

Plat Name: Plainfield Orchards

Plat #: 220230900

Location: Located on the east side of Batchellors Forest Road, 900 feet north of Norbeck Farm Drive

Master Plan: Olney Master Plan

Plat Details: RE-2 zone; 1 lot

Owner: Joseph and Lilian Howard

The subdivision plat has been reviewed by the M-NCPPC staff and determined to be in compliance with Administrative Subdivision Plan No. 620230020, as approved by the Director on February 7, 2023, and that any minor modifications reflected on the plat do not alter the intent of the Board's approval of the aforesaid plan.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT; THAT THIS PLAT OF SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THE MONTGOMERY COUNTY ZONING ORDINANCES AND IS A SUBDIVISION OF LAND AS COMPLETED BY ROSE MARIE HOWARD, TO JOSEPH PAUL HOWARD AND LILIAN V. HOWARD BY DEED DATED 06/26/17, 2022 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 66439 AT PAGE 357.

I CERTIFY THAT IF ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THEREON WILL BE SET IN ACCORDANCE WITH SECTION 50-43.0 OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 111,201 SQUARE FEET OR 2,526.28 ACRES OF LAND INCLUDING 4,106 SQUARE FEET OR 0.0943 ACRES DEDICATED TO PUBLIC USE.

DATE: 6/23/23
 SURVEYOR: MICHELLE E. GOODE, LLC
 MARYLAND REG. NO. 1444
 LICENSE EXPIRATION DATE: 12/10/2024



- NOTES**
1. THIS PROPERTY IS CURRENTLY ZONED RE-2.
 2. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICES ONLY.
 3. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER INSTRUMENTS, AGREEMENTS, OR ORDINANCES APPLICABLE TO THIS PROPERTY AND NOT BE EXTINGUISHED BY THE RECORDED OF THIS PLAT. THE OFFICIAL PUBLIC FILES AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
 4. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR INTERESTING IN THE PROPERTY, NOR IS IT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPEND ON NOTE ALL MATTERS AFFECTING TITLE.
 5. THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP JT121.
 6. THIS PLAT IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY ADMINISTRATIVE SUBDIVISION PLAN NO. 60202020 ENTITLED "HOWARD PROPERTY" DATED 2/22/23. ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
 7. BATCHELLORES FOREST ROAD HAS AN ULTIMATE 70' RIGHT-OF-WAY.

OWNER'S CERTIFICATE

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

FURTHER, WE DEDICATE THE STREET TO PUBLIC USE AND PARALLEL AND EASEMENTS 25' WIDE TO MONTGOMERY COUNTY, ADJACENT, AND CONTIGUOUS TO THE STREET RIGHT-OF-WAY LINES. SLOPE EASEMENTS SHALL BE AUTOMATICALLY EXTINGUISHED AFTER ALL REQUIRED PUBLIC IMPROVEMENTS ABUTTING THEREON HAVE BEEN SUCCESSFULLY COMPLETED AND HAVE BEEN ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY.

FURTHER, WE GRANT TO THOSE PARTIES LISTED IN THAT CERTAIN DECLARATION RECORDED IN LIBER 3834 AT FOLIO 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 UTILITIES INDICATED WITHIN SAID DECLARATION.

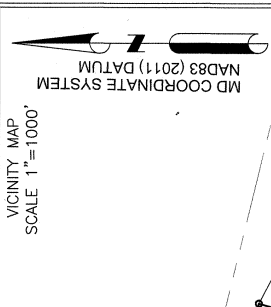
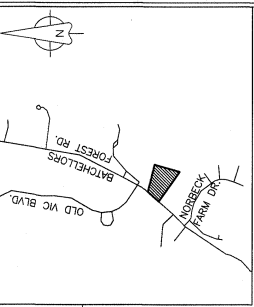
FURTHER, WE AS THE OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, AGREE TO PERFORMER AND MAINTAIN ANY AND ALL IMPROVEMENTS REQUIRED FOR MAINTENANCE OF THE PROPERTY SHOWN AND DESCRIBED HEREON IN ACCORDANCE WITH SECTION 50-43.0 OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, ACTIONS AT LAW, LIENS, LEASES, MORTGAGES OR TRUST AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

DATE: 6/23/2023
 WITNESS: Darwi W. Meda
 DATE: 6/23/2023
 WITNESS: Joseph P. Howard
 JOSEPH PAUL HOWARD
 LILIAN V. HOWARD

DATE: 6-23-2023
 APPROVED: [Signature]
 DIRECTOR

CHAIR	MONTGOMERY PLAT SIGNATORY
P.C. RECORD FILE NO.	PUR SECRETARY-TREASURER
DATE:	DATE:
PLAT NO.	PLAT NO.



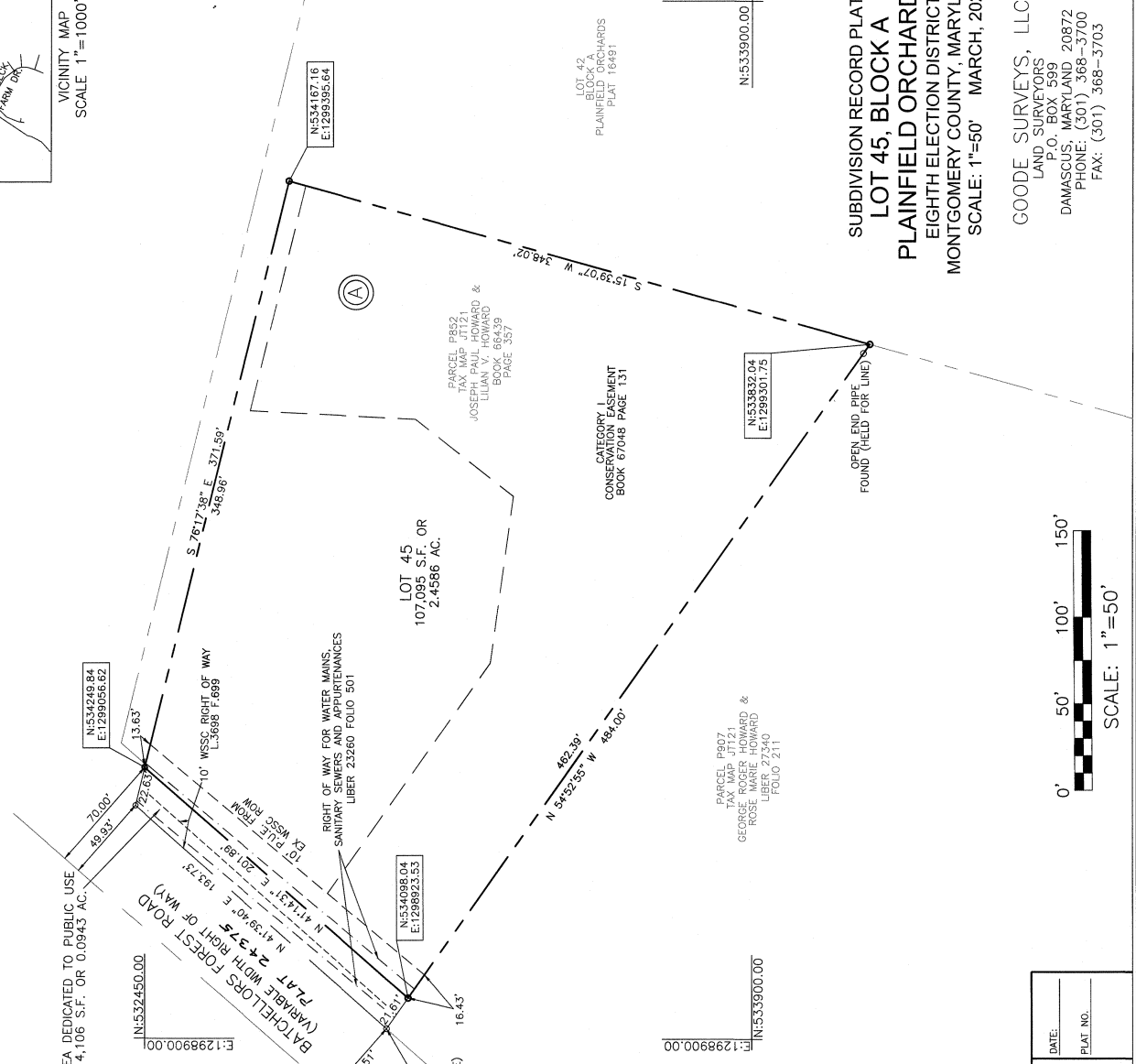
PLAT NO.

PROPERTY INFO

TAX MAP	LOT 45
MSSC GRID #	2236W02
ZONING	RE-2

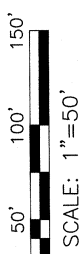
AREA TABULATION

AREA OF LOT	107,065 S.F.
AREA OF STREET DEDICATION	4,106 S.F.
TOTAL PLAT AREA	111,201 S.F.



**SUBDIVISION RECORD PLAT
 LOT 45, BLOCK A
 PLAINFIELD ORCHARDS
 EIGHTH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=50' MARCH, 2023**

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





B&A
 Branning & Associates, Inc.
 11001 Bannockburn Forest Road
 Suite 100
 Chevy Chase, MD 20815
 (301) 948-2200



ADMINISTRATIVE SUBDIVISION PLAN
Howard Property
 Parcel 852; Tax Map J121
 Montgomery County, Maryland

DEVELOPMENT STANDARDS

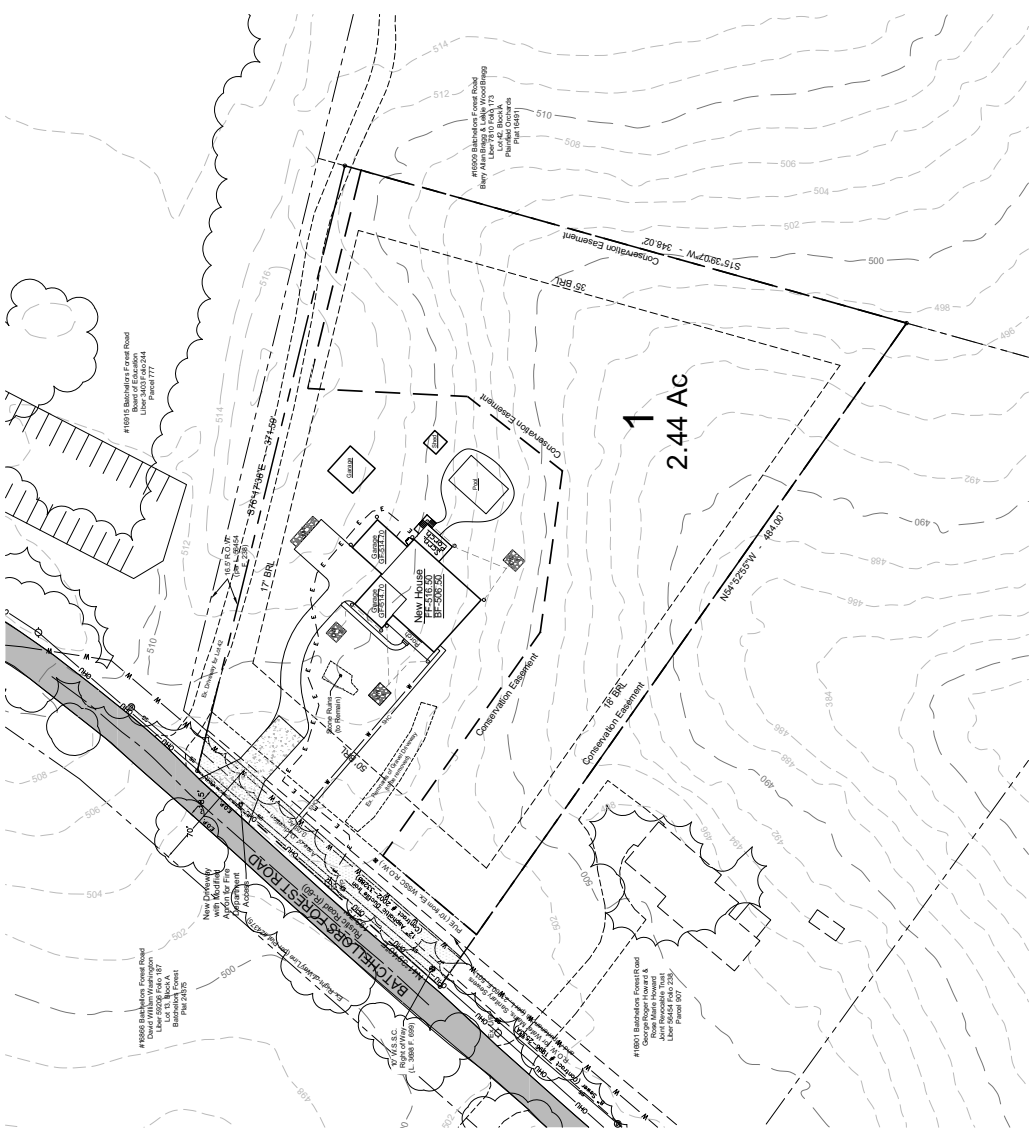
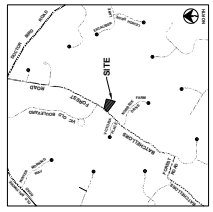
ZONE: RE-2	Required / Standard Method	Proposed / Provided
Minimum Lot Area	2.0 acres	2.46 acres
Minimum Lot Width at Front Building Line	150 feet	222 feet
Minimum Lot Width at Front Lot Line	25 feet	201 feet
Frontage Required	Street or open space	Street frontage provided
Maximum Density	1 unit / 2 acres	1 unit / 2.46 acres
Maximum Lot Coverage	25 percent	25 percent or less

Principal Building

Minimum Front Setback	50 feet	50 feet or greater
Minimum Side Setback	17 feet	17 feet or greater
Minimum Rear Setback	35 feet	35 feet or greater
Minimum Sum of Side Setbacks	35 feet	35 feet or greater
Maximum Height	50 feet	50 feet or less
Minimum Parking	2 spaces required	2 spaces provided

Prepared for:
 George R. Howard
 & Rose Marie Howard
 Joint Revocable Trust
 c/o Joe Howard
 16801 Bannockburn Forest Road
 Chevy Chase, MD 20815
 (301) 443-3383

VICINITY MAP
 SCALE: 1" = 2,000'



LEGEND:

	AREA OF DEDICATION
	BILL LINE RESTRICTION LINE
	CAMP'S COVERAGE
	CENTERLINE
	CONSERVATION EASEMENT
	EXISTING BUILDING
	INDEX CONTOUR (INTERVAL)
	INTERMEDIATE CONTOUR
	LIMITS OF JOINT UMBANCE
	OVERHEAD LINES
	PROPERTY LINE (SUBJECT)
	PROPERTY LINE
	PROPOSED BUILDING
	SEWER CONNECTION
	UTILITY POLE (E.C.)
	UNDERBOUND UTILITY
	WATER CONNECTION

- GENERAL NOTES:**
- Total area of project - 2.55 Acres
 - Lot 1 is located in the RE-2 Zone - 1
 - Lot 2 is located in the RE-2 Zone - 1
 - Method of Development Proposed - Standard
 - Area to be dedicated to streets by this plan - 0.09 Acres
 - Area to be dedicated to streets by this plan - 0.09 Acres
 - Area to be dedicated to streets by this plan - 0.09 Acres
 - Property is located in the Northwest Branch watershed (Use IV).
 - Utilities as available: Washington Gas, Verizon Power
 - Unless as available: Washington Gas, Verizon Power
 - Survey was conducted using Topography, ANCPFC GIS Data Sheet 223N002.

PUBLIC RIGHT-OF-WAY NOTES:

- Public Right-of-Way (R.O.W.) is shown by a dashed line.
- In accordance with Section 46-29 (b) of the County Code.
- The Bicycle, Motor, and Pedestrian Plan (BMP) (2018) recommends a Separated Bikeway (Separate) along Bannockburn Forest Road with the side of road to be designated as a 'Bicycle-Only' street.
- Designation is removed or the Bannockburn Forest Road policy change (page 246).

NOTE:

This plan is submitted to the Montgomery County Planning Board for review and approval. The Planning Board may require additional information or a public hearing. The Planning Board may also require the applicant to provide a public hearing. The Planning Board may also require the applicant to provide a public hearing. The Planning Board may also require the applicant to provide a public hearing.

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Surveyor's Certificate:
 I, the undersigned, being a duly licensed Surveyor in the State of Maryland, do hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed Surveyor in the State of Maryland.

Professional Engineer's Certificate:
 I, the undersigned, being a duly licensed Professional Engineer in the State of Maryland, do hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Maryland.

DATE: 12/31/2022 10:51:2024
 EXP. DATE:

PROPERTY BOUNDARY FROM A SURVEY BY:
 GOODE SURVEYS, LLC
 16801 Bannockburn Forest Road
 Chevy Chase, MD 20815
 301-538-3700

