

**PLAT NO. 220081440**

**Belvedere**

Located in the southwest quadrant of the intersection of Split Creek Court and Stonebarn Lane

RE-2 zone; 2 lots

Private Well, Private Septic

Master Plan Area: Potomac

Michael and Nicole Celeste, Applicants

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Record Plat Review Sheet. Staff has determined that the record plat complies with Preliminary Plan No. 120060790 (MCPB Resolution 07-168, dated December 21, 2007), as approved by the Board, and that any minor modifications on the plat do not alter the intent of the Board's previous approval the aforesaid plan.



**RECORD PLAT REVIEW SHEET**

Plat Name: Belvedere Plat Number: 220081440  
 Plan Name: Belvedere Lot 121 Plan Number: 120060790  
 Plat Submission Date: 3-3-08  
 DRD Plat Reviewer: S. Smith  
 DRD Prelim Plan Reviewer: C. Carlson Checked: P.B. Date 7/17/08

**Initial DRD Review:**

Signed Preliminary Plan - Date 1/16/08 Checked: Initial SJS Date 4/8/08  
 Planning Board Opinion - Date 12-21-07 Checked: Initial SJS Date 4-8-08  
 Site Plan Req'd for Development? Yes  No  Verified By: \_\_\_\_\_ (initial)  
 Site Plan Name: \_\_\_\_\_ Site Plan Number: \_\_\_\_\_  
 Planning Board Opinion - Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 Site Plan Signature Set - Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 Site Plan Reviewer Plat Approval: Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>J. Pean</u>	<u>3-5-08</u>	<u>3-19-08</u>	<u>3-13-08</u>	<u>No REVISIONS</u>
Research	Bobby Fleury	↓	↓	<u>3-5-08</u>	<u>OK</u>
SHA	Doug Mills	↓	↓	_____	_____
PEPCO	Steve Baxter	↓	↓	_____	_____
Parks	Doug Powell	↓	↓	_____	_____
DRD	Nellie Carey	↓	↓	<u>3-10-08</u>	<u>OK</u>

**Final DRD Review:**

DRD Review Complete: Initial SJS Date 7/18/08  
 (All comments rec'd and incorporated into mark-up)  
 Engineer Notified (Pick up Mark-up): Initial SJS Date 4-7-08  
 Final Mylar w/Mark-up & PDF Rec'd: Initial SJS Date 7-9-08

**Board Approval of Plat:**

Plat Agenda: Initial SJS Date 7/31/08

Planning Board Approval: \_\_\_\_\_

Chairman's Signature: \_\_\_\_\_

**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. \_\_\_\_\_

**SITE DATA**

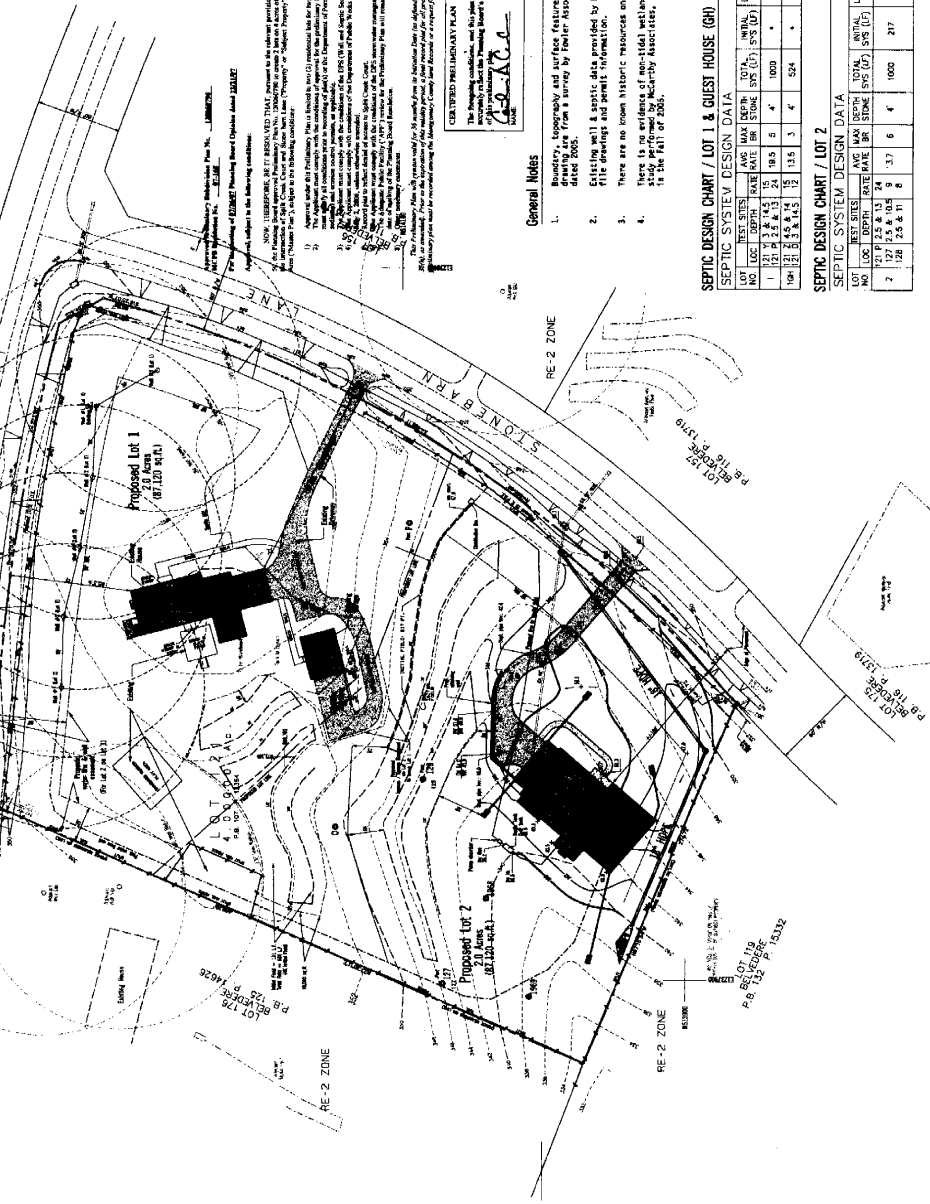
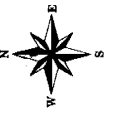
1. Zoning: RE-2
2. Gross Tract Area: 4.00 Ac. (174,340 sq. ft.)
3. Minimum Lot Area (Required): 2.00 Ac. (87,120 sq. ft.)
4. Minimum Lot Area Proposed: 2.00 Ac.
5. Number of Lots Proposed: 2
6. Well & Septic proposed for both lots.
7. An existing well is located on proposed Lot 1. Lot 1 well & septic is approved and is existing. Lot 2 well & septic is proposed and is to be constructed on proposed Lot 2. A new house is to be constructed on proposed Lot 2.
8. This is a proposed subdivision of Lot 331, "Belvedere" Subdivision, Plat Book 12354.
9. This property is to be developed as a single phase.

RE-2 ZONE  
P.B. 105 P. 12743

LOT 193  
BELVEDERE  
P.B. 130 P. 15124

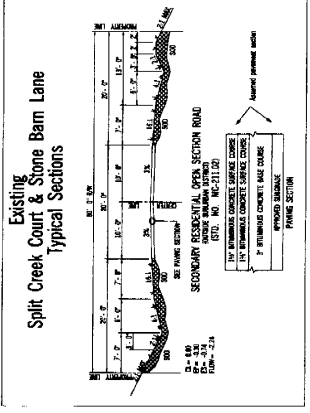
LOT 1  
BELVEDERE  
P.B. 105 P. 12743

SCALE: 1" = 40'



**Development Standards Per RE-2 Zone**

STANDARD	REQUIRED	PROPOSED
Minimum lot area	2.0 acres	2.00 acres
Minimum lot area	150 feet	260 feet
Minimum setback from street	25 feet	260 feet
Minimum setback from adjoining lot	50 feet	100 feet
One side	17 feet	17 feet
Other side	35 feet	150 feet
Maximum building height	50 feet	50 feet (not to exceed)
Maximum % impervious coverage	20%	10%



**General Notes**

1. Topography and surface features information indicated on this drawing is based on data furnished by the Montgomery County Department of Planning and Zoning, dated 2005.
2. Existing well & septic data provided by Montgomery County from available file drawings and permit information.
3. There are no known historic resources on this property.
4. There is no evidence of non-tidal wetlands on this property per a field inspection conducted by the Montgomery County Department of Planning and Zoning on 11/14/10 or 2005.

**CERTIFIED PRELIMINARY PLAN**  
I, *[Signature]*  
DATE: 11/14/10

**SEPTIC SYSTEM DESIGN DATA / LOT 1 & GUEST HOUSE (GH)**

NO.	LOT	EST. STRENGTH	EST. RATE	EST. BR	EST. STONE	TOTAL SFS (U)	INITIAL SFS (U)	LOW FV SFS (U)	HIGH FV SFS (U)	SEPTIC TANK	MAN. HOLES	COMMENTS
1	1	12	1.2	1.5	4	1000	1000	1000	1000	3075	3075	Existing system
2	2	12	1.2	1.5	4	524	524	524	524	3075	3075	Existing system

**SEPTIC SYSTEM DESIGN DATA / LOT 2**

NO.	LOT	EST. STRENGTH	EST. RATE	EST. BR	EST. STONE	TOTAL SFS (U)	INITIAL SFS (U)	LOW FV SFS (U)	HIGH FV SFS (U)	SEPTIC TANK	MAN. HOLES	COMMENTS
1	2	12	1.2	1.5	4	1000	1000	1000	1000	3075	3075	Existing system
2	2	12	1.2	1.5	4	524	524	524	524	3075	3075	Existing system

NOT FOR CONSTRUCTION  
DATE: 01-08-2008

**SITE SOLUTIONS, INC.**  
2010 Observation Drive, Suite 100  
Baltimore, Maryland 21077-4000  
(410) 840-7800 Fax (410) 840-7801  
Please Refer to Project Number: 080004

**OWNER:**  
Michael & Nicole Coletti  
13804 Stonebarn Lane  
Potsdam, MD 20878

**NOTES:** Plans are subject to change without notice. All dimensions are in feet and inches unless otherwise noted. All dimensions are to be in accordance with the Maryland State Code, unless otherwise noted.

**PRELIMINARY PLAN**  
**Belvedere - Lot 121 Resubdivision**  
MONTGOMERY COUNTY, MARYLAND

DATE: 01-08-2008  
SCALE: 1" = 40'  
SHEET: 1 of 1  
PROJECT: 12743/007