MEMORANDUM

DATE: August 29, 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

William Mayah, Principal Planning Technician
D.A.R.C. Division (301) 495-2178

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board Agenda for September 6, 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:

220120020 Washington – Rockville Industrial Park
Plat Name: Washington-Rockville Industrial Park
Plat #: 220120020

Location: Located in the northeast quadrant of the intersection of Rockville Pike (MD 355) and Randolph Road.

Master Plan: North Bethesda/Garrett Park

Plat Details: RMX -3C zone; 3 parcels
Community Water, Community Sewer

Applicant: BVS Montrose, 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.

Staff notes that the included copy of the plat is currently lacking one lessee’s signature (Saul Centers Inc.), for which the applicant has not obtained as of the date of this memo. Staff will not request the signature of Chair Carrier on the mylar until the requisite lessee’s signature has been obtained.
MINOR SUBDIVISION PLAT REVIEW SHEET
(This form contains 3 pages)

Plat Name: Washington Roadville J.R.
Plat Number: 220120070
Plat Submission Date: 7-22-2011
DRD Plat Reviewer: 
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 # ______ Road/Alley Widths ______ Easements ______ Open Space ______ Non-standard
BRLs ______ Adjoining Land ______ Vicinity Map ______ Septic/Wells ______
TDR note ______ Child Lot note ______ Surveyor Cert ______ Owner Cert ______ Tax Map ______
SPA ______

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Final DRD Review:

Consultant Notified (Final Mark-up): __________ Date 3/15/12
Final Mylar & DXF/DWG Received: __________ Date 3/17/12
Final Mylar Review Complete: __________ Date 3/17/12

Board Approval of Plat:
Plat Agenda: __________ Date 3/16/12
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 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: __________
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: ________________

(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: __________________________