Re subdivision of Lot 5 "Mt. Carmel Acres")
PLAT No. 20499

G. L. W. FILE No.

17025

SHEET

1 OF 3

LAYTONSVILLE ELECTION DISTRICT No. 01

MONTGOMERY COUNTY, MARYLAND