

Plat Name: Spring Lake Park – Halpine Subdivision
Plat #: 220110350

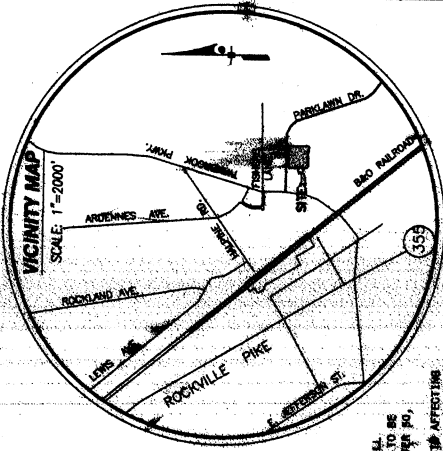
Location: Located in the northeast quadrant of the intersection of Montgomery Avenue and Washington Avenue
Master Plan: Twinbrook
Plat Details: TMX-2 zone; 2 lots
Community Water, Community Sewer
Applicant: JBG Twinbrook Metro, LLC

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.



LOT	AREA AC.	AREA SF
LOT 3	1.68071	72,223
LOT 4	1.84669	80,503
TOTAL	3.52740	152,726

NUMBER	DIRECTION	DISTANCE
L1	N 0°59'57\"/>	

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE LAND DESCRIBED HEREBY HEREBY ADOPT THIS PLAN OF RECONSTRUCTION AND ESTABLISH THE BOUNDARY RESTRICTION LINES THAT ARE SHOWN ON THIS PLAN AND WE, AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MARKERS TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH CHAPTER 90, SECTION 24 (E)(2) OF THE MONTGOMERY COUNTY CODE.

JBB/TWILROCK METRO, L.L.C.
 a Maryland Limited Liability Company
 BY: JOE COMPANY MANAGER II, L.L.C.,
 118 Managing Member

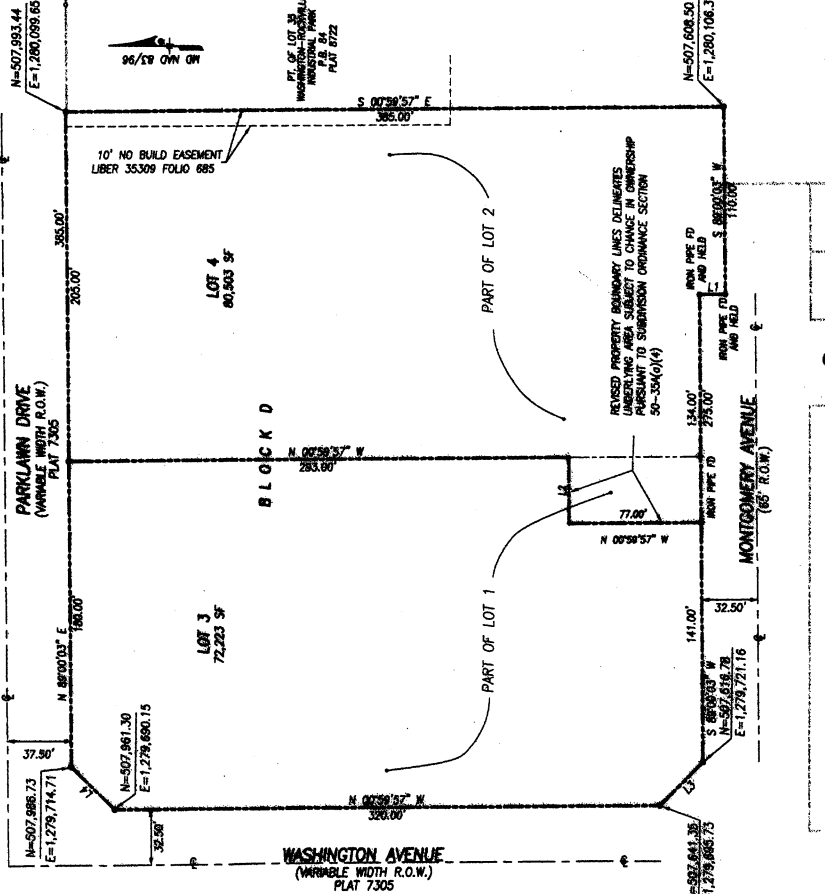
BY: *Robert G. Davis*
 Managing Member DATE: _____

JBB/TWILROCK PARKLAWN, L.L.C.,
 a Delaware Limited Liability Company
 BY: JOE COMPANY MANAGER II, L.L.C.,
 118 Managing Member

BY: *Robert G. Davis*
 Managing Member

Capital One, National Association,
 successor by merger to Chevy Chase Bank, F.S.B.

BY: *Mary Jo Zolt*
 M. Jo Zolt, Vice President



- NOTES**
- THE PROPERTY SHOWN HEREON IS ZONED TRK-2.
 - COMPUTED VALUES ARE BASED ON MARYLAND STATE PLANE HAD 85/08 (GEODED 03) DATUM BASED ON NAD 83 CORE STATIONS "L099", "GALT", AND "GODE" AS PROJECTED BY NGS.
 - SUBJECT PROPERTY APPEARS IN ZONE "Y" AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP NO. 13050C0240C.
 - ADJUSTMENTS DATED SEPT. 29, 2004.
 - REVISIONS TO THIS PLAN, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROJECT, SHALL BE THE RESPONSIBILITY OF THE SUBMITTER. OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE MONTGOMERY COUNTY PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
 - THE SUBDIVISION RECORDING PLAN IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THE PROPERTY. THE SUBDIVISION RECORDING PLAN IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR DEEDS OR TO NOTE ALL MATTERS AFFECTING TITLE.
 - THE APPROVAL OF THIS PLAN IS PRESUMED TO BE AN ADEQUATE AND AVAILABLE PUBLIC WATER & SEWER.
 - THIS PLAN CONFORMS WITH THE REQUIREMENTS FOR NEIGHBORHOOD SUBDIVISION APPROVALS CONTAINED IN SECTION 90-30A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CODE CHAPTER 90-30A, MONTGOMERY COUNTY, MARYLAND.
 - AS PROVIDED FOR IN SECTION 90-30A.
 - TAKING EFFECT FROM THE DATE OF RECORDING OF THIS PLAN, THE SUBDIVISION RECORDING PLAN SHALL BE SUBJECT TO THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CODE CHAPTER 90-30A, MONTGOMERY COUNTY, MARYLAND.
 - PLAT BEARINGS ROTATED 0° 15' 27" COUNTER CLOCKWISE TO CONFORM TO MARYLAND STATE COORDINATE SYSTEM.
 - NO TITLE REPORT FURNISHED.

APP NOTE

THE LOTS SHOWN HEREON ARE LIMITED TO THE FOLLOWING FLOOR AREA USAGE AND THEIR ASSOCIATED TRIP GENERATION:
 LOT 3, BLOCK D: 29,000 SF OF OFFICE USE
 LOT 4, BLOCK D: 29,000 SF OF OFFICE USE
 OR AS NOTED ON THE SUBDIVISION RECORDING PLAN AND APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD.

FOR PUBLIC WATER AND SEWER ONLY

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

APPROVED: _____ SECRETARY-TREASURER
 _____ DIRECTOR

APPROVED: _____
 MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES

APPROVED: _____
 DRAWN: COL
 CHECKED: ASB
 DATE: _____
 Plot No.:

J.B.A.
 Johnson • Bernat • Associates, Inc.
 Engineering • Surveying • Planning

1395 Piccard Drive, Suite 350
 Rockville, Maryland 20850
 Tel. (301) 963-1133
 Fax: (301) 963-6306
 www.jba-inc.net

ADMS S. BERNAT
 PROFESSIONAL LAND SURVEYOR
 MONTGOMERY REGISTRATION NO. 21133

DATE: 7/29/2011

SUBDIVISION RECORDING PLAN
 LOTS 3 AND 4, BLOCK "D"
 SPRING LAKE PARK
 HALPINE SUBDIVISION
 RESUBDIVISION OF PART OF
 LOTS 1 AND 2, BLOCK D
 ELECTION DISTRICT MARYLAND
 MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 50'
 SHEET 1 OF 1
 Job No. 09-017

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Spring Lake Pl - Halpine Plat Number: 220110350
 Plat Submission Date: 9-27-2010
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: N/A

*For category of minor subdivision 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 # N/A Road/Alley Widths 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
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	9/29/10	10/13/10	10/11/10	NO REVISIONS OK
Research	Bobby Fleury			10-4-10	
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up):	Initial <u>SOS</u>	Date <u>4/20/11</u>
Final Mylar & DXF/DWG Received:	<u>SOS</u>	<u>6-14-11</u>
Final Mylar Review Complete:	<u>SOS</u>	<u>7-6-2011</u>
Board Approval of Plat:		
Plat Agenda:	<u>SOS</u>	<u>7/21/11</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 Green 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. _____

MINOR SUBDIVISION SECTION 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: _____
- g) Approved Special Exception: _____

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