

Plat Name: Hamer's Grove

Plat #: 220241070

Location: Located on the east side of Mount Nebo Road, approximately 4,200 feet south of West Offutt Road

Master Plan: Agriculture and Rural Open Space Master Plan

Plat Details: AR zone; 1 lot

Owner: Ioana Ballinger

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Administrative Plan No. 620230130 (MCPB Resolution No. 23-121), 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.

NOTES

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTION BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. IFF = IRON PIPE FOUND. / RBWC = REBAR WITH CAP.
3. THIS PROPERTY IS SERVED BY PRIVATE WELL AND SEPTIC SYSTEM ONLY.
4. THE SAND MOUND SEPTIC AREA(S) SHOWN ON THIS PLAN 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 PHYSICAL DAMAGE UNTIL SUCH TIME, IF EVER, THAT THE PROPERTY IS SERVED BY PUBLIC SEWER SYSTEM. THERE MUST BE NO DISTURBANCE OF THE NATIVE SOIL, INCLUDING BUT NOT LIMITED TO COMPACTION, GRADING, OR ANY OTHER ACT THAT COULD BE DETRIMENTAL TO THE FUNCTIONING OF THE SEPTIC SYSTEM. SUCH DISTURBANCE MAY RENDER THE USE OF THE SEPTIC APPROVAL OF THIS LOT VOID; OR MAY REMOVE THE PROPERTY OWNERS ABILITY TO EXPAND THE USE OF THE SAND MOUND SITE MUST BE MAINTAINED WITH AN APPROVED VEGETATIVE COVER SUCH AS GRASS, WILD FLOWERS, OR A LEAFY GROUNDCOVER. NO TREES OR SHRUBS ARE ALLOWED TO BE REMOVED OR TRIMMED. THE USE OF ANY PESTICIDES OR HERBICIDES ON THE SAND MOUND OR SEPTIC SYSTEM ARE PROHIBITED. BEST MANAGEMENT PRACTICES INCLUDING TILLAGE.
5. THE LOT IS LIMITED FOR MAXIMUM OF FOUR (4) BEDROOM.
6. THIS PLAN IS APPROVED TO USES AND CONDITIONS AS REQUIRED BY ADMINISTRATIVE SUBDIVISION PLAN NO. 620220130, ENTITLED 14815 MOUNT NEBO ROAD.
7. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND INTERESTS OF THE PROPERTY. THE RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
8. PROPERTY LIES WITHIN ZONE X OF FEMA MAP # 24031C02800 DATED SEPTEMBER 29TH, 2006.
9. AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL RESERVE ZONE. ALL AGRICULTURAL 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.
10. ONE DEVELOPMENT RIGHT IS AVAILABLE FOR THIS LOT PER THE ANALYSIS PERFORMED BY BENNING & ASSOCIATES, INC. DATED APRIL 8, 2024. SERIAL NUMBERS 17-5577 AND 17-5578 WERE CREATED BY THE TDR EASEMENT AND WERE SUBSEQUENTLY CONVEYED BY DEED OF DEVELOPMENT RIGHTS RECORDED AT LIBER 14602 FOLD 091.
11. THE MASTER PLAN ULTIMATE RIGHT-OF-WAY FOR MOUNT NEBO ROAD IS A 70.00' WIDE RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE SURVEYING OF THE LANDS SHOWN ON THIS PLAT WAS CONDUCTED BY JAMES L. WALKER, JR. AND JUDITH BROUGHTON INTO JOHN BALUNGER, RECORDED IN BOOK 55037 AT PAGE 182 DATED DECEMBER 20TH, 2021 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND; AND THAT ALL PROPERTY CORNERS MARKED THIS PLAT ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 50.4.3.6.G OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS. TOTAL AREA INCLUDED ON THIS PLAT IS 440,295 SQUARE FEET OR 10,107.8 ACRES, WITH 20,181 SQUARE FEET OR 0.4633 ACRES DEDICATED TO PUBLIC USE.



David P. Mowatt
 DAVID P. MOWATT
 M.D. PROFESSIONAL
 LAND SURVEYOR #21136
 EXPIRATION/RENEWAL DATE 06-20-26

07/31/24
 DATE

OWNER'S CERTIFICATE

I, JOANA BALUNGER, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS SUBDIVISION RECORD PLAT AND ESTABLISH A SAND MOUND SEPTIC SYSTEM FOR THE MONTGOMERY COUNTY ZONING ORDINANCE AND DEDICATE THE STREET TO PUBLIC USE. AS OWNERS OF THIS SUBDIVISION 1, AND MY SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNERS TO BE MARKED AND MAINTAINED IN ACCORDANCE WITH SECTION 50.4.3.6 OF THE MONTGOMERY COUNTY CODE. THERE ARE NO SHITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.

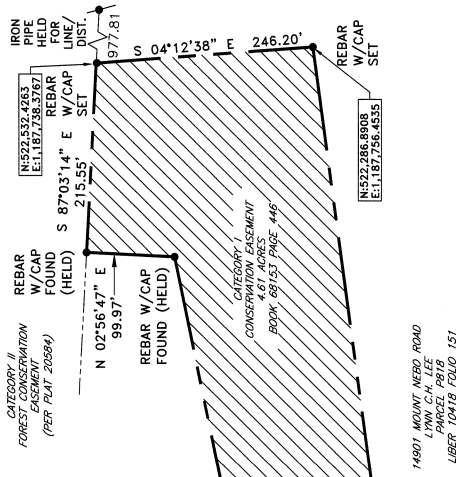
Joana Balunger
 JOANA BALUNGER
 WITNESS
 07/31/24
 DATE

PLAT No.

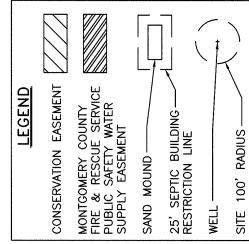
PLAT TABULATION	
LOT 3:	420,114 SQ.FT. OR 9.6445 ACRES
DEDICATION TO PUBLIC USE:	20,181 SQ.FT. OR 0.4633 ACRES
TOTAL AREA:	440,295 SQ.FT. OR 10,107.8 ACRES

APPROVALS/INFORMATION CHART	
TAX MAP LOCATION:	B5561
WSSC GRID NUMBER:	220NW21
ZONING CATEGORY:	AR
APPROVED ADMINISTRATIVE SUBDIVISION PLAN:	620220130
APPROVED FOREST CONSERVATION PLAN FILE NUMBER:	F20230440
CONSERVATION EXEMPTION NUMBER:	

OUTLOT A
 HAMER'S GROVE
 LIBER 25623 PAGE 281



14801 MOUNT NEBO ROAD
 PARCEL 185J
 LIBER 10418 FOLD 151



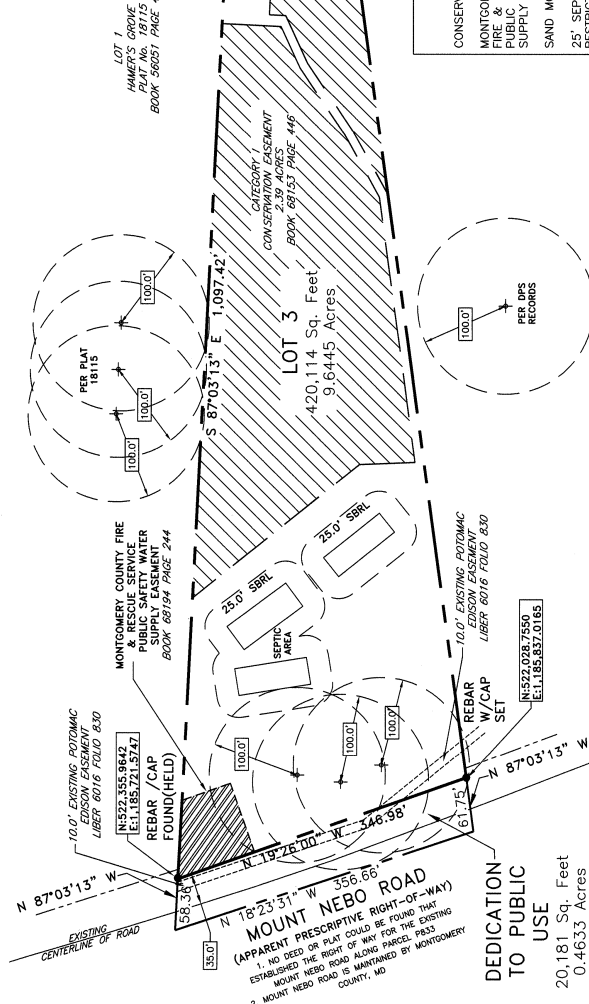
SUBDIVISION RECORD PLAT

**HAMER'S GROVE
 LOT 3**

POOLESVILLE (3RD) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 100'

MNCPPC FILE NO.: 220241070

POTOMAC VALLEY
 SURVEYS
 20010 FISHER AVENUE, SUITE F
 POOLESVILLE, MARYLAND
 1-888-349-5090



Approved: *8-7-2024*
 Date

The Maryland National Capital Park and Planning Commission
 Montgomery County Planning Board

Approved: _____
 Date _____
 Chair

Montgomery Plat Signatory
 for Secretary - Treasurer

M.N.C.P. & P.C. Record File No. _____

Recorded _____
 Plat No. _____

Review Date	
DATE	10/27/2024



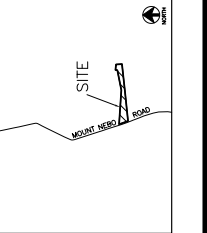
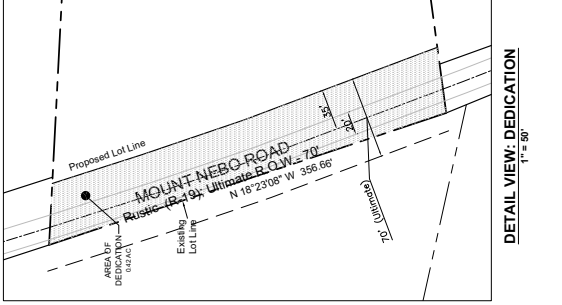
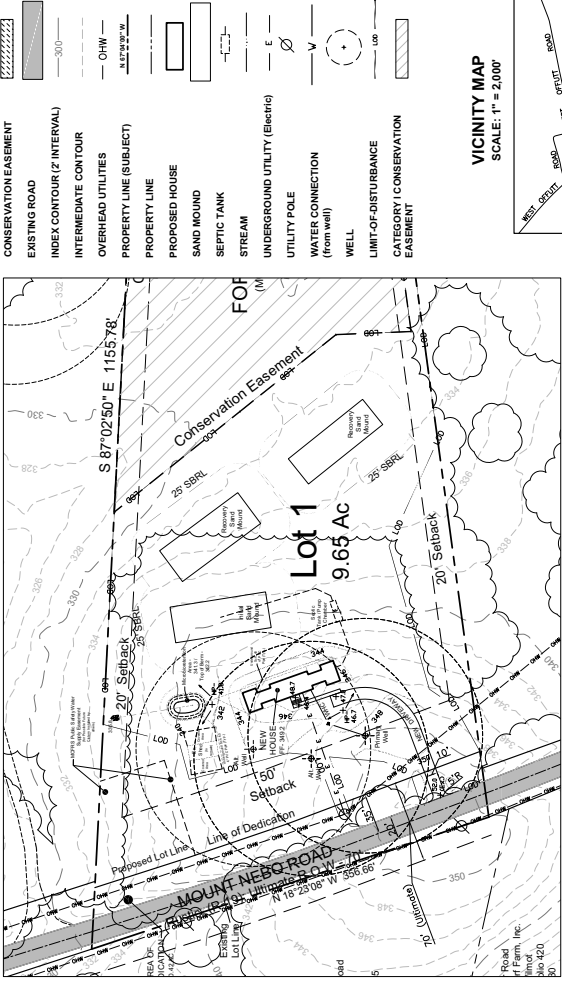
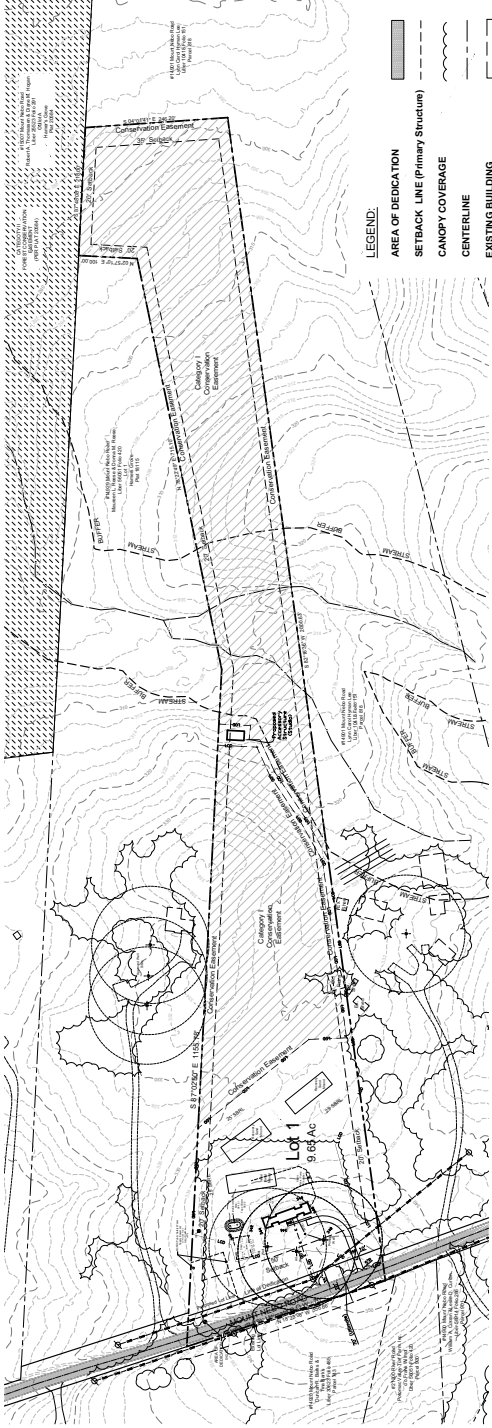
date: 06/01/2023
 scale: 1" = 100'

Bentley & Associates, Inc.
 8933 Shady Grove Court
 Cockeysville, MD 21037
 (410) 944-0248



ADMINISTRATIVE SUBDIVISION PLAN
 Parcel 833, Tax Map BS51
 14915 Mount Nebo Road
 Montgomery County, Maryland

WDC CASE NUMBER	
TAXMAP CASE NO.	
MONTGOMERY FILE NO.	
SHEET COUNT	



PREPARED FOR:
Ioana Ballinger
 13215 Violentia Lock Road
 Germantown, MD 20874
 (410) 353-4692
 ioballinger@gmail.com

Note: All structures shown on this plan are subject to the conditions of approval...
 The building footprint, building height, and setbacks shown on the Administrative Subdivision Plan are illustrative. The final design and construction must be approved by the Montgomery County Department of Planning and Public Works. The applicant must obtain all necessary permits from the appropriate agencies. This Application, along with the necessary supporting documents, must be submitted to the Montgomery County Department of Planning and Public Works. The applicant must also obtain all necessary permits from the appropriate agencies. The applicant must also obtain all necessary permits from the appropriate agencies.



DEVELOPMENT STANDARDS: AR Zone		Req.	Lot 1
ZONE: AR		5 Acres (Min.)	9.65 Acres
Lot Size*		50' (Min.)	50'
Front Setback (Principal Building)		20' (Min.)	20'
Side Setbacks (Principal Building)		35' (Min.)	35'
Rear Setback (Principal Building)		50' or Less	50' or Less
Building Height (Principal and Accessory Buildings)		10% Max. (6' Max.)	10% Max. (6' Max.)
Lot Coverage		300' (Min.)	338'
Lot Width @ Building Line*		25' (Min.)	348'
Front Lot Line		50' (Min.)	50'
Front Setback (Accessory Structures)		15' (Min.)	15'
Side Setback (Accessory Structures)		15' (Min.)	15'
Rear Setback (Accessory Structures)		15' (Min.)	15'

*If lot area development standard is applicable to the proposed lot...
 The subject parcel was created on January 21, 1977, as recorded at Liber 4898 (see 238) and was zoned "Rural" at that time.

- NOTES:
- AREA OF PROPERTY - 10.07 AC
 - NUMBER OF LOTS PERMITTED - 1
 - NUMBER OF LOTS SHOWN - 1
 - AREA TO BE DEDICATED TO STREETS - 0.42 AC
 - SITE TO BE SERVED BY AN ON-SITE SAND MOUND SEPTIC SYSTEM AND AN ON-SITE WELL.
 - EXISTING SEWER AND WATER SERVICE CAPACITIES: S-6, W-6
 - EXISTING SAND MOUND SEPTIC SYSTEM: S-6, W-6
 - SOURCE OF 2-FOOT CONTOUR TOPOGRAPHY IS M-NCPPC SHEET 220NW21.



PROPERTY BOUNDARY FROM A SURVEY BY:
 POCOCKE VALLEY SURVEYORS
 20010 Fisher Avenue Suite F
 Poolesville, MD 20857
 (301) 349-5030

Surveyor's Certification:
 I hereby certify that the plan was prepared by me or under my direct supervision and that I am a duly licensed and registered professional land surveyor in the State of Maryland.
 Date: 06-01-2023
 Exp. Date: 10-21-2024
 Signature: [Signature]

Client: [Signature]
 Date: 05-20-24
 Exp. Date: [Signature]