

Plat Name: Spring Lake Park – Halpine Subdivision
Plat #: 220081630

Location: Located in the northeast quadrant of the intersection of Fishers Lane and Twinbrook Parkway
Master Plan: North Bethesda/Garrett Park
Plat Details: I-1 zone; 2 lots
Community Water, Community Sewer
Applicant: The JBG Companies

Staff recommends approval of this 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 criteria for this property and concludes that the proposed subdivision complies with the criteria of Section 50-35A(a)(4) of the subdivision regulations and supports this minor subdivision record plat.

PLAT NO.

AREA TABULATION

LOT 16	94,686 SQFT OR 2.17370 ACRES
LOT 17	250,379 SQFT OR 5.74552 ACRES
TOTAL PLAT AREA	345,065 SQFT OR 7.91922 ACRES

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THE PLAN OF SUBDIVISION SHOWN AND DESCRIBED HEREON, AND WE, OUR SUCCESSORS, AND ASSIGNS, WILL CAUSE ALL NECESSARY RECORDS TO BE RECORDED IN THE MONTGOMERY COUNTY DEPARTMENT OF RECORDS AND ADMINISTRATION AND IN THE MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS AND ENGINEERING, AND WE, OUR SUCCESSORS, AND ASSIGNS, WILL CAUSE ALL NECESSARY RECORDS TO BE RECORDED IN THE MONTGOMERY COUNTY DEPARTMENT OF RECORDS AND ADMINISTRATION AND IN THE MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS AND ENGINEERING, AND WE, OUR SUCCESSORS, AND ASSIGNS, WILL CAUSE ALL NECESSARY RECORDS TO BE RECORDED IN THE MONTGOMERY COUNTY DEPARTMENT OF RECORDS AND ADMINISTRATION AND IN THE MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS AND ENGINEERING, AND WE, OUR SUCCESSORS, AND ASSIGNS, WILL CAUSE ALL NECESSARY RECORDS TO BE RECORDED IN THE MONTGOMERY COUNTY DEPARTMENT OF RECORDS AND ADMINISTRATION AND IN THE MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS AND ENGINEERING.

BY: *[Signature]*
 NAME: Porter C. Dawson
 MANAGING MEMBER

BY: *[Signature]*
 NAME: Porter C. Dawson
 MANAGING MEMBER

BY: *[Signature]*
 NAME: Porter C. Dawson
 MANAGING MEMBER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE PROPERTY DESCRIBED ACQUIRED BY THE FOLLOWING THREE (3) CONVEYANCES: (1) FROM JRG/ZER TO JRG/ZER BY DEED DATED NOVEMBER 13, 2002 AND RECORDED IN LIBER 2226 FROM DEBRO (CORPORATION TO JRG/TWNBROOK METRO LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP (PREDECESSOR BY NAME CHANGE TO JRG/TWNBROOK METRO LLC), BY DEED DATED APRIL 16, 1991 AND (PREDECESSOR BY NAME CHANGE TO JRG/TWNBROOK METRO LLC, TO JRG/ZER) FISHERS PLACE L.L.C. (PREDECESSOR BY NAME CHANGE TO JRG/TWNBROOK METRO LLC) TO JRG/ZER, 28, 2002 AND RECORDED IN LIBER 21404 AT FOLIO 704; SAID PROPERTY ALSO BEING ALL OF LOT 11, BLOCK 8, SPRING LAKE PARK, HALPINE SUBDIVISION, AS RECORDED AS PLAT NO. 22226 ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS DEDICATION HEREON, ALL PUBLIC UTILITIES AND OTHER BOUNDARY MARKERS SHOWN THEREON WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH THE MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS AND ENGINEERING. THE TOTAL AREA INCLUDED IN THIS PLAN OF SUBDIVISION IS 345,065 SQUARE FEET OR 8.17821 ACRES OF LAND.

3 Sept 2008
 DATE
 JAMES A. STUBBS
 MARYLAND PROFESSIONAL LAND SURVEYOR # 21237

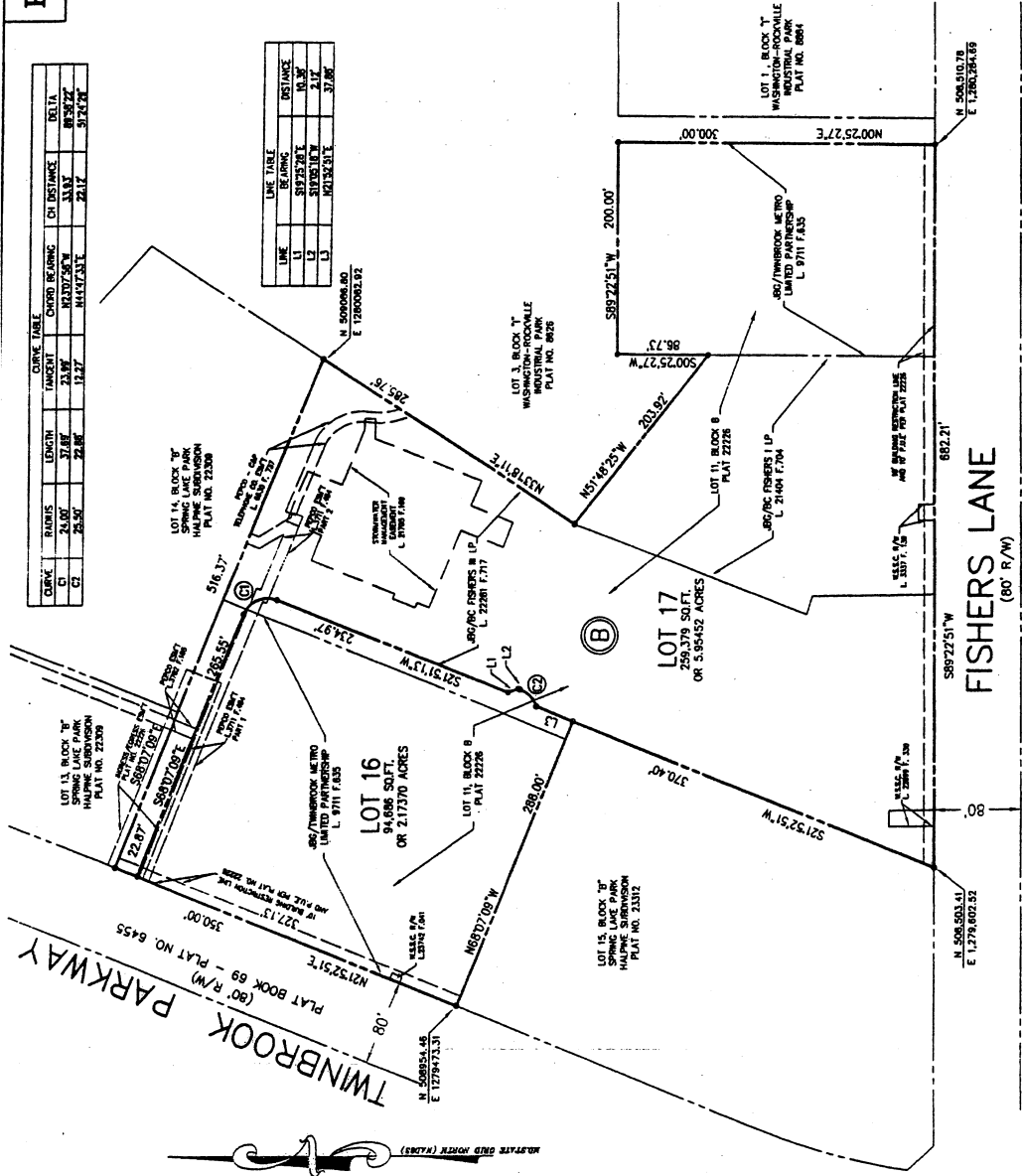
SUBDIVISION RECORD PLAT

LOT 16 & 17, BLOCK "B"
SPRING LAKE PARK
HALPINE SUBDIVISION
 A RESUBDIVISION OF LOT 11, BLOCK "B"
 4TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 80'
 DATE: AUGUST 5, 2008

OWNERS • PLUMBER • LANDSCAPE ARCHITECTS • SURVEYORS • CIVIL ENGINEERS
 3851 COUNTY ROAD 100 • SUITE 200 • GREENBELT, MARYLAND 20887
 (301) 271-3344 • FAX (301) 271-3345
 WWW.VIKI.COM • WWW.VIKIENGINEERS.COM

CURVE	RADIUS	LENGTH	CHORD BEARING	CH DISTANCE	DELTA
C1	24.87'	23.87'	R132°55'3"	33.87'	88°32'2"
C2	24.87'	24.87'	R114°18'1"	24.17'	97°52'8"

LINE	LINE TABLE	CH DISTANCE	DELTA
L1	S87°25'27" W	217'	217'
L2	S87°25'27" W	217'	217'
L3	R132°55'3" E	37.86'	37.86'



- NOTES:**
- 1) THE PROPERTY IS LOCATED ON THE ASSESSMENT MAPS NO. 10113 AND 00883 AND IS ZONED I-1 AS SHOWN ON MONTGOMERY COUNTY ZONING MAPS 216 AND 216 196.
 - 2) THIS IS A RESUBDIVISION OF SECTION 50-25.4 OF THE MONTGOMERY COUNTY CODE RECORDED UNDER SUBDIVISION PLAT NO. 22226. THE LOTS SHOWN HEREON REPRESENT A PORTION OF APPROVED PLAT NO. 22226. THE LOTS SHOWN HEREON REPRESENT A PORTION OF APPROVED PLAT NO. 22226. THE LOTS SHOWN HEREON REPRESENT A PORTION OF APPROVED PLAT NO. 22226. THE LOTS SHOWN HEREON REPRESENT A PORTION OF APPROVED PLAT NO. 22226.
 - 3) THE HORIZONTAL DATUM IS BASED ON THE FOLLOWING RES CONTROL STATIONS (NAD83/NTS) FROM A TRIANGULATION SURVEY MADE IN A CONCRETE MONUMENT FOUND ALONG GREAT FALLS ROAD, 0.4 MILES FROM A POINT IN THE WEST MONTGOMERY AVENUE NORTH STATION EAST 1580608.33 CIVIL ENGINEER OF MONTGOMERY COUNTY, MARYLAND, EAST 1580608.33.
 - 4) THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW ANY WAY OF INTERFERING WITH THE OWNERSHIP AND USE, NOR TO BEYOND WATER RESTRICTIONS ON THE PROPERTY. ANY WATER RESTRICTIONS ON THE PROPERTY ARE NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEFECT ON NOTE ALL MATTERS AFFECTING THE TITLE.
 - 5) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAT, SITE PLAN, PROJECT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THE PROPERTY, INCLUDING BUT NOT LIMITED TO THE MONTGOMERY COUNTY PLANNING BOARD AND APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, SHALL BE CONTAINED IN THE RECORDS OF THE MONTGOMERY COUNTY DEPARTMENT OF RECORDS AND ADMINISTRATION AND SHALL BE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
 - 6) NO STREET DEDICATION FOR THIS PLAT.
 - 7) THE PROPERTY DEDICATED ON THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE M.N.C.P. PRELIMINARY PLAT P-99643 AND SITE PLAN # 07029.
 - 8) THIS SUBDIVISION IS SUBJECT TO AN ADEQUATE PUBLIC UTILITIES AGREEMENT DATED MARCH 3, 2002, AND A TRAFFIC MITIGATION AGREEMENT DATED MARCH 3, 2002.
 - 9) THIS SUBDIVISION IS SUBJECT TO THE TERMS OF A DECLARATION OF COVENANTS FOR THE MAINTENANCE OF DRIVEWAYS, DRIVEWAY SPACES, STORM DRAIN SYSTEM AND PRIVATE STREETS AS RECORDED IN LIBER 20440 AT FOLIO 20.

PLAT NO. _____

DATE: _____

FOR PUBLIC WATER AND SEWER ONLY

APPROVED: _____

SECRETARY - TREASURER

DEPARTMENT OF PERMITTING SERVICES
 MONTGOMERY COUNTY, MARYLAND

APPROVED: _____

DIRECTOR

M.N.C.P. & P.C. RECORD FILE NO.: _____

MNCP&PC NO. 02-08213
 MDCPS NO. 234061

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Spring Lake Park Halpine Sub. Plat Number: 220082130
 Plat Submission Date: 6-25-08
 DRD Plat Reviewer: S. Smitz
 DRD Prelim Plan Reviewer: N/A
 *For category of minor see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. _____ Checked: Initial _____ Date _____
 Preliminary Plan No. 1-99043B Checked: Initial SJS Date 7-22-08
 Planning Board Opinion - Date 1-19-05 Checked: Initial SJS Date 7/22/08
 Site Plan Name if applicable: Fishes Place Site Plan Number: 82091025A
 Planning Board Opinion - Date _____ Checked: Initial SJS Date 7/22/08

Lot # & Layout Lot Area Zoning Bearings & Distances Coordinates
 Plan # DK Road/Alley Widths Easements Open Space N/A 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
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>L. Shirley</u>	<u>6-25-08</u>	<u>7-9-08</u>	<u>7-1-08</u>	<u>No REVISIONS</u>
Research	<u>Bobby Fleury</u>	↓	↓	<u>7/21/08</u>	<u>OK</u>
SHA	<u>Doug Mills</u>	↓	↓		
PEPCO	<u>Steve Baxter</u>	↓	↓		<u>EXISTING DE</u>
Parks	<u>Doug Powell</u>	↓	↓		
DRD	<u>Nellie Carey</u>	↓	↓	<u>7-10-08</u>	<u>OK</u>

Final DRD Review:

	Initial	Date
DRD Review Complete:	<u>SJS</u>	<u>11/17/08</u>
(All comments rec'd and incorporated into mark-up)		
Engineer Notified (Pick up Mark-up):	<u>SJS</u>	<u>7/22/08</u>
Final Mylar w/Mark-up & PDF Rec'd:	<u>SJS</u>	<u>11-7-08</u>
Board Approval of Plat:		
Plat Agenda:	<u>SJS</u>	<u>12/4/08</u>
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:	_____	_____

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: _____