



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

MCPB
Item #
4/26/10

MEMORANDUM

DATE: April 26, 2010

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Subdivision Supervisor
Development Review Division *CC*
(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 April 26, 2010

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:

220100650 North Bethesda Center

Plat Name: North Bethesda Center
Plat #: 220100650

Location: Located on the north side of Marinelli Road, 300 feet east of Rockville Pike (MD 355)
Master Plan: North Bethesda/Garrett Park
Plat Details: TS-M zone; 1 parcel
Community Water, Community Sewer
Applicant: LCOR-White Flint LLC

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Record Plat Review Sheet. Staff has determined that the record plat complies with Preliminary Plan No. 12004049A (MCPB Resolution No. 08-28) and with Site Plan No. 82008018A (MCPB Resolution No. 09-128), as approved by the Board, and that any minor modifications on the plat do not alter the intent of the Board's previous approval the aforesaid plans.

OWNER'S CERTIFICATE

We, the undersigned owners of the property described hereon, hereby adopt this plan of subdivision, dedicate the streets to public use, establish the minimum building restriction lines. As owners of this subdivision, we, our successors, agents and assigns will cause all property corner markers and any other required monumentation to be set by a registered surveyor in accordance with Section 50-24(a)(2) of the Montgomery County Code. There are no recorded suits, actions at law, liens, leases, mortgages, or trusts affecting the property included in this plan of subdivision.

NORTH BETHESDA CENTER OFFICE ONE LLC, a Delaware limited liability company (Developer)
 By: LOOR REC Office One LLC, a Delaware limited liability company, its Managing Member
 By: LOOR REC Ventures LLC, a Delaware limited liability company, its Managing Member
 By: LOOR Holdings LLC, a Delaware limited liability company, its Managing Member

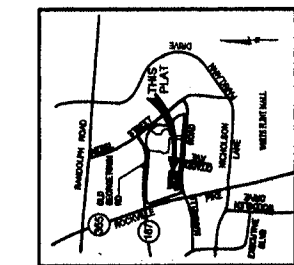
[Signature]
 Date: 4/22/10
 Vice President

WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY, a body corporate and public (Owner)
 Consent By: Steve Gouldin
 Director of Station Area Planning and Asset Management

PLAT NO.

No.	Date	Book	Page	Sheet
1	4/19/11	892.07	86.21	5.87-35.12 W 84.19
2	1/28/11	385.07	15.03	5.07-28.97 E 15.03
3	3/6/11	1191.02	78.19	5.17-30.41 W 78.19
4	1/30/12	816.00	13.54	5.17-30.41 W 13.54
5	4/10/11	892.07	24.07	5.17-30.41 W 24.07
6	5/14/13	1191.02	118.49	5.17-30.41 W 118.49
7	8/13/13	892.07	159.89	5.17-30.41 W 159.89
8	1/26/12	1191.02	40.29	5.17-30.41 W 40.29

VICINITY MAP
 SCALE: 1" = 200'



AREA TABULATION

Parcel C 71,155 Square Feet or 1.7170 Acres
 Street Dedication 28,478 Square Feet or 0.6538 Acres
 Total by this Plat 105,633 Square Feet or 2.4250 Acres

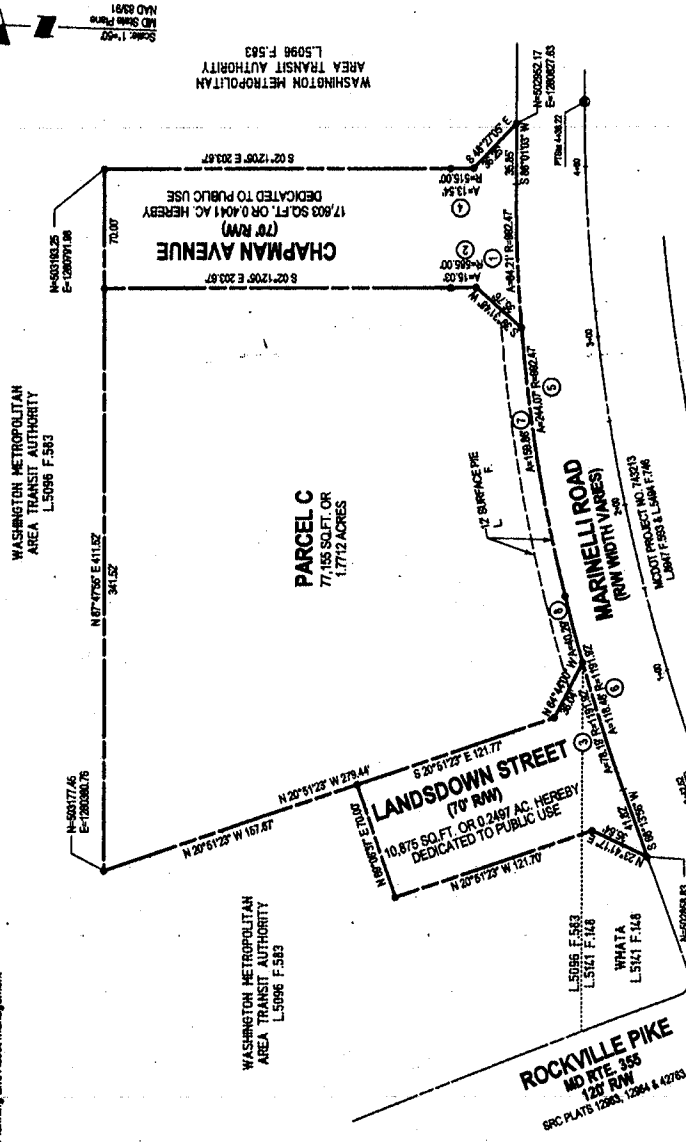
NOTES:

- This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use, of this property. The subdivision record plat is not intended to restrict an examination of title or to depict or note all matters affecting title.
- All terms, conditions, agreements, limitations, and requirements associated with the preliminary plan, site plan, project plan or other plan, showing developments of this property, as approved by the Montgomery County Planning Board, are intended to survive and not to be superseded by the recordation of this plat, unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and are available for public review during normal business hours.
- The property shown hereon is subject to the requirements of Chapter 22A of the Montgomery County Forest Conservation Law, including approval of a Final Forest Conservation Plan and appropriate agreements prior to the issuance of a sediment control permit.
- This plat is subject to the terms and provisions of a Declaration of Covenants, for the operation and maintenance of private streets, storm drain systems, and/or open space areas, recorded among the Land Records of Montgomery County, Maryland in Liber _____ at Folio _____.
- This plat is subject to the terms and provisions of an amended Declaration of Covenants, for maintenance and liability within a public right of way, recorded among the Land Records of Montgomery County, Maryland in Liber _____ at Folio _____.
- This plat is subject to a Surface Public Improvement Easement, shown hereon as "Surface PIE", with the terms and provisions of that certain document entitled "Declaration of Surface Public Improvement Easement" recorded among the Land Records of Montgomery County, Maryland in Liber _____ at Folio _____.
- The property shown hereon is subject to Public Use Space requirements in accordance with Preliminary Plan No. 12004048A and Site Plan No. 82008018A and any amendments thereto.
- This plat is limited to the uses and conditions of Preliminary Plan No. 12004048A, entitled "North Bethesda Town Center" Resolution dated: March 20, 2008.
- This plat is subject to the terms and provisions of an agreement for the lease of property referenced in the plat, which is incorporated by reference in a Memorandum of Lease recorded among the Land Records of Montgomery County, Maryland in Liber _____ at Folio _____.
- This plat is subject to a Trip Reduction Agreement recorded in Liber 37375 at Folio 147.
- This plat is subject to Site Plan No. 82008018A, as amended, entitled "North Bethesda Center".
- The land shown hereon lies within the TS-M (Transit Station Mixed) Zone.
- This property appears on Tax Map: HQT22.

SURVEYOR'S CERTIFICATE

I hereby certify that the information shown hereon is true to the best of my knowledge and belief; that it is a subdivision of part of the property described in a Declaration of Taking from North Bethesda Associates, et al., to Washington Metropolitan Area Transit Authority, as Parcel MA3594, by Declaration of Taking dated February 6, 1978 and recorded among the Land Records of Montgomery County, Maryland in Liber 5066 at Folio 563, and part of the property described in a conveyance from Daniel O'Donoghue, et al., to the Washington Metropolitan Area Transit Authority by deed dated May 12, 1978 and recorded among the Land Records in Liber 5141 at Folio 143. And that once engaged as described in the Owner's Certificate hereon, property markers shown thereon will be set as delineated hereon in accordance with section 50-24 (f) (2) of the Montgomery County Code. The total area included in this subdivision record plat is 105,633 square feet or 2.4250 acres of land, and the total area dedicated to public use is 28,478 square feet or 0.6538 acres of land.

[Signature]
 Brian L. Wood
 Professional Land Surveyor
 Maryland Registration No. 10985
 Date: 4/22/2010



FOR PUBLIC SEWER AND WATER SYSTEMS ONLY

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

APPROVED: _____ DATE: _____

CHAIRMAN _____ SECRETARY/TREASURER _____

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

RECORDED: _____ PLAT: _____

MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES

APPROVED: _____ DATE: _____

DIRECTOR _____

RECORD PLAT REVIEW SHEET

Plat Name: North Bethesda Center Plat Number: 220100650
 Plan Name: North Bethesda Town Center Plan Number: 120040490
 Plat Submission Date: 2-3-2010
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: C. Cantor Checked: _____ Date _____

Initial DRD Review:

Signed Preliminary Plan – Date 4/26/09 Checked: Initial SOS Date 4-2-2010
 Planning Board Resolution – Date 3/20/08 Checked: Initial SOS Date 4-1-2010
 Site Plan Req'd for Development? Yes No _____ Verified By: SOS (initial)
 Site Plan Name: North Bethesda Center Site Plan Number: 82008018A
 Planning Board Resolution – Date 10/22/09 Checked: Initial SOS Date 4-1-2010
 Site Plan Signature Set – Date _____ Checked: Initial _____ Date _____
 Site Plan Reviewer Plat Approval: Checked: Initial _____ Date _____

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

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	2-3-2010	2-19-2010	2/25/2010	No REVISIONS
Research	Bobby Fleury	↓		2-5-10	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

	Initial	Date
Consultant Notified (Final Mark-up):	<u>SOS</u>	<u>3/31/10</u>
Final Mylar & DXF/DWG Received:	<u>SOS</u>	<u>4-22-10</u>
Final Mylar Review Complete:	<u>SOS</u>	<u>4/23/10</u>

Board Approval of Plat:

Plat Agenda:	<u>SOS</u>	<u>5-6-10</u>
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____

MCDPS Approval of Plat:

Consultant Pick-up for DPS Signature:	_____	_____
Final Mylar for Reproduction Rec'd:	_____	_____

Plat Reproduction:

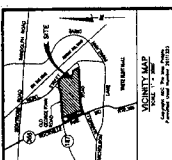
Addressing:	_____	_____
File Card Update:	_____	_____
Final Zoning Book Check:	_____	_____
Update Address Books with Plat #:	_____	_____
Update Plat Books for Resubdivision:	_____	_____
Complete Reproduction:	_____	_____
Notify Consultant to Seal Plats:	_____	_____
Surveyor's Seal Complete:	_____	_____
Sent to Courthouse for Recordation:	_____	_____
Recordation Info Entered into Hansen	_____	_____

No. _____

PRELIMINARY PLAN

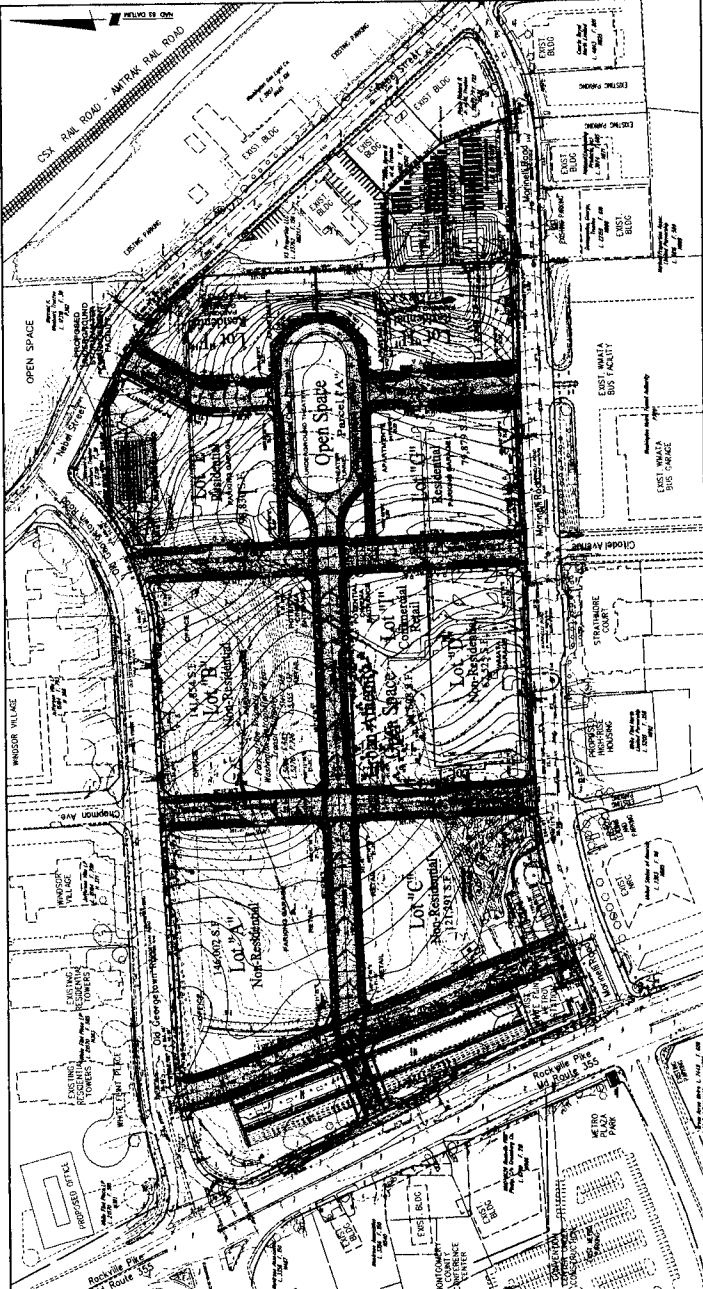
NORTH BETHESDA TOWN CENTER

ROCKVILLE ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND



GENERAL NOTES

- 1. THIS MAP IS INTENDED FOR CONCEPTUAL PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.
- 2. THE PROPOSED LOTS ARE SHOWN WITH DASHED LINES AND THE PROPOSED LOT LINES ARE SHOWN WITH SOLID LINES.
- 3. THE PROPOSED LOTS ARE SHOWN WITH DASHED LINES AND THE PROPOSED LOT LINES ARE SHOWN WITH SOLID LINES.
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- SHEET INDEX:**
1. COVER SHEET
 2. PRELIMINARY PLAN
 3. PRELIMINARY PLAN
 4. PRELIMINARY STREET GRADE ESTABLISHMENT PROFILES
 5. PRELIMINARY STREET GRADE ESTABLISHMENT PROFILES
 6. PRELIMINARY STREET GRADE ESTABLISHMENT PROFILES

LOCATION MAP
SCALE 1"=100'

LOOK WHITE FLINT, LLC
6555 Rock Spring Drive
Suite 300
Rockville, MD 20857
Phone: (301) 997-0002
Fax: (301) 997-0000

LCOR

Approved Preliminary Submittal, File No. 22-0688

All in accordance with M&D 29-101 (previously M&D 29-100) to provide for the construction of a new 100,000 sq. ft. office building, including parking spaces, site improvements, and other related infrastructure. The proposed development is located at the intersection of Rockville Pike and Montgomery Avenue, North Bethesda, Maryland.

Use	Lot 1*		Lot 2*		Lot 3*		Lot 4*		Lot 5*		Project Total	
	Area (sq. ft.)	Volume (cu. yd.)	Area (sq. ft.)	Volume (cu. yd.)	Area (sq. ft.)	Volume (cu. yd.)	Area (sq. ft.)	Volume (cu. yd.)	Area (sq. ft.)	Volume (cu. yd.)		
Office Building	100,000	1,000	100,000	1,000	100,000	1,000	100,000	1,000	100,000	1,000	400,000	4,000
Parking	10,000	100	10,000	100	10,000	100	10,000	100	10,000	100	40,000	400
Open Space	5,000	50	5,000	50	5,000	50	5,000	50	5,000	50	20,000	200
Stormwater Management	1,000	10	1,000	10	1,000	10	1,000	10	1,000	10	4,000	40
Other	1,000	10	1,000	10	1,000	10	1,000	10	1,000	10	4,000	40
Total	127,000	1,270	127,000	1,270	127,000	1,270	127,000	1,270	127,000	1,270	504,000	5,040

ENGINEER'S CERTIFICATE

I, Robert M. Soltz, being duly sworn, depose and say that I am a duly Licensed Professional Engineer in the State of Maryland, License No. 17024, and that I am the Engineer of Record for the above described project.

Subscribed and sworn to before me this 15th day of June, 2022.

Notary Public for Maryland
J. M. Soltz, Notary Public
Notary No. 11-00000001

PRELIMINARY PLAN

NORTH BETHESDA TOWN CENTER

ROCKVILLE (48) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Project No. 22-0688
Sheet No. 1 of 6
Date: 6/15/22

MESS UTILITY NOTE

THIS PROJECT IS LOCATED WITHIN THE MESS UTILITY DISTRICT. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE MOST RECENT RECORD DRAWINGS AVAILABLE TO THE ENGINEER. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS IDENTIFIED THE UTILITIES SHOWN ON THIS PLAN. THE ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE UTILITIES SHOWN ON THIS PLAN. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS IDENTIFIED THE UTILITIES SHOWN ON THIS PLAN. THE ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE UTILITIES SHOWN ON THIS PLAN.



LOOK WHITE FLINT, LLC
6555 Rock Spring Drive
Suite 300
Rockville, MD 20857
Phone: (301) 997-0002
Fax: (301) 997-0000

LCOR

Approved Preliminary Submittal, File No. 22-0688

All in accordance with M&D 29-101 (previously M&D 29-100) to provide for the construction of a new 100,000 sq. ft. office building, including parking spaces, site improvements, and other related infrastructure. The proposed development is located at the intersection of Rockville Pike and Montgomery Avenue, North Bethesda, Maryland.

Loiederman Soltz Associates

Civil Engineering
Land Planning
Environmental Sciences

1000 Rockville Pike, Suite 300, Rockville, MD 20857
Phone: (301) 997-0002
Fax: (301) 997-0000

PRELIMINARY PLAN
NORTH BETHESDA
TOWN CENTER
ROCKVILLE (4th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

ENGINEER'S CERTIFICATE
I HEREBY CERTIFY THAT THE PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT AND CONSTRUCTION OF THE PROJECT HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND.
DATE: 12/26/06
PROJECT NUMBER: 812-06
FILE # 1

NOT TO SCALE
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MISS UTILITY NOTE
EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE LOCATION AND DEPTH OF UTILITIES IS NOT GUARANTEED. THE USER SHALL VERIFY THE LOCATION AND DEPTH OF UTILITIES PRIOR TO CONSTRUCTION. UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE PROJECT.



LCOR WHITE PLANT, LLC
10020 SILVER SPRING DRIVE
SILVER SPRING, MD 20910
CONTACT: LARRY WHITE
PHONE: (301) 981-1215



White Flint North
Limited Partnership
L. 3020 F. 209
14855

United States of America
L. 7383 F. 716
14855

EXIST. BLDG
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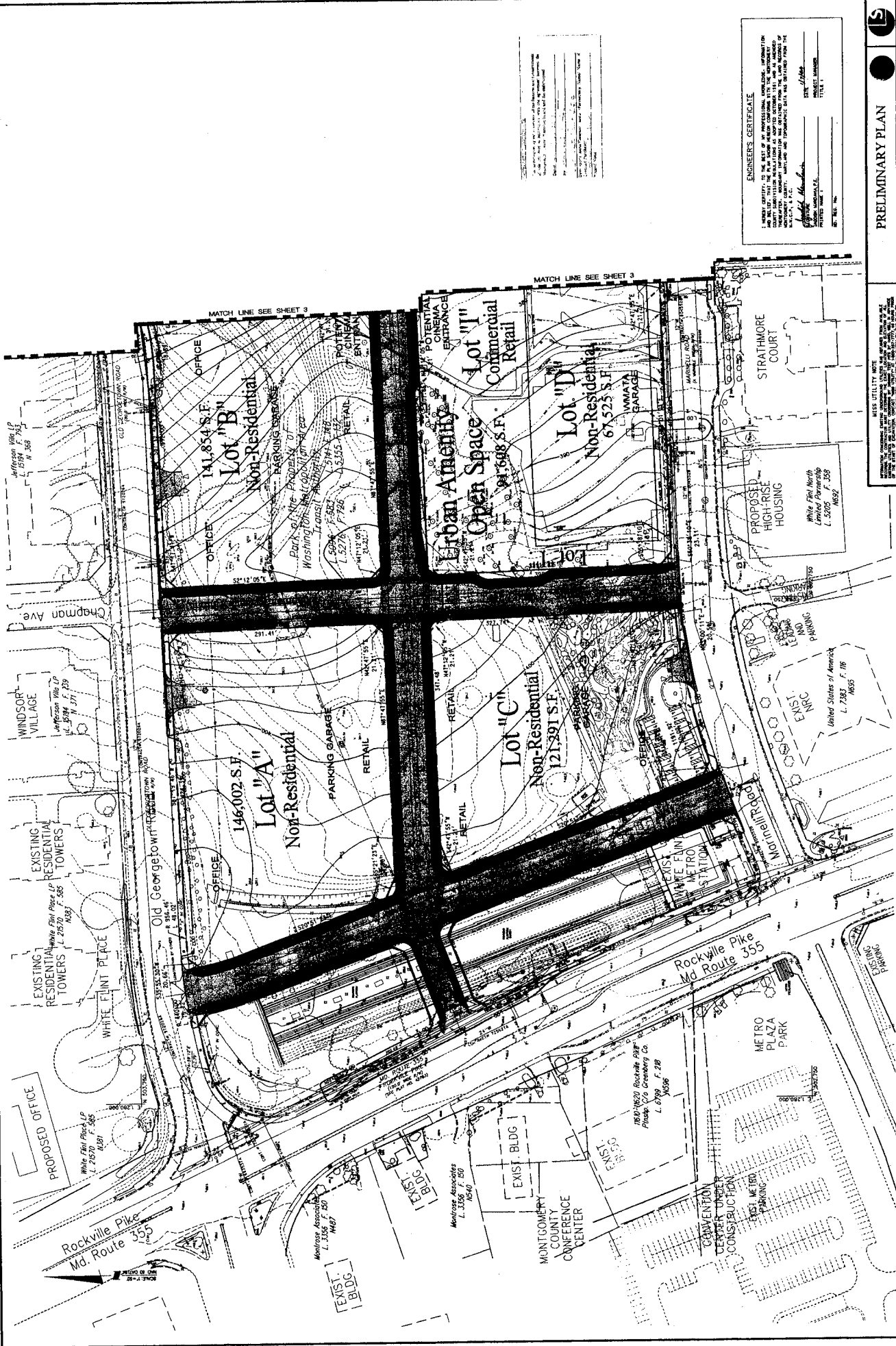
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LOJEDERMAN
SOLITEST ASSOCIATES
Civil Engineering
Land Planning
Environmental Services



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10000
10000



THIS SITE PLAN IS TO BE USED FOR THE PROJECT DESCRIBED HEREIN ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. ANY CHANGES TO THIS SITE PLAN MUST BE APPROVED BY THE ARCHITECT.

DATE: 03/15/2017
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: [Name]

AMENDED SITE PLAN
OVERALL PARCEL "A" AND "C" SITE PLAN
NORTH BETHESDA CENTER
PARCEL "A", "C", AND INFRASTRUCTURE
 ROCKVILLE LIBERTY TRON DISTRICT
 MONTEGOMERY COUNTY, MARYLAND

PROFESSIONAL CERTIFICATE
 I, [Name], a duly licensed Professional Engineer in the State of Maryland, do hereby certify that I am the author of this site plan and that it was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Maryland.

DATE: 03/15/2017
 SIGNATURE: [Signature]
 EXPIRES: 03/15/2020

DEVELOPER NORTH BETHESDA CENTER, LLC
 AGED FOR SHOPPING STRIPS
 SUITE 200
 BETHESDA, MD 20817
 PHONE: 301-277-2000
 CONTACT: [Name]

ICOR
 REGISTERED PROFESSIONAL ENGINEER
 [Name]
 LICENSE NO. [Number]

WEST UTILITY NOTE
 THE EXISTING UTILITY LINES SHOWN ON THIS SITE PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY DATA. THE LOCATION AND DEPTH OF THESE UTILITIES ARE NOT GUARANTEED BY THE ARCHITECT.

PROFESSIONAL CERTIFICATE
 I, [Name], a duly licensed Professional Engineer in the State of Maryland, do hereby certify that I am the author of this site plan and that it was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Maryland.

DATE: 03/15/2017
 SIGNATURE: [Signature]
 EXPIRES: 03/15/2020

EXISTING OFFICE
 [Name]
 [Address]
 [Phone]

EXISTING RESIDENTIAL (MULTI-FAMILY)
 [Name]
 [Address]
 [Phone]

EXISTING RETAIL
 [Name]
 [Address]
 [Phone]

Rockville Pike / Route 355 (ROW VARIES)

MARNELLI ROAD (ROW VARIES)

CHAPMAN AVENUE (PUBLIC TO ROW)

MOCASIN BOULEVARD (PUBLIC TO ROW)

CITADEL AVENUE (PUBLIC TO ROW)

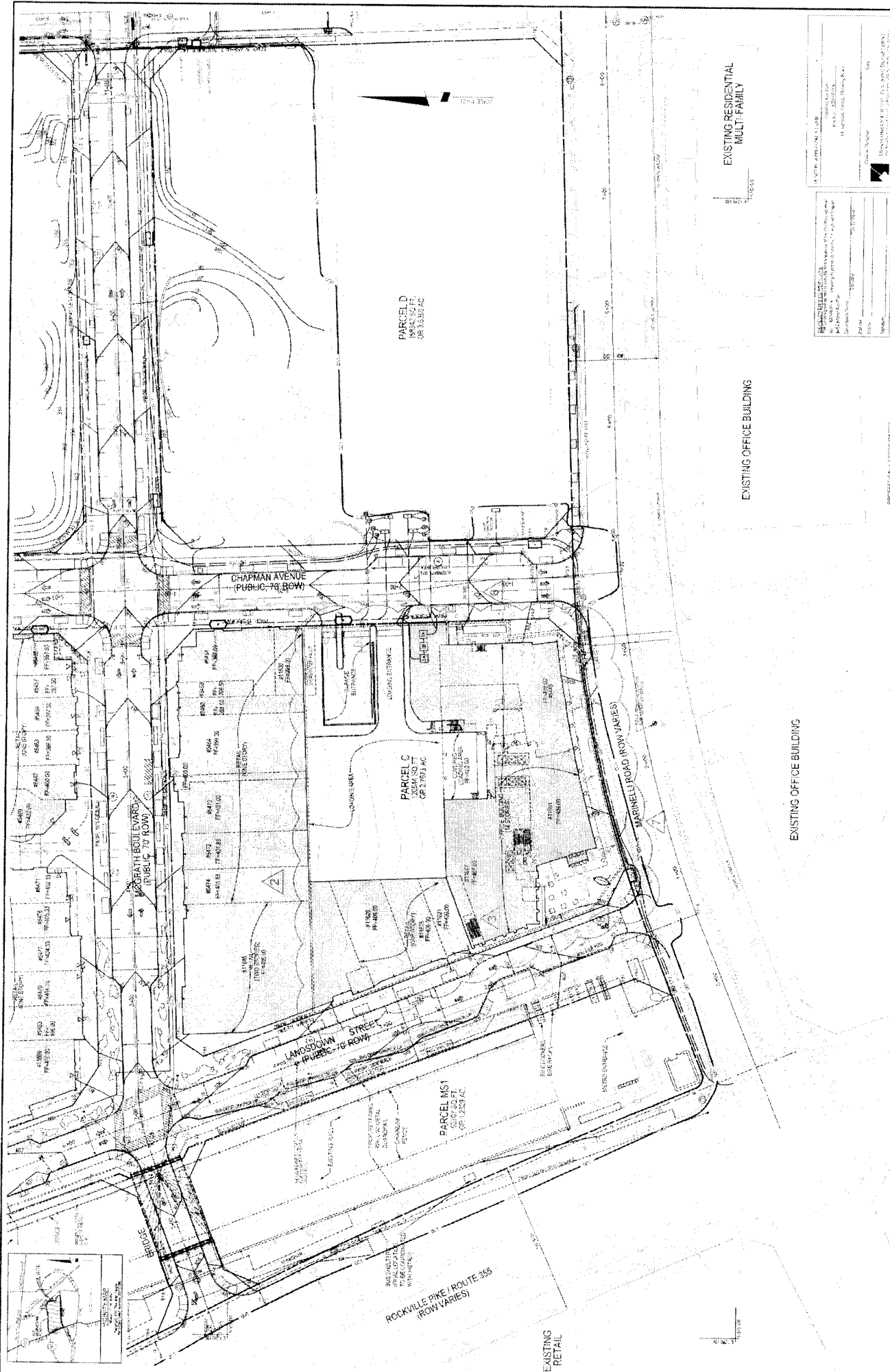
OLD GEORGETOWN ROAD (ROW VARIES)

ROCKVILLE PIKE / ROUTE 355 (ROW VARIES)

EXISTING RESIDENTIAL (MULTI-FAMILY)

EXISTING RETAIL

EXISTING RETAIL



AMENDED SITE PLAN
PARCEL "C" AND INFRASTRUCTURE
NORTH BETHESDA CENTER
PARCEL "A", "C", AND INFRASTRUCTURE
 ROCKVILLE-480-BEETON DISTRICT
 MONTCOMERY COUNTY, MARYLAND

DEVELOPER
LCOR
 OFFICE ONE LLC
 5000 ZUC
 BETHESDA, MD 20814
 CONTACT: RYAN SIMP

ARCHITECT
 HOK
 1000 PENNSYLVANIA AVENUE, N.W.
 WASHINGTON, D.C. 20004
 CONTACT: JEFFREY J. HOK

PLANNING
 MONTCOMERY COUNTY
 1000 PENNSYLVANIA AVENUE, N.W.
 WASHINGTON, D.C. 20004
 CONTACT: JEFFREY J. HOK

ENGINEER
 HOK
 1000 PENNSYLVANIA AVENUE, N.W.
 WASHINGTON, D.C. 20004
 CONTACT: JEFFREY J. HOK

CONSULTANT
 HOK
 1000 PENNSYLVANIA AVENUE, N.W.
 WASHINGTON, D.C. 20004
 CONTACT: JEFFREY J. HOK

DATE
 12/15/2011
SCALE
 AS SHOWN
PROJECT NO.
 11-0001
SHEET NO.
 5
TOTAL SHEETS
 8