

Plat Name: E.W. Byrn's Subdivision of Silver Spring
Plat #: 220180550

Location: Located in the southwest quadrant of the intersection of Georgia Avenue (MD 97) and Colesville Road (MD 384)

Master Plan: Silver Spring CBD Sector Plan

Plat Details: CR zone; 1 lot

Owner: 8600 Georgia, LLC

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120170040 (MCPB Resolution No. 16-125) and with Site Plan No. 820170070 (Certified Site Plan dated April 9, 2018) 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.

NOTES

- 1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. M343 WITH THE FOLLOWING TAX ACCOUNT NO. OF 13-00828413, ZONED CR-5-B, C-6-A, R-7-B, R-7-C.
- 2.) THE HORIZONTAL DATUM IS MARYLAND STATE PLANE GRID NORTH (MAD83/2011).
- 3.) THIS 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.) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD AND/OR THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES, SHALL BE APPLIED TO THIS PLAT UNLESS EXPRESSLY COMPLAINED BY THE PLAN AS APPROVED BY THE OFFICIAL PUBLIC RECORDS OFFICE. SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- 5.) THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER ONLY.
- 6.) THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE M.A.P.C. & P.C. SKETCH PLAN NO. 32070050, PRELIMINARY PLAN #12070040 AND SITE PLAN #20307070, ENTITLED "8600 GEORGIA AVENUE", AS MAY BE AMENDED.
- 7.) THIS PLAT IS SUBJECT TO A "TRAFFIC MITIGATION AGREEMENT" RECORDED IN BOOK 55849 AT PAGE 361 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- 8.) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" FOR THE OPERATION AND MAINTENANCE OF PRIVATE PARKS AND/OR OTHER PRIVATE OPEN SPACES AND INCLUDING ANY PRIVATE STREET AND DRAINAGE SYSTEM AS RECORDED IN BOOK 55544 AT PAGE 168.
- 9.) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "COMMON OPEN SPACE COVENANT WITH THE M.A.P.C. & P.C." RECORDED IN LIBER 28045 AT FOLIO 578 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- 10.) THE PROPERTY SHOWN HEREON IS SUBJECT TO A SUBORDINATED AGREEMENT OF MANAGEMENT AGREEMENT RECORDED IN BOOK 5401 AT PAGE 106 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

LEGEND
 L = LIBER
 S.R.C. = STATE ROAD COMMISSION
 S.F. = SQUARE FEET
 R/W = RIGHT OF WAY

OWNERS CERTIFICATE
 WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION FOR THE PURPOSES OF THE PUBLIC RECORDS OF MONTGOMERY COUNTY, MARYLAND. FURTHERMORE, WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A LICENSED SURVEYOR IN ACCORDANCE WITH SECTION 20-A.3.0 OF THE MONTGOMERY COUNTY CODE. THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, EJECTA, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.

OWNER:
 8600 GEORGIA, LLC
 BY: JACOB G. EISEN
 TITLE: MANAGING PARTNER

DATE: 4/27/18

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 TITLE: MANAGING PARTNER

DATE: 4/27/18

DEPARTMENT OF PERMITTING SERVICES
 MONTGOMERY COUNTY, MARYLAND
 APPROVED: *Manuel Lopez*
 DIRECTOR

DEPARTMENT OF PERMITTING SERVICES
 MONTGOMERY COUNTY, MARYLAND
 APPROVED: *Manuel Lopez*
 SECRETARY - TREASURER

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD
 APPROVED: _____
 CHAIRMAN
 M.N.C.P. & P.C. RECORD FILE NO.:

GRAPHIC SCALE
 (IN FEET)
 1 inch = 20 ft

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 MONTGOMERY COUNTY PLANNING BOARD
 APPROVED: _____
 CHAIRMAN
 M.N.C.P. & P.C. RECORD FILE NO.:

PLAT NO.

CURVE	RADIUS	LENGTH	CH BEARING	CH DISTANCE	DELTA
C1	22.00'	33.71'	S04°07'51"W	30.51'	87°48'04"
C2	187.02'	136.64'	S01°30'08"W	136.60'	04°53'59"
C3	1595.02'	147.33'	S50°17'28"W	147.46'	02°21'38"

AREA TABULATION

LOT 4
 STREET DEDICATION 14,349 S.F. OR 0.32925 ACRES
 TOTAL AREA OF THIS PLAT 17171 S.F. OR 0.39419 ACRES

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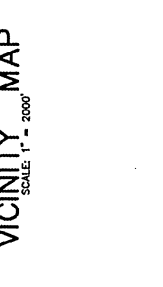
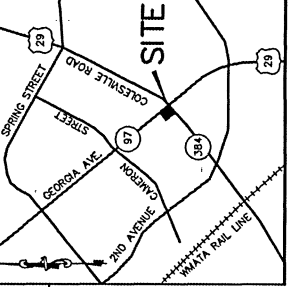
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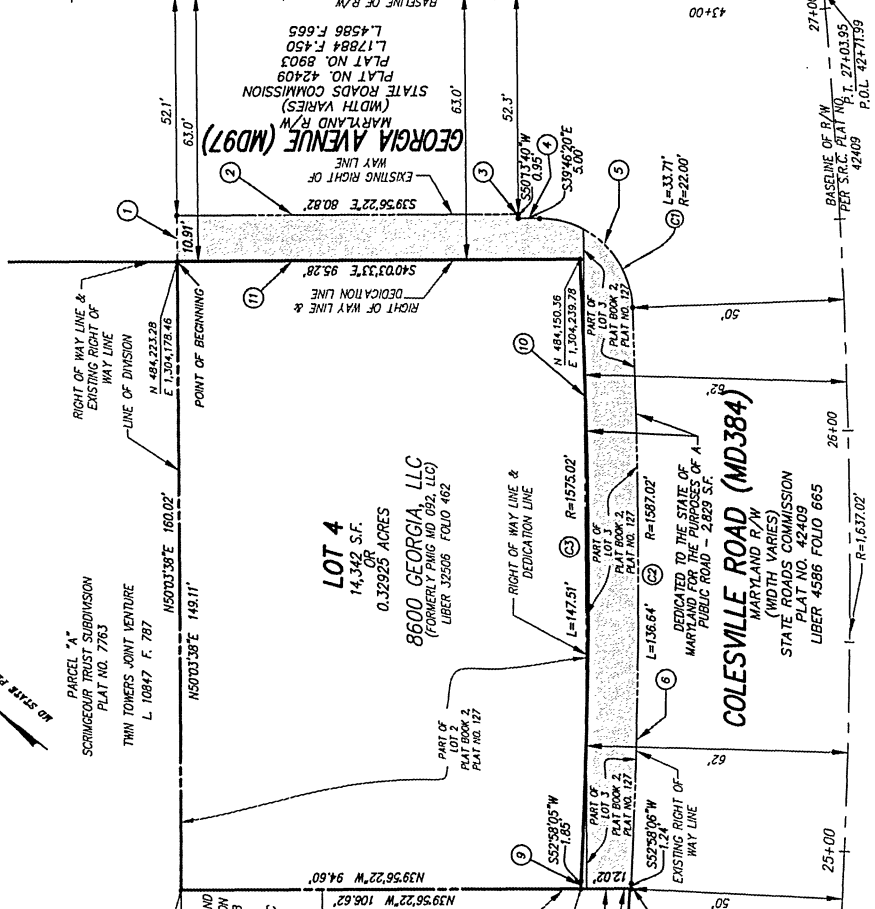
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 LOT 4
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 TOTAL AREA OF THIS PLAT 17171 S.F. OR 0.39419 ACRES



LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF BELT ROAD

1	S50°03'38"E	80.91'
2	S39°56'22"E	80.82'
3	S39°13'40"W	0.95'
4	S39°46'20"E	5.00'
5	RADIUS = 22.00', LENGTH = 33.71' CHORD = 304°07'51"W 30.51'	
6	RADIUS = 187.02', LENGTH = 136.64' CHORD = 350°30'08"W 136.60'	
7	S52°58'06"W	1.24'
8	N39°56'22"W	12.02'
9	N52°58'00"E	1.95'
10	RADIUS = 1525.00', LENGTH = 412.51' CHORD = 150°17'05"E 147.46'	
11	N40°03'33"W	95.28'

DEDICATION AREA
 2,829 S.F. OR 0.0649 ACRES
 SHOWN THIS:



SURVEYOR'S CERTIFICATE

HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A PLAT OF ALL OF THE PROPERTY ACQUIRED BY THE STATE OF MARYLAND THROUGH THE DELAWARE LIMITED LIABILITY COMPANY PER STATE DEPARTMENT OF ASSESSMENT AND TAXATION FILE NO. 10006300201 AND THE DELAWARE LIMITED PARTNERSHIP & BLDG OCEANSIDE, L.L.C. A NEW YORK LIMITED LIABILITY COMPANY, BY DEED DATED JUNE 7, 2008 AND RECORDED IN LIBER 32506 AT FOLIO 462, AND ALSO BEING PART OF LOTS 2 & 3, E.W. BYRN'S SUBDIVISION OF SILVER MARYLAND, RECORDED IN PLAT BOOK 2 AS PLAT NO. 127, ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I, FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20-A.3.0 OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA OF THIS PLAT OF SUBDIVISION IS 17,171 SQUARE FEET OR 0.39419 ACRES OF LAND, OF WHICH 2,829 SQUARE FEET OR 0.0649 ACRES IS DEDICATED TO PUBLIC USE.

John P. ...
 JOHN P. ...
 SURVEYOR
 LICENSE EXPIRES: MAY 31, 2020
 EMAIL: jpre@mda.com

DATE: 4-25-2018

SUBDIVISION RECORD PLAT

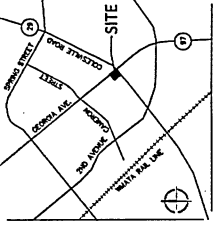
LOT 4
E. W. BYRN'S SUBDIVISION OF SILVER SPRING
 BEING A RESUBDIVISION OF PART OF LOTS 2 & 3,
 E.W. BYRN'S SUBDIVISION OF SILVER SPRING,
 PLAT BOOK 2, PLAT NO. 127
 13TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 20'
 DATE: APRIL 25, 2018



8600 GEORGIA AVENUE

CERTIFIED PRELIMINARY PLAN

NO. 120170040



Owner/Applicant:
Starr Georgia LLC
 4800 Huntington Lane
 Bethesda, MD 20814
 Tel: 301.279.8200
 Fax: 301.279.8201
 Contact: Timothy Egan

Attorney:
Lerch, Early & Brewer,
 Childs, Hays & Metzger
 1000 Metro Center
 Suite 450
 Bethesda, MD 20814
 Tel: 301.279.8200
 Fax: 301.279.8201
 Contact: Susan Reardon

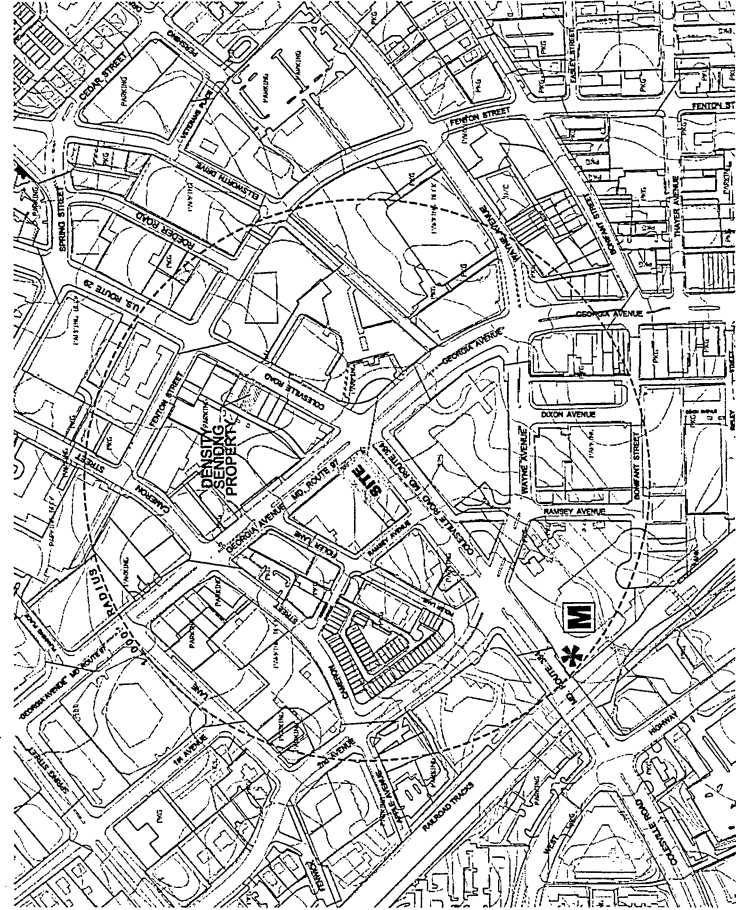
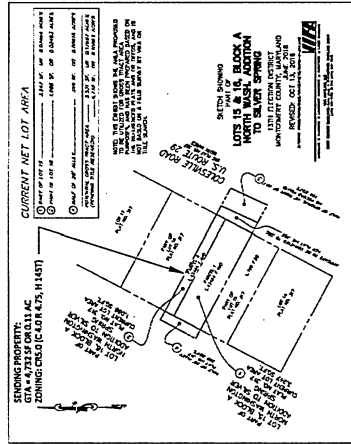
Land Planners/Civil Engineers/Landscape Architects:
Wells & Associates
 8720 Georgia Avenue
 Suite 200
 Silver Spring, MD 20910
 Tel: 301.448.1333
 Contact: Nancy Randall

Architects:
BIGGN
 1825 K Street NW
 Suite 300
 Washington, DC 20006
 Tel: 202.462.1844
 Contact: Irid Ochoa

Traffic Planners:
Wells & Associates
 8720 Georgia Avenue
 Suite 200
 Silver Spring, MD 20910
 Tel: 301.448.1333
 Contact: Nancy Randall

GENERAL NOTES

- THE SUBJECT PROPERTY IS LOCATED ON THE MAP WITH PARCELS 1110 AND 1111. THE SUBJECT PROPERTY IS IDENTIFIED BY THE NUMBER 1111.
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LOCAL AREA MAP 1" = 200'

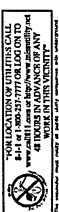
Site Area Analysis	Previous Declaration	Final Area
Existing Lot Area	17,171 SF	33,225 SF
Net Lot Area	13,413 SF	4,713 SF
Net Lot Area	13,413 SF	4,713 SF
Total Area for Density Calculations		37,975 SF

Development Standards	CR 55(C), 6(A), 6(A), 6(A), 6(A), 6(A)	CR 55(C), 6(A), 6(A), 6(A), 6(A), 6(A)
Zone	CR 55(C), 6(A), 6(A), 6(A), 6(A), 6(A)	CR 55(C), 6(A), 6(A), 6(A), 6(A), 6(A)
Use	Commercial/Community	Commercial/Community
Max. Floor Area	132,000 SF	132,000 SF
Max. Floor Area	132,000 SF	132,000 SF
Max. Floor Area	132,000 SF	132,000 SF
Max. Floor Area	132,000 SF	132,000 SF

* Includes commercial density from surrounding site

Zone	CR 55(C), 6(A), 6(A), 6(A), 6(A), 6(A)	CR 55(C), 6(A), 6(A), 6(A), 6(A), 6(A)
Zone	CR 55(C), 6(A), 6(A), 6(A), 6(A), 6(A)	CR 55(C), 6(A), 6(A), 6(A), 6(A), 6(A)
Use	Commercial/Community	Commercial/Community
Max. Floor Area	132,000 SF	132,000 SF
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NOT TO SCALE. THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. THE MONITORING PLAN IS SUBJECT TO APPROVAL BY THE BOARD OF PLANNING AND ZONING. THE BOARD OF PLANNING AND ZONING IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS MAP. THE BOARD OF PLANNING AND ZONING IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS MAP. THE BOARD OF PLANNING AND ZONING IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS MAP.



SHEET INDEX
 COVER SHEET
 PP-1 PLAN APPROVALS
 PP-2a PLAN APPROVALS
 PP-3 PRELIMINARY PLAN

Montgomery County
 RECEIVED
 MAR 17 2017
 Planning Department

SENDING PROPERTIES (NO SCALE)

REVISIONS

NO.	DATE	DESCRIPTION
1	03/17/17	PRELIMINARY PLAN



8600 GEORGIA AVENUE
 1311 SECTION DISTRICT
 MONTGOMERY COUNTY,
 MARYLAND
 TAX MAP: 1193
 WSSC GRID: 2104W03

COVER SHEET
 CERTIFIED
 PRELIMINARY
 120170040
 DRAWN BY:
 CHECKED BY:
 DATE ISSUED:
 WSSC: WASS0011A
 SHEET: PP-1 of 3



Owner / Applicant:
 GEORGIA AVENUE LLC
 4301 Hempden Rd
 Bethesda, MD 20814
 Contact: Timothy Eden

Attorney:
 Larry & Brewster
 Child
 3 Bethesda Metro Center
 Bethesda, MD 20814
 Contact: Susan Reinholden

Land Planner / Civil Engineer:
 VTKA Maryland, LLC
 2925 Century Boulevard
 Germantown, MD 20874
 Contact: William Lendler

Architects:
 1525 G Street NW
 Suite 300
 Washington, DC 20008
 Contact: David Olmos

Traffic Planner:
 HNTB & Associates
 8730 G Street
 Suite 200
 Silver Spring, MD 20910
 Contact: Nancy Randall

REVISIONS

NO.	DATE	DESCRIPTION

PROFESSIONAL SEAL
 ARCHITECT
 STATE OF MARYLAND
 No. 21721
 EXPIRES 12/31/2018

**8600
 GEORGIA
 AVENUE**

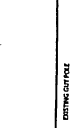
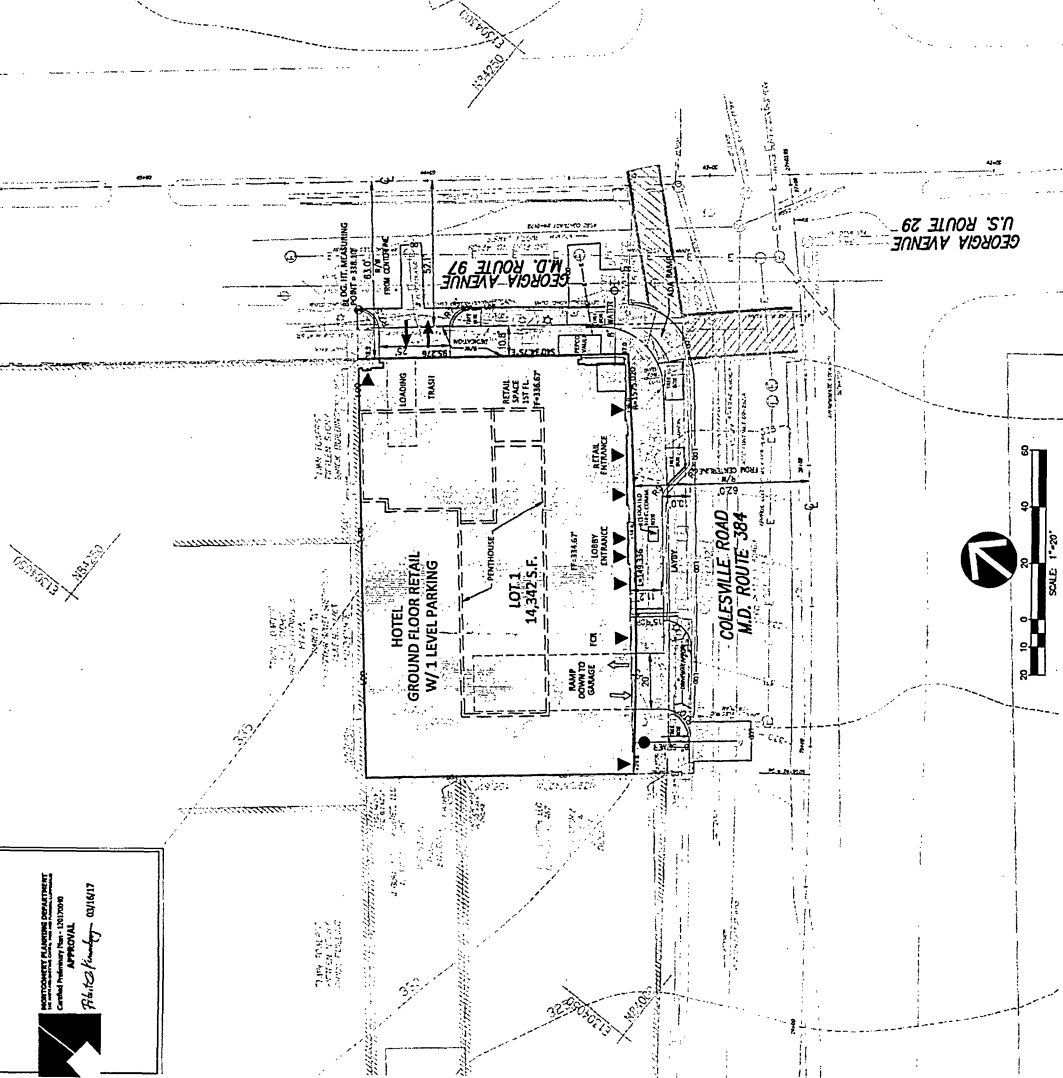
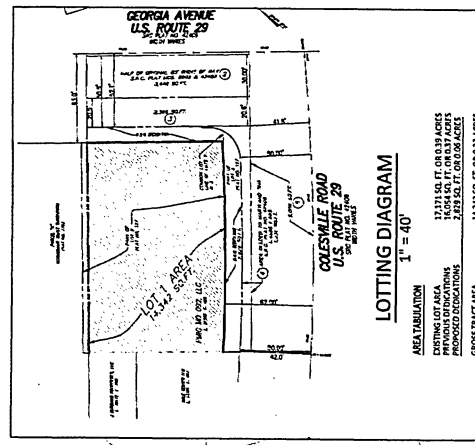
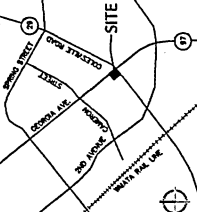
18TH ELECTION DISTRICT
 MONTGOMERY COUNTY,
 MARYLAND
 VSS-COM-0001
 TAX MAP 1113

**PRELIMINARY
 PLAN
 CERTIFIED
 120170040**

DRAWN BY:
 DATE:
 PROJECT: VM50001A
 SHEET: PP-3 of 3

Managers County
RECEIVED
 MAR 17 2017
 Planning Department

UNLESS SPECIALLY NOTED ON THE PLAN DRAWING OR BY THE PLANNING BOARD CONDITIONS OF APPROVAL, THE BUILDING, OCCUPANCY, AND USE SHALL BE IN ACCORDANCE WITH THE PLANNING BOARD RESOLUTIONS AND THE MONTGOMERY COUNTY ZONING AND SUBDIVISIONS ACTS. THE SITE PLAN APPROVAL IS SUBJECT TO THE ZONING BOARD'S FINAL APPROVAL. PLEASE REFER TO THE ZONING DATA TABLE FOR THE ZONING DISTRICT AND THE ZONING BOARD'S RESTRICTIONS. BUILDING HEIGHT AND SETBACKS ARE SUBJECT TO THE RESTRICTIONS FOR SETBACKS AND BUILDING HEIGHTS AS APPROVED BY THE PLANNING BOARD'S APPROVAL.



PLAN LEGEND

PROPERTY LINES	EXISTING UTILITIES	EXISTING STRUCTURES	PROPOSED UTILITIES	PROPOSED STRUCTURES	PROPOSED LANDSCAPE	PROPOSED SIGNAGE	PROPOSED PAVEMENT	PROPOSED LIGHTING	PROPOSED FENCE	PROPOSED DOOR	PROPOSED WINDOW	PROPOSED STAIR	PROPOSED ELEVATOR	PROPOSED MECHANICAL	PROPOSED ELECTRICAL	PROPOSED TELEPHONE	PROPOSED CABLE	PROPOSED WATER	PROPOSED SEWER	PROPOSED GAS	PROPOSED FUEL	PROPOSED RAIL	PROPOSED AIR	PROPOSED OTHER
...

THIS DOCUMENT IS THE PROPERTY OF THE ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT IS PROHIBITED AND WILL BE SUBJECT TO LEGAL ACTION.