

Plat Name: Montgomery Auto Sales Park
Plat #: 220100080

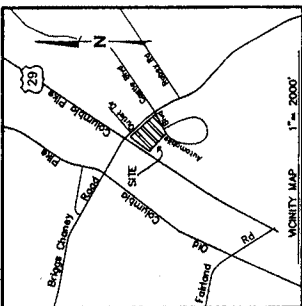
Location: Located in the southwest quadrant of the intersection of Briggs Chaney Road and Automobile Boulevard
Master Plan: Fairland
Plat Details: C-3 zone; 2 lots
Community Water, Community Sewer
Applicant: Sport Real Estate Management

Staff recommends approval of this subdivision plat pursuant to Section **50-35A(a)(4)** of the Subdivision Regulations, which states:

Further Subdivision of a Commercial, Industrial or Multi-Family Residential Lot to Reflect a Change in Ownership, Deed, Mortgage or Lease Line. The creation of deed, mortgage or lease line within a commercial, industrial or multi-family residential lot does not require the approval of a new subdivision plan. At the owner's discretion, the creation or deletion of internal lots to reflect a new deed, mortgage or lease line may be platted under the minor subdivision procedure. All prior conditions of approval for the original subdivision remain in full force and effect and the number of trips generated on any new lot will not exceed those permitted for the original lot or as limited by an Adequate Public Facilities agreement. Any necessary cross-easements, covenants or other deed restrictions necessary to perpetuate previous approvals must be executed prior to recording the record plat.

Staff applied the above-noted criteria for this property and concludes that the proposed subdivision complies with the criteria of Section 50-35A(a)(4) of the subdivision regulations and supports this minor subdivision record plat.

PLAT No.



TAX MAP No. KR342

SURVEYOR'S CERTIFICATE

We hereby certify that the plat shown hereon is correct, that it is a legal subdivision of the land shown hereon, and that the same has been duly recorded in the Land Records of Montgomery County, Maryland, and that the same is also being a resubdivision of all of Lot 1 as delineated on a plat of subdivision entitled "Montgomery Auto Sales Park" as recorded among the said Land Records on Plat No. 8809. We hereby certify that, however, the same may be used for any other purpose, the same shall be set in accordance with the provisions of Section 50-24(a) of the Montgomery County Code. There is no street dedication by this plat. The total area included on this plat is 331,893 square feet or 7.61920 acres.

10/4/09
Date
By Douglas H. Riggs III
Surveyor
Md. Reg. No. 10712

NOTES:

1. This property is zoned C3.
2. The approval of this plat is predicated on the availability of public water and sewer prior to the construction of buildings.
3. The plat conforms with the requirements of Section 50-35A of the County Code. The plat involves a change in a lot line as provided for in Section 50-35A (a)(4).
4. Unless expressly contemplated by the plan as approved, all terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan submitted to and approved by the Montgomery County Planning Board are hereby incorporated into and not be extinguished by the recordation of this plat. The official public files for any such plan are maintained by the Montgomery County Department of Permitting Services during normal business hours.
5. Lots 20 and 21 shown hereon are the subject of a building restriction lines as recorded in Liber 3624 at Folio 210 and Liber 3630 at Folio 160.
6. This Plat is not intended to show every matter affecting or changing the ownership and use of the property. This Plat is not intended to replace or constitute a map of title or to depict or note all matters affecting title.

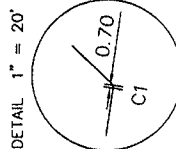
SUBDIVISION RECORD PLAT
LOTS 20 & 21
MONTGOMERY AUTO
SALES PARK
ELECTION DISTRICT No. 5
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 50' OCTOBER, 2009

MHG
Macris, Hendricks & Glascock, P.A.
Engineers • Planners
Surveyors
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Montgomery Village, Maryland
20894-2270
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www.mhg.com

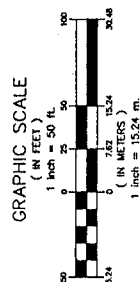
2006.206.11

BRIGGS CHANEY ROAD

(VARIABLE WIDTH R/W)
SHA PLAT 56232



DETAIL 1" = 20'



GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.
(IN METERS)
1 inch = 13.24 m.

CURVE	RADIUS	LENGTH	CHORD	BEARING	CHORD
C1	50.00'	0.70'	0.70'	S 89°25'00" W	0.70'
C2	674.00'	311.74'	263.25'	S 89°25'00" W	263.25'
C3	2000.00'	80.63'	218.25'	N 34°07'49" E	80.63'
C4	1347.40'	33.52'	125.32'	S 39°07'59" E	33.52'
C5	1824.86'	107.36'	322.17'	S 36°53'45" E	107.37'

LINE	BEARING	LENGTH	CHORD
L1	S 83°41'04" W	32.56'	32.56'

U.S. RTE 29 COLUMBIA PIKE

(VARIABLE WIDTH R/W)
SHA PLAT 56232

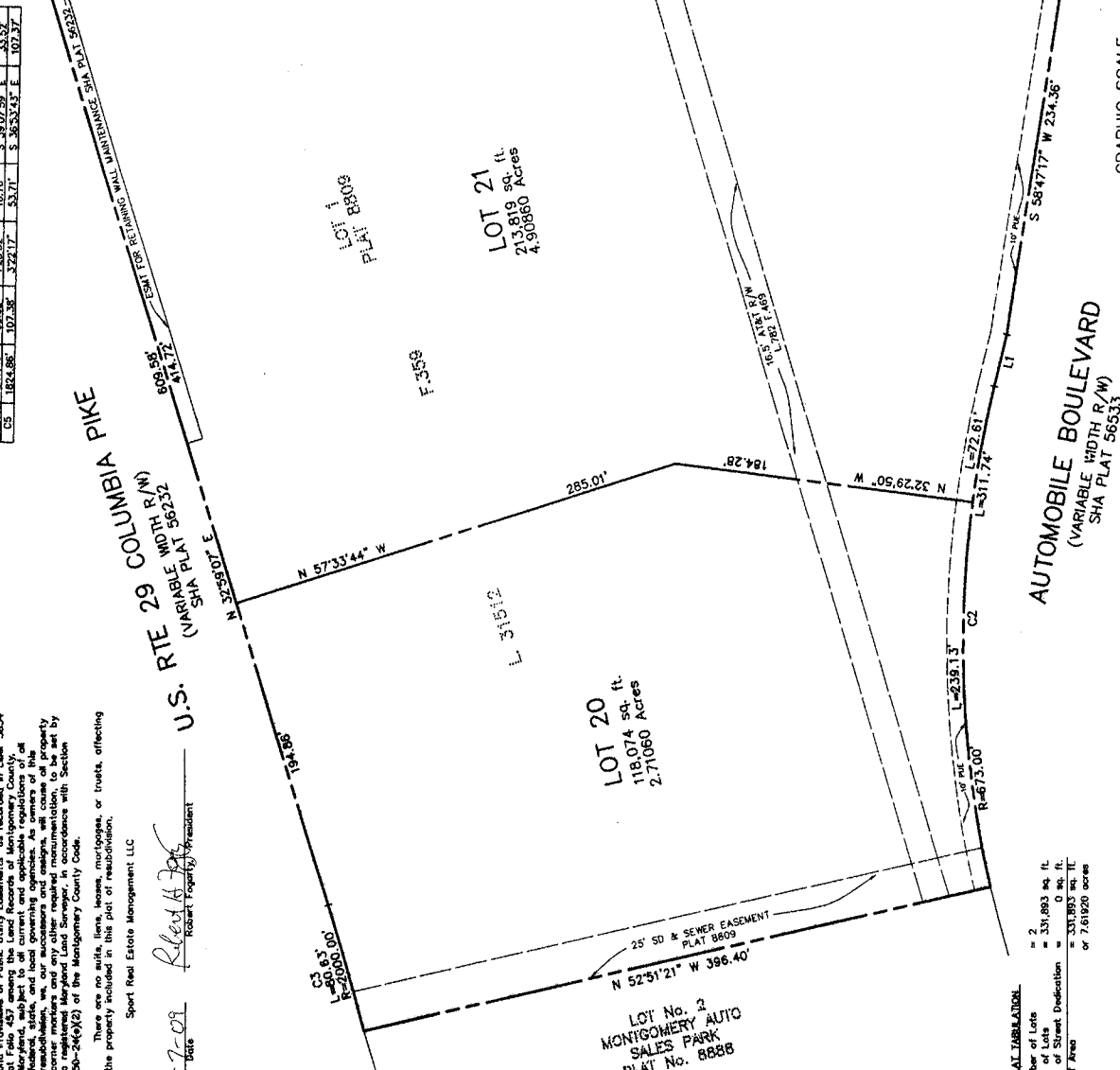
U.S.

Robert Fogarty, President

Sport Red Estate Management LLC

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

Sport Red Estate Management LLC, a Maryland corporation, owner of the property shown hereon, hereby adopts the plat of subdivision shown hereon to the parties named in a document entitled "Terms and Conditions of Public Use Rights Comments" as recorded in Liber 3834 at Folio 457 among the Land Records of Montgomery County, Maryland, and that the same shall be set in accordance with the provisions of Section 50-24(a)(2) of the Montgomery County Code.



PLAT INFORMATION

Number of Lots	= 2
Area of Lots	= 331,893 sq. ft.
Area of Street Dedication	= 331,893 sq. ft.
Total Area	= 663,786 sq. ft. or 15.23840 acres

FOR PUBLIC WATER AND SEWER ONLY

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIRMAN _____ SECRETARY-TREASURER _____

M.N.C.P. & P.C. RECORD FILE No. _____

MONTGOMERY COUNTY, MARYLAND

DEPARTMENT OF PERMITTING SERVICES

APPROVED: _____

DIRECTOR _____

DATE: _____

PLAT No. _____

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Montgomery Ave Sales Plat Plat Number: 270100080
 Plat Submission Date: 8-4-09
 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: _____ Site Plan Number: _____
 Planning Board Opinion – Date _____ Checked: Initial _____ Date _____

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>E. Gibson</u>	<u>8/5/09</u>	<u>8/21/09</u>	<u>9/13/09</u>	<u>No Revisions</u>
Research	Bobby Fleury			<u>8/7/09</u>	<u>OK</u>
SHA	Doug Mills			<u>8/20/09</u>	<u>Show Ex. Easement</u>
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Nellie Carey				

No DUE

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:

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

SS

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11/19/09

10/5/09

11/3/09

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12/3/09

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: _____

(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: _____