

Plat Name: Middlebrook Industrial Park
Plat #: 220090840

Location: Located at the terminus of Amaranth Drive, approximately 1,000 feet east of Middlebrook Road
Master Plan: Germantown
Plat Details: I-1 zone; 2 lots
Community Water, Community Sewer
Applicant: Foresees, LLC

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

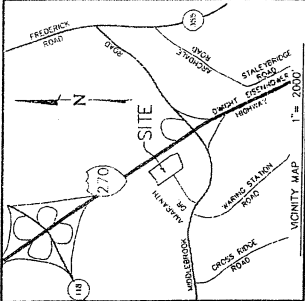
Minor Lot line Adjustment. The sale or exchange of part of a lot between owners of adjacent lots for the purpose of small adjustments in boundaries; provided:

- 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plat must be submitted to Planning Board staff within ninety days after sketch plan approval or the sketch plan is no longer valid.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) of the subdivision regulations and supports this subdivision record plat.



TAX MAP No. EU561 & EU562

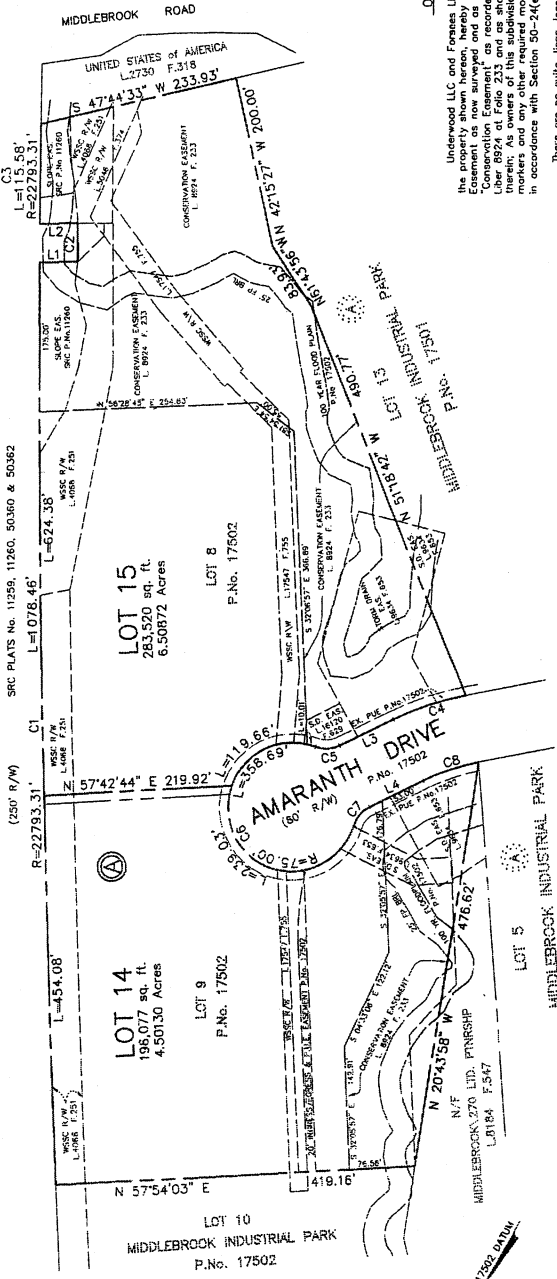
PLAT TABULATION

Number of Lots = 2
 Area of Lots = 479,597 sq. ft.
 Area of Street = 479,597 sq. ft.
 Total Area = 11,010.02 acres

PLAT No.

DWIGHT D. EISENHOWER HIGHWAY ~ INTERSTATE 270

SRC PLATS No. 11259, 11260, 30360 & 50362



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
CI	22793.31	1078.48	2747.39	538.33	N 30°46'09" W	1078.36
C2	22748.31	44.91	096.47	72.46	N 29°12'26" W	44.91
C3	22793.31	115.98	077.26	57.79	N 29°02'19" W	115.98
C4	22793.31	115.98	077.26	57.79	N 29°02'19" W	115.98
C5	35.00	28.92	4290.46	15.92	S 67°10'24" E	98.78
C6	75.00	358.69	21401.37	69.80	N 59°19'36" W	102.37
C7	35.00	28.92	4290.46	15.92	N 11°00'00" E	27.92
C8	250.00	68.07	15300.00	34.23	N 42°10'24" E	67.87

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 57°54'03" E	45.00
L2	N 60°41'57" W	70.14
L3	N 34°40'24" E	70.14
L4	N 34°40'24" E	70.14

OWNER'S CERTIFICATE

Underwood LLC and Forests LLC, both being a Maryland limited liability company, the property shown hereon, hereby adopt this plat of resubdivision, hereby confirm the covers of the property as shown hereon and in accordance with the document entitled "Conservation Easement" as recorded among the Land Records of Montgomery County, Maryland in 2002 and 2011. The purpose of this subdivision is to divide the property shown hereon into lots for the purpose of development. As owners of this subdivision, we, our successors and assigns, will cause all property corner markers and any other required monumentation, to be set by a registered Maryland Land Surveyor, in accordance with Section 50-24(c)(2) of the Montgomery County Code.

There are no suits, liens, leases, mortgages, or trusts, affecting the property included in this plat of resubdivision.

Underwood LLC, a Maryland limited liability company
 By: Henry E. Crummett, III
 Authorized Person

Forests LLC, a Maryland limited liability company
 By: Henry E. Crummett, III
 Authorized Person

3/27/09 Date
 3/27/09 Date

SURVEYOR'S CERTIFICATE

We hereby certify that the plat shown hereon is correct, that it is a subdivision of the lands conveyed by the following conveyances as recorded among the Land Records of Montgomery County, Maryland:

1. All the land conveyed by National Bank, N.A. to Underwood LLC, by deed dated December 21, 1994.

2. All of the land conveyed by Underwood LLC to Forests LLC, by deed dated July 7, 2000 and recorded in Liber 18222 at Folio 756.

3. Block A, as delineated on a plat of subdivision entitled "MIDDLEBROOK INDUSTRIAL PARK" recorded among the Land Records of Montgomery County, Maryland, as amended, and as shown on the record plat is an accurate reflection of the 100-year floodplain shown on the record plat in accordance with the provisions of Section 50-24(c) of the Montgomery County Code. There is no street dedication by this plat. The total area included on this plat is 479,597 square feet or 11.01002 acres.

Douglas H. Riggs, III
 Licensed Professional Land Surveyor
 By: Douglas H. Riggs, III
 Professional Land Surveyor
 MD. Reg. No. 10712

3/23/09 Date

NOTICE TO THE PUBLIC

This plat conforms with the requirements of Section 50-24A of the Montgomery County Code, which requires that a preliminary plan, site plan, and final plan be submitted to the Montgomery County Planning Board for review and approval. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.

This Plat is not intended to show any matter affecting or restricting the title or to depict or note all matters affecting title.

Lot 14 shown hereon is subject to the conditions of Site Plan No. 8202030, as amended and Preliminary Plan No. 1-8/037.

The maximum total density of development for the lots shown on this plat combined with Lot 10, Block A as shown on Plat No. 17502 is 325,000 square feet of office space or equivalent of an alternative use in terms of total traffic trips generated.

GRAPHIC SCALE

1 inch = 100 feet
 1 inch = 30.48 meters

DATE: 3/23/09 Plat No. 20-91814

APPROVED: _____ DIRECTOR

APPROVED: _____ SECRETARY-TREASURER

APPROVED: _____ CHAIRMAN

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

FOR PUBLIC WATER AND SEWER ONLY

MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Middlebrook Ind. Park Plat Number: 220090840
 Plat Submission Date: 1-26-09
 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. _____ Checked: Initial _____ Date _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____
 Site Plan Name if applicable: Middlebrook Ind. Park Site Plan Number: 820020130
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>E. Gibson</u>	<u>1-29-09</u>	<u>2-13-09</u>	<u>2-11-09</u>	<u>REVISE CAT I</u> ^{ok}
Research	Bobby Fleury			<u>2-2-09</u>	<u>OK</u>
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Nellie Carey			<u>2/3/09</u>	<u>OK</u>

Final DRD Review:

DRD Review Complete:	<u>SJS</u>	<u>3/24/09</u>
(All comments rec'd and incorporated into mark-up)		
Engineer Notified (Pick up Mark-up):	<u>SJS</u>	<u>2-19-09</u>
Final Mylar w/Mark-up & PDF Rec'd:	<u>SJS</u>	<u>3/18/09</u>
Board Approval of Plat:		
Plat Agenda:	<u>SJS</u>	<u>4-2-09</u>
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: ok
- d) Date sketch plan submitted: 11-12-08
- e) Sketch plan revised or denied within 10 business days: ok 11-17-08
- f) Final record plat submitted within ninety days: ok 1-26-09
- 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: _____

(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:
