

PLAT NO. 220081550

Damascus Hills

Located on the east side of Bonny Brook Lane, approximately 1,000 feet north of Heather Field Court

RE-2C zone, 1 lot

Community Water, Private Septic

Master Plan Area: Damascus

Roy Stanley, Applicant

Staff recommends approval of this minor subdivision plat pursuant to Section **50-35A (a)(2)** of the Subdivision Regulations, which states:

Conversion of an Outlot into a Lot. An outlot may be converted into a lot under the minor subdivision procedures provided:

- a. The outlot is not required open space or otherwise constrained so as to prevent it from being converted into a buildable lot;
- b. There is adequate sewerage and water service to the property, which may be either public service and/or approved private septic system/private well;
- c. All applicable requirements and/or agreements that may be relevant, in accordance with provisions for adequate public facilities, as contained in Section 50-35(k) and the Annual Growth Policy, are satisfied prior to the recordation of the plat;
- d. All applicable conditions and/or agreements applicable to the original subdivision approval creating the outlot will also 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
- e. If the outlot is located within a special protection area, as shown on an approved and adopted master plan, all applicable special protection areas requirements and guidelines, including approval of a water quality plan, are satisfied prior to recordation of the plat.

An outlot may be incorporated into an adjoining lot resulting in a larger lot without having to satisfy Subsections (a) and (b) above.

Staff applied the above-noted minor subdivision criteria for this application, which is converting an outlot into a record lot, and concludes that the proposed subdivision complies with the criteria of Section 50-35A(a)(2) of the subdivision regulations and supports this minor subdivision record plat.

PLAT NO.

OWNERS CERTIFICATION
 The undersigned, owners of the property shown hereon, hereby adopt this plan of subdivision. The owners will cause all property corner markers and any other required measurement to be set by a registered Maryland Land Surveyor, in accordance with Section 50-24(e) of the Montgomery County Code.

There are no suits, liens, mortgages, or trusts, affecting the property including in this plat of subdivision, except for a certain mortgage, and the party in interest thereto has hereon indicated their assent.

WITNESSES: *Roy E. Stanley* Date: *2/27/2008*
Kathy A. Stanley Date: *2/27/2008*

For FNC Bank
 WITNESS: *Stephanie A. Hoffmeyer* Date: *2/27/2008*
 WITNESS: *Arbitt Courfrey* Date: *2/27/2008*

SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown hereon is correct and that it is a subdivision of part of the land described in a deed to Damascus Development, Inc. Limited Partnership by Roy E. and Kathy A. Stanley dated September 27, 1999 and recorded in Liber 17541 at Folio 219, also being a resubdivision of "Damascus Hills", Outlot B, Block B, as shown on a plat recorded as plat number 23428, all among the land records of Montgomery County, Maryland. I further certify that, once engaged as described in the owner's certification hereon, all monuments and all property markers and other boundary markers will be set as delineated hereon in accordance with the provisions of Section 50-24(e) of Montgomery County Code. The total area included on this plat is 1.374 acres of land. There is no dedication to public use.

Thomas A. Maddox Date: *5/20/2008*
 Registered Professional Land Surveyor
 MD # 10850

NOTES

1. PROPERTY ZONED RES-CAT DATE OF RECORDATION. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING.
2. ALL LOTS ARE TO BE SERVED BY PUBLIC WATER AND PRIVATE SEPTIC SYSTEM. EXISTING SEWER AND WATER CATEGORIES: S-6, W-3.
3. THIS PLAT LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN NO. 1-6480, ENTITLED "DAMASCUS HILLS", DATED 3/31/05, ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN AND PERMITTING AGREEMENTS PRIOR TO ISSUANCE OF A SEDIMENT CONTROL PERMIT.
5. 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 EXTINGUISHED BY THE RECORDATION 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.
6. 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 EXISTING DEED OR TITLE OR TO DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.
7. PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP GRID F462 W.S.C. 2389W08.
8. SEPTIC FIELD BUILDING RESTRICTION LINE SUBJECT TO CHANGE UPON REAPPROVAL BY THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES WELL AND SEPTIC SECTION.
9. LOT 11 APPROVED FOR 4 BEDROOM HOUSE.
10. THIS PLAT COMPLIES WITH THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-35A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS. THIS PLAT INVOLVES THE CONVERSION OF AN OUTLOT INTO A LOT AS PROVIDED FOR IN SECTION 50-35A(a)(2).

SEPTIC LEGEND



| | |
|---------------------------------|-----------|
| PLAT TOTALS | |
| DAMASCUS LOTS, OUTLOTS, PARCELS | 1 |
| AREA OF LOTS, OUTLOTS, PARCELS | 1.374 ACS |
| AREA OF DEDICATION | 0.000 ACS |
| TOTAL AREA SHOWN ON PLAT | 1.374 ACS |

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

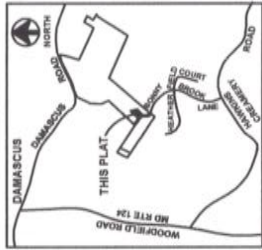
APPROVED: _____ DATE _____
 ASST. - SECRETARY - TREASURER

MONTGOMERY COUNTY
 DEPARTMENT OF PERMITTING SERVICES

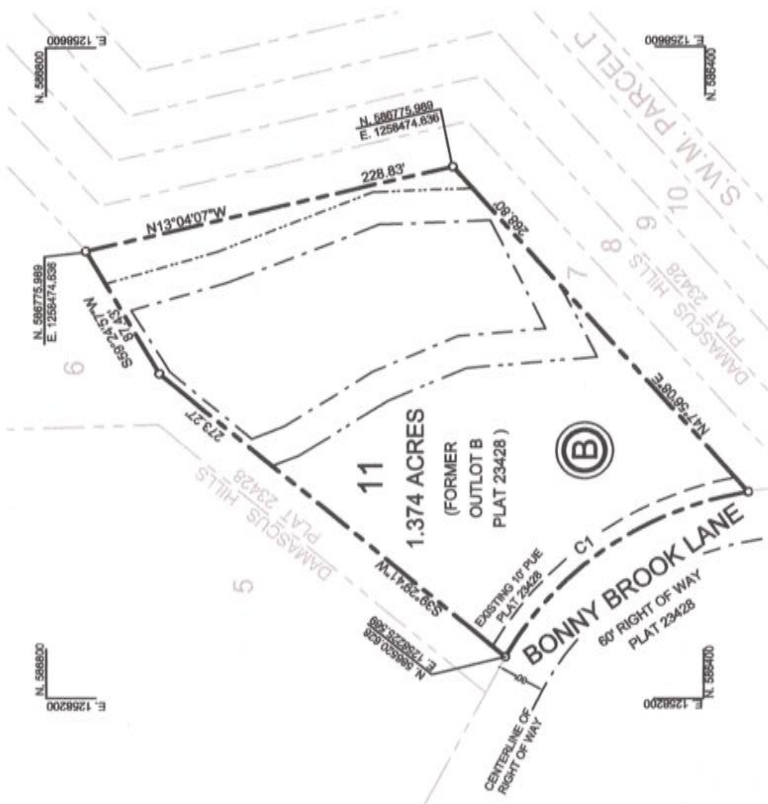
APPROVED: _____ DATE _____
 DIRECTOR

PLAT NO. _____
 RECORDED _____

CURVE TABLE
 C1: NS=26.65W 174.82 252.00 N43.4 257.72



VICINITY MAP
 SCALE: 1" = 2,000'



SUBDIVISION RECORD PLAT
 LOT 11 BLOCK B
 DAMASCUS HILLS
 RESUBDIVISION OF OUTLOT B
 ELECTION DISTRICT 12
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1" = 50' APRIL 2008

THOMAS A. MADDOX
 PROFESSIONAL LAND SURVEYOR
 8655 SHOOTING STAR COURT
 GAITHERSBURG, MARYLAND 20877
 (301) 964-6604

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Damascus Hills Plat Number: 220081550
 Plat Submission Date: 4-1-08
 DRD Plat Reviewer: S. Smitz
 DRD Prelim Plan Reviewer: D. Kinney

*For category of minor see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. _____ Checked: Initial _____ Date _____
 Preliminary Plan No. 120040800 Checked: Initial SJS Date 5-7-08
 Planning Board Opinion – Date 4-13-05 Checked: Initial SJS Date 5-7-08
 Site Plan Name if applicable: _____ Site Plan Number: _____
 Planning Board Opinion – Date _____ Checked: Initial _____ Date _____

Lot # & Layout Lot Area Zoning Bearings & Distances Coordinates
 Plan # Road/Alley Widths Easements Open Space N/A Non-standard
 BRLs N/A Adjoining Land Vicinity Map Septic/Wells
 TDR note N/A Child Lot note N/A Surveyor Cert Owner Cert Tax Map
 SPA N/A

| Agency Reviews Req'd | Reviewer | Date Sent | Due Date | Date Rec'd | Comments |
|----------------------|----------------|---------------|----------------|---------------|---------------------|
| Environment | <u>J. Penn</u> | <u>4-4-08</u> | <u>4-16-08</u> | <u>4-4-08</u> | <u>No REVISIONS</u> |
| Research | Bobby Fleury | ↓ | ↓ | <u>4-3-08</u> | <u>OK</u> |
| SHA | Doug Mills | | | | |
| PEPCO | Steve Baxter | | | | |
| Parks | Doug Powell | | | | |
| DRD | Nellie Carey | ↓ | ↓ | <u>4-7-08</u> | <u>OK</u> |

Final DRD Review:

DRD Review Complete:
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up):
 Final Mylar w/Mark-up & PDF Rec'd:

Initial SJS Date 6/12/08
SJS 5-7-08
SJS 5/30/08

Board Approval of Plat:

Plat Agenda: _____
 Planning Board Approval: _____
 Chairman's Signature: _____

7-3-08

DPS Approval of Plat:

Engineer Pick-up for DPS Signature: _____
 Final Mylar for Reproduction Rec'd: _____

Plat Reproduction:

Addressing: _____
 File Card Update: _____
 Final Zoning Book Check: _____
 Update Address Books with Plat #: _____
 Update Green Books for Resubdivision: _____
 Notify Engineer to Seal Plats: _____
 Engineer Seal Complete: _____
 Complete Reproduction: _____
 Sent to Courthouse for Recordation: _____

No. _____

RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-50-35A

Select which Category of Minor Subdivision and fill information as required

Requirements under Sec 50-35A (A)

(1) Minor Lot Adjustment

- a) Total area does not exceed 5% of combined area affected: _____
- b) No additional lots created: _____
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: _____
- d) Date sketch plan submitted: _____
- e) Sketch plan revised or denied within 10 business days: _____
- f) Final record plat submitted within ninety days: _____
- g) Sketch shows following information:
 - i. proposed lot adjustment: _____
 - ii. physical improvements within 15 feet of adjusted line: _____
 - iii. alteration to building setback: _____
 - iv. amount of lot area affected: _____

(2) Conversion of Outlot into a Lot

- a) Outlot not required for open space or otherwise constrained: ok
- b) Adequate sewerage and water service/public or private: yes 3/12/08
- c) Adequate public facilities and AGP satisfied: yes
- d) Any conditions/agreements of original subdivision: ok
- e) Special Protection Area, Water Quality Plan required: N/A

(3) Consolidation Of Two of More Lots

- a) Any prior subdivision conditions: _____
- b) Part of lot created by deed prior to June 1 1958: _____

(4) Further Subdivision of Commercial/Industrial/Multi-Family Lot

Any subdivision/conditions; APF agreement satisfied: _____

(5) Plat of Correction

- a) All owners and trustees signed: _____
- b) Original Plat identified: _____

(6) Plats for Residentially Zoned Parcels Created by Deed prior to June 1958

- a) Deed(s) submitted: _____
- b) Developable with only one single family detached unit: _____

(7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels

- a) Adequate Public Facilities satisfied: _____
- b) Street dedication required: _____
- c) Forest conservation: _____
- d) Storm water management: _____
- e) Special Protection Area/Water Quality Plan: _____
- f) Landscaping and lighting plan including parking lot layout: _____

g) Approved Special Exception: _____

(8) *Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum*

a) Number of Lots: _____

b) Written MCDPS approval of proposed septic area: _____

c) Required street dedication: _____

d) Easement for balance of property noting density and TDRS: _____

e) Average lot size of 5 acres: _____

f) Forest Conservation requirements met: _____