



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


**MCPB**  
**Item # 1B**  
**10-2-2014**

**MEMORANDUM**

**DATE:** September 22, 2014

**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 October 2, 2014

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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 plat. The following plats are included:

**220141010, 220141060 & 220141120** Mid-Pike Plaza  
**220141270** West Chevy Chase Heights  
**220141360** Preserve at Rock Creek  
**220141410** Hill Farm  
**220141580** Bradley Hills  
**220141600** Chevy Chase, Section 8

**Plat Name:** Mid-Pike Plaza  
**Plat #:** 220141010, 220141060 & 220141120

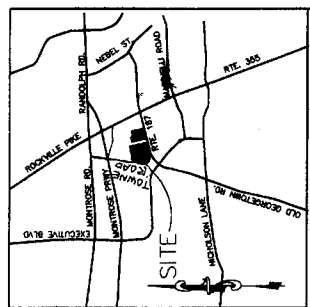
**Location:** Located in the northwest quadrant Old Georgetown Road (MD 187) and Rockville Pike (MD 355).

**Master Plan:** White Flint Sector Plan

**Plat Details:** CR zone; 8 lots, 1 parcel

**Owner:** Federal Realty Investment Trust

The subdivision plats have been reviewed by M-NCPPC staff as documented on the attached Plat Review Checklist. Staff has determined that the plats comply with Preliminary Plan No. 12012002A (MCPB Resolution No. 13-133) and with Site Plan No. 820130120 (Certified Site Plan dated April 24, 2014) and Site Plan No. 82012002B (Certified Site Plan dated June 6, 2014), as approved by the Board, and that any minor modifications reflected on the plats do not alter the intent of the Board's previous approval of the aforesaid plans.



VICINITY MAP  
SCALE: 1" = 2000'

**AREA TABULATION**

LOT 4, BLOCK A ..... 171,876 SQ. FT. OR 3.94573 ACRES  
 LOT 6, BLOCK B ..... 60,135 SQ. FT. OR 1.38051 ACRES  
 TOTAL AREA OF PLAT ..... 232,011 SQ. FT. OR 5.32624 ACRES

**OWNERS CERTIFICATE**

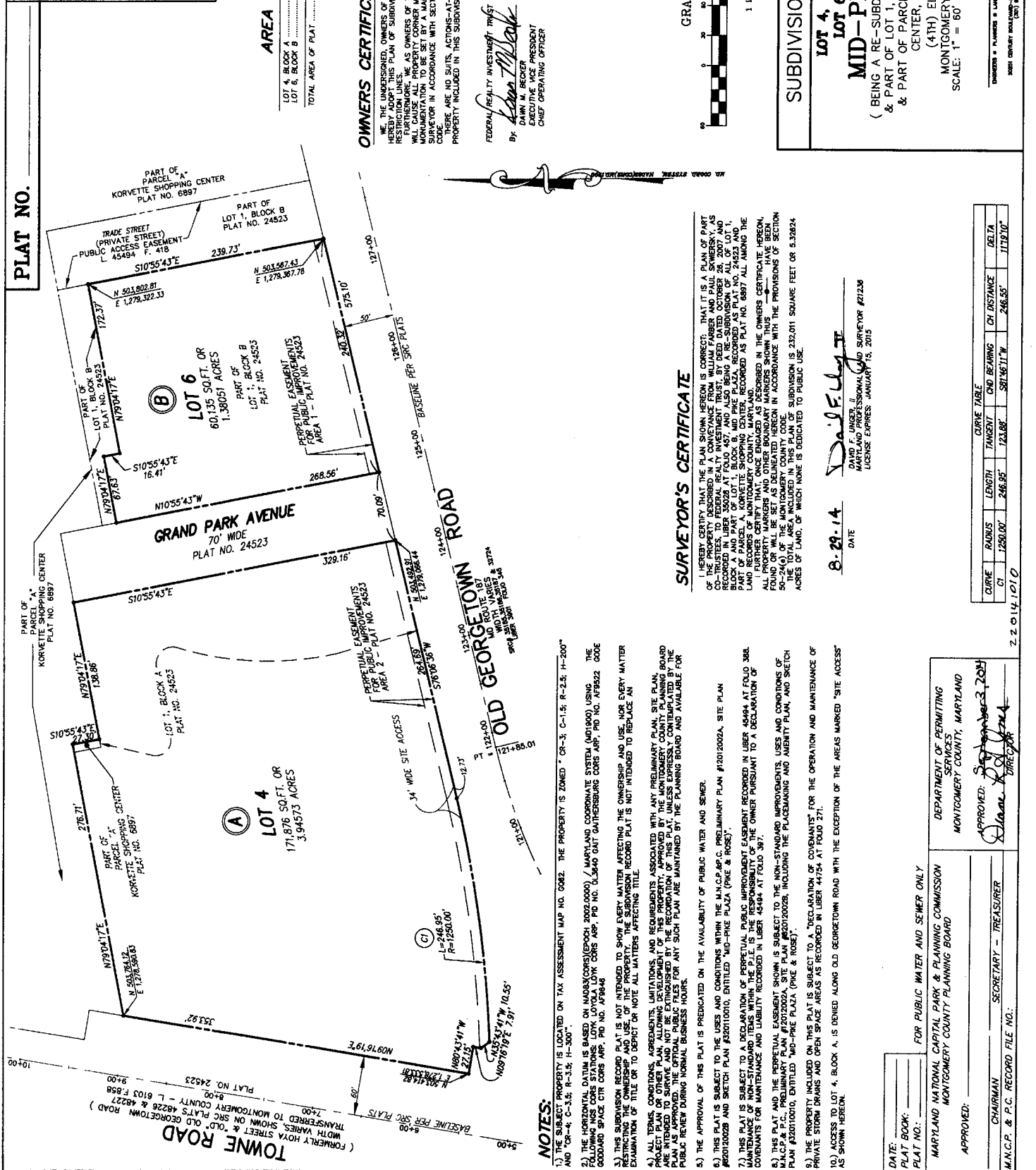
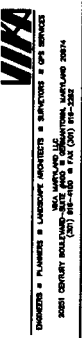
WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROCEEDINGS TO BE SET BY A MARILAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 50-24 (a) OF THE MONTGOMERY COUNTY CODE. THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR A TRUST ON THE PROPERTY INCLUDED IN THIS SUBDIVISION PLAN.

FEDERAL REALTY INVESTMENT TRUST  
 By: *DAWN M. BECKER* DATE: *9/14/10*  
 EXECUTIVE VICE PRESIDENT  
 CHIEF OPERATING OFFICER

GRAPHIC SCALE  
 (IN FEET)  
 1 inch = 60 ft.

**SUBDIVISION RECORD PLAT**

**LOT 4, BLOCK "A" & LOT 6, BLOCK "B"**  
**MID-PIKE PLAZA**  
 ( BEING A RE-SUBDIVISION OF LOT 1, BLOCK A & PART OF LOT 1, BLOCK B, PLAT NO. 24523, & PART OF PARCEL A, KORVETTE SHOPPING CENTER, PLAT NO. 6897 )  
 (4TH) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 60' DATE: AUGUST 28, 2014



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A PLAN OF PART OF THE SUBDIVISION SHOWN ON PLAT NO. 24523, AND THAT THE SAME IS A RE-SUBDIVISION OF THE CO-TRUSTEES TO FEDERAL REALTY INVESTMENT TRUST, BY DEED DATED OCTOBER 26, 2009, AND RECORDED IN LIBER 35028 AT FOLIO 457, AND ALSO BEING A RE-SUBDIVISION OF ALL OF LOT 1, PART OF PARCEL A, KORVETTE SHOPPING CENTER, AS RECORDED AS PLAT NO. 24523 AND PART OF PARCEL A, KORVETTE SHOPPING CENTER, RECORDED AS PLAT NO. 6897, ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. ALL PROCEEDINGS TO BE SET BY A MARILAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 50-24 (a) OF THE MONTGOMERY COUNTY CODE. THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR A TRUST ON THE PROPERTY INCLUDED IN THIS SUBDIVISION IS 232,011 SQUARE FEET OR 5.32624 ACRES OF LAND, OF WHICH NONE IS DEDICATED TO PUBLIC USE.

*David F. Unger, II*  
 DAVID F. UNGER, II  
 MARYLAND PROFESSIONAL SURVEYOR #21238  
 LICENSE EXPIRES: JANUARY 10, 2015

8-28-14  
 DATE

CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE	DELTA
C1	1250.00'	246.85'	123.88'	S81°46'11"W	246.85'	119°10'

**NOTES:**

- 1) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. 0082. THE PROPERTY IS ZONED "CR-3, C-1.5, R-2.5, H-200" AND "CR-4, C-3.5, R-3.5, H-300".
- 2) THE HORIZONTAL DATUM IS BASED ON NAD83(CORS) (EPOCH 2000.0000) / MARYLAND COORDINATE SYSTEM (MD1000) USING THE FOLLOWING MGS CORS STATIONS: LOYD, LOYLA, LOYK, CONS APP, PD NO. 478522, GODE GOODARD SPACE CTR CORS APP, PD NO. 478448.
- 3) THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, USE, CARRY MATTER RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPACT OR NOTE ALL MATTERS AFFECTING TITLE.
- 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 AND RECORDED IN THE PUBLIC RECORDS OF MONTGOMERY COUNTY, MARYLAND, SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS EXPRESSLY SUPERSEDED BY THIS PLAN AS RECORDED IN THE PUBLIC RECORDS OF MONTGOMERY COUNTY, MARYLAND, 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.A.C.P.C. PRELIMINARY PLAN #12012002A, SITE PLAN #2012002B AND SKETCH PLAN #20120010, ENTITLED "MID-PIKE PLAZA (PKE & ROSE)".
- 7) THIS PLAT IS SUBJECT TO A DECLARATION OF PERPETUAL PUBLIC IMPROVEMENT EASEMENT RECORDED IN LIBER 45494 AT FOLIO 368. MAINTENANCE OF NON-STANDARD ITEMS WITHIN THE P.I.E. IS THE RESPONSIBILITY OF THE OWNER PURSUANT TO A DECLARATION OF EASEMENT FOR MAINTENANCE AND LIABILITY RECORDED IN LIBER 45494 AT FOLIO 367.
- 8) THIS PLAT AND THE PERPETUAL EASEMENT SHOWN IS SUBJECT TO THE NON-STANDARD IMPROVEMENTS, USES, AND CONDITIONS OF M.A.C.P.C. PRELIMINARY PLAN #12012002A, SITE PLAN #2012002B, INCLUDING THE PLACEMENT AND MAINTENANCE AND SKECH PLAN #20120010, ENTITLED "MID-PIKE PLAZA (PKE & ROSE)".
- 9) 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 44754 AT FOLIO 271.
- 10) ACCESS TO LOT 4, BLOCK A, IS DENIED ALONG OLD GEORGETOWN ROAD WITH THE EXCEPTION OF THE AREAS MARKED "SITE ACCESS" AS SHOWN HEREON.

DATE: \_\_\_\_\_  
 PLAT BOOK: \_\_\_\_\_  
 PLAT NO.: \_\_\_\_\_

FOR PUBLIC WATER AND SEWER ONLY

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION  
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED: *James R. Jones* SECRETARY - TREASURER  
*Stephanie Z. Jones* CHAIRMAN

DEPARTMENT OF PERMITTING SERVICES  
 MONTGOMERY COUNTY, MARYLAND

APPROVED: *Stephanie Z. Jones* DIRECTOR

M.A.C.P.C. & P.C. RECORD FILE NO.: \_\_\_\_\_

2.2.014.10.0

**PLAT NO.**

LAND DEDICATED TO THE STATE FOR A PUBLIC ROAD			
①	N 62°16'38"W	172.54'	
②	N 63°48'49"E	21.06'	
③	S 28°17'11"E	111.51'	
④	RADIUS = 100.00'		
CHORD = 65.50722'46" E CHORD DIST. = 64.48'			
DEDICATION AREA 3,206 SQ. FT. OR 0.074 ACRES			
SHOWN THUS			

**OWNERS CERTIFICATE**

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH AND DEDICATE THE STREETS TO PUBLIC USE AND ESTABLISH THE MINIMUM BUILDING RESTRICTIONS. WE, AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY OWNERS HEREON TO SIGN AND RECORD THIS PLAT WITHIN THE TIME FRAME SPECIFIED BY MONTGOMERY COUNTY PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 20-2A (D) OF THE MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS, ACTIONS-AT-LAW, LEASES, LIENS, OR A TRUST ON THE PROPERTY INCLUDED IN THIS SUBDIVISION PLAN.

FEDERAL REALTY INVESTMENT TRUST  
 BY: *[Signature]*  
 DAWN M. BRECKEN  
 EXECUTIVE VICE PRESIDENT  
 CHIEF OPERATING OFFICER

9/29/14  
 DATE  
*[Signature]*  
 WITNESS  
 CHIEF OPERATING OFFICER

**SURVEYOR'S CERTIFICATE**

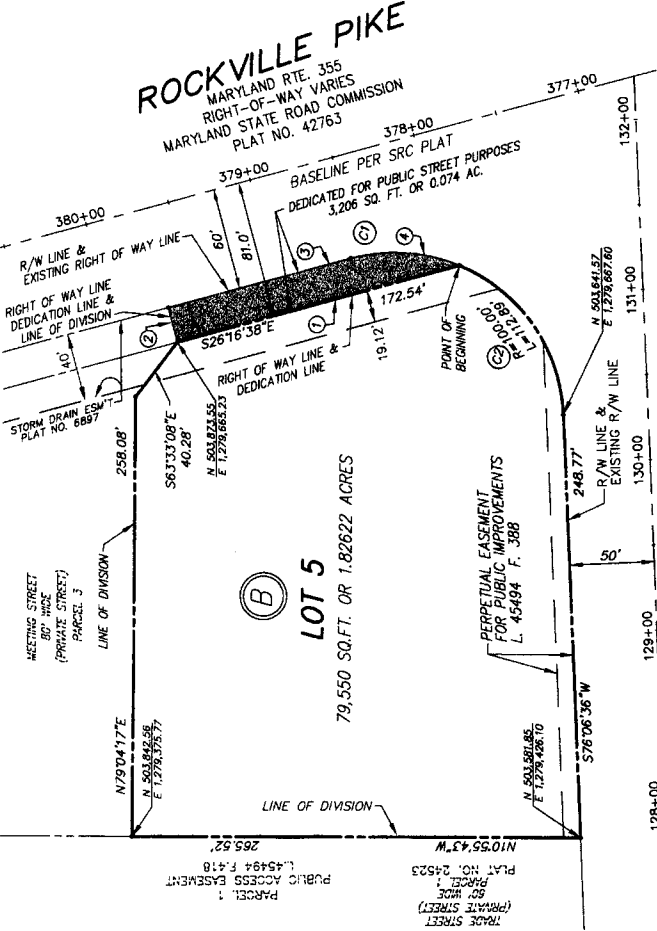
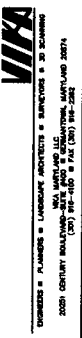
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT. THAT IT IS A PLAT OF PART OF THE PROPERTY DESCRIBED IN A CONVEYANCE FROM WILLIAM FARRER AND PAUL SWIRSKI, AS CO-TRUSTEES, TO FEDERAL REALTY INVESTMENT TRUST, BY DEED DATED OCTOBER 26, 2007 AND RECORDED IN LIBER 30028 AT FOLIO 437, AND ALSO A CONVEYANCE FROM FEDERAL REALTY INVESTMENT TRUST TO THE MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS, ACTIONS-AT-LAW, LEASES, LIENS, OR A TRUST ON THE PROPERTY INCLUDED IN THIS PLAT. I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS DEDICATION HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THIS PLAT HAVE BEEN FOUND OR WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH THE SURVEYING STANDARDS AND PRACTICES OF MONTGOMERY COUNTY. THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 82,756 SQUARE FEET OR 1.89882 ACRES OF LAND, OF WHICH 3,206 SQUARE FEET OR 0.07360 ACRES ARE DEDICATED TO PUBLIC USE.

9-29-14  
 DATE  
*[Signature]*  
 DAVID F. HANCOCK II  
 MARYLAND PROFESSIONAL LAND SURVEYOR #71238  
 LICENSE EXPIRES: JANUARY 15, 2015

**SUBDIVISION RECORD PLAT**

**LOT 5, BLOCK B  
 MID-PIKE PLAZA**

(4TH) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 50'  
 DATE: AUGUST 28, 2014



**AREA TABULATION**

LOT	79,550 SQ. FT. OR 1.82622 ACRES
DEDICATION	3,206 SQ. FT. OR 0.07360 ACRES
TOTAL AREA OF PLAT	82,756 SQ. FT. OR 1.89882 ACRES

**GRAPHIC SCALE**



CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHD BEARING	CHD. DISTANCE
C1	100.00'	65.65'	37°38'51"	34.06'	S. 07°22'46" E	64.48'
C2	100.00'	112.89'	64°40'58"	63.32'	S. 43°46'08" W	106.89'

**NOTES:**

- 1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. 05882 WITH A TAX ACCOUNT NO. OF 04-0005165. THE PROPERTY IS ZONED "CR-4, C-1.5, R-1.5, H-300".
- 2.) THE HORIZONTAL DATUM IS BASED ON NAD83 (NORTH AMERICAN DATUM 1983) / MARYLAND COORDINATE SYSTEM (M018000). THE VERTICAL DATUM IS BASED ON MARYLAND COAST AND GEODETIC SURVEY, PHD NO. DL3640 GAIT GAITHERSBURG CORRS ARP, PHD NO. A79322 OODS OODS SPACE CTR CORRS ARP, PHD NO. A79346.
- 3.) THIS SURVEY RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE TITLE OR TO DEPRECIATE OR NOTE ALL MATTERS AFFECTING TITLE.
- 4.) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN FOR THIS PROPERTY ARE HEREBY INCORPORATED INTO THIS PLAT, UNLESS EXPRESSLY CONTRADICTED BY THE PLAN AS 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.) THIS SITE IS SERVED BY PUBLIC WATER AND SEWER ONLY.
- 6.) THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE M.A.L.C.P. PRELIMINARY PLAN #12012002A, SITE PLAN #2012002B AND SKETCH PLAN #20110010, ENTITLED "MID-PIKE PLAZA (PH & ROSE)".
- 7.) THIS PLAT AND THE PERPETUAL EASEMENT SHOWN IS SUBJECT TO THE NON-STANDARD IMPROVEMENTS, USES AND MAINTENANCE OF PRIVATE STORM DRAINAGE AND SKETCH PLAN #2012002B, INCLUDING THE PLACEMARKING AND AMENITY PLAN, AND SKETCH PLAN #20110010, ENTITLED "MID-PIKE PLAZA (PH & ROSE)".
- 8.) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" FOR THE OPERATION AND MAINTENANCE OF ROCKVILLE PIKE AND OLD GEORGETOWN ROAD IS DENIED EXCEPT AT THE APPROVED ENTRANCE LOCATIONS.
- 9.) ACCESS TO ROCKVILLE PIKE AND OLD GEORGETOWN ROAD IS DENIED EXCEPT AT THE APPROVED ENTRANCE LOCATIONS.
- 10.) THIS PLAT IS SUBJECT TO A DECLARATION OF PERPETUAL PUBLIC IMPROVEMENT EASEMENT RECORDED IN LIBER 45484 AT FOLIO 388. MAINTENANCE OF NON-STANDARD ITEMS WITHIN THE PLAT IS TO BE MAINTAINED PER PURSUANT TO A DECLARATION OF COVENANTS FOR MAINTENANCE AND LIABILITY RECORDED IN LIBER 45484 AT FOLIO 387.

DATE: \_\_\_\_\_  
 PLAT NO.: \_\_\_\_\_

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION  
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED: *[Signature]* SECRETARY - TREASURER  
 DIRECTOR

DEPARTMENT OF PERMITTING SERVICES  
 MONTGOMERY COUNTY, MARYLAND

APPROVED: *[Signature]* DIRECTOR

22014 1110



# RECORD PLAT REVIEW SHEET

Plat Name: Mid Pike Plaza Plat Number: 220141120  
 Plan Name: Mid Pike Plaza Plan Number: 12012002A  
 Plat Submission Date: 2-5-2014  
 DRD Plat Reviewer: S. Smith  
 DRD Prelim Plan Reviewer: P. Butler Checked: \_\_\_\_\_ Date \_\_\_\_\_

## Background Review:

Signed Preliminary Plan - Date 1-7-14 Checked: Initial SJS Date 4-11-14  
 Planning Board Resolution No. 13-133 Resolution Mailing Date 11/15/13  
 Site Plan Required? Yes  No \_\_\_\_\_ Verified By: SJS (initial)  
 Site Plan Name: Pike + Base Site Plan Number: 82043012A  
 Site Plan Signature Set - Date 4/21/14 Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 Planning Board Resolution No. \_\_\_\_\_  
 Site Plan Reviewer Check: Initial \_\_\_\_\_ Date \_\_\_\_\_

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

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	2-6-14	2-27-14		
Research	Bobby Fleury				
SHA	Corren Giles				
PEPCO					
Parks	Doug Powell				
DRD	Kelona Clark				Revise Street Names

## Final DRD Review:

Consultant Notified (Final Mark-up): Initial SJS Date 8/11/14  
 Final Mylar & DXF/DWG Received: Initial SJS Date 9-5-2014  
 Final Mylar Review Complete: Initial SJS/JRB Date 9-17-14

## Board Approval of Plat:

Plat Agenda: Initial SJS/JRB Date 10/2/14

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 Rest Division: \_\_\_\_\_

Complete Reproduction: \_\_\_\_\_

Notify Consultant to Seal Plats: \_\_\_\_\_

Surveyor's Seal Complete: \_\_\_\_\_

Sent to Courthouse for Recordation: \_\_\_\_\_

Recordation Info Entered into Hansen: \_\_\_\_\_

No. \_\_\_\_\_

