



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

**MCPB**  
**Item # 1B**  
**2/3/2011**

**MEMORANDUM**

**DATE:** January 27, 2011

**TO:** Montgomery County Planning Board

**VIA:** Catherine Conlon, Supervisor *CC*  
Regulatory Coordination Division  
(301) 495-4542

**FROM:** Stephen Smith, Senior Planner *SS*  
Regulatory Coordination Division  
(301) 495-4522

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for February 3, 2011

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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:

220081010 **Westfarm Technology Park**  
220110300 **B.F. Gilberts Subdivision of Takoma Park**  
220110320 **Orchard Estates**

**Plat Name: Westfarm Technology Park (Revision)**  
**Plat #: 220081010**

**Location:** Located on the west side of Plum Orchard Drive, 500 feet south of Broadbirch Drive

**Master Plan:** Fairland

**Plat Details:** I-1 and I-3 zones; 1 parcel  
Community Water, Community Sewer

**Applicant:** Adventist Healthcare, Inc

Necessity for Revision

This minor subdivision plat was previously approved by the Planning Board on April 30, 2009, pursuant to Section 50-35A(a)(4) of the Subdivision Regulations. In the interim time period since that approval, the extent of the Category I Conservation Easement has been revised to reflect the modifications depicted on the approved Amended Final Forest Conservation Plan No. 82008021A (dated January 13, 2011). Staff has reviewed the revised plat and recommends approval 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.

# PLAT NO.

## LINE TABLE

No.	BEARING	DIST.	NO.	BEARING	DIST.	NO.	BEARING	DIST.
1	S 34° 21' 00" W	13.90	28	S 19° 02' 28" E	18.07	44	S 55° 25' 18" W	12.21
2	S 37° 17' 59" W	34.37	29	S 39° 10' 08" E	18.22	45	S 59° 30' 35" W	84.25
3	S 87° 29' 07" W	184.98	30	S 10° 44' 35" W	18.22	46	N 22° 21' 15" W	84.25
4	N 12° 03' 17" E	85.81	31	S 10° 44' 35" W	18.22	47	N 42° 28' 34" W	21.15
5	N 27° 39' 49" E	61.13	32	S 10° 44' 35" W	18.22	48	N 08° 22' 09" W	28.31
6	S 81° 19' 26" E	20.12	33	S 10° 44' 35" W	18.22	49	N 11° 56' 17" E	42.33
7	N 49° 20' 14" E	5.17	34	S 10° 44' 35" W	18.22	50	N 79° 29' 10" W	20.35
8	S 59° 13' 59" E	61.65	35	S 10° 44' 35" W	18.22	51	S 07° 59' 10" E	74.05
9	S 43° 19' 24" E	101.04	36	S 10° 44' 35" W	18.22	52	S 21° 12' 21" E	72.11
10	S 43° 19' 24" E	101.04	37	S 10° 44' 35" W	18.22	53	N 40° 29' 46" W	61.98
11	S 21° 11' 02" E	27.69	38	S 10° 44' 35" W	18.22	54	N 42° 28' 34" W	21.15
12	S 14° 14' 17" E	106.48	39	S 10° 44' 35" W	18.22	55	N 42° 28' 34" W	21.15
13	S 20° 42' 03" E	53.47	40	S 10° 44' 35" W	18.22	56	N 42° 28' 34" W	21.15
14	S 12° 30' 04" E	78.38	41	S 10° 44' 35" W	18.22	57	N 42° 28' 34" W	21.15

### NOTES:

- The subdivision record is not intended to show every matter affecting the ownership and use, nor every matter respecting the ownership and use of the property. The subdivision record plat is not intended to replace an examination of the title or to depict or note all matters affecting life.
- All terms, conditions, agreements, limitations, and requirements associated with the preliminary plan, site plan, project plan or other plan, approved by the Montgomery County Planning Board, are intended to survive and not to be extinguished by the recording 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 subdivision consent 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 25517 at Folio 212.
- This plat conforms with the requirements of Section 50.35A of the Montgomery County Subdivision Regulations, being Chapter 50 of the County Code. This plat involves a change in ownership as provided for in Section 50.35A(9)(4).
- Parcels B-B and C-C are subject to a Declaration of Covenants, Conditions and Restrictions recorded in Liber 8989 at Folio 311.
- Parcels B-B and C-C are subject to a Traffic Reduction Agreement recorded in Liber 9404 at Folio 261; and Certificate of Reliance Issued to the Traffic Reduction Agreement recorded in Liber 9984 at Folio 38.
- Parcel M-M is subject to a Traffic Reduction Agreement recorded in Liber 9404 at Folio 277; and amended in Liber 10115 at Folio 260; Liber 11087 at Folio 778; Liber 11088 at Folio 1.
- Parcels R-R and S-S are subject to a Development/Administration Agreement recorded in Liber 9404 at Folio 289 and amended in Liber 10115 at Folio 276; Liber 12592 at Folio 4; Liber 13715 at Folio 622 and Liber 13181 at Folio 649.
- Parcels R-R and S-S are subject to a Covenant to Transfer Density recorded in Liber 13015 at Folio 616.
- Parcels R-R, S-S and M-M are subject to Declarations of Covenants and Easements recorded in Liber 25013 at Folio 205; Liber 18408 at Folio 310 and Liber 25013 at Folio 273.
- Site Plan approved by Montgomery County Planning Board required prior to issuance of Building Permits.
- The land shown hereon lies within the I-1 & I-3 Zone.
- This plat is subject to the terms and conditions of Preliminary Plan No. 1-00000, entitled "WESTFARM L-1", approved December 11, 1980, Preliminary Plan No. 1-82068, entitled "WESTFARM L-7", approved October 21, 1982, Preliminary Plan No. 1-91038, entitled "WESTFARM TECHNOLOGY PARK", approved July 18, 1981, and Preliminary Plan No. 1-91039, entitled "WESTFARM TECHNOLOGY PARK", approved July 18, 1981, and any subsequent amendments thereto.
- The subject property shown hereon is subject to a Transportation Management Agreement including amendments.
- Montgomery County, Maryland does hereby terminate and release all of its claims, rights, and interest in and to the 15 Montgomery Expressway Easement, as shown and described on a subdivision record plat entitled "PARCEL C-C THRU L-1, INC., WESTFARM TECHNOLOGY PARK", recorded among the Land Records of Montgomery County, Maryland in Plat Book 131 as Plat 15243.
- This property appears on Tax Map: K0342.

### OWNER'S CERTIFICATE

We, the undersigned owners of the property described herein, hereby adopt this plan of subdivision, 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 30-24 (c) of the Montgomery County Code.

Further, we establish the Category I Conservation Easement, as delineated hereon, subject to the terms and conditions set forth in a certain document recorded among Land Records of Montgomery County, Maryland in Liber 13179 at Folio 472.

There are no encumbrances, mortgages, or trusts affecting the property included in this plan of subdivision.

As to Parcels M-M, R-R and S-S

AHC Holdings 1, LLC, a Maryland limited liability company (formerly GB Three, LLC)

By: William G. Robertson, sole member  
Date: June 17, 2011

By: Mary Christine Hill, Witness/Attest  
Date: June 17, 2011

As to Parcels B-B and C-C

AHC Holdings 2, LLC, a Delaware limited liability company (formerly PSBK, LLC)

By: William G. Robertson, sole member  
Date: June 17, 2011

By: Mary Christine Hill, Witness/Attest  
Date: June 17, 2011

### 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 all of the property described in a conveyance from KAISER FOUNDATION HEALTH PLAN OF THE MID-ATLANTIC STATES, INC., a Maryland non-profit corporation, to PSBK LLC, a Delaware limited liability company, by Special Warranty Deed dated August 31, 2008 and recorded in Liber 33042 at Folio 683, said property being all of Parcel B-B and Parcel C-C as shown on the following two (2) plat of subdivision, the first (1st) being entitled "PARCELS W, X, Y & Z, PARCELS M-M, & PARCELS A-A, B-B, WESTFARM TECHNOLOGY PARK", and the second (2nd) being entitled "PARCELS C-C THRU L-1, INC., WESTFARM TECHNOLOGY PARK", and recorded in Plat Book 131 as Plat 15244, and the second (2nd) being entitled "PARCELS C-C THRU L-1, INC., WESTFARM TECHNOLOGY PARK", and recorded in Plat Book 131 as Plat 15243, and all of the property described in a conveyance from GB, LLC, a Maryland limited liability company, to GB THREE, LLC, a Maryland limited liability company, by Special Warranty Deed dated February 7, 2006 and recorded in Liber 14109 at Folio 358, said property being all of Parcel B-B and Parcel C-C as shown on the following two (2) plat of subdivision, the first (1st) being entitled "PARCELS W, X, Y & Z, PARCELS M-M, & PARCELS A-A, B-B, WESTFARM TECHNOLOGY PARK", and the second (2nd) being entitled "PARCELS C-C THRU L-1, INC., WESTFARM TECHNOLOGY PARK", and recorded in Plat Book 131 as Plat 15244, and the second (2nd) being entitled "PARCELS C-C THRU L-1, INC., WESTFARM TECHNOLOGY PARK", and recorded in Plat Book 131 as Plat 15243, at among the Land Records of Montgomery County, Maryland.

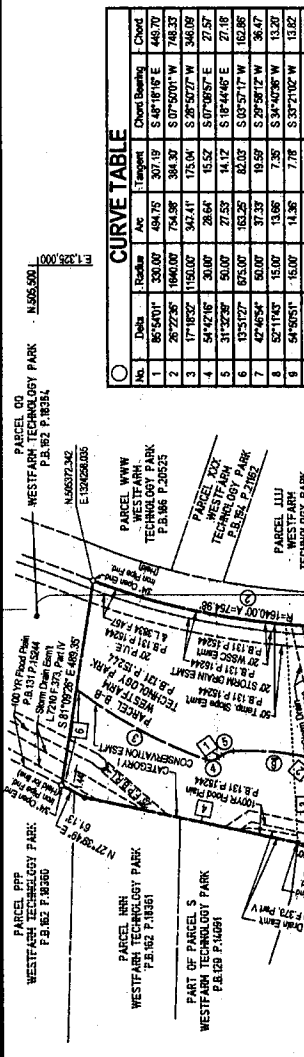
Further, GB Three, LLC has changed its name to AHC Holdings 1, LLC as filed with the Secretary of State of Maryland on June 13, 2007, and PSBK, LLC has changed its name to AHC Holdings 2, LLC as filed with the Secretary of State of Delaware on June 14, 2007.

And that once approved as described in the owner's certificate hereon, all property markers shown hereon will be set as delineated hereon in accordance with section 50-24(c)(2) of the Montgomery County Code.

The total area included in this subdivision record plat is 2,129,466 square feet or 48.828 acres of land, 1989 is no street dedication by this plat.

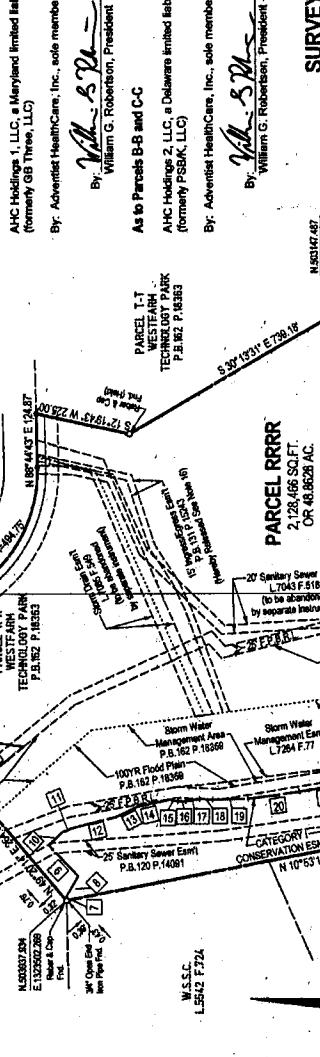
By: William G. Robertson, President  
Date: June 17, 2011

By: Mary Christine Hill, Witness/Attest  
Date: June 17, 2011



### CURVE TABLE

No.	Delta	Radius	Area	Chord Bearing	Chord
1	86°54'01"	330.00	694.79	S 40° 18' 16" E	449.70
2	26° 22' 26"	1840.00	344.98	S 07° 50' 01" W	346.59
3	17° 10' 52"	1150.00	344.14	S 26° 50' 27" W	346.59
4	54° 42' 16"	30.00	24.61	S 07° 08' 57" E	24.69
5	31° 22' 28"	60.00	27.52	N 13° 44' 46" E	27.18
6	13° 51' 27"	60.00	15.39	S 03° 37' 17" W	15.39
7	42° 46' 54"	30.00	7.35	S 34° 40' 36" W	13.20
8	54° 19' 51"	15.00	13.98	N 33° 21' 02" W	13.92
9	67° 49' 51"	20.00	24.91	N 43° 59' 14' 09" W	23.33
10	71° 20' 54"	20.00	26.87	N 54° 05' 14' 09" W	25.83
11	10° 36' 42"	200.00	28.00	N 59° 21' 54" E	28.15
12	91° 29' 58"	28.00	38.92	S 27° 31' 00" E	39.81
13	91° 29' 58"	28.00	61.07	S 07° 48' 50" W	60.81



FOR PUBLIC SEWER AND WATER SYSTEMS ONLY  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
MONTGOMERY COUNTY PLANNING BOARD

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN \_\_\_\_\_ SECRETARY/TREASURER \_\_\_\_\_

RECORDED PLAT \_\_\_\_\_

DATE \_\_\_\_\_

DIRECTOR \_\_\_\_\_

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN \_\_\_\_\_ SECRETARY/TREASURER \_\_\_\_\_

RECORDED PLAT \_\_\_\_\_

DATE \_\_\_\_\_

DIRECTOR \_\_\_\_\_

**WESTFARM TECHNOLOGY PARK**  
(BEING A RESUBDIVISION OF PARCELS B-B, C-C, R-R, S-S & M-M)  
COLESVILLE (5TH) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE 1" = 200' DATE: DECEMBER, 2010

LOCKSMAN Software Associates, Inc.  
ROCKVILLE OFFICE  
2 Research Plaza, Suite 100 Rockville, MD 20850 L391.0481779 (301) 941.9697  
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Engineering, Planning, Surveying, Environmental Sciences

**RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET**

(This form contains 3 pages)

Plat Name: Westfarm Technology Park Plat Number: 220081010  
 Plat Submission Date: 12-5-07  
 DRD Plat Reviewer: S. Smith  
 DRD Prelim Plan Reviewer: C. Coalen

\*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 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 OK  
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>L. Shirley</u>	<u>12/11/07</u>	<u>12/28/07</u>	<u>1-23-09</u>	<u>CAT I Easement</u>
Research	<u>Bobby Fleury</u>			<u>12-15-07</u>	<u>No Revisions</u>
SHA	<u>Doug Mills</u>				
PEPCO	<u>Steve Baxter</u>				
Parks	<u>Doug Powell</u>				
DRD	<u>Nellie Carey</u>			<u>12-14-07</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 & PDF Rec'd:

Initial SJS Date 1/23/09  
SJS 1-16-08  
SJS 1/16/09

**REVISION**

1-21-11  
1-14-11  
1-18-11  
2-3-11

**Board Approval of Plat:**

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

~~SJS~~ SJS 2/5/09 4/30/09  
SJS 4/30/09  
NS 4/1/09

**DPS Approval of Plat:**

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

SJS 5-5-09  
SJS 6-15-09

**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. 630-79

**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: \_\_\_\_\_ *ok ✓*

*(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: \_\_\_\_\_