



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


MCPB
Item # 1B
1-17-2013

MEMORANDUM

DATE: January 9, 2013

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Supervisor
D.A.R.C. Division
(301) 495-4542

FROM: Stephen Smith, Senior Planner 
D.A.R.C. Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for January 17, 2013

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 plats. The following plats are included:

220130400 **Palatine**
220130750 **Ayrlawn**

Plat Name: Palatine
Plat #: 220130400

Location: Located on the north side of Centurion Way, approximately 640 feet west of Greenbriar Road.

Master Plan: Potomac Subregion

Plat Details: R-60 zone; 1 lot
Community Water, Community Sewer

Applicant: James Whang

This subdivision plat has been reviewed by M-NCPPC staff as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Amended Preliminary Plan No. 12001042A (MCPB Resolution No. 12-56), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plan.

PLAT No.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF ALL OF LOT 17, BLOCK 'E', AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "LOTS 17, 18 AND 19, BLOCK 'E', MONTGOMERY COUNTY, MARYLAND, AS PLAT NO. 21869, SAID LOT BEING ALL OF THAT TRACT OF LAND COMPELLED TO JAMES S. WARR, ET AL BY DEEDS FILED IN LIBER 13178 AT FOLIO 412 AND FOLIO 413.

I FURTHER CERTIFY THAT JOSE BARRERA, AS DESIGNATED BY THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY INTERESTS SHOWN THEREON WILL BE SO DESIGNATED HEREON, IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-24(a) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF THIS PLAT OF SUBDIVISION IS 2.000 ACRES OR 87,120 SQUARE FEET, NO PORTION OF WHICH IS TO BE REDICATED TO PUBLIC USE.

James S. Warr
JAMES S. WARR
PROFESSIONAL LAND SURVEYOR
MONTGOMERY COUNTY, MARYLAND
LICENSE EXPIRES: JUNE 21, 2014

OWNER'S CERTIFICATE

WE, JAMES S. WARR AND MALIBR E.C. WARR, OWNERS OF THE PROPERTY DESCRIBED HEREON, HEREBY CERTIFY THAT THE SUBDIVISION SHOWN HEREON IS IN ACCORDANCE WITH THE MONTGOMERY COUNTY ZONING ORDINANCE.

EXCEPT AS OTHERWISE SPECIFIED HEREON, THE TERMS AND CONDITIONS OF THE MONTGOMERY COUNTY ZONING ORDINANCE SHALL APPLY TO THE LAND SHOWN HEREON.

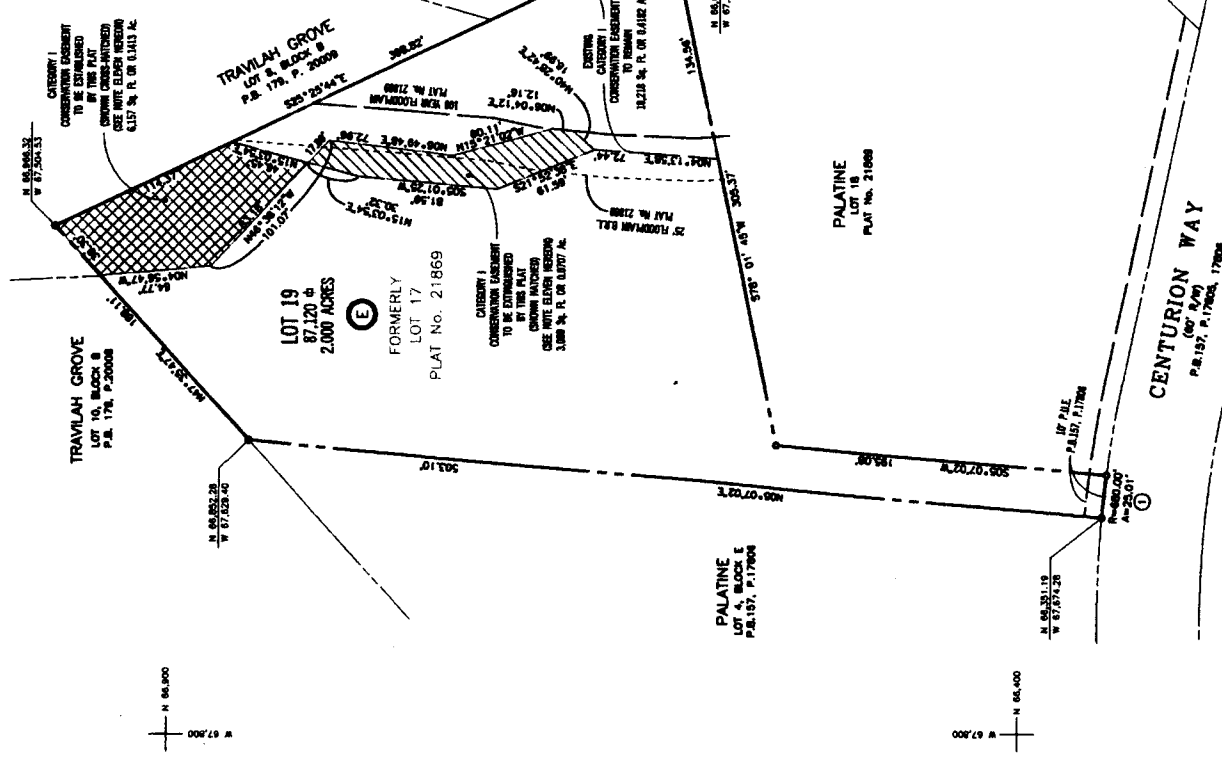
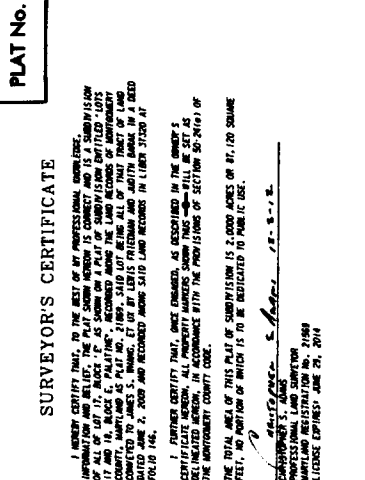
WE AS OWNERS OF THE LAND SELECTED ON THIS PLAT, WE, OUR SUCCESSORS, AGENTS AND ASSIGNS, WILL CHASE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED AMBIGNATION TO BE SET BY A REGISTERED SURVEYOR AND CONVEY TO THE MONTGOMERY COUNTY CODE.

THERE ARE NO RECORDED SUITS, ACTIONS AT LAW, LIENS, ENCUMBRANCES OR TRUSTS AFFECTING THE PROPERTY DESCRIBED ON THIS PLAT OF SUBDIVISION.

James S. Warr
JAMES S. WARR
Malibr E.C. Warr
MALIBR E.C. WARR

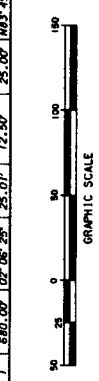
SUBDIVISION NOTES

- ALL TERMS, CONDITIONS, ACCESSORIES, EASEMENTS AND ENCUMBRANCES ASSOCIATED WITH ANY PREVIOUS PLAT, SITE PLAN, PROJECT PLAN OR OTHER PLAN ALLOWED BY THE MONTGOMERY COUNTY ZONING ORDINANCE, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, ARE HEREBY CONTINUED BY THE PLAT ON WHICH THIS PLAT IS SUPERSEDED AND SHALL BE DEEMED 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.
- PUBLIC WATER AND SEWER EXIST AT THIS PROPERTY.
- THIS PROPERTY IS ZONED RE-2.
- TITLE INSURANCE STATEMENT: THIS RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE TITLE OF THE PROPERTY SHOWN HEREON. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEFLECT ON ANY OTHER MATTERS AFFECTING TITLE.
- THE MAP REFERENCE: TAX MAP 0361.
- THIS PLAT IS IN THE AREA OF THE RESEARCHING GROUND CAPACITY ANALYSIS (RCA) BASED UPON A PLAT OF SUBDIVISION TITLED "PALATINE SUBDIVISION" RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN PLAT BOOK 157 AT PLAT NO. 17868.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO CHAPTER 220 OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN AND APPROPRIATE ADJUSTMENTS PRIOR TO ISSUANCE OF A SEPARATE CONTROL PERMIT.
- THE PROPERTY SHOWN HEREON IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PELLICER PLAT NO. 17000 (HEREINAFTER TITLED "PELLICER LOT 17, BLOCK 'E'").
- THE PARCELS SHOWN HEREON ARE SUBJECT TO A COVENANT RELATING TO SEWER SERVICE MADE BY JAMES S. WARR AND MALIBR E.C. WARR, AS SET FORTH IN THE OFFICIAL PUBLIC FILES SAID LAND RECORDS IN LIBER 13178 AT FOLIO 412, AS NOTED ON THAT PLAT OF SUBDIVISION TITLED "PALATINE SUBDIVISION" RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN PLAT BOOK 157 AT PLAT NO. 17868.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO AN AGREEMENT WITH THE MONTGOMERY COUNTY BOARD OF PUBLIC WORKS AND UTILITIES, AS NOTED ON THAT PLAT OF SUBDIVISION TITLED "PALATINE SUBDIVISION" RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN PLAT BOOK 157 AT PLAT NO. 17868.
- THE PURPOSE OF THIS PLAT IS TO REVISE THE CATEGORY I CONSERVATION EASEMENT SET FORTH IN PLAT NO. 17868 OF MONTGOMERY COUNTY, MARYLAND AS PLAT NO. 17868. THE REVISED AREA, INDICATED BY A HATCHED PATTERN, IS SHOWN ON THIS PLAT. THE REVISED AREA IS A CATEGORY I CONSERVATION EASEMENT RECORDED IN LIBER 13178 AT FOLIO 412. THE CROSS-HATCHED AREA INDICATED HEREON (6,197 SQUARE FEET OR 0.143 AC.) IS A CATEGORY I CONSERVATION EASEMENT RECORDED IN LIBER 13178 AT FOLIO 412. THE CROSS-HATCHED AREA IS A CATEGORY I CONSERVATION EASEMENT RECORDED IN LIBER 13178 AT FOLIO 412. THE CROSS-HATCHED AREA IS A CATEGORY I CONSERVATION EASEMENT RECORDED IN LIBER 13178 AT FOLIO 412.
- THE CORNER OF THE OLD YEAR CLOSING LINE, SHOWN HEREON, IS A CORNER SET BY GREENHOORNE & O'MARA, INC. DATED DECEMBER 19TH, APPROVED BY DEEDS IN A LETTER DATED JULY 21, 1972, AND IS DEPICTED ON THAT PLAT OF SUBDIVISION TITLED "PALATINE" RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AS PLAT NO. 21861.



CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
1	680.00	07.06	25	25.01	12.50	23.00
						M37.47
						43.7



SUBDIVISION RECORD PLAT

LOT 19, BLOCK 'E'

A RESUBDIVISION OF LOT 17, BLOCK 'E'

PALATINE

DARNESTOWN (6TH) ELECTION DISTRICT

MONTGOMERY COUNTY, MARYLAND

11/26/2012
GREENHOORNE & O'MARA, INC.
 GENERAL CIVIL - ENVIRONMENTAL - ENGINEERING SCIENCE
 PROFESSIONAL ENGINEERING FIRM
 10000 WOODLAND DRIVE, SUITE 200
 GREENBELT, MARYLAND 20814
 (301) 444-8322
 File No.

Approved: _____
 Maryland National Capital Park & Planning Commission
 Montgomery County Planning Board

Approved: _____
 Montgomery County, Maryland
 Department of Permitting Services

Chairman _____
 Secretary/Treasurer _____
 Director _____

MANCIPAL FILE NO. _____

RECORD PLAT REVIEW SHEET

Plat Name: Palatine Plat Number: 220130400
 Plan Name: Palatine, Lot 17, Block E Plan Number: 12001042A
 Plat Submission Date: 9/14/12
 DRD Plat Reviewer: W. Mychal
 DRD Prelim Plan Reviewer: J. Penn Checked: W.M Date 10/31/12

Background Review:

Signed Preliminary Plan - Date 9/14/12 Checked: Initial W.M Date 10/31/12
 Planning Board Resolution No. 12-56 Resolution Mailing Date 9/6/12
 Site Plan Required? Yes No Verified By: W.M (initial)
 Site Plan Name: _____ Site Plan Number: _____
 Site Plan Signature Set - Date _____ Checked: Initial _____ Date _____
 Planning Board Resolution No. _____
 Site Plan Reviewer Check: Initial _____ Date _____

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

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	9/14/12	10/3/12	10/11/12	NO REVISIONS
Research	Bobby Fleury			9/24/12	OK
SHA	Corren Giles				
PEPCO					
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

	Initial	Date
Consultant Notified (Final Mark-up):	<u>SGS</u>	<u>11-1-2012</u>
Final Mylar & DXF/DWG Received:	<u>SGS</u>	<u>12-3-12</u>
Final Mylar Review Complete:	<u>SGS</u>	<u>1-9-13</u>

Board Approval of Plat:

Plat Agenda:	<u>SGS</u>	<u>1-17-2013</u>
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____

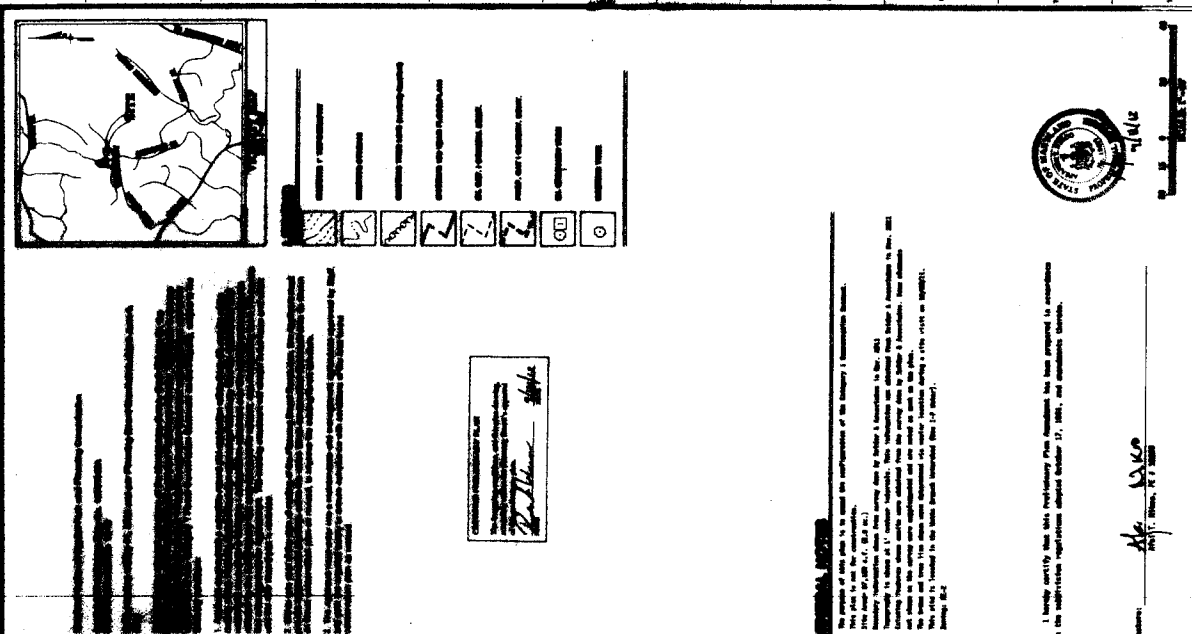
MCDPS Approval of Plat:

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 Plat Books for Rest of Division:	_____	_____
Complete Reproduction:	_____	_____
Notify Consultant to Seal Plats:	_____	_____
Surveyor's Seal Complete:	_____	_____
Sent to Courthouse for Recordation:	_____	_____
Recordation Info Entered into Hansen	_____	_____

No. _____



DATE: 11-20-07

NO.	REVISION	DATE

PALATINE
CONSULTING ENGINEERS
2800 CANTON SQUARE, SUITE 200
PALATINE, ILLINOIS 60067
PHONE: (847) 444-2800 FAX: (847) 444-8807
WWW.PALATINEILL.COM

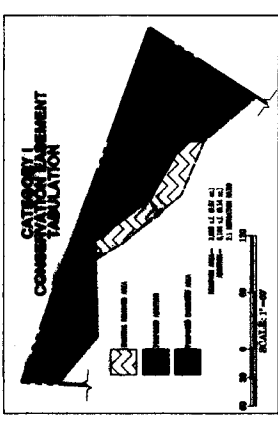
NOTES:
1. THIS PLAN IS PREPARED FOR THE PROJECT OF THE PROPERTY OWNERS.
2. THE SURVEY AND DESIGN ARE BASED UPON THE DATA AND INFORMATION FURNISHED TO THE ENGINEER BY THE PROPERTY OWNERS.
3. THE ENGINEER HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROJECT AND HAS NOT VERIFIED THE DATA AND INFORMATION FURNISHED TO THE ENGINEER BY THE PROPERTY OWNERS.
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APPROVED:
[Signature]
DATE: 11-20-07

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I hereby certify that this Preliminary Plan has been prepared in accordance with the Subdivision Regulations adopted October 31, 1967, and amendments thereto.

DATE: 11-20-07



GREENHORNE & O'MARA
CONSULTING ENGINEERS
2800 CANTON SQUARE, SUITE 200
PALATINE, ILLINOIS 60067
PHONE: (847) 444-2800 FAX: (847) 444-8807
WWW.GHOM.COM

NO.	REVISION	DATE

PREPARED FOR:
[Client Name]
11800 Cantonsville Way
Palatine, IL 60067
312-258-9400
312-258-9401
WWW.PALATINEILL.COM

DATE: 11-20-07

SCALE: 1" = 40'