Plat Name: Dickerson
Plat #: 220200870 - 220200910

Location: Located on the north side of Martinsburg Road at the intersection of Darnestown Road (MD 28).
Master Plan: Agriculture and Rural Open Space Master Plan
Plat Details: IH and AR zones; 2 lots
Owner: Morgantown Steam, LLC

Staff recommends approval of this minor subdivision plat pursuant to Section 50.7.1.D. of the Subdivision Regulations, which states:

D. Subdivision to reflect ownership. A recorded lot approved for a commercial, industrial, or multi-unit residential use may be resubdivided to create or delete an internal lot to reflect a change in ownership, deed, mortgage, or lease line if:

1. all conditions of approval for the original subdivision that created the lot remain in effect;

2. the total maximum number of trips generated on all new lots created will not exceed the number of trips approved for the lot in the original subdivision;

3. all land in the original subdivision lot is included in the plat; and

4. all necessary code requirements of Chapters 8, 19, and 22 are met and any necessary cross easements, covenants, or other deed restrictions necessary to implement all the conditions of approval on the lot in the original subdivision are executed before 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 50.7.1.D. and supports this minor subdivision record plat.
PLAT NO.

MATCHLINE SHEET 1 OF 5

MATCHLINE SHEET 2 OF 5

MATCHLINE SHEET 3 OF 5

MATCHLINE SHEET 4 OF 5

MATCHLINE SHEET 5 OF 5

VICTINITY MAP

SCALE 1" = 4000'

Line Table

Direction Length

SEE SHEET 7 OF 5 FOR LINE DATA

PLAT NO.

OWNERS CERTIFICATE

We hereby adopt this subdivision plat and confirm the Owners Certificate on sheet 1 of 5.

MORGANTOWN STEAK, LLC, a Delaware limited liability company
(formerly Geovic Mid-Atlantic, LLC; formerly Mmit Mid-Atlantic, LLC; formerly Southen Energy Mid-Atlantic, LLC)

By: Jonathan Schall, Vice President

09/20/2020

WMG

SURVEYORS CERTIFICATE

I hereby certify in the best of my professional knowledge, information and belief that the information shown hereon is correct and that it is in accordance with the Surveyors Certificate on Sheet 1 of 5.

Brian L. Ward
Professional Land Surveyor

Licence Expires: 07/28/2022

SUBDIVISION RECORD PLAT

SHEET 5 OF 5

LLOTS 8 AND 9

DICKERSON

(Being a resubdivision of Lot 1, Dickerson)

POOLSVILLE (PHE) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SCALE 1" = 4000' DATE: SEPTEMBER 2020

SOLTESZ, INC.

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Engineering Surveying Planning Environmental Services

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