Plat Name:

Decoverly Hall

Plat #:

220170360

Location:

Located immediately east of the intersection of Fields Road and Omega

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.



- 1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO'S FSS61 AND FSS62 AND IS ZONED "CR-1.5, C-1.5, R-1.5, H-100"
- 2.) THE HORIZONTAL DATUM IS MARYLAND STATE PLANE GRID NORTH (NAD83/91).
- 3.) THS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
- (4) HIS PLAT COMPREMENT THE RECOMPLEDITS FOR MAND SUBDINSON APPROVALS CONTINUED IN CHAPTER 50 OF THE MONTCOMERY COUNTY COCE. SECTION 50-354(A/4), THE THE CREATION OF INTERNAL LOTS METHOD LOTS COMPREMENT LOTS ARE CARRIED TO THE CONTINUES OF PRELIMINARY PLAN NO. 1-88185, AND STRUMBENTS ASSOCIATED WITH ANY PLAN NO. 1-88185, AND STRUMBENTS ASSOCIATED WITH ANY PLAN NO. 89 TE PLAN, ALCOMPANION CREECEMENT, DEPOILED THE MONTCOMPETER COUNTY PLAN NO. 89 TE PLAN, ALCOMPANION CREECEMENT OF THIS PROPRIEMENT APPROVED THE MONTCOMPETER COUNTY PLAN NO. 485 TE PLAN, ALCOMPANION CREECEMENT OF THIS PROPRIEMENT APPROVED THE MONTCOMPETER COUNTY PLAN NO. 485 TE PLAN, ALCOMPANION OF THE PLAN NO. 1-88180, ANY STATE AND APPROVED THE CREECEMENT COUNTY PLAN NO. 485 TE PLAN NO. 1-88180, AND ANY STATE AND APPROVED THE CREECEMENT COUNTY PLAN NO. 485 TE PLAN NO. 485 TE PLAN NO. 1-88180, AND ANY STATE ANY STATE AND ANY STATE ANY STATE AND ANY STATE ANY
- 5.) THE SUBDIVISION IS SERVED BY PUBLIC WATER AND SEWER ONLY.
- 6.) THIS PLAT IS BRING SUBMITTED FOR RECORDATION UNDER THE WINOR SUBDIVISION REGULATIONS CONTAINED IN CHAPTER 50 OF THE MONTCOMERY COUNTY CODE, SECTION 50-354(A)(4).
- 7.) THS PROPERTY IS CONSINED BY AND SUBJECT TO THAT CERTAIN THIPD AMENDED AND RESTATED DECLARATION OF CONSUMITS AND RECIPROCAL EASEMENT AGREEMENT, DATED JULY 27, 2016 ("DECLARATION") AND RECIPROCAL EASEMENT AGREEMENT, DATED JULY 27, 2016

| MONTROMERY OF PRINTITING MONTROMERY COUNTY, MARYLAND APPROVED: 1-16-2017 APPROVED: 1-16-2017 APPROVED: 1-16-2017 APPROVED: 1-16-2017 PLAT: | DEPARTMENT OF REMUTTING SERVICES MONTBOMERY COUNTY, MARTLA APPROVED: 1-16-2017 ADd- 4 Managare 18-1 DIRECTOR | MARTLAND MAY I DAME CAMPY IN PARK & PLANNING COMMISSION MAYOR COUNTY PLANNING BOARD APPROVED: OHITHMAN SECRETARY - TREASLARER V.C.P. & P.C. RECORD FILE NO.: | MARTILMO MATIONEL CAPTIAL PAR APPROVED: OMITOMERY OMITOMERY S OMITOMERY S U.N.C.P. & P.C. RECORD FILE NO.: | #. |
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PLAT NO.

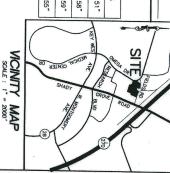
|] | | | CU | CURVE TABLE | Ш | |
|-------|-----------------|--------|---------|--------------------------------------|----------|-------------|
| 8 | RADIUS | LENGTH | TANGENT | RADIUS LENGTH TANGENT CHORD BEAR. | CHD DIST | DELTA |
| - | 1392.00 | 296.34 | 148.73 | 1392.00' 296.34' 148.73' S61*34'23"E | 295.78' | Δ=12°11'51" |
| 2 | 268.00' 52.62' | 52.62' | 26.39' | 26.39' S46*06'53"E | 52.53' | Δ=11°14'58" |
| G | 1325.14' 31.99' | | 15.99 | S52*26'36"E | 31.99 | Δ=01*22'59" |
| 4 | 365.00 | 245.89 | 127.82 | 365.00' 245.89' 127.82' N14*07'25"E | 241.27' | ∆=38°35′55″ |
| | | | | | | |

PARCEL "X-X"

AREA TABULATION

PKNF PK NAIL FOUND

LEGEND



OWNERS CERTIFICATE

ME, THE UNDERSOLED, OMNESS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND THISTERANCE, HE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSIONS AND ASSOURCE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MANUFACTURE OF THIS SUBDIVISION, OUR SUCCESSIONS AND ASSOURCE AND REPORTY COUNTY OF THE SURPECTOR HE ACCORDANCE MAY OF THE MONTEOMETY COUNTY OF THE MONTEOMETY COUNTY OF THE LENS, MONTEOMES OF THE SUPPLIES AFTER THE MONTEOMETY COUNTY OF THE PLAT OF THE PLAT OF THE HONOR OF THE PLAT OF THE PLAT OF THE HONOR OF THE SUPPLIES THE PLAT OF THE HONOR OF THE LAND RECORDS OF THE MONTEOMETY AND AND BAND IN THE LAND RECORDS OF THE MONTEOMETY AND AND BAND IN THE LAND RECORDS OF THE MONTEOMETY AND AND BAND IN THE LAND RECORDS OF

MONTGOMERY COLLEGE FOUNDATION, INC. FOR LOT X-X

12/29/16

Gayle E. Orman

NON-POWERY COUNTY, MARYCHUD

BY: PRINCIA 1301 - PLANA

NAME: RAMONA BELL PEARSON

THE ASSITANT CHEF ADMINSTRATIVE OFFICER 1/10/17

NAME: KENNETH H. BECKER TITLE: CHAIR

FOR LOT Y-Y

PSB SHADY GROVE LLC, A MARYLAND LIMITED LIABILITY COMPANY BY: MATONAL EXCHANCE TITLEHOLDER 1031 CO., BAY ARZONA CORPORATION ITS: SOLE MEMBER

er Dame R. Sabrado NAME: DANA R. SOBRADO
TITLE: CHIEF EXECUTIVE OFFICER

12-20-16 DATE

SURVEYOR'S CERTIFICATE

I HERBEY CORPEY THAT THE PLAT SOMM HERBEN IS COMMENT. THAT IT IS A PLAT OF ALL OF THE PROPERTY DESCRIBED IN THE FOLLOWING TWO CONVENINCES. I) PROVIDE REQUIRED HIS PLATE TO ANY MERCAL TO MAINTOMERY COLLEGE COMMONTON, MER, A MARTHAN MONE-STOCK COMPOSITION OF THE COLLEGE COMMONTON THE COLLEGE COMMONTON OF THE COLLEGE COMMONTON OF THE COLLEGE COMMONTON OF THE COLLEGE COLLEGE

12-15-16 DAVID F. UNGER, II
MARYLAND PROFESSIONAL LAND SURVEYOR 721236
LICENSE EXPIRES JANUARY 16, 2017 HKMY JP

SUBDIVISION RECORD PLAT

PARCELS "X-X" DECOVERLY HALL % "Y-Y"

9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 100' DATE: DECMBER 8, 2016 (FORMERLY PART OF PARCEL "W-W")

DIGINEERS III PLANNERS III LANDSCAPE ARCHITECTS III SURVEYORS III 30 LASER

20251 CENTURY BOULEVARD SUITE 400 @ GENANTOWN, MARYLAND 20874
(301) 916-4100 # EAX (201) 916-2282

W W W Y . V I K A . C O M