



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

**MCPB**  
**Item #**  
**09/20/07**

**MEMORANDUM**

**DATE:** September 5, 2007

**TO:** Montgomery County Planning Board

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

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

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for September 20, 2007

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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:

220070970 **Layhill Village East**  
220071350 **Montgomery County Conference Center**  
220071600 **Chevy Chase, Section 4**

**PLAT NO. 220070970**

**Layhill Village East**

Located on the west side of Punch Street, approximately 150 feet north of Queensguard Road

R-200 zone; 1 lot

Community Water, Community Sewer

Master Plan Area: Aspen Hill

Reasno Hamilton, Applicant

Staff recommends approval of this minor subdivision plat pursuant to section **50-35A (a)(2)** of the Subdivision Regulations, which states:

Conversion of an Outlot into a Lot. An outlot may be converted into a lot under the minor subdivision procedures provided:

- a. The outlot is not required open space or otherwise constrained so as to prevent it from being converted into a buildable lot;
- b. There is adequate sewerage and water service to the property, which may be either public service and/or approved private septic system/private well;
- c. All applicable requirements and/or agreements that may be relevant, in accordance with provisions for adequate public facilities, as contained in Section 50-35(k) and the Annual Growth Policy, are satisfied prior to the recordation of the plat;
- d. All applicable conditions and/or agreements applicable to the original subdivision approval creating the outlot will also apply to the new lot. The conditions and agreements may include, but are not limited to, any adequate public facilities agreement, conservation easement or building restriction lines; and
- e. If the outlot is located within a special protection area, as shown on an approved and adopted master plan, all applicable special protection areas requirements and guidelines, including approval of a water quality plan, are satisfied prior to recordation of the plat.

An outlot may be incorporated into an adjoining lot resulting in a larger lot without having to satisfy Subsections (a) and (b) above.

Staff applied the above-noted minor subdivision criteria for this application, which is incorporating a lot and an outlot into a lot, and concludes that the proposed subdivision complies with the criteria of Section 50-35A (a)(2) of the subdivision regulations and supports this minor subdivision record plat.

**RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET**

(This form contains 3 pages)

Plat Name: Layhill Village East Plat Number: 220070970  
Plat Submission Date: 4/16/07  
DRD Plat Reviewer: T. Alam  
DRD Prelim Plan Reviewer: NA

\*For category of minor see pages 2 and 3

**Initial DRD Review:**

Pre-Preliminary Plan No.        Checked: Initial        Date         
Preliminary Plan No.        Checked: Initial        Date         
Planning Board Opinion - Date        Checked: Initial        Date         
Site Plan Name if applicable:        Site Plan Number:         
Planning Board Opinion - Date        Checked: Initial        Date       

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>A. L. L. L. L.</u>	<u>1/18/07</u>	<u>2/2/07</u>	<u>1/18/07</u>	<u>No Comment</u>
Research	Bobby Fleury				<u>OK</u>
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Steve Smith			<u>1/31/07</u>	<u>See PLAT</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 &amp; PDF Rec'd:

**Board Approval of Plat:**

Plat Agenda:

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:

Initial

SJSTBASJSSJS  

Date

9-4-072-8-078/29/079/29/07  No.

## RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-50-35A

Select which Category of Minor Subdivision and fill information as required

### Requirements under Sec 50-35A (A)

#### (1) Minor Lot Adjustment

- a) Total area does not exceed 5% of combined area affected: \_\_\_\_\_
- b) No additional lots created: \_\_\_\_\_
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: \_\_\_\_\_
- d) Date sketch plan submitted: \_\_\_\_\_
- e) Sketch plan revised or denied within 10 business days: \_\_\_\_\_
- f) Final record plat submitted within ninety days: \_\_\_\_\_
- g) Sketch shows following information:
  - i. proposed lot adjustment: \_\_\_\_\_
  - ii. physical improvements within 15 feet of adjusted line: \_\_\_\_\_
  - iii. alteration to building setback: \_\_\_\_\_
  - iv. amount of lot area affected: \_\_\_\_\_

#### (2) Conversion of Outlot into a Lot

- a) Outlot not required for open space or otherwise constrained: ok
- b) Adequate sewerage and water service/public or private: ok
- c) Adequate public facilities and AGP satisfied: ok
- d) Any conditions/agreements of original subdivision: ok
- e) Special Protection Area, Water Quality Plan required: N/A

#### (3) Consolidation Of Two of More Lots

- a) Any prior subdivision conditions: \_\_\_\_\_
- b) Part of lot created by deed prior to June 1 1958: \_\_\_\_\_

#### (4) Further Subdivision of Commercial/Industrial/Multi-Family Lot

Any subdivision/conditions; APF agreement satisfied: \_\_\_\_\_

#### (5) Plat of Correction

- a) All owners and trustees signed: \_\_\_\_\_
- b) Original Plat identified: \_\_\_\_\_

#### (6) Plats for Residentially Zoned Parcels Created by Deed prior to June 1958

- a) Deed(s) submitted: \_\_\_\_\_
- b) Developable with only one single family detached unit: \_\_\_\_\_

#### (7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels

- a) Adequate Public Facilities satisfied: \_\_\_\_\_
- b) Street dedication required: \_\_\_\_\_
- c) Forest conservation: \_\_\_\_\_
- d) Storm water management: \_\_\_\_\_
- e) Special Protection Area/Water Quality Plan: \_\_\_\_\_
- f) Landscaping and lighting plan including parking lot layout: \_\_\_\_\_

g) Approved Special Exception:

\_\_\_\_\_

**(8) Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum**

- a) Number of Lots:
- b) Written MCDPS approval of proposed septic area:
- c) Required street dedication:
- d) Easement for balance of property noting density and TDRS:
- e) Average lot size of 5 acres:
- f) Forest Conservation requirements met:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_





**PLAT NO. 220071350**

**Montgomery County Conference Center**

Located in the northwest quadrant of the intersection of Rockville Pike (MD 355) and Marinelli Road.

TS-R zone; 1 lot

Community Water, Community Sewer

Master Plan Area: North Bethesda – Garrett Park

The JBG Companies, 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. 12000087A and Site Plan No. 820000040C, 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 plans.

**RECORD PLAT REVIEW SHEET**

Plan Name: Mont. County Conference Center Plan Number: 12000087 A  
 Plat Name: Mont. County Conference Center Plat Number: 220071350  
 Plat Submission Date: 4-13-07  
 DRD Plat Reviewer: S. Smith  
 DRD Prelim Plan Reviewer: C. Conlon

**Initial DRD Review:**

Signed Preliminary Plan - Date \_\_\_\_\_ Checked: Initial CAC Date 6/11/07  
 Planning Board Opinion - Date 4-25-07 Checked: Initial SJS Date 5-16-07  
 Site Plan Req'd for Development? Yes ☒ No \_\_\_\_\_ Verified By: SJS (initial)  
 Site Plan Name: Mont. County Conference Ctr. Site Plan Number: 82000040C  
 Planning Board Opinion - Date 4-25-07 Checked: Initial SJS Date 6-4-07  
 Site Plan Signature Set - Date 5-29-07 Checked: Initial SJS Date 6-4-07  
 Site Plan Reviewer Plat Approval: \_\_\_\_\_ Checked: Initial PAK Date 6-13-07

Review Items: Lot # & Layout ☒ Lot Area ☒ Zoning ☒ Bearings & Distances ☒  
 Coordinates OK Plan # ☒ Road/Alley Widths ☒ Easements OK Open Space N/A  
 Non-standard BRLs N/A Adjoining Land OK 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>A. Lindberg</u>	<u>4-26-07</u>	<u>5-14-07</u>	<u>5-1-07</u>	<u>EXEMPTION</u>
Research	<u>Bobby Fleury</u>	<u>↓</u>	<u>↓</u>		<u>OK</u>
SHA	<u>Doug Mills</u>	<u>↓</u>	<u>↓</u>		<u>No Comments</u>
PEPCO	<u>Steve Baxter</u>	<u>↓</u>	<u>↓</u>		<u>↓</u>
Parks	<u>Doug Powell</u>	<u>↓</u>	<u>↓</u>		
DRD	<u>Nellie Carey</u>	<u>↓</u>	<u>↓</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

SJS  
SJS  
SJS

8-30-07  
6/14/07  
8-15-07

**Board Approval of Plat:**

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

SJS  
 \_\_\_\_\_  
 \_\_\_\_\_

9/20/07  
 \_\_\_\_\_  
 \_\_\_\_\_

**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:

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No. \_\_\_\_\_



PLAT No.

NOTE: SEE CURVE DATA

1. 100' RADIUS  
2. 100' RADIUS  
3. 100' RADIUS  
4. 100' RADIUS  
5. 100' RADIUS  
6. 100' RADIUS  
7. 100' RADIUS  
8. 100' RADIUS  
9. 100' RADIUS  
10. 100' RADIUS

ROCKVILLE PIKE - MD 355  
S.R.C. Plot No. 42783  
120' R/W

LOT 1  
JAN-DOR  
P.No. 4748

LOT 2  
JETTE FAMILY LLC  
L-18440 F-384  
S 10°46'07" E 200.00'

LOT 2  
513,892 sq. ft.  
11.79734 Acres

LOT 1  
P.No. 22383

MARINELLI ROAD  
Variable Width R/W  
L-1463 F-108

EXECUTIVE BLVD  
Variable Width R/W

AREA OF RECORD TO THE MONTGOMERY COUNTY ADMINISTRATION	
LINE	COURSE & DISTANCE
P08	STA. 367+95.25 60.00'
①	S 87°13'05" W 7.00' STA. 367+99.95 67.00'
②	Length: 110.58' Radius: 5662.58' Chord: N 27°20'35" W 110.88' STA. 369+121.15 67.00'
③	N 85°11'58" E 7.45' STA. 369+06.56 60.00'
④	Length: 105.48' Radius: 5663.50' Chord: S 23°19'48" E 102.48'
PER SQUARE AREA = 1.10113 Acres	
SHOWN THIS	

LEGEND:

R/L = Right with Cap Feared

PLAT SUBMISSION

Number of Lots = 5  
Area of Lots = 513,892 sq. ft.  
Area of Record = 513,892 sq. ft.  
Total Area = 513,892 sq. ft.

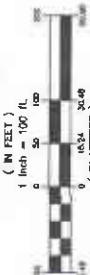
OWNER'S CERTIFICATE

The Montgomery County Planning Board, acting under the authority of the Montgomery County Code, Chapter 25, has reviewed the plat of record and has determined that the same is in accordance with the provisions of the Montgomery County Code, Chapter 25, and that the same is in accordance with the provisions of the Montgomery County Code, Chapter 25, and that the same is in accordance with the provisions of the Montgomery County Code, Chapter 25.

SUBDIVISION RECORD PLAT

LOT 2  
MONTGOMERY COUNTY  
CONFERENCE CENTER  
ELECTION DISTRICT No. 4  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 100'

GRAPHIC SCALE



MHG  
Masters, Hendricks & Glascock, P.A.  
Engineers & Planners  
Landscape Architects  
Phone: 301.670.0400  
Fax: 301.670.0401  
www.mhg.com

Notes

- The approval of this plat is predicated on the integrity and expediency of Public Survey and Maps.
- This property is subject to the Montgomery County Forest Conservation Law (Ordinance No. 2-1991) and 2-2011.
- This property is subject to the (Forest Stewardship) Ordinance.
- When expressly contemplated by the plat or approved, all terms, conditions, site plan, and other data, showing development of the property, approved by the Montgomery County Planning Board, shall be deemed to be a part of this plat and shall be subject to the same as this plat.
- This plat is limited to use and conditions as required by the Plat Enforcement Agreement No. 2000000000, entitled "REDEVELOPMENT - MARIOTT" and Preliminary Plat No. 1200000000, entitled "REDEVELOPMENT - MARIOTT".
- Vehicle access is denied along Rockville Pike (MD 355), except as approved otherwise.

SUBMITTER'S CERTIFICATE

We hereby certify that the plat above herein is correct: that it is a subdivision of all of the land shown herein as being the property of the Montgomery County Planning Board, and that the same is in accordance with the provisions of the Montgomery County Code, Chapter 25, and that the same is in accordance with the provisions of the Montgomery County Code, Chapter 25, and that the same is in accordance with the provisions of the Montgomery County Code, Chapter 25.

8/13/07  
By: [Signature]  
Montgomery County Planning Board

FOR PUBLIC WATER AND SEWER ONLY

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

APPROVED: \_\_\_\_\_  
CHAIRMAN

APPROVED: \_\_\_\_\_  
SECRETARY-TREASURER

APPROVED: \_\_\_\_\_  
DIRECTOR

DATE: \_\_\_\_\_  
FILE NO.: \_\_\_\_\_



# MONTGOMERY COUNTY PLANNING BOARD

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APR 25 2007

**MCPB No. 07-39**

**Preliminary Plan No. 12000087A**

**Montgomery County Conference Center**

**Date of Hearing: February 1, 2007**

## MONTGOMERY COUNTY PLANNING BOARD

### RESOLUTION<sup>1</sup>

WHEREAS, pursuant to Montgomery County Code Chapter 50, the Montgomery County Planning Board ("Planning Board" or "Board") is vested with the authority to review preliminary plan applications; and

WHEREAS, on April 26, 2006, Montgomery County, MD and Quad Center, LLC, filed an application for approval of an amendment to the conditions of approval of a preliminary plan of subdivision for an existing lot containing 11.81 acres of land located at the northwest corner of the intersection of Rockville Pike and Marinelli Road, east of Executive Boulevard ("Property" or "Subject Property"), in the North Bethesda-Garrett Park master plan area ("Master Plan"); and

WHEREAS, the preliminary plan amendment application was designated Preliminary Plan No. 12000087A, Montgomery County Conference Center ("Preliminary Plan" or "Application"); and

WHEREAS, on April 27, 2006 JBG purchased Quad Center LLC's interest in the Montgomery County Conference Center, and assumed Quad Center LLC's role as Applicant in this matter;<sup>2</sup> and

WHEREAS, Staff issued a memorandum to the Planning Board, dated January 21, 2007, setting forth its analysis, and recommendation for approval, of the Application subject to certain conditions ("Staff Report"); and

<sup>1</sup> This Resolution constitutes the written opinion of the Board in this matter and satisfies any requirement under the Montgomery County Code for a written opinion.

<sup>2</sup> Montgomery County and JBG are referred to collectively as "Applicants."

Approved as to  
Legal Sufficiency:

8787 Georgia Avenue, Suite 200, Silver Spring, Maryland 20910

M-NCPFC Legal Department  
www.MCParkandPlanning.org

Chairman's Office: 301.495.4605 Fax: 301.495.1320

E-Mail: [mcp-chairman@mncppc.org](mailto:mcp-chairman@mncppc.org)

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and the staffs of other governmental agencies, on 02/01/07, the Planning Board held a public hearing on the Application (the "Hearing"); and

WHEREAS, at the Hearing, the Planning Board heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, on February 1, 2007, the Planning Board approved the Application subject to certain conditions, on motion of Commissioner Robinson; seconded by Commissioner Bryant; with a vote of 5-0, Chairman Hanson and Commissioners Bryant, Perdue, Robinson, and Wellington voting in favor.

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 50, the Planning Board approved Preliminary Plan No. 12000087A to modify the previous conditions of approval for the existing lot on 11.81 acres of land located at the northwest corner of the intersection of Rockville Pike and Marinelli Road, east of Executive Boulevard ("Property" or "Subject Property"), in the North Bethesda-Garrett Park master plan area ("Master Plan"), subject to the following conditions:

- 1) Previous condition 1.c., must be amended as follows:

The Applicants must fund the twelve (12) intersection improvements identified in 1997, which were required as a condition of Zoning Case No. G-745, except that participation (on a pro rata basis) in the following alternative improvements are acceptable at the intersections noted below:

- a) Rockville Pike and Montrose Road/Randolph Road: A Maryland State Highway Administration (SHA) project for an interchange at MD 355 and Montrose Road/Randolph with construction funding to begin construction in 2007.
- b) Montrose Road and Farm Haven Drive: The Montgomery County Department of Public Works and Transportation's (DPWT) Capital Improvements Program (CIP) Project No. 500311, Montrose Parkway West that is under construction to widen Montrose Road from four to six lanes on the east-west intersection approaches.
- c) Montrose Road and Tildenwood Drive: The DPWT CIP Project No. 500311, Montrose Parkway West that is under construction to widen Montrose Road from four to six lanes on the east-west intersection approaches.
- d) Rockville Pike and Rollins Avenue/Twinbrook Parkway: The DPWT CIP Project No. 509995, Conference Center Intersection Improvements includes construction of a right-turn lane on the northbound approach of

Rockville Pike (MD 355) and has been funded to begin construction in 2007. Rockville Pike (MD 355) and has been funded to begin construction in 2007.

- 2) The Applicants must record a new plat for dedication of seven more feet of right-of-way from the centerline of Rockville Pike (MD 355). This record plat application must be submitted within three months after the Planning Board resolution for the preliminary plan amendment opinion and must be recorded prior to release of any use and occupancy permit for Phase II of the hotel building.
- 3) The Applicants must enter into an updated Traffic Mitigation Agreement (TMAg) with the Planning Board and the Montgomery County Department of Public Works and Transportation (DPWT) to include all the Applicants as parties to this Agreement. TMAg to be prepared, signed and submitted to the Planning Board staff by the Applicants prior to the issuance of any building permit for the Phase II hotel building. This agreement must be signed and fully executed prior to issuance of any use and occupancy permit for the Phase II hotel building.
- 4) The Applicants must provide two more inverted-U bike racks (i.e., each storing two bicycles) and two more bike lockers. The bike racks must be located in a public, well-lit and weather-protected area within 100 feet of the entrance for hotel patrons. The bike lockers also should be located in a well-lit and weather-protected area within 100 feet of the main entrance for employees.
- 4) All other previous conditions of approval as contained in the Planning Board Opinion dated October 31, 2000 remain in full force and effect.

BE IT FURTHER RESOLVED, that, having given full consideration to the recommendations and findings of its Staff, which the Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Montgomery County Planning Board FINDS, with the conditions of approval, that:

1. *Public facilities will continue to be adequate to support and service the area of the proposed subdivision.*

The Planning Board reviewed the Applicants' request to substitute pro rata contributions to certain County and State roadway projects as alternatives to the previously required improvements at specific intersections, and find that the contributions are acceptable because the specific projects will mitigate proposed



trips from the convention center and hotel to the same, or a greater extent. The Planning Board also finds that the previously approved Traffic Mitigation Agreement (TMAg) between the applicant, the Planning Board and Montgomery County Department of Public Works and Transportation (MCDPWT), must be updated to include JBG, Inc. as a party to the agreement.

As part of the transportation review of this preliminary plan amendment, it was determined that an inadequate amount of right of way dedication had been given for Rockville Pike (MD 355) along the property frontage. In order to meet master plan requirements for the ultimate right of way for Rockville Pike (MD 355), the Planning Board finds that the Applicants are required to dedicate an additional 7 feet of right of way.

*2. All previous conditions remain in full force and effect.*

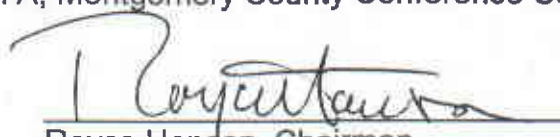
The Planning Board further finds that the preliminary plan amendment does not affect the previous findings of the Board regarding the preliminary plan, and all other previous conditions of approval remain in full force and effect.

BE IT FURTHER RESOLVED, that the date of this Resolution is \_\_\_\_\_ (which is the date that this Resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

\* \* \* \* \*

At its regular meeting, held on Thursday April 5, 2007, in Silver Spring, Maryland, the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission ADOPTED the above Resolution, on motion of Commissioner Wellington, seconded by Commissioner Bryant, with Chairman Hanson, Vice Chair Perdue, and Commissioners Bryant, and Wellington, present and voting in favor. Commissioner Robinson was absent. This Resolution constitutes the final decision of the Planning Board, and memorializes the Board's findings of fact and conclusions of law for Preliminary Plan No. 12000087A, Montgomery County Conference Center.

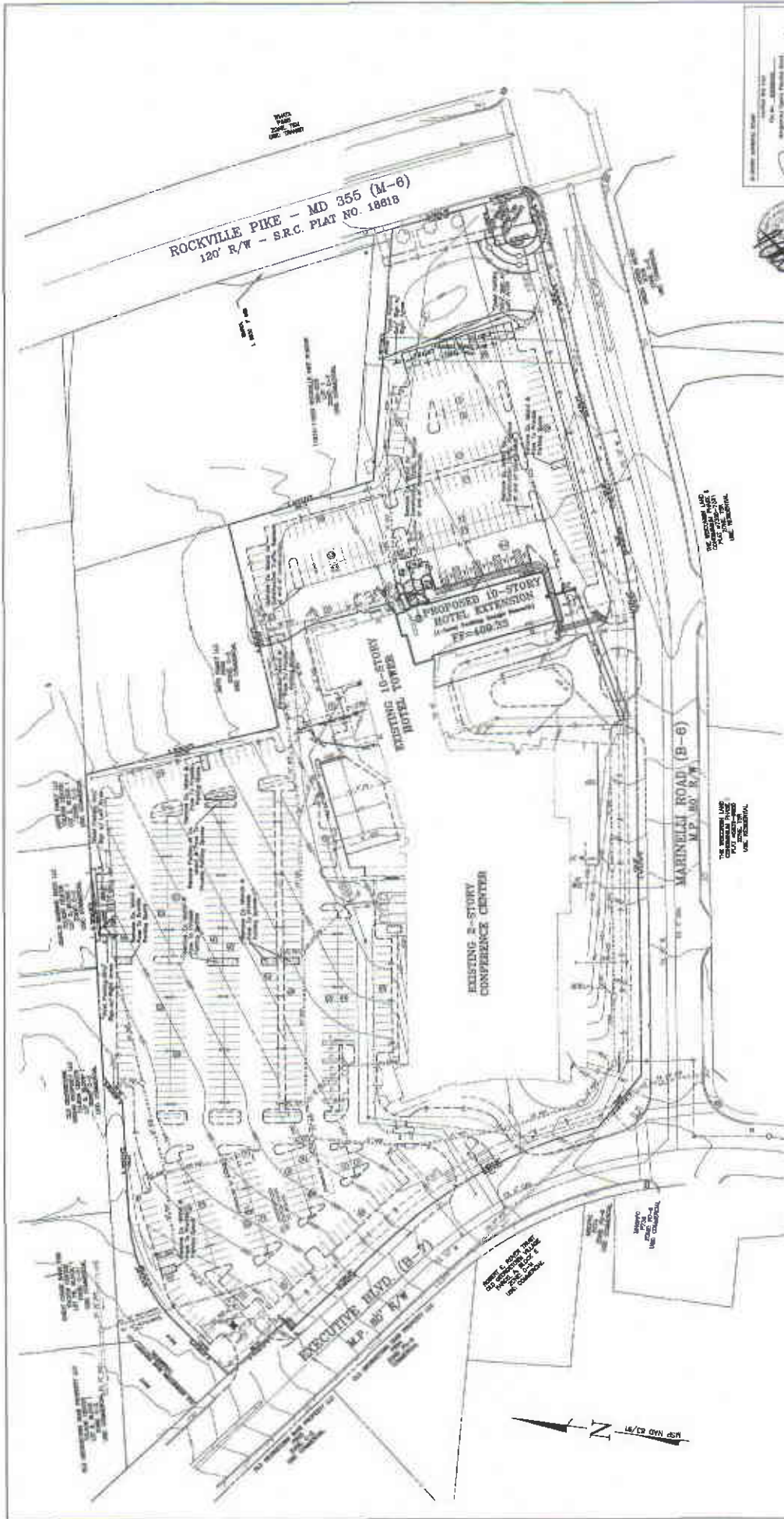
  
Royce Hanson, Chairman  
Montgomery County Planning Board











OWNER/DEVELOPER:  
North Bethesda Hotel, L.L.C.  
c/o The JHC Companies  
4445 Willard Avenue - Suite 400  
Cherry Chase, MD 20815  
PHONE (240) 333-3800  
FAX (240) 333-3610  
Attn: Craig Calcutt

TX MAP 2005 10/05

CERTIFIED SITE PLAN  
MONTGOMERY COUNTY CONFERENCE CENTER - LOT 1  
BETHESDA NORTH - MARRIOTT  
PLAT #22385

4TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

MHG  
Marilyn Hendricks & Associates, P.A.  
1000 Rockledge Road, Suite 100  
Bethesda, MD 20814  
PHONE (301) 440-1100  
FAX (301) 440-1101

DATE: 10/05  
BY: [Signature]  
TITLE: [Title]

SCALE: 1" = 40'

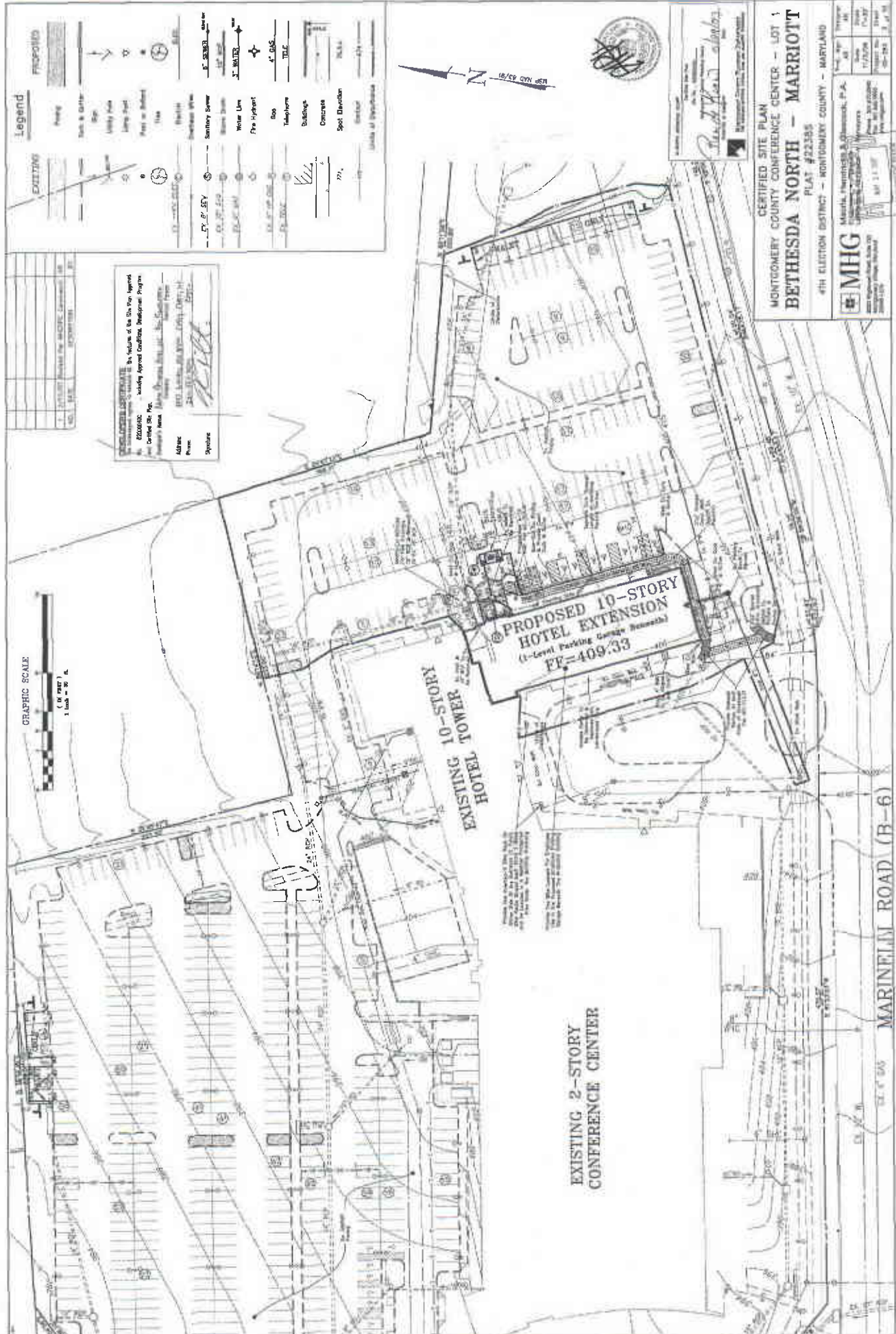


CERTIFICATION  
I, the undersigned, being a duly licensed Professional Engineer in the State of Maryland, do hereby certify that the foregoing is a true and correct copy of the original as filed in my office.

DATE: 10/05  
BY: [Signature]  
TITLE: [Title]

Signature





**Legend**

EXISTING	PROPOSED
Property	Proposed
Water & Sewer	Water & Sewer
Gas	Gas
Electric	Electric
Lighting	Lighting
Plant or Island	Plant or Island
Tree	Tree
Structure	Structure
Sanitary Sewer	Sanitary Sewer
Water Main	Water Main
Fire Hydrant	Fire Hydrant
Spot Elevation	Spot Elevation
Utility of Neighboring	Utility of Neighboring

**NOTES**

1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS.
2. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS.
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9. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS.
10. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS.

**APPROVED FOR THE PROJECT**

DATE: 10/1/2011

PROJECT: 10-STORY HOTEL EXTENSION

ADDRESS: 10000 MARINELIN ROAD, BETHESDA, MD 20814

SIGNATURE: [Signature]

**CERTIFIED SITE PLAN**

**MONTGOMERY COUNTY CONFERENCE CENTER - LOT 1**

**BETHESDA NORTH - MARRIOTT**

**PLAT 472335**

**4TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND**

**MHG**

Master, Architects & Engineers, P.A.

17777 WOODBURN DRIVE, SUITE 200, BETHESDA, MD 20814

DATE: 10/1/2011

PROJECT: 10-STORY HOTEL EXTENSION

ADDRESS: 10000 MARINELIN ROAD, BETHESDA, MD 20814

SIGNATURE: [Signature]

**EXISTING 2-STORY CONFERENCE CENTER**

**PROPOSED 10-STORY HOTEL EXTENSION**

**(1-LEVEL PARKING GARAGE BENEATH)**

**FF=409.33**

**MARINELIN ROAD (B-6)**



**MONTGOMERY COUNTY PLANNING BOARD**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB No. 07-40  
Site Plan No. 8200040C  
Montgomery County Conference Center  
Bethesda North Marriott-Phase II

**APR 25 2007**  
**RESOLUTION**

WHEREAS, pursuant to Montgomery County Code Division 59-D-3, the Montgomery County Planning Board ("Planning Board" or "Board") is required to review site plan applications; and

WHEREAS, pursuant to Montgomery County Code § 59-D-3.4(b), following a public hearing on the application, the Planning Board must, by resolution, approve, approve with conditions or disapprove a proposed site plan; and

WHEREAS, on December 20, 2005, JBG ("Applicant"), filed an application for Approval of Site Plan Amendment 8200040C for an 113,510-square-foot hotel expansion for 225 hotel rooms and 30 spaces of underground parking on approximately 11.81 acres located in the northeast quadrant of the intersection with Marinelli Road and Executive Boulevard, in the TS-R Zone ("Property" or "Subject Property"); and

WHEREAS, on January 19, 2007, Staff issued a memorandum to the Board setting forth its analysis of, and recommendation for approval of the Application subject to certain conditions ("Staff Report"); and

WHEREAS, Applicant's site plan application was designated Site Plan Amendment No. 8200040C, Montgomery County Conference Center, Bethesda North-Marriott-Phase II (the "Application"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and the staffs of other governmental agencies, on February 1, 2007, Staff presented the Application to the Planning Board at a public hearing for its review and action (the "Hearing"); and

WHEREAS, at its January 19, 2007 hearing, the Planning Board heard testimony and received evidence submitted for the record on the Application; and

Approved as to  
Legal Sufficiency:



WHEREAS, on February 1, 2007, the Planning Board approved Site Plan Amendment 8200040C for the proposed development;

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 59, the Montgomery County Planning Board approved Site Plan No. 820040C for a 113,510-square-foot hotel expansion for 225 hotel rooms and 30 spaces of underground parking on approximately 11.81 acres in the TS-R Zone. The Applicant must comply with all site development elements as shown on the Montgomery County Conference Center, Bethesda North Marriott-Phase II plans stamped by the M-NCPPC on November 3, 2006, except as modified by the following conditions:

1. Development Plan

All prior approvals, including the conditions of approval, shall remain in full force and effect unless expressly modified through this amendment.

2. Preliminary Plan Conformance

The Applicant must comply with the conditions of approval for Preliminary Plan 12000087A as listed in the Planning Board resolution.

3. Site Design

The proposed plan must be revised to graphically designate the valet parking spaces on the plan and provide a sign in front of the spaces.

4. Lighting

- a. The Applicant must provide a lighting distribution and photometric plan with summary report and tabulations to conform to IESNA standards for commercial development.
- b. All light fixtures, including the building-mounted fixtures, must be full cut-off fixtures or able to be equipped with shields, refractors or reflectors.
- c. Deflectors must be installed on all fixtures causing potential glare or excess illumination, especially on the perimeter fixtures near the adjacent residential properties.
- d. The height of the on-site light poles must not exceed 18 feet including the mounting base.

5. Transportation

The Applicant must comply with the following conditions of approval set forth in the January 3, 2007 memorandum from M-NCPPC Transportation Planning, including:

- a. The Preliminary Plan and Site Plan must be limited to a conference center of 96,645 gross square feet of building area with 36,120 square feet of walled meeting area and Phases I and II hotel buildings with a total of 450 rooms.
- b. The Applicant must record a new plat for dedication of seven more feet of right-of-way from the centerline of Rockville Pike (MD 355). This record plat application must be submitted within three months after the Planning Board approval of the Preliminary Plan amendment resolution and must be recorded

prior to issuance of any use and occupancy permit for the subject phase II hotel building.

- c. The Applicant must become a party to the Traffic Mitigation Agreement for the Montgomery County Conference Center to which Montgomery County and Quad Partners LLC are currently parties. The Applicant must also provide two additional inverted-U bike racks (i.e., each storing two bicycles) and two additional bike lockers. The bike racks must be located in a public, well-lit and weather-protected area within 100 feet of the entrance for hotel patrons. The bike lockers also should be located in a well-lit and weather-protected area within 100 feet of the main entrance for employees.

6. Stormwater Management

The proposed development is subject to Stormwater Management Concept approval conditions dated November 29, 2005, unless amended by the Montgomery County Department of Permitting Services.

7. Development Program

Construction of the proposed development must be in accordance with a Development Program. The Development Program must be reviewed and approved by M-NCPPC staff prior to approval of the certified site plan. The Development Program must include a phasing schedule as follows:

- a. Landscaping associated with parking lot revisions and hotel building must be completed, as construction of hotel is completed, but no later than six months from the initial occupancy of the hotel.
- b. Pedestrian pathways associated with the proposed hotel must be completed as construction of the hotel is completed.
- c. The updated Traffic Mitigation Agreement under Condition 5.c. must be prepared, signed, and submitted to the Planning Board staff by the Applicant prior to issuance of any building permit for the subject phase II hotel building. This Agreement must be signed and fully executed prior to issuance of any use and occupancy permit for the subject hotel building.
- d. Clearing and grading must correspond to the construction phasing, to minimize soil erosion.

8. Clearing and Grading

No clearing or grading may be performed prior to M-NCPPC approval of the Certified Site Plan.

9. Certified Site Plan

Prior to approval of the Certified Site Plans the following revisions must be included and/or information provided, subject to staff review and approval:

- a. Development program, inspection schedule, revised data table and development standards, and Site Plan Resolution.
- b. Limits of disturbance.
- c. Detail of the sign to be installed in front of valet parking spaces.
- d. Provision of two additional inverted-U bike racks and two additional bike lockers.

- e. Revised Public Use Space exhibit showing correct public use space areas.
- f. A note indicating the measuring point for the height of the building.
- g. A lighting distribution and photometric plan with summary report and tabulations to conform to IESNA standards for commercial development.

BE IT FURTHER RESOLVED, that the Applicant must comply with all site development elements shown on the Montgomery County Conference Center, Bethesda North Marriott-Phase II plans stamped by the M-NCPPC on November 3, 2006, except as modified by the above conditions of approval; and

BE IT FURTHER RESOLVED, that this Resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED, that the Planning Board's approval of the Application is based on the following findings:

1. *The Site Plan conforms to all non-illustrative elements of a development plan or diagrammatic plan, and all binding elements of a schematic development plan, certified by the Hearing Examiner under Section 59-D-1.64, or is consistent with an approved project plan for the optional method of development if required, unless the Planning Board expressly modifies any element of the project plan;*

If amended in accordance with recommended conditions, the proposed development is consistent with the approved Development Plan (G-745) in land use, density, location, building height and development guidelines.

2. *The Site Plan meets all of the requirements of the zone in which it is located.*

The Site Plan meets all of the requirements of the TS-R Zone as demonstrated in the project Data Table below.

**ANALYSIS:** Conformance to Development Standards

Existing Zone:	TS-R (Transit Station, Residential)
Total Acreage:	11.8148 acres
Method of Development:	Optional

Development Standards TS-R Zone

Development Standard	Required/ Permitted	Approved with G-745	Approved with Site Plan 820000040	Approved with Site Plan 820000040A	Approved with Site Plan 820000040B	Proposed for Approval Site Plan 820000040C
Min. Tract Area (sf.):	18,000	514,652.69	514,652.6	514,652.69	514,652.69	514,652.69
<b>Max. Density</b>						
a. Dwelling Units	827	Not approved for dwelling units	0	0	0	0
b. Conference Center	100-190,000 sf.	96,645 sf.	96,645 sf.	96,645 sf.	96,645 sf.	96,645 sf.
c. Hotel						
Phase I		117,375 sf. (225 rooms)	117,375 sf. (225 rooms)	117,375 sf. (225 rooms)	117,375 sf. (225 rooms)	
Phase II		235,100 sf. (450 rooms)				230,885 sf. (450 rooms)
Total GSF						
Phase I		214,020	214,020	214,020	214,020	
Phase II		331,745				327,530
<b>Floor Area Ratio (FAR)</b>	2.5					
Phase I		0.42	0.42	0.42	0.42	
Phase II		0.64				0.64
Development Standard	Required/ Permitted	Approved with G-745	Approved with Site Plan 820000040	Approved with Site Plan 820000040A	Approved with Site Plan 820000040B	Proposed for Approval Site Plan 820000040C
<b>Open Space (%)</b>						
a. Min. Public Use Space	10					
b. Min. Active and Passive Rec. Space	0					
Total Open Space	10	17	23.29	23.29	23.29	27.59
<b>Max. Building Height (ft.):</b>						
Hotel	determined at Site Plan	120 feet (12 stories)	120 feet (12 stories)	120 feet (12 stories)	120 feet (12 stories)	120 feet (12 stories)
Conference Center	determined at Site Plan	35 feet (2 stories)	35 feet (2 stories)	35 feet (2 stories)	35 feet (2 stories)	35 feet (2 stories)
<b>Min. Setbacks (ft.):</b>						
From Marinelli Road						86.2
From MD 355 (Rockville Pike)						417.6



<b>Parking Spaces</b>						
Phase I	625	737	749	749	743	
Phase II	737	768				777 <sup>2</sup>
<b>Parking Lot Landscaping (%)</b>						
Phase I	5	8	8	8	8	
Phase II	5	7				9.55

- 1 The height of the new hotel building is 107.77 feet (10 stories) measured from the average elevation of finished ground surface along the front end of the building at elevation 406'.
- 2 Including 747 surface parking spaces and 30 garage parking spaces.
- 3 Phase II information represents the cumulative numbers.

3. *The locations of the buildings and structures, the open spaces, the landscaping, the recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe, and efficient.*

a. **Buildings and Structures**

The location of the buildings and structures is adequate, safe and efficient. The proposed hotel expansion provides an enclosure of the entrance court to the hotel with a prominent wing that will be visible from Rockville Pike. The function of the two facilities (Conference Center and Hotel) provides a relational element for a positive internal connection. The proposed hotel also provides a greater presence on Marinelli Drive, creating a prominent entry for the hotel and a separate entrance for the Conference Center, allowing the two uses to function effectively together.

The height of the new hotel wing is consistent with the existing hotel building at 10 stories and approximately 108 feet. The building height is also consistent with the surrounding existing and proposed development, which contains a mix of residential and commercial uses.

b. **Open Spaces**

The proposal satisfies the open space requirements by providing over 27 percent of the site area for public use space. The TS-R Zone requires 10 percent of the site be devoted to open space with no requirement applicable to active and passive recreation facilities for hotels. The Site Plan proposes 27 percent of the site as open space area, which is comprised of green area and landscaping located primarily along Marinelli Road and in the amenity planting area at the intersection with Rockville



Pike that frames the entrance to the Conference Center from the Metro station.

c. Landscaping and Lighting

The existing landscaping on the site consists of a mix of shade, evergreen and flowering trees along the frontage of the conference center on Marinelli Road and Executive Boulevard. The amenity planting area at the intersection of Rockville Pike and Marinelli Road is adorned with a mix of evergreens and flowering trees and shrubs.

The surface parking contains shade trees in the parking islands and a treatment of shade and flowering trees as well as shrubs to buffer the parking spaces from all three public roads. The interior parking spaces and planting islands have been modified to maximize the total number of parking spaces. The interior green space requirements have been exceeded by 1.55 percent with this proposal. The DPA required 8 percent interior green space and the proposed interior green space is 9.55 percent.

The existing streetscape for the public streets is modeled after the Bethesda streetscape standards in order to effectively create an urban environment. The existing street trees are within tree pits in amended soil panels. The landscaped walkway also provides a major connection from the White Flint metro to the hotel and conference center.

The existing and proposed lighting plan is consistent with the Bethesda streetscape standards and include Washington Globe fixtures for the public and private roads.

d. Recreation

Recreation facilities are not required for hotel uses in the TS-R Zone or as a requirement of the M-NCPPC Recreation Guidelines.

e. Vehicular and Pedestrian Circulation

Existing and proposed vehicular and pedestrian circulation is safe, adequate and efficient.

The existing access points to the site remain from Marinelli Road and Executive Boulevard, both of which are 80-foot-wide rights-of-way and

classified as commercial business district streets. Rockville Pike is classified as a major roadway, M-6, with a 134-foot right-of-way and a Class I bikeway on the east side. The original preliminary plan was approved and Lot 1 was recorded without dedicating seven more feet of right-of-way for 67 feet from the centerline. An approval condition of the concurrent preliminary plan amendment requires dedication of additional right-of-way along the Rockville Pike frontage prior to issuance of any use and occupancy permit for the subject phase II hotel building.

An existing ten-foot-wide bike path (Class II bikeway) is located within the rights-of-way for Executive Boulevard and Marinelli Road, which is consistent with the *Countywide Bikeways Functional Master Plan*.

4. *Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development.*

The proposed 10-story building and the subsurface parking are compatible with adjacent residential and commercial buildings and uses and with planned development for the White Flint planning area.

The building wing frames the existing 10-story hotel and conference center and is not detrimental to the adjacent high-rise residential uses opposite Marinelli Road. High-rise uses such as the hotel are permitted in the TS-R Zone and are consistent with the existing uses in the surrounding vicinity. The style and materials associated with the architecture of the building are consistent with nearby structures and will be further reinforced in style and design for the overall development.

The intensity of the use, location and height of the building and the massing is compatible with the surrounding existing development and is in context with the overall Bethesda Center North site.

5. *The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation, Chapter 19 regarding water resource protection, and any other applicable law.*

There is no forest on this property and this site is exempt from forest conservation requirements per NRI/FSD #4-05265E, as a modification to an existing use. A Tree Save Plan is not required for this property. There are no environmental features on the property. The property is within the Cabin John Creek watershed. The site does not include any streams, wetlands, or floodplains and there are no environmental buffers on the property.

The proposed stormwater management concept consists of on-site channel protection measures via an existing underground vault and on-site water quality control via an additional Stormfilter. On site recharge is not provided for redevelopment projects.

BE IT FURTHER RESOLVED, that this site plan will remain valid as provided in Montgomery County Code § 59-D-3.8; and

BE IT FURTHER RESOLVED, that the date of this written opinion is APR 25 2007 (which is the date that this opinion is mailed to all parties of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this written opinion, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules of Court - State).

\* \* \* \* \*

At its regular meeting, held on Thursday April 5, 2007, in Silver Spring, Maryland, the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission ADOPTED the above Resolution, on motion of Commissioner Wellington, seconded by Commissioner Bryant, with Chairman Hanson, Vice Chair Perdue, and Commissioners Bryant, and Wellington, present and voting in favor. Commissioner Robinson was absent. This Resolution constitutes the final decision of the Planning Board, and memorializes the Board's findings of fact and conclusions of law for Site Plan No. 8200040C, Montgomery County Conference Center – Bethesda North Marriott – Phase II.

  
Royce Hanson, Chairman  
Montgomery County Planning Board

**PLAT NO. 220071600**

**Chevy Chase, Section 4**

Located on the south side of Underwood Street, approximately 300 feet east of Meadow Lane

R-60 zone; 1 lot

Community Water, Community Sewer

Master Plan Area: Bethesda – Chevy Chase

Patrick Keating, Applicant

Staff recommends approval of this minor subdivision plat pursuant to section **50-35A (a)(3)** of the Subdivision Regulations, which states:

Consolidation of Two or More Lots or a Part of a lot into One Lot. Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

- a. Any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
- b. Any consolidation involving a part of a lot may occur under the minor subdivision process if the part of a lot was created by deed recorded prior to June 1, 1958

Staff applied the above-noted minor subdivision criteria for this property and concludes that the proposed subdivision complies with the criteria of Section 50-35A (a)(3) of the subdivision regulations and supports this minor subdivision record plat.

**RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET**

(This form contains 3 pages)

Plat Name: Cherry Chase Section 4 Plat Number: 220071600Plat Submission Date: 6-15-07DRD Plat Reviewer: S. SmithDRD Prelim Plan Reviewer: N/A

\*For category of minor see pages 2 and 3

**Initial DRD Review:**

Pre-Preliminary Plan No. \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_

Preliminary Plan No. \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_

Planning Board Opinion - Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_

Site Plan Name if applicable: \_\_\_\_\_ Site Plan Number: \_\_\_\_\_

Planning Board Opinion - Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_

Lot # & Layout ☒ Lot Area ☒ Zoning ☒ Bearings & Distances ☒ Coordinates N/A  
 Plan # N/A Road/Alley Widths ok Easements ☒ Open Space N/A Non-standard  
 BRLs 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 ☒ SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>A. Lindsey</u>	<u>6-27-07</u>	<u>7-13-07</u>	<u>7-2-07</u>	<u>No Comments</u>
Research	Bobby Fleury	<u>↓</u>	<u>↓</u>	<u>7-2-07</u>	<u>Coordinates (Minor)</u>
SHA	Doug Mills	<u>↓</u>	<u>↓</u>	<u>7-2-07</u>	<u>OK</u>
PEPCO	Steve Baxter	<u>↓</u>	<u>↓</u>	<u>7-2-07</u>	<u>OK</u>
Parks	Doug Powell	<u>↓</u>	<u>↓</u>	<u>7-2-07</u>	<u>OK</u>
DRD	Nellie Carey	<u>↓</u>	<u>↓</u>	<u>7-2-07</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 &amp; PDF Rec'd:

**Board Approval of Plat:**

Plat Agenda:

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:

Initial

SJSSBSJSSJSSJSSJSSJSSJSSJSSJSSJSSJSSJSSJSSJSSJSSJSSJSSJSSJS

Date

8/31/077/18/078-22-078-22-079/20/079/20/079/20/079/20/079/20/079/20/079/20/079/20/079/20/079/20/079/20/079/20/079/20/079/20/079/20/079/20/07

No. \_\_\_\_\_



## RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-50-35A

Select which Category of Minor Subdivision and fill information as required

### Requirements under Sec 50-35A (A)

#### (1) Minor Lot Adjustment

- a) Total area does not exceed 5% of combined area affected: \_\_\_\_\_
- b) No additional lots created: \_\_\_\_\_
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: \_\_\_\_\_
- d) Date sketch plan submitted: \_\_\_\_\_
- e) Sketch plan revised or denied within 10 business days: \_\_\_\_\_
- f) Final record plat submitted within ninety days: \_\_\_\_\_
- g) Sketch shows following information:
  - i. proposed lot adjustment: \_\_\_\_\_
  - ii. physical improvements within 15 feet of adjusted line: \_\_\_\_\_
  - iii. alteration to building setback: \_\_\_\_\_
  - iv. amount of lot area affected: \_\_\_\_\_

#### (2) Conversion of Outlot into a Lot

- a) Outlot not required for open space or otherwise constrained: \_\_\_\_\_
- b) Adequate sewerage and water service/public or private: \_\_\_\_\_
- c) Adequate public facilities and AGP satisfied: \_\_\_\_\_
- d) Any conditions/agreements of original subdivision: \_\_\_\_\_
- e) Special Protection Area, Water Quality Plan required: \_\_\_\_\_

#### (3) Consolidation Of Two of More Lots

- a) Any prior subdivision conditions: \_\_\_\_\_
- b) Part of lot created by deed prior to June 1 1958: ok ✓

#### (4) Further Subdivision of Commercial/Industrial/Multi-Family Lot

Any subdivision/conditions; APF agreement satisfied: \_\_\_\_\_

#### (5) Plat of Correction

- a) All owners and trustees signed: \_\_\_\_\_
- b) Original Plat identified: \_\_\_\_\_

#### (6) Plats for Residentially Zoned Parcels Created by Deed prior to June 1958

- a) Deed(s) submitted: \_\_\_\_\_
- b) Developable with only one single family detached unit: \_\_\_\_\_

#### (7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels

- a) Adequate Public Facilities satisfied: \_\_\_\_\_
- b) Street dedication required: \_\_\_\_\_
- c) Forest conservation: \_\_\_\_\_
- d) Storm water management: \_\_\_\_\_
- e) Special Protection Area/Water Quality Plan: \_\_\_\_\_
- f) Landscaping and lighting plan including parking lot layout: \_\_\_\_\_

g) Approved Special Exception: \_\_\_\_\_

*(8) Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum*

a) Number of Lots: \_\_\_\_\_

b) Written MCDPS approval of proposed septic area: \_\_\_\_\_

c) Required street dedication: \_\_\_\_\_

d) Easement for balance of property noting density and TDRS: \_\_\_\_\_

e) Average lot size of 5 acres: \_\_\_\_\_

f) Forest Conservation requirements met: \_\_\_\_\_

# NOTES

1. MATTER CATEGORICAL 1 - SHOWN CATEGORY 1
2. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORDING PLAT IS IN THE R-40 ZONE
3. IF - DENY SITE PLAN
4. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE AVAILABILITY OF PUBLIC WATER AND SEWER
5. THIS PROPERTY IS SHOWN ON TAX MAP 104
6. THE PROPERTY IS SHOWN ON H.S.C. 50-FOOT SHEET 504 IN 104
7. ALL TOWNS, CONDITIONS, AGREEMENTS, COVENANTS, AND RESERVATIONS ASSOCIATED WITH ANY PRELIMINARY PLAT, SITE PLAN, PRELIMINARY PLAT, OR OTHER INSTRUMENTS ARE HEREBY INCORPORATED BY REFERENCE INTO THIS PLAT. THE INSTRUMENTS ARE HEREBY INCORPORATED BY REFERENCE INTO THIS PLAT. THE INSTRUMENTS ARE HEREBY INCORPORATED BY REFERENCE INTO THIS PLAT.
8. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR THESE SUBDIVISION APPROVALS CONTAINED IN SECTION 10-104 OF THE MONTGOMERY COUNTY SUBDIVISION MAP ACT. THE INSTRUMENTS ARE HEREBY INCORPORATED BY REFERENCE INTO THIS PLAT. THE INSTRUMENTS ARE HEREBY INCORPORATED BY REFERENCE INTO THIS PLAT.
9. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO BE A FINAL PLAT. THE INSTRUMENTS ARE HEREBY INCORPORATED BY REFERENCE INTO THIS PLAT. THE INSTRUMENTS ARE HEREBY INCORPORATED BY REFERENCE INTO THIS PLAT.
10. THE PROPERTY MAPS SHOWN ARE NOT SUBJECT TO THE REQUIREMENTS OF CHAPTER 20, MONTGOMERY COUNTY EMBLEM COOPERATION LAW.
11. THE PROPERTY MAPS SHOWN ARE NOT SUBJECT TO THE REQUIREMENTS OF CHAPTER 20, MONTGOMERY COUNTY EMBLEM COOPERATION LAW.
12. THE PROPERTY MAPS SHOWN ARE NOT SUBJECT TO THE REQUIREMENTS OF CHAPTER 20, MONTGOMERY COUNTY EMBLEM COOPERATION LAW.

## OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, HAVE BEEN THE SUBJECT OF THE SUBDIVISION RECORD PLAT AND HAVE BEEN ADVISED BY THE SURVEYOR OF THE SUBDIVISION RECORD PLAT THAT IT IS A REQUIREMENT OF ALL OF THE INSTRUMENTS THAT ARE HEREBY INCORPORATED BY REFERENCE INTO THIS PLAT. THE INSTRUMENTS ARE HEREBY INCORPORATED BY REFERENCE INTO THIS PLAT. THE INSTRUMENTS ARE HEREBY INCORPORATED BY REFERENCE INTO THIS PLAT.

**Owner:** *[Signature]*  
**Witness:** *[Signature]*  
**Date:** *[Date]*

## SURVEYOR'S CERTIFICATE

A SURVEYOR CERTIFICATE THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A REQUIREMENT OF ALL OF THE INSTRUMENTS THAT ARE HEREBY INCORPORATED BY REFERENCE INTO THIS PLAT. THE INSTRUMENTS ARE HEREBY INCORPORATED BY REFERENCE INTO THIS PLAT. THE INSTRUMENTS ARE HEREBY INCORPORATED BY REFERENCE INTO THIS PLAT.

**Surveyor:** *[Signature]*  
**Witness:** *[Signature]*  
**Date:** *[Date]*

### PLAT TABULATION

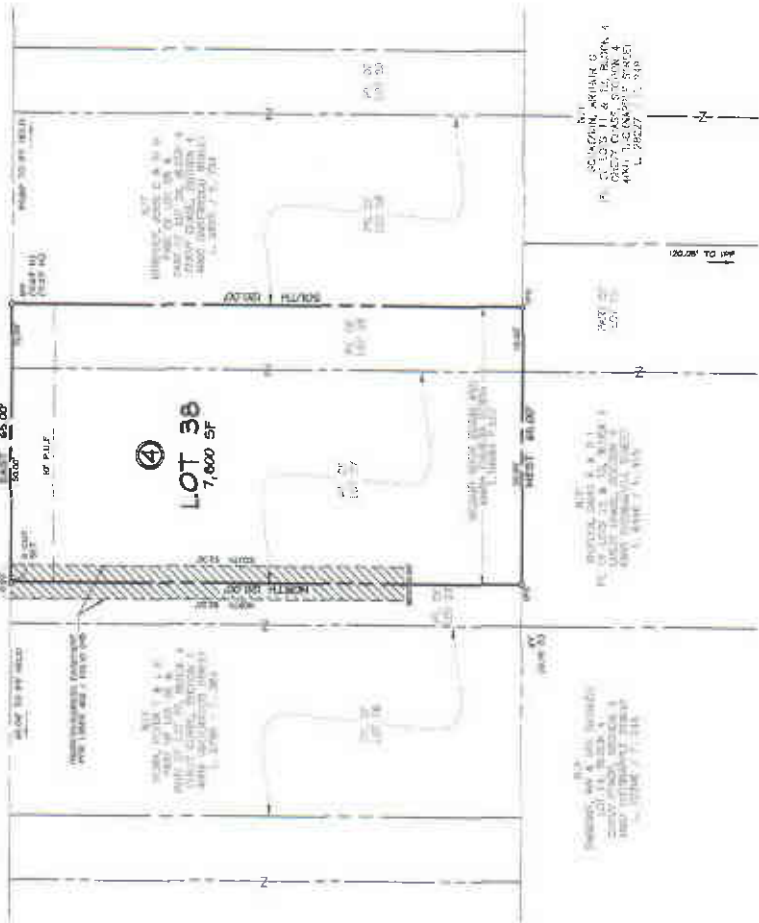
Area of Lot 1	1.00 AC
Area of Lot 2	1.00 AC
Area of Lot 3	1.00 AC
Area of Lot 4	1.00 AC
Area of Lot 5	1.00 AC
Area of Lot 6	1.00 AC
Area of Lot 7	1.00 AC
Area of Lot 8	1.00 AC
Area of Lot 9	1.00 AC
Area of Lot 10	1.00 AC

The Maryland National Capital Park and Planning Commission  
 Montgomery County Planning Board

Approved: \_\_\_\_\_  
 M.N.C.P. & P.C. Record File No. \_\_\_\_\_



VICINITY MAP  
 SCALE: 1" = 200'



SUBDIVISION RECORD PLAT  
 LOT 38, BLOCK 4

## CHEVY CHASE, SECTION 4

A RESUBDIVISION OF PART OF LOT 27  
 AND PART OF LOT 28, BLOCK 4  
 BETHESDA (7TH) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 20' JUNE, 2007

**EAS ENGINEERING**  
 CIVIL • SURVEYING • LAND PLANNING  
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