




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


MCPB
Item #
10/11/07

MEMORANDUM

DATE: September 27, 2007

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Supervisor 
Development Review Division
(301) 495-4542

FROM: Stephen Smith 
Development Review Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for October 11, 2007

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:

220080020 **Milestone**

PLAT NO. 220080020

Milestone

Located on south side of Milestone Center Court, approximately 200 feet southeast of Dorsey Mill Road

I-3 zone; 2 parcels

Community Water, Community Sewer

Master Plan Area: Germantown

Milestone Industrial LC, Applicant

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. 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 minor subdivision criteria for this property (previously known as Parcels M and N) and concludes that the proposed minor subdivision complies with the criteria of Section 50-35A (a)(4) of the subdivision regulations and supports this minor subdivision record plat.

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Milestone Plat Number: 220080020

Plat Submission Date: 7-5-07

DRD Plat Reviewer: T. Alam / Steve Smith

DRD Prelim Plan Reviewer: _____

*For category of minor see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. N/A Checked: Initial — Date —

Preliminary Plan No. 119 87 2710A Checked: Initial — Date —

Planning Board Opinion – Date 5-30-03 Checked: Initial SJS Date 9-26-07

Site Plan Name if applicable: Milestone Business Parc Site Plan Number: 82001009A

Planning Board Opinion – Date 5-10-07 Checked: Initial SJS Date 9-26-07

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>Dr. Johnson</u>	<u>7/19/07</u>	<u>8-3-07</u>	<u>7/23/07</u>	<u>OK</u>
Research	<u>Bobby Fleury</u>		<u>8/3/07</u>	<u>7/24/07</u>	<u>OK</u>
SHA	<u>Doug Mills</u>				
PEPCO	<u>Steve Baxter</u>				
Parks	<u>Doug Powell</u>				
DRD	<u>Steve Smith</u> <u>N. Conroy</u>			<u>7-24-07</u>	<u>check Sub. Name OK</u>

Final DRD Review:

DRD Review Complete:

(All comments rec'd and incorporated into mark-up)

Engineer Notified (Pick up Mark-up):

Final Mylar w/Mark-up & PDF Rec'd:

Board Approval of Plat:

Plat Agenda:

Planning Board Approval:

Chairman's Signature:

DPS Approval of Plat:

Engineer 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:

Notify Engineer to Seal Plats:

Engineer Seal Complete:

Complete Reproduction:

Sent to Courthouse for Recordation:

Initial

SJS

SJS

SJS

SJS

Date

9-26-07

8/20/07

9/24/07

10/11/07

No. _____

RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-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: ok

(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:

(8) Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum

a) Number of Lots:

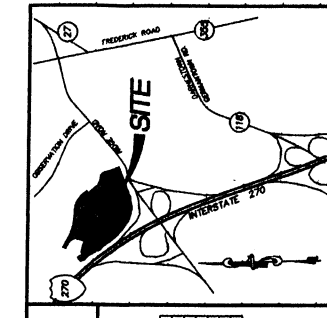
b) Written MCDPS approval of proposed septic area:

c) Required street dedication:

d) Easement for balance of property noting density and TDRS:

e) Average lot size of 5 acres:

f) Forest Conservation requirements met:



VICINITY MAP
SCALE: 1" = 2000'

CURVE TABLE

CURVE	CHORD	ANGLE	ARC LENGTH	AREA
C1	400.00	90.00	251.33	103,000.00
C2	400.00	90.00	251.33	103,000.00
C3	400.00	90.00	251.33	103,000.00
C4	400.00	90.00	251.33	103,000.00
C5	400.00	90.00	251.33	103,000.00
C6	400.00	90.00	251.33	103,000.00
C7	400.00	90.00	251.33	103,000.00
C8	400.00	90.00	251.33	103,000.00
C9	400.00	90.00	251.33	103,000.00
C10	400.00	90.00	251.33	103,000.00

OWNER'S CERTIFICATION

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. THE PROPERTY SHOWN AND DESCRIBED HEREON IS CURRENTLY OCCUPIED BY THE UNDERSIGNED AS OFFICES. THE UNDERSIGNED, AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE THE PROVISIONS OF THIS PLAN OF SUBDIVISION TO BE SET BY A MARYLAND PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH SECTION 50-24(b) OF THE MONTGOMERY COUNTY CODE PRIOR TO OCCUPANCY OF THE DWELLING TO BE CONSTRUCTED ON THE PARCEL SHOWN HEREON.

THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUSTS ON THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION, UNLESS LISTED BELOW.

NEW TOWER TRUST COMPANY
AS TRUSTEE OF THE NEW TOWER TRUST COMPANY MULTI-EMPLOYER PROPERTY TRUST

Patrick O. Mabrey
PATRICK O. MABREY
9-17-07
DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE PROPERTY DESCRIBED IN THE FOLLOWING CONVEYANCE FROM CERTAIN PARTS OF A SUBDIVISION OF MARYLAND GENERAL PARTNERSHIP TO MILESTONE INDUSTRIAL L.C., A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED AND RECORDED IN LIBER 14660 AT FOLIO 187, AND ALSO BEING A RE-SUBDIVISION OF PARCELS "O", "N", "M" RECORDED ON PLAT NO. 27197 ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

ALL RECORDS OF MONTGOMERY COUNTY, MARYLAND, RECORDED IN LIBER 15767 AT FOLIO 216, AND ALSO BEING A RE-SUBDIVISION OF PARCELS "O", "N", "M" RECORDED ON PLAT NO. 27197 ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, RECORDED IN LIBER 15767 AT FOLIO 216, AND ALSO BEING A RE-SUBDIVISION OF PARCELS "O", "N", "M" RECORDED ON PLAT NO. 27197 ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, THE SURVEYOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THEREON. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THEREON. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THEREON.

SECTION 50-24(b) OF THE MONTGOMERY COUNTY CODE SHALL BE APPLIED TO THIS PLAN OF SUBDIVISION IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-24(b) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAN OF SUBDIVISION IS 739,805 SQUARE FEET OR 16.98358 ACRES OF LAND.

D. J. F. ELLIOTT
DAVID F. ELLIOTT II
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21236

9-7-07
DATE

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

MILESTONE
PARCELS "O" & "P"
BLOCK "K"

CLARKSBURG (2ND) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 200' DATE: SEPTEMBER, 2007

20251 CENTURY BELLEVILLE RD., SUITE 100, CLARKSBURG, MARYLAND 20874
(301) 916-1101 ■ FAX (301) 916-2262
WWW.MILESTONE.COM ■ MILESTONE, MD.

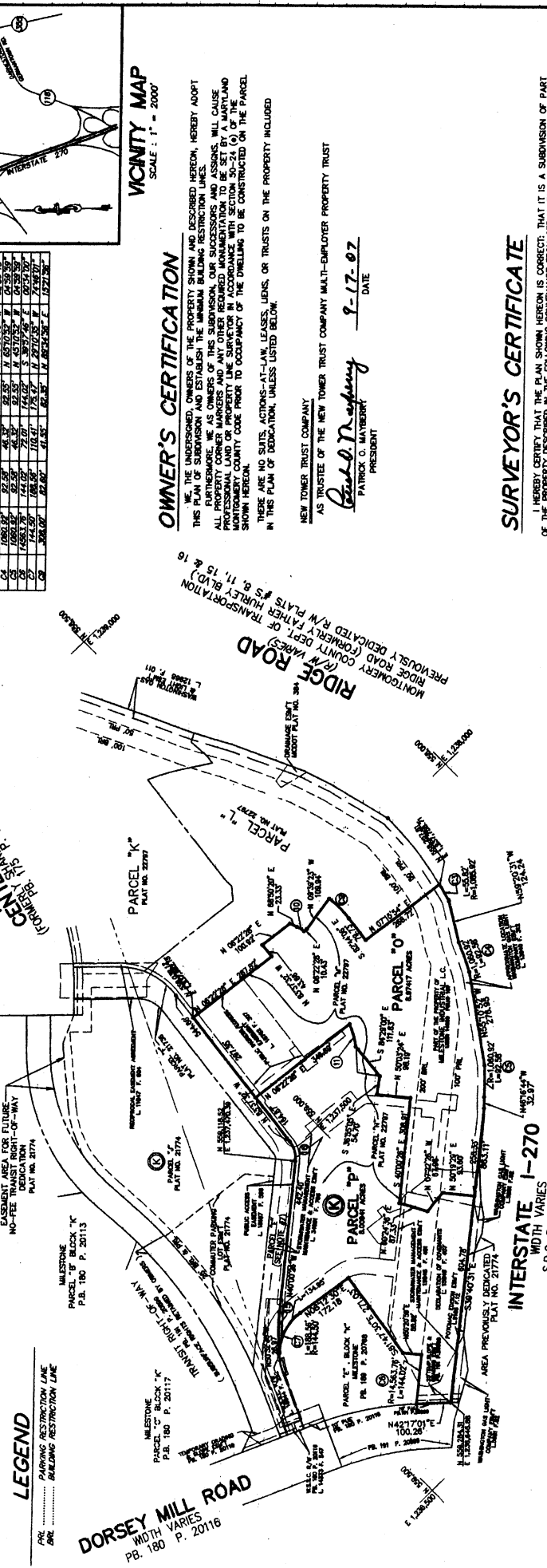
SUBDIVISION RECORD PLAT

PLAT NO. _____

MILESTONE CENTER DRIVE
PB. 175 P. 19663

PARCEL "O" BLOCK "K"
P.B. 180 P. 20114

EASEMENT AREA FOR FUTURE NO-FEE TRANSIT RIGHT-OF-WAY DEDICATION
PLAN NO. 21774



NOTES:

- M.A.C.P.C. PRELIMINARY PLANS 1-18277 & 1-18278.
- M.A.C.P.C. SITE PLAN 1-8-01068.
- THE PROPERTY SHOWN HEREON IS LOCATED ON MONTGOMERY COUNTY, MARYLAND.
- THE APPROVAL OF THIS PLAN IS PENDING THE AVAILABILITY OF PUBLIC WATER AND SEWER.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, ALLOWING DETACHMENT OF ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DETACHMENT OF ANY PRELIMINARY EXPRRESSLY WRITTEN BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDED OF THIS PLAN UNLESS BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC VIEW DURING NORMAL BUSINESS HOURS.
- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EASEMENTS AFFECTING THE OWNERSHIP AND USE, NOR INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DETRACT OR NOTE ALL MATTERS AFFECTING TITLE.
- THIS SUBDIVISION IS SUBJECT TO AN ADEQUATE PUBLIC UTILITIES AGREEMENT WITH THE M-NORPC DATED SEPTEMBER 22, 2000, DATED MARCH 12, 2001.
- A PUBLIC UTILITY EASEMENT (P.U.E.) AND A WAPRESS FEELESS EASEMENT FOR THE BENEFIT OF THE PUBLIC HAS BEEN ESTABLISHED THROUGH OUT PARCEL "P" PER PLAT NO. 21734.
- THE SUBDIVISION IS SUBJECT TO THE TERMS OF A DECLARATION OF COVENANTS FOR THE MAINTENANCE AND OPERATION OF PRIVATE OPEN SPACES, STORM DRAIN SYSTEM AND PRIVATE STREETS AS RECORDED IN LIBER 18762 AT FOLIO 312.
- THE PARCELS SHOWN ON THIS PLAN IS MARYLAND STATE GRID NORTH (MAGN.) (MAGN.).
- CHANGES WILL REQUIRE PLANNING BOARD REVIEW.
- THIS PLAN COMPIES WITH THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-30A OF MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAN APPLICABLE FURTHER SUBDIVISION OF A COMMERCIAL OR INDUSTRIAL LOT AS PROVIDED FOR IN SECTION 50-30A (G) (4).
- ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE 1-3 ZONE CLASSIFICATION.
- ALL ACCESS IS DENIED ALONG INTERSTATE I-270 AND RIDGE ROAD.

AREA TABULATION

PARCEL "O" 390,915 SQ.FT. OR 8.97417 ACRES
PARCEL "P" 348,890 SQ.FT. OR 8.00941 ACRES
TOTAL AREA OF THIS PLAT 739,805 SQ.FT. OR 16.98358 ACRES

GRAPHIC SCALE
(IN FEET)
1 inch = 500 ft.

MILESTONE CENTER COURT
(FORMERLY RIDGE ROAD (S.E. 100 FT. R/W))

PARCEL "K"
PLAT NO. 20207

PARCEL "O"
PLAT NO. 20776

PARCEL "P"
PLAT NO. 20776

PARCEL "K"
PLAT NO. 20776

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY.

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIRMAN _____ ASST. SECRETARY - TREASURER _____
M.N.C.P. & P.C. RECORD FILE NO. _____

DIRECTOR _____

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

APPROVED: _____

DATE: _____
PLAT NO.: _____