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

MCPB
Item # 1B
3-26-2020

MEMORANDUM

DATE: March 16, 2020

TO: Montgomery County Planning Board

FROM: Stephen Smith, Coordinator
Jay Beatty, Senior Planner
D.A.R.C. Division
(301) 495-4522 & (301) 495-2178

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board Agenda for March 26, 2020

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:

220171000 North Bethesda Office Center East

220190600 - 220190610 Ashton Market

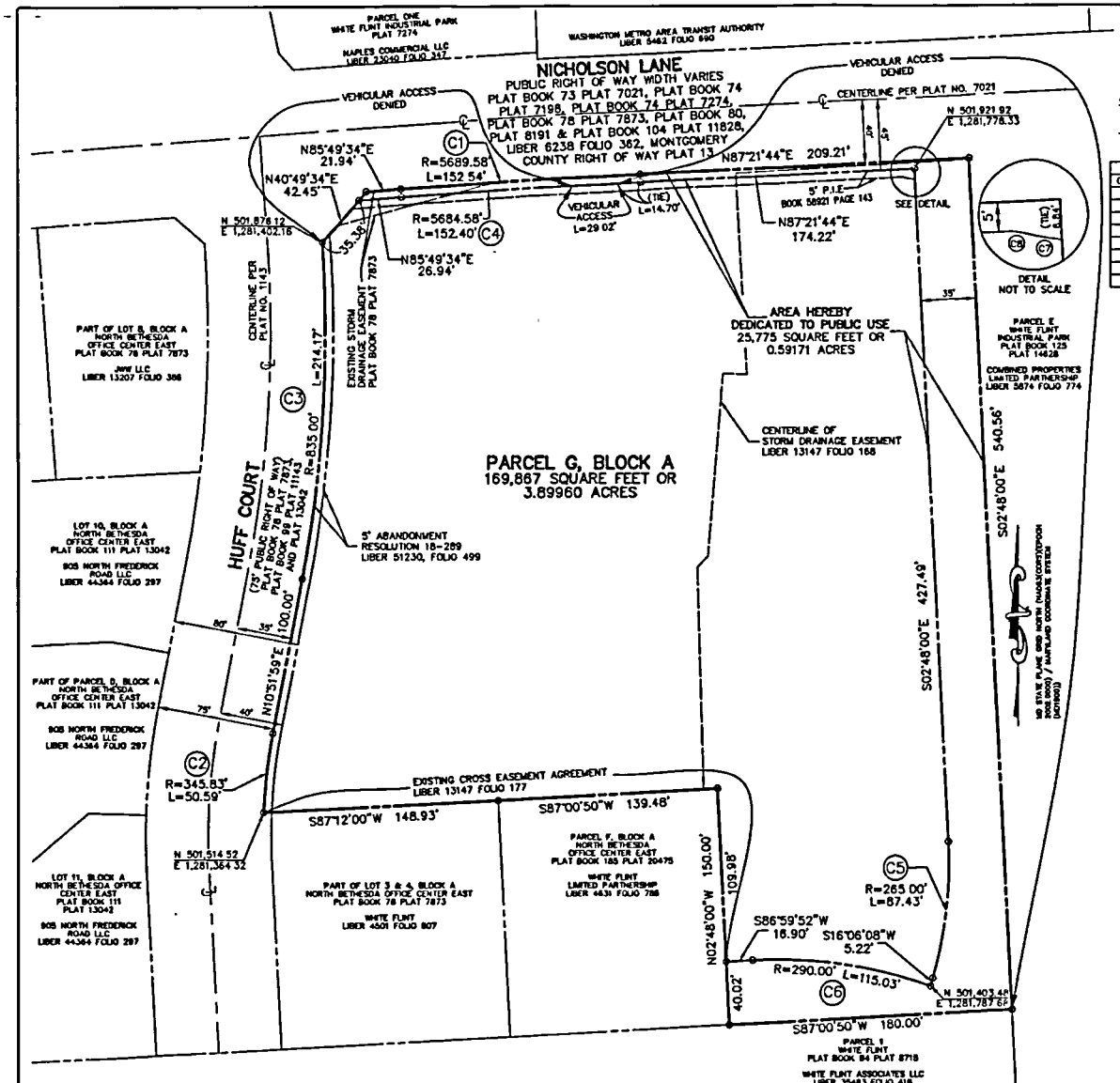
220200100 Clarksburg Town Center

220200220 R.B. Detrick's Subdivision

Plat Name:	**North Bethesda Office Center East**
Plat #:	**220171000**

Location:	Located immediately southeast of the intersection of Nicholson Lane and Huff Court
Master Plan	White Flint Sector Plan
Plat Details:	CR zone; 1 parcel
Owner:	New Lake Waverly Associates, LLC

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120140240 (MCPB Resolution No. 16-090) and with Site Plan No. 820140180 (Certified Site Plan dated May 2, 2017), 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.



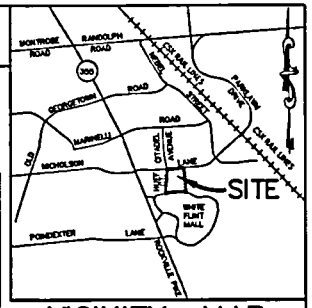
PLAT NO. _____

AREA TABULATION

PARCEL G	169,867 SQ.FT. OR 3.89960 ACRES
DEDICATION	25,775 SQ.FT. OR 0.59171 ACRES
TOTAL AREA OF THIS PLAT	195,642 SQ.FT. OR 4.49131 ACRES

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CH BEARING	CH DISTANCE	DELTA
C1	5689.58'	152.54'	76.27'	N86°35'39"E	152.53'	01°32'10"
C2	345.83'	50.59'	25.34'	N06°40'32"E	50.55'	08°22'54"
C3	835.00'	214.17'	107.68'	N03°31'06"E	213.59'	14°41'46"
C4	5684.58'	152.40'	76.21'	N86°35'39"E	152.40'	01°32'10"
C5	265.00'	87.43'	44.11'	S06°38'04"W	87.03'	18°54'06"
C6	290.00'	115.03'	58.28'	N81°38'19"W	114.28'	22°43'37"
C7	38.00'	5.94'	2.98'	N72°57'27"W	5.93'	8°57'23"
C8	12.00'	3.64'	1.84'	N84°10'13"W	3.63'	17°23'30"



VICINITY MAP

SCALE: 1" = 2000'

NOTES

1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NOS. HQ121 & HQ122 WITH THE FOLLOWING TAX ACCOUNT NO. OF 04-03198647, ZONED CR-3.0, C-1.5, R-2.5, H-200.

2.) THE HORIZONTAL DATUM IS MARYLAND STATE PLANE GRID NORTH (NAD83(CORS)(EPOCH 2002.0000) / MARYLAND COORDINATE SYSTEM (MD1900)), AND IS BASED UPON THE FOLLOWING CORS STATIONS:

LOYK LOYOLA LOYK CORS ARP, PID NO. DL3640
GAIT GAITHERSBURG CORS ARP, PID NO. AF9522
GODE GODDARD SPACE CTR CORS ARP, PID NO. AF9648

DISTANCES AND COORDINATES SHOWN HEREON HAVE NOT BEEN SCALED TO THE LOCAL GROUND DISTANCES USING A CONVERSION FACTOR OF 1.0000459.

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 ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY 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.N.C.P.& P.C. PRELIMINARY PLAN #120140240 AND SITE PLAN #820140180, ENTITLED "EAST VILLAGE AT NORTH BETHESDA GATEWAY", AS MAY BE AMENDED.

7.) THE PROPERTY SHOWN HEREON IS SUBJECT TO A DECLARATION OF RESTRICTIVE COVENANTS (FOR PRIVATE ROADS, PRIVATE PARKS, PRIVATE OPEN SPACES AND PRIVATE STORM DRAIN SYSTEMS) THAT IS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 58268 AT PAGE 42.

OWNERS CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREETS TO PUBLIC USE.

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 MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE. PRIOR TO THE ACCEPTANCE OF PUBLIC STREETS FOR MAINTENANCE.

AND FURTHER, WE GRANT TO MONTGOMERY COUNTY, MARYLAND, AND ASSIGNS A "PUBLIC IMPROVEMENT EASEMENT" DESIGNATED HEREON AS "P.I.E.", SAID EASEMENT BEING GRANTED WITH THE TERMS AND PROVISIONS SET FORTH IN A CERTAIN DOCUMENT ENTITLED "DECLARATION OF EASEMENT" RECORDED IN BOOK 58921 AT PAGE 143 AMONG THE SAID LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, SAID TERMS AND PROVISIONS BEING INCORPORATED HEREIN BY THIS REFERENCE.

THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT FOR A CERTAIN DEED OF TRUST BETWEEN NEW LAKE WAVERLY ASSOCIATES, LLC AND CAPITAL ONE, NATIONAL ASSOCIATION, DATED DECEMBER 11, 2015 AND RECORDED IN LIBER 51432 AT FOLIO 210 AMONG THE LAND RECORD OF MONTGOMERY COUNTY, MARYLAND.

OWNER:
NEW LAKE WAVERLY ASSOCIATES, LLC

BrigGRunker — 01/30/2020
NAME: BRIGG BUNKER — DATE
MANAGING MANAGER

LENDER:
CAPITAL ONE, NATIONAL ASSOCIATION

Ilene Bailey — 02/10/2020
BY: Ilene Bailey — DATE
TRUSTEE

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT: THAT IT IS A PLAT OF ALL OF THE PROPERTY ACQUIRED BY NEW LAKE WAVERLY ASSOCIATES, LLC, FROM LAKE WAVERLY ASSOCIATES LIMITED PARTNERSHIP, BY DEED DATED SEPTEMBER 2, 2014 AND RECORDED IN LIBER 49121 AT FOLIO 455, ALSO BEING PARCEL E, NORTH BETHESDA OFFICE CENTER EAST, RECORDED IN PLAT BOOK 185 AS PLAT NO. 20476, AND ALSO BEING ABANDONMENT RESOLUTION 18-289, RECORDED IN LIBER 51230 AT FOLIO 499 ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS —⊙— WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF THIS PLAN OF SUBDIVISION IS 195,642 SQUARE FEET OR 4.49131 ACRES OF LAND, OF WHICH 25,775 SQUARE FEET OR 0.59171 ACRES IS DEDICATED TO PUBLIC USE.

JAN 28, 2020
DATE

JOSHUA G. PRICE
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21848
LICENSE EXPIRES: MAY 31, 2020
EMAIL: jprice@vika.com

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIRMAN — SECRETARY - TREASURER

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

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

APPROVED: 3-2-2020

ACTING DIRECTOR

SUBDIVISION RECORD PLAT

PARCEL G, BLOCK A

NORTH BETHESDA OFFICE CENTER EAST

BEING A RESUBDIVISION OF PARCEL E, BLOCK A
NORTH BETHESDA OFFICE CENTER EAST,
PLAT BOOK 185, PLAT 20476
4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 50' DATE: JANUARY 28, 2020

VIKA MARYLAND, LLC
20251 Century Blvd, Suite 400
Germantown, MD 20874
301 916 4100 | vika.com

Our Site Set on the Future.

#220171000

CERTIFIED PRELIMINARY PLAN OF SUBDIVISION

EAST VILLAGE AT NORTH BETHESDA GATEWAY

PRELIMINARY PLAN NUMBER: 120140240

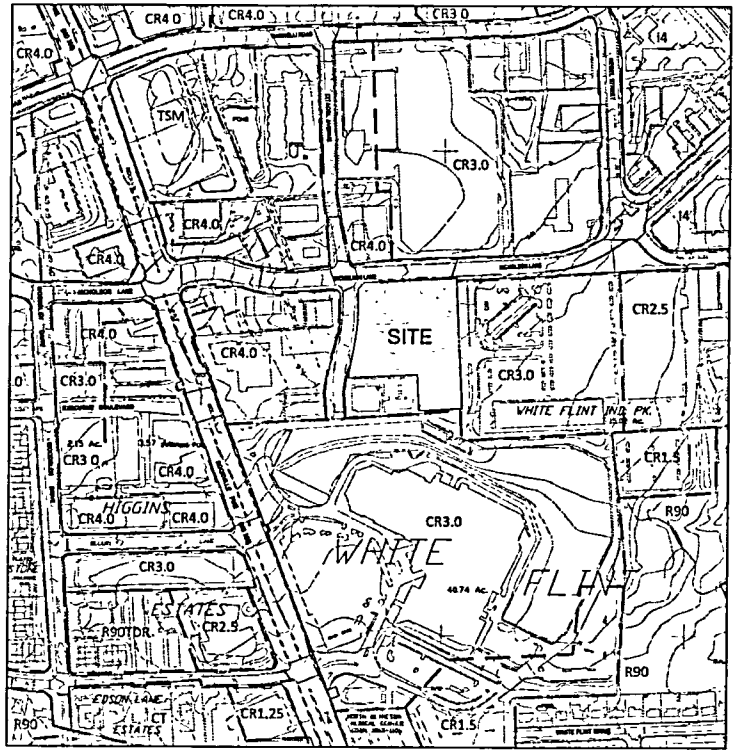
DEVELOPMENT TABULATIONS CR3, C1.5, R2.5, H200
2004 ZONING ORDINANCE 59-C-15

Area Calculations	sf	Acres
Existing Site Area	252,054	4.449
Plus Previous Dedication	38,764	0.670
Gross Tract Area	271,167	5.119
Subtractions		
Approved Nicholson Lane Dedication	2,906	0.066
Approved Executive Blvd. Dedication	4,462	0.102
Approved Street A Dedication	19,192	0.440
Additions		
Approved Huff Court Abandonment	1,302	0.030
Proposed Net Lot Area	241,270	5.540

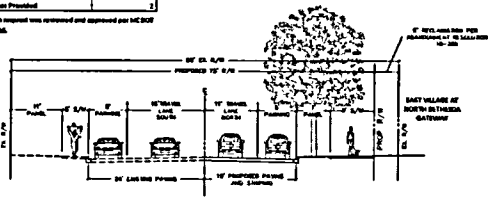
Approved Density of Development	Allowably	Phase 1	Phase 2	Total
Residential GFA (SF)	557,950	242,307	215,607	up to 557,950
Residential FAR	2.30	1.00	0.89	up to 2.3
Retail GFA (SF)	38,500	38,600	14,000	up to 38,600
Retail FAR		0.16	0.06	0.16
Total Gross Floor Area Proposed (SF)				596,950
Total FAR Proposed				2.46

Loading	
Commercial (SF)	38,600
Multi-family, 3 stories or more (SF)	557,950
Loading Spaces Required (§ 59-E)	
GFA Off-street Loading Spaces (rounded)	
10-30 Spaces Required	1
31-70 Spaces Required	2
71-150 Spaces Required	3
Minimum Loading Spaces Required	5
Loading Spaces Provided	
59-E.2.1 Loading Design Standards [1]	
31-70 Spaces Provided	2
Total Loading Spaces Provided	2

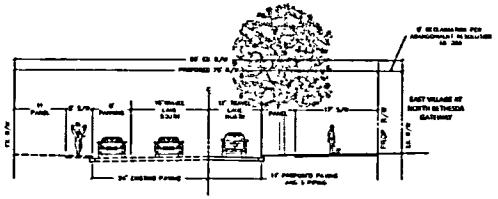
[1] On-site maneuvering waiver was reviewed and approved per MCDOT letter dated 8/26/10.



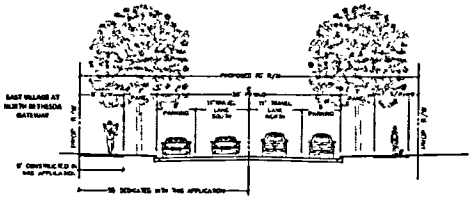
LOCAL AREA MAP
1" = 200'



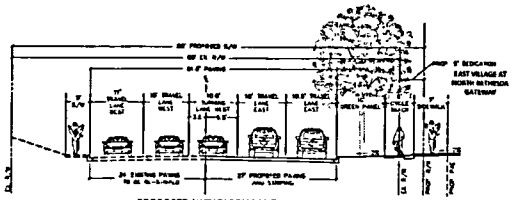
PROPOSED HUFF COURT W/ PARKING
MC 2005.02 MOD



PROPOSED HUFF COURT W/O PARKING
MC 2005.02 MOD



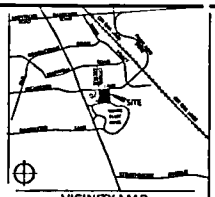
PROPOSED AVENUE "A"
MC 2005.02



PROPOSED NICHOLSON LANE
AS COORDINATED WITH MNCPPC AND MCDOT
MC 2004.02 MOD

SHEET INDEX

PP-1	COVER SHEET
PP-2	APPROVAL LETTERS AND RESOLUTIONS
PP-3	PRELIMINARY PLAN (1"=40')
PFCP-1	PRELIMINARY FOREST CONSERVATION PLAN



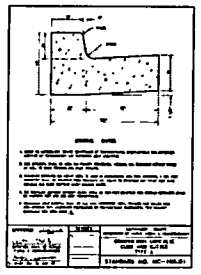
VICINITY MAP
SCALE: 1" = 2000'

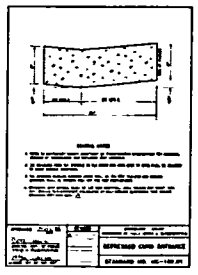
GENERAL NOTES

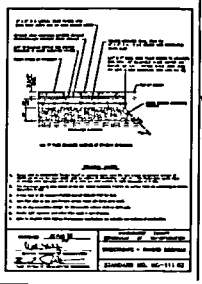
1. THE SUBJECT PROPERTY IS LOCATED ON TAX MAP & HQ122, AND ZONED CR & C-1.5, R-2.5, H200.
2. THE HORIZONTAL DATUM IS BASED ON THE MARYLAND COORDINATE SYSTEM NAD83/91 NO1900. THE VERTICAL DATUM IS BASED ON THE DATUM OF THE WASHINGTON SUBURBAN SANITARY COMMISSION BENCHS.
3. NO FLOODPLAIN EXISTS ON THE SUBJECT PROPERTY PER FEMA AND NEATLAS MAPS.
4. TOPOGRAPHIC INFORMATION PROVIDED BY SOLTEZ DATED AUGUST 2013.
5. M-NCPPC SKETCH PLAN NO. 320130020 FOR THIS PROPERTY WAS APPROVED BY RESOLUTION NO. 13-46 DATED 07-05-2011 AND AMENDED BY NO. 320130020, RESOLUTION NO. 13-148 DATED 11-13-2013.
6. THE PROJECT IS PROPOSED TO BE SERVED BY PUBLIC WATER AND SEWER SYSTEMS AND IS CURRENTLY IN WATER AND SEWER SERVICE CATEGORIES W-1 AND S-1, RESPECTIVELY.
7. NRI/FSD 420130020 WAS APPROVED ON 7-2-2013. THIS PLAN IS SUBJECT TO FOREST CONSERVATION REQUIREMENTS, SEE FINAL FOREST CONSERVATION PLANS.
8. NUMBER OF PARKING SPACES TO BE DETERMINED AT TIME OF CERTIFIED SITE PLAN AND MAY VARY DUE TO FINAL DESIGN OF PARKING LAYOUTS AND COLUMN SPACING. COMPLIANCE WITH MONTGOMERY COUNTY MID PARKING STANDARDS SHALL BE BASED ON THE TOTAL PERMITTED DEVELOPMENT.
9. TOTAL NUMBER OF UNITS FOR THE PROJECT WILL BE BASED ON NUMBER OF UNITS ACTUALLY PERMITTED AND CONSTRUCTED AND WILL BE PROVIDED AT A MINIMUM OF 11.5%. FINAL UNITS LOCATIONS, BEDROOM COMPOSITION & LAYOUTS WILL BE DETERMINED AT CERTIFIED SITE PLAN WITH REVIEW AND APPROVAL BY DHCA.
10. MINOR ADJUSTMENTS TO BUILDING FOOTPRINTS AND GRADES FROM THOSE SHOWN ON THIS PLAN TO BE DETERMINED AT TIME OF CERTIFIED SITE PLAN.
11. SPR PLAN NO. 820140180 WAS APPROVED PURSUANT TO CHAPTER 59 OF THE MONTGOMERY COUNTY CODE (THE ZONING ORDINANCE) WHICH WAS IN EFFECT AS OF OCTOBER 29, 2014 (OTHERWISE KNOWN AS THE 2004 ZONING ORDINANCE).
12. UNLESS SPECIFICALLY NOTED ON THIS PLAN DRAWING OR IN THE PLANNING BOARD CONDITIONS OF APPROVAL, THE BUILDING FOOTPRINTS, BUILDING HEIGHTS, ON-SITE PARKING, SITE CIRCULATION, AND SEWALKS SHOWN ON THE PRELIMINARY PLAN ARE ILLUSTRATIVE. THE FINAL LOCATIONS OF BUILDINGS, STRUCTURES AND HARDSCAPE WILL BE DETERMINED BY THE SITE PLAN APPROVAL PLEASE REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS SUCH AS SETBACKS, BUILDING RESTRICTION LINES, BUILDING HEIGHT AND LOT COVERAGE FOR EACH LOT. OTHER LIMITATIONS FOR SITE DEVELOPMENT MAY ALSO BE INCLUDED IN THE CONDITIONS OF THE PLANNING BOARD'S APPROVAL.

DESIGN EXCEPTIONS AS APPROVED

1. SIGHT-OF-WAY TRUNCATION TO 0 FEET
2. DRIVEWAY RADII REDUCTION TO 10 FEET
3. REDUCED DRIVEWAY SPACING
4. REDUCTION TO THE NUMBER OF REQUIRED LOADING SPACES
5. SPECIAL PAVING MATERIALS FOR SIDEWALKS IN THE PUBLIC RIGHT-OF-WAY
6. MODIFICATIONS TO THE CONTEXT SENSITIVE ROAD SECTIONS







VIKA
VIKA MARYLAND, LLC
PREPARED FOR
NEW LAKE WAVERLY ASSOCIATES, LLC C/O PROMARK REAL ESTATE SERVICES, LLC
FOULGER-PRATT DEVELOPMENT, LLC
DESIGN CONSULTANTS
ARCHITECT
REV GROUP
LANDSCAPE ARCHITECT
STUDIO 39
ATTORNEY
LINOWES AND BLOCHER LLP
TRAFFIC ENGINEER
GROVE/SLADE
CIVIL ENGINEER
VIKA MARYLAND, LLC

DATE	REVISION

APPROVALS
DATE | REVISIONS

STATE OF MARYLAND
No. 22179
PROFESSIONAL ENGINEER

EAST VILLAGE AT NORTH BETHESDA GATEWAY
PHASE 1 & 2
8TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 215NW08 & 214NW08
TAX MAP: HQ122 & HQ123

MNCPPC
120140240

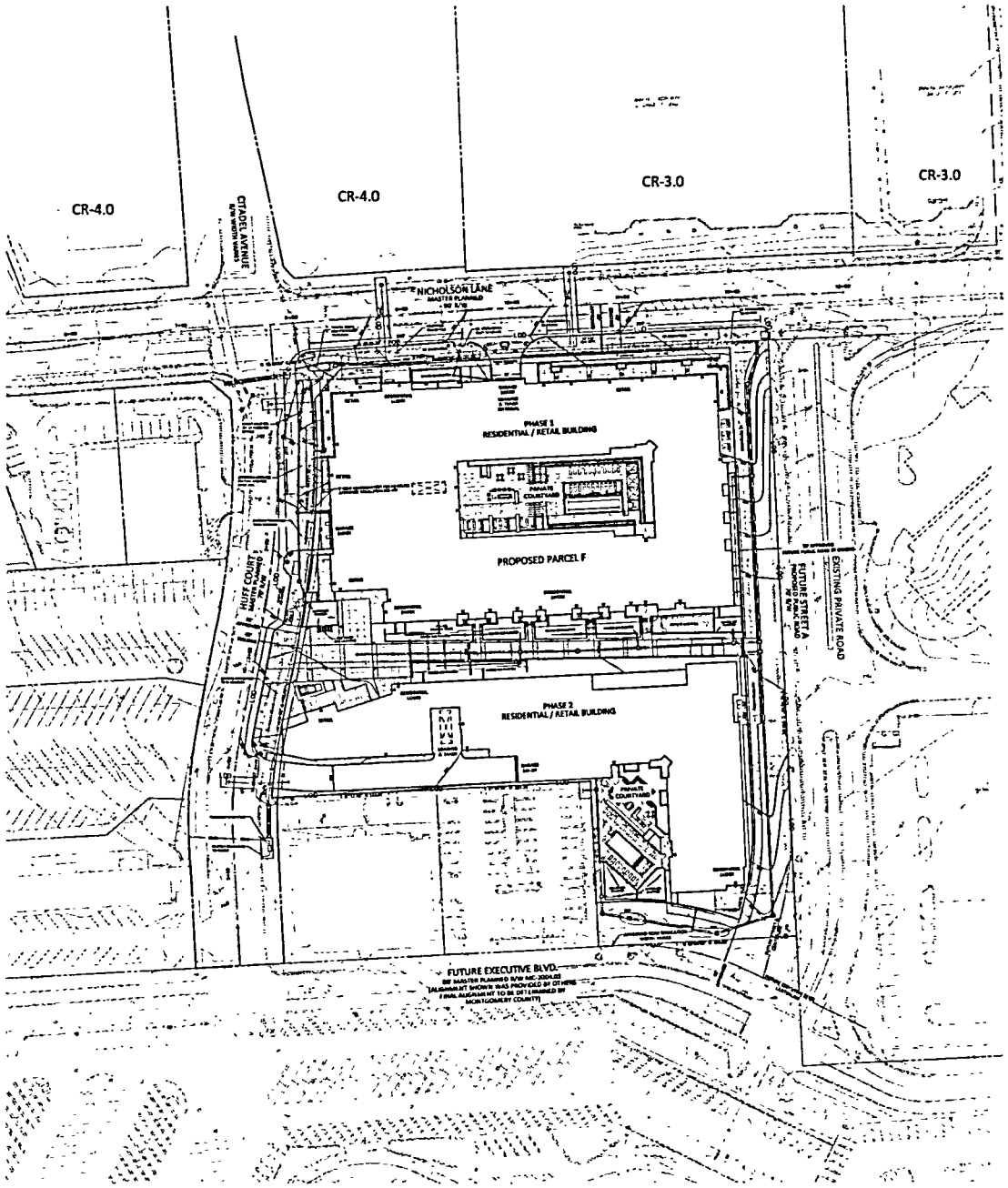
COVER SHEET

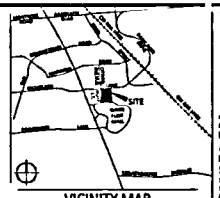
DRAWN BY: JDC
DESIGNED BY: JM
DATE ISSUED: 09/04/2015

SHEET NO. PP-1

S-FILE STAMP

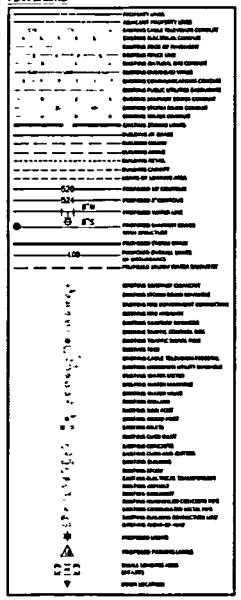
MONTGOMERY PLANNING DEPARTMENT
M-NCPPC, MONTGOMERY COUNTY
Preliminary Plan Number: 120140240
APPROVAL
Date: 10/9/2013

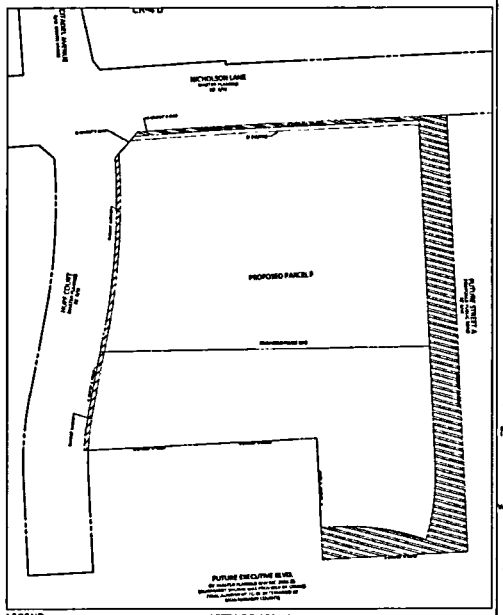




VICINITY MAP
SCALE: 1" = 2000'

PLAN LEGEND





LOTTING DIAGRAM
SCALE: 1" = 60'

LEGEND
- EXISTING RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED PE / PAE
- PROPOSED R/W DEDICATION
- APPROVED R/W ABANDONMENT PER RESOLUTION 16-208

SCALE: 1" = 40'

VIKA
VIKA MARYLAND, LLC
LANDSCAPE ARCHITECTS, PLANNERS, ENGINEERS, SURVEYORS
20251 CENTURY BOULEVARD, SUITE 400
GERMANTOWN, MARYLAND 20874
PHONE: (301) 916-4960
FAX: (301) 916-2262
GERMANTOWN, MD. ... ATLANTA, GA.

PREPARED FOR:
NEW LAKE WAVERLY ASSOCIATES, LLC C/O PROMARK REAL ESTATE SERVICES, LLC
1300 PICCARD DRIVE
SUITE 120
ROCKVILLE, MD. 20850
301.590.0700
ROB SAMMONS

FOULGER-PRATT DEVELOPMENT, LLC
12440 PARK POTOMAC AVENUE,
SUITE 300
POTOMAC, MD 20854
240.499.7630
JOHN OTTA

DESIGN CONSULTANTS

ARCHITECTS
BKV GROUP
3000 EAST CARIS STREET
SUITE 400
WASHINGTON, DC 20007
301.290.0960
JOE SCHUMER

LANDSCAPE ARCHITECTS
STUDIO 39
5110 WISCONSIN AVENUE
SUITE 400
ALEXANDRIA, VA. 22205
703.750.1400
DAVID LUCE

ATTORNEY
LINOWES AND BLOCHER LLP
7200 WISCONSIN AVENUE
SUITE 800
BETHESDA, MD. 20814
301.654.0504
BARBARA SEARS

TRAFFIC ENGINEERS
GROVE/SLADE
1140 CONNECTICUT AVENUE, NW
SUITE 600
WASHINGTON, DC. 20036
202.296.2625
BRIAN GROVES

CIVIL ENGINEERS
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN, MD. 20874
301.916.4960
JAMES SCHWEIZER

DATE	
9/16/2013	

APPROVALS
DATE	
10/11/2013	

STATE OF MARYLAND
No. 26470
REGISTERED PROFESSIONAL ENGINEER
JAMES A. SCHWEIZER
PROFESSIONAL ENGINEER

EAST VILLAGE AT NORTH BETHESDA GATEWAY

PHASE 1 & 2

8TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

WSSC GRID 215NW03 & 214NW03
TAX MAP - HQ122 & HQ123

MNCPPC
120140240

PRELIMINARY PLAN

DRAWN BY: JGC
DESIGNED BY: JM
DATE ISSUED: 09/11/2013

SHEET NO. PP-3