

Plat Name: Shady Grove Life Sciences Center
Plat #: 220120860

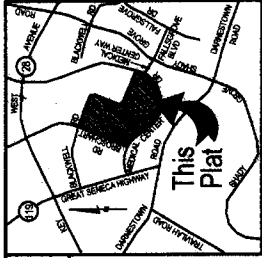
Location: Located in the northeast quadrant of the intersection of Medical Center Drive and Broshcart Road
Master Plan: Great Seneca Science Corridor
Plat Details: LSC zone; 1 Parcel containing 2 internal ownership lots
Community Water, Community Sewer
Applicant: Adventist Healthcare, Inc

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.



NOTES:

- THE LAND SHOWN HEREON LIES WITHIN THE LSC ZONE "LIFE SCIENCE CENTER".
- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE. 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, ALLOWING THE PLANNING BOARD TO SURVIVE AND NOT TO BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTAINED 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 DELINEATED HEREON IS SUBJECT TO THE MONTGOMERY COUNTY ZONING REGULATIONS AS SET FORTH IN THE MONTGOMERY COUNTY ZONING ORDINANCES. THE DEVELOPMENT OF THE PROPERTY IS LIMITED TO A TOTAL OF 628,810 SQUARE FEET OF GENERAL AND MEDICAL OFFICE USE, UNLESS FUTURE DEVELOPMENT IS APPROVED BY THE PLANNING BOARD.
- THIS PLAT IS BEING SUBMITTED FOR RECORDATION UNDER THE MINOR SUBDIVISION REGULATIONS CONTAINED IN CHAPTER 50 OF THE MONTGOMERY COUNTY CODE, SECTION 50-29.04. THE PARTIES HAVE CAUSED THE PROPERTY TO BE DIVIDED INTO TWO (2) OWNERSHIP LOTS AS SHOWN ON THIS PLAT. WHILE THE UNDIVIDED PARCEL REMAINS A SINGLE PARCEL OF RECORD, EACH OWNER HEREBY ACKNOWLEDGES THAT THE DEVELOPMENT OF ITS OWNERSHIP LOT, WITH RESPECT TO BOTH THE EXISTING IMPROVEMENTS AND ANY FUTURE IMPROVEMENTS, SHALL BE SUBJECT TO THE MONTGOMERY COUNTY PLANNING BOARD AND THAT SUCH LAWS, REGULATIONS AND APPROVALS AND USE APPROVALS GRANTED BY THE MONTGOMERY COUNTY PLANNING BOARD AND THAT SUCH LAWS, REGULATIONS AND APPROVALS AND PERMIT ISSUANCE AND FOR CONFORMANCE WITH THE PROVISIONS OF THE MONTGOMERY COUNTY CODE, THE UNDIVIDED RECORD PARCEL SHALL BE TREATED AS A SINGLE PARCEL OF RECORD. THE INTERNAL OWNERSHIP LINES ARE NOT TO BE TREATED AS PROPERTY LINES FOR PURPOSES OF ESTABLISHING BUILDING SETBACKS OR FOR ESTABLISHING CONFORMANCE WITH THE MONTGOMERY COUNTY ZONING ORDINANCE, SUBDIVISION REGULATIONS AND ANY OTHER LAWS, RULES, OR REGULATIONS. THE ESTABLISHMENT OF THE OWNERSHIP LINES FOR THE PURPOSES OF OCCUPANCY ANY OF THE OWNERSHIP LOTS AND STRUCTURES ON SUCH LOTS.
- THIS PROPERTY IS GOVERNED BY AND SUBJECT TO THAT CERTAIN DECLARATION OF RECREATIONAL EASEMENTS, COVENANTS AND RESTRICTIONS (DECLARATION) AND RECORDED IN THE LAND RECORDS FOR MONTGOMERY COUNTY AT LIBER 2017 P.1864.8. THE PARTIES ACKNOWLEDGE THAT ALL OF THE OWNERSHIP PARCELS ARE SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, AGREEMENTS AND BENEFITS SPECIFICALLY DESCRIBED IN THE DECLARATION FOR EACH OWNERSHIP LOT AND THE SUBSEQUENT OWNERS THEREOF, TO FACILITATE THE OWNERSHIP, USE, DEVELOPMENT, SALE, TAXATION AND MORTGAGE OF THE OWNERSHIP LOTS.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED HEREON, HEREBY ADOPT THIS SUBDIVISION RECORD PLAT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. WE, OUR SUCCESSORS, AGENTS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MINISTRATION TO BE SET BY A REGISTERED SURVEYOR IN ACCORDANCE WITH SECTION 50-29.04.06(A) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO RECORDED SUITS, ACTIONS AT LAW, LEASES, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION, EXCEPT AS HEREON INDICATED.

ADVENTIST HEALTHCARE, INC.

BY: *[Signature]* DATE: 3/19/12
JAMES G. LEE, EXECUTIVE VICE PRESIDENT AND CHIEF FINANCIAL OFFICER

WE HEREBY ASSENT TO THIS SUBDIVISION RECORD PLAT (AS TO GROUND SUBSILENCE) 262687289

BY: *[Signature]* DATE: 4/1/12
JAMES G. LEE, EXECUTIVE VICE PRESIDENT AND CHIEF FINANCIAL OFFICER

BENEFICIARY AND TRUSTEES UNDER DEED OF TRUST AND SECURITY AGREEMENT L-42184.F.145
MANUFACTURERS AND TRADERS TRUST COMPANY

BY: *[Signature]* DATE: 3/19/12
PAMELA WAZELP, PRESIDENT

BY: *[Signature]* DATE: 3/19/12
RONALD KRUPPA, TRUSTEE

WITNESSES:
BY: *[Signature]* DATE: 3/19/12
WITNESSES:
BY: *[Signature]* DATE: 3/19/12

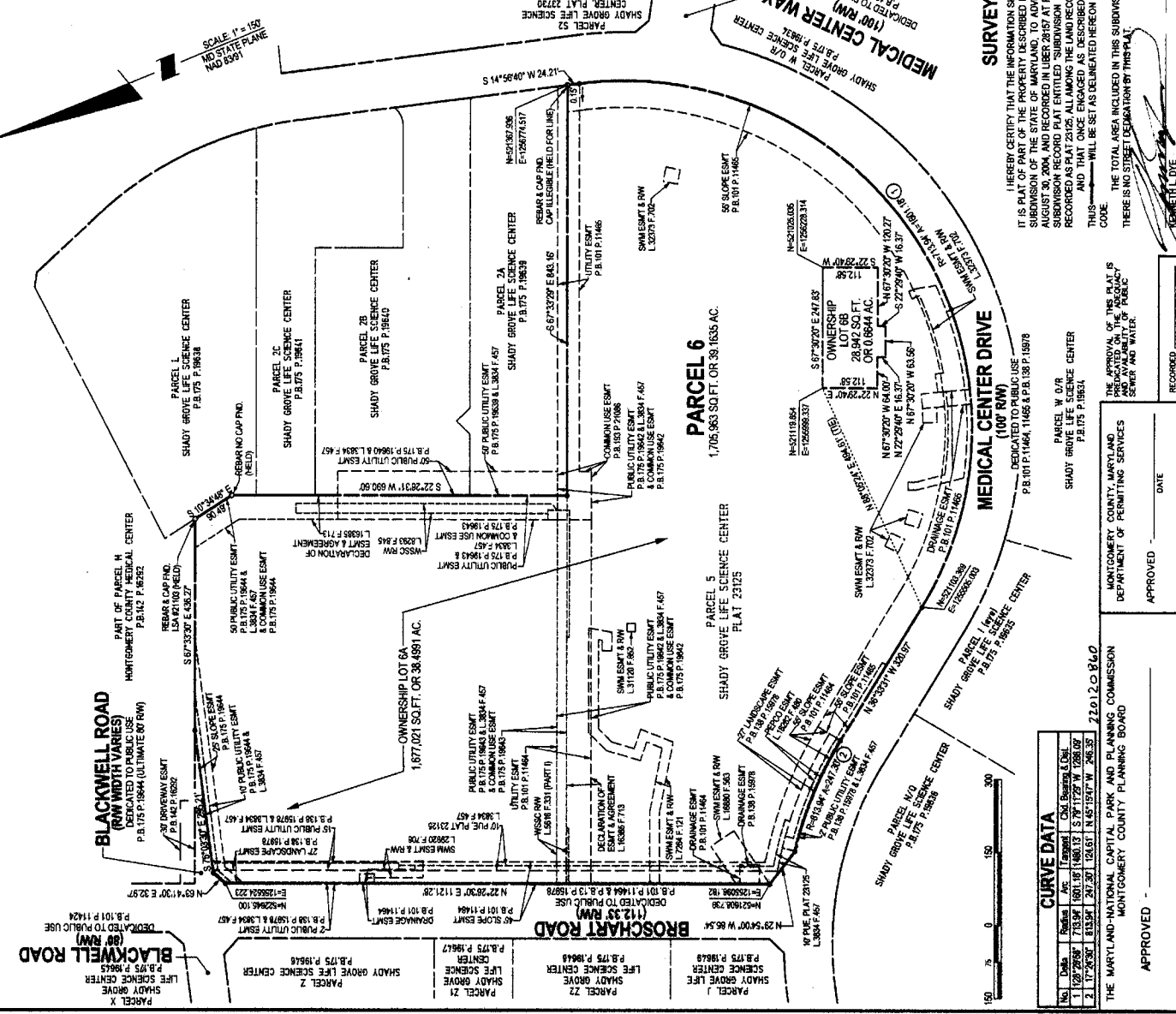
WITNESSES:
BY: *[Signature]* DATE: 3/19/12

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WITNESSES:
BY: *[Signature]* DATE: 3/19/12

WITNESSES:
BY: *[Signature]* DATE: 3/19/12



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS PART OF THE PROPERTY DESCRIBED IN A CONVEYANCE FROM MONTGOMERY COUNTY, MARYLAND, A POLITICAL SUBDIVISION OF THE STATE OF MARYLAND, TO ADVENTIST HEALTHCARE, INC., A MARYLAND CORPORATION, BY DEED DATED AUGUST 30, 2004, AND RECORDED IN LIBER 28187 AT FOLIO 462. SAID PROPERTY ALSO BEING ALL OF PARCELS 5, AS SHOWN ON A SUBDIVISION RECORD PLAT ENTITLED "SUBDIVISION RECORD PLAT, PARCEL 5, SHADY GROVE LIFE SCIENCES CENTER AND RECORDATION OF THE MONTGOMERY COUNTY ZONING ORDINANCE, SECTION 50-29.04.06(A) OF THE MONTGOMERY COUNTY CODE AND THAT EACH ENCLAVE IS DESCRIBED IN THE OWNERSHIP CERTIFICATE HEREON. PROPERTY MARKERS, SHOWN ON THIS PLAT, WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH SECTION 50-29.04.06(A) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS SUBDIVISION RECORD PLAT IS 1,705,363 SQUARE FEET OR 39.1635 ACRES OF LAND. THERE IS NO STREET DEDICATION BY THIS PLAT.

DATE: 3-6-12

RECORDED PLAT

PROPERTY LINE SURVEYOR
MARYLAND REGISTRATION NO. 596
LICENSE EXPIRES: 3/31/13

No.	Curve Data	
	Radius	Length
1	1001.18	148.17
2	117.29	83.94

APPROVED _____ DATE _____

CHAIRMAN _____ SECRETARY _____ TREASURER _____

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

APPROVED _____ DATE _____

DIRECTOR _____

RECORDED PLAT

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

SHADY GROVE LIFE SCIENCES CENTER
PARCEL 6
PLAT 23125
GANTHERSBURG (9th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 150' DATE: DECEMBER 2011

15
Lithotronics
Survey Associates, Inc.
2 Research Plaza, Suite 100
Rockville, MD 20850 301.946.2750 301.946.9867
www.Lithotronics.net
Engineering Planning Surveying Environmental Sciences

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Shady Grove LSC Plat Number: 220120860
 Plat Submission Date: 12-21-2011
 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 # 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
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	12/21/11	1/6/12	1-10-12	NO REVISIONS
Research	Bobby Fleury			1-3-12	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up):	Initial <u>SJS</u>	Date <u>2/27/12</u>
Final Mylar & DXF/DWG Received:	<u>SJS</u>	<u>3/20/2012</u>
Final Mylar Review Complete:	<u>SJS</u>	<u>3/26/12</u>
Board Approval of Plat:		
Plat Agenda:	<u>SJS</u>	<u>4-5-12</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: _____