

PLAT NO. 220081620

Kramer's addition to Colesville

Located on the north side Randolph Road, approximately 1000 feet west of New Hampshire Avenue (MD 650)

C-1 zone; 1 parcel

Community Water, Community Sewer

Master Plan Area: White Oak

Pioneer Hills LLP, Applicant

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120070140 (MCPB Resolution 07-113, dated August 10, 2007), and Site Plan No. 820070050 (MCPB Resolution 07-114, dated August 10, 2007), as approved by the Board, and that any minor modifications reflected on the plat does not alter the intent of the Board's previous approval of the aforesaid plans.

GENERAL NOTES

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, OR SUBDIVISION RECORD SHALL BE DEEMED TO BE A PART OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE SUPERSEDED BY ANY OTHER INSTRUMENTS, AGREEMENTS, OR EXPRESSLY CONTRADICTED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE MONTGOMERY COUNTY PLANNING BOARD DURING NORMAL BUSINESS HOURS.
2. PROPERTY MARKERS LOCATED IN THE FIELD MARKED THUS: ○
3. ZONES: C-1
4. THIS SUBDIVISION PLAN IS NOT INTENDED TO SHOW EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. A SEPARATE SURVEY REPORT OR TO REPORT ON ANY MATTER AFFECTING TITLE.
5. TAX MAP: R- 561
6. THE APPROVAL OF THIS PLAN IS PREDICATED UPON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER SERVICE TO THE PROPERTY.
7. THE PROPERTY IS SUBJECT TO THE CONSERVATION LAW, INCLUDING APPROVAL OF A FINAL FOREST MANAGEMENT PLAN AND A FINAL FOREST MANAGEMENT AGREEMENT PRIOR TO ANY CONSTRUCTION OF A RESIDENTIAL DEVELOPMENT.
8. THE LOTS AS SHOWN HEREON TO BE USED AND DEVELOPED UNDER THE CONDITIONS AS REQUIRED BY PRELIMINARY PLAN 20070140 AND SITE PLAN 60070500, ENTITLED, RANDOLPH PLAZA, ANY CONSTRUCTION SHALL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
9. THIS PLAN IS BASED ON A BOUNDARY SURVEY BY DESIGN ENGINEERING, INC., DATED APRIL 3, 2005.
10. THIS PLAN IS SUBJECT TO A RECORDED COVENANT FOR THE MAINTENANCE AND OPERATION OF PRIVATE STREETS, PRIVATE OPEN SPACES AND PRIVATE STORM DRAINS AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY IN L.

OWNERS CERTIFICATE

WE, FLOWER HILLS, LP, A MARYLAND LIMITED LIABILITY PARTNERSHIP, OWNERS OF PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION. FURTHER, WE HEREBY GRANT A PUBLIC UTILITIES EASEMENT (P.U.E.) AS SHOWN HEREON TO THE PARTIES NAMED IN THE DOCUMENT ENTITLED "TERMS AND PROVISIONS OF SUBDIVISION RECORD" TO THE PARTIES NAMED IN THE DOCUMENT ENTITLED "TERMS AND PROVISIONS OF SUBDIVISION RECORD" OF MONTGOMERY COUNTY, MARYLAND, SAID TERMS AND PROVISIONS ARE INCORPORATED HEREIN, BY THE REFERENCE SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE, AND LOCAL GOVERNING AGENCIES.

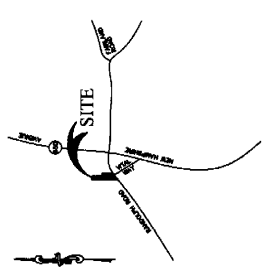
IMPROVEMENT EASEMENT IS SHOWN HEREON AND DESIGNATED "P.U.E." WITH THE TERMS AND PROVISIONS OF SAID EASEMENT BEING SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "TERMS AND PROVISIONS OF SUBDIVISION RECORD" OF MONTGOMERY COUNTY, MARYLAND, SAID TERMS AND PROVISIONS ARE INCORPORATED HEREIN, BY THE REFERENCE SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE, AND LOCAL GOVERNING AGENCIES.

NOTHING IN OUR SURVEYORS AND ASSOCIATE'S CALLS: ALL PROPERTY CORNER MARKERS AND ALL SURVEY POINTS ARE TO BE MAINTAINED AND PRESERVED BY THE MARYLAND LAND SURVEYOR IN ACCORDANCE WITH SECTION 50-24(C) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SHITS, LIENS, LEASES, AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION.

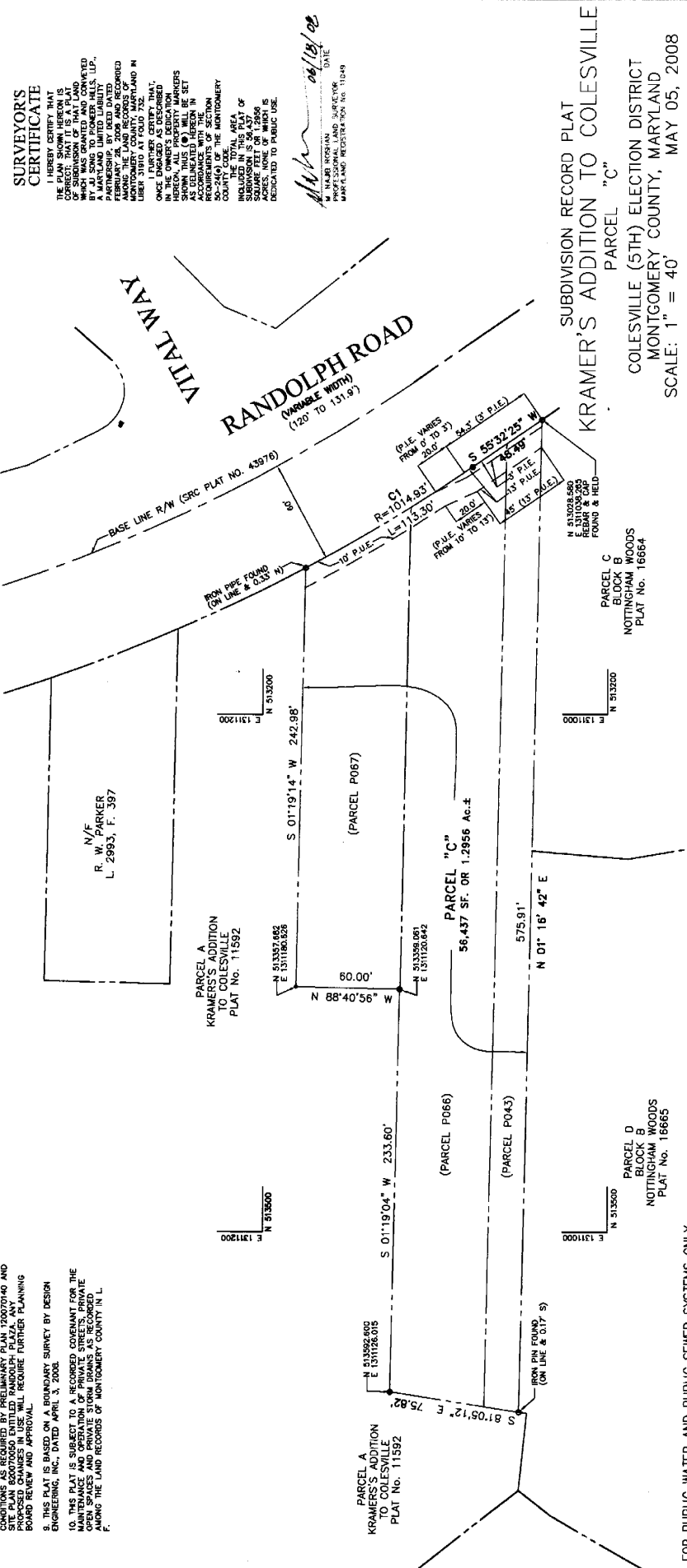
John R. ...
Attest: Shara K. ...
 DATE: 7/11/08
 FLOWER HILLS, LP

PLAT No.



VICINITY MAP
1"=200'

CURVE	ADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
1	1014.83'	113.87'	112.32'	S88°41'17"	62°23'45"	58.71'



SURVEYORS CERTIFICATE

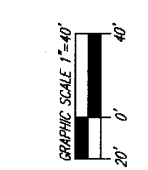
I HEREBY CERTIFY THAT THE SURVEY SHOWN ON THIS PLAN IS CORRECT, THAT IT IS A PLAN OF SUBDIVISION OF LAND OWNED BY J.J. SONG TO FLOWER HILLS, LP, A MARYLAND LIMITED LIABILITY PARTNERSHIP, BY DEED DATED FEBRUARY 24, 2006 AND RECORDED IN MONTGOMERY COUNTY, MARYLAND IN LIBER 318D AT FOLIO 732.

ONCE ENGAGED AS DESCRIBED, IN THE OWNER'S DECISION MAKERS SHOWING THIS (P) WILL BE SET ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50-24(C) OF THE MONTGOMERY COUNTY CODE. THE MONTGOMERY COUNTY CODE IS THE ONLY LAW INCLUDED IN THIS PLAN OF SUBDIVISION IS 50-24(C) OF THE MONTGOMERY COUNTY CODE. NONE OF WHICH IS DEDICATED TO PUBLIC USE.

DATE: 07/18/08
 M. HARRIS, MARYLAND SURVEYOR
 MARYLAND REGISTRATION NO. 11049

SUBDIVISION RECORD PLAT
 PARCEL "C"
 KRAMER'S ADDITION TO COLESVILLE
 COLESVILLE (5TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 40'

DESIGN ENGINEERING INCORPORATED
 FULL SERVICE CIVIL ENGINEERING & RELATED SERVICES
 18229-A FLOWER HILL WAY, GAITHERSBURG, MARYLAND 20879
 PHONE: (301) 258-1173 Webpage: www.deius.com
 Contact: Pritom Arora, P.E.



RECORDED:	PLAT NO.:
DRAWN BY: RN	CHECKED BY: RN/PLA
FILE NO.:	337

APPROVED: _____
 CHAIRMAN
 ASST. SECRETARY/TREASURER

FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS ONLY

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

APPROVED: _____
 BY: _____ DIRECTOR

M.N.C.P. & P.C. RECORD FILE No. _____

RECORD PLAT REVIEW SHEET

Plat Name: Kramer's addition to Colesville Plat Number: 220081620
 Plan Name: Randolph Plaza Plan Number: 120070140
 Plat Submission Date: 4-16-08
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: D. Kinney Checked: P.B. Date 7/3/08

Initial DRD Review:

Signed Preliminary Plan - Date 11/9/07 Checked: Initial SJS Date 5-20-08
 Planning Board Opinion - Date 8-10-07 Checked: Initial SJS Date 5-20-08
 Site Plan Req'd for Development? Yes X No Verified By: SJS (initial)
 Site Plan Name: Randolph Plaza Site Plan Number: 820070050
 Planning Board Opinion - Date 8-10-07 Checked: Initial SJS Date 5-20-08
 Site Plan Signature Set - Date 5-29-08 Checked: Initial SJS Date 6/23/08
 Site Plan Reviewer Plat Approval: Checked: Initial am Date 7/16/08

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>C. Bunney</u>	<u>4-16-08</u>	<u>4-30-08</u>	<u>5-5-08</u>	<u>OK</u>
Research	<u>Bobby Fleury</u>			<u>4-21-08</u>	<u>OK</u>
SHA	<u>Doug Mills</u>				
PEPCO	<u>Steve Baxter</u>			<u>5-6-08</u>	<u>check PIE/PVS</u>
Parks	<u>Doug Powell</u>				
DRD	<u>Nellie Carey</u>			<u>5-6-08</u>	<u>OK</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	Date
<u>SJS</u>	<u>7/16/08</u>
<u>SJS</u>	<u>6/23/08</u>
<u>SJS</u>	<u>7-9-08</u>

Board Approval of Plat:

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

<u>SJS</u>	<u>7/31/08</u>
_____	_____
_____	_____

DPS Approval of Plat:

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

_____	_____
_____	_____

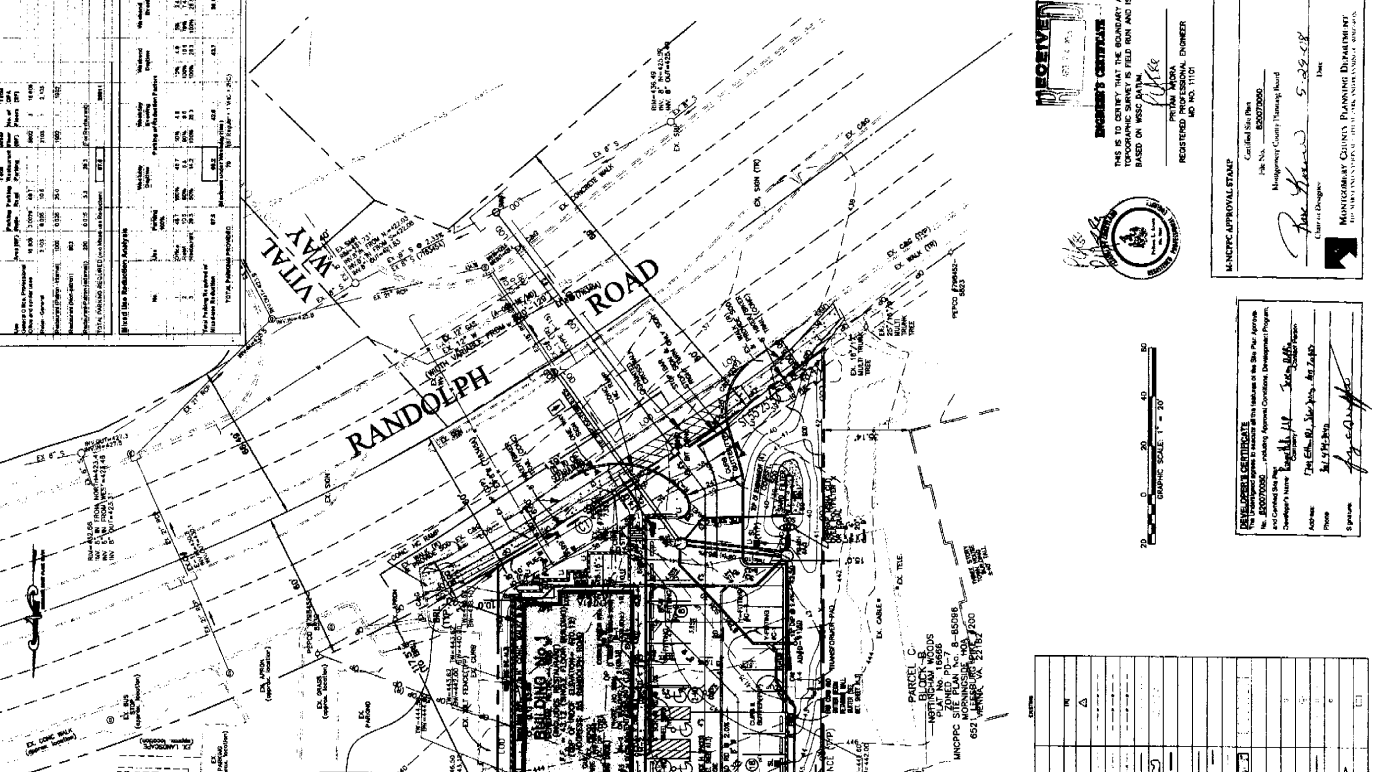
Plat Reproduction:

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. _____

CERTIFIED SITE PLAN # 820070050
MONTGOMERY COUNTY PLANNING DEPARTMENT
The undersigned hereby certifies that this plan complies with the applicable provisions of the Montgomery County Zoning Ordinance, Ordinance No. 40-2000-08.
Certified Site Plan No. 820070050
Montgomery County Planning Board
I, [Signature], Director
Professional Engineer License No. 11419
Professional Engineer License No. 11419
Professional Engineer License No. 11419



GENERAL NOTES AND SITE ANALYSIS

- OWNER / DEVELOPER: [Name]
- DATE: [Date]
- PROJECT: [Project Name]
- SCALE: [Scale]
- CONTRACTOR: [Contractor Name]
- PERMITTED BY: [Permitting Authority]
- APPROVED BY: [Approving Authority]
- REVISIONS: [Revision Log]
- NOTES: [Detailed notes regarding site conditions, utility locations, and construction requirements.]

ABBREVIATIONS LIST

AW	ASPHALT DRIVEWAY
CA	CURB
CD	CONCRETE DRIVEWAY
CM	CONCRETE MANSION
CMH	CONCRETE MANHOLE
CMR	CONCRETE MANHOLE RADIUS
CMV	CONCRETE MANHOLE VALVE
CMW	CONCRETE MANHOLE WALKWAY
CMZ	CONCRETE MANHOLE ZONE
CM1	CONCRETE MANHOLE 1
CM2	CONCRETE MANHOLE 2
CM3	CONCRETE MANHOLE 3
CM4	CONCRETE MANHOLE 4
CM5	CONCRETE MANHOLE 5
CM6	CONCRETE MANHOLE 6
CM7	CONCRETE MANHOLE 7
CM8	CONCRETE MANHOLE 8
CM9	CONCRETE MANHOLE 9
CM10	CONCRETE MANHOLE 10
CM11	CONCRETE MANHOLE 11
CM12	CONCRETE MANHOLE 12
CM13	CONCRETE MANHOLE 13
CM14	CONCRETE MANHOLE 14
CM15	CONCRETE MANHOLE 15
CM16	CONCRETE MANHOLE 16
CM17	CONCRETE MANHOLE 17
CM18	CONCRETE MANHOLE 18
CM19	CONCRETE MANHOLE 19
CM20	CONCRETE MANHOLE 20

LEGEND

SYMBOL	DESCRIPTION
[Symbol]	REMOVE & REGRADE
[Symbol]	CONCRETE PAVEMENT
[Symbol]	LANDSCAPE
[Symbol]	ASPHALT DRIVEWAY
[Symbol]	CONCRETE DRIVEWAY
[Symbol]	CONCRETE MANHOLE
[Symbol]	CONCRETE MANHOLE RADIUS
[Symbol]	CONCRETE MANHOLE VALVE
[Symbol]	CONCRETE MANHOLE WALKWAY
[Symbol]	CONCRETE MANHOLE ZONE
[Symbol]	CONCRETE MANHOLE 1
[Symbol]	CONCRETE MANHOLE 2
[Symbol]	CONCRETE MANHOLE 3
[Symbol]	CONCRETE MANHOLE 4
[Symbol]	CONCRETE MANHOLE 5
[Symbol]	CONCRETE MANHOLE 6
[Symbol]	CONCRETE MANHOLE 7
[Symbol]	CONCRETE MANHOLE 8
[Symbol]	CONCRETE MANHOLE 9
[Symbol]	CONCRETE MANHOLE 10
[Symbol]	CONCRETE MANHOLE 11
[Symbol]	CONCRETE MANHOLE 12
[Symbol]	CONCRETE MANHOLE 13
[Symbol]	CONCRETE MANHOLE 14
[Symbol]	CONCRETE MANHOLE 15
[Symbol]	CONCRETE MANHOLE 16
[Symbol]	CONCRETE MANHOLE 17
[Symbol]	CONCRETE MANHOLE 18
[Symbol]	CONCRETE MANHOLE 19
[Symbol]	CONCRETE MANHOLE 20