MEMORANDUM

DATE: February 22, 2019

TO: Montgomery County Planning Board

FROM: Stephen Smith, Coordinator
       Jay Beatty, Senior Planner
       D.A.R.C. Division
       (301) 495-4522 & (301) 495-2178

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
         Agenda for March 7, 2019

The following record plats are recommended for APPROVAL, subject to the appropriate
conditions of approval of the preliminary plan and site plan, if applicable, and
conditioned on conformance with all requirements of Chapter 50 of the Montgomery
County Code. Attached are specific recommendations and copies of plan drawings for
the record plat. The following plats are included:

220180970 Highlands of Darnestown

220180980 R. Holt Easley’s Subdivision
Plat Name: Highlands of Darnestown
Plat #: 220180970
Location: Located on the south side of Turkey Foot Road, 650 feet east of Gretna Green Drive
Master Plan Potomac Subregion Master Plan
Plat Details: RE-2 zone; 1 lot
Owner: Matthew Wade

Staff recommends approval of this minor subdivision plat pursuant to Section 50.7.1.B of the Subdivision Regulations which states:

B. Conversion of an outlot into a lot. An outlot may be converted into a lot if:

1. the outlot is not required for open space or green area, or is otherwise constrained in a manner that prevents it being converted into a buildable lot;

2. there is adequate sewerage and water service to accommodate development on the lot;

3. all applicable requirements or agreements under the Adequate Public Facilities Ordinance in Subsection 4.3.J and the Subdivision Staging Policy are satisfied before recording the plat;

4. all applicable conditions or agreements applicable to the original subdivision approval creating the outlot apply to the new lot. The conditions and agreements may include, but are not limited to, any adequate public facilities agreement, conservation easement, or building restriction lines; and

5. if the outlot is located within a special protection area, all applicable special protection area requirements and guidelines, including the approval of a water quality plan, are satisfied before 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 50.7.1.B and supports this minor subdivision record plat.
OWNER'S CERTIFICATION

We, the undersigned owners of the property shown herein, hereby adopt this plat of subdivision and grant a
Public Utilities easement shown herein as 0.017 acres to the parties named in a document entitled "Terms and
Provisions of Public Utility Easements" as recorded in Book 304 at Page 97. The owners, their successors and
ees will cause all property corner markers and any other required inconveniences to be set by a registered
Maryland Land Surveyor, in accordance with Section 50.4.3.C of the Montgomery County Code.

There are no other mortgages, liens, taxes or trusts affecting the subject property.

[Signatures]

Matthew B. Wade
Melissa Surranga King

SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown herein is correct that it is a subdivision of all of the
land described in a deed from Matthew B. Wade to Matthew B. Wade and Melissa
Surranga King, dated July 7, 2017, and recorded in Book 547 at Page 330, also being
a resubdivision of "Highlands of Darnestown", Outlot 6, Block C, as shown on a plot
recorded in Plat Book 109 at Plat 12631, all among the land records of Montgomery
County, Maryland. I further certify that, once engaged as described in the owner's
certification herein, all monuments and all property markers and other boundary
markers will be set in accordance with the provisions of Section 50.4.3.C of
Montgomery County Code. The total area included on this plat is 24449 square feet of
land. There is no dedication to the public use.

[Signature]

Thomas A. Maddox
Registered Professional Land Surveyor
MDR #4250
Exp. 4/30/20

NOTES

1. PROPERTY ZONED R-3.2 AS OF THE DATE OF PLAT RECODIFICATION.
2. LOT IS SUBJECT TO A 20' WIDE AND 20' DEEP RAISED SEPTIC RESERVE AREA.
3. EASEMENTS DO NOT GRANT ANY RIGHTS OF WAY, AIR OR ELECTRIC
   SERVICE, TELEPHONE, SATELLITE DISHES, TELEPHONE OR GAS EASMENTS.
4. HIGHLANDS OF DARNESTOWN
   OUTLOT 6 BLOCK C
   PLAT 12631

THE SUBDIVISION IS PARTIALLY IN THE 500 YEAR 1% ANNUAL CHANCE FLOOD PLAIN.

MONTGOMERY COUNTY
DEPARTMENT OF PERMITTING SERVICES
APPROVED: February 3, 2019

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING COMMISSION
APPROVED: Date

CHAIRMAN: ASST-SECRETARY-TREASURER

M.N.C.P. & P.C. RECORD FILE NO.

SUBDIVISION RECORD PLAT
LOT 85 BLOCK C
HIGHLANDS OF
DARNESTOWN

A RESUBDIVISION OF
OUTLOT 6 BLOCK C
PLAT 109 PLAT 12631
ELECTION DISTRICT 6
MONTGOMERY COUNTY, MARYLAND
SCALE 1" = 20'
JUNE 2018

THOMAS A. MADDOX
PROFESSIONAL LAND SURVEYOR
400 SHADY CREEK COURT
GATHERSBURG, MARYLAND 20877
(301) 946-7004

1701 PLAT