



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

**MCPB**  
**Item # 1B**  
**6-18-2020**

**MEMORANDUM**

**DATE:** June 8, 2020

**TO:** Montgomery County Planning Board

**FROM:** Stephen Smith, Coordinator *SJS*  
Jay Beatty, Senior Planner *JRB*  
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 June 18, 2020

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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:

**220200410**                      **North Bethesda Office Center East**

**Plat Name:** North Bethesda Office Center East  
**Plat #:** 220200410

**Location:** Located immediately southeast of the intersection of Nicholson Lane and Huff Court  
**Master Plan:** White Flint Sector Plan 2010  
**Plat Details:** CR zone; 2 parcels  
**Owner:** New Lake Waverly Associates, LLC

Staff recommends approval of this minor subdivision plat pursuant to Section **50.7.1.D.** of the Subdivision Regulations, which states:

- D. *Subdivision to reflect ownership.* A recorded lot approved for a commercial, industrial, or multi-unit residential use may be resubdivided to create or delete an internal lot to reflect a change in ownership, deed, mortgage, or lease line if:
1. all conditions of approval for the original subdivision that created the lot remain in effect;
  2. the total maximum number of trips generated on all new lots created will not exceed the number of trips approved for the lot in the original subdivision;
  3. all land in the original subdivision lot is included in the plat; and
  4. all necessary code requirements of Chapters 8, 19, and 22 are met and any necessary cross easements, covenants, or other deed restrictions necessary to implement all the conditions of approval on the lot in the original subdivision are executed before recording the 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 50.7.1.D. and supports this minor subdivision record plat.



**VICINITY MAP**  
SCALE: 1" = 200'

**PLAT NO.**

**AREA TABULATION**

PARCEL H ..... 106,219 SQ. FT. OR 2.43945 ACRES  
 PARCEL I ..... 83,618 SQ. FT. OR 1.46115 ACRES

TOTAL AREA OF THIS PLAT ..... 189,837 SQ. FT. OR 3.89960 ACRES

**NOTES**

- 1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NOS. H0121 & H0122 WITH THE FOLLOWING TAX ACCOUNT NO. OF 04-03189647, 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 CORN STATIONS:

LOK LOYOLA LOKY CORN ARP, PID NO. DL3640  
 GAIT GAUTHERBURG CORN ARP, PID NO. AF9322  
 G005 G0040RD SPACE CIR CORN ARP, PID NO. A59646

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

3.) THIS SUBMISSION TO REFLECT OWNERSHIP 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 SUBMISSION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPEND ON 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 HEREBY INCORPORATED INTO THIS SUBMISSION RECORD PLAT. 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 #90240180, ENTITLED "EAST VILLAGE AT NORTH BETHESDA GATEWAY", AS MAY BE AMENDED.

7.) THIS PLAT IS BEING SUBMITTED FOR RECORDATION UNDER THE MINOR SUBDIVISION REGULATIONS CONTAINED IN CHAPTER 50 OF MONTGOMERY COUNTY CODE, SECTION 50.7.1(D).

8.) 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 AT BOOK 38268 AT PAGE 42.

9.) PARCELS H AND I ARE SUBJECT TO A RECIPROCAL EASEMENT AGREEMENT RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AT BOOK 55517 AT PAGE 51 AS MAY BE AMENDED FROM TIME TO TIME.

10.) THE UNNAMED STREET, VARIABLE WIDTH, RIGHT OF WAY, IS REFERENCED IN THE WHITE PLAT SECTOR PLAN DATED APRIL 2010 AND IS SHOWN AS STREET B-19, ULTIMATE WIDTH 70 FOOT RIGHT OF WAY.

**OWNER'S CERTIFICATE**

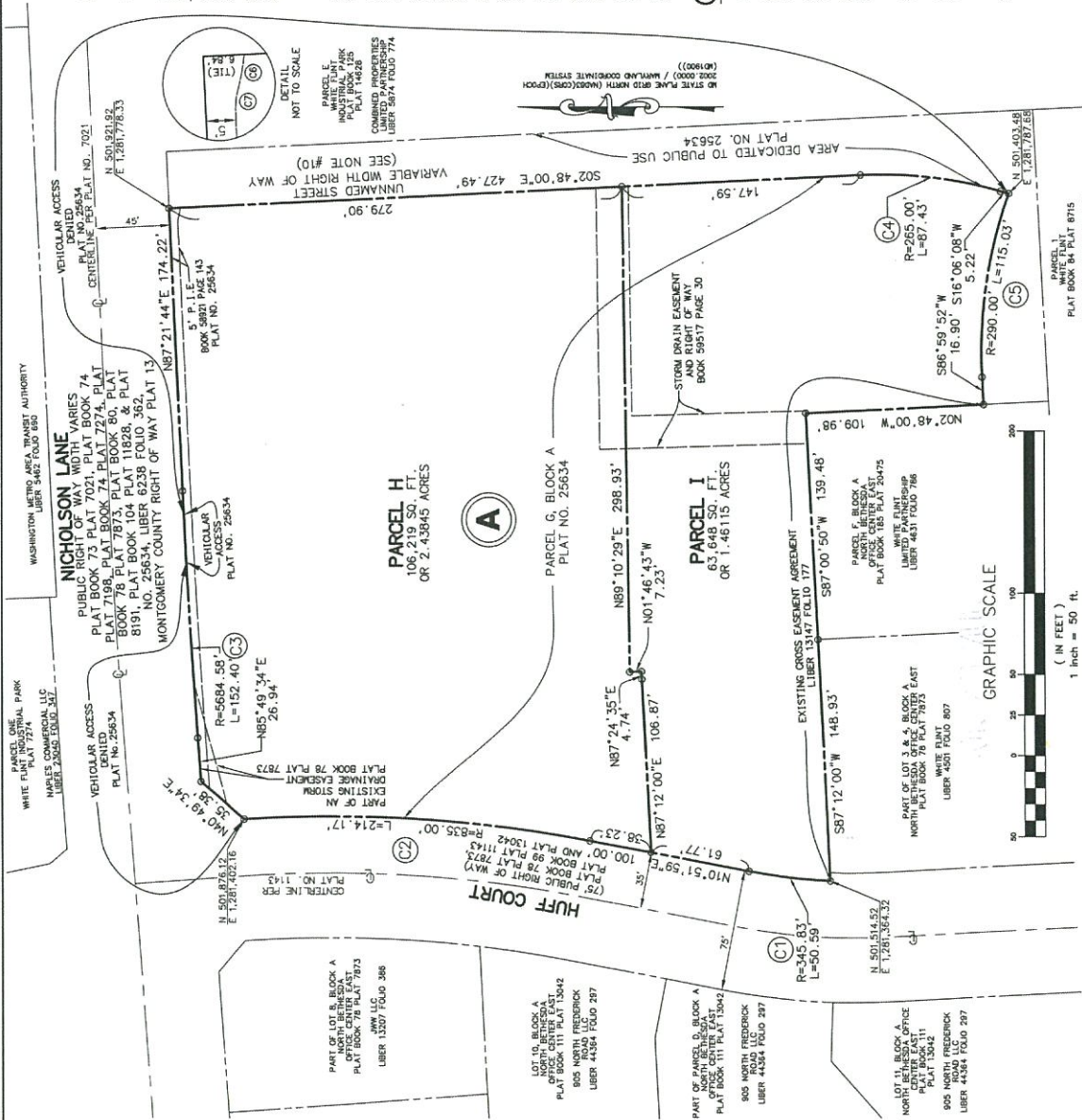
WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS SUBDIVISION PLAT AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.0 OF THE MONTGOMERY COUNTY CODE. PRIOR TO THE ACCEPTANCE OF PUBLIC STREETS FOR MAINTENANCE 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 WAKELY 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 WAKELY ASSOCIATES, LLC  
 C/O FOLLOGER-PHAT DEVELOPMENT, LLC

NAME: *David Stewart*  
 TITLE: *Managing Manager*

LENDER:  
 CAPITAL ONE, NATIONAL ASSOCIATION

DATE: *May 20, 2020*



**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 WAKELY ASSOCIATES, LLC, FROM LAKE WAKELY ASSOCIATES LIMITED PARTNERSHIP, BY DEED DATED 11/11/2015, RECORDED IN LIBER 48317 AT FOLIO 766 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. FURTHER, I CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND 50.4.3.0 OF THE MONTGOMERY COUNTY CODE WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50.4.3.0 OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA OF THIS PLAN OF SUBDIVISION IS 189,837 SQUARE FEET OR 3.89960 ACRES OF LAND, OF WHICH NONE IS DEDICATED TO PUBLIC USE.

DATE: *May 14, 2020*

NAME: *John Lee*  
 TITLE: *Professional Land Surveyor*

CURVE	RADIUS	LENGTH	TANGENT	CH BEARING	CH DISTANCE	DELTA
C1	345.83'	50.59'	25.34'	N08°40'32"E	50.25'	08°22'50"
C2	835.00'	214.17'	107.68'	N08°31'08"E	213.59'	14°41'46"
C3	5684.58'	152.40'	76.21'	N85°35'39"E	152.40'	01°32'10"
C4	265.00'	67.43'	44.11'	S95°39'04"W	67.03'	18°34'08"
C5	38.00'	5.94'	2.98'	N07°50'27"W	5.93'	8°57'23"
C6	12.00'	3.64'	1.84'	N84°10'13"W	3.63'	17°23'30"

DEPARTMENT OF PERMITTING SERVICES  
 MONTGOMERY COUNTY, MARYLAND

APPROVED: *5-28-2020*

NAME: *John Lee*  
 TITLE: *Professional Land Surveyor*

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION  
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED: *5-28-2020*

NAME: *John Lee*  
 TITLE: *Professional Land Surveyor*