

**Plat Name: Clover Ridge**  
**Plat #: 220150470**

**Location:** Located on the southeast side of Clarksburg Road, 4000 feet north of the intersection of Clarksburg Road and Moxley Road.

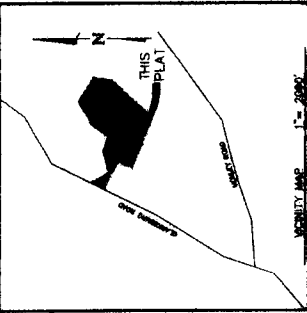
**Master Plan:** Damascus Master Plan

**Plat Details:** AR (RDT) zone; 1 lot

**Applicants:** Andrew and Marla Keller

The subdivision plat has been reviewed by M-NCPPC staff and determined that the plat complies with Preliminary Plan No. 12004082A (MCPB Resolution No. 14-71), 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.

**PLAT NO.**



**BLANK TABULATION**

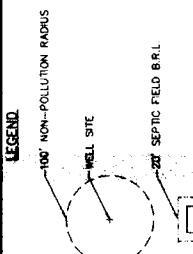
Number of Lots = 1  
 Area of Lots = 2,047,320 sq. ft.  
 or 47,000 acres

TAX MAP No. FY



**General Notes:**

1. Property zoned RDT of dots of reconnection. All existing and proposed easements on this property is subject to the standards under Montgomery County zoning ordinance.
2. The lot is served by well and individual private septic system. Existing sewer and water connections, S-4, W-6.
3. This plat limited to the uses and conditions as required by Preliminary Plan No. 12004982A, Planning Board Order dated 06/26/14, any proposed changes in use will require further Planning Board review and approval.
4. The property shown herein is subject to the requirements of Chapter 22A of the Montgomery County Code, which requires that the owner obtain a permit for the installation of a forest conservation easement on this plot.
5. All terms, conditions, agreements, stipulations, 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 reconnection of this plot. The official public files for any such plan are maintained by the Planning Board and are available for public viewing during normal business hours.
6. This plot is not intended to allow water metering or restricting the amount and use of water on the plot. The plot is intended to replace an easement of this or to accept of any of the easements affecting this.
7. Property found on Montgomery County Tax Map FY W.S.S.C. sheets 2309W11 & 2409W11.
8. Septic field building restriction line subject to change upon reapproval by the Montgomery County Department of Permitting Services Well and Septic section.
9. Lot 8 approved for 5 bedroom house.
10. The 100 year flood plain shown herein is based on a study prepared by Michael J. Kay, P.E. and approved by GPS on October 26, 2008.
11. The property shown herein is subject to a covenant with Montgomery County, Maryland for the maintenance of private ponds, open space, streets and drainage systems recorded in Liber 3206 at Folio 343 among the Land Records of Montgomery County.
12. Lot 9 is encumbered with the easements listed in Liber 8303 at Folio 488 and Liber 24993 at Folio 317. These easements were not graphically shown on the plot due to insufficient information contained in the deeds to accurately locate them.
13. Preliminary Plan No. 12004982A, entitled "Clover Ridge", contains the following language in reference to Cutover A, as shown on plot No. 23637, for conveyance to owner of Lot 8. Block 9, Parcel 10, "The property shown herein is subject to a covenant with Montgomery County, Maryland approved by the Montgomery County Department of Permitting Services, but reconnection of this plot does not require said land transfer to be complete. Lot 8 will become Lot 8 upon reconnection of this plot."
14. The purpose of this plat is to amend the Conservation Easement as shown on plot 23637 on Lot 8 pursuant to the approved Final Forest Conservation Plan, 12004982A. Upon reconnection of this plot the easement is released by the Montgomery County Planning Board. The new easement is delineated as shown herein on Lot 9 (previously Lot 6).



STONE FOUND (HELD)  
 S 07°32'32" W 429.68'  
 N 60°16'18.90" E 659.48'  
 C 1248.084.09  
 1/248,084.09

CONSERVATION EASEMENT CATEGORY 1  
 18.6 AC.

LOT 4  
 CLOVER RIDGE  
 PLAT No. 12116

LOT 3  
 CLOVER RIDGE  
 PLAT No. 12116

LOT 2  
 CLOVER RIDGE  
 PLAT No. 11692

LOT 6  
 CLOVER RIDGE  
 PLAT No. 23637

LOT 7  
 CLOVER RIDGE  
 PLAT No. 23637

LOT 8  
 CLOVER RIDGE  
 PLAT No. 23637

LOT 9  
 47,000 Acres

REBAR AND CAP FOUND

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REBAR AND CAP FOUND

REBAR AND CAP FOUND

REBAR AND CAP FOUND

REBAR AND CAP FOUND

REBAR AND CAP FOUND

REBAR AND CAP FOUND

LOT	N	E	S	W	Area
L1	60°16'18.90"	659.48'	1248.084.09	1/248,084.09	1.00
L2	60°16'18.90"	659.48'	1248.084.09	1/248,084.09	1.00
L3	60°16'18.90"	659.48'	1248.084.09	1/248,084.09	1.00
L4	60°16'18.90"	659.48'	1248.084.09	1/248,084.09	1.00
L5	60°16'18.90"	659.48'	1248.084.09	1/248,084.09	1.00
L6	60°16'18.90"	659.48'	1248.084.09	1/248,084.09	1.00
L7	60°16'18.90"	659.48'	1248.084.09	1/248,084.09	1.00
L8	60°16'18.90"	659.48'	1248.084.09	1/248,084.09	1.00
L9	60°16'18.90"	659.48'	1248.084.09	1/248,084.09	1.00
L10	60°16'18.90"	659.48'	1248.084.09	1/248,084.09	1.00
L11	60°16'18.90"	659.48'	1248.084.09	1/248,084.09	1.00
L12	60°16'18.90"	659.48'	1248.084.09	1/248,084.09	1.00
L13	60°16'18.90"	659.48'	1248.084.09	1/248,084.09	1.00
L14	60°16'18.90"	659.48'	1248.084.09	1/248,084.09	1.00
L15	60°16'18.90"	659.48'	1248.084.09	1/248,084.09	1.00
L16	60°16'18.90"	659.48'	1248.084.09	1/248,084.09	1.00
L17	60°16'18.90"	659.48'	1248.084.09	1/248,084.09	1.00
L18	60°16'18.90"	659.48'	1248.084.09	1/248,084.09	1.00
L19	60°16'18.90"	659.48'	1248.084.09	1/248,084.09	1.00
L20	60°16'18.90"	659.48'	1248.084.09	1/248,084.09	1.00
L21	60°16'18.90"	659.48'	1248.084.09	1/248,084.09	1.00
L22	60°16'18.90"	659.48'	1248.084.09	1/248,084.09	1.00
L23	60°16'18.90"	659.48'	1248.084.09	1/248,084.09	1.00
L24	60°16'18.90"	659.48'	1248.084.09	1/248,084.09	1.00
L25	60°16'18.90"	659.48'	1248.084.09	1/248,084.09	1.00
L26	60°16'18.90"	659.48'	1248.084.09	1/248,084.09	1.00
L27	60°16'18.90"	659.48'	1248.084.09	1/248,084.09	1.00
L28	60°16'18.90"	659.48'	1248.084.09	1/248,084.09	1.00
L29	60°16'18.90"	659.48'	1248.084.09	1/248,084.09	1.00
L30	60°16'18.90"	659.48'	1248.084.09	1/248,084.09	1.00
L31	60°16'18.90"	659.48'	1248.084.09	1/248,084.09	1.00
L32	60°16'18.90"	659.48'	1248.084.09	1/248,084.09	1.00
L33	60°16'18.90"	659.48'	1248.084.09	1/248,084.09	1.00
L34	60°16'18.90"	659.48'	1248.084.09	1/248,084.09	1.00
L35	60°16'18.90"	659.48'	1248.084.09	1/248,084.09	1.00
L36	60°16'18.90"	659.48'	1248.084.09	1/248,084.09	1.00
L37	60°16'18.90"	659.48'	1248.084.09	1/248,084.09	1.00
L38	60°16'18.90"	659.48'	1248.084.09	1/248,084.09	1.00
L39	60°16'18.90"	659.48'	1248.084.09	1/248,084.09	1.00
L40	60°16'18.90"	659.48'	1248.084.09	1/248,084.09	1.00
L41	60°16'18.90"	659.48'	1248.084.09	1/248,084.09	1.00
L42	60°16'18.90"	659.48'	1248.084.09	1/248,084.09	1.00
L43	60°16'18.90"	659.48'	1248.084.09	1/248,084.09	1.00
L44	60°16'18.90"	659.48'	1248.084.09	1/248,084.09	1.00
L45	60°16'18.90"	659.48'	1248.084.09	1/248,084.09	1.00
L46	60°16'18.90"	659.48'	1248.084.09	1/248,084.09	1.00
L47	60°16'18.90"	659.48'	1248.084.09	1/248,084.09	1.00
L48	60°16'18.90"	659.48'	1248.084.09	1/248,084.09	1.00
L49	60°16'18.90"	659.48'	1248.084.09	1/248,084.09	1.00
L50	60°16'18.90"	659.48'	1248.084.09	1/248,084.09	1.00
L51	60°16'18.90"	659.48'	1248.084.09	1/248,084.09	1.00
L52	60°16'18.90"	659.48'	1248.084.09	1/248,084.09	1.00
L53	60°16'18.90"	659.48'	1248.084.09	1/248,084.09	1.00
L54	60°16'18.90"	659.48'	1248.084.09	1/248,084.09	1.00
L55	60°16'18.90"	659.48'	1248.084.09	1/248,084.09	1.00
L56	60°16'18.90"	659.48'	1248.084.09	1/248,084.09	1.00
L57	60°16'18.90"	659.48'	1248.084.09	1/248,084.09	1.00
L58	60°16'18.90"	659.48'	1248.084.09	1/248,084.09	1.00
L59	60°16'18.90"	659.48'	1248.084.09	1/248,084.09	1.00
L60	60°16'18.90"	659.48'	1248.084.09	1/248,084.09	1.00

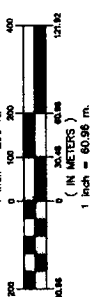
**SURVEYOR'S CERTIFICATE**

I hereby certify on behalf of Macris, Hendricks and Glascock, P.A. that the plat shown herein is correct; that it is a subdivision of part of the land conveyed by Victor Allen Loun and Patricia Susan Loun and Andre Koller and Marc Koller by deed dated December 14, 1990 and recorded in Liber 24993 at Folio 317, and that the total area of the land shown on this plat is 2,047,320 square feet or 47,000 acres.

*Paul E. White*  
 License: 11616  
 Macris, Hendricks & Glascock, P.A.  
 Professional Land Surveyor  
 MD. Reg. No. 21135  
 Expiration Date: June 21, 2016

8/15/15  
 Date

**GRAPHIC SCALE**  
 (IN FEET)



**OWNER'S CERTIFICATE**

We, Andrew Koller and Marc Koller, owners of the property shown herein, hereby adopt this plat of subdivision, establish the forest conservation easement as shown herein to the parties named in a document entitled "Conservation Easement Agreement, Category I" as recorded in Liber 24993 at Folio 317 among the Land Records of Montgomery County, Maryland. All owners of the property shown herein, including the owners of the property shown herein, and any other parties having an interest in the property shown herein, in accordance with section 50-24(e)(2) of the Montgomery County Code.

There are no liens, taxes, mortgages, or incumbrances on the property included in this plat of subdivision, except a certain deed of trust and the parties in interest hereto have affixed their signatures herein indicating their consent to this plat of subdivision.

*Andrew Koller*  
 Andrew Koller  
 Marc Koller

I hereby consent to this plat of subdivision.  
 Thomas Community Bank Liber 48980 Folio 382  
 8-16-15  
 Date  
 I hereby consent to this plat of subdivision.  
 United States Department of Agriculture Form Service Agency Liber 49590 Folio 405  
 8-16-15  
 Date  
 I hereby consent to this plat of subdivision.  
 8-16-15  
 Date

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

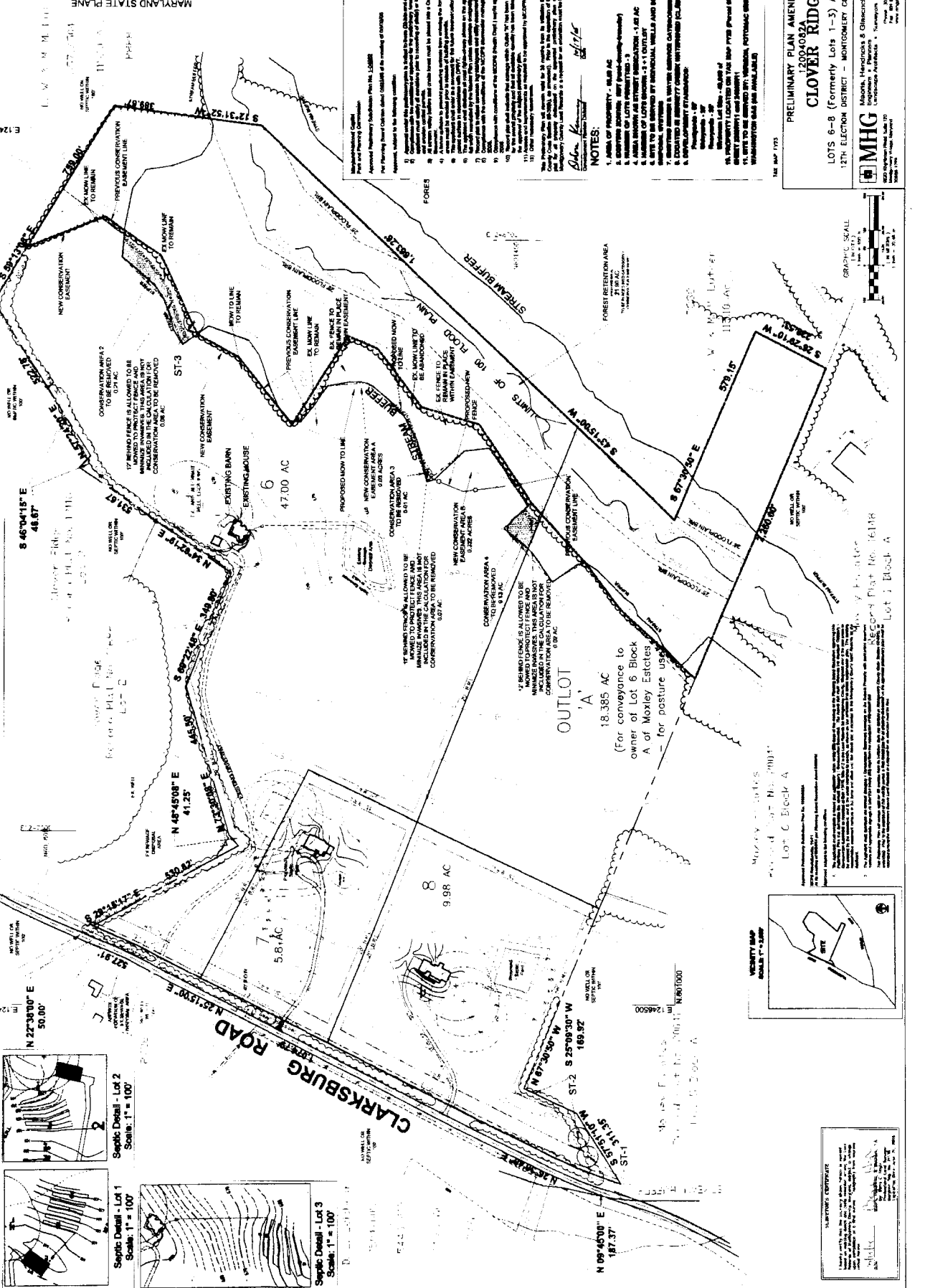
APPROVED: *Shirley L. Conway*  
 Shirley L. Conway  
 Director

SECRETARY-TREASURER: *Shirley L. Conway*  
 Shirley L. Conway

DATE: \_\_\_\_\_  
 PLAT NO.: \_\_\_\_\_

**SEWAGE DISPOSAL SYSTEM - DESIGN DATA:**

Lot	Area (Ac)	Population	Flow (GPD)	Flow (MGD)
1	4.87	10	1000	0.0001
2	5.81	12	1200	0.0001
3	47.00	100	10000	0.0010
4	9.98	20	2000	0.0002
5	18.385	40	4000	0.0004
6	18.385	40	4000	0.0004
7	5.81	12	1200	0.0001
8	9.98	20	2000	0.0002
9	47.00	100	10000	0.0010
10	18.385	40	4000	0.0004
11	18.385	40	4000	0.0004
12	18.385	40	4000	0.0004
13	18.385	40	4000	0.0004
14	18.385	40	4000	0.0004
15	18.385	40	4000	0.0004
16	18.385	40	4000	0.0004
17	18.385	40	4000	0.0004
18	18.385	40	4000	0.0004
19	18.385	40	4000	0.0004
20	18.385	40	4000	0.0004



**SEPTIC DETAIL - LOT 1**  
Scale: 1" = 100'

**SEPTIC DETAIL - LOT 2**  
Scale: 1" = 100'

**SEPTIC DETAIL - LOT 3**  
Scale: 1" = 100'

**NOTES:**

- AREA OF PROPERTY - 18.385 AC
- CONSERVATION EASEMENT (SEE PLAN)
- AREA TO BE REMOVED (SEE PLAN)
- AREA TO BE RETAINED (SEE PLAN)
- AREA OF LOT 6 - 47.00 AC
- AREA OF LOT 7 - 5.81 AC
- AREA OF LOT 8 - 9.98 AC
- AREA OF LOT 9 - 18.385 AC
- AREA OF LOT 10 - 18.385 AC
- AREA OF LOT 11 - 18.385 AC
- AREA OF LOT 12 - 18.385 AC
- AREA OF LOT 13 - 18.385 AC
- AREA OF LOT 14 - 18.385 AC
- AREA OF LOT 15 - 18.385 AC
- AREA OF LOT 16 - 18.385 AC
- AREA OF LOT 17 - 18.385 AC
- AREA OF LOT 18 - 18.385 AC
- AREA OF LOT 19 - 18.385 AC
- AREA OF LOT 20 - 18.385 AC

**PRELIMINARY PLAN AMENDMENT**  
**20200808**  
**CLOVER RIDGE**  
 LOTS 6-8 (Formerly Lots 1-3) AND OUTLET A  
 12TH ELECTORAL DISTRICT - MONTGOMERY COUNTY - MARYLAND

**MHG**  
 Markers, Herndon & Glendon, P.A.  
 4000 Greenleaf Road, Suite 100  
 Herndon, VA 22061  
 Phone: 703-435-1138  
 Fax: 703-435-1139  
 Email: mhg@mhgpa.com

DATE: 08/11/2020  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 APPROVED BY: [Signature]