

Plat Name: J & M Andrews Farm

Plat #: 220220560

Location: Located on the north side of Westerly Road, 1000 feet west of West Willard Road

Master Plan: Agriculture and Rural Open Space Master Plan

Plat Details: AR zone; 1 lot

Owner: J & M Andrews Farm, LLC

The subdivision plat has been reviewed by the M-NCPPC staff and determined to be in compliance with Administrative Subdivision Plan No. 620190110 (MCPB Resolution No. 21-132), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's approval of the aforesaid plan. Staff notes that the blanks for two document recordation references need to be filled in prior to the Chair's signature.

NOTES

1. PROPERTY ZONED AGRICULTURAL RESERVE - AR (FORMERLY R20) AT DATE OF RECORDATION. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER THE MONTGOMERY COUNTY ZONING ORDINANCE. AGRICULTURE IS THE PREFERRED USE IN THE A-ZONE. ALL AGRICULTURE OPERATIONS SHALL BE PERMITTED AT ANY TIME, INCLUDING THE OPERATION OF FARM MACHINERY AND NO AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION BECAUSE IT INTERFERES WITH OTHER USES PERMITTED IN THE ZONE.

2. THIS PROPERTY IS SERVED BY PRIVATE WELLS AND PRIVATE SEPTIC SYSTEMS. EXISTING SEWER AND WATER CATEGORIES S-4, W-4. LOT 1 SEPTIC SYSTEM IS APPROVED FOR A 6 BEDROOM HOUSE.

3. THIS PLAT LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY ADMINISTRATIVE SUBDIVISION PLAN NO. G200010, ENTITLED "J & M ANDREWS FARM", MCRS RESOLUTION NO. 21-12 DATED 11/4/2021. ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.

4. 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 EXTINGUISHED BY THE RECORDATION OF THIS PLAT. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.

5. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.

6. PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP CT121 & CT122 AND WSSC 225N020 & 225N020.

7. SEPTIC BUILDING RESTRICTION LINE SUBJECT TO CHANGE UPON REAPPROVAL BY THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES WELL AND SEPTIC SECTION.

8. THE PARCEL PARCEL 188006 OF LIBER 5809 AT FOLIO 178, IS THE SUBJECT OF A DECLARATION OF RESTRICTIVE COVENANT (EASEMENT RELATING TO DENSITY AND DEVELOPMENT RIGHTS) AS RECORDED IN BOOK 65469 AT PAGE 479 (OFF-SITE) AND BOOK 65469 AT PAGE 479 (OFF-SITE) AND BOOK 65469 AT PAGE 479 (OFF-SITE).

9. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS AS RECITED IN THE FOLLOWING DOCUMENTS: ANY AGREEMENT WITH POTOMAC EDISON, RECORDED IN LIBER 1401 AT FOLIO 201, WHICH IS NOT LOCATED ON THIS PLAT, BUT ENVOYED ON THE SITE WITH THE EXISTENCE OF UTILITY POLES AND LINE ON THE NORTH SIDE OF WESTERLY ROAD.

10. THE SAND MOUND SEPTIC AREAS SHOWN ON THIS PLAT ARE INTENDED FOR THE INITIAL AND FUTURE USE OF THE DWELLING TO BE SERVED. IT IS IMPERATIVE THAT ALL THE SAND MOUND SITES BE PROTECTED FROM ANY FUTURE DEVELOPMENT OF THE NATIVE SITE, INCLUDING BUT NOT LIMITED TO COMPACTION, GRADING, CUT OR FILL, ETC. FOR THE AREA OF THE MOUNDS AND THE AREA WITHIN 25 FEET OF EACH MOUND. ANY SUCH DISTURBANCE MAY RENDER THE SEPTIC APPROVAL OF THE LOT VOID, OR MAY REMOVE THE PROPERTY OWNERS ABILITY TO EXPAND THE USE OF THE PROPERTY. EACH SAND MOUND SITE MUST BE MAINTAINED WITH AN APPROVED VEGETATIVE COVER SUCH AS GRASS, WILD FLOWERS, OR A LEAFY GROUND COVER. NO TREES OR SHRUBS ARE ALLOWED TO BE PLANTED OR MAINTAINED WITHIN 25 FEET OF THE SAND MOUND SITES. THE SAND MOUND SITES MUST BE MAINTAINED UNTIL SUCH TIME THAT THE SAND MOUND SITES ARE ALLOWED TO REMAIN. VEHICLE TRAFFIC OVER THE MOUND SITES IS TO BE LIMITED TO MOWING EQUIPMENT ONLY. SAND MOUND (RESERVE) SITES LOCATED ON AGRICULTURAL LAND MAY CONTINUE TO BE FARMED USING TYPICAL BEST MANAGEMENT PRACTICES, INCLUDING TILLAGE.

11. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW INCLUDING THE TERMS OF A FINAL FOREST CONSERVATION PLAN AND CONSERVATION EASEMENTS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 65469 AT PAGE 479 (OFF-SITE) AND BOOK 65469 AT PAGE 479 (OFF-SITE).

12. THIS LETTER DATED FEBRUARY 15, 2022 CERTIFIES THAT THERE IS ONE TDR REMAINING FOR THE DEVELOPMENT OF THIS PROPERTY.

OWNERS CERTIFICATION

We, the undersigned, owners of the property shown herein, hereby adopt this plat of subdivision, dedicate the street to public use, grant a Public Utilities Easement shown herein as (P.U.E.) to the parties named in a document entitled "Terms and Provisions of Public Utilities Easements" as recorded in Liber 3034 at Folio 457 among the Land Records of Montgomery County, Maryland, subject to the terms set forth therein. We the owners will cause all property corner monuments and any other required information to be set by a registered Maryland Land Surveyor, in accordance with Section 50-3.3.G of the Montgomery County Code.

There are no adoptions of law, leases, liens, mortgages, or trusts, affecting the property including in this plat of subdivision.

Thomas A. Maddox
THOMAS A. MADDOX
DATE

MONTGOMERY COUNTY
DEPARTMENT OF PERMITTING SERVICES

APPROVED 7-11-2022
DATE

John J. Hester
DIRECTOR

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

APPROVED

CHAIR

DATE

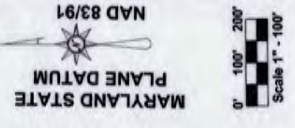
Montgomery Plat Signatory
for SECRETARY-TREASURER

PLAT

DATE

PLAT

PLAT TOTALS
30.743 ACRES
AREA OF DEDICATION
00.291 ACRES
TOTAL AREA ON PLAT
31.034 ACRES



SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown hereon is correct; that it is a subdivision of part of the land described in a deed from Seville Investments Corporation to J & M Andrews Farm, LLC, in Book 53529 at Page 178, among the land records of Montgomery County, Maryland. I further certify that, once engaged as described in the owner's certification hereon, all monuments and all property markers and other boundary markers will be set in accordance with the provisions of Section 50-3.3.G of Montgomery County Code. The total area included on this plat is 31.034 Acres of land of which 12650 Square Feet is dedicated to Montgomery County for public use.

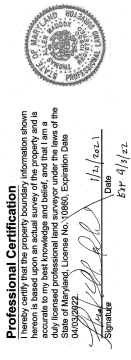
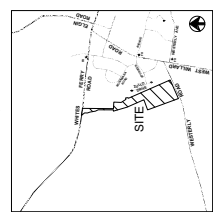
6/23/2022

Thomas A. Maddox
Registered Professional Land Surveyor
MD 110850 - Expires 04-03-2024

SUBDIVISION RECORD PLAT
LOT 1
J&M ANDREWS FARM
ELECTION DISTRICT 3
MONTGOMERY COUNTY, MARYLAND
SCALE 1" = 200'
JANUARY 2022

THOMAS A. MADDOX
PROFESSIONAL LAND SURVEYOR
8833 SHADY GROVE COURT
GAITHERSBURG, MARYLAND 20877
(301) 984-5844





NOTES:

1. AREA OF PROPERTY - 33.92 AC
2. EXISTING ZONING - AR
3. NUMBER OF LOTS PERMITTED - 1
4. NUMBER OF LOTS SHOWN - 1
5. AREA HERE DEDICATED TO STREETS - 0.37 AC
6. EXISTING UTILITIES: WATER, SEWER, GAS, FIBER OPTIC, CABLE, AND TELEPHONE
7. EXISTING SEWER & WATER SERVICE CATEGORIES - S6, W4
8. LOCATED IN BROAD RUN WATERSHED
9. SOURCE OF 2-FOOT CONTOUR INTERVAL DATA - 2001 LIDAR DATA
10. PROPERTY OWNED BY THOMAS A. MADDOX
11. CONDUCTED BY THOMAS A. MADDOX
12. PROFESSIONAL LAND SURVEYOR