

Plat Name: Denit Estates

Plat #: 220250810

Location: Located on the north side of New Hampshire Avenue (MD 650), 500 feet west of Rocky Glen Drive

Master Plan Olney Master Plan

Plat Details: RC zone; 1 lot

Owner: James M. Reise and John H. May

Staff recommends approval of this minor subdivision plat pursuant to Section **50.7.1.B.** of the Subdivision Regulations, which states:

B. *Conversion of an outlot into a lot.* An outlot may be converted into a lot if:

1. the outlot is not required for open space or green area, or is otherwise constrained in a manner that prevents it being converted into a buildable lot
2. there is adequate sewerage and water service to accommodate development on the lot;
3. all applicable requirements or agreements under the Adequate Public Facilities Ordinance in Subsection 4.3.J and the Subdivision Staging Policy are satisfied before recording the plat;
4. all applicable conditions or agreements applicable to the original subdivision approval creating the outlot apply to the new lot. The conditions and agreements may include, but are not limited to, any adequate public facilities agreement, conservation easement, or building restriction lines; and
5. if the outlot is located within a special protection area, all applicable special protection area requirements and guidelines, including the approval of a water quality plan, are satisfied before recording the plat.

This minor subdivision application proposes to convert an outlot into a lot to facilitate the construction of a single-family dwelling unit upon the property. Staff concludes that the proposed subdivision complies with the requirements of Section 50.7.1.B. and with Final Forest Conservation Plan No. F20250190 and recommends approval of the proposed plat, conditioned upon the following:

Applicant to submit plat mylar containing all necessary signatures.

Following completion of the above items staff will forward the plat to the Chair for signature.

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT; THAT THIS PLAT OF SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND; THAT IT IS A SUBDIVISION OF ALL THE LAND COMPILED BY JAMES A. SKINNER REVOCABLE TRUST DATED AUGUST 13, 2019, TO JAMES M. REESE AND JOHN H. MAY, BY DEED DATED DECEMBER 27, 2022 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 6666393 AT PAGE 224.

FURTHER CERTIFY THAT IF ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THIS —○— WILL BE SET IN ACCORDANCE WITH SECTION 50-4.3.G OF THE MONTGOMERY COUNTY CODE.

DATE _____

MITCHELL E. GOODE
PROPERTY LINE SURVEYOR
MARYLAND REG. NO. 444
LICENSE EXPIRATION DATE: 12/10/2026

1. THIS PROPERTY IS CURRENTLY ZONED RC.
2. THIS PROPERTY IS IN WATER CATEGORY W-6 AND WILL BE SERVED BY AN ON-SITE WELL.
3. THIS PROPERTY IS IN SEWER SERVICE CATEGORY S-6 AND WILL BE SERVED BY AN ON-SITE SEWER SERVICE
4. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS DESCRIBED WITHIN THE PLAT OR ANY OTHER RECORDS, APPROVED BY THE MONTGOMERY PLANNING BOARD, ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE REORDENING 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 INTENDING TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDING TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
6. THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP JV.
7. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50.1.1 OF MONTGOMERY COUNTY SUBDIVISION REGULATIONS, CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES THE CONVERSION OF AN OUTLOT TO A LOT AS PROVIDED FOR IN SECTION 50.7.1.B.
8. SEPTIC AREAS ARE DESIGNED FOR A 5 BEDROOMS HOUSE.
9. THE SEPTIC SETBACK LINE IS SUBJECT TO CHANGE WITH APPROVAL OF DPs WELL AND SEPTIC SECTION.

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

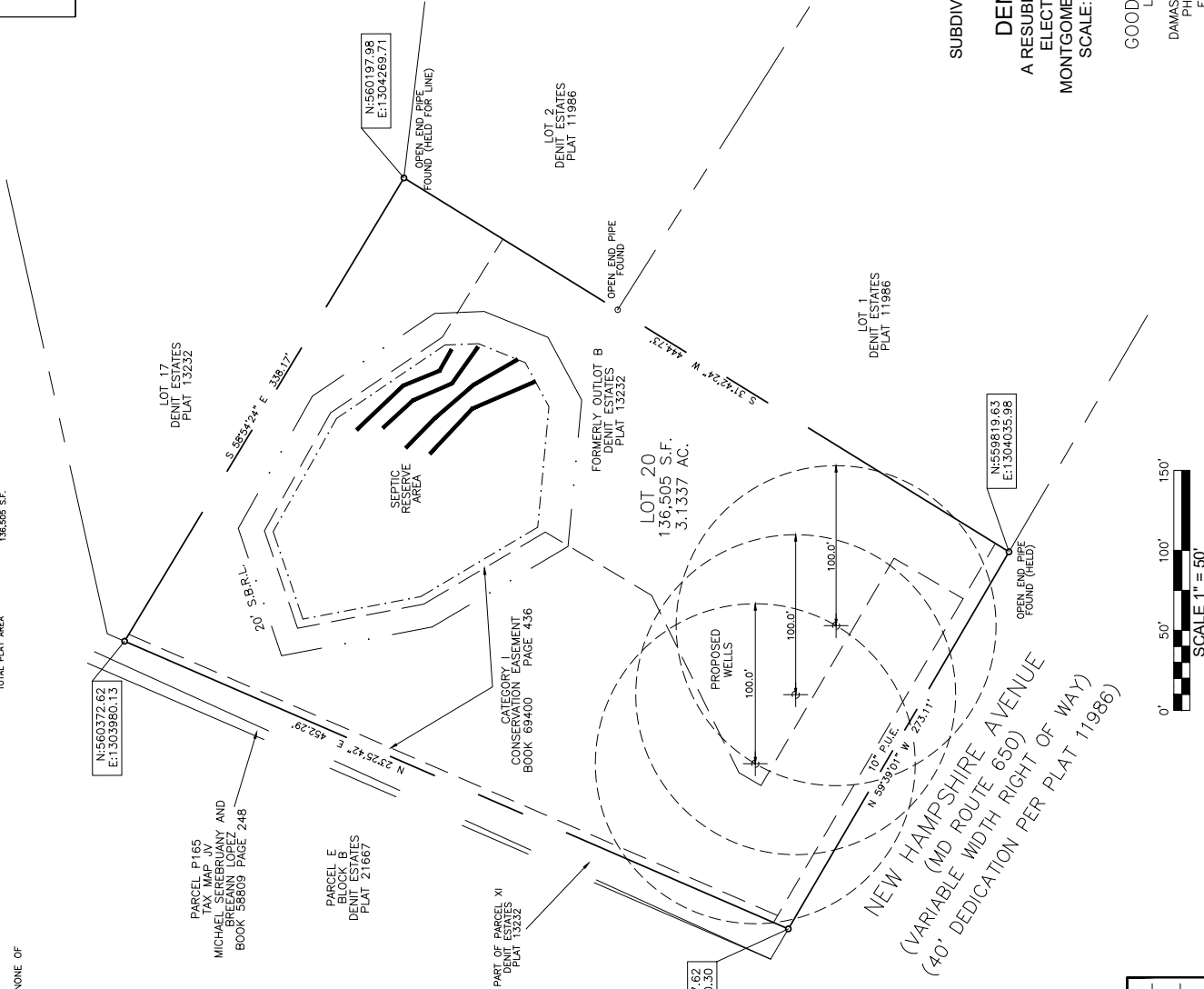
WITNESS	DATE	JAMES M. REISE
WITNESS	DATE	JOHN H. MAY

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD APPROVED: _____ CHAIR _____	MONTGOMERY COUNTY, MARYLAND DEPARTMENT OF PERMITTING SERVICES APPROVED: _____ DIRECTOR _____	DATE: _____ PLAT NO. _____
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TAX MAP	JV
WSSC GRID #	229NW01
ZONING	RC
FCP	F20250190

AREA TABULATION	
AREA OF LOTS	136,505 S.F.
AREA OF STREET DEDICATION	0
TOTAL PLAT AREA	136,505 S.F.

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AREA OF STREET DEDICATION	0
TOTAL PLAT AREA	136,505 S.F.



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

0' 50' 100' 150'

SCALE 1" = 50'

Tree Number	Botanical Name	Common Name	Size (D.B.H.)	Tree Condition	Comments	Status	Tree Protection Measures
BT-1	<i>Gliricidia sepium</i>	Tap Root	24"	Poor	Major trunk decay, several large hollows, extensive root rot. No new growth. Severe dieback observed. Estimated to decay for several years with no recovery.	To Remove	No threat to trees Impacts to tree base
BT-2	<i>Gliricidia sepium</i>	Tap Root	31"	Moderate	Significant decay in trunk, but new growth is visible. Some root rot present. Estimated to decay for several years with no recovery.	To Monitor	No threat to trees Impacts to tree base
BT-3	<i>Gliricidia sepium</i>	Tap Root	26"	Moderate-Poor	Large decay in trunk, significant root rot. New growth is visible. Estimated to decay for several years with no recovery.	To Monitor	No threat to trees Impacts to tree base

If Credits from Outside Watershed		If Credits from Within Watershed	
FOREST CONSERVATION WORKSHEET		FOREST CONSERVATION WORKSHEET	
Dent Estates - Outer B'		Dent Estates - Outer B'	
NET TRACT AREA	3.13	NET TRACT AREA	3.13
A. Total tract area		A. Total tract area	
B. Additions to tract area (Off-Site Work, etc.; construction required by this plan) ...	0.04	B. Additions to tract area (Off-Site Work, etc.; construction required by this plan) ...	0.04
C. Deductions from tract area (Setbacks, etc.; construction not required by this plan) ...	0.00	C. Deductions from tract area (Setbacks, etc.; construction not required by this plan) ...	0.00
D. Land dedication for roads or utilities (construction not required by this plan) ...	0.00	D. Land dedication for roads or utilities (construction not required by this plan) ...	0.00
E. Area to remain in commercial agricultural production (use ...)	0.00	E. Area to remain in commercial agricultural production (use ...)	0.00
F. Other deductions (specify)	0.00	F. Other deductions (specify)	0.00
G. NET TRACT AREA	3.17	G. NET TRACT AREA	3.17
LAND USE CATEGORY (from Chapter 204-3, Definitions)		LAND USE CATEGORY (from Chapter 220-3, Definitions)	
Limit to only one acre.		Limit to only one acre.	

G. Afforestation Threshold –	0.03	20%	x G =	0.63
H. Conservation Threshold –	1.74	50%	x G =	1.74
EXISTING FOREST COVER				
I. Existing forest cover	2.13			2.13
J. Area of forest above afforestation threshold	2.50			2.50
K. Area of forest above conservation threshold	1.39			1.39
BREAK EVEN POINT				
L. Forest extension above threshold with no mitigation	2.02			2.02
M. Clearing permitted without mitigation	1.11			1.11
PROPOSED FOREST CLEARING				
N. Total area of forest to be cleared	1.62			1.62
O. Total area of forest to be retained	1.51			1.51
PAINTING REQUIREMENTS				
P. Retention for above conservation threshold	1.39			0.69
Q. Reafforestation for clearing above conservation threshold	0.58			0.47
R. Credit for retention above conservation threshold	0.00			0.00
S. Total area required	0.00			0.00
T. Total afforestation required	0.00			0.00
U. Credit for landscaping (may not be used to meet afforestation requirement if project is not a forestry project from area (FA), for projects within FA, may not exceed 20% of 3.51)				
V. Total reforestation and afforestation required	0.69			0.69
work sheet 400020				

FCCP Worksheet Notes:
T: Addition to tract areas is off-site disturbance in the public right-of-way.
F: Addition to forest bank area is off-site disturbance in the public right-of-way.

1. **1.605 Removal of LODs**
- 1.605.1. The contractor of the LOD will be to finish out to the ground and the storm drain in place.
2. Additional hazard tree pruning outside the LOD can be approved by the M-NCPPC forest conservation inspector at the pre-construction meeting.
3. The contractor will be required to submit a tree removal report.
- 3.1. The limits of storm drain to be installed with M-NCPPC forest conservation inspector's prior approval.
4. Root pruning may be required by the M-NCPPC inspector / determined necessary to mitigate construction related damage to adjacent trees.

VICINITY MAP
SCALE: 1" = 2,000'

[illegible]

James M. Reise
John H. May
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Silver Spring, MD 20904
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