

Plat Name: Pleasant Plains
Plat #: 220140890

Location: Located on the north side of Hawkins Creamery Road, approximately 1,200 feet west of Laytonsville Road (MD 108).

Master Plan: Damascus Master Plan

Plat Details: RDT zone; 1 lot

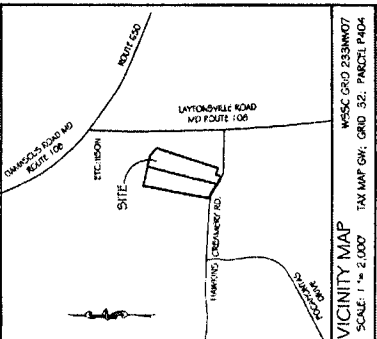
Applicant: Deborah Leafy

Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A(a)(8)** of the Subdivision Regulations, which states:

Plats for Certain Residential Lots located in the Rural Density Transfer Zone. Up to five lots are permitted under the minor subdivision procedure in the RDT zone provided that a pre-preliminary plan is submitted and approved by either the Planning Board or Planning Board staff, in accordance with the procedures for submission and approval of a pre-preliminary plan of subdivision. In addition:

- a) Written approval for a proposed septic area must be received from the Montgomery County Department of Permitting Services, Well and Septic Section prior to recordation of the plat;
- b) Any required street dedications along the frontage of the proposed lots must be shown on the record plat;
- c) An easement must be recorded for the balance of the property noting that density and TDRs have been utilized for the new lots. Reference to this easement must be reflected on the record plat for the lots; and
- d) Lots created in the RDT Zone through the minor subdivision procedure must not exceed an average lot size of five (5) acres in size unless approved by the Planning Board in the review of a pre-preliminary plan of subdivision.
- e) Forest conservation requirements must be satisfied prior to recording the plat.

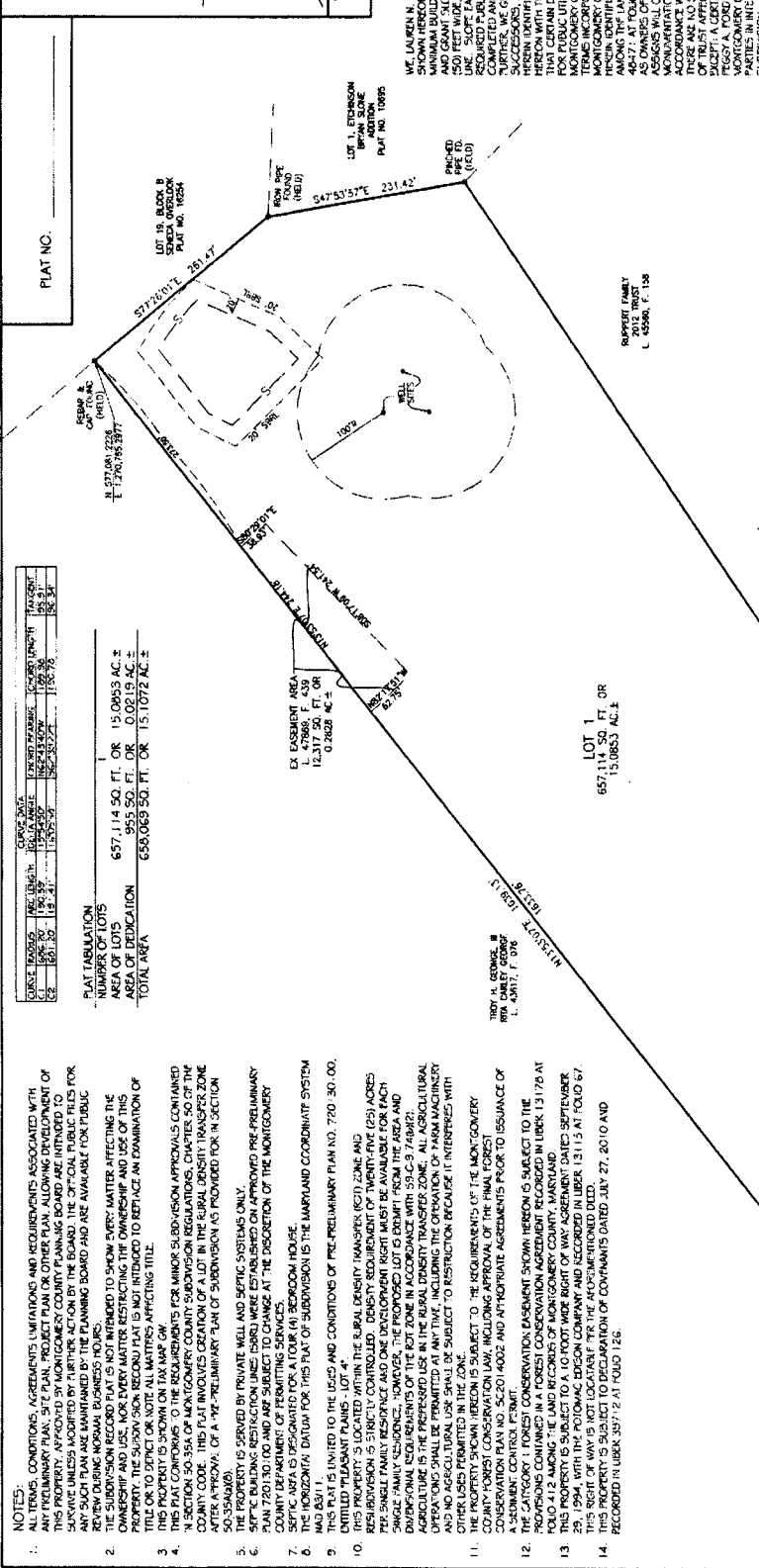
Staff applied the above-noted minor subdivision criteria for the property included in this application and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(8) and with Pre-Preliminary Plan No. 720130100 (MCPB Resolution No. 13-155) and supports this minor subdivision record plat.



VICINITY MAP
SCALE: 1" = 2,000'

OWNERS CERTIFICATE

WE LAUREN K. BULLO AND DEBORAH L. DEFFY, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADAPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, DEDICATE THE STREET TO PUBLIC USE, AND MAKE THE NECESSARY RECORDATIONS TO THE MONTGOMERY COUNTY RECORDS TO MAKE THIS PLAN OF SUBDIVISION EFFECTIVE. WE HEREBY CERTIFY THAT WE HAVE REVIEWED THE RECORDS OF THE MONTGOMERY COUNTY RECORDS AND HAVE DETERMINED THAT THERE ARE NO UNRECORDED EASEMENTS, ENCUMBRANCES, OR OTHER INTERESTS AFFECTING THE PROPERTY SHOWN HEREON. WE HEREBY CERTIFY THAT WE HAVE REVIEWED THE RECORDS OF THE MONTGOMERY COUNTY RECORDS AND HAVE DETERMINED THAT THERE ARE NO UNRECORDED EASEMENTS, ENCUMBRANCES, OR OTHER INTERESTS AFFECTING THE PROPERTY SHOWN HEREON. WE HEREBY CERTIFY THAT WE HAVE REVIEWED THE RECORDS OF THE MONTGOMERY COUNTY RECORDS AND HAVE DETERMINED THAT THERE ARE NO UNRECORDED EASEMENTS, ENCUMBRANCES, OR OTHER INTERESTS AFFECTING THE PROPERTY SHOWN HEREON.



PLAT NO.	DATE	ACRES	SQ. FT.
1	4-14-14	15,085.3	657,114
2	4-14-14	15,085.3	657,114
3	4-14-14	15,085.3	657,114
4	4-14-14	15,085.3	657,114
5	4-14-14	15,085.3	657,114
6	4-14-14	15,085.3	657,114
7	4-14-14	15,085.3	657,114
8	4-14-14	15,085.3	657,114
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95	4-14-14	15,085.3	657,114
96	4-14-14	15,085.3	657,114
97	4-14-14	15,085.3	657,114
98	4-14-14	15,085.3	657,114
99	4-14-14	15,085.3	657,114
100	4-14-14	15,085.3	657,114

LAUREN K. BULLO, OWNER
4-14-14

DEBORAH L. DEFFY, OWNER
4-14-14

TRUSTEES
PATRICIA A. INGLETON, TRUSTEE
DATE: 4/14/14

SURVEYORS CERTIFICATE

HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THE PLAT SHOWN HEREON IS CORRECT THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONNECTED BY JOHN F. FORD, EMERIE J. FOGAN, AND REGY A. FORD, TRUSTEES, IN O'LAUREN K. BULLO AND DEBORAH L. DEFFY BY DEED RECORDED IN MONTGOMERY COUNTY, MARYLAND IN DEED BOOK 44152 AT FOLIO 270 AND SHOWN AS LOT 4 ON A PLAT FILED WITH DEEDY CASE NO. 41025 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATION HEREON, I HAVE REVIEWED THE RECORDS OF THE MONTGOMERY COUNTY RECORDS AND HAVE DETERMINED THAT THERE ARE NO UNRECORDED EASEMENTS, ENCUMBRANCES, OR OTHER INTERESTS AFFECTING THE PROPERTY SHOWN HEREON. I HEREBY CERTIFY THAT I HAVE REVIEWED THE RECORDS OF THE MONTGOMERY COUNTY RECORDS AND HAVE DETERMINED THAT THERE ARE NO UNRECORDED EASEMENTS, ENCUMBRANCES, OR OTHER INTERESTS AFFECTING THE PROPERTY SHOWN HEREON. I HEREBY CERTIFY THAT I HAVE REVIEWED THE RECORDS OF THE MONTGOMERY COUNTY RECORDS AND HAVE DETERMINED THAT THERE ARE NO UNRECORDED EASEMENTS, ENCUMBRANCES, OR OTHER INTERESTS AFFECTING THE PROPERTY SHOWN HEREON.

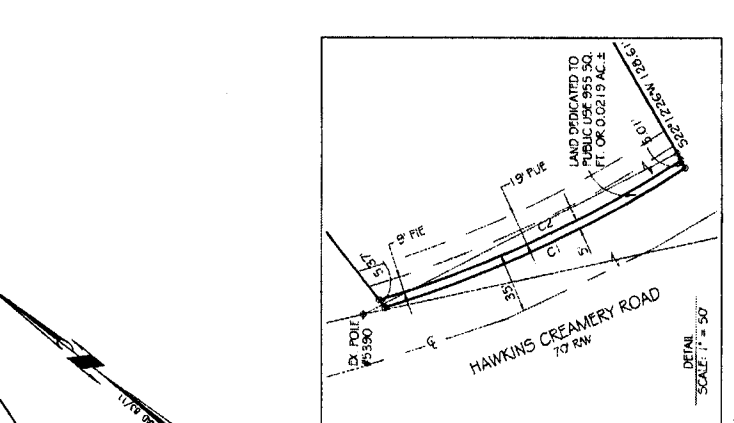
LOT 1
657,114 SQ. FT. OR 15,085.3 AC. ±

EX EASEMENT AREA
L. 47986, F. 439
L. 0.2628 AC. ±

PREPARED BY
L. 45586, F. 138

PLAT NO.

DATE



NOTES:

1. CONDITIONS, AGREEMENTS, VARIATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY MONTGOMERY COUNTY PLANNING BOARD, ARE INTENDED TO SUPPLEMENT AND NOT REPLACE THE PLANNING BOARD'S DECISIONS. THE OFFICIAL PUBLIC PLATS FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW.
2. THE SURVEYOR'S RECORD PLAT IS NOT INTENDED TO SHOW OWNERSHIP AND INTERESTS IN THE PROPERTY. THE SURVEYOR'S RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.
3. THIS PROPERTY IS SHOWN ON TAX MAP GW.
4. THIS PROPERTY IS SUBJECT TO THE RURAL DENSITY TRANSFER SYSTEM (RDTS) AS DESCRIBED IN SECTION 50.35A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, CHAPTER 50 OF THE MONTGOMERY COUNTY CODE. THIS PLAN INVOLVES CREATION OF A LOT IN THE RURAL DENSITY TRANSFER ZONE AFTER APPROVAL OF A PRELIMINARY PLAN OF SUBDIVISION AS PROVIDED FOR IN SECTION 50.35A(2)(B).
5. THIS PROPERTY IS SERVED BY PRIVATE WELL AND SEPTIC SYSTEMS ONLY.
6. THIS PROPERTY IS SUBJECT TO THE MONTGOMERY COUNTY PRELIMINARY PLAN 7201.30.00 AND IS SUBJECT TO CHANGE AT THE DISCRETION OF THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES.
7. THE HORIZONTAL DATUM FOR THIS PLAN OF SUBDIVISION IS THE MARYLAND COORDINATE SYSTEM ENTITLED "PLEASANT PLAINS, LOT 4".
8. THIS PROPERTY IS LOCATED WITHIN THE RURAL DENSITY TRANSFER (RDT) ZONE AND RESUBDIVISION IS STRICTLY CONTROLLED. DENSITY REQUIREMENT OF TWENTY-FIVE (25) ACRES PER SINGLE FAMILY RESIDENCE AND ONE DEVELOPMENT RIGHT MUST BE AVAILABLE FOR EACH DEVELOPMENT RIGHT. THE RURAL DENSITY TRANSFER ZONE IS SUBJECT TO THE RURAL DENSITY TRANSFER ZONE REGULATIONS AND AGRICULTURE IS THE PREFERRED USE IN THE RURAL DENSITY TRANSFER ZONE. ALL AGRICULTURAL OPERATIONS SHALL BE PERMITTED AT ANY TIME, INCLUDING THE OPERATION OF FARM MACHINERY AND NO AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION BECAUSE IT INTERFERES WITH OTHER USES PERMITTED IN THE ZONE.
9. THIS PROPERTY IS SUBJECT TO THE REQUIREMENTS OF THE FINAL FOREST CONSERVATION PLAN NO. 5(2)014002 AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF A SEPARATE CONTROL PERMIT.
10. THE CATEGORY 1 FOREST CONSERVATION EASEMENT SHOWN HEREON IS SUBJECT TO THE FOLIO 412 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
11. THIS PROPERTY IS SUBJECT TO A 10-FOOT WIDE RIGHT OF WAY AGREEMENT DATED SEPTEMBER 28, 1994, WITH THE POTOMAC EDESON COMPANY AND RECORDED IN LIBER 13115 AT FOLIO 67.
12. THIS RIGHT OF WAY IS NOT LOCATED FOR THE AFORESAID DEED.
13. THIS PROPERTY IS SUBJECT TO DECLARATION OF COVENANTS DATED JULY 27, 2010 AND RECORDED IN LIBER 36172 AT FOLIO 126.

MARKED NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

DIRECTOR

RECORDED

PLAT NO.

CHAIRMAN _____

ASSISTANT SECRETARY-TREASURER

M.N.C.P.C. RECORD FILE NO.

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Pleasant Plains Plat Number: 220140890
 Plat Submission Date: 12/11/13
 DRD Plat Reviewer: C. Conlan / S. Smith
 DRD Prelim Plan Reviewer: Jonathan Casey
 *For category of minor subdivision see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. 720130100 Checked: Initial _____ Date _____
 Preliminary Plan No. n/a Checked: Initial _____ Date _____
 Planning Board Opinion - Date 11/5/13 Checked: Initial _____ Date _____
 Site Plan Name if applicable: n/a Site Plan Number: _____
 Planning Board Opinion - Date n/a Checked: Initial _____ Date _____

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 _____
 SPA _____

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>Evelyn Gibson</u>			<u>OK</u>	
Research	<u>Bobby Fleury</u>			<u>OK</u>	
SHA	<u>Corren Giles</u>			<u>n/a</u>	
PEPCO	<u>Bobbie Dickey</u>			<u>n/a</u>	
Parks	<u>Doug Powell</u>			<u>n/a</u>	
DRD	<u>Kelona Clark</u>			<u>OK</u>	

Final DRD Review:

Consultant Notified (Final Mark-up):
 Final Mylar & DXF/DWG Received:
 Final Mylar Review Complete:

Initial Markup 3/6/14
 Initial OK Date 3/6/14
SS 4-1-2014
SS 4-21-14

Board Approval of Plat:

Plat Agenda: SS 5-1-14
 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. _____

MINOR SUBDIVISION SECTION 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: _____

(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:

✓

n/a
PB approved 75

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

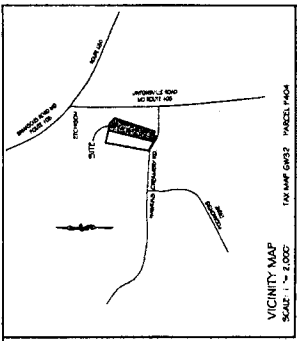
- a) Any required street dedication:
- b) Adequate sewerage/water service to the property:

(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



VICINITY MAP
SCALE: 1" = 2,000'

GENERAL NOTES:

1. SEE MAIN MAP FOR "MASS" INDEX
2. SEE MAIN MAP FOR "MASS" INDEX
3. SEE MAIN MAP FOR "MASS" INDEX
4. SEE MAIN MAP FOR "MASS" INDEX
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14. SEE MAIN MAP FOR "MASS" INDEX
15. SEE MAIN MAP FOR "MASS" INDEX
16. SEE MAIN MAP FOR "MASS" INDEX

PERMITS REQUIRED

CONTRACTOR'S CERTIFICATION

I, the undersigned, being duly qualified and licensed as a Professional Engineer in the State of Maryland, do hereby certify that I am the author of this plan and that I am a duly licensed Professional Engineer in the State of Maryland.

DATE: 11/12/15

PROJECT: PLEASANT PLAINS LOT 4

DRAWN BY: [Name]

CHECKED BY: [Name]

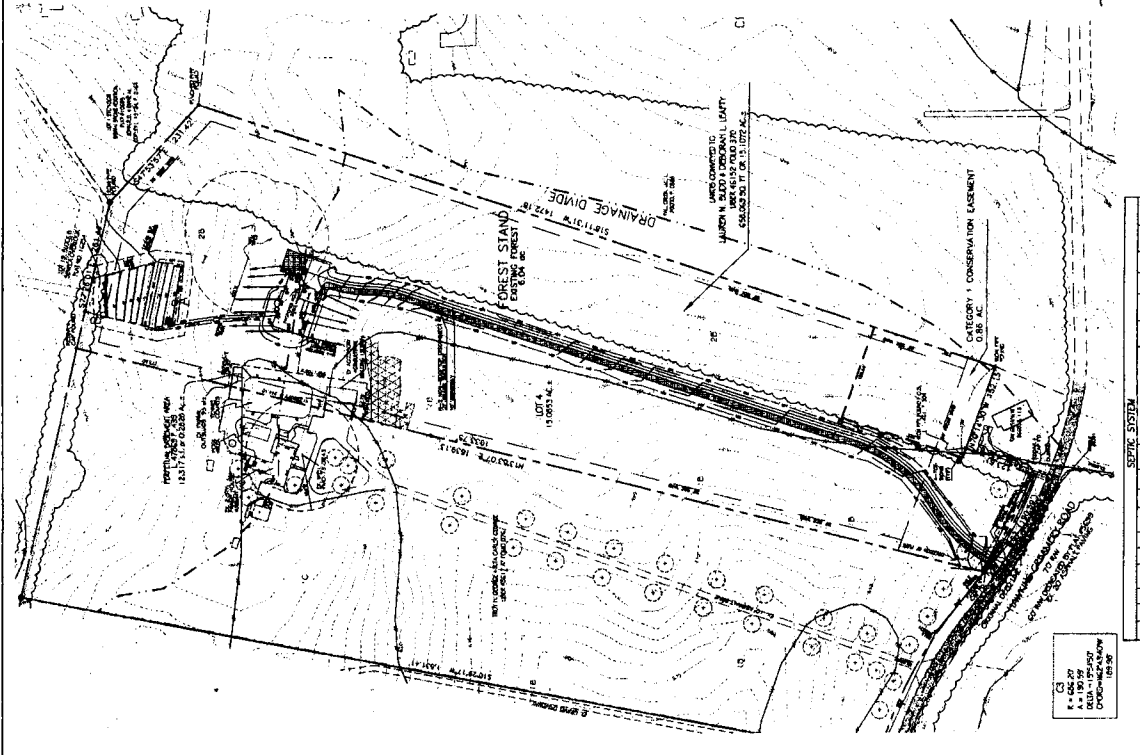
SCALE: AS SHOWN

PRELIMINARY PLAN
NO. 21010000
PLEASANT PLAINS LOT 4
DATE: 11/12/15

2025 HAVING CREATING DATE
11/12/15

2025 HAVING CREATING DATE
11/12/15

2025 HAVING CREATING DATE
11/12/15



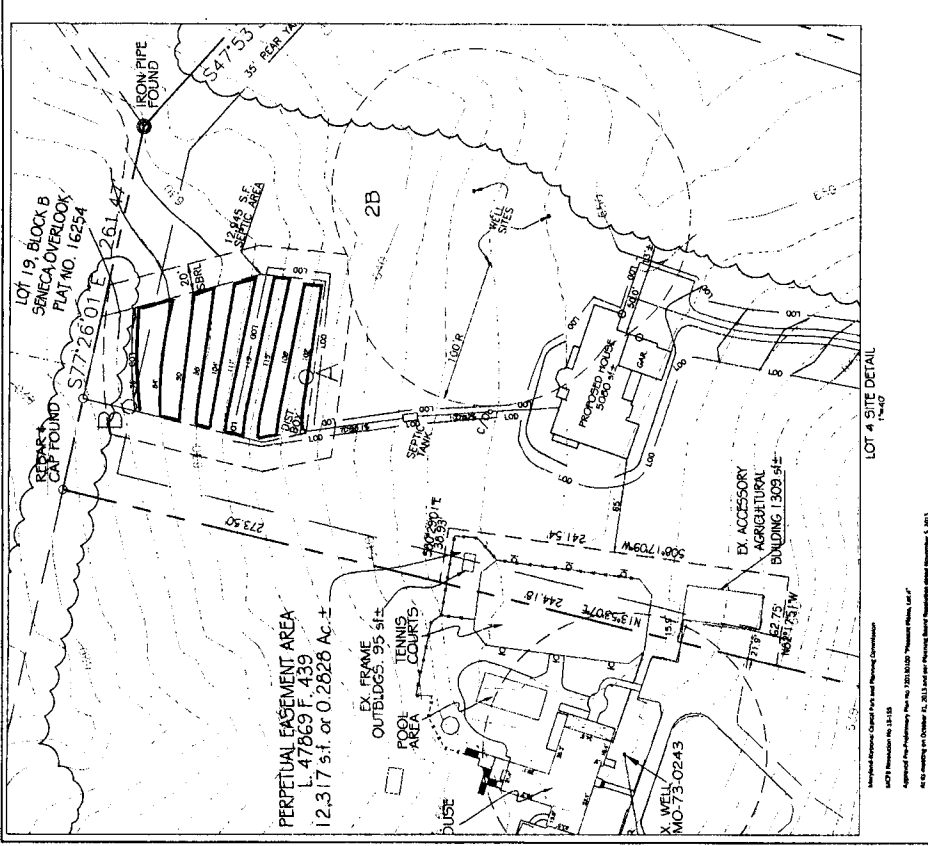
PROFESSIONAL SEAL

PROFESSIONAL ENGINEER

STATE OF MARYLAND

NO. 11112

DATE: 11/12/15



LOT 4 SITE DETAIL
1/4-4/3

PERPETUAL EASEMENT AREA
L. 47869 F. 439
12.317 s.f. or 0.2628 Ac. ±

EX. FRAME OUTBUILDG. 95 s.f.

TENNIS COURTS

POOL AREA

EX. ACCESSORY AGRICULTURAL BUILDING 1,309 s.f.

EX. WELLS MO. 73-0243

NO.	DESCRIPTION	DATE	BY
1	AS SHOWN	11/12/15	[Name]
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APPROVED PRELIMINARY PLAN

This is to certify that the above plan has been reviewed and approved by the Professional Engineer in charge of the Department of Planning and Zoning, State of Maryland.

DATE: 11/12/15

NO.	DESCRIPTION	DATE	BY
1	AS SHOWN	11/12/15	[Name]
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APPROVED PRELIMINARY PLAN

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