

Plat Name: Brighton Knolls
Plat #: 220210430

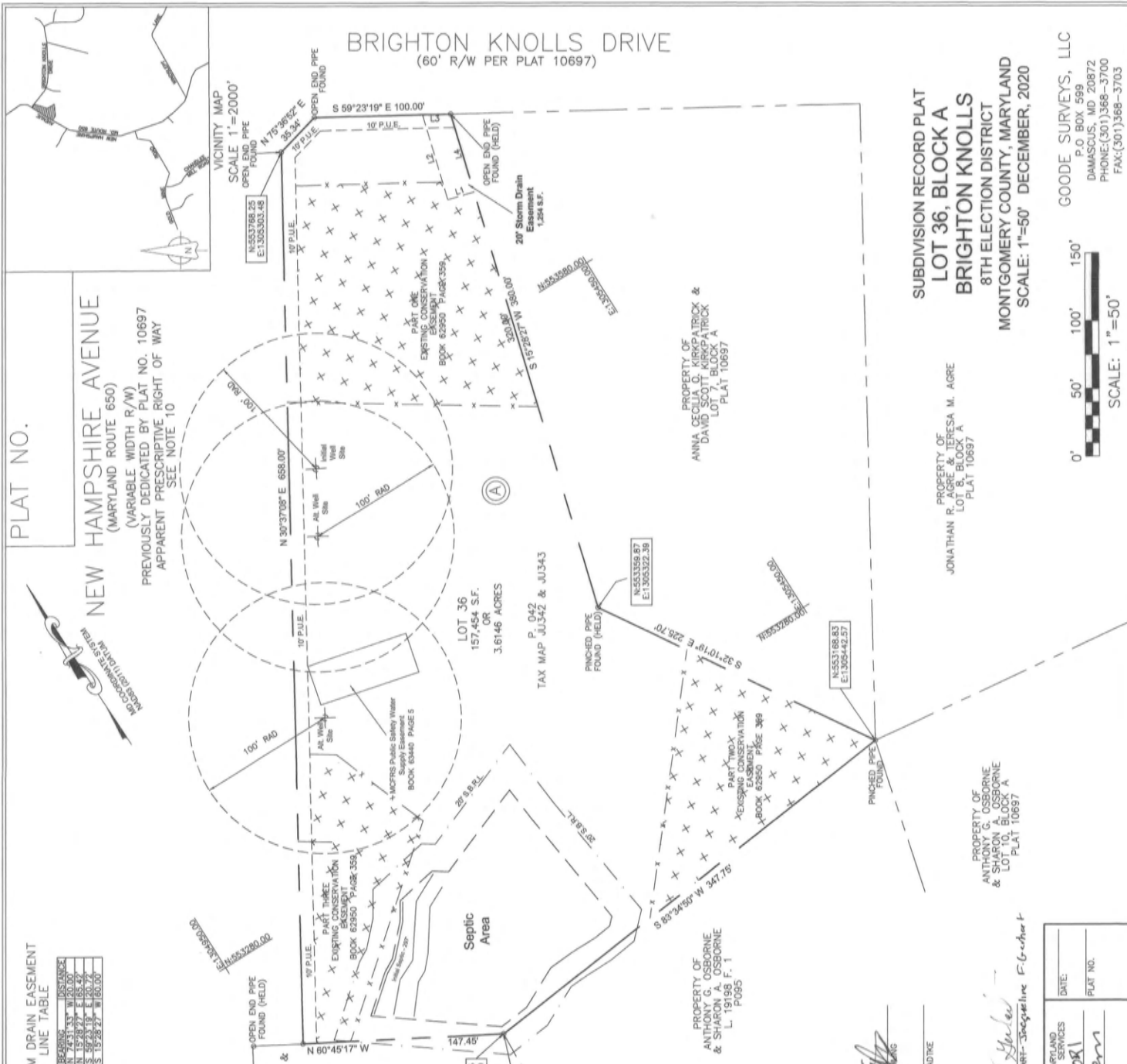
Location: Located in the southeast quadrant of the intersection of Brighton Knolls Drive and New Hampshire Avenue (MD 650)

Master Plan: Olney Master Plan

Plat Details: RC zone; 1 lot

Owner: Matthew Dowling and Molly Bradtke

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Administrative Subdivision Plan No. 620200010, as approved by the Director on November 6, 2020 and that any minor modifications reflected on the plat do not alter the intent of the Director's approval of the aforesaid plan.



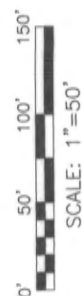
PLAT NO.

NEW HAMPSHIRE AVENUE
(VARIABLE WIDTH R/W)
(MARYLAND ROUTE 650)
PREVIOUSLY DEDICATED BY PLAT NO. 10697
APPARENT PRESCRIPTIVE RIGHT OF WAY
SEE NOTE 10

BRIGHTON KNOLLS DRIVE
(60' R/W PER PLAT 10697)

SUBDIVISION RECORD PLAT
LOT 36, BLOCK A
BRIGHTON KNOLLS
8TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=50' DECEMBER, 2020

GOODE SURVEYS, LLC
P.O. BOX 599
DAMASCUS, MD 20872
PHONE:(301)368-3700
FAX:(301)368-3703



STORM DRAIN EASEMENT LINE TABLE

LINE NUMBER	START POINT	END POINT
1	N 74°51'33" W 20.00'	N 74°51'33" W 20.00'
2	N 15°28'27" E 65.42'	N 15°28'27" E 65.42'
3	S 52°23'19" E 200.77'	S 52°23'19" E 200.77'
4	S 15°28'27" E 180.00'	S 15°28'27" E 180.00'

- NOTES**
- PROPERTY ZONED RC AT DATE OF RECORDATION. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING.
 - THIS LOT AND TO BE SERVED BY ON SITE WELLS AND PRIVATE SEPTIC SYSTEM. GROUND WATER CATEGORIES: S-4, W-4.
 - THIS SUBDIVISION COMPLES WITH THE REQUIREMENTS OF APPROVED ADMINSTRATIVE SEWERAGE PLAN NO. 65000000.
 - THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION PLAN NO. 65000000 AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF SEWAGE CONTROL PERMIT.
 - ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH PLAT, SITE PLAN, PROJECT PLAN, OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD AND THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING, SHALL BE MAINTAINED BY THIS PLAT. THE ORIGINAL PUBLIC PLANS FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
 - THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR NOT AFFECTING THE PROPERTY, BUT IS INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO CORRECT OR NOTE ALL MATTERS AFFECTING TITLE.
 - THE PROPERTY SHOWN HEREON IS LOCATED ON MONTGOMERY COUNTY TAX MAP JU442 & JU443 M.S.S.C. GRID 227N01 & 228WN01.
 - SEPTIC FIELD BUILDING RESTRICTION LINE IS SUBJECT TO CHANGE UPON RE-APPROVAL BY THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES WELL AND SEPTIC SECTION.
 - LOT 36 IS APPROVED FOR A FIVE BEDROOM HOUSE.
 - NEW HAMPSHIRE AVENUE IS AN APPARENT PRESCRIPTIVE RIGHT OF WAY AS NO DEED COULD BE FOUND THAT CONVEYS THE NEW HAMPSHIRE AVENUE RIGHT OF WAY TO MONTGOMERY COUNTY. THE EXISTING ROAD IS MAINTAINED BY THE STATE HIGHWAY ADMINISTRATION.
 - I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT IT IS A SUBDIVISION OF LAND AS DEFINED BY MONTGOMERY COUNTY ZONING AND RECORDED IN THE RECORDS OF MONTGOMERY COUNTY, MARYLAND, ON 09/09/2021.
 - IF ANY PART OF THIS PLAT IS ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THEREON WILL BE SET IN PLACE AND MAINTAINED BY THE SURVEYOR. THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 157,454 SQUARE FEET OR 3.6146 ACRES OF LAND OF WHICH NONE IS DEDICATED TO PUBLIC USE.

PROPERTY OF CHRISTOPHER A. WINDER & CYNTHIA A. WINDER
L. 10920 F. 371
P066

PROPERTY OF ANNA CECILIA O. KIRKPATRICK & DAVID SCOTT KIRKPATRICK
LOT 36, BLOCK A
PLAT 10697

PROPERTY OF ANTHONY C. OSBORNE & SHARON A. OSBORNE
LOT 10, BLOCK A
PLAT 10697

PROPERTY OF JONATHAN R. JACOBS
LOT 8, BLOCK A
PLAT 10697

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT IT IS A SUBDIVISION OF LAND AS DEFINED BY MONTGOMERY COUNTY ZONING AND RECORDED IN THE RECORDS OF MONTGOMERY COUNTY, MARYLAND, ON 09/09/2021.

IF ANY PART OF THIS PLAT IS ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THEREON WILL BE SET IN PLACE AND MAINTAINED BY THE SURVEYOR. THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 157,454 SQUARE FEET OR 3.6146 ACRES OF LAND OF WHICH NONE IS DEDICATED TO PUBLIC USE.

DATE: 9/9/21
MITCHELL E. GOODE
REGISTERED SURVEYOR
MONTGOMERY COUNTY, MD. 444
LICENSE EXPIRATION DATE: 12/10/2022

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH MINIMUM BUILDING RESTRICTION LINES AS PRESCRIBED BY THE MONTGOMERY COUNTY ZONING CODE.

FURTHER, WE GRANT TO MONTGOMERY COUNTY, MARYLAND, A USE EASEMENT OF WIDE OR AS MAY BE OTHERWISE SHOWN HEREON, ALONG WITH PARALLELS AND CONTIGUOUS TO THE STREET RIGHT-OF-WAY LINES OF BRIGHTON KNOLLS DRIVE. SAID EASEMENTS SHALL BE AUTOMATICALLY EXTINGUISHED AFTER ALL REQUIRED MAINTENANCE BY MONTGOMERY COUNTY, OR OTHER APPROPRIATE PUBLIC AGENCY.

FURTHER, WE GRANT TO THOSE PARTIES LISTED IN THAT CERTAIN DECLARATION RECORDED IN LIBER 204M AT FOLD 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, PUBLIC UTILITY EASEMENTS, DESIGNATED HEREON AS "P.U.E.", SUBJECT TO THE TERMS AND PROVISIONS FOR THE PUBLIC UTILITY EASEMENTS INDICATED WITHIN SAID DECLARATION.

FURTHER, WE GRANT TO MONTGOMERY COUNTY, MARYLAND, THE STORM DRAIN EASEMENT SHOWN HEREON. FURTHER, WE AS THE OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSONS, WILL CAUSE ALL PROPERTY OWNERS MARKERS AND ANY OTHER REQUIRED MARKERS OF THIS PLAT TO BE SET BY MONTGOMERY COUNTY, MARYLAND SURVEYOR IN ACCORDANCE WITH RECORDING MANDATE OF THE MONTGOMERY COUNTY CODE.

WE HEREBY CERTIFY THAT WE HAVE BEEN ADVISED OF THE RIGHTS OF THE PROPERTY OWNERS, EXCEPT A CERTAIN PURCHASE CONTRACT OF TRUST RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 63128 PAGE 232, AND ALL PARTIES IN INTEREST THERETO HAVE BELOW INDICATED THEIR ASSENT:

Daniel W. McLee
WITNESS
DATE: 09/09/2021

Dawn W. McLee
WITNESS
DATE: 09/09/2021

Matthew W. Doring
MATTHEW W. DORING
DATE: 09/09/2021

Molly Jean Braudre
MOLLY JEAN BRAUDRE
DATE: 09/09/2021

Josephine D. Stuebel
JOSEPHINE D. STUEBEL
DATE: 09/09/2021

Sharon A. Osborne
SHARON A. OSBORNE
DATE: 09/09/2021

Anthony C. Osborne
ANTHONY C. OSBORNE
DATE: 09/09/2021

WE HEREBY ASSENT TO THIS PLAT OF SUBDIVISION
SANDY SPRING BANK

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

DATE: 9/14/2021	DATE: 09/09/2021
PLAT NO. 10697	DATE: 09/09/2021
APPROVED: <i>Sharon A. Osborne</i> SHARON A. OSBORNE DIRECTOR	APPROVED: <i>Matthew W. Doring</i> MATTHEW W. DORING DIRECTOR
CHAIR: <i>Sharon A. Osborne</i> MONTGOMERY PLAT SECRETARY	SECRETARY: <i>Josephine D. Stuebel</i> MONTGOMERY PLAT SECRETARY
M.A.N.C.P. & P.C. RECORD FILE NO.	

Revisions
Rev. No.
Date
By
Checked
Drawn
Scale
Sheet No.
Total Sheets



date: 02/28/2020
 scale: 1" = 50'

Planning & Associates, Inc.
 8333 Shady Grove Court
 (301) 948-4200



ADMINISTRATIVE SUBDIVISION PLAN
 20035 New Hampshire Avenue
 (P042 - Tax Maps JU3428, JU343)
 Montgomery County, Maryland

WDC: 02/27/2017 12:00:00
 T:\M\20035\20035.dwg
 P:\PROJECTS\20035\20035.dwg
 SHEET 1 OF 2

DEVELOPMENT STANDARDS		
ZONE: RC	Required	Provided
Lot Area (min.)*	2.0 AC	3.61 AC
Density*	1 d.u./2 AC	1 d.u./ 3.61 AC
Front Setback	50'	50' or More (Will Meet Minimum)
Side Street Setback	50'	50' or more (Will Meet Minimum)
Side Setback	20'	20' or More (Will Meet Minimum)
Rear Setback	35'	35' or More (Will Meet Minimum)
Building Height	50' Max.	50' or Less (Will Meet Minimum)
Coverage (Max.)	10%	10% or Less (Will Meet Minimum)
Lot Width @ Building Line	150'	150' (Brighton Knolls Drive)
Lot Width @ Front Lot Line*	25'	~220' (Will Meet Minimum)

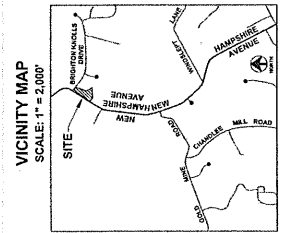
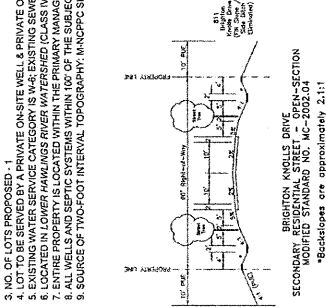
*In accordance with Section 56.7.03.02, the subject parcel is zoned for residential use. The minimum lot area for this zone is 2.0 acres. The minimum lot width for this zone is 25 feet. The minimum front setback for this zone is 25 feet. The minimum side setback for this zone is 20 feet. The minimum rear setback for this zone is 35 feet. The minimum building height for this zone is 50 feet. The maximum coverage for this zone is 10%. The minimum lot width at the building line for this zone is 150 feet. The minimum lot width at the front lot line for this zone is 25 feet.

LEGEND:

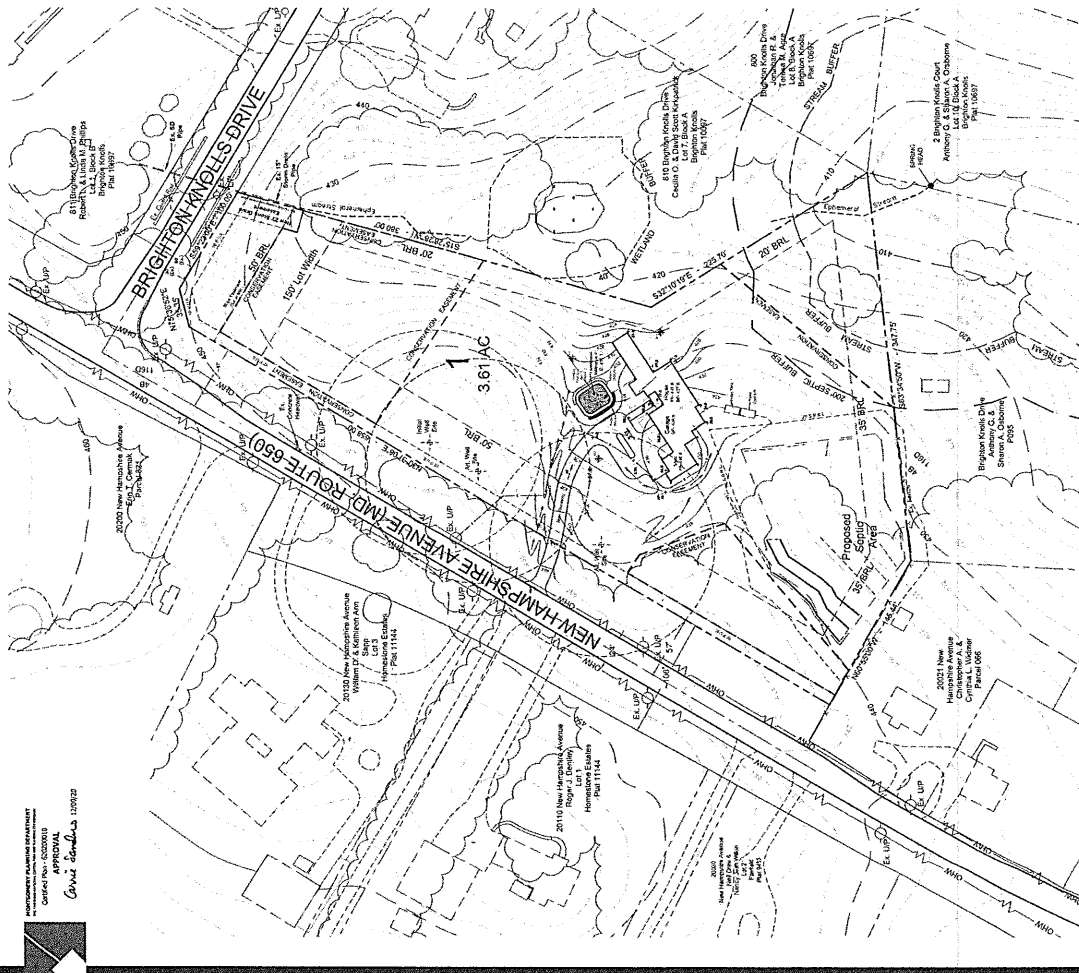
- Proposed House
- Existing Buildings
- Existing Contour
- Proposed Contour
- Conservation Easement
- Proposed Septic Trenches
- Proposed Septic Area (17,000 SF)
- Soil Series: D10, D11, D12, D13, D14, D15, D16, D17, D18, D19, D20, D21, D22, D23, D24, D25, D26, D27, D28, D29, D30, D31, D32, D33, D34, D35, D36, D37, D38, D39, D40, D41, D42, D43, D44, D45, D46, D47, D48, D49, D50, D51, D52, D53, D54, D55, D56, D57, D58, D59, D60, D61, D62, D63, D64, D65, D66, D67, D68, D69, D70, D71, D72, D73, D74, D75, D76, D77, D78, D79, D80, D81, D82, D83, D84, D85, D86, D87, D88, D89, D90, D91, D92, D93, D94, D95, D96, D97, D98, D99, D100
- Property Line
- Building Restriction Line
- Existing / Proposed Wet Silt
- Proposed Septic Tank
- Moisture Barrier (Phasexon Watershed)
- Stream Buffer

NOTES:

1. THIS PROPERTY - 187,454 SF (3.61 AC)
2. EXISTING ZONING: RC - OPEN-SECTION ADJUPED STANDARD NO. MC-2002.04
3. NO. OF LOTS PROPOSED - 1
4. LOT TO BE SERVED BY A PRIVATE ON-SITE WELL & PRIVATE ON-SITE SEPTIC SYSTEM.
5. THE PROPERTY IS LOCATED WITHIN THE PATUXENT RIVER WATERSHED CLASS (V.P.) SERVICE CATEGORY (S-6).
6. LOCATED IN LOWER HAWKINS RIVER WATERSHED CLASS (V.P.) SERVICE CATEGORY (S-6).
7. ENTIRE PROPERTY IS LOCATED WITHIN THE PRIMARY MANAGEMENT AREA (PMA) OF THE PATUXENT RIVER WATERSHED.
8. ALL WELLS AND SEPTIC SYSTEMS WITHIN 100' OF THE SUBJECT PROPERTY ARE SHOWN PER AVAILABLE RECORDS.
9. SOURCE OF TWO-FOOT INTERVAL TOPOGRAPHY: MNCPPC SHEETS 2287W1 & 227W1.



Prepared for:
 Mathew Dowling
 5 Sheeps Avenue
 Gaithersburg, MD 20878
 (410) 932-1130



NOTE:

The applicant's engineer is responsible for the conditions of approval, the building footprint, building height, setbacks, and easements shown on this Administrative Subdivision Plan are illustrative. The final location of buildings, structures, and landscape will be determined at the time of issuance of building permit approval. Please refer to the zoning data table for development standards such as setbacks, building restriction lines, and other information for site development. Other information for site development may also be included in the conditions of approval.



Professional Certification:
 I, the undersigned, being a duly licensed professional engineer registered in the State of Maryland, hereby certify that this is a true and correct copy of the original plan and specifications for the above described project.
 Date: 11-10-2020
 Signature: [Signature]
 Title: [Title]



APPROVAL
 [Signature]
 [Title]