

**Plat Name:** Discoverly Hall  
**Plat #:** 220170360

**Location:** Located immediately east of the intersection of Fields Road and Omega Drive  
**Master Plan:** Great Seneca Science Corridor Master Plan  
**Plat Details:** CR zone; 2 parcels  
**Applicant:** Montgomery College Foundation Inc and PSB Shady Grove LLC

Staff recommends approval of this minor 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.**

(A) A plat to:

- create or delete internal lots to reflect a deed, mortgage, or lease line within commercial, industrial, or multi-family residential lot; or
- create ownership lots within a previously recorded lot

May, at the owner's discretion, be recorded under the minor subdivision procedure if:

- (i) all conditions of approval for the original subdivision that created the lot remain in effect;
- (ii) the total maximum number of trips generated on all new lots or ownership lots created will not exceed the number of trips approved for the lot in the original subdivision;
- (iii) all land in the lot in the original subdivision is included in the record plat; and
- (iv) any necessary cross easements, covenants, or other deed restrictions necessary to implement all the conditions of approval on the lot in the original subdivision are executed before recording the record plat or ownership plat.

(B) For an ownership lot, the lot in the original subdivision is considered a single lot of record. Any ownership lot created under this subsection is only for the convenience of the owner; an ownership lot is not:

- (i) used to determine building setbacks or to establish conformance with any other law or regulation;
- (ii) a bar to receiving a building permit or other approval necessary to develop or use any of the ownership lots and structures on such lots;
- (iii) a change to any condition of approval for the subdivision that created the lot in the original subdivision.

Staff applied the above-noted minor subdivision criteria for the property included in this application and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(4)(A) and supports this minor subdivision record plat.



IPF	IRON PIPE FOUND
PKNF	PK NAIL FOUND

AREA TABULATION	
PARCEL X-X <sup>00</sup> .....	187,764 SQ.FT. OR 4.31047 ACRES
PARCEL Y-Y <sup>00</sup> .....	192,679 SQ.FT. OR 4.42330 ACRES
TOTAL AREA OF THIS PLAT .....	380,443 SQ.FT. OR 8.73377 ACRES

### CURVE TABLE

NO	RADIUS	LENGTH	TANGENT	CHORD BEAR.	CHD DIST	DELTA
1	1392.00'	296.34'	146.73'	S61°34'23"E	295.78'	$\Delta a=12^{\circ}11'51"$
2	268.00'	52.62'	26.39'	S46°06'53"E	52.53'	$\Delta a=11^{\circ}14'56"$
3	1325.14'	31.99'	15.89'	S52°26'36"E	31.89'	$\Delta a=01^{\circ}22'58"$
4	365.00'	245.89'	127.82'	N14°07'25"E	241.27'	$\Delta a=38^{\circ}35'55"$

SCALE : 1" = 2000'

MONTGOMERY COLLEGE FOUNDATION, INC.  
By: [Signature]  
NAME: KENNETH H. BECKER  
TITLE: CHAIR  
DATE: 12/29/16  
[Signature]  
WITNESS: Scott E. Orman

MONROVIA COUNTY, MARYLAND  
By: Raymona Bell Pearson  
NAME: Raymona Bell Pearson  
TITLE: ASSISTANT CHIEF ADMINISTRATIVE OFFICER  
DATE: 1/10/17  
Witness: Jules

PSE SHADY GROVE LLC, A MARYLAND LIMITED LIABILITY COMPANY  
 BY: NATIONAL EXCHANGE TITLEHOLDER 103 CO.,  
 AN ARIZONA CORPORATION  
 ITS SOLE MEMBER  
 By: Dana R. Sobrado  
 NAME: DANA R. SOBRADO  
 TITLE: CHIEF EXECUTIVE OFFICER  
 DATE: 12-20-16

## SURVEYOR'S CERTIFICATE

[illegible]

DATE 12-15-11

DAVID F. UNGER, II  
MARYLAND PROFESSIONAL LAND SURVEYOR #21236  
LICENSE EXPIRES JANUARY 16, 2017

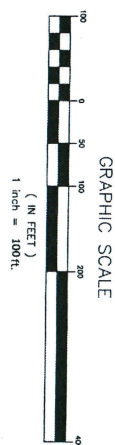
## SUBDIVISION RECORD PLAT

**PARCELS "X-X" & "Y-Y"  
DISCOVERED HALL  
(FORMERLY PART OF PARCEL "W-W")**

9TH ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 100' DATE: DECEMBER 8, 2016

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MONTGOMERY COUNTY PLANNING BOARD	
NATIONAL CAPITAL PARK & PLANNING COMMISSION	
MARYLAND	
APPROVED:	RECORDED DATE:
CHAIRMAN	
SECRETARY - TREASURER	
M.A.C.P. & P.G. RECORD FILE NO.:	PLAT:
DEPARTMENT OF PERMITTING SERVICES MONTGOMERY COUNTY, MARYLAND	
APPROVED: 1-16-2017	
Sheri A. Maynard, R.D.I. DIRECTOR	



( IN FEET )  
1 inch = 100 ft

VIK A MARTLAND, LLC  
20251 CENTURY BOULEVARD, SUITE 400 ■ GERMANTOWN, MARYLAND 20874  
(301) 916-4100 ■ FAX (301) 916-2262  
WWW.VIK A.C OM