

PLAT NO. 220090170

Silver Spring Gateway

Located on the north side of East-West Highway (MD 410), 500 feet west of Georgia Avenue (US 29)

CBD-2 zone; 2 parcels

Community Water, Community Sewer

Master Plan Area: Silver Spring CBD

The JBG Companies, Applicant

Staff recommends approval of this minor subdivision plat pursuant to Section **50-35A (a)(1)** of the Subdivision Regulations, which states:

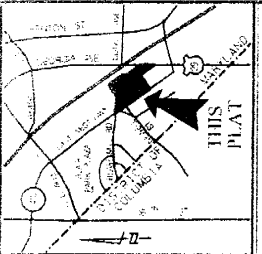
Minor Lot line Adjustment. The sale or exchange of part of a lot between owners of adjacent lots for the purpose of small adjustments in boundaries; provided:

- a. The total area of the adjustment does not exceed five percent of the combined area of the lots affected by the adjustment;
- b. No additional lots are created;
- c. The adjusted lot line is approximately parallel with the original lot line or, if it is proposed to intersect with the original line, it does not significantly change the shape of the lots involved; and,
- d. The owner submits a sketch plan for review and approval by the Planning Board staff. The sketch plan may be a copy of the existing record plan and must contain the following information:
 - i. proposed lot line adjustment as a dashed line;
 - ii. any buildings, driveways, or other physical improvements located within fifteen feet of the proposed adjusted lot line;
 - iii. any minimum building setback that would be altered by the minor lot line adjustment; and
 - iv. the amount of lot area affected by the minor lot line adjustment.

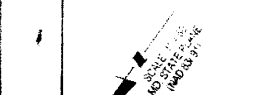
The sketch plan must be approved, approved with revision or denied, in writing, within ten business days after the plan is submitted or the sketch plan is deemed approved, provided requirements i through iii, above, are met. A final record plat must be submitted to Planning Board staff within ninety days after sketch plan approval or the sketch plan is no longer valid.

- e. Any minor lot line adjustment between properties that occurred prior to May 19, 1997, remains an exception to platting as provided in Section 50-9(d)

Staff applied the above-noted minor subdivision criteria for this property and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(1) and supports this minor subdivision record plat.



VICINITY MAP
SCALE 1" = 200'



PLAT NO.

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my knowledge, information and belief that the information about herein is correct and that I am a duly licensed and qualified surveyor in the State of Maryland. I have prepared this plat in accordance with the provisions of the Surveying and Mapping Act of 1996, and I am not aware of any facts which would render this plat invalid or inaccurate.

Subdivision No. 12-108 of the Silver Spring Gateway Subdivision, located in the County of Montgomery, State of Maryland, is divided into Parcel I and Parcel J. Parcel I is 111,351 square feet or 2.5653 acres and Parcel J is 5,619,894 square feet or 128.1235 acres. The total area of this subdivision is 5,731,245 square feet or 130.6888 acres.

OWNERS CERTIFICATE

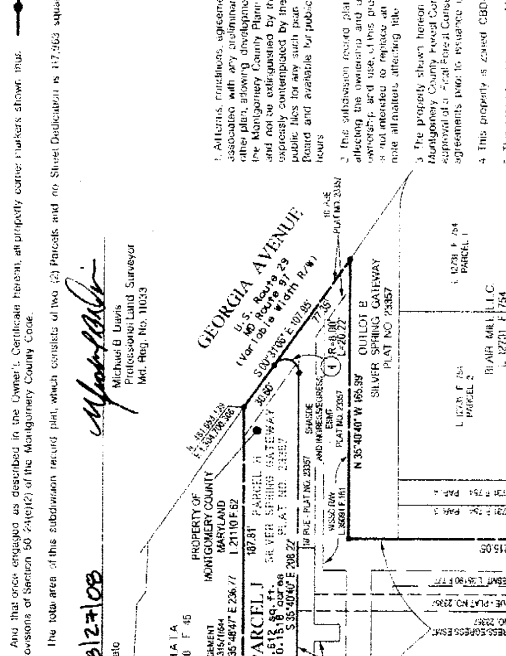
We, the undersigned owners of the property described herein, hereby adopt this plan of subdivision and the plat thereon as the true and correct plat of the property. We agree to indemnify and hold harmless the surveyor from and against all claims, damages, costs and expenses, including reasonable attorney's fees, which may be asserted against or incurred by the surveyor in connection with this subdivision, whether or not such claims, damages, costs and expenses are caused in whole or in part by the negligence of the surveyor.

SUBDIVISION NOTICES

1. All liens, mortgages, judgments, liens and other encumbrances on the property are hereby acknowledged and the same are being released and discharged by the owner of the property. The owner of the property is not aware of any other encumbrances on the property.

2. The property shown herein is subject to the requirements of the Montgomery County Flood Control Law of 1985, including the provisions of the Montgomery County Flood Control Ordinance, and the property owner agrees to comply with the provisions of the same.

3. The property shown herein is subject to the requirements of the Montgomery County Flood Control Law of 1985, including the provisions of the Montgomery County Flood Control Ordinance, and the property owner agrees to comply with the provisions of the same.



SUBDIVISION RECORD PLAN

PARCEL I AND PARCEL J

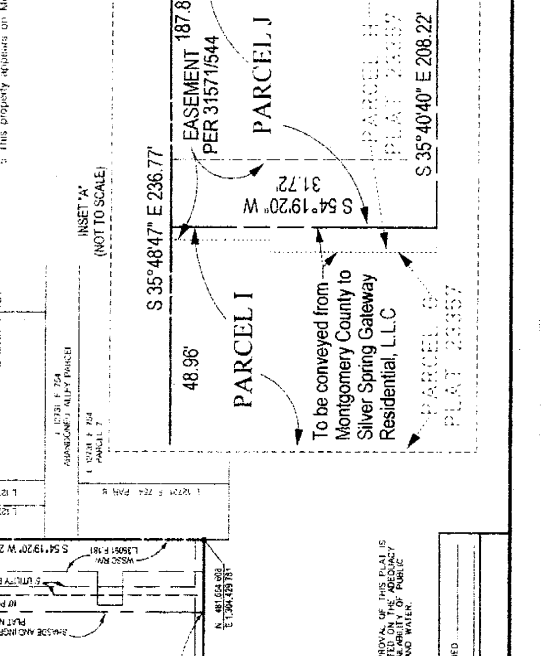
BEING A RESUBDIVISION OF PARCELS G AND H AS SHOWN ON A PLAN OF SUBDIVISION ENTITLED "SILVER SPRING GATEWAY PLAT NO. 20357"

SILVER SPRING GATEWAY

WHEATON URBAN DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE 1" = 50'
JULY 2008

Loedeman
Soteres Associates, Inc.

2 Research Place, Suite 100, Rockville, MD 20850 | 301.948.2750 | FAX: 301.948.9987
www.LSAAssociates.com



APPROVED	DATE	DIRECTOR
<i>(Signature)</i>	9/20/08	Richard A. Stevens
<i>(Signature)</i>	9/20/08	Richard A. Stevens
<i>(Signature)</i>	9/20/08	Richard A. Stevens

APPROVED	DATE	SECRETARY/TREASURER
<i>(Signature)</i>	9/20/08	Richard A. Stevens

APPROVED	DATE	CHAIRMAN
<i>(Signature)</i>	9/20/08	Richard A. Stevens

FOR PUBLIC SEWER AND WATER SYSTEMS ONLY

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

MANCP & P.C. RECORD FILE NO. _____

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: SILVER SPRING GATEWAY Plat Number: 220090170
 Plat Submission Date: 7/17/08
 DRD Plat Reviewer: S. Smith
 DRD 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. 1-04039A Checked: Initial SJS Date 8/27/08
 Planning Board Opinion - Date 5/11/05 Checked: Initial SJS Date 8/27/08
 Site Plan Name if applicable: SILVER Spring Gateway Site Plan Number: 82005901A
 Planning Board Opinion - Date 2-2-06 Checked: Initial SJS Date 8/27/08

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>L Shirley</u>	<u>7/23/08</u>	<u>8-8-08</u>	<u>8/19/08</u>	<u>No Revisions</u>
Research	<u>Bobby Fleury</u>	↓	↓	<u>7-28-08</u>	<u>OK</u>
SHA	<u>Doug Mills</u>	↓	↓	—	—
PEPCO	<u>Steve Baxter</u>	↓	↓	—	—
Parks	<u>Doug Powell</u>	↓	↓	—	—
DRD	<u>Nellie Carey</u>	↓	↓	<u>8/14/08</u>	<u>No Comments</u>

Final DRD Review:

DRD Review Complete: Initial SJS Date 9-3-08
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up): SJS 8/27/08
 Final Mylar w/Mark-up & PDF Rec'd: SJS 9/4/08

Board Approval of Plat:

Plat Agenda: SJS 9-18-08

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. _____

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: ok
- b) No additional lots created: ok
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: yes
- d) Date sketch plan submitted: 7/14/08
- e) Sketch plan revised or denied within 10 business days: yes
- f) Final record plat submitted within ninety days: yes
- g) Sketch shows following information:
 - i. proposed lot adjustment: ok
 - ii. physical improvements within 15 feet of adjusted line: ok
 - iii. alteration to building setback: ok
 - iv. amount of lot area affected: ok

(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: _____

(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: _____