

Plat Name: Broadmeadow Farm
Plat #: 220180700

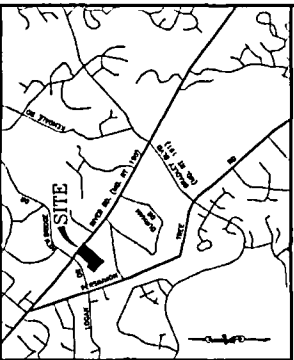
Location: Located on the southwest side of River Road (MD 190), 480 feet southeast of the intersection of Logan Drive

Master Plan: Potomac Subregion Master Plan

Plat Details: RE-2 zone; 3 lots

Owner: William and Katherine Slover

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120130150 (MCPB Resolution No. 14-38) 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 plans.



VICINITY MAP
ARC MAP PLAT 34, GRID P-7
SCALE 1" = 500'

GENERAL NOTES:

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH THE DEVELOPMENT OF THIS PROPERTY INCLUDED ON THIS PLAT, AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SUPPLETE UNLESS OTHERWISE NOTED BY FURTHER ACTING BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY STUDY PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. THIS SUBDIVISION RECORDS PLAT IS NOT INTENDED TO SHOW EXISTING UTILITIES OR TO SHOW EXISTING UTILITIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES AND FOR OBTAINING NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
3. THE LOTS SHOWN HEREON IS LIMITED TO THE USES AND CONDITIONS AS SET FORTH BY THE MONTGOMERY COUNTY PLANNING BOARD. THE LOTS SHOWN HEREON IS LIMITED TO THE USES AND CONDITIONS AS SET FORTH BY THE MONTGOMERY COUNTY PLANNING BOARD.
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF MONTGOMERY COUNTY FOREST CONSERVATION PLAN FOR LOT 2, INCLUDING THE TERMS OF THAT FOREST CONSERVATION PLAN (FDCP) 10/10/10.
5. THE PROPERTY IS ZONED: RE-2.
6. THE PROPERTY IS SHOWN IN THE MAP (P-56) PARCEL 724.
7. EXISTING USE: RESIDENTIAL.
8. PROPOSED USE: RESIDENTIAL.
9. THE PROPERTY IS SHOWN ON WDC 200 SHEET 2114000.
10. WATER & SEWER OUTFALLS: W-3 / S-1.
11. UNDEVELOPED CASH JOHN CREEK.
12. AN EXISTING HOUSE IS LOCATED ON LOT 1 AND WILL REMAIN. TWO NEW HOUSES ARE TO BE CONSTRUCTED ON PROPOSED LOTS 2 & 3.
13. THE WELL AND SEPTIC INFORMATION SHOWN HEREON IS BASED UPON EXISTING RECORDS AND WELL CONSTRUCTION PERMITS NO. 11279 DATED 1-19-1999. THE EXISTING LOT WAS APPROVED FOR A SIX (6) BEDROOM DWELLING PER PERMIT NO. 11279.
14. (1) NO DEED OR PLAT SHOULD BE FILED THAT ESTABLISHES THE RIGHT OF WAY FOR THE EXISTING RIVER ROAD. (2) PAVED ROAD IS MAINTAINED BY THE MARYLAND STATE HIGHWAY ADMINISTRATION.

WELL AND SEPTIC NOTE:

THE THREE LOTS ARE APPROVED FOR PROPOSED WELL, SEWER, WATER AND SEPTIC SYSTEMS. THE EXISTING HOUSE ON LOT 1 HAS A PRIVATE WELL AND SEPTIC SYSTEM. PUBLIC WATER AND SEWER SERVICE IS REQUIRED UNTIL THE DEVELOPMENT OF LOT 2 AND LOT 3, WHICH OCCURS AFTER PLAT RECORDATION. THE SEWER WATER AND SANITARY SEWER PLANS FOR THE SUBDIVISION SHALL PROVIDE PUBLIC WATER AND SANITARY SEWER SERVICE TO LOT 1. THE EXISTING HOUSE ON LOT 1 MAY REMAIN ON THE CURRENT WELL AND SEPTIC SYSTEM. A NEW WELL AND SEPTIC SYSTEM SHALL BE INSTALLED ON LOT 1. THE EXISTING HOUSE ON LOT 1 SHALL REMAIN ON THE CURRENT WELL AND SEPTIC SYSTEM. A NEW WELL AND SEPTIC SYSTEM SHALL BE INSTALLED ON LOT 1. THE EXISTING HOUSE ON LOT 1 SHALL REMAIN ON THE CURRENT WELL AND SEPTIC SYSTEM. A NEW WELL AND SEPTIC SYSTEM SHALL BE INSTALLED ON LOT 1.

LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD	
1	5.4128337' W 50.00'
2	4.5029497' W 429.66'
3	4.1131702' E 43.11'
4	3.5137082' E 364.00'
5	3.5137082' E 87.16'

DEDICATION AREA
20,196 SQ. FT. OR 0.4626 ACRES
SHOWING FIGURES



LEGEND:
L.P.F. INDICATES FROM PIPE FOUND
R/W INDICATES RIGHT OF WAY

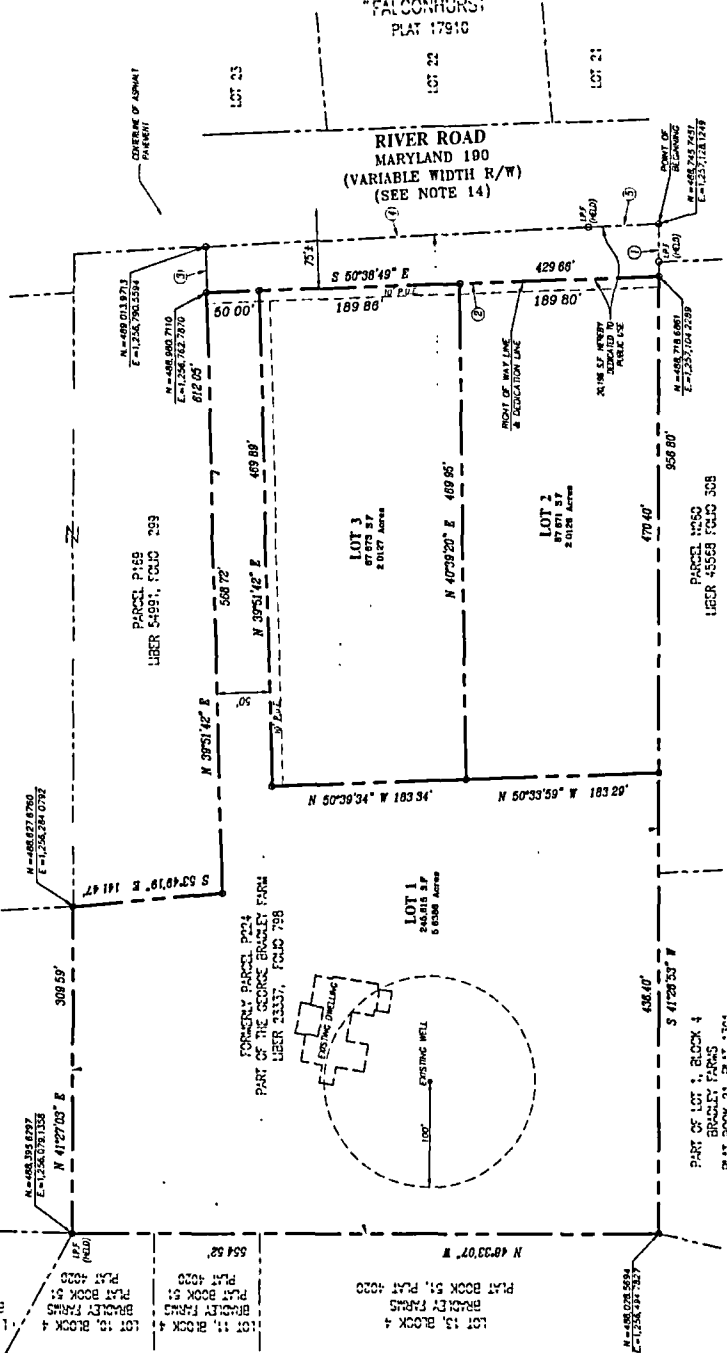
PLAT NO.

PARCEL N:58
LIBER 5499', FOLIO 499

PARCEL P:69
LIBER 5499', FOLIO 293

PARCEL P:224
LIBER 23337', FOLIO 798

PARCEL P:4
LIBER 4893', FOLIO 141



SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A SUBDIVISION OF ALL THE LAND COVERED BY WILLIAM L. SLOVER, OWNED BY HIMSELF AND HIS WIFE, ATHERINE A. SLOVER IN LIBER 2337 AT FOLIO 798 DATED AUGUST 29th, 2002 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. I ALSO CERTIFY THAT PROPERTY CORNERS MARKED THIS ARE IN PLACE IN ACCORDANCE WITH SECTION 50.43 (G) OF THE MONTGOMERY COUNTY CODE. SUBDIVISION REGULATIONS OF LAND, 20.196 SQUARE FEET OF WHICH IS DEDICATED FOR PUBLIC USE.

DATE: 5/29/18

WAYNE F. AUBRYN
PROFESSIONAL LAND SURVEYOR
MONTGOMERY COUNTY, MARYLAND
LICENSE EXPIRES 01-07-2019

GRAPHIC SCALE
1" = 80'

OWNER'S CERTIFICATION

WE, WILLIAM L. SLOVER AND ATHERINE A. SLOVER, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY CERTIFY THAT THE PLAT OF SUBDIVISION SHOWN HEREON IS CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THAT IT IS A SUBDIVISION OF ALL THE LAND COVERED BY WILLIAM L. SLOVER, OWNED BY HIMSELF AND HIS WIFE, ATHERINE A. SLOVER IN LIBER 2337 AT FOLIO 798 DATED AUGUST 29th, 2002 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. I ALSO CERTIFY THAT PROPERTY CORNERS MARKED THIS ARE IN PLACE IN ACCORDANCE WITH SECTION 50.43 (G) OF THE MONTGOMERY COUNTY CODE. SUBDIVISION REGULATIONS OF LAND, 20.196 SQUARE FEET OF WHICH IS DEDICATED FOR PUBLIC USE.

DATE: 5/22/18

DATE: 5/22/18

DATE: 5/23/2018

WITNESSES
William L. Slover
Atherine A. Slover

WITNESSES
Wayne F. Aubryn

WITNESSES
Patrick Gendall

DATE: 5/22/18

DATE: 5/22/18

DATE: 5/23/2018

PRELIMINARY PLAN NO.: 120130150

LOT	AREA (SQUARE FEET)	AREA (ACRES)
LOT 1	24,116 SF	0.5546 ACRES
LOT 2	20,128 SF	0.4626 ACRES
LOT 3	20,127 SF	0.4626 ACRES
DEDICATION	20,196 SF	0.4626 ACRES
TOTAL AREA	44,155 SF	10.1276 ACRES

M-NCPPC RECORD FILE NO.:

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND
DIRECTOR: *James Bond*
DATE: 5/18/18

PLAT NO.: 13018

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

APPROVED: _____ DATE: _____

DEPT. SECRETARY - TREASURER

