

Plat Name: Gaither's Addition to Mount Zion

Plat #: 220230040

Location: Located on the west side of Zion Road, 1200 feet south of Brookeville Road

Master Plan: Olney Master Plan

Plat Details: R-200 zone; 1 lot

Owner: Jose Ramos and Raquel Umana

The subdivision plat has been reviewed by the M-NCPPC staff and determined to be in compliance with Administrative Subdivision Plan No. 620210170, as approved by the Director on May 9, 2022, and that any minor modifications reflected on the plat do not alter the intent of the Board's approval of the aforesaid plan.



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

- This plat is subject to the terms and conditions of Administrative Subdivision Plan 620210170 and written opinion of the Planning Director with the Decision Mailing Date May 18, 2022.
- This Subdivision Record Plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership or use, of this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- All the terms, conditions, agreements, limitations and requirements associated with any preliminary plan, map, or other instrument on file with the Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
- The property is served by public water and private septic systems only.
- The SEPTIC RESERVE AREA shown on this plat is for a maximum four bedroom dwelling based on the approved plan by DPS dated 06/02/22. DPS issued its approval Memo to M-NCPPC confirming this on 06/06/22.
- The septic setback line shown on this plat is subject to change with approval of Department of Permitting Services Well and Septic Section.
- Zion Road has a masterplan right of way width of 70 feet.
- Based on the approval of Montgomery County Fire and Rescue Service dated February 15, 2022 minimum Building Restriction Lines for Lot 3 are 15 feet. The front and rear Building Restriction Lines shown are based on current R-200 Zoning standards.
- No Deed or Plat could be found that established the right of way for the existing road. The road is maintained by Montgomery County, Maryland.

SURVEYOR'S CERTIFICATE

I hereby certify that the plat shown hereon is correct to the best of my professional knowledge, information and belief; that it is a subdivision of all the land conveyed from Yanhui Wang and Xiyuan Lin to Jose A. Ramos and Raquel E. Umama by deed dated March 15, 2019 and recorded among the Land Records of Montgomery County, Maryland in Book 57350 Page 385.

I further certify that once engaged to do so as described in the Owner's Certificate, hereon all property markers shown thus (---) will be set in accordance with the provisions of Section 50.4.3.G of the Montgomery County Code. The total area included on this plat is 4,722.4 square feet or 0.96933 acres, the area dedicated to public use by this plat is 4,731 sq. ft. or 0.10861 Ac.

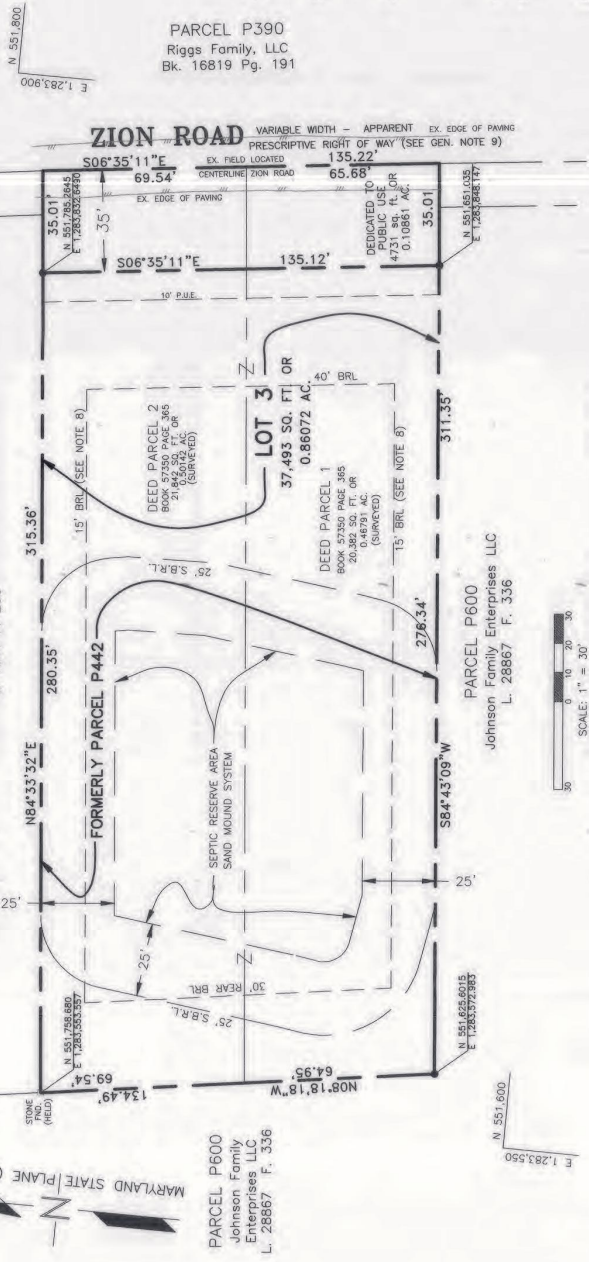


Charles T. Grimes
Professional Land Surveyor
Maryland No. 21392
Expiration Date: February 4, 2024

SUBDIVISION RECORD PLAT
GAITHER'S ADDITION TO
MOUNT ZION
LOT 3

OLNEY (8TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE 1" = 30' FEBRUARY, 2023

LANDMARK ENGINEERING, INC.
13722 LAMBERTINA PLACE
ROCKVILLE, MARYLAND 20850
CONSULTING ENGINEERS PLANNERS SURVEYORS
PHONE: (301) 230-5861
FAX: (301) 230-5864



PLAT TABULATION

LOT	AREA
LOT 3	37.493
DEDICATION	4.731
TOTAL	42.224

APPROVALS/ INFORMATION CHART

TAX MAP LOCATION	HUT22
WSSC GRID NO.	227 NW 05
ZONING CATEGORY	R-200
ADMINISTRATIVE SUBDIVISION NO.	6-20210170
FOREST CONSERVATION EXEMPTION	4-2022161E

OWNER'S CERTIFICATE

We, Jose A. Ramos and Raquel E. Umama, owners of the property shown and described hereon, hereby adopt this plat of subdivision and establish the minimum building restriction lines and dedicate the street to public use.

Further, we grant a public utility easement (P.U.E.) as shown hereon to the parties named in a document titled "Declaration of Terms and Provisions of Public Utility Easement", as recorded among the Land Records of Montgomery County, Maryland in accordance with Section 50.4.3.G of the Subdivision Regulations of Montgomery County, Maryland.

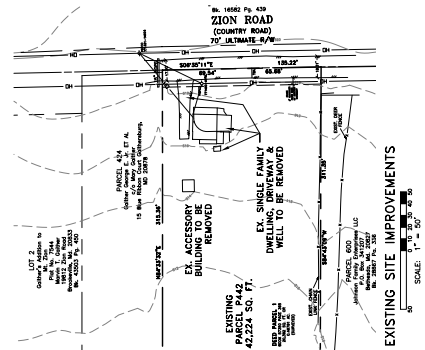
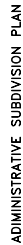
Further, we, our successors and/or assigns will cause permanent property corner markers as shown thus (---) to be set by a Registered Maryland Land Surveyor in accordance with Section 50.4.3.G of the Subdivision Regulations of Montgomery County, Maryland.

There are no suits, actions-at-law, leases, liens, mortgages or trusts affecting the property shown hereon.

Jose A. Ramos
Raquel E. Umama
Witness: Barbara C. Umama
Witness: Barbara C. Umama

APPROVED ON: 2/9/2023
DIRECTOR: [Signature]
THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: [Signature] DATE: [Signature] CHAIR: [Signature]
MONTGOMERY PLAT SIGNATORY
FOR SECRETARY-TREASURER
MNCPPC RECORD FILE NO.:



PROJECT AREAS		ZONING COMPLIANCE	
Proposed Lot Area	Proposed sq. ft.	Required Allowed	Proposed
100% of Lot Area	4,063 sq. ft. or	20,000 sq. ft.	37,463 sq. ft.
Dedication to Zon Road	4,231 sq. ft. or	0.25	13% 14,800 sq. ft.
Total Parcel P422	42,224 sq. ft. or		135,121 ft.
			15,000 sq. ft.
			33.2
			+ 118 ft.
			21,454 sq. ft.
			11% 45 ft. ac.
			30%
			21%

Per Section 6.2.5.2.4 The minimum surface parking area between the lot line and the front yard setback line shall be 30% or 300 sq. ft., whichever ever is greater.

Based on the lot line and front building line is 1,108 sq. ft. = 21%

LEGEND

- | | | | |
|---|---------------------------------|---|-------------------|
| ③ | SEWER MANHOLE | ◇ | POWER POLE |
| ④ | STORM DRAIN MANHOLE | ◇ | TELEPHONE MANHOLE |
| ⑤ | WATER MANHOLE | ◇ | ROOF DRAIN |
| ⑥ | WATER VALVE | ⊙ | FLOOR DRAIN |
| ⑦ | FIRE HYDRANT | ⊙ | |
| ⑧ | WATER VALVE | ⊙ | |
| ⑨ | PROPERTY BOUNDARY | ⊙ | |
| ⑩ | EXISTING INDEX CONTOUR | ⊙ | |
| ⑪ | EXISTING INTERMEDIATE CONTOUR | ⊙ | |
| ⑫ | EXISTING STORM DRAIN | ⊙ | |
| ⑬ | PROPOSED STORM DRAIN | ⊙ | |
| ⑭ | PROPOSED ELECTRIC CONNECTION | ⊙ | |
| ⑮ | PROPOSED CABLE TV | ⊙ | |
| ⑯ | PROPOSED WATER HOUSE CONNECTION | ⊙ | |
| ⑰ | PROPOSED CABLE TV | ⊙ | |
| ⑱ | PROPOSED CABLE TV | ⊙ | |
| ⑲ | PROPOSED CABLE TV | ⊙ | |
| ⑳ | PROPOSED CABLE TV | ⊙ | |
| ㉑ | PROPOSED CABLE TV | ⊙ | |
| ㉒ | PROPOSED CABLE TV | ⊙ | |
| ㉓ | PROPOSED CABLE TV | ⊙ | |
| ㉔ | PROPOSED CABLE TV | ⊙ | |
| ㉕ | PROPOSED CABLE TV | ⊙ | |
| ㉖ | PROPOSED CABLE TV | ⊙ | |
| ㉗ | PROPOSED CABLE TV | ⊙ | |
| ㉘ | PROPOSED CABLE TV | ⊙ | |
| ㉙ | PROPOSED CABLE TV | ⊙ | |
| ㉚ | PROPOSED CABLE TV | ⊙ | |
| ㉛ | PROPOSED CABLE TV | ⊙ | |
| ㉜ | PROPOSED CABLE TV | ⊙ | |
| ㉝ | PROPOSED CABLE TV | ⊙ | |
| ㉞ | PROPOSED CABLE TV | ⊙ | |
| ㉟ | PROPOSED CABLE TV | ⊙ | |
| ㊱ | PROPOSED CABLE TV | ⊙ | |
| ㊲ | PROPOSED CABLE TV | ⊙ | |
| ㊳ | PROPOSED CABLE TV | ⊙ | |
| ㊴ | PROPOSED CABLE TV | ⊙ | |
| ㊵ | PROPOSED CABLE TV | ⊙ | |
| ㊶ | PROPOSED CABLE TV | ⊙ | |
| ㊷ | PROPOSED CABLE TV | ⊙ | |
| ㊸ | PROPOSED CABLE TV | ⊙ | |
| ㊹ | PROPOSED CABLE TV | ⊙ | |
| ㊺ | PROPOSED CABLE TV | ⊙ | |
| ㊻ | PROPOSED CABLE TV | ⊙ | |
| ㊼ | PROPOSED CABLE TV | ⊙ | |
| ㊽ | PROPOSED CABLE TV | ⊙ | |
| ㊾ | PROPOSED CABLE TV | ⊙ | |
| ㊿ | PROPOSED CABLE TV | ⊙ | |

SURVEY-LOCATED TREE

1. Site property is known as Parcel 442, Tax Map No. HU122
Tax ID Number: 00719402
Total Tract Area: 42,224 SQ. FT. or 0.97 Acres
Current Zoning: R-200
Property Address: 19808 Zion Road, Brookeville, Md. 20833

2. The current owner deed recorded in Book 57350 at Page 365.
Jose A. Ramos and Raquel E. Umanzo

1. Forest Conservation Plan Exemption 40222161E was confirmed on March 14, 2022 for a small property, designated under the Forest Conservation Law, Section 22A-54(2).

7. The site consists of one soil type 2B as described in the Soil Table on this plan. No steep slopes 15% or greater, or 15% and greater on highly erodible soils were identified onsite.

8. The site is in flood Zone "X" area of minimal flooding, as indicated on the FEMA flood Insurance Rate Map of Montgomery County, Maryland, Community Panel 220310C002N dated September 20, 2005.

2. No streams or wetlands were observed on or in the immediate vicinity of the site.

0. Boundary and Topography survey performed by Landmark Engineering on November 5, 2019.

A letter confirming this was received from Maryland DNR dated December 20, 2019.

2. No registered historic sites listed in the Maryland Historical Trust or the National Register of Historic Places were identified on or within the immediate vicinity of the subject property. The Mount Zion Church is located 0.2 miles to the south.

3. Existing Significant and Specimen trees observed on site and on immediately adjacent property within

100 of the subject property boundary are shown on this plan. The tree diameters were measured utilizing a diameter tape, or estimated for inaccessible trees. No County or State Champion trees were found on site. No trees 75% or larger than the champion for the species were found on site. No forest

properties. All trees were measured and evaluated by Marion E. Bundens, DNR Qualified Professional. While a wooded area with the characteristics of forest exists on adjacent

4. The site is served by WSSC public water (Category W-1), private sewage disposal (Category S-6), DEPCO and COMCAST. There are no Washington Gas facilities in Zon Rd.

5. Unless specifically noted on this plan drawing or in the conditions of approval, the building footprints, building heights, on-site parking, site circulation, and sidewalks shown on the Administrative

The final locations of buildings, structures and hardscapes will be determined at the time of issuance of building permit(s) approval. Please refer to the zoning data submittal Plan are illustrative. The final locations of buildings, structures and hardscapes will be determined at the time of issuance of building permit(s) approval. Please refer to the zoning data submittal

coverage for each lot. Other limitations for site development may also be included in the conditions of approval.

6. The Applicant must schedule an on-site preconstruction meeting with M-NCPPC inspection staff before any demolition, clearing, or grading occurs on-site. The owner or a designee who has signature

inspector. A copy of the approved Certified Administrative Subdivision Plan is required to be on-site at the time of the pre-construction meeting with the M-ORPC authority, and the general contractor must attend the pre-construction meeting with the M-ORPC authority.

ENGINEER'S CERTIFICATE

HEREBY CERTIFY THAT THIS PLAN OF SUBDIVISION WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINNESOTA SUBDIVISION ACT AND THE RULES THEREUNDER, THAT THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD SURVEY BY LANDMARK ENGINEERING, INC. CONDUCTED ON NOVEMBER, 2019, AND THAT IT REPRESENTS PARCEL 442 IN TAX MAP 17U1222 AND THE PROPERTY CONTAINED FROM YANHU WANG AND XUYUAN ZHANG TO JOSE A. RAMOS AND RAQUEL E. UMANA BY DEED DATED MARCH 15, 2018, RECORDED AT THE COUNTY RECORDS OF MONTGOMERY COUNTY, MISSOURI, BOOK 60, PAGE 135. ALL PLAT INFORMATION, INCLUDING BUT NOT LIMITED TO, METRIC MEASUREMENTS, AREA CALCULATIONS, PHOTOGRAPHIC INFORMATION, SHOWN HEREON IS BASED ON THE SAME FORESAID FIELD SURVEYS.

HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO.
1124. EXPIRATION DATE: OCTOBER 3, 2022

06/09/2022

CHARLES T. GRIMSLEY, P.E.
PROFESSIONAL ENGINEER
MARYLAND REGISTRATION NO. 11124

APPLICANT/OWNER
Owner: Jose A. Ramos
& Raquel E. Umaga
1907 Mid County Drive
Monrovia, MD. 21770
ramos@unisourceservicesllc.com
(301) 375-5373

 $\epsilon: (240)$

1553
