

Plat Name: Boyds Highlands
Plat #: 220131220

Location: Located on the east side of Barnesville Road (MD 117), 1000 feet southeast of Bucklodge Road.

Master Plan: Boyds Master Plan

Plat Details: RE-2 zone; 3 lots
Private Well, Private Septic

Owner: William Kamachaitis

The subdivision plat has been reviewed by M-NCPPC staff as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120090300 (MCPB Resolution No. 13-13), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plans.

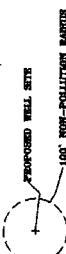
OWNERS CERTIFICATION

The undersigned, owners of the property shown hereon, hereby adopt this plan of subdivision, grant a Category 1 Conservation Easement as shown hereon in accordance with a document entitled, "Conservation Easement Agreement, Category 1" as recorded in Liber 13178 at Folio 412 among the Land Records of Montgomery County, Maryland. Grant the Interest Easement and Utility Easement, as shown hereon to the owners of the Lots 16-18, their successors and assigns. The owners will cause all property corner markers and any other required instrumentation to be set by a registered Maryland Land Surveyor, in accordance with Section 50-24(a) of the Montgomery County Code.

There are no sales, lease, mortgages, or trusts affecting the property including in this plat of subdivision, except for a conservation easement of trust recorded in Liber 40086 at Folio 216 and the parties in interest thereto have hereon indicated their consent.

David W. Melle 10-11-13 Date
 David W. Melle 11-14-13 Date
 MORTGAGE ELECTRIC REGISTRATION SYSTEMS INC. as nominee for
 For PPH1 Montgomery County, MD #1003000000353095
 10-10-13 Date
 The Assistant Secretary

LEGEND



PLAT TOTALS	
NUMBER OF LOTS	3
AREA OF LOTS	11,011 ACS
AREA OF DEDICATION	0.00 ACS
TOTAL AREA	11,011 ACS

MONTGOMERY COUNTY
DEPARTMENT OF PERMITTING SERVICES

APPROVED _____
DATE _____

DIRECTOR _____

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

APPROVED _____
DATE _____

CHAIRMAN ASST. SECRETARY-TREASURER

M.N.C.P. & P.C. RECORD FILE NO.

PLAT NO.



VICINITY MAP
1" = 2000'

NOTES

1. PROPERTY ZONED BE-2 AT DATE OF RECORDATION. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING CODE.
2. LOTS ARE SERVED BY PRIVATE WELLS AND AND SEPTIC SYSTEMS.
3. THIS PLAT IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN NO. 12000000, M.C.T.S. RESOLUTION NO. 13-13, DATED 2004, ENTITLED "BOYDS HIGHLANDS".
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING APPROVAL OF A FINAL FOREST MANAGEMENT PLAN AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF A SEGMENT 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, SHALL SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT. THE SPECIAL RULES AND REGULATIONS OF THE PLANNING BOARD, INCLUDING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
6. THIS PLAT IS NOT INTENDED TO SLOW 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 DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.
7. PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP D0063 W.S.S.C. 22N.W.15.
8. SEPTIC FIELD BUILDING RESTRICTION LINE SUBJECT TO CHANGE UPON APPROVAL BY THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES WELL AND SEPTIC SECTION.
9. SEPTIC FIELD ON LOT 16 IS APPROVED FOR 4 BEDROOM HOUSE.
10. SEPTIC FIELD ON LOT 17 IS APPROVED FOR 4 BEDROOM HOUSE.
11. SEPTIC FIELD ON LOT 18 IS APPROVED FOR 4 BEDROOM HOUSE.

SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown hereon is correct; that it is a subdivision of the land described in a deeds from J. Roy Richardson and Dorothy S. Richardson and Marie T. Kamachalis dated December 17, 1979, and recorded in Liber 5461 at Folio 898, it is also a resubdivision of Lot 10, "Boys Highlands" as per plat recorded as Plat 23475, 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 11,011 acres of land, there is no new dedication to the public use.

Thomas A. Maddox
 Registered Professional Land Surveyor
 MD #10850 Expires 4/23/14

THOMAS A. MADDOX
 PROFESSIONAL LAND SURVEYOR
 6933 SHADY GROVE COURT
 GAITHERSBURG, MARYLAND 20877
 (301) 984-5804

PLAT OF SUBDIVISION
 LOTS 16, 17 & 18
 BOYDS HIGHLANDS
 A RESUBDIVISION OF
 LOT 10
 ELECTION DISTRICT 2
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1" = 100' FEBRUARY 2013

20130122-3

RECORD PLAT REVIEW SHEET

Plat Name: Boyd's Highlands Plat Number: 220131220
 Plan Name: Boyd's Highlands Plan Number: 120090300
 Plat Submission Date: 3-19-2013
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: R. Weaver Checked: SJS Date 5-6-13

Background Review:

Signed Preliminary Plan – Date 3-19-13 Checked: Initial SJS Date 5-6-13
 Planning Board Resolution No. 13-13 Resolution Mailing Date 2-5-2013
 Site Plan Required? Yes: No: X Verified By: SJS (initial)
 Site Plan Name: Site Plan Number:
 Site Plan Signature Set – Date Checked: Initial Date
 Planning Board Resolution No.

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

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	<u>3-20-13</u>	<u>4-5-13</u>		<u>Revised Easement</u> <i>ck</i>
Research	Bobby Fleury				
SHA	Corren Giles				
PEPCO					
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up): Initial SJS Date 5-6-2013
 Final Mylar & DXF/DWG Received: Initial SJS Date 11-20-13
 Final Mylar Review Complete: Initial SJS Date 12-3-13

Board Approval of Plat:

Plat Agenda: Initial SJS Date 12-12-13
 Planning Board Approval:
 Chairman's Signature:

MCDPS Approval of Plat:

Consultant 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 Plat Books for Resubdivision:
 Complete Reproduction:
 Notify Consultant to Seal Plats:
 Surveyor's Seal Complete:
 Sent to Courthouse for Recordation:
 Recordation Info Entered into Hansen:

No.

ZONING STANDARDS:

ZONE: RE-2	Required	Provided
Lot Size	2.0 AC	2.8 AC or larger
Front Setback	50'	50' or more
Sidelyards	17 min., 20' total	17' or more
Rearyard	30'	30' or more
Building Height	60' Max.	50' or less
Lot Coverage	25% Max.	20% or less
Lot Width @ Building Line	150'	100' or more
Frontage	25'	25' or more

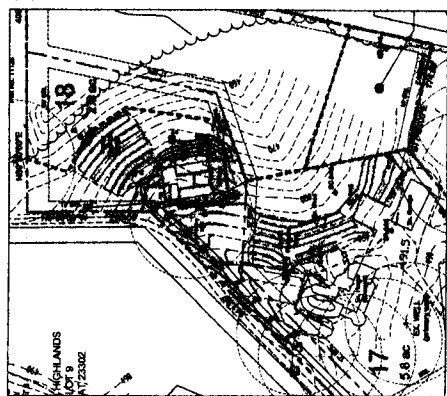
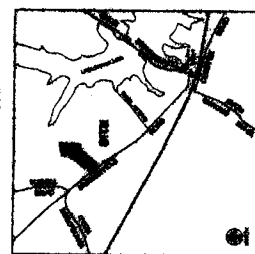
NOTES:

1. AREA OF PROPERTY - 14.01 ACRES
2. EXISTING ZONING: RE-2
3. NUMBER OF LOTS SHOWN: 3
4. SITE TO BE SERVED BY PRIVATE WELLS & ON-LOT SEPTIC SYSTEMS
5. EXISTING OWNER & WELLS SERVICE CONTRACTORS: S-A, S-A
6. LOCATIONS IN LOTS 16, 17 & 18 ARE NOT SERVED
7. PROPERTY LOCATED ON THE MAP DATE:
8. SEPTIC SYSTEMS TO BE PROVIDED BY: Washington Gas for sanitary, Ventum, Airgrip Power

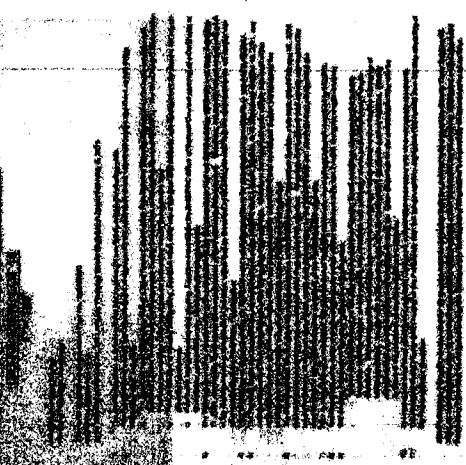
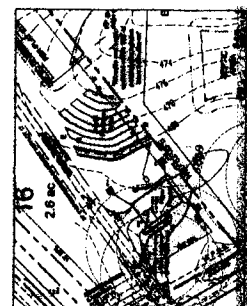
LEGEND:

- Proposed House
- Existing or Proposed Well Site
- Septic System
- Septic Reserve Area
- Lot Line
- Contour Interval
- Stream / Environmental Buffer
- Proposed Land-Use Distribution
- Streamwater Dynamics
- Area of Ordinary Improvement

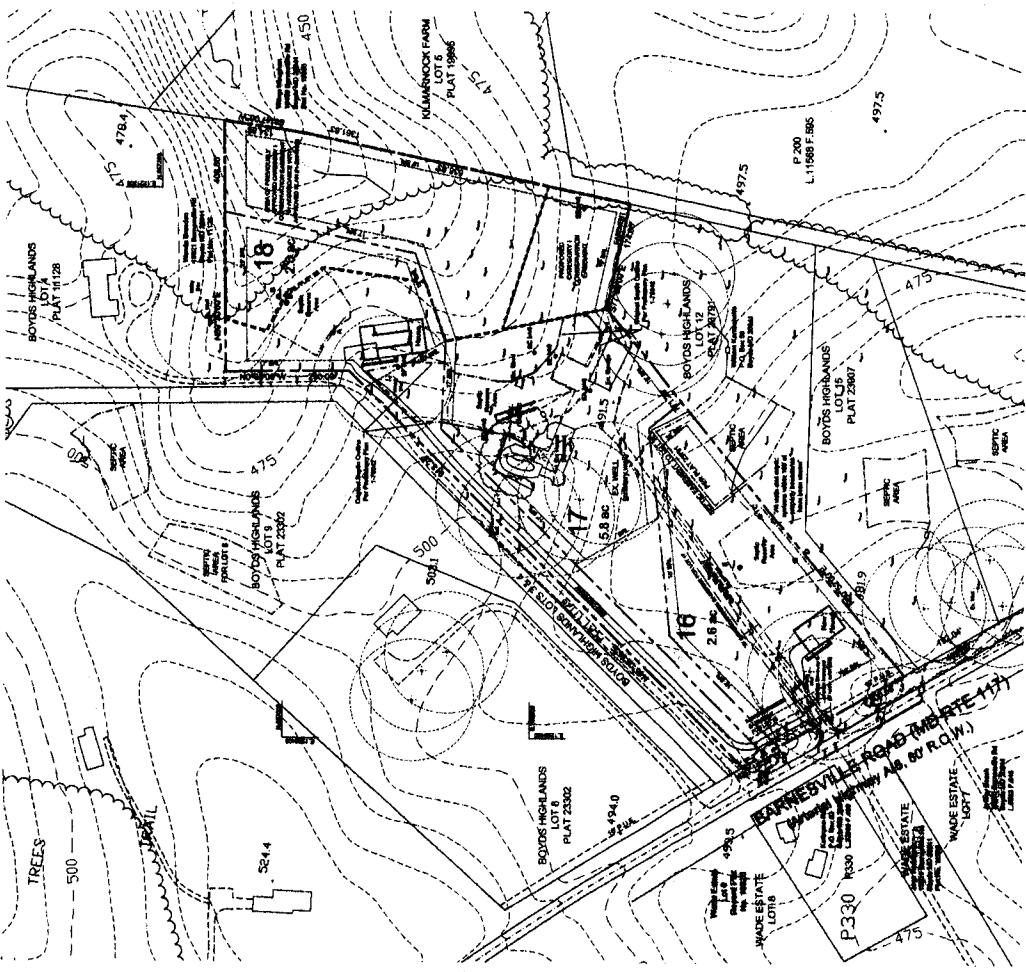
VEGETATION MAP
Scale: 1" = 200'



DETAIL: WELLS LOTS 17 & 18
1" = 200'



WILLIAM P. KANACHARTS
Professional Land Surveyor
8333 SHADY GROVE CT
GAITHERSBURG, MD 20878
301-984-5804



SEWAGE DISPOSAL SYSTEM - DESIGN DATA:

Lot	Area (Ac)	Population	Peak Day Flow (GPD)	Peak Hour Flow (GPD)	Septic Tank Capacity (GPD)	Septic Tank Size (ft x ft)	Septic Tank Depth (ft)	Septic Tank Material	Septic Tank Location
16	2.8	1	120	120	120	10 x 10	6	Concrete	Back of house
17	2.8	1	120	120	120	10 x 10	6	Concrete	Back of house
18	2.8	1	120	120	120	10 x 10	6	Concrete	Back of house

NOTE:

SOURCE OF TWO-FOOT CONTOUR INTERVAL TOPOGRAPHY SHOWN IN DETAIL VIEW:
THOMAS A. MAGDOOK, PROFESSIONAL LAND SURVEYOR
8333 SHADY GROVE CT
GAITHERSBURG, MD 20878
301-984-5804



W. Kanacharts
Professional Land Surveyor
8333 Shady Grove Ct
Gaithersburg, MD 20878
301-984-5804

