

Plat Name: Grove Hill Farm Estates
Plat #: 220131170

Location: Located on the east side of New Hampshire Avenue (MD 650),
approximately 1,400 feet northwest of Haviland Mill Road.

Master Plan: Sandy Spring - Ashton Master Plan

Plat Details: RC zone; 1 lot
Private Well, Private Septic

Owner: Stanley Naudus, Jr.

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. 11988285A (MCPB Resolution No. 12-136), 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.

NOTES

1. PROPERTY ZONED RC. THE PROPERTY SHOWN HEREON LIES WITHIN AN UNINCORPORATED AREA OF THE COUNTY OF MONTGOMERY. SUBDIVISION OR RESUBDIVISION IS NOT PERMITTED AFTER THE PRESENT RECORDATION OF THIS PLAT. DEVELOPMENT OF THE LAND IS PERMITTED ONLY IN ACCORDANCE WITH THE ZONING ORDINANCES INDICATED ON THE APPROVED PRELIMINARY PLAN AND/OR SITE PLAN.

2. LOT 18 IS TO BE SERVED BY PRIVATE WELL AND SEPTIC SYSTEM. WSSC CATEGORIES S-4, W-4.

3. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN, ALLOWING DEVELOPMENT OF THE 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.

4. 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.

5. PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP JUS41, WSSC GRID Z24W01.

6. THE LOT SHOWN HEREON IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN AMENDMENT #1196225A, ENTITLED "HOPKINS PROPERTY, LOT 12".

7. LOCATION OF WELLS AND ON-SITE SEPTIC SYSTEMS ARE REFLECTED FROM PREVIOUSLY RECORDED SUBDIVISION RECORD PLAT 18652, LOT 18, SUBJECT TO THE TERMS AND CONDITIONS AS PREVIOUSLY APPROVED FOR LOT 12 BY MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES, WELL AND SEPTIC SECTION. LOT 18 APPROVED FOR 8 BEDROOM HOUSE, SEPTIC BUILDING RESTRICTION LINE SUBJECT TO CHANGE WITH REAPPROVAL OF DEPARTMENT OF PERMITTING SERVICES.

8. LOT 18 BENEFITS FROM A SEPTIC EASEMENT OVER PART OF LOT 13 AS SHOWN ON PLAT 18279.

9. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 22A, MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING THE REQUIREMENT OF A FINAL FOREST CONSERVATION PLAN OR TREE SAVE PLAN AND APPROPRIATE AGREEMENT PRIOR TO ISSUANCE OF A SEDIMENT CONTROL PLAN.

10. THOSE AREAS THAT ARE SITUATED WITHIN THE CONSERVATION EASEMENT ESTABLISHED IN LIBER 1009 AT FOLIO 593 LOCATED UPON LOT 12, AS PER PLAT 18652, ARE HEREBY EXTINGUISHED UPON RECORDATION OF THIS PLAT. TO BE REINSTATED, THE CATEGORY CONSERVATION EASEMENT SHOWN AND GRANTED HEREON.

11. VEHICULAR ACCESS DENIED ALONG NEW HAMPSHIRE AVENUE.

PLAT TOTALS	
NUMBER OF LOTS	1
AREA OF LOTS	89900 SF
AREA OF DEDICATION	NONE
TOTAL AREA SHOWN ON PLAT	89900 SF

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

APPROVED _____
CHAIRMAN
APPROVED _____
ASST. SECRETARY-TREASURER
APPROVED _____
SPECIAL ATTY. GENERAL

MONTGOMERY COUNTY
DEPARTMENT OF PERMITTING SERVICES

APPROVED _____
DATE _____
DIRECTOR



DATE 9/25/2013
THOMAS A. MADDOX - Registered Professional
Land Surveyor MD #10850 (EXP. 4/31/14)

SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown hereon is correct; that it is a subdivision of the land described in a deed from Green River Capital, LLC to Stanley T. Naucka, Jr. and Ching Shui Naucka, by deed dated February 24, 2011 and recorded in Liber 41373 at Folio 329. I am a duly Licensed Professional Land Surveyor in the State of Maryland. I am the author of this plat. I further certify that, once engaged as described in the plat, I will be bound by the provisions of the Maryland Professional Land Surveyor's Code of Ethics and the provisions of the Maryland Professional Land Surveyor's Code. The total area included on the plat is 89900 square feet of land of which none is dedicated to the public use.

THOMAS A. MADDOX
PROFESSIONAL LAND SURVEYOR
9803 BEADY GROVE COURT
CATHERSBURG, MARYLAND 20617
(301) 984-0804

SUBDIVISION RECORD PLAT
LOT 18
GROVE HILL FARM
ESTATES
A RESUBDIVISION OF
LOT 12
ELECTION DISTRICT 8
MONTGOMERY COUNTY, MARYLAND
SCALE 1" = 40' JANUARY 2013

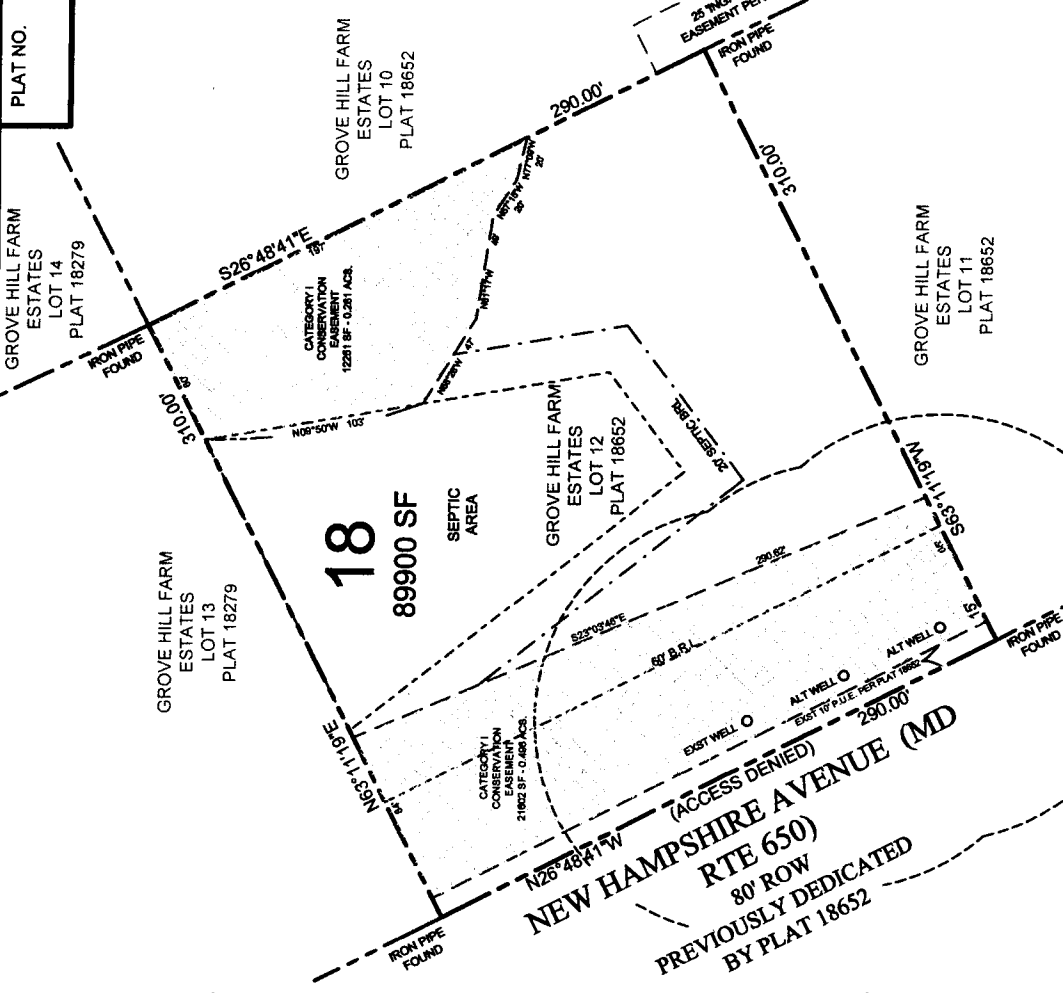
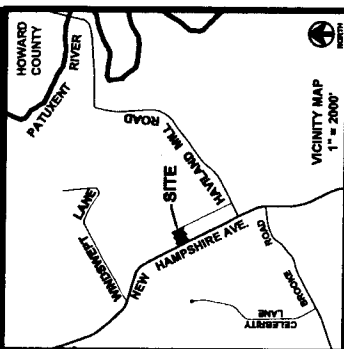
OWNERS CERTIFICATION

The undersigned owners of the property shown hereon, hereby adopt this plan of subdivision. Grant a Category I Conservation Easement to the parties named in a document entitled "Conservation Easement Agreement, Category I", as recorded in Liber 13175 at Folio 412 among said land records, subject to the terms set forth therein. The owners will cause all property corner markers and any other required monumentation to be set by a registered Maryland Land Surveyor, in accordance with Section 50-24(e) of the Montgomery County Code.

There are no suits, liens, mortgages, or trusts, affecting the property included in this plat of subdivision.

WITNESS

WITNESS



Plat Name: Groves Hill Farm Estates Plat Number: 220131170
 Plan Name: Hopkins Property, Lot 12 Plan Number: 11988285A
 Plat Submission Date: 2/19/13
 DRD Plat Reviewer: W. M. M. M.
 DRD Prelim Plan Reviewer: J. Kaye Checked: WM Date 3/20/13

Background Review:

Signed Preliminary Plan - Date 1/22/13 Checked: Initial WM Date 3/20/13
 Planning Board Resolution No. 12-126 Resolution Mailing Date 12/19/2012
 Site Plan Required? Yes No X Verified By: WM (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	<u>Evelyn Gibson</u>	<u>2/13/13</u>	<u>2/15/13</u>	<u>3/11/13</u>	<u>See Comments</u>
Research	<u>Bobby Fleury</u>	<u> </u>	<u> </u>	<u>3/14/13</u>	<u> </u>
SHA	<u>Corren Giles</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
PEPCO	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Parks	<u>Doug Powell</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
DRD	<u>Keiona Clark</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

Final DRD Review:

Consultant Notified (Final Mark-up): Initial WM Date 5/2/13
 Final Mylar & DXF/DWG Received: Initial WM Date 12/6/13
 Final Mylar Review Complete: Initial WM Date 12/6/13

Board Approval of Plat:

Plat Agenda: Initial WM 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 Reproduction:
 Complete Reproduction:
 Notify Consultant to Seal Plats:
 Surveyor's Seal Complete:
 Sent to Courthouse for Recordation:
 Recordation Info Entered in o Hansen:

No.



date: 6/8/12
scale: 1 = 50

Henning & Associates, Inc.
Lead Painting Consultant
8933 Sandy Grove Court
Gaithersburg, MD 20877
(301) 948-0240



HOPKINS PROPERTY
PRELIMINARY PLAN
LIMITED PLAN AMENDMENT
 Lot 12, Grove Hill Farm Estates
 Montgomery County, Maryland

NOTES:

1. AREA OF PROPERTY - 2.08 Acres
2. EXISTING ZONING - RC (CLUSTER DEVELOPMENT METHOD)
3. SITE IS SERVED BY PRIVATE WELL AND SEPTIC SYSTEM
4. EXISTING SEWER & WATER SERVICE CATEGORIES - S-6, W-6
5. LOCATED IN THE HAWLINGS RIVER WATERSHED AND PATUXENT RIVER PMA
6. PROPERTY LOCATED ON TAX MAP J-61; WSSC SHEET 228N01
7. UTILITIES (as available): Washington Gas, Verizon, PEPCO

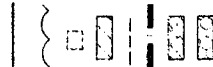
ZONING STANDARDS:				
ZONE: RC	Req.	Prov.		
Lot Size	min. 6000 sq. ft.	6000 sq. ft.		
Front Setback	30' min.	30' min.		
Sideways	17' min. 20' min.	20' min.		
Rearward	30' min.	30' min.		
Building Height	30' max.	30' or less		
Lot Coverage	100' max.	100' or less OR 500' max.		
Lot Width	120' min.	120' min.		
Building Line	120' min.	120' min.		
Street Frontage	30' min.	30' min.		
Density	1 unit/ ac.	1 unit/ ac.		

Journal Pre-proof

- [illegible]

3. All other conditions of Preliminary Report No. 54595-90-226 were as published herein, as contained in the above-mentioned Preliminary Report.

LEGEND:



PRELIMINARY PLAN NOTE:

1. THE SUBJECT PROPERTY IS PART OF THE HOPKINS PROPERTY PRELIMINARY PLAN #119682850 WHICH WAS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ON APRIL 11, 1991.

2. THIS PLAN IS SUBMITTED AS A LIMITED PRELIMINARY PLAN AMENDMENT IN ORDER TO RELOCATE PART OF THE EXISTING CONSERVATION EASEMENT THAT IS ENCLUMBERED BY THE EXISTING HOUSE, YARD AND PUBLIC UTILITY EASEMENT (P.U.E.).

LIST OF AMENDMENT ITEMS:

1. 33,750 SQUARE FEET OF CONSERVATION EASEMENTS CURRENTLY EXIST ON THE LOT.
2. THIS PLAN PROPOSES TO RELOCATE 17,210 SF OF EXISTING CONSERVATION TO THAT PORTION OF THE LOT THAT IS NOT ENCUMBERED BY THE EXISTING HOUSE OR POLE.
3. 12,307 SF OF EXISTING FOREST WILL BE PLACED INTO A CONSERVATION EASEMENT AND THE REMAIN 4,911 SF OF THE PROPOSED EASEMENT WILL BE PLANTED WITH TREES AND SHRUBS PER THE PLATING PLAN FOR THE PROPERTY.
4. EXISTING AND PROPOSED CONSERVATION EASEMENTS TO BE RECORDED AS A CATEGORY I CONSERVATION EASEMENT REFERENCED BY LIBER- 13170, FOLIO. 412 AND RECORDED BY RECORD PLAT.

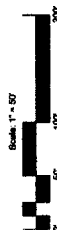
PREPARED FOR:
Stanley & Cheng Naudus
321 Haviland Mill Road
Brooksville, MD 28833
301-774-0432



Secretary's Certificate:
I hereby certify that this beneficiary whom I am so named is entitled to my knowledge and belief based upon existing records and files of the above estate.

[Signature] 5/10/2014
Date: 5/10/2014
Page: 1

Revised: 1" = 50'

VICINITY MAP
SCALE: 1" = 2,000'