

PLAT NO. 220080770

Gateway Commons

Located on the south side of Latrobe Lane at the terminus of Woodport Road
R-200/TDR zone; 1 parcel
Community Water, Community Sewer
Master Plan Area: Clarksburg
Gateway Commons LLC, 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 and concludes that the proposed subdivision complies with the criteria of Section 50-35A(a)(5) of the subdivision regulations, and with the conditions required by Site Plan No. 82003023A, as approved by the Board, and supports this minor subdivision record plat.

PLAT NO.

VICINITY MAP
NOT TO SCALE

DINNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND GIVE TO THOSE PARTIES LISTED IN THAT CERTAIN DECLARATION RECORDED IN LIBER 3884 AT PAGE 467 OF THE PUBLIC RECORDS OF MONTGOMERY COUNTY, MARYLAND, TEN (10) FEET WIDE PUBLIC UTILITY EASEMENT ALONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, TEN (10) FEET WIDE PUBLIC UTILITY EASEMENTS, DESIGNATED HEREON AS "PUE", SUBJECT TO THE TERMS AND PROVISIONS FOR PUBLIC UTILITY EASEMENTS INDICATED WITH SAID DECLARATION.

AS OWNER(S) OF THIS SUBDIVISION, WE, OUR SUCCESSORS AND ASSIGNS, SHALL CAUSE PROPERTY CORNER MARKERS TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH SECTION 50-24E(X2) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS OR TRUSTS ON THIS PROPERTY.

UNION AND PROPERTY.

Gateway Commons, L.L.C., a Maryland limited liability company

FOR US RIM TO RESIDENTIAL HOT DRINKS, I.C. • Delivery is limited liability company. The member

By: MSR HOLDING COMPANY, LLC, a Delaware limited liability company its member

By: U.S. HOME CORPORATION, a Delaware corporation, as Mandant Manager

BY:

Name: Robert J. Jacoby
Title: Division President

EMPLOYER'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREIN IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND FAITH. LOTS SHOWN HEREIN ARE A SUBDIVISION OF PART OF THE LAND RECORDED AS SECTION 16, TOWNSHIP 10 NORTH, RANGE 18 WEST, COUNTY OF MONTEGUERY, STATE OF MICHIGAN, BEING THE LANDS OWNED BY THE MICHIGAN INVESTMENT ASSOCIATION, INC., A CORPORATION ORGANIZED UNDER THE LAWS OF THE STATE OF MICHIGAN, AND IN TRUST FOR THE ESTATE OF MARTY ANN, DATED JANUARY 22, 1959, AT FOLIO 158. THE PROPERTY SHOWN ON THIS PLAN IS ALSO A RESUBDIVISION OF PART OF THE LAND SHOWN AS PLAT NO. 2236N AMONG SAID COMMONS, LOTS 1-13, BLOCK 5 AND PARCEL B, BLOCK 6 AND PARSEL B, BLOCK 7, ALL OF WHICH WERE RECORDED AS PLAT NO. 2236N AMONG SAID LAND RECORDS.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S DEDICATION HEREON, ALL PROPERTY CORNER MARKERS WILL BE SET IN ACCORDANCE WITH SECTION 50-24 (a)(2) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF THIS PLAT IS 115,964 SQUARE FEET OR 2.6820 ACRES OF LAND. NO LAND IS DEDICATED TO PUBLIC USE BY THIS PLAT.

2/25/2008

PROFESSIONAL LAND SURVEYOR
MARVIN AND REGISTRATION NO. 10771

Dewberry

203 Perry Parkway, Suite 1
Gaithersburg, MD 20877-2169
(301) 948-8300 Fax: (301) 258-7607

UBDIVISION RECORD PLAT
PLAT OF CORRECTION

**GATEWAY COMMONS
PARCEL C, BLOCK 4**

CLARKSBURG (2nd) ELECTION DISTRICT - MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=50' DATE: NOVEMBER 2007

RECORDED

**MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES**

200217
MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

DATE _____

APPROVED: _____

APPROVED: _____

PLAT NO.

DIRECTOR

M-NCP&PC RECORD PLAT FILE NO.

M-NCP&PC RECORD FLAT FILE NO.

M-NCP&PC RECORD

4-11

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Gateway Commons Plat Number: 220080770
 Plat Submission Date: 11-13-07
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: N/A
 *For category of minor see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. Checked: Initial Date
 Preliminary Plan No. 120020480 Checked: Initial SJS Date 12/17/07
 Planning Board Opinion - Date 8-13-02 Checked: Initial SJS Date 12/17/07
 Site Plan Name if applicable: Gateway Commons Site Plan Number: 82003023A
 Planning Board Opinion - Date 7-6-01 Checked: Initial SJS Date 12-17-07
 Lot # & Layout ✓ Lot Area ✓ Zoning ✓ Bearings & Distances ✓ Coordinates OK
 Plan # ✓ Road/Alley Widths ✓ Easements OK Open Space N/A Non-standard
 BRLs N/A Adjoining Land OK Vicinity Map ✓ Septic/Wells N/A
 TDR note OK Child Lot note N/A Surveyor Cert ✓ Owner Cert ✓ Tax Map ✓
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>D. Johnson</u>	<u>11-20-07</u>	<u>12-7-07</u>	<u>12-7-07</u>	<u>OK</u>
Research	Bobby Fleury	<u> </u>	<u> </u>	<u>11-20-07</u>	<u>OK</u>
SHA	Doug Mills	<u> </u>	<u> </u>	<u> </u>	<u> </u>
PEPCO	Steve Baxter	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Parks	Doug Powell	<u> </u>	<u> </u>	<u> </u>	<u> </u>
DRD	Nellie Carey	<u> </u>	<u> </u>	<u>12-17-07</u>	<u>punchline error</u>

Final DRD Review:

DRD Review Complete:
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up):
 Final Mylar w/Mark-up & PDF Rec'd:

Initial
SJS

Date
3-6-08

SJS
SJS

12/19/07
2-28-08

Board Approval of Plat:

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

SJS

3-20-08

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 #:
 Update Green Books for Resubdivision:
 Notify Engineer to Seal Plats:
 Engineer Seal Complete:
 Complete Reproduction:
 Sent to Courthouse for Recordation:

No.

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: _____

(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: _____

