

Plat Name: Dubin's Addition to Darnestown

Plat #: 220220310

Location: Located on the west side of Jones Lane, 940 feet north of Turkey Foot Road

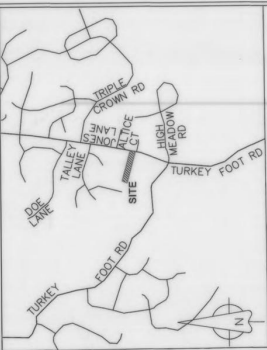
Master Plan: Potomac Subregion 2002 Master Plan

Plat Details: R-200 zone; 1 lot

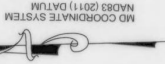
Owner: Heidi Dubin

The subdivision plat has been reviewed by the M-NCPPC staff and determined to be in compliance with Administrative Subdivision Plan No. 620210130, as approved by the Director on September 2, 2021, 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.



VICINITY MAP
SCALE 1"=2000'



OWNER'S CERTIFICATE

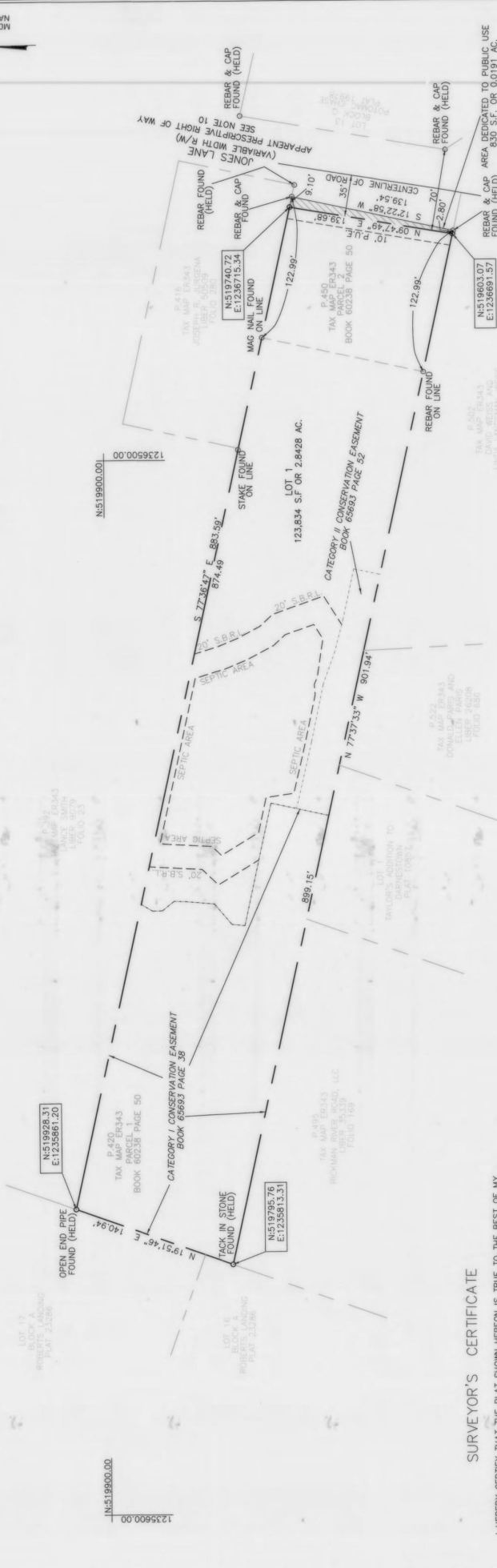
I, THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, AND HEREBY DEDICATE THE STREET TO PUBLIC USE AND SLOPE EASEMENTS 25' WIDE TO MONTGOMERY COUNTY, ADJACENT, PARALLEL, AND CONTIGUOUS TO THE STREET RIGHT-OF-WAY LINES. SLOPE EASEMENTS SHALL BE AUTOMATICALLY EXTINGUISHED AFTER ALL REQUIRED UTILITY MAINTENANCE HAS BEEN LAWFULLY COMPLETED AND HAVE BEEN ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY.

[Signature]
HEIDI DUBIN
OWNER

10/20/22
DATE

[Signature]
WITNESS

- PROPERTY ZONED R-200 AT DATE OF RECORDATION, ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING.
- THIS LOT IS SERVED BY PUBLIC WATER & PRIVATE SEPTIC SYSTEM.
- THIS PLAT IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY ADMINISTRATIVE SUBDIVISION PLAN NO. 620210130 ENTITLED "14430 JONES LANE" DATED 9/9/2021, ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY CONSERVATION PLAN NO. 620210130 AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF SEDIMENT CONTROL PERMIT.
- 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 OTHER INSTRUMENTS OR AGREEMENTS THAT MAY BE ENTERED INTO 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 RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY, THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
- THE PROPERTY SHOWN HEREON IS LOCATED ON MONTGOMERY COUNTY TAX MAP ER343 W.S.S.C. FILE #217NW13.
- 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 1 IS APPROVED FOR A SIX BEDROOM HOUSE.
- JONES LANE IS AN APPARENT PREScriptive RIGHT OF WAY AS NO DEED OR PLAT COULD BE FOUND THAT CONVEYS THE JONES LANE RIGHT OF WAY. THE EXISTING ROADWAY IS MAINTAINED BY MONTGOMERY COUNTY.

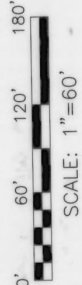


SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS TRUE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THAT I AM A LICENSED SURVEYOR IN THE STATE OF MARYLAND, LICENSE NO. 444, AND THAT I AM THE SURVEYOR OF THE SHIRLEY FROSS REVOCABLE TRUST TO HEIDI DUBIN BY DEED DATED JULY 2, 2020 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 60238 AT PAGE 50.

7/13/22
DATE
MITCHELL E. GOODE
PROFESSIONAL SURVEYOR
MARYLAND REG. NO. 444
LICENSE EXPIRATION DATE: 12/10/2022

| | | | |
|--|--|---|--|
| THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD | APPROVED: <i>[Signature]</i> DATE: 10/31/2022 | MONTGOMERY COUNTY, MARYLAND DEPARTMENT OF PERMITTING SERVICES | DATE: _____ PLAT NO. _____ |
| CHAIR | APPROVED: _____ | MITCHELL E. GOODE PROFESSIONAL SURVEYOR MARYLAND REG. NO. 444 | APPROVED: <i>[Signature]</i> DIRECTOR |
| M.A.C.P. & P.C. RECORD FILE NO. | MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER | | |



SCALE: 1"=60'

SUBDIVISION RECORD PLAT
LOT 1
DUBIN'S ADDITION TO
DARNESTOWN
DARNESTOWN ELECTION DISTRICT NO. 6
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=60' OCTOBER, 2021

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

NOTE

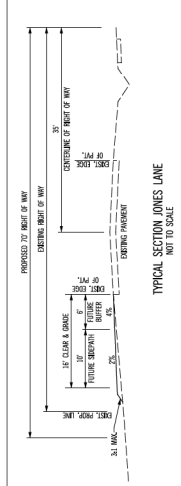
THIS PLAN IS A PRELIMINARY DESIGN. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

GENERAL NOTES

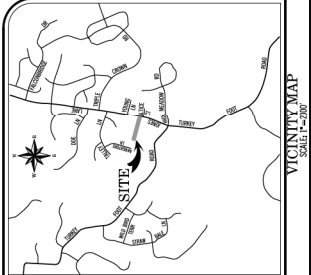
1. This project is a 2.86-acre (124,641 sq. ft.) residential subdivision proposed by Good Surveys, LLC, dated November 2020.
2. EXISTING 2-foot topography within development areas by Good Surveys, LLC. Surrounding topography per M&PEP digital files # 238613.
3. Tax ID numbers (2 Parcels): (District 06 - Account #4, #4000089 (1482), and #4000090 (1483)).

PLAN NOTES

1. Zoning: R-200
2. Gross Tract Area: 2.86 Ac. (124,641 sq. ft.)
3. Road Deduction: 0.02 Ac. (108 sq. ft.)
4. Net Tract Area: 2.84 Ac. (123,600 sq. ft.)
5. Number of Lots Proposed: 1
6. Proposed Standard Method Development per Sec. 99.4.4.2.8 of the zoning Ordinance.
7. Existing Water & Sewer Service Categories: W1 and S6
8. Public water & private septic system proposed for lot.
9. Property lies in the Muddy Branch (State Use Class 3-4) watershed.
10. Subject property is in SSC Title #2379013 / Tax Map ED34L.
11. Planning Area: Potomac Subregion (Area 3).
12. Public utilities to serve the proposed lots: PEPCO, MDSC, Verizon, Washington Gas.



MONTGOMERY PLANNING DEPARTMENT
Approval No. - 02021030
APPROVAL



SEPTIC SYSTEM DESIGN DATA

| TEST SITES | AVG. DEPTH | MAX. DEPTH | MIN. DEPTH | IN. AT | SEC. TRENCH | COMMENTS |
|------------|-------------|------------|------------|--------|-------------|------------------|
| 100 | 12.2 & 15.7 | 27 | 21 | 25 | 100 | NO. OF LOTS |
| 102 | 4.5 & 11.5 | 21 | 15 | 25 | 304.8 | 304.8 |
| | | | | | | 100' x 40' x 10' |

Note: The average depth for this lot was approved by the health department. This site presents a future modification to the lot. Due to the proposed topography and forest cover, the depth of the trench will be increased from 10' to 12'.

SEPTIC DESIGN DATA

1. Max. Size of Basin = 6 Basins
2. Digging Per Day = 22 Minutes
3. 6025 Mils. @ 80% = 2,700 sq. ft. Required Slope and Absorption Area
4. Double trench depth based on approved Free Area = 4.5' x 14.0'
5. 2,700 x 2.5 = 6750 sq. ft. Required Slope and Absorption Area
6. 2,700 x 2.5 = 6750 sq. ft. Required Slope and Absorption Area
7. Total length = 480' x 3 Basins = 1,440' LF
8. Required Septic Tank: 1000 Gallons @ 3 Basins = 250 gallons = 1,750 gallons

SOILS TABLE

| SYMBOL | SOIL NAME | SLOPE | ERODIBLE P. | SYMBOL | ERODIBLE P. | SYMBOL | ERODIBLE P. |
|--------|-----------------|----------|-------------|--------|---|--------|-------------|
| 1B | Ga11a silt loam | 3 - 8% | No | No | Not-Undrained, poorly sloping soil, Prime farmland soil | | |
| 1C | Ga11a silt loam | 8 - 15% | No | No | Not-Undrained, moderately sloping soil, Prime farmland soil | | |
| 1D | Ga11a silt loam | 15 - 25% | Yes | No | Not-Undrained, steep sloping soil, Not prime farmland soil | | |

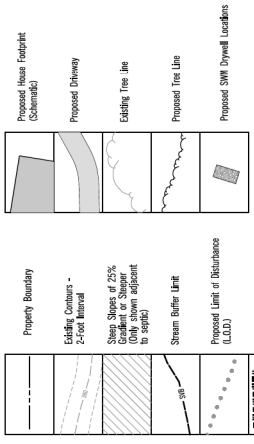
Reference: Custom soil Resource Report for Montgomery County, Maryland, U.S.D.A. Natural Resources Conservation Service, Per Erodible Soils List, Appendix C, "Environmental Guidelines", NADPC, January, 2000

R-200 Zone Development Standards - Standard Method

| STANDARD | REQUIRED / PERMITTED | PROPOSED / INTENTED |
|--|-------------------------|----------------------------|
| Min. Lot Area | 20,000 sq. ft. | 123,603 sq. ft. (0.88 Ac.) |
| Min. Lot Width @ Front B.E.L.L. | 100 ft. | 138.4 ft. |
| Min. Lot Width @ Front Lot Line | 25 ft. | 239.5 ft. |
| Max. Density (D ₁ / Acre) | 2.18 (6 Lots) | 0.35 (1 Lot) |
| Max. Lot Coverage (by building) | 25% | <5% |
| Min. setback from Street R/W | 40 ft. | 40 ft. min.* |
| Min. Side Setback | 12 ft. / 25 ft. (total) | 18 ft. Min.* |
| Min. Rear Setback | 30 ft. | 30 ft. Min.* |
| Min. Building Height (highest point of roof) | 50 ft. | Not to exceed 50 ft. |

* Actual values will be approved at building permit stage by MDSCS but will meet minimum requirements. Show this lot as a public utility system to be installed in an ULT per Section 99.4.4.2.8.

LEGEND



620210130
ADMINISTRATIVE SUBDIVISION PLAN
14430 JONES LANE
PARCELS 1420 & 1430
MONTGOMERY COUNTY, MARYLAND
GARDENERS ELECTION DISTRICT # 6
MONTGOMERY COUNTY, MARYLAND

DATE: 09/20/21
SCALE: 1"=50'
SHEET: 3 of 5
PROJECT: 2220



Ms. Heidi Dublin
11027 Fawcett Road
Pomona, MD 20854
301-310-5073

SITE SOLUTIONS, INC.
P.O. Box 1793
11027 Fawcett Road
Pomona, MD 20854
(301) 840-1900
Planning • Engineering • Landscape Architecture

| NO. | REVISION | DATE |
|-----|----------|------|
| | | |