



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item # 2
7/30/09

MEMORANDUM

DATE: July 21, 2009

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Subdivision Supervisor
Development Review Division *CC*
(301) 495-4542

FROM: Stephen Smith *SJS*
Development Review Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for July 30, 2009

The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

220080140 **Southlawn**
220081180 **Burton Woods**
220081670, 220090230 **Clarksburg Village**
220081740 **Horizon Hill**
220090870 **Goshen Estates**
220091050 **Garrett Park**
220091100 **Potomac Farm Estates**
220091140 **Middlebrook Center**

Plat Name: Southlawn
Plat #: 220080140

Location: Located on the south side of Southlawn Lane, 400 feet east of Incinerator Lane

Master Plan: Upper Rock Creek

Plat Details: I-2; 1 parcel
Community Water, Community Sewer

Applicant: Konterra, LLP

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Record Plat Review Sheet. Staff has determined that the record plat complies with Preliminary Plan No. 120070300 (MCPB Resolution No. 07-80), as approved by the Board, and that any minor modifications on the plat do not alter the intent of the Board's previous approval the aforesaid plan.

PLAT NO.

OWNER'S CERTIFICATE

We, the undersigned owners of the property described hereon, hereby adopt this plan of subdivision, establish the minimum building restriction lines, and establish and grant to Montgomery County, Maryland or other appropriate agency, a temporary slope easement ten (10) feet wide across the property, adjacent, contiguous, and parallel to all street right-of-way lines; said slope easements shall be contemplated at such time as the improvements on the adjoining right-of-way have been completed and accepted for maintenance by Montgomery County, Maryland or other appropriate agency.

Further, we grant to the applicable utility companies, their respective successors, and assigns, an easement, in, on, and over, the land herein identified as "Public Utility Easement" and identified as PUE hereon with the terms and provisions of said grant being set forth in that certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" recorded among the Land Records of Montgomery County, Maryland, in Liber 3534 at Folio 457 which said terms incorporated herein by this reference.

Further, we establish the Category I Conservation Easement, as delineated hereon, subject to the terms and conditions as set forth in a certain document recorded among the aforesaid Land Records in Liber 13178 at Folio 412.

As owner(s) of this subdivision, we, our successors, agents and assigns will cause all property owner markers and any other required monumentation to be set by a registered surveyor in accordance with section 50-24 (e) (2) of the Montgomery County Code.

There are no recorded subs, actions at law, liens, leases, mortgages, or trusts affecting the property included in this plan of subdivision.

MONTGOMERY COUNTY, MARYLAND

Diane Schwartz Jones Date *7/16/09*
Julia White
 Diane Schwartz Jones Witness/Agent
 Assistant Chief Administrative Officer

NOTES:

- 1.) This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use, of this property. The subdivision record plat is not intended to replace an examination of title or to depict or role all matters affecting title.
- 2.) All terms, conditions, agreements, limitations, and requirements associated with the preliminary plan, site plan, project plan or other plan, allowing development of this property, approved by the Montgomery County Planning Board are intended to survive and not to be extinguished by the recordation of this plat, unless expressly contemplated 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.
- 3.) The property shown hereon is subject to the requirements of Chapter 22A of the Montgomery County Forest Conservation Law, including approval of a Final Forest Conservation Plan and appropriate agreements prior to the issuance of a sediment control permit.
- 4.) This plat is subject to the terms and provisions of a Declaration of Covenants, for the operation and maintenance of private streets, storm drain systems, and/or open space areas, recorded among the Land Records of Montgomery County, Maryland in Liber at Folio
- 5.) The owner of the property, their successors or assigns, may be subject to a future assessment if the County constructs the re-aligned road under a CIP project.
- 6.) This plat is limited to the uses and conditions of Preliminary Plan No. 120070300, entitled "Southlawn".
- 7.) Horizontal Datum shown hereon is Maryland State Plane Grid, NAD 83 and is based upon the following CORS Stations:

BASE STATIONS USED
 ID DESIGNATION LATITUDE LONGITUDE
 DF9217 ZDC1 DC WMA5 1 CORS ARP N39065.714 W077323.867
 D44144 LWK1 STERLING CORS ARP N39527.634 W0772918.963
 AF9322 GMT1 GAITHERSBURG CORS ARP N39062.940 W0771315.516

PROJECT GRID FACTOR = 0.99994696

8.) The land shown hereon lies within the L-2 zone.

9.) This property appears on Tax Map: GS 561.

SURVEYOR'S CERTIFICATE

I hereby certify that the information shown hereon is true to the best of my knowledge and belief, that it is a subdivision of all of the property described in a conveyance from RICKMAN SOUTHLAWN, LLC a Maryland limited liability company to MONTGOMERY COUNTY, MARYLAND by deed dated August 20, 1998 and recorded among the Land Records of Montgomery County, Maryland in Liber 17516 at Folio 85.

And that once engaged as described in the owner's certificate hereon, all property markers shown thus will be set as delineated hereon in accordance with section 50-24(e)(2) of the Montgomery County Code. The total area include in this subdivision record plat is 86,709 square feet or 1.9908 acres of land, there is no street dedication by this plat.

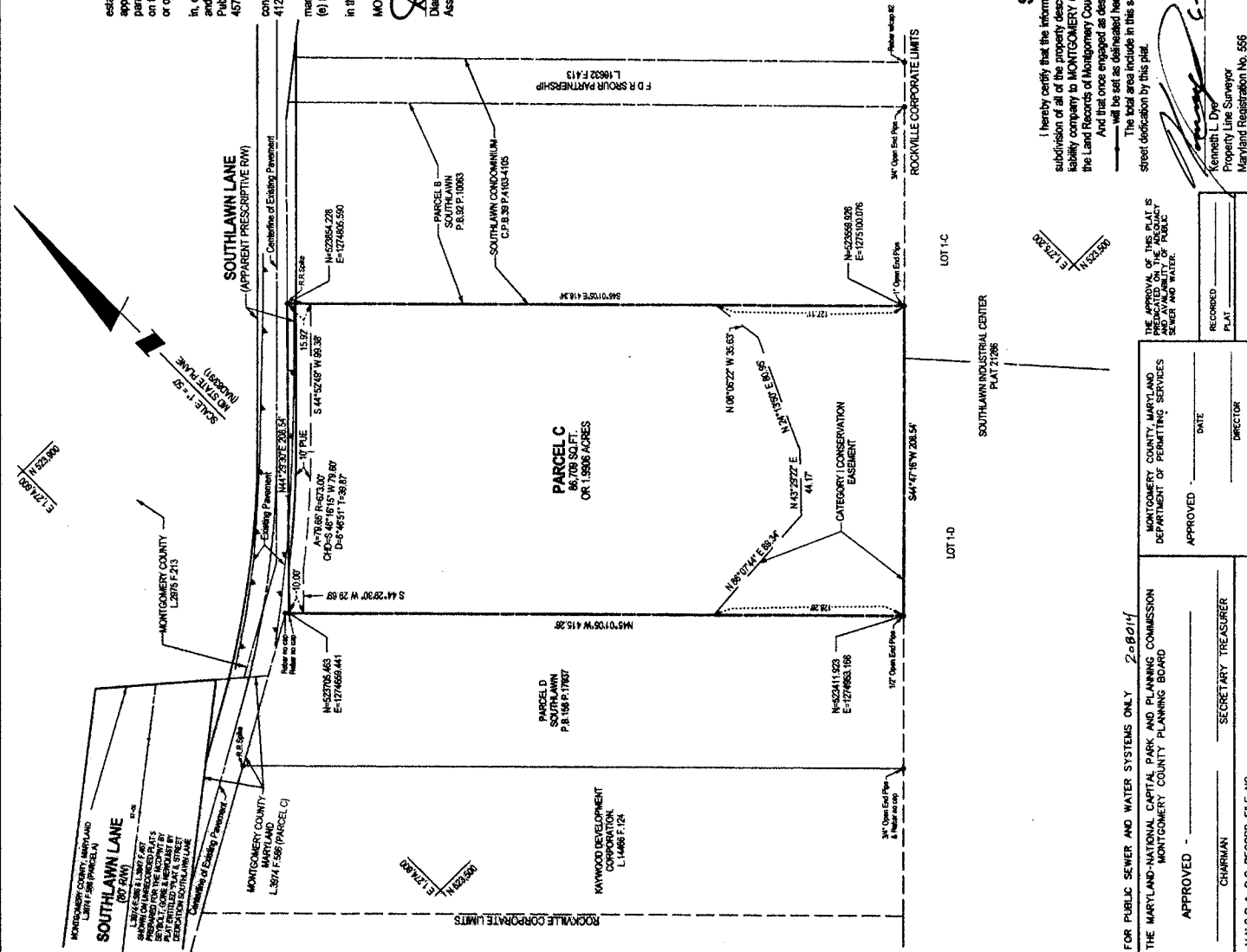
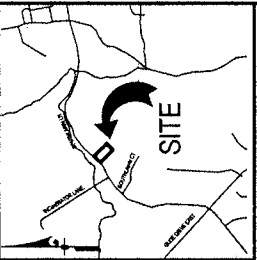
Kenneth L. Dyer Date *6-30-09*
 Kenneth L. Dyer
 Property Line Surveyor
 Maryland Registration No. 556

THE APPROVAL OF THIS PLAT IS
 PRESENTED ON THE RECORDS OF
 SALES AND WATER

RECORDED PLAT
 MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES

APPROVED DATE DIRECTOR
 SECRETARY TREASURER
 CHAIRMAN
 M.N.C.P. & P.C. RECORD FILE NO. -

FOR PUBLIC SEWER AND WATER SYSTEMS ONLY 208014
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD



RECORD PLAT REVIEW SHEET

Plan Name: SOUTHLAWN Plan Number: 120070300
 Plat Name: SOUTHLAWN Plat Number: 220080140
 Plat Submission Date: 7-27-07
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: D. Kinney

Initial DRD Review:

Signed Preliminary Plan – Date 8-1-07 Checked: Initial Smith Date 9/13/07
 Planning Board Opinion – Date 5-17-07 Checked: Initial SOS Date 9/11/07
 Site Plan Req'd for Development? Yes ___ No X Verified By: SOS (initial)
 Site Plan Name: _____ Site Plan Number: _____
 Planning Board Opinion – Date _____ Checked: Initial _____ Date _____
 Site Plan Signature Set – Date _____ Checked: Initial _____ Date _____
 Site Plan Reviewer Plat Approval: Checked: Initial _____ Date _____

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>D. Johnson</u>	<u>9/23/07</u>	<u>9/11/07</u>	<u>9/10/07</u>	<u>ok</u>
Research	Bobby Fleury			<u>8/30/07</u>	<u>ok</u>
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Nellie Carey			<u>9-11-07</u>	<u>ok</u>

Final DRD Review:

	Initial	Date
DRD Review Complete:	<u>SOS</u>	<u>7/16/09</u>
(All comments rec'd and incorporated into mark-up)		
Engineer Notified (Pick up Mark-up):	<u>SOS</u>	<u>9-11-07</u>
Final Mylar w/Mark-up & PDF Rec'd:	<u>SOS</u>	<u>7-10-09</u>
Board Approval of Plat:		
Plat Agenda:	<u>SOS</u>	<u>7/30/09</u>
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____
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. _____

