

Plat Name: Hunter's Forest
Plat #: 220081630

Location: Located on the east side of Allnut Lane, approximately 1,600 feet south of Westerly Road
Master Plan: Agriculture and Rural Open Space
Plat Details: RDT zone; 1 lot
Private Well, Private Septic
Applicant: Sarah Hunter

Staff recommends approval of this minor subdivision plat pursuant to Section **50-35A (a)(8)** of the Subdivision Regulations, which states:

Plats for Certain Residential Lots located in the Rural Density Transfer Zone. Up to five lots are permitted under the minor subdivision procedure in the RDT zone provided that a pre-preliminary plan is submitted and approved by either the Planning Board or Planning Board staff, in accordance with the procedures for submission and approval of a pre-preliminary plan of subdivision. In addition:

- a. Written approval for a proposed septic area must be received from the Montgomery County Department of Permitting Services, Well and Septic Section prior to recordation of the plat;
- b. Any required street dedications along the frontage of the proposed lots must be shown on the record plat;
- c. An easement must be recorded for the balance of the property noting that density and TDRs have been utilized for the new lots. Reference to this easement must be reflected on the record plat for the lots; and
- d. Lots created in the RDT Zone through the minor subdivision procedure must not exceed an average lot size of five (5) acres in size unless approved by the Planning Board in the review of a pre-preliminary plan of subdivision.
- e. Forest conservation requirements must be satisfied prior to recording the plat

Staff applied the above-noted minor subdivision criteria for this property and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(8) of the subdivision regulations, and with Pre-Preliminary Plan No. 720070160, and supports this minor subdivision record plat.

PLAT NO.

NOTES

1. PROPERTY ZONED RDT AT DATE OF RECORDATION. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER THE MONTGOMERY COUNTY ZONING ORDINANCE.
2. LOT TO BE SERVED BY PRIVATE WELL AND PRIVATE SEPTIC SYSTEM. EXISTING SEWER AND WATER CATEGORIES: S.A. W.6.
3. 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 APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF A SEDIMENT CONTROL PERMIT.
4. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN SUBMITTED IN CONNECTION WITH 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.
5. 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 EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
6. PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP BS. W.S.S.C. SHEET 222N/2W1.
7. SEPTIC FIELD BUILDING RESTRICTION LINE SUBJECT TO CHANGE UPON REAPPROVAL BY THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES WELL AND SEPTIC SECTION.
8. LOT 1 APPROVED FOR 4 BEDROOM HOUSE.
9. LOT 1 IS BEING CREATED IN ACCORDANCE WITH SECTION 50-35A(8)(B) OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS. THIS PLAT CONFORMS TO PRELIMINARY PLAN NO. 720070180 TITLED "HUNTER FARM", APPROVED APRIL 14, 2008.
10. THE PROPERTY SHOWN HEREON IS SUBJECT TO AN EASEMENT FOR SEPTIC SYSTEM RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 35861 AT FOLIO 178.
11. THE PROPERTY SHOWN HEREON IS SUBJECT TO AN EASEMENT FOR WELLS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 35881 AT FOLIO 172.
12. THIS LOT IS SUBJECT TO A DECLARATION OF RESTRICTIVE COVENANTS/EASEMENT RELATING TO DENSITY FROM THE PARENT PARCEL RECORDED IN LIBER 35828 AT FOLIO 382.
13. ONE TRANSFERABLE DEVELOPMENT RIGHT (TDR) REMAINS AVAILABLE FOR THE CREATION OF THE SINGLE FAMILY LOT SHOWN HEREON.
14. ALLUETT LANE IS MAINTAINED BY MONTGOMERY COUNTY. THE ESTABLISHMENT OF ALLUETT LANE AS A PUBLIC HIGHWAY COULD NOT BE FOUND AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
15. THE FLOODPLAIN SHOWN HEREON IS AN ACCURATE REPRESENTATION OF THE FLOODPLAIN STUDY, APPLICATION NO 232747, PERFORMED BY JAS ENGINEERING DATED DECEMBER 6, 2007 AND APPROVED BY DEPARTMENT OF PERMITTING SERVICES LETTER DATED JANUARY 25, 2008.

W.J. ROBERTS
L. 5925 F. 189

APPARENT R.O.W.
PRESERVATIVE R.O.W.

ALUETT LANE
ULTIMATE 70' WIDE R.O.W.

S.E. HUNTER
L. 18954 F. 362

1.264 Acres

1

WELLS EASEMENT
0.269 Acres
(see note 11)

EASEMENT FOR SEPTIC
1.617 Acres
(see note 10)

SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown hereon is correct, that it is a subdivision of part of the land described in a deed from Elizabeth Brown to John S. Hunter, dated and recorded July 9, 1990 and recorded in Liber 9391 at Folio 552 and the records of Montgomery County, Maryland. I further certify that the floodplain shown hereon is an accurate representation of the floodplain study referenced in Note 15. 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 1.385 acres of land of which 4.406 square feet is dedicated to the public use.

Thomas A. Maddox
11-9-08
Date
Registered Professional Land Surveyor
MD #10650

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0.269 Acres
(see note 11)

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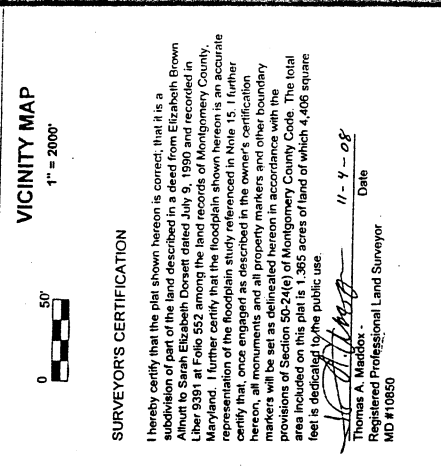
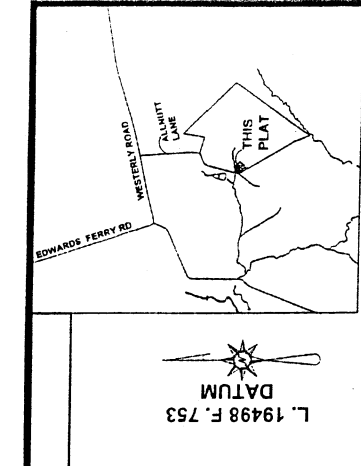
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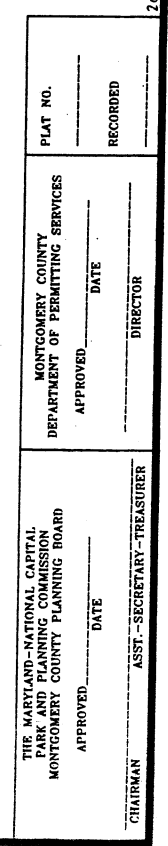
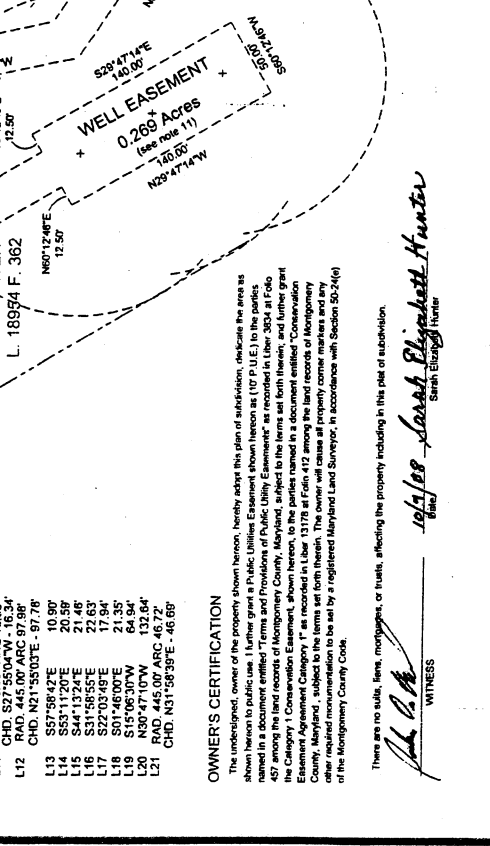
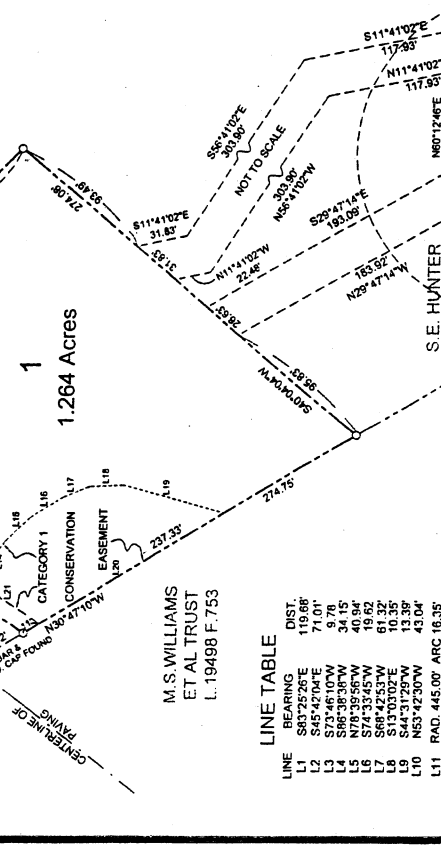
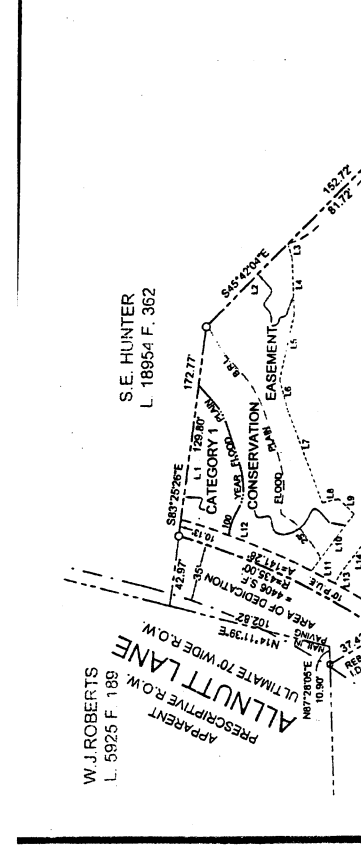
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11-9-08
Date
Registered Professional Land Surveyor
MD #10650



SUBDIVISION RECORD PLAT
LOT 1
HUNTER'S FOREST
ELECTION DISTRICT 3
MONTGOMERY COUNTY, MARYLAND
SCALE 1" = 50' SEPTEMBER 2008

THOMAS A. MADDOX
PROFESSIONAL LAND SURVEYOR
1100 SHADY GROVE COURT
GAITHERSBURG, MARYLAND 20877
(301) 964-5804

PLAT TOTALS	1
NUMBER OF LOTS, OUTLOTS, PARCELS	1
AREA OF LOTS, OUTLOTS, PARCELS	1.264 ACS
AREA OF EASEMENTS	0.191 ACS
TOTAL AREA SHOWN ON PLAT	1.385 ACS



RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Hunters Forest Plat Number: 220081630
 Plat Submission Date: 4-17-08
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: E. Grayson

*For category of minor see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. 720070160 Checked: Initial SSS Date 11/4/08
 Preliminary Plan No. _____ Checked: Initial _____ Date _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____
 Site Plan Name if applicable: _____ Site Plan Number: _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____

Lot # & Layout Lot Area Zoning Bearings & Distances Coordinates ok
 Plan # ok Road/Alley Widths ok Easements ok Open Space Non-standard
 BRLs N/A Adjoining Land ok Vicinity Map Septic/Wells ok
 TDR note ok 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>4/23/07</u>	<u>5-7-08</u>	<u>4-24-08</u>	<u>Missing 2 EC Easement</u> <input checked="" type="checkbox"/> <u>ok</u>
Research	<u>Bobby Fleury</u>			<u>4-28-08</u>	<u>ok</u>
SHA	<u>Doug Mills</u>			<u>N/A</u>	<u>N/A</u>
PEPCO	<u>Steve Baxter</u>			<u>N/A</u>	<u>N/A</u>
Parks	<u>Doug Powell</u>			<u>N/A</u>	<u>N/A</u>
DRD	<u>Nellie Carey</u>			<u>5-8-08</u>	<u>No Comments</u>

Final DRD Review:

DRD Review Complete: Initial SSS Date 11-20-08
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up): Initial SSS Date 10/24/08
 Final Mylar w/Mark-up & PDF Rec'd: Initial SSS Date 11/1/08

Board Approval of Plat:

Plat Agenda: Initial SSS Date 12-4-08

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. _____

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: _____
- b) Adequate sewerage and water service/public or private: _____
- c) Adequate public facilities and AGP satisfied: _____
- d) Any conditions/agreements of original subdivision: _____
- e) Special Protection Area, Water Quality Plan required: _____

(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

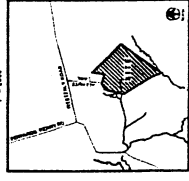
- a) Adequate Public Facilities satisfied: _____
- b) Street dedication required: _____
- c) Forest conservation: _____
- d) Storm water management: _____
- e) Special Protection Area/Water Quality Plan: _____
- f) Landscaping and lighting plan including parking lot layout: _____

g) Approved Special Exception: _____

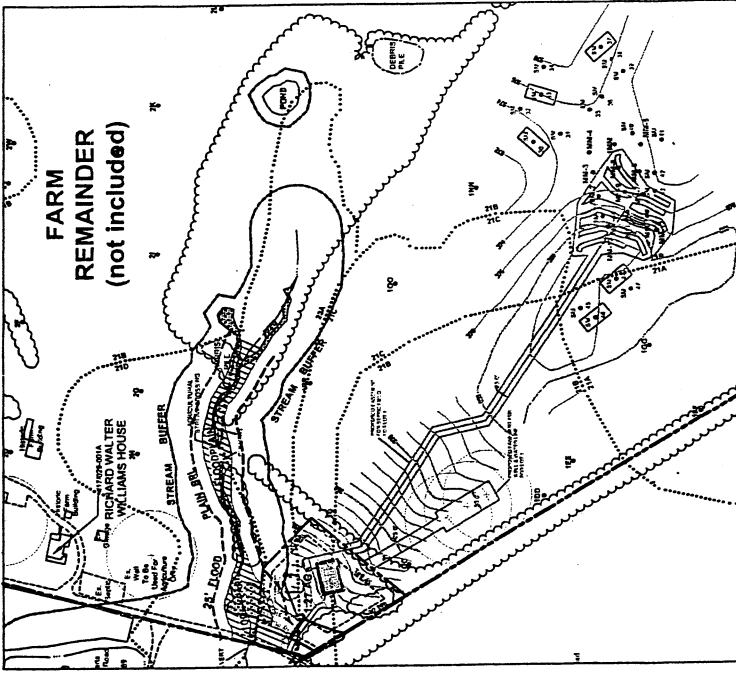
(8) *Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum*

- a) Number of Lots: _____ 1
- b) Written MCDPS approval of proposed septic area: _____ yes
- c) Required street dedication: _____ ok
- d) Easement for balance of property noting density and TDRS: _____ yes
- e) Average lot size of 5 acres: _____ ok
- f) Forest Conservation requirements met: _____ yes

"MINOR SUBDIVISION"



SARAH HUNTER
3113 WESTERN ROAD
POOLESVILLE, MARYLAND 20837
301-474-2420



NOTE:
SOURCE OF TWO FOOT CONTOUR INTERVAL TOPOGRAPHY:
MR. PROFESSIONAL LAND SURVEYOR
803 SHADY GROVE COURT
GATHERSBURG, MARYLAND 20727
301-881-3000

DETAIL VIEW: LOT 1
1" = 100'

- NOTES:**
1. AREA OF PROPERTY - 92.14 acres
 2. EXISTING ZONING: RDT
 3. NO. OF LOTS PERMITTED IN THE RDT ZONE - 3
 4. TOTAL NUMBER OF LOTS SHOWN - 1
 5. TOTAL NUMBER OF LOTS SHOWN - 1
 6. EXISTING SEWER & WATER SERVICE CATEGORIES: S-4, W-4
 7. SITE TO BE SERVED BY ON-LINE WELLS AND SEPTIC SYSTEMS
 8. DEVELOPMENT STANDARDS:
Frontyard - 50'
Sideyard - 25'
Rearyard - 25'
Minimum Lot Size - 40,000 sq. ft.

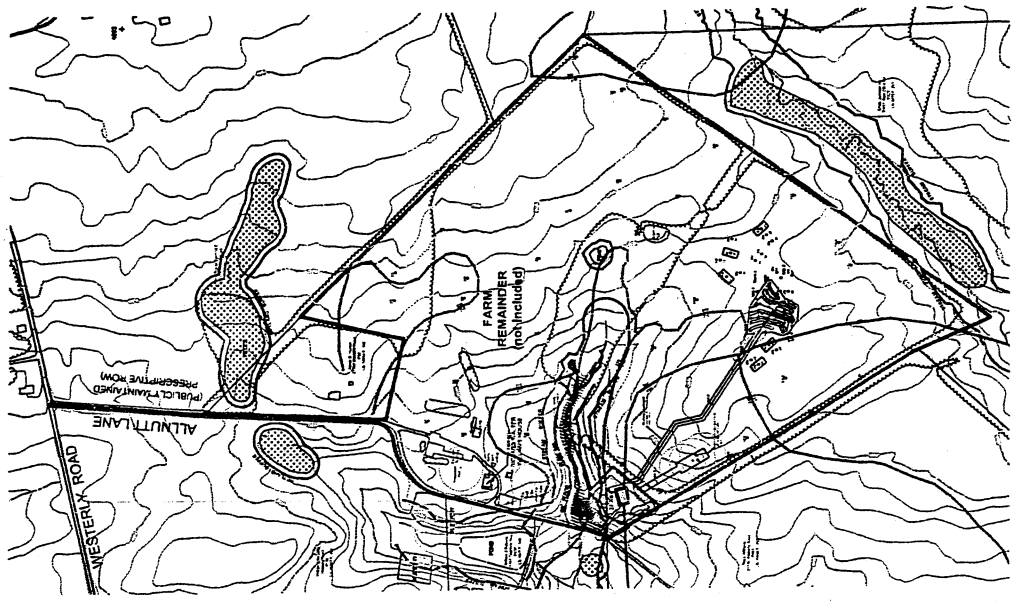
16. UTILITIES TO BE PROVIDED BY: Verizon, Allegheny Power
17. UTILITIES TO BE PROVIDED BY: Verizon, Allegheny Power
FOR NEW DWELLING ON THE PROPOSED LOTS, THE OWNER HAS PLACED 31.7 ACRES OF FORMER CROP FIELDS INTO THE CONSERVATION RESERVE ENHANCEMENT PROGRAM.

- SEPTIC SYSTEM DESIGN: FARM REMAINDER**
1. Type of system - Sand Mound
 2. Percolation Test Rate - 60 mlr/in
 3. Number of Bedrooms - 3
 4. Design Rate - 450 gpd/sf
 5. Slope in Mound Area - 4.0%
 6. Sand Bed Dimensions - 9' x 42.0'
 7. Total Mound Dimensions - 30.5' x 66.1'

NOTE:
SOURCE OF TOPOGRAPHY:
MARCUS SHEET Z201W1

LEGEND

CONTOUR LINES
FOREST / TREE COVER
STREAM BUFFER



SEWAGE DISPOSAL SYSTEM - DESIGN DATA:

Lot	Block	Acres	Length of		Depth of		Length of		Depth of	
			Trunk	Branch	Trunk	Branch	Trunk	Branch		
1	1	92.14	100'	100'	4'	4'	100'	100'	4'	4'

Approved by Field under Survey No. 10010
Signature: *[Signature]*
Date: 1/11/06