



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


MCPB
Item # 1B
7-12-2012

MEMORANDUM

DATE: July 5, 2012

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Supervisor
D.A.R.C. Division
(301) 495-4542

FROM: Stephen Smith, Senior Planner 
D.A.R.C. Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for July 12, 2012

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 plats. The following plats are included:

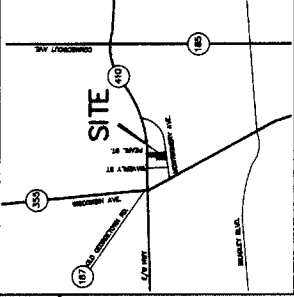
220100720 **Highland Park**
220121240 - 220121310 **Poplar Run**
220121330 **National Chatauqua of Glen Echo**

Plat Name: Highland Park
Plat #: 220100720

Location: Located in the northwest quadrant of the intersection of Montgomery Avenue (MD 410) and Pearl Street
Master Plan: Bethesda CBD
Plat Details: CBD-2 zone; 1 lot
Community Water, Community Sewer
Applicant: 4500 East West Highway LLC

This subdivision plat has been reviewed by M-NCPPC staff as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120080360 (MCPB Resolution No. 08-133) and with Site Plan No. 820090150 (Certified Site Plan dated March 15, 2012), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plans.

Staff notes that the attached plat drawing is lacking signatures under the Owners Certificate as of this date. The property included in this record plat is currently owned by the following entities: 1) the Applicant (4500 East West Highway LLC); and 2) McDonald's Corporation (as itself and as Successor by merger of Golden Arch Realty Corporation). The Applicant is the contract purchaser of the lands currently owned by McDonald's Corporation, and although they are not signatory to this record plat, McDonald's Corporation has consented to the Board's consideration of this plat per a letter dated June 1, 2012. Staff further notes that upon transfer of the property to the Applicant, all relevant signatures and deed of transfer information will be filled on the plat, prior to the plat being recorded among the Land Records of Montgomery County.



PLAT NO.

NOTES:

- 1) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. HNS32. THE PROPERTY IS ZONED "C80-2".
- 2) THE HORIZONTAL DATUM IS MARYLAND STATE GRID (NAD83/91).
- 3) THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR NOTE ALL MATTERS AFFECTING TITLE OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR NOTE ALL MATTERS AFFECTING TITLE OF THE PROPERTY.
- 4) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT. THE MONTGOMERY COUNTY PLANNING BOARD HAS REVIEWED AND APPROVED THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- 5) THE APPROVAL OF THIS PLAT IS PREDICATED ON THE AVAILABILITY OF PUBLIC WATER AND SEWER.
- 6) THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE M.N.C.P. PRELIMINARY PLAN #20060360, SITE PLAN #20060150 AND PROJECT PLAN #20060010, ENTITLED "4500 EAST WEST HIGHWAY".
- 7) THE PROPERTY SHOWN HEREON IS SUBJECT TO PUBLIC USE SPACE REQUIREMENTS IN ACCORDANCE WITH PUBLIC USE PLAN NO. 820090100 AND ANY AMENDMENTS THEREIN. MONTGOMERY COUNTY, MARYLAND, WILL NOT PARTICIPATE IN THE MAINTENANCE OF THESE PUBLIC USE SPACE AREAS.
- 8) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" FOR THE OPERATION AND MAINTENANCE OF PRIVATE STORM DRAINS AND OPEN SPACE AREAS AS RECORDED IN LIBER _____ AT FOLIO _____.

OWNERS CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, DEDICATE THE STREETS TO PUBLIC USE AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. WE, AS OWNERS OF THE SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY OWNERS AND MANAGERS AND ANY OTHER REQUIRED DOCUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH SECTION 50-24 (a) OF THE MONTGOMERY COUNTY CODE. THE SUBJECT PROPERTY IS NOT SUBJECT TO ANY LEASES, EASES, MORTGAGES OR DEEDS OF TRUST, EXCEPT THAT CERTAIN INTERESTS OF TRUST WITH ABSOLUTE ASSIGNMENT OF LEASES AND RENTS, SECURED BY MORTGAGE, ARE HELD BY MONTGOMERY COUNTY, MARYLAND, AS TRUSTEES, FOR THE BENEFIT OF WELLS FARGO BANK, NATIONAL ASSOCIATION, AS BENEFICIARY, AND THE PARTIES IN INTEREST THEREIN HAVE BELOW INDICATED THEIR CONSENT TO THIS SUBDIVISION.

4500 EAST WEST HIGHWAY LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: COURT PROPERTIES II, LLC, ITS SILENT MEMBER

QUINCY T. CARL, II
PRESIDENT

WE HEREBY CONSENT TO THIS PLAN OF SUBDIVISION.

DATE

DATE

DATE

DATE

DATE

DATE

WITNESSES

WITNESSES

WITNESSES

WITNESSES

WITNESSES

WITNESSES

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF ALL OF THE PROPERTY ACQUIRED BY 4500 EAST WEST HIGHWAY, LLC, A DELAWARE LIMITED LIABILITY COMPANY IN THE FOLLOWING THREE (3) CONVEYANCES: 1) FROM GOLDEN ARCH REALTY CORPORATION, BY DEED DATED AND RECORDED IN LIBER _____ AT FOLIO _____; 2) FROM JOHN THOMAS CARRUTHERS, JR. BY DEED DATED OCTOBER 4, 2011, AND RECORDED IN LIBER 42370 AT FOLIO _____; AND 3) FROM _____, BY DEED DATED _____, AND ALSO BEING ALL OF LOTS 1, 2, AND 3 AND PART OF LOTS 14 AND 15, BLOCK 2, HIGHLAND PARK, AS RECORDED IN PLAT BOOK 2 AS PLAT NO. 125 ALONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY OWNERS AND OTHER BOUNDARY MARKERS SHOWN THUS WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-24(a) OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA OF STREET DEDICATION PER THIS PLAT IS 6,825 SQUARE FEET OR 0.15688 ACRES AND THE TOTAL AREA OF THIS PLAN OF SUBDIVISION IS 41,250 SQUARE FEET OR 0.94687 ACRES OF LAND.

July 5, 2012
DATE

D. F. Unger

DAVID F. UNGER
MARYLAND PROFESSIONAL LAND SURVEYOR # 21236
LICENSE EXPIRES: JANUARY 16, 2013

AREA TABULATION

LOT 17 34,425 SQ. FT. OR 0.79029 ACRES
BLOCK 2 3,300 SQ. FT. OR 0.07576 ACRES
DEDICATION PEARL ST. 2,325 SQ. FT. OR 0.05337 ACRES
TOTAL AREA OF THIS PLAT 41,250 SQ. FT. OR 0.94687 ACRES

SUBDIVISION RECORD PLAT

LOT 17, BLOCK 2

HIGHLAND PARK

BEING A RE-SUBDIVISION OF LOTS 1, 2, 3, 14 & 15, BLOCK 2

7TH ELECTION DISTRICT

MONTGOMERY COUNTY, MARYLAND

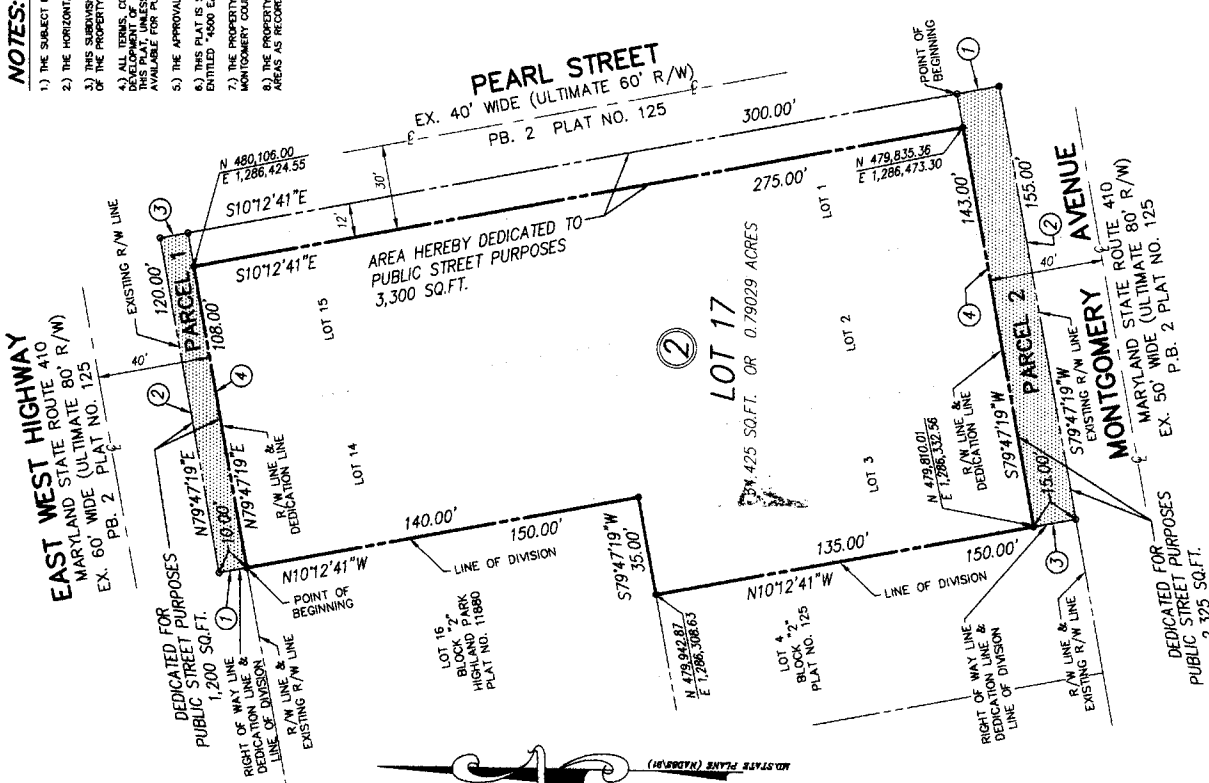
SCALE: 1" = 30' DATE: JULY 5, 2012



LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF PUBLIC ROAD		LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF PUBLIC ROAD	
PARCEL	AREA	PARCEL	AREA
1	10.00'	1	15.00'
2	120.00'	2	155.00'
3	10.00'	3	15.00'
4	120.00'	4	155.00'

DEDICATION AREA = 1,200 SQ. FT. OR 0.02756 ACRES
SHOWN THUS

GRAPHIC SCALE



STATE PLAT NO. _____

FOR PUBLIC WATER AND SEWER ONLY

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____ SECRETARY - TREASURER

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

APPROVED: _____ DIRECTOR

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

RECORD PLAT REVIEW SHEET

Plat Name: Highland Park Plat Number: 220100720
 Plan Name: 4300 East West Highway Plan Number: 120080360
 Plat Submission Date: 3-8-2012
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: N. Branski Checked: SJS Date 7/5/12

Initial DRD Review:

Signed Preliminary Plan - Date 1-8-10 Checked: Initial SJS Date 4/16/10
 Planning Board Resolution - Date 12/12/08 Checked: Initial SJS Date 4/16/10
 Site Plan Req'd for Development? Yes No Verified By: SJS (initial)
 Site Plan Name: 4500 East West Highway Site Plan Number: 820090150
 Planning Board Resolution - Date 11/16/08 Checked: Initial SJS Date 4-14-2010
 Site Plan Signature Set - Date 3-15-12 Checked: Initial SJS Date 7/5/2012
 Site Plan Reviewer Plat Approval: Checked: Initial _____ Date _____

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

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	3-10-10	3-26-10	3/24/10	NO REVISIONS
Research	Bobby Fleury			3-15-10	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up): WM 4/30/12
 Final Mylar & DXF/DWG Received: WM 6/25/12
 Final Mylar Review Complete: WM 6/27/12

Board Approval of Plat:

Plat Agenda: SJS 7/12/12

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. _____

PROJECT TEAM ARCHITECT: ASA PC ENGINEER: [Firm Name] LANDSCAPE ARCHITECT: [Firm Name] CONSULTANTS: [Firm Name], [Firm Name]	4500 EAST WEST HIGHWAY PEARL STREET CROSS SECTION SECTION, ARCHITECTURE, CIVIL, LANDSCAPE	SITE PLAN
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SITE PLAN
4500 EAST WEST HIGHWAY

PROFESSIONAL CERTIFICATION
[Seal and Signature]

DEVELOPER'S CERTIFICATE
I hereby certify that the information provided in this plan is true and correct to the best of my knowledge and belief.

SCALE: 1"=40'
PROJECT/FILE NO.: 3-15-12
SHEET NO.: C-5

LEGEND

- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT
- EXISTING MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING SUMP PUMP
- EXISTING ELECTRICAL PANEL
- EXISTING MECHANICAL EQUIPMENT
- EXISTING TELEPHONE EQUIPMENT
- EXISTING CABLE TV EQUIPMENT
- EXISTING AIR CONDITIONING
- EXISTING ROOFING
- EXISTING FOUNDATION
- EXISTING STRUCTURE
- EXISTING DRIVE
- EXISTING SIDEWALK
- EXISTING CURB
- EXISTING GRAVEL DRIVE
- EXISTING ASPHALT DRIVE
- EXISTING CONCRETE DRIVE
- EXISTING CONCRETED DRIVE
- EXISTING CONCRETED SIDEWALK
- EXISTING CONCRETED CURB
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