

Plat Name: Hill Farm
Plat #: 220141410

Location: Located on the northeast side of Norwood Road, 2180 feet northwest of New Hampshire Avenue (MD 650).

Master Plan: Cloverly Master Plan

Plat Details: RE-2 zone; 1 lot

Applicant: Vasilios Polyzos

Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A (a)(9)** of the Subdivision Regulations, which states:

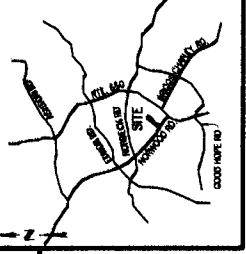
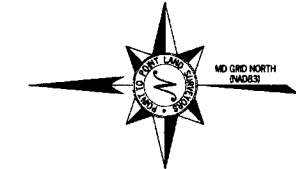
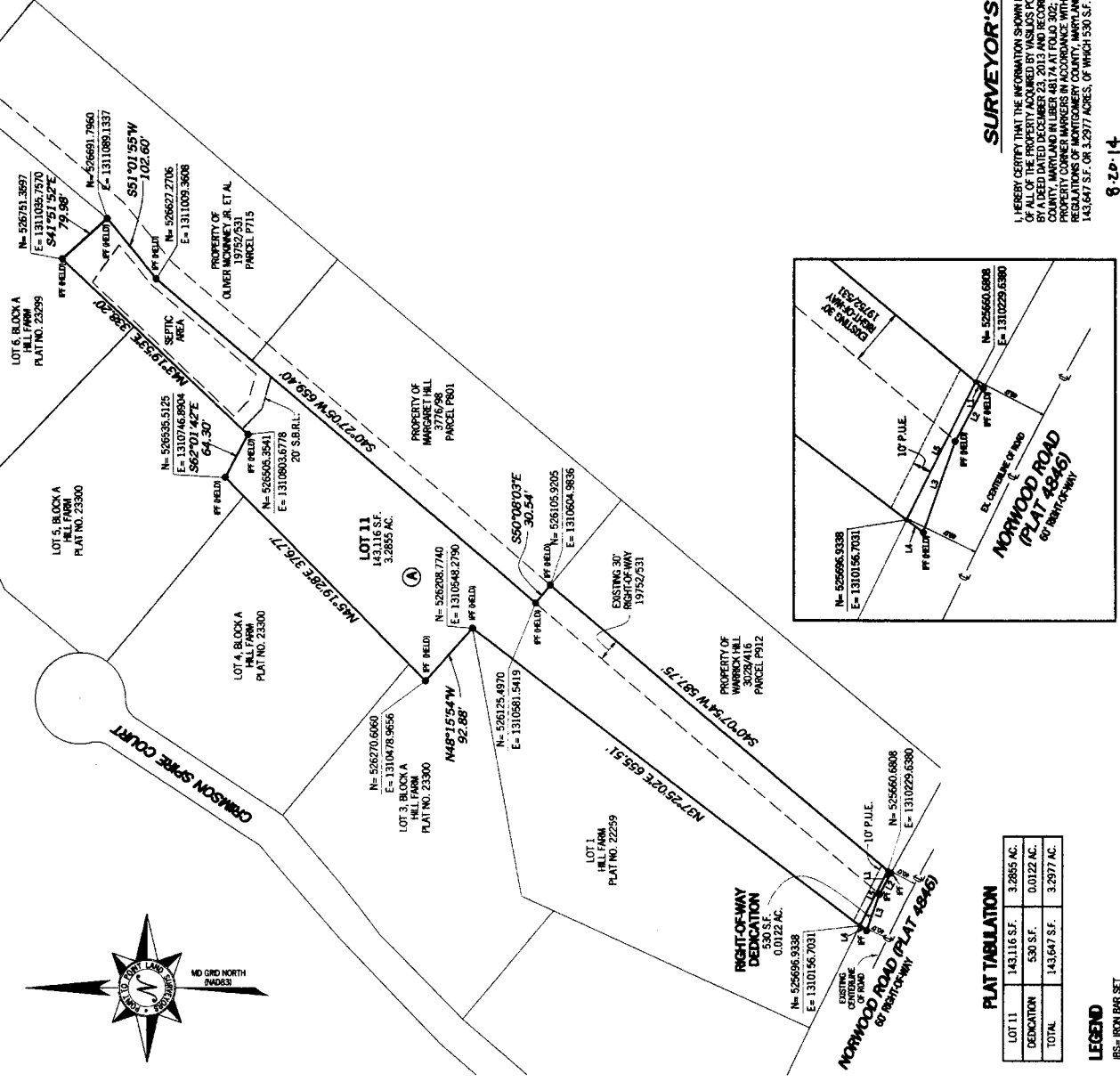
Parcels that satisfy Section 59-B-8.1 of Chapter 59 may be platted under the minor subdivision procedure if:

- (A) Any required street dedication along the frontage of the proposed lots is shown on the record plat.
- (B) There is adequate sewerage and water service to the property, which may be either public service or approved private septic system/private well.

Staff applied the above-noted minor subdivision criteria for the property included in this application and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(9) and supports this minor subdivision record plat.

PLAT NO.

LINE	BEARINGS	DISTANCE	S.A.T.
L1	S40°07'34"W	31.62'	
L2	N61°52'23"W	31.62'	
L3	N07°51'28"W	31.62'	
L4	N57°29'02"E	11.06'	
L5	S65°34'12"E	81.45'	



VICINITY MAP
NOT TO SCALE

NOTES

1. THIS SUBMISSION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE OF THIS PROPERTY. THE SUBMISSION RECORD PLAT IS INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPORT OR NOTE ALL MATTERS AFFECTING TITLE.
2. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBMISSION APPROVALS AS SET FORTH IN SECTION 50-2-2 OF THE MONTGOMERY COUNTY CODES, BEING CHAPTER 50 OF THE MONTGOMERY COUNTY CODE. THIS PLAT INCLUDES THE RECORDED OF A PARCEL THAT SATISFIES THE REQUIREMENTS OF SECTION 50-2-5 (A)(9) 3. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PLAT OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, WHETHER FOR THE SAME OR OTHERWISE, SHALL BE DEEMED TO HAVE BEEN ACCEPTED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS. SERVICES PROVIDED BY PUBLIC WATER AND PRIVATE SEPTIC SYSTEMS, PUBLIC WATER SUPPLY, AND SEWERAGE SYSTEMS ARE SUBJECT TO THE REQUIREMENTS FOR ON-SERVICE HOOKUP ONLY BY AN ACTION OF THE DEPT. OF ENVIRONMENTAL PROTECTION ON APR. 31, 2014.
3. WATER/SEWER CATEGORIES: W/S/S.
4. THIS PROPERTY IS LOCATED IN TAX MAP GRID 5832.
5. ANY EXISTING WELL OR SEPTIC SYSTEMS WILL BE PROTECTED IN ACCORDANCE WITH THE DPS PROCEDURES PRIOR TO THE ISSUANCE OF ANY NEW DEMOLITION OR BUILDING PERMIT.
6. SEPTIC BUILDING RESTRICTION LINES SHOWN HEREON ARE SUBJECT TO CHANGE WITH THE APPROVAL OF THE DEPARTMENT OF PERMITTING SERVICES APPROVAL.
7. THE SEPTIC AREA SHOWN WAS APPROVED BY THE M.C.P.S. WELL & SEPTIC SECTION ON SEPTEMBER 29, 2011 FOR THE ADDRESS 133 NORWOOD ROAD.
8. NORWOOD ROAD IS CLASSIFIED AS AN ULTIMATE 60' WIDE RIGHT OF WAY PER THE MASTER PLAN.

OWNER'S CERTIFICATE

I, VASILIOS POLYZOS, OWNER OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY ADOPT THIS PLAT OF SUBMISSION; ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES; DEDICATE THE STREETS TO PUBLIC USE; AND I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE PROPERTY ACQUIRED BY VASILIOS POLYZOS FROM ANTHONY J. HILL AND ENNY S. HILL BY A DEED DATED DECEMBER 23, 2013 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 48174 AT FOLIO 302; FURTHER CERTIFY THAT IF ENGAGED, I WILL SET ALL PROPERTY CORNER MARKERS IN ACCORDANCE WITH SECTION 50-2-4 OF THE SUBDIVISION RECORD PLAT ACT, WHICH PROVIDES THAT THE SUBMISSION RECORD PLAT IS INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPORT OR NOTE ALL MATTERS AFFECTING TITLE.

THERE ARE NO SUILTS, ACTIONS AT LAW, LEASES, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.

DATE: 12-27-2014
VASILIOS POLYZOS
WITNESS: [Signature]

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE PROPERTY ACQUIRED BY VASILIOS POLYZOS FROM ANTHONY J. HILL AND ENNY S. HILL BY A DEED DATED DECEMBER 23, 2013 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 48174 AT FOLIO 302; FURTHER CERTIFY THAT IF ENGAGED, I WILL SET ALL PROPERTY CORNER MARKERS IN ACCORDANCE WITH SECTION 50-2-4 OF THE SUBDIVISION RECORD PLAT ACT, WHICH PROVIDES THAT THE SUBMISSION RECORD PLAT IS INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPORT OR NOTE ALL MATTERS AFFECTING TITLE.

DATE: 8-20-14
DAVID M. WELLS
PROFESSIONAL LAND SURVEYOR #21427
LICENSE EXP. 12/28/14



INSET: SCALE 1"=40'

PLAT TABULATION

LOT 11	143,116 S.F.	3.2855 AC.
DEDICATION	530 S.F.	0.0122 AC.
TOTAL	143,647 S.F.	3.2977 AC.

LEGEND

- RS - IRON BAR SET
- PF - IRON PIPE FOUND
- S.B.R.L. - SEPTIC BUILDING RESTRICTION LINE

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

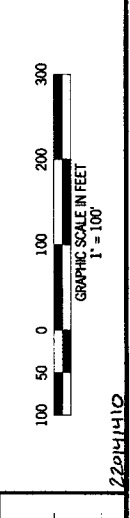
CHAIRMAN: _____
ASST. SECRETARY/TREASURER: _____

RECORDED: _____
DATE: August 27, 2014
APPROVED: [Signature]
DIRECTOR

M.C.P.C. & P.C. RECORD FILE NO. _____

RECORDED: _____
DATE: _____
APPROVED: _____
DIRECTOR

**POINT TO POINT
LAND SURVEYORS**
305 S. Main Street, Lower Level
Mount Airy, MD 21771
(410) 301-703-8319 (t) 301-703-8324
(w) pointtopointsurvey.com



229141410

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: HILL FARM Plat Number: 22014110
 Plat Submission Date: 5-14-2014
 Plat Reviewer: S. Smith
 Prelim Plan Reviewer: N/A
 *For category of minor subdivision see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. N/A Checked: Initial N/A Date N/A
 Preliminary Plan No. N/A Checked: Initial N/A Date N/A
 Planning Board Opinion - Date N/A Checked: Initial N/A Date N/A
 Site Plan Name if applicable: N/A Site Plan Number: N/A
 Planning Board Opinion - Date N/A Checked: Initial N/A Date N/A

Review Items: Refer the Plat Review Checklist

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	5/15/14	5/30/14		
Research	Bobby Fleury				
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DARC	Keiona Clark				

Review:

	Initial	Date
Consultant Notified (Initial Mark-up):	<u>SS</u>	<u>6-13-14</u>
Consultant Notified (Submit Mylar):	<u>SS</u>	<u>7-3-14</u>
Final Mylar & DXF/DWG Received:	<u>SS</u>	<u>9-5-14</u>
Final Mylar Review Complete:	<u>SS</u>	<u>9-5-14</u>

Board Approval of Plat:

Plat Agenda:	<u>SS</u>	<u>10-2-14</u>
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 Green 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. _____

(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: _____

(9) *Parcels satisfying the provisions of Section 59-B-8.1 of Zoning Ordinance*

- a) Any required street dedication: _____
- b) Adequate sewerage/water service to the property: yes
ok

(10) *Combining an existing lot with adjoining property created by deed*

- a) Property is not located in an Agricultural Zone _____
- b) Partition of land is unable to be platted on its own _____
- c) Applicable conditions for existing lot remain in effect _____
- d) Required street dedication _____

(11) *Creation of Lot from part of a lot*

- a) Property contains legal one-family dwelling _____
- b) Subject property located in a one-family residential zone _____
- c) Conditions creating the original recorded lot remain _____