



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


MCPB
Item # 1B
7-18-2013

MEMORANDUM

DATE: July 8, 2013

TO: Montgomery County Planning Board

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

FROM: Stephen Smith, Senior Planner 
D.A.R.C. Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for July 18, 2013

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:

220131140 - **Montgomery Village – Partridge Place**
220131270 - **Rosedale Park**

Plat Name: Montgomery Village – Partridge Place
Plat #: 220131140

Location: Located in the southwest quadrant of the intersection of Goshen Road and Rothbury Drive.
Master Plan: Gaithersburg Vicinity
Plat Details: TS zone; 1 parcel (2 ownership parcels)
Community Water, Community Sewer
Owner: USRP I, LLC

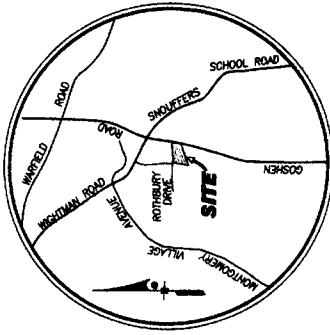
Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A(a)(4)** of the Subdivision Regulations, which states:

Further Subdivision of a Commercial, Industrial or Multi-Family Residential Lot to Reflect a Change in Ownership, Deed, Mortgage or Lease Line. 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 the property included in this application and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(4) and supports this minor subdivision record plat.

PLAT No.

AREA TABULATION
 OWNERSHIP PARCEL C-1..... 175,208 SQ. FT OR 4.02223 ACRES
 OWNERSHIP PARCEL C-2..... 28,167 SQ. FT OR 0.64663 ACRES
 PARCEL C..... 203,375 SQ. FT OR 4.66886 ACRES



VICINITY MAP
 SCALE: 1" = 200'

ROTHBURY DRIVE
 80' R/W
 PLATS 12, 1057 & 10117
 PUBLICLY DEDICATED

415.93' S 79.05206° E 516.03'

PARTRIDGE PLACE
 MONTGOMERY VILLAGE
 PARCEL 19
 PLAT 15307

OWNERSHIP PARCEL C-1
 175,208 SQ. FT
 4.02223 ACRES

PARCEL C
 203,375 SQ. FT
 4.66886 ACRES

GOSHEN ROAD
 120' R/W
 PLATS 12057 & 12455
 PUBLICLY DEDICATED

375.59' S 54° E 108.91'

OWNERSHIP PARCEL C-2
 28,167 SQ. FT
 0.64663 ACRES

LINE TABLE

L1	S	16.0614°	E	117.20'
L2	S	44.0957°	E	23.07'
L3	S	11.1208°	W	12.21'
L4	S	79.1016°	E	8.60'
L5	S	10.5353°	W	53.14'
L6	S	79.0607°	E	22.57'
L7	S	10.5353°	W	55.68'

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE LAND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF RESUBDIVISION. AS OWNER OF THIS RESUBDIVISION WE, OUR SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUITED MONUMENTS, TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH CHAPTER 50, SECTION 24 (E)(2) OF THE MONTGOMERY COUNTY CODE. THERE ARE NO RECORDED SUITS, LIENS, LEASES, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF RESUBDIVISION.

USRP 1 LLC

DATE: 6/13/13

BY:

NAME: RICHARD W. SUTPHIN

TITLE: VICE PRESIDENT

WITNESS:

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE INFORMATION SHOWN HEREON IS CORRECT. THAT THIS IS A RESUBDIVISION OF ALL OF THE PROPERTY ACQUIRED BY USRP 1, LLC FROM FIRST WASHINGTON REALTY COMPANY, L.P. AS TO 225, SAID PROPERTY BEING ALL OF PARCEL 5, "PARTRIDGE PLACE, MONTGOMERY VILLAGE", RECORDED AS PLAT NO 16307.

I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS SHOWN THIS PLAT WILL BE SET AS DELINEATED HEREIN IN ACCORDANCE WITH CHAPTER 50, SECTION 24 (E)(2) OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA INCLUDED ON THIS PLAT IS 203,375 SQUARE FEET OR 4.66886 ACRES, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

ADAM S. BERNAT
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 21133
 EXPIRATION DATE: 8/20/2014

DATE: 8/12/13



205 N. Frederick Ave. Suite 100
 Gaithersburg, MD 20877
 Tel: (301) 963-1133
 Fax: (301) 963-6306
 www.jba-inc.net

Engineering • Surveying • Planning

- NOTES
- THE PROPERTY SHOWN HEREON IS ZONED TS.
 - HORIZONTAL DATUM IS BASED ON MARYLAND STATE PLANE GRID DATUM 1983/91.
 - ALL DIMENSIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PLAT UNLESS EXPRESSLY CONTAINED BY THE PLAN AS APPROVED, THE OFFICIAL PUBLIC FILES FOR SUCH PLAN ARE MAINTAINED BY THE MONTGOMERY COUNTY PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS. THE 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 DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
 - THE MAP LOCATION PUSHS USER'S CURSOR TO THE CORNER OF THE PARCEL.
 - THIS PLAT INVOLVES THE CREATION OF INTERIOR OWNERSHIP PARCELS C-1 AND C-2 PURSUANT TO MINOR SUBDIVISION REGULATIONS CONTAINED IN CHAPTER 50 OF THE MONTGOMERY COUNTY CODE, SECTION 50-35A(1)(4). BY RECORDING THIS PLAT, THE PARTIES HAVE CAUSED THE PROPERTY TO BE DIVIDED INTO TWO (2) OWNERSHIP LOTS AS SHOWN ON THIS PLAT, WHILE THE UNDERLYING PARCEL REMAINS A SINGLE LOT OF RECORD. EACH OWNER HEREBY ACKNOWLEDGES THAT THE DEVELOPMENT OF ITS OWNERSHIP LOT, WITH RESPECT TO BOTH EXISTING AND ANY FUTURE IMPROVEMENTS, ARE SUBJECT TO ALL OF THE LAWS AND REGULATIONS OF MONTGOMERY COUNTY, MARYLAND, AS WELL AS TO ALL LAND USE APPROVALS GRANTED BY THE MONTGOMERY COUNTY PLANNING BOARD AND FUTURE DEVELOPMENT APPROVALS FROM THE MONTGOMERY COUNTY CODE, APPLY TO THE PROPERTY AS A WHOLE. FOR PURPOSES OF THE UNDERLYING PARCEL SHALL BE TREATED AS A SINGLE LOT OF RECORD. THE INTERNAL OWNERSHIP LINES ARE NOT TO BE TREATED AS PROPERTY LINES FOR PURPOSES OF ESTABLISHING BUILDING SETBACKS OR FOR ESTABLISHING CONFORMANCE WITH THE MONTGOMERY COUNTY ZONING ORDINANCE. SUBDIVISION REGULATIONS AND ANY OTHER LAWS, RULES, OR REGULATIONS. THE ESTABLISHMENT OF THE OWNERSHIP LINES FOR THE PURPOSES EXPRESSED HEREIN SHALL NOT, IN ANY WAY, PROHIBIT THE ISSUANCE OF BUILDING PERMITS OR OTHER APPROVALS IN ORDER TO DEVELOP, USE OR OCCUPY ANY OF THE OWNERSHIP LOTS AND STRUCTURES ON SUCH PARCELS.
 - ALL PROPERTY DELINEATED HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF APPROVED PRELIMINARY PLAN 1-85251 AND SITE PLANS 8-96021 AND 8-951015 AS AMENDED TO DATE OR IN THE FUTURE.

APPROVED: _____
 SECRETARY-TREASURER

APPROVED: _____
 DIRECTOR

COMPUTED _____
 CHECKED _____
 DATE: _____

DRAWN: ASB

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

CHAIRMAN _____
 M.A.N.C.P. & P.C. RECORD FILE No. _____

Plot No.: _____

Johnson • Bernat • Associates, Inc.

205 N. Frederick Ave. Suite 100
 Gaithersburg, MD 20877
 Tel: (301) 963-1133
 Fax: (301) 963-6306
 www.jba-inc.net

SUBDIVISION RECORD PLAT
 PARCEL C

PARTRIDGE PLACE
 MONTGOMERY VILLAGE
 A RESUBDIVISION OF PARCEL 'B'
 9TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 50' JUNE 12, 2013

JOB NO. 02-004

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 2 pages)

Plat Name: Montgomery Village (Partridge Place) Plat Number: 220131140
 Plat Submission Date: 2-6-2013
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: N/A
 *For category of minor subdivision see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. _____ Checked: Initial _____ Date _____
 Preliminary Plan No. _____ Checked: Initial _____ Date _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____
 Site Plan Name if applicable: _____ Site Plan Number: _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____

Lot # & Layout Lot Area Zoning Bearings & Distances Coordinates ok
 Plan # DC Road/Alley Widths Easements Open Space Non-standard
 BRLs N/A 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	Evelyn Gibson	2/7/2013	2/22/2013	_____	N/A
Research	Bobby Fleury	_____	_____	2-11-13	OK
SHA	Corren Giles	↓	↓	_____	_____
PEPCO	Bobbie Dickey	_____	_____	_____	_____
Parks	Doug Powell	_____	_____	_____	_____
DRD	Keiona Clark	_____	_____	_____	_____

Final DRD Review:

Consultant Notified (Final Mark-up): Initial SJS Date 6-3-2013
 Final Mylar & DXF/DWG Received: Initial SJS Date 6-19-13
 Final Mylar Review Complete: Initial SJS Date 7-8-13

Board Approval of Plat:

Plat Agenda: Initial SJS Date 7-18-2013
 Planning Board Approval: _____
 Chairman's Signature: _____

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 Green Books for Resubdivision: _____
 Complete Reproduction: _____
 Notify Consultant to Seal Plats: _____
 Surveyor's Seal Complete: _____
 Sent to Courthouse for Recordation: _____
 Recordation Info Entered into Hansen _____

No. _____

MINOR SUBDIVISION SECTION 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: _____