




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

MCPB
Item # 1B
7-24-2014

MEMORANDUM

DATE: July 17, 2014

TO: Montgomery County Planning Board

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

SUBJECT: Informational Maps and Summary of Record Plat for the Planning Board
Agenda for July 24, 2014

The following record plat is recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan, 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 plat is included:

220141050 Mid-Pike Plaza

Plat Name: Mid-Pike Plaza
Plat #: 220141050

Location: Located in the southwest quadrant of the intersection of Rose Avenue and Rockville Pike.
Master Plan: White Flint Sector Plan
Plat Details: CR zone; 3 lots
Owner: Federal Realty Investment Trust

The subdivision plat has been reviewed by M-NCPPC staff as documented on the attached Plat Review Checklist. Staff has determined that, pending resolution of two outstanding issues, the plat complies with Preliminary Plan No. 12012002A (MCPB Resolution No. 13-133) and Site Plan No. 820130120 (MCPB Resolution No. 13-134 and Certified Site Plan dated April 24, 2014), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plans. To address the two outstanding issues, staff recommends that the plat be approved with the following conditions:

1. A minor modification of less than one foot to the dedication area for Rockville Pike as shown on the record plat may be approved by MNCPPC staff prior to the plat being signed by the Planning Board Chair to reflect the final location of the centerline of the right-of-way as determined by SHA.
2. Prior to the signature of the Planning Board Chair, a note must be added to the plat to reflect that Persei Place and Meeting Street are covered by an easement granting public use and access. The terms of this easement must be recorded in an easement document that has been approved by M-NCPPC staff, and the plat note must include the recording information (Liber/folio).

A final determination on the location of the existing right-of-way centerline for Rockville Pike is expected to be made very shortly, but given the approaching Planning Board break in August the applicant would like to avoid having to wait for Planning Board approval until September. Per the conditions of the Planning Board approval of the preliminary plan, Persei Place and Meeting Street must be covered by an easement to provide for public use and access. The applicant will provide the easement, but needs additional time to work out the exact terms for these particular streets. Staff will assure that the recorded easement agreement meets the necessary requirements and that the appropriate notes and Liber/folio references are placed on the plat mylar prior to obtaining the signature of the Board Chair. Staff also notes that as of the date of this memorandum, the recording information for the public access easement on Trade Street is also missing but will be added prior to obtaining the signature of the Chair.

AREA TABULATION

| LINE TABLE | LAND DELETED TO THE FAVOR OF A PUBLIC ROAD |
|------------|--|
| L1 | 66,667 SQ. FT. OR 1.5215 ACRES |
| L2 | 66,667 SQ. FT. OR 1.5215 ACRES |
| L3 | 66,667 SQ. FT. OR 1.5215 ACRES |
| L4 | 66,667 SQ. FT. OR 1.5215 ACRES |
| L5 | 66,667 SQ. FT. OR 1.5215 ACRES |
| L6 | 66,667 SQ. FT. OR 1.5215 ACRES |
| L7 | 66,667 SQ. FT. OR 1.5215 ACRES |
| L8 | 66,667 SQ. FT. OR 1.5215 ACRES |
| L9 | 66,667 SQ. FT. OR 1.5215 ACRES |
| L10 | 66,667 SQ. FT. OR 1.5215 ACRES |

| LINE | BEARING | DISTANCE |
|------|-----------------|----------|
| L1 | N 89° 14' 17" W | 21.42' |
| L2 | N 03° 04' 17" E | 13.00' |
| L3 | N 03° 04' 17" E | 24.80' |
| L4 | S 03° 04' 17" E | 2.20' |
| L5 | N 03° 04' 17" E | 38.00' |
| L6 | N 03° 04' 17" E | 2.20' |
| L7 | N 03° 04' 17" E | 38.42' |
| L8 | S 03° 04' 17" E | 3.00' |
| L9 | N 03° 04' 17" E | 21.00' |

| LINE | BEARING | DISTANCE | DEVIATION AREA |
|------|-----------------|----------|----------------------------|
| 1 | N 03° 04' 17" W | 35.00' | 2.10 SQ. FT. OR 0.048 ACRE |
| 2 | S 03° 04' 17" E | 35.00' | |
| 3 | N 03° 04' 17" E | 21.00' | |
| 4 | N 03° 04' 17" E | 21.00' | |
| 5 | S 03° 04' 17" E | 38.42' | |
| 6 | N 03° 04' 17" E | 38.42' | |
| 7 | S 03° 04' 17" E | 2.20' | |
| 8 | N 03° 04' 17" E | 38.42' | |
| 9 | N 03° 04' 17" E | 21.00' | |
| 10 | S 03° 04' 17" E | 21.00' | |

NOTES:

- 1) THE SUBJECT PROPERTY IS LOCATED ON THE ASSESSMENT MAP AS LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10 AND C-1, C-2, C-3, C-4, C-5, C-6, C-7, C-8, C-9, C-10 AND C-11, C-12, C-13, C-14, C-15, C-16, C-17, C-18, C-19, C-20.
- 2) THE NEIGHBORING LOTS ARE: LOT 1, LOT 2, LOT 3, LOT 4, LOT 5, LOT 6, LOT 7, LOT 8, LOT 9, LOT 10, LOT 11, LOT 12, LOT 13, LOT 14, LOT 15, LOT 16, LOT 17, LOT 18, LOT 19, LOT 20, LOT 21, LOT 22, LOT 23, LOT 24, LOT 25, LOT 26, LOT 27, LOT 28, LOT 29, LOT 30, LOT 31, LOT 32, LOT 33, LOT 34, LOT 35, LOT 36, LOT 37, LOT 38, LOT 39, LOT 40, LOT 41, LOT 42, LOT 43, LOT 44, LOT 45, LOT 46, LOT 47, LOT 48, LOT 49, LOT 50, LOT 51, LOT 52, LOT 53, LOT 54, LOT 55, LOT 56, LOT 57, LOT 58, LOT 59, LOT 60, LOT 61, LOT 62, LOT 63, LOT 64, LOT 65, LOT 66, LOT 67, LOT 68, LOT 69, LOT 70, LOT 71, LOT 72, LOT 73, LOT 74, LOT 75, LOT 76, LOT 77, LOT 78, LOT 79, LOT 80, LOT 81, LOT 82, LOT 83, LOT 84, LOT 85, LOT 86, LOT 87, LOT 88, LOT 89, LOT 90, LOT 91, LOT 92, LOT 93, LOT 94, LOT 95, LOT 96, LOT 97, LOT 98, LOT 99, LOT 100.
- 3) THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW CONFORMANCE AT THE TIME OF THE SUBMISSION OF THIS PLAT TO THE MONTGOMERY COUNTY PLANNING BOARD AND ANY CORRECTIONS TO THIS PLAT ARE THE RESPONSIBILITY OF THE SUBMITTER.
- 4) ALL TYPED CORRECTIONS, ADDITIONS, AND REMOVALS ASSOCIATED WITH ANY PRELIMINARY PLAT, SITE PLAN, PROJECT PLAN OR OTHER PLAT ALLOWED HEREUNDER TO BE MADE TO THE RECORD COPY OF THIS PLAT MUST BE MADE IN THE PRESENCE OF THE REGISTERED PROFESSIONAL LAND SURVEYOR AND MUST BE MAILED BY THE REGISTERED PROFESSIONAL LAND SURVEYOR TO THE MONTGOMERY COUNTY PLANNING BOARD.
- 5) THIS PROPERTY SHALL BE PLACED UNDER A PLANNING BOARD REVIEW.
- 6) THIS PLAT IS SUBJECT TO THE NON-RELIABLE INVESTMENT USES AND CONDITIONS OF MAP OF P.C. PROPLANET CITY RECORDING DISTRICT, INCLUDING THE FLOODHARVEST AND ANCHOR PLAN, AND SECTION PLAIN RECORDING DISTRICT. THE FLOOD HARVEST IS A FLOOD.
- 7) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "REGULATION OF GOVERNMENT" FOR THE CREATION AND MAINTENANCE OF PRIVATE STORM DRAINAGE AND STORM SPACE AREAS AS REQUIRED IN LATER EDITIONS OF THE PLAT RECORDING DISTRICT. INDEED IS SUBJECT TO PUBLIC USE SPACE REQUIREMENTS IN ACCORDANCE WITH CERTIFIED SITE PLAN RECORDING DISTRICT.
- 8) ACCESS TO BROWNE PARK IS SHOWN EXCEPT FOR THE APPROVED ENTRANCE LOCATIONS.

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 CORRESPONDING FROM WITHIN FRONT AND PAUL STRECHT, AND CO-OWNERS, TO RECORD DISTRICT 1, RECORDING DISTRICT, IN THE CITY OF MONTGOMERY, COUNTY OF MONTGOMERY, STATE OF MARYLAND, AND THAT THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 207,424 SQUARE FEET OR 4.7526 ACRES, WITHIN WHICH 5,110 SQUARE FEET OR 0.2081 ACRES ARE DESIGNATED FOR PUBLIC USE.

DATE: 7-17-14
 SIGNATURE: [Signature]
 REGISTERED PROFESSIONAL LAND SURVEYOR
 LICENSE NUMBER: AN-15123

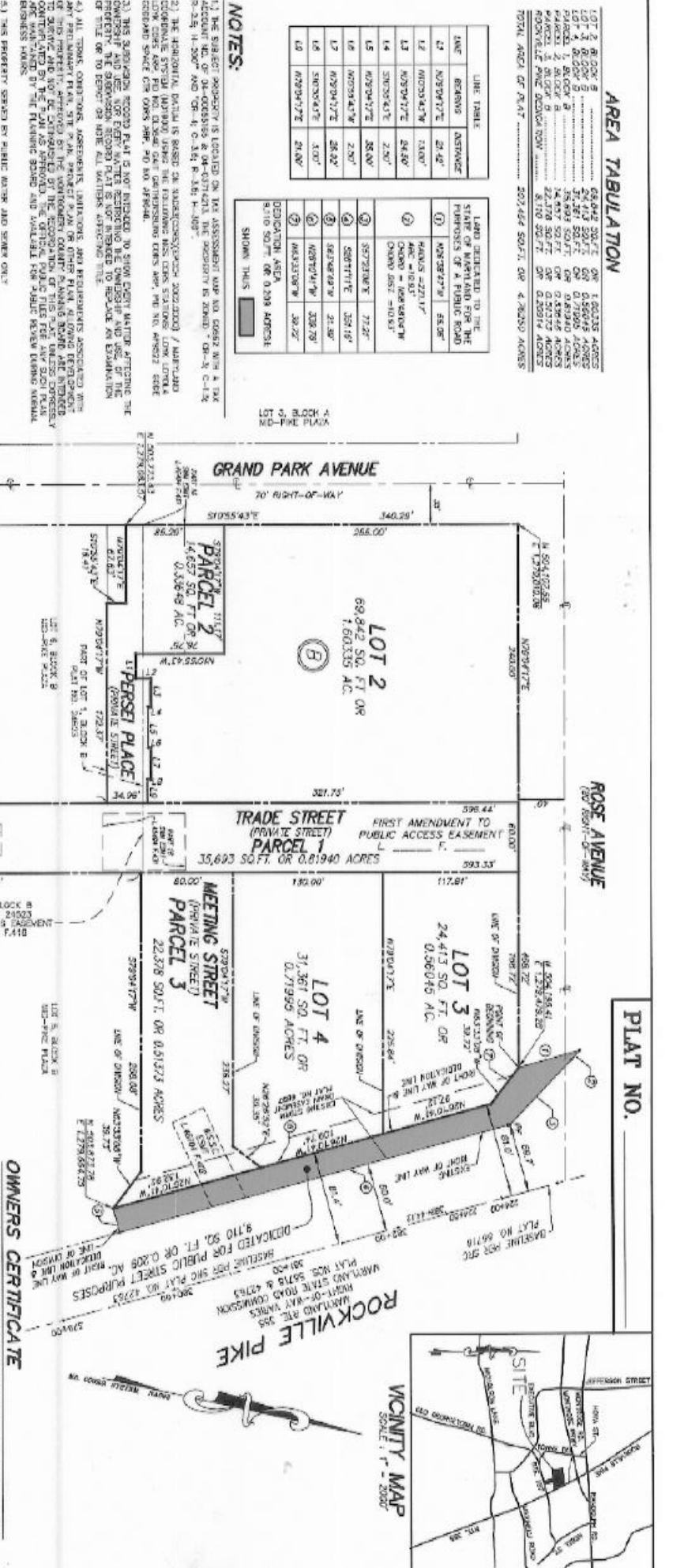
APPROVED: [Signature]
 CHAIRMAN
 SECRETARY - TREASURER

APPROVED: [Signature]
 DEPARTMENT OF PERMITTING SERVICES
 MONTGOMERY COUNTY, MARYLAND
 DIRECTOR

RECORDED DATE: [Blank]
 PLAT NO.: [Blank]

WARRANT NATIONAL CAPITAL PARK & PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

DEPARTMENT OF PERMITTING SERVICES
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 60'
 DATE: JUNE 30, 2014
 MARYLAND PROFESSIONAL LAND SURVEYOR
 AN-15123



WARRANT NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: [Signature] **CHAIRMAN**
 [Signature] **SECRETARY - TREASURER**

APPROVED: [Signature] **DEPARTMENT OF PERMITTING SERVICES**
MONTGOMERY COUNTY, MARYLAND
DIRECTOR

RECORDED DATE: [Blank]
PLAT NO.: [Blank]

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

VICINITY MAP
 SCALE: 1" = 2,000'

WARRANT NATIONAL CAPITAL PARK & PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD
 300 NORTH BROADWAY, SUITE 200
 MONTGOMERY, MARYLAND 20894

RECORD PLAT REVIEW SHEET

Plat Name: MID PIKE PLAZA Plat Number: 220141050
 Plan Name: Mid Pike Plaza Plan Number: 12012002A
 Plat Submission Date: 1-14-14
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: P. Butler Checked: _____ Date _____

Background Review:

Signed Preliminary Plan - Date 5/21/12 Checked: Initial CAE Date 6/11/14
 Planning Board Resolution No. 13-133 Resolution Mailing Date 11/15/13
 Site Plan Required? Yes No _____ Verified By: CAE (initial)
 Site Plan Name: Pike + Rose Phase II Site Plan Number: 8201302A
 Site Plan Signature Set - Date 4/24/14 Checked: Initial CAE Date 6/11/14
 Planning Board Resolution No. 13-134
 Site Plan Reviewer Check: Initial CAE Date 7/17/14

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
 TDR note no Child Lot note no Surveyor Cert Owner Cert Tax Map

| Agency Reviews | Reviewer | Date Sent | Due Date | Date Rec'd | Comments |
|----------------|---------------|-----------|----------|------------|----------|
| Environment | Evelyn Gibson | | | | |
| Research | Bobby Fleury | | | | |
| SHA | Corren Giles | | | | |
| PEPCO | | | | | |
| Parks | Doug Powell | | | | |
| DRD | Kelona Clark | | | | |

Final DRD Review:

Consultant Notified (Final Mark-up):
 Final Mylar & DXF/DWG Received:
 Final Mylar Review Complete:

Initial

Date

CAE
CAE

7/17/14
7/17/14

Board Approval of Plat:

Plat Agenda:
 Planning Board Approval:
 Chairman's Signature:

CAE

7/24/14

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 of Division:
 Complete Reproduction:
 Notify Consultant to Seal Plats:
 Surveyor's Seal Complete:
 Sent to Courthouse for Recordation:
 Recordation Info Entered in Hansen

No. _____

