

COUNTY LOCAL LAWS

- Division 59-C-7 "Planned Unit Development Zones"  
Section 59-C-7.4 "Planned retirement community zone"  
Section 59-C-7.47 "Height of buildings"

[Effective Date May 25, 1998]

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**Ordinance No. 13-91**

**Subdivision Regulation Amendment No. 98-1**

AN AMENDMENT to the Montgomery County Code for the purpose of:

- streamlining the record plat review process;
- updating the record plat procedures and requirements; adding definitions to the subdivision regulations;
- providing requirement to tie record plats to the Maryland Grid System and to provide for a transition period in which to comply;
- providing standards for the permanent placement of property corner markers and monuments and the timing of such placement for projects involving private streets;
- modifying the owner's certification to include that the owner will engage a Maryland licensed land surveyor to set all property corner markers and thereby shifting the responsibility from the surveyor preparing the plat who may not be engaged to set the property corner markers;
- codifying existing practice as to the size of the record plat drawing;
- requiring the identification of all recorded covenants, easements, rights-of-way or restrictions such as well and septic consent agreements;
- requiring a notice on the record plat that it is not intended to show every matter affecting ownership and that it does not replace an examination of title;
- codifying existing practice of including a copy of the approved forest conservation plan or the exemption letter with the record plat application;
- requiring the description of bearings and distances for only the most restrictive environmental easements or buffers;
- revising the septic area information; and
- requiring the governmental agencies to make changes to their requirements formally by adopting and distributing written regulations or guidelines.

By amending the following section of the Montgomery County Subdivision Regulations, Chapter 50 of the Montgomery County Code:

Section 50-1 "Definitions"