

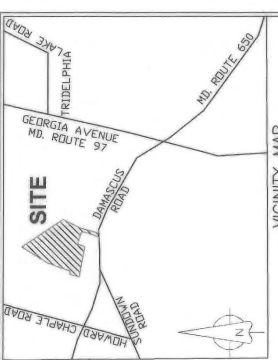
Plat Name: Unity
Plat #: 220210680

Location: Located on the north side of Damascus Road (MD 650), 680 feet east of
Sundown Road
Master Plan: Olney Master Plan
Plat Details: AR zone; 1 lot
Owner: David Mamana

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120190110 (MCPB Resolution No. 20-130), 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.

PLAT NO.

VICINITY MAP
SCALE 1" = 2000'



AREA DEDICATED TO THE MD. STATE HIGHWAY ADMIN. FEE SIMPLE AREA 1,726 SQ. FT. OR 0.0396 ACRES SHOWN THUS:

LINE BEARING	DISTANCE
S 24°14'58" W 22.08'	7
N 61°17'49" W 74.05'	8
S 61°19'26" E 145.63'	9
S 61°20'38" E 129.37'	10
N 60°13'28" W 45.83'	11
N 22°29'59" E 180.00'	12
N 22°29'59" E 180.00'	13

LOT LINE TABLE

LINE BEARING	DISTANCE
S 24°14'58" W 22.08'	1
N 61°17'49" W 74.05'	2
S 61°19'26" E 145.63'	3
S 61°20'38" E 129.37'	4
N 60°13'28" W 45.83'	5
N 22°29'59" E 180.00'	6
N 22°29'59" E 180.00'	7

NOTES

1. PROPERTY ZONED AS AT DATE OF RECORDATION ALL EXISTING AND PROPOSED CONVEYANCES IN THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING.

2. THIS LOT AND ADJACENT LOTS ARE SERVED BY ON-SITE WELLS AND PRIVATE SEPTIC SYSTEM.

3. THIS PLAT IS LIMITED TO THE CONDITIONS AS REQUIRED BY PRELIMINARY PLAN NO. 1801901D DATED 01/27/2017. ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.

4. THE PROPERTY SHOWN HEREIN IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW OF 1992, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN NO. 6820000D AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF PERMIT.

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DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE SUPERSEDED BY ANY SUBSEQUENT CHANGES TO THE ZONING ORDINANCES OR REGULATIONS MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS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 RESPECTING THE OWNERSHIP AND USE OF ANY MATTER AFFECTING TITLE. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPEND ON TITLE ALL MATTERS AFFECTING TITLE.

7. THE PROPERTY SHOWN HEREIN IS LOCATED ON MONTGOMERY COUNTY TAX MAP HV V.S.S.C. GRID 220W03 & 220N03.

8. SEPTIC FIELD BUILDING RESTRICTION LINE IS SUBJECT TO CHANGE UPON RE-APPROVAL BY THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES, WELL AND SEPTIC SECTION.

9. THIS SECTION OF DAMASCUS ROAD MD. RTE 650 IS MAINTAINED BY THE MD STATE HIGHWAY ADMINISTRATION. NO DEED OR PLAT COULD BE FOUND THAT ESTABLISHED THE RIGHT OF WAY FOR THE EXISTING ROAD.

10. THE PROPERTY IS SUBJECT TO THE ESTABLISHMENT OF COVENANT FOR SEPTIC FIELD USE AS RECORDED IN BOOK 61839 PAGE 306.

11. THE PROPERTY IS SUBJECT TO THE FOREST CONSERVATION ON-SITE MAINTENANCE AND MANAGEMENT AGREEMENT AS RECORDED IN BOOK 5918 PAGE 208.

OWNER'S CERTIFICATE

I, THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN HEREIN, HEREBY ADAPT THIS PLAT OF SUBDIVISION TO THE MONTGOMERY COUNTY ZONING CODE AS RECORDED BY THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES, WELL AND SEPTIC SECTION. I HAVE BEEN ADVISED BY THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES, WELL AND SEPTIC SECTION THAT THE PROPOSED SUBDIVISION IS IN ACCORDANCE WITH THE MONTGOMERY COUNTY ZONING CODE AND THAT THE PROPOSED SUBDIVISION IS IN ACCORDANCE WITH THE MONTGOMERY COUNTY ZONING CODE AND THAT THE PROPOSED SUBDIVISION IS IN ACCORDANCE WITH THE MONTGOMERY COUNTY ZONING CODE. I HAVE BEEN ADVISED BY THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES, WELL AND SEPTIC SECTION THAT THE PROPOSED SUBDIVISION IS IN ACCORDANCE WITH THE MONTGOMERY COUNTY ZONING CODE AND THAT THE PROPOSED SUBDIVISION IS IN ACCORDANCE WITH THE MONTGOMERY COUNTY ZONING CODE.

DAVID MAMANA
OWNER

7/1/2024 DATE

WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREIN IS TRUE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY MONTROSE BAPTIST CHURCH, A CORPORATION EXISTING UNDER THE LAWS OF MONTGOMERY COUNTY, MARYLAND, TO THE MONTGOMERY COUNTY, MARYLAND IN LIBER 25564 AT FOLIO 456.

I FURTHER CERTIFY THAT IF ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE, I HAVE BEEN SET IN ACCORDANCE WITH SECTION 50.43G OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 1,375,811 SQUARE FEET OR 31,577.8 ACRES OF LAND INCLUDING 1,726 SQUARE FEET OR 0.0396 ACRES DEDICATED TO THE MONTGOMERY STATE HIGHWAY ADMINISTRATION FOR PUBLIC USE.

7/1/24 DATE
MITCHELL E. GOODE
PROPERTY LINE SURVEYOR
MONTGOMERY COUNTY, MD 20872
LICENSE EXPIRATION DATE: 12/10/2022

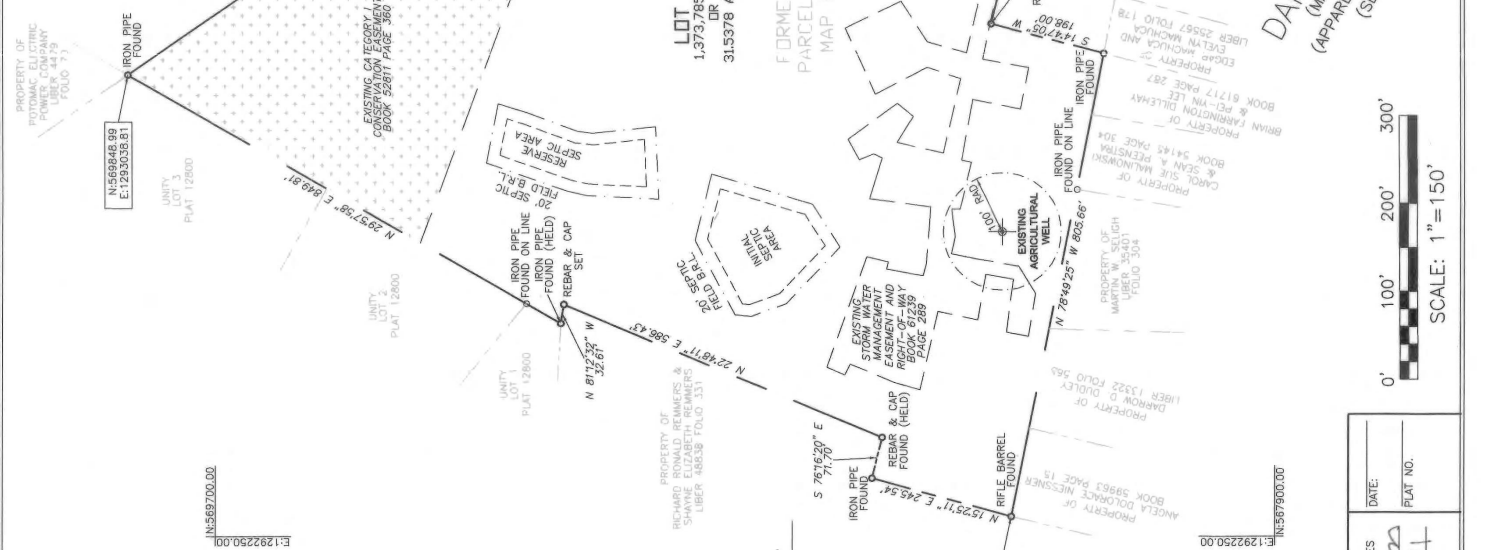
THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: *Victoria Pedersen*
CHAIRMAN SECRETARY-TREASURER

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES
APPROVED: *Victoria Pedersen*
DIRECTOR

DATE: _____
PLAT NO. _____

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



SCALE: 1" = 150'

SUBDIVISION RECORD PLAT
LOT 6
UNITY

1ST ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=150' MARCH, 2021

GOODE SURVEYS, LLC
P.O. BOX 589
DAMASCUS, MD 20872
PHONE:(301)366-3700
FAX:(301)366-3703

CERTIFIED PRELIMINARY PLAN #120190110

FOR:
GREENSKEEPER LANDSCAPING
 TAX MAP FV33, PARCEL 150
 MONTGOMERY COUNTY, MD
 TAX ID# 01-406938

VICINITY MAP

SCALE: 1" = 1/2 MI

- SHEET INDEX**
1. COVER SHEET
 2. PRELIMINARY PLAN
 3. PRELIMINARY PLAN RESOLUTION
 4. PRELIMINARY PLAN
 5. FINAL FCP AMENDMENT COVER SHEET
 6. FINAL FCP AMENDMENT
 7. FINAL FCP AMENDMENT
 8. IMPROVEMENT AREA PLAN COVER SHEET
 9. IMPROVEMENT AREA PLAN
 10. IMPROVEMENT AREA PLAN

PRELIMINARY PLAN NOTES:

1. Address: 1109 Damascus Rd, Gaithersburg, MD 20878
 2. Zoning: AR
 3. Existing Use: Landscape Contractor
 4. Existing Site Area: Parcel 150 - 1,375,510 SF (31.577 AC)
 5. Proposed Site Area: 1,375,510 SF (31.577 AC)
 6. Tax Map: FV33
 7. WSSC 200 Map(s): 231NW3 / 222NW3
 8. Water and Sewer Category: W6 & S6
 9. Watershed: Patuxent / Upper Hagerhigh
 10. Wetlands: Ebar on the site.
 11. 100 year floodplain do not exist on the site.
 12. The existing impervious area for this project is 4,367. Acres equal to 107 % of the site.
 13. The proposed impervious area for this project is 3,246 Acres equal to 103 % of the site.
 14. The proposed site plan is a 2' aerial topography provided by Point To Point Land Services.
 15. Water and storm services to be provided by private well and septic.
 16. Electric service is provided by popcon.
- STORMWATER MANAGEMENT NOTE:**
 On site drywell, rain garden, landscape infiltration are proposed.
EROSION AND SEDIMENT CONTROL:
 On site sediment control practices are proposed as shown on proposed sediment control plan.



COMPOSITE SITE PLAN
 SHEETS 2.1 & 3 FOR PRELIMINARY PLAN

SCALE: 1" = 100'
 SCALE: 1" = 1/2 MI



RAZTEC ASSOCIATES, INC.
 341 VANDERBILT ST.
 FREDERICK, MARYLAND 21701
 TEL: (301) 774-5300
 FAX: (301) 774-5301
 WWW.RAZTEC.COM



RAZTEC ASSOCIATES, INC.
 CIVIL ENGINEERS
 341 VANDERBILT ST.
 FREDERICK, MARYLAND 21701
 TEL: (301) 774-5300
 FAX: (301) 774-5301
 WWW.RAZTEC.COM

CERTIFIED PRELIMINARY PLAN
SHEET 1 OF 10

PRELIMINARY PLAN #120190110
COVER SHEET

GREENSKEEPER LANDSCAPING
 OWNER/APPPLICANT
 1109 DAMASCUS ROAD
 GAITHERSBURG, MD 20878
 PHONE: (301) 281-8888

DATE: 2/4/2021
CHECKED BY: WJ
SCALE: 1" = 100'
SHEET NUMBER: 1 of 4

REV#	DATE