

**Plat Name:** Damascus Ridge  
**Plat #:** 220082020

**Location:** Located on the west side of Ridge Road (MD 27), approximately 600 feet south of Kemptown Road (MD 80)

**Master Plan:** Damascus

**Plat Details:** RC zone; 3 lots  
Private Well, Private Septic

**Applicant:** Joyce Rhodes

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. 120070030 (MCPB Resolution 07-173 dated October 16, 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: Damascus Ridge Plat Number: 220082020  
 Plan Name: Damascus Ridge Plan Number: 120070030  
 Plat Submission Date: 5-28-08  
 DRD Plat Reviewer: S. Smith  
 DRD Prelim Plan Reviewer: A. Kinney Checked: AW Date 3/25/07

**Initial DRD Review:**

Signed Preliminary Plan - Date 1-9-08 Checked: Initial SOS Date 7/9/08  
 Planning Board Opinion - Date 10-16-07 Checked: Initial SOS Date 7/9/08  
 Site Plan Req'd for Development? Yes  No  Verified By: SOS (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 ok Zoning ok Bearings & Distances   
 Coordinates  Plan #  Road/Alley Widths  Easements  Open Space ok  
 Non-standard BRLs N/A Adjoining Land ok Vicinity Map  Septic/Wells ok  
 TDR note N/A Child Lot note N/A Surveyor Cert  Owner Cert  Tax Map

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>J. Penn</u>	<u>5-28-08</u>	<u>6-11-08</u>	<u>3-18-09</u>	<u>FCP Revised/ok</u>
Research	<u>Bobby Fleury</u>			<u>5-27-08</u>	<u>OK</u>
SHA	<u>Doug Mills</u>				
PEPCO	<u>Steve Baxter</u>				
Parks	<u>Doug Powell</u>				
DRD	<u>Nellie Carey</u>			<u>6-2-08</u>	<u>ok</u>

HPC J. Silver

**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	Date
<u>SOS</u>	<u>3/25/09</u>
<u>SOS</u>	<u>12-3-08</u>
<u>SOS</u>	<u>12/18/08</u>

**Board Approval of Plat:**

Plat Agenda:  
 Planning Board Approval:  
 Chairman's Signature:  
**DPS Approval of Plat:**  
 Engineer Pick-up for DPS Signature:  
 Final Mylar for Reproduction Rec'd:

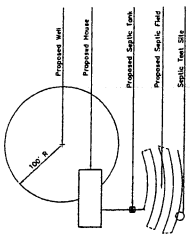
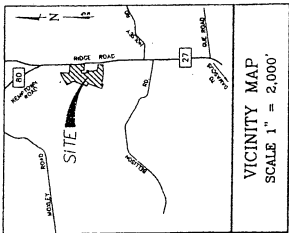
Initial	Date
<u>SOS</u>	<u>4-2-09</u>
_____	_____
_____	_____

**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:

_____	_____
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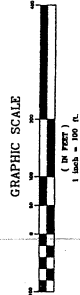
No. \_\_\_\_\_



**NOTES**

- Information from existing Plat 8 Preliminary Topographic sheet, 238 NW 9 & 10 with 2' contour interval and specific fields.
- Boundary information from recorded deeds and plats.
- Water and sewer utilities are shown as of 6/6/2006. Pending water category change to W-3, filed July 19, 2006. Residential Single family.
- The property is zoned RC. The proposed land use is:
- Number of lots proposed by this plan: 3
- A Natural Resources Inventory Map/Forest Stand Demarcation Plan has been submitted to Montgomery County Environmental Planning Division, February 12, 2007.
- This site is within the Damascus Master Plan.
- The site drains to Binnell Creek water basin. The Slope of land has been designated the portion of the watershed as Class 1.
- This plan is not for construction purposes.
- Property lines and areas are subject to adjustment at final plat completion.
- Building locations and grading are graphical representations. Final location and grading to be completed by Building Permit phase.
- There are no wells within 100 feet of the property except as noted.
- Sanitizing utility companies include:
- NOTE: For those properties where the existing wells and/or septic systems have not been located no well or septic system construction will be shown within 100 feet of those properties.

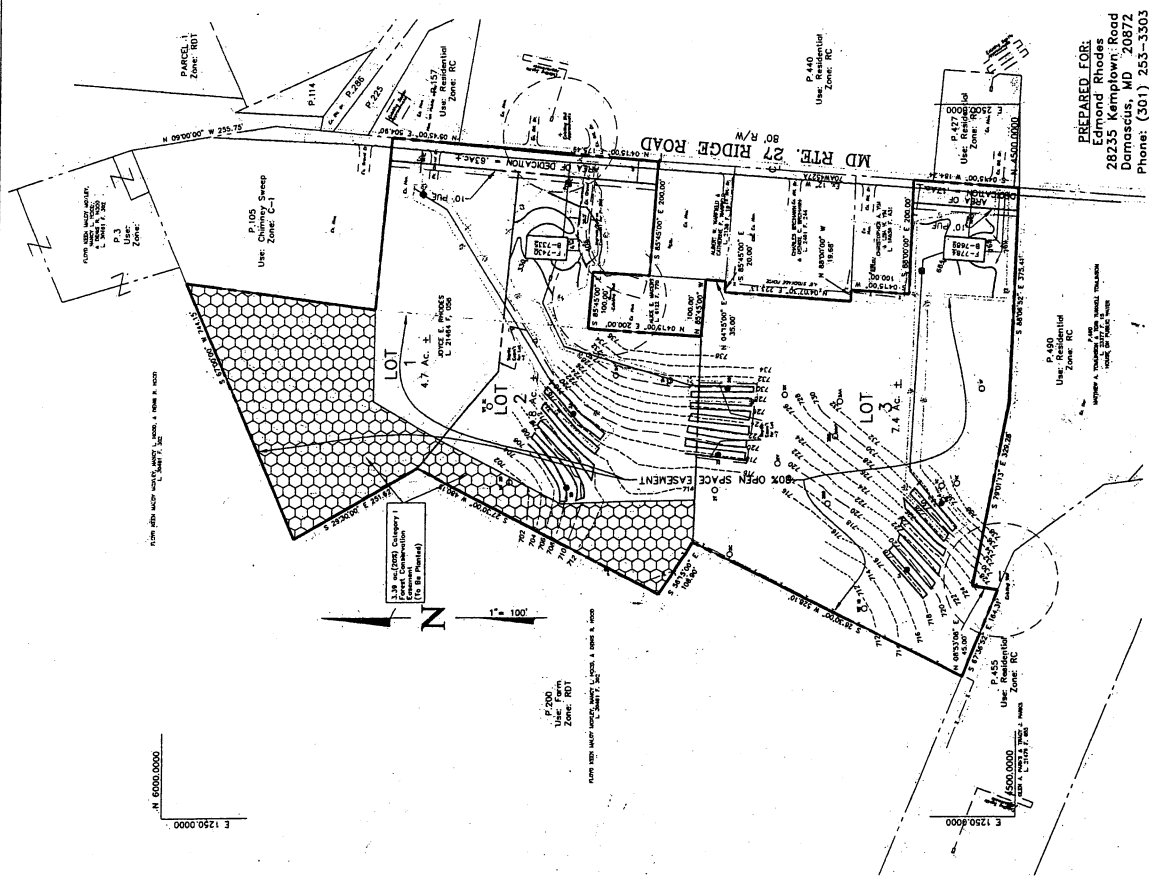
**SURVEYOR'S CERTIFICATE**  
 I hereby certify that the boundary shown herein is correct based on a reliable survey and that the proposed plat is a true and correct representation of the same. The boundaries shown herein were determined by a true survey. My commission expires on 06/30/10.  
**8/6/07**  
 David H. Galt, Jr.  
 Montgomery County, Maryland  
 Surveyor  
 Maryland Reg. No. 10717



TAX MAP FY 342 & 562 WSSC 239 NW 09 & 10

**PRELIMINARY PLAN OF SUBDIVISION  
 PARCEL 270  
 DAMASCUS RIDGE  
 L. 21464 F. 058**

12TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND  
**MHC**  
 McHugh, Hanckel & Glascock, P.A.  
 5209 Westman Road, Suite 120  
 P.O. Box 301483  
 Bethesda, Maryland 20814-1279  
 Phone: 301.470.9466  
 Fax: 301.470.9467  
 Project No. 06-26-06  
 Sheet 1 of 1  
 Date: 8/6/07



**PREPARED FOR:**  
 Estate of Patricia L. Galt  
 28235 Kematow Road  
 Damascus, MD 20872  
 Phone: (301) 253-3303  
 Fax: (301) 253-3303 (cell first)

NO.	DATE	DESCRIPTION	BY
1	10/10/06	Added notes #14	Doc
2	08/26/07	Increased Open Space Area	Doc

**REGULATION CERTIFICATE**  
 I hereby certify that the septic tank sites shown on this plan have been field surveyed and approved by the Montgomery County Department of Health and Environmental Services.  
**8/6/07**  
 David H. Galt, Jr.  
 Professional Land Surveyor  
 MD Reg. No. 10717

**SEPTIC DESIGN CHART**

SITE NO.	DEPTH (ft.)	SITE AREA (sq. ft.)	TIME (hrs.)	INVERT (ft.)	TRENCH (ft.)	TRENCH WIDTH (ft.)	TRENCH LENGTH (ft.)	TOTAL TRENCH VOLUME (cu. ft.)	NUMBER OF BEDDINGS	
1	24	21	4	11	-	4	297	1188	5	
2	20	23	14	6	13	-	19	277	1109	6
3	10	25	14	11	14	25	3	266	1144	4

**INVERT TABLE**

LOT NO.	INVERT IN TANK (ft.)	INVERT OUT OF TRENCH (ft.)	INVERT EXHAUST (ft.)
1	74.0	70.8	73.5
2	70.5	70.3	73.5
3	76.5	74.3	72.5

**DEVELOPMENT STANDARDS (RC Cluster)**

Req'd/Permitted	Proposed
Density of development: 1 1/2 Units/Ac.	1 1/2 Units/Ac.
Max. Lot Area (ft.²): 40,000	39,333
Lot Width (ft.): 75	75
Setback from Street (ft.): 30	30
Setback from Property Line (ft.): 17	17
Building Height (ft.): 35	35
Building Coverage (ft.²): 50	50
Other: 1:18 slope	1:18 slope

**AMT INTERNATIONAL, CAPITAL PLANNING AND PLANNING CONSULTANTS**  
 12200 Rte. 202  
 Damascus, MD 20872  
 Phone: (301) 253-3303

**NOTICE TO CONTRACTORS:** This plan is subject to the terms and conditions of the Montgomery County Code, Chapter 60, Subchapter 23-101, and the terms and conditions of the Montgomery County Code, Chapter 60, Subchapter 23-102, and the terms and conditions of the Montgomery County Code, Chapter 60, Subchapter 23-103.

**NOTICE TO SUBMITTERS:** This plan is subject to the terms and conditions of the Montgomery County Code, Chapter 60, Subchapter 23-101, and the terms and conditions of the Montgomery County Code, Chapter 60, Subchapter 23-102, and the terms and conditions of the Montgomery County Code, Chapter 60, Subchapter 23-103.

**NOTICE TO ADJACENT PROPERTY OWNERS:** This plan is subject to the terms and conditions of the Montgomery County Code, Chapter 60, Subchapter 23-101, and the terms and conditions of the Montgomery County Code, Chapter 60, Subchapter 23-102, and the terms and conditions of the Montgomery County Code, Chapter 60, Subchapter 23-103.

**CERTIFIED PRELIMINARY PLAN**  
 I hereby certify that the foregoing preliminary plan is a true and correct representation of the same. My commission expires on 06/30/10.  
**8/6/07**  
 David H. Galt, Jr.  
 Montgomery County, Maryland  
 Surveyor  
 Maryland Reg. No. 10717

Call "Miss Unity" at 1-800-257-7777, 48 hours prior to the start of work. The septic tank sites shown on this plan have been field surveyed and approved by the Montgomery County Department of Health and Environmental Services. This plan is subject to the terms and conditions of the Montgomery County Code, Chapter 60, Subchapter 23-101, and the terms and conditions of the Montgomery County Code, Chapter 60, Subchapter 23-102, and the terms and conditions of the Montgomery County Code, Chapter 60, Subchapter 23-103.