

Plat Name: Boyds Highlands (Revision)
Plat #: 220131220

Location: Located on the east side of Barnesville Road (MD 117), approximately 2,200 feet north of Ganley Road.

Master Plan: Boyds Master Plan

Plat Details: RE-2 zone; 3 lots

Applicant: William Kamachaitis

Explanation of Revision

The subdivision plat was previously approved by the Board at its meeting on December 12, 2013. In the interim period, the mylar has been revised to address review comments made by the Montgomery County Department of Permitting Services. The revision is as follows:

- Revised Surveyors Certification to include applicable deed of conveyance information.

Staff has reviewed the revised plat and has determined that the plat complies with Preliminary Plan No. 120090300 (MCPB Resolution No. 13-13), as approved by the Board, and supports approval of the revised mylar.

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: SOS Date 5-6-13

Background Review:

Signed Preliminary Plan - Date 3-19-13 Checked: Initial SOS Date 5-6-13
 Planning Board Resolution No. 13-13 Resolution Mailing Date 2-5-2013
 Site Plan Required? Yes: No: X Verified By: SOS (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):
 Final Mylar & DXF/DWG Received:
 Final Mylar Review Complete:

Initial
SOS
SOS
SOS

Date
5-6-2013
11-20-13
12-3-13

Revised Mylar

4-11-14
4-22-14

Board Approval of Plat:

Plat Agenda:
 Planning Board Approval:
 Chairman's Signature:

SOS
SOS
FME

12-12-13
12/12/13
12/13/13

5-1-14

MCDPS Approval of Plat:

Consultant Pick-up for DPS Signature:
 Final Mylar for Reproduction Rec'd:

SOS

12-16-13

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.



Boys Highlands
 (RESUBDIVISION OF LOT 19)
 PRELIMINARY PLAN

Boys Highlands
 (RESUBDIVISION OF LOT 19)
 PRELIMINARY PLAN

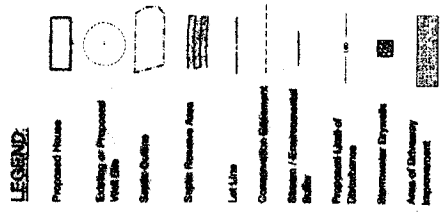


BOYS HIGHLANDS (RESUBDIVISION OF LOT 19) PRELIMINARY PLAN Montgomery County, Maryland

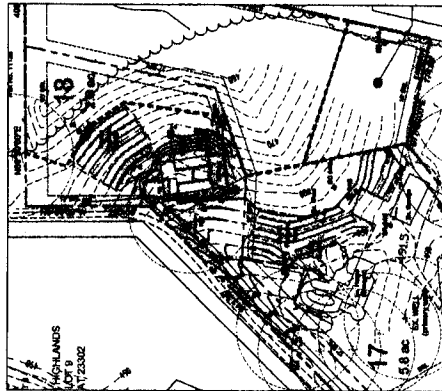
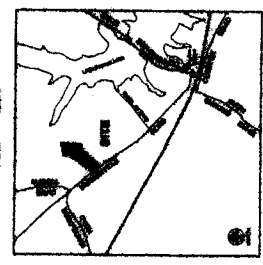
ZONING STANDARDS:

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

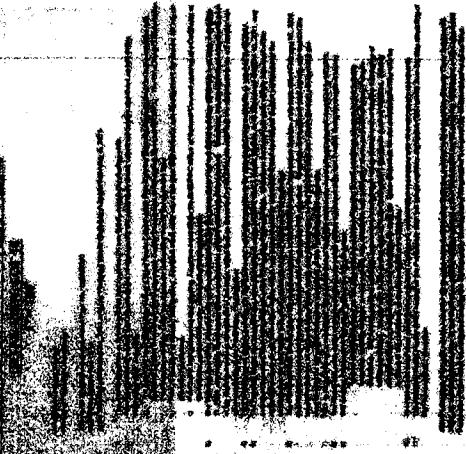
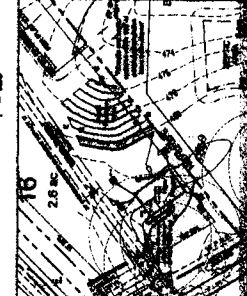
- NOTES:**
1. AREA OF PROPERTY - 11.01 ACRES
 2. EXISTING ZONING: RE-2
 3. NUMBER OF LOTS: 12
 4. LOTS TO BE SERVED BY PRIVATE WELLS & CATCH BASINS: 12
 5. EXISTING SEWER & WATER SERVICE CATEGORIES: S-4, W-4
 6. LOCATED IN LITTLE ROCK CREEK WATERSHED
 7. PROPERTY LOCATED ON THE MAP DATE:
 8. UTILITIES TO BE PROVIDED BY: Washington Gas for electricity, Verizon, Allegheny Power



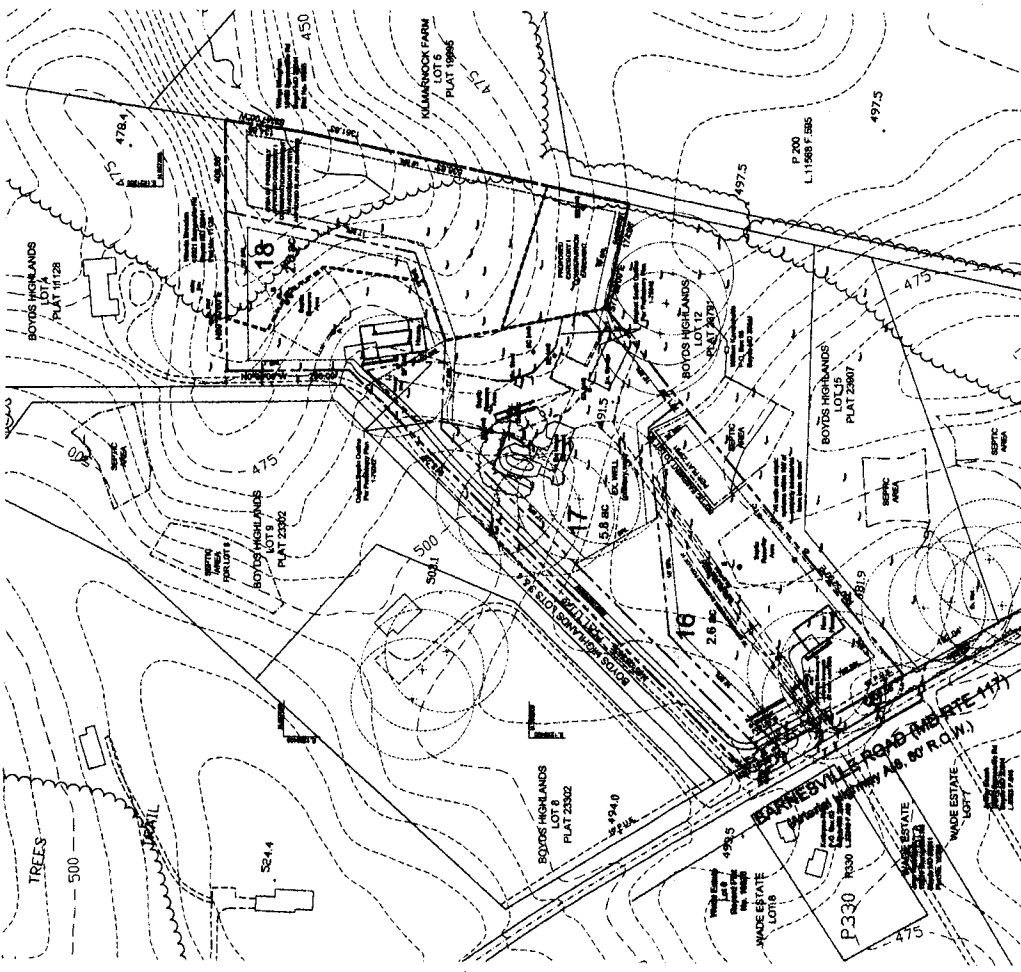
PROPERTY MAP
 SCALE: 1" = 100'



DETAIL VIEW: LOTS 17 & 18
 1" = 100'



DESIGNED BY:
WILLIAM P. KANACHAKIS
 16871 Shady Grove Road
 Gaithersburg, MD 20878
 301-984-5804

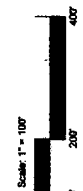


SEWAGE DISPOSAL SYSTEM - DESIGN DATA

LOT	Area (sq. ft.)	Volume (cu. ft.)	Depth (ft.)	Length (ft.)	Width (ft.)	Height (ft.)	Volume (cu. ft.)	Area (sq. ft.)
1	10,000	10,000	1.0	100	100	1.0	10,000	10,000
2	10,000	10,000	1.0	100	100	1.0	10,000	10,000
3	10,000	10,000	1.0	100	100	1.0	10,000	10,000
4	10,000	10,000	1.0	100	100	1.0	10,000	10,000
5	10,000	10,000	1.0	100	100	1.0	10,000	10,000
6	10,000	10,000	1.0	100	100	1.0	10,000	10,000
7	10,000	10,000	1.0	100	100	1.0	10,000	10,000
8	10,000	10,000	1.0	100	100	1.0	10,000	10,000
9	10,000	10,000	1.0	100	100	1.0	10,000	10,000
10	10,000	10,000	1.0	100	100	1.0	10,000	10,000
11	10,000	10,000	1.0	100	100	1.0	10,000	10,000
12	10,000	10,000	1.0	100	100	1.0	10,000	10,000

NOTE:

SOURCE OF TWO-FOOT CONTOUR INTERVAL TOPOGRAPHY:
 SHOWN IN DETAIL VIEW:
 THOMAS A. MAGDOOK, PROFESSIONAL LAND SURVEYOR
 8833 SHADY GROVE CT
 GAITHERSBURG, MD 20878
 301-984-5804



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