

Plat Name: Finlandia
Plat #: 220111390

Location: Located on the south side of Hawkins Creamery Road, 500 feet southeast of Silver Crest Drive.

Master Plan: Damascus Master Plan

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

Owner: Whyatt Johnson

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. 120090320 (MCPB Resolution No. 10-105), 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 plan.

RECORD PLAT REVIEW SHEET

Plat Name: FINLANDIA Plat Number: 220111390
 Plan Name: FINLANDIA Plan Number: 120090320
 Plat Submission Date: 6-8-2011
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: P. Butler Checked: _____ Date _____

Background Review:

Signed Preliminary Plan – Date 11/24/10 Checked: Initial SSS Date 8-16-11
 Planning Board Resolution No. 10-105 Resolution Mailing Date 9-29-2010
 Site Plan Required? Yes _____ No X Verified By: SSS (initial)
 Site Plan Name: _____ Site Plan Number: _____
 Site Plan Signature Set – Date _____ Checked: Initial _____ Date _____
 Planning Board Resolution No. _____
 Site Plan Reviewer Check: Initial _____ Date _____

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	6-9-11	6-22-11	7-8-11	Remove CAT. I
Research	Bobby Fleury			6-13-11	OK
SHA	Corren Giles				
PEPCO	J. Schu				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up): Initial SSS Date 8/16/11
 Final Mylar & DXF/DWG Received: Initial HM Date 11/27/13
 Final Mylar Review Complete: Initial HM Date 12/5/13

Board Approval of Plat:

Plat Agenda: Initial HM Date 12/19/13
 Planning Board Approval: _____
 Chairman's Signature: _____

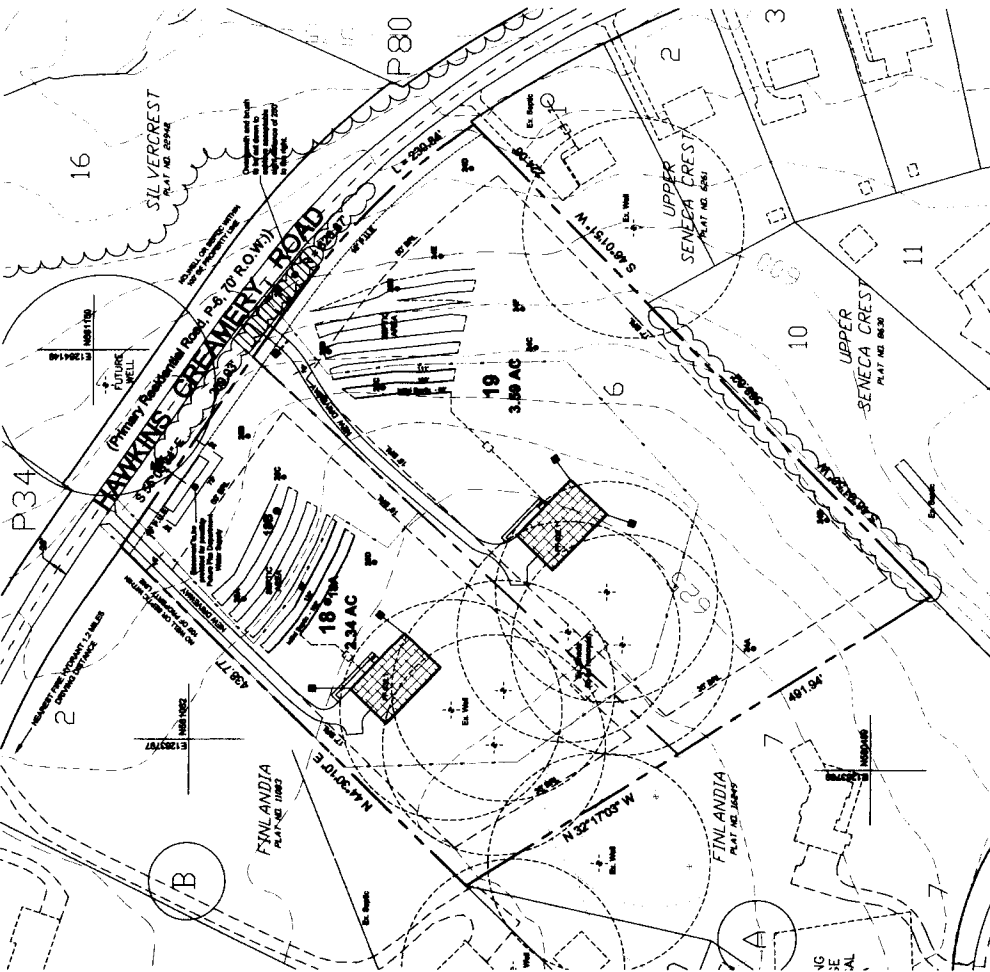
MCDPS Approval of Plat:

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	Req.	Prev.		
Lot Size	2.0 AC	2.3 AC or more		
Front Setback	50'	50' or more		
Sideways	17' min. 20' Side	17' or more		
Rearyard	35'	35' or more		
Building Height	50' Max.	50' or less		
Lot Coverage	25% Max.	Less than 25%		
Lot Width @ Building Line	150'	150' or more		
Front Footage	25'	25' or more		

NOTES:

1. AREA OF PROPERTY - 6.93 acres
2. EXISTING ZONING: RS-2
3. NO. OF LOTS PERMITTED - 2
4. TOTAL NUMBER OF LOTS SHOWN - 2
5. EXISTING SEWER & WATER SERVICE CATEGORIES: S-4, W-4
6. SITE TO BE SERVED BY ON-SITE WELLS AND SEPTIC SYSTEMS
7. LOCATED IN THE UPPER GREAT SENECA CREEK WATERSHED
8. UTILITIES TO BE PROVIDED BY: Verizon, Allegheny Power

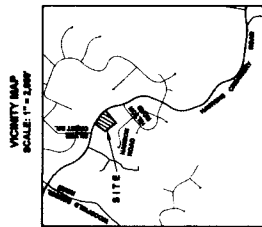
NOTE:
SOURCE
GAS ENG
108 W. RILEY
MT. AIRY,
301-507-8

DETAIL VIEW: LOT 18 & LOT 19



The foregoing conditions, and the plan described, are hereby approved by the Planning Board's approval.

Debra A. C. 11-24-09



PREPARED FOR:
CHRIS JOHNSON
2428 DEL PRE ROAD
SILVER SPRING, MD 20906
301-370-0729

SEWAGE DISPOSAL SYSTEM DESIGN DATA:																
LOT	# of Bldgs.	Total Area (sq. ft.)	Capacity	Total Area (sq. ft.)			Capacity	Total Area (sq. ft.)			Capacity	Total Area (sq. ft.)			Capacity	Total Area (sq. ft.)
				Open	Total	Area		Open	Total	Area		Open	Total	Area		
18	4	156	17,840	150	20	6,450	206	23	3,612	30	10,810	200	300	1,110	10,000-sq. ft.	
19	0	0	27,600	200	15	2,600	-	-	-	23	4,000	400	400	2	1,000	

LOT 11 - THE INITIAL AND FIRST RESERVE SYSTEM ARE TO BE BUILT WITH 3' OF STONE THE SECOND AND THIRD RESERVE SYSTEMS ARE TO BUILT WITH 4' OF STONE

NOTE: Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprint and driveway locations shown on the Preliminary Plan are illustrative. Final building locations and associated driveways and parking will be determined at building permit. Please refer to the zoning code table for development standards such as setbacks, building restrictions and lot coverage for each lot. Other limitations for site development may also be included in the conditions of the Planning Board's approval.



Signature: _____
I hereby certify that the foregoing document has been examined by my best knowledge and belief based upon existing records and visual observations. I also certify that said other persons on this plan have been fully interviewed and are shown accurately.

2020/5/10