

PLAT NO. 220081980

Boyds Highlands

Located on the north side of Barnesville Road (MD117), approximately 1200 feet east of Slidell Road

RE-2 zone; 1 lot

Private Well, Private Septic

Master Plan Area: Boyds

Classic Homes of Maryland, Inc., Applicant

Staff recommends approval of the this minor subdivision plat pursuant to Section **50-35A(a)(5)**, which states as follows:

Plat of Correction. A plat may be recorded under the minor subdivision procedure to correct inaccurate or incomplete information shown on a previously recorded subdivision plat. The plat may correct drafting or dimensional errors on the drawing; failure to include a required note, dedication, easement or other restriction; incorrect or omitted signatures; and/or other information normally required to be shown on a recorded plat. All owners and trustees or the land affected by the correction must sign the revised plat. In addition, the plat of correction must clearly identify the original plat that is being replaced and contain a note identifying the nature of the correction.

Staff applied the above-noted minor subdivision criteria for this property, which is proposing to revise the extent of the Category I Conservation Easement in accordance with the approved Forest Conservation Plan, and concludes that the proposed subdivision complies with the criteria of Section 50-35A(a)(5) of the subdivision regulations and supports this minor subdivision record plat.

PLAT NO.

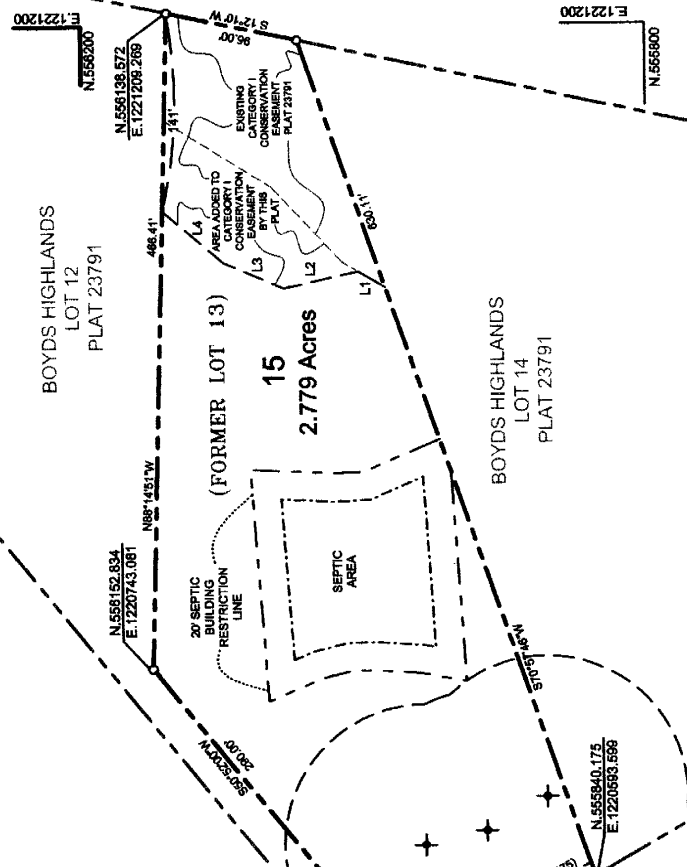
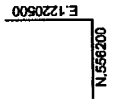
PLAT TOTALS	
NUMBER OF LOTS	1
AREA OF LOTS	2,779 ACS
AREA OF RESERVATION	2,779 ACS
TOTAL AREA SHOWN ON PLAT	2,779 ACS

LINE	BEARING	H. DIST
L1	N80°48'30"E	21.91'
L2	N12°18'48"W	54.19'
L3	N32°21'43"E	46.62'
L4	N40°29'30"E	57.03'

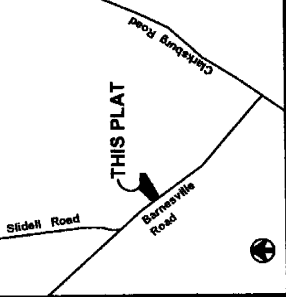


SURVEYOR'S CERTIFICATION
 I hereby certify that the plat shown hereon is correct, that it is a subdivision of the land described in a deed from Marie T. Kamachalia to Classic Homes of Maryland, Inc., dated April 26, 2008, and recorded in Liber 35621 at Folio 431, it is also a resubdivision of Lot 13, "Boys Highlands" as per plat recorded in Plat Book, Plat 23791, 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 2,779 acres of land, there is no new dedication to the public use.

Thomas A. Maddox 7/3/08 Date
 Registered Professional Land Surveyor
 MD #10850



VICINITY MAP
 SCALE: 1" = 2,000'



- NOTES**
1. PROPERTY SHOWN BEG. AT DATE OF RECORDATION. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING CODE.
 2. THIS PLAT IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY SUBDIVISION PLAN NOTING THAT THE PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING CODE. ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
 3. LOT 15 IS TO BE SERVED BY PRIVATE SEPTIC SYSTEM AND INDIVIDUAL WELL. EXISTING SEWER AND WATER CATEGORIES, S4, 144.
 4. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 22A, MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENT PRIOR TO ISSUANCE OF A SEDIMENT CONTROL PERMIT.
 5. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT. THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
 6. 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 DEPEND ON NOTE ALL MATTERS AFFECTING TITLE.
 7. PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP DU, W.S.S.C. GRID 2281W1E.
 8. SEPTIC FIELD BUILDING RESTRICTION LINE SUBJECT TO CHANGE UPON RECEIVING MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES WELL AND SEPTIC SECTION.
 9. SEPTIC FIELD ON LOT 15 APPROVED FOR 3 BEDROOM HOUSE.
 10. R, B & C - REBAR & CAP SET
 11. THIS PLAT CONFORMS WITH THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS IN SECTION 50-30A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS. THIS PLAT INVOLVES A CORRECTION TO THE LIMIT OF PROPERTY CATEGORY F CONSERVATION EASEMENT IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-30A(6)(b).

**SUBDIVISION RECORD PLAT
 PLAT OF CORRECTION
 LOT 15
 BOYS HIGHLANDS
 A RESUBDIVISION OF
 LOT 13
 ELECTION DISTRICT 2
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1" = 60' MAY, 2008**

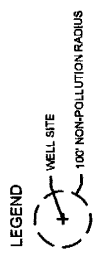
THOMAS A. MADDOX
 PROFESSIONAL LAND SURVEYOR
 6925 BEADY GROVE COURT
 GAITHERSBURG, MARYLAND 20877
 (301) 964-9904

OWNER'S CERTIFICATION
 The undersigned, owners of the property shown hereon, hereby adopt this plat of subdivision, grant a Category I Conservation Easement as shown hereon in accordance with a document entitled, "Conservation Easement Agreement, Category I" as recorded in Liber 13179 at Folio 472 among the Land Records of Montgomery County, Maryland. The owners will cause all property corner markers and any other required monuments to be set by a registered Maryland Land Surveyor, in accordance with Section 50-24(e) of the Montgomery County Code.

There are no easements, liens, mortgages, or trusts, affecting the property including in the plat of subdivision.

For Classic Homes of Maryland, Inc.

Thomas A. Maddox 7/3/08 Date
 Witness
Thomas A. Maddox 7/3/08 Date
 President



**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
DATE OF P.C. RECORD FILE NO.	

PLAT DATE

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Boyd's Highlands Plat Number: 220081980
 Plat Submission Date: 5-19-08
 DRD Plat Reviewer: Si Smith
 DRD Prelim Plan Reviewer: E. Grayson
 *For category of minor see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. _____ Checked: Initial _____ Date _____
 Preliminary Plan No. 120070670 Checked: Initial SJS Date 6/24/08
 Planning Board Opinion - Date 9/20/07 Checked: Initial SJS Date 6/24/08
 Site Plan Name if applicable: _____ Site Plan Number: _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>D. Johnson</u>	<u>5-21-08</u>	<u>6-4-08</u>	<u>6-4-08</u>	<u>No Revisions</u>
Research	<u>Bobby Fleury</u>	↓	↓	<u>5-22-08</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>6-6-08</u>	<u>OK</u>

Final DRD Review:

DRD Review Complete:	Initial <u>SJS</u>	Date <u>7/16/08</u>	
(All comments rec'd and incorporated into mark-up)			
Engineer Notified (Pick up Mark-up):	<u>SJS</u>	<u>6-24-08</u>	
Final Mylar w/Mark-up & PDF Rec'd:	<u>SJS</u>	<u>7/3/08</u>	
Board Approval of Plat:			
Plat Agenda:	<u>SJS</u>	<u>7/21/08</u>	
Planning Board Approval:	_____	_____	
Chairman's Signature:	_____	_____	
DPS Approval of Plat:			
Engineer 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 #:	_____	_____	No. _____
Update Green Books for Resubdivision:	_____	_____	
Notify Engineer to Seal Plats:	_____	_____	
Engineer Seal Complete:	_____	_____	
Complete Reproduction:	_____	_____	
Sent to Courthouse for Recordation:	_____	_____	

RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-50-35A

Select which Category of Minor Subdivision and fill information as required

Requirements under Sec 50-35A (A)

(1) Minor Lot Adjustment

- a) Total area does not exceed 5% of combined area affected: _____
- b) No additional lots created: _____
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: _____
- d) Date sketch plan submitted: _____
- e) Sketch plan revised or denied within 10 business days: _____
- f) Final record plat submitted within ninety days: _____
- g) Sketch shows following information:
 - i. proposed lot adjustment: _____
 - ii. physical improvements within 15 feet of adjusted line: _____
 - iii. alteration to building setback: _____
 - iv. amount of lot area affected: _____

(2) Conversion of Outlot into a Lot

- a) Outlot not required for open space or otherwise constrained: _____
- b) Adequate sewerage and water service/public or private: _____
- c) Adequate public facilities and AGP satisfied: _____
- d) Any conditions/agreements of original subdivision: _____
- e) Special Protection Area, Water Quality Plan required: _____

(3) Consolidation Of Two of More Lots

- a) Any prior subdivision conditions: _____
- b) Part of lot created by deed prior to June 1 1958: _____

(4) Further Subdivision of Commercial/Industrial/Multi-Family Lot

Any subdivision/conditions; APF agreement satisfied: _____

(5) Plat of Correction

- a) All owners and trustees signed: _____
- b) Original Plat identified: _____ ✓
ok

(6) Plats for Residentially Zoned Parcels Created by Deed prior to June 1958

- a) Deed(s) submitted: _____
- b) Developable with only one single family detached unit: _____

(7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels

- a) Adequate Public Facilities satisfied: _____
- b) Street dedication required: _____
- c) Forest conservation: _____
- d) Storm water management: _____
- e) Special Protection Area/Water Quality Plan: _____
- f) Landscaping and lighting plan including parking lot layout: _____

g) Approved Special Exception: _____

(8) Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum

a) Number of Lots: _____

b) Written MCDPS approval of proposed septic area: _____

c) Required street dedication: _____

d) Easement for balance of property noting density and TDRS: _____

e) Average lot size of 5 acres: _____

f) Forest Conservation requirements met: _____