



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

MCPB
Item # 1B
9-6-2012

MEMORANDUM

DATE: August 29, 2012

TO: Montgomery County Planning Board

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

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

William Mayah, Principal Planning Technician *WM*
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.



GRAPHIC SCALE
1" = 20' 0"

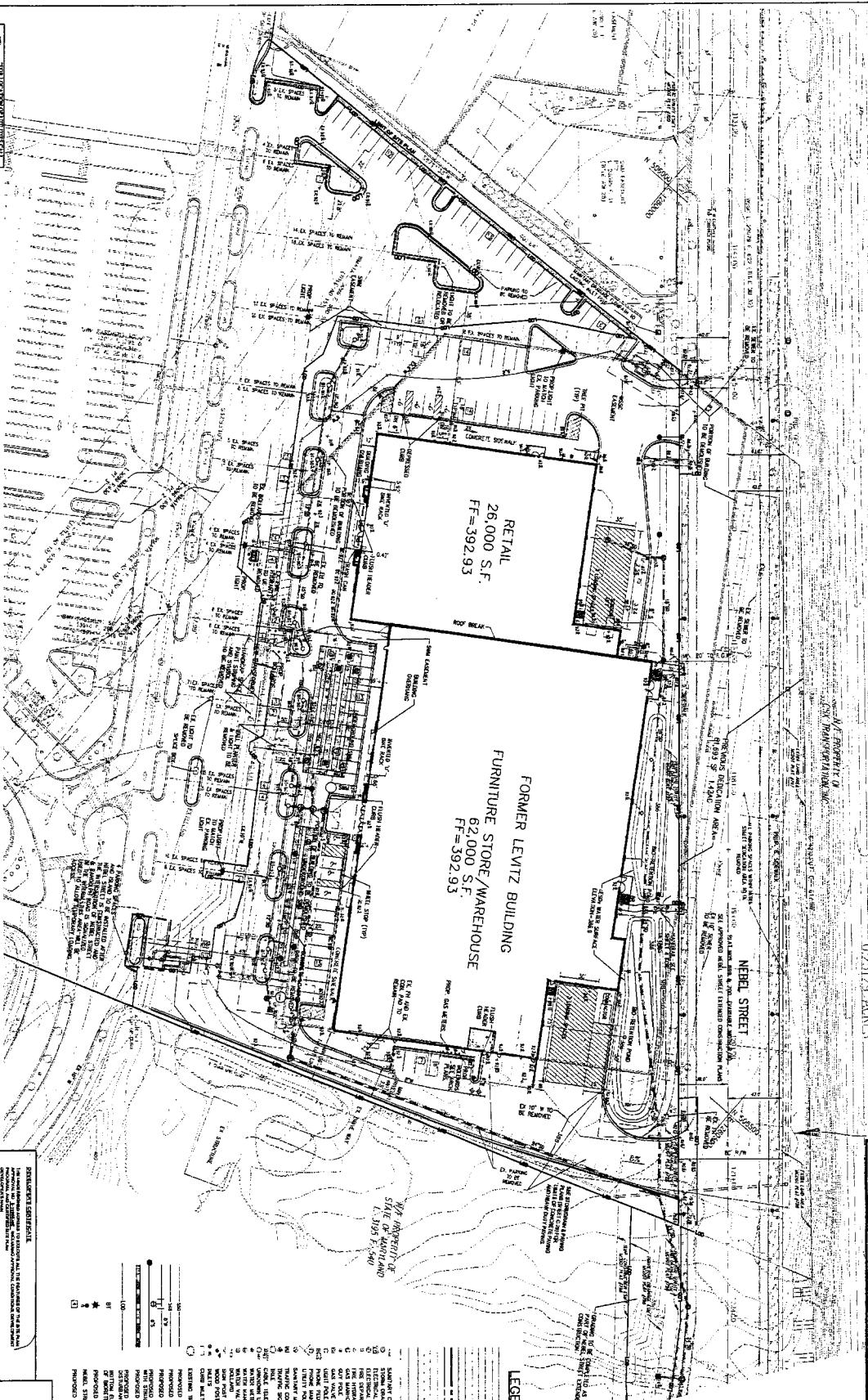
SITE TABULATIONS - 199 PLANNING & RETAIL STORE ONLY

ANTICIPATED LANDSCAPE PARKING = 8,000 SF
 GREEN AREA = 30,000 SF
 BUILDING COVER STORY = 43,000 SF
 RETAIL = 26,000 SF

PARKING TABULATION

55 SPACES PLANNED TO BE PROVIDED BY THE DEVELOPER
 161 SPACES BELONGING TO ADJACENT BUILDINGS = 112 SPACES INCLUDING A JIC SPACES
 TOTAL PARKING PROVIDED = 213 SPACES

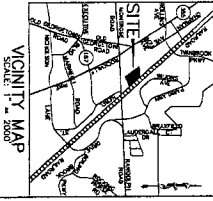
PARCEL "G"
 10,946 SQUARE FEET (OR
 0.25129 ACRES)



SITE PLAN AMENDMENT DISCLOSURE

THIS SITE PLAN IS REVISED PER THIS AMENDMENT TO REFLECT THE FOLLOWING:

1. INCORPORATION OF LAND PREVIOUSLY "OPTIONED" BY SHM THROUGH THE CITY OF MONTROSE.
2. ADDITION OF 3,000 SF BANK AND 5,000 SF RESTAURANT BUILDINGS.
3. REDUCTION OF A RETAIL BUILDING FROM 30,000 SF TO 26,000 SF.
4. FURNITURE & RETAIL BUILDING.
5. LANDSCAPE DESIGN ASSOCIATED WITH THESE CHANGES.



NO.	DESCRIPTION	DATE	BY	FOR
1	PRELIMINARY SITE PLAN	1/1/11	[Signature]	FOR REVIEW
2	REVISIONS TO PRELIMINARY SITE PLAN	1/1/11	[Signature]	FOR REVIEW
3	REVISIONS TO PRELIMINARY SITE PLAN	1/1/11	[Signature]	FOR REVIEW
4	REVISIONS TO PRELIMINARY SITE PLAN	1/1/11	[Signature]	FOR REVIEW
5	REVISIONS TO PRELIMINARY SITE PLAN	1/1/11	[Signature]	FOR REVIEW
6	REVISIONS TO PRELIMINARY SITE PLAN	1/1/11	[Signature]	FOR REVIEW
7	REVISIONS TO PRELIMINARY SITE PLAN	1/1/11	[Signature]	FOR REVIEW
8	REVISIONS TO PRELIMINARY SITE PLAN	1/1/11	[Signature]	FOR REVIEW
9	REVISIONS TO PRELIMINARY SITE PLAN	1/1/11	[Signature]	FOR REVIEW
10	REVISIONS TO PRELIMINARY SITE PLAN	1/1/11	[Signature]	FOR REVIEW

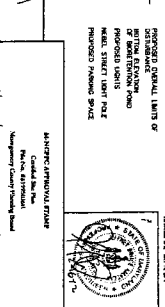
FOR INFORMATION OF THE PUBLIC:
 THIS SITE PLAN IS A PUBLIC RECORD AND IS AVAILABLE FOR REVIEW AT THE OFFICE OF THE CITY ENGINEER, 1720 PEARL BOULEVARD, MONTROSE, CO. 81401, DURING BUSINESS HOURS.

DESIGNER:
 SHM HOLDINGS, LLC
 1720 Pearl Blvd.
 Montrose, CO 81401
 Phone: (970) 249-0000
 Fax: (970) 249-0000
 Email: shm@shmhldgs.com

CERTIFIED SITE PLAN
 #81995036E

MONTROSE CROSSING
 ROCKWELL ELECTION DISTRICT NO. 4
 MONTROSE COUNTY, MONTROSE, CO

APPLICANT:
 SHM HOLDINGS, LLC
 1720 Pearl Blvd.
 Montrose, CO 81401
 Phone: (970) 249-0000
 Fax: (970) 249-0000
 Email: shm@shmhldgs.com



LEGEND

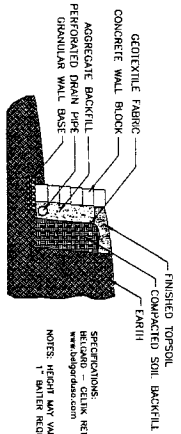
- 1. BUILDING FOOTPRINT
- 2. LANDSCAPE
- 3. PARKING
- 4. DRIVEWAY
- 5. SIDEWALK
- 6. CURB
- 7. STREET LIGHT
- 8. UTILITY LINE
- 9. EROSION CONTROL
- 10. FENCE
- 11. SIGN
- 12. BIKEWAY
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GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MONTROSE ZONING ORDINANCES AND THE MONTROSE SUBDIVISION ACT.
2. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
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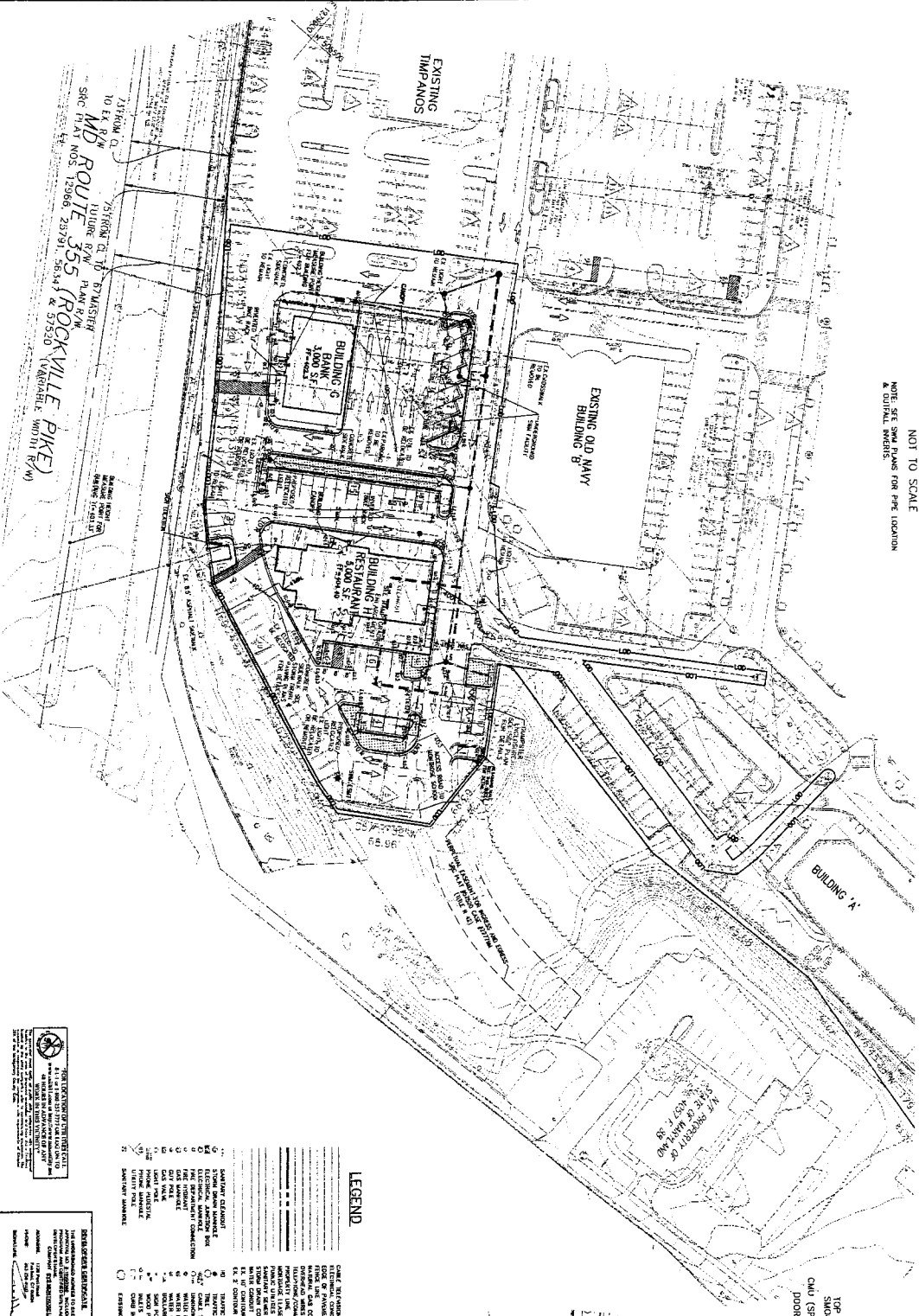
APPROVED:
 [Signature]
 City Engineer



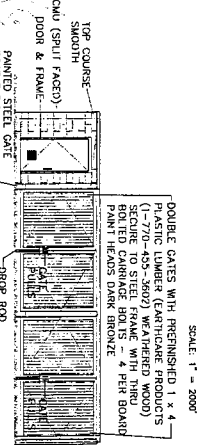
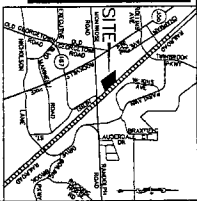


SEGMENTED BLOCK RETAINING WALL SECTION
 NOT TO SCALE
 NOTE: SEE SWM PLANS FOR PIPE LOCATION & OUTFALL INVERTS.

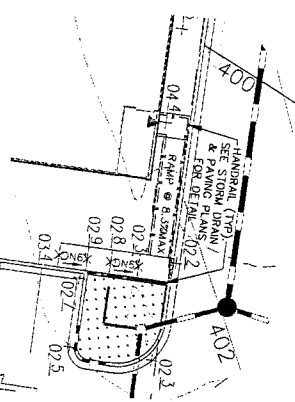
SEGMENTED BLOCK RETAINING WALL (BR-3)
 www.drapergroup.com
 NOTES: HEIGHT MAY VARY
 1" WATER REQUIRED ON WALL



SITE PLAN ADJUSTMENT DISCLOSURE
 THIS SITE PLAN IS REVISED PER THIS AGREEMENT TO REFLECT THE FOLLOWING:
 1. INCORPORATION OF LAND PREVIOUSLY "OPENED" BY SWM (THROUGH MAJOR SUBDIVISION PROCESS)
 2. ADDITION OF 1,000 SF BANK AND 5,000 SF RESTAURANT BUILDING
 3. RELOCATION OF EXISTING TRANSFORMER & OTHER FACILITY CHANGES TO ACCOMMODATE TO PREVIOUS SITE & LANDSCAPE DETAILS ASSOCIATED WITH THESE CHANGES



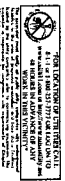
FRONT ELEVATION OF TRASH ENCLOSURE
 SEE CHECK-FIT-A BUILDING PERMIT PLANS FOR ADDITIONAL ENCLOSURE DETAIL.



RAMP GRADING ENLARGEMENT
 SCALE: 1" = 10'
 RAMP TO BE DESIGNED BY STRUCTURAL ENGINEER.

LEGEND

	CONCRETE		ASPHALT
	GRAVEL		SAND
	EARTH		WATER
	UTILITY LINE		FENCE
	TREE		SHRUB
	LAWN		PARKING
	SIDEWALK		DRIVEWAY
	RAMP		CURB
	WALL		GATE
	ROOF		DOOR
	WINDOW		SIGN
	UTILITY POLE		TRANSFORMER
	STREET LIGHT		FIRE HYDRANT
	MANHOLE		CATCH BASIN
	STORM DRAIN		SANITARY SEWER
	WATER MAIN		GAS LINE
	ELECTRIC LINE		TELEPHONE LINE
	CABLE TV LINE		FIBER OPTIC LINE
	FIRE HYDRANT		FIRE ALARM BOX
	FIRE ALARM PULL STATION		FIRE ALARM CONTROL PANEL
	FIRE ALARM NOTIFICATION APPLIANCE		FIRE ALARM CONTROL UNIT
	FIRE ALARM CONTROL UNIT		FIRE ALARM CONTROL UNIT



DESIGNER'S CERTIFICATION
 I, the undersigned, being a duly Licensed Professional Engineer in the State of Maryland, do hereby certify that I am the Designer of this plan and that its preparation complies with the provisions of the Engineering and Professional Surveying Act of 1967, as amended, and the rules and regulations of the Board of Engineers and Professional Surveyors of the State of Maryland.

CLIENT'S CERTIFICATION
 I, the undersigned, being a duly Licensed Professional Engineer in the State of Maryland, do hereby certify that I am the Client of this plan and that its preparation complies with the provisions of the Engineering and Professional Surveying Act of 1967, as amended, and the rules and regulations of the Board of Engineers and Professional Surveyors of the State of Maryland.

NO.	REVISION	DATE	BY	CHKD.
1	ISSUE FOR PERMITTING	12/15/20	DM	DM
2	REVISED PER M. HENDERSON COMMENTS	1/20/21	DM	DM
3	REVISED PER M. HENDERSON COMMENTS	2/9/21	DM	DM
4	REVISED PER M. HENDERSON COMMENTS	2/9/21	DM	DM

CERTIFIED SITE PLAN
 #B1995036E

MONTROSE CROSSING
 ROCKVILLE ELECTION DISTRICT NO. 4
 HANCOCKVILLE COUNTY, MARYLAND

DATE: MARCH 2021
SCALE: 1" = 2000'
PROJECT/FILE NO.: W1524
SHEET NO. 3A

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Washington - Rockville I.P. Plat Number: 220120020
 Plat Submission Date: 7-22-2011
 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 # _____ 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 _____

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	7-22-11	8-3-11	9/11/11	NO REVISIONS
Research	Bobby Fleury				
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up):	<u>WM</u>	<u>8/9/12</u>
Final Mylar & DXF/DWG Received:	<u>WM</u>	<u>8/14/12</u>
Final Mylar Review Complete:	<u>WM</u>	<u>8/17/12</u>
Board Approval of Plat:		
Plat Agenda:	<u>WM</u>	<u>9/6/12</u>
Planning Board Approval:	<u>WM</u>	_____
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: _____

(5) Plat of Correction

- a) All owners and trustees signed: No Deduction, APF satisfied
- 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: _____