

**Plat Name:** Rock Spring Park  
**Plat #:** 220110380

**Location:** Located on the west side of Rockledge Drive, 400 feet north of Democracy Boulevard  
**Master Plan:** North Bethesda/Garrett Park  
**Plat Details:** I-3 zone; 4 ownership-parcels comprising 1 parcel  
**Applicant:** Elizabethan Court Associates I, LLP

### SUMMARY

The subject plat is being submitted for approval under the minor subdivision provision described in Section 50-35A(a)(4) of the Montgomery County Subdivision Regulations. The plat creates 4 ownership parcels as shown on the attached plat, while maintaining the original underlying parcel as a single parcel of record (shown as Parcel 24). The internal ownership lines will not be used as property lines for the purposes of establishing building setbacks or establishing conformance with the Subdivision Regulations and Zoning Ordinance. All existing, and any future development, upon the proposed ownership parcels is subject to the laws and regulations of Montgomery County and the requisite approvals granted by the Montgomery County Planning Board. Staff notes that while this minor subdivision provision has not typically been used for the creation of internal ownership parcels within a previously platted parcel, it is of the belief that recording a plat in this form was one of the options envisioned when the below described minor subdivision provision was enacted in 1997.

Staff further notes that as of the date of this memorandum the attached record plat is pending the signatures of trustees whom have been transmitted the mylar to their offices located out of state. Staff will not request the Chair's signature on the final mylar until the it has been returned containing the signatures of the requisite trustees. 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.

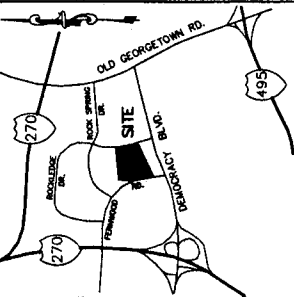
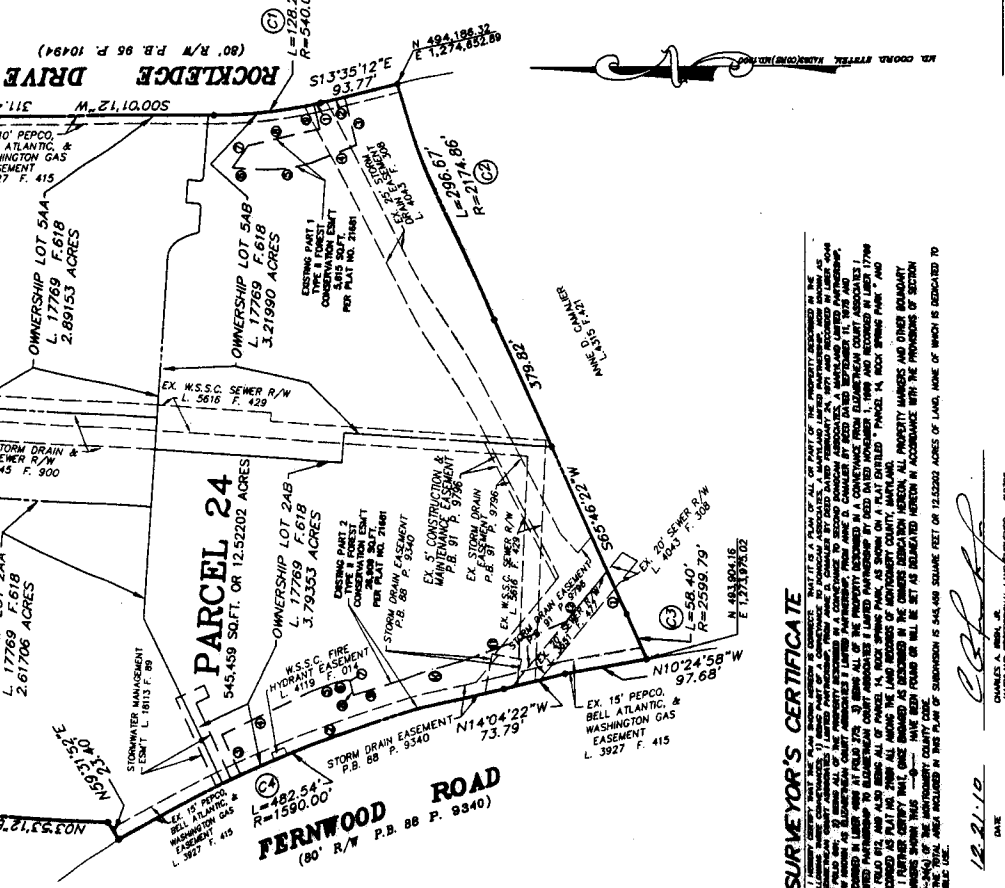
PLAT NO. \_\_\_\_\_

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
①	540.00'	128.24'	64.42'	127.94'	S 06° 47' 00" E	135° 56' 26"
②	2174.86'	296.67'	148.36'	296.43'	S 69° 40' 51" W	07° 48' 56"
③	2599.79'	58.40'	29.20'	58.40'	S 68° 24' 54" W	01° 17' 13"
④	1590.00'	482.54'	243.14'	480.69'	N 21° 43' 54" W	17° 23' 18"

**NOTES:**

- 1) THE PROPERTY SHOWN HEREON IS LOCATED ON THE ASSESSMENT MAP NO. 0205 AS PARCELS N704, N008, N708 AND N005 AND
- 2) TAX ACCOUNT NUMBERS: (PARCEL N704 (24A)) 04-0330148 (PARCEL N008 (24B)) 04-0330142 (PARCEL N708 (24A)) 04-0330131 (PARCEL N005 (24B)) 04-0330131.
- 3) THE SUBDIVISION IS A PART OF THE SUBDIVISION OF THE COUNTY OF MONTGOMERY, MARYLAND, IN ACCORDANCE WITH SECTION 20-203 OF THE MONTGOMERY COUNTY CODE.
- 4) THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EXISTING UTILITIES OR RECORDS THEREOF. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES AND RECORDS THEREOF.
- 5) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAT, SITE PLAN, PROJECT PLAN OR OTHER PLAN, AS AMENDED, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS, SHALL CONTINUE TO APPLY TO THIS RECORD PLAT UNLESS OTHERWISE SPECIFICALLY STATED ON THIS RECORD PLAT.
- 6) THIS PROPERTY IS COVERED BY THE CERTAIN DECLARATION OF RECORDABLE EASEMENTS, CONDUITS AND RESTRICTIONS DATED DECEMBER 1, 1998 (DECLARATION) AND THE CERTAIN DECLARATION OF RECORDABLE EASEMENTS, CONDUITS AND RESTRICTIONS DATED DECEMBER 1, 1998 (DECLARATION) AND RESTRICTIONS, AGREEMENTS AND BENEFITS SPECIFICALLY DESCRIBED IN THE DECLARATION FOR EACH OWNERSHIP PARCEL. IN ADDITION, THE CERTAIN DECLARATION OF RECORDABLE EASEMENTS, CONDUITS AND RESTRICTIONS DATED DECEMBER 1, 1998 (DECLARATION) AND RESTRICTIONS, AGREEMENTS AND BENEFITS SPECIFICALLY DESCRIBED IN THE DECLARATION FOR EACH OWNERSHIP PARCEL. THE OPERATIONS AND MAINTENANCE OF THE STORM DRAIN SYSTEM AND OPEN SPACE AS RECORDED ON MARCH 3, 2000 AND A DECLARATION OF RECORDABLE EASEMENTS, CONDUITS AND RESTRICTIONS DATED DECEMBER 1, 1998 (DECLARATION) AND RESTRICTIONS, AGREEMENTS AND BENEFITS SPECIFICALLY DESCRIBED IN THE DECLARATION FOR EACH OWNERSHIP PARCEL.
- 7) THE PREVIOUS PLAT (PARCEL 14, PLAT NO. 21487) OF THIS PARCEL WAS BASED ON MICHIGANIAN SURVEYING SYSTEM DATUM. THIS PLAT HAS BEEN CORRECTED TO THE NORTH AMERICAN DATUM (NAD 83) AND COORDINATES SHOWN HEREON FOR THE PROPERTY AND EASEMENTS ARE BASED ON THIS CURRENT DATUM.



**VICINITY MAP**

SCALE: 1" = 2000'

**OWNERS CERTIFICATE**

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE BOUNDARIES AND EASEMENTS OF THE PROPERTY SHOWN AND DESCRIBED HEREON. WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE BOUNDARIES AND EASEMENTS OF THE PROPERTY SHOWN AND DESCRIBED HEREON. WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE BOUNDARIES AND EASEMENTS OF THE PROPERTY SHOWN AND DESCRIBED HEREON.

**TO BE SIGNED**

BY: *James D. Chamber* DATE: \_\_\_\_\_ WITNESS: \_\_\_\_\_

**TO BE SIGNED**

BY: *Charles A. Chamber* DATE: \_\_\_\_\_ WITNESS: \_\_\_\_\_

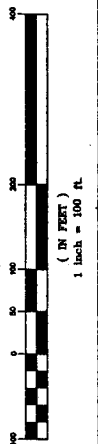
**LINE TABLE**

TYPE	TYPE I	TYPE II
TYPE I FOREST CONSERVATION EASEMENT	L 40'42" W 54.87' S 12° 54' 13" E 32.19' N 27° 50' 34" E 54.41' CHORD = 100.00' 00"	L 85° 49' 22" W 54.87' S 32° 48' 52" E 122.19' S 27° 17' 13" E 122.19' S 17° 17' 13" E 122.19'
TYPE II FOREST CONSERVATION EASEMENT	L 42° 28' 40" W 52.81' L 42° 28' 40" W 52.81' S 54° 47' 32" E 32.19' N 17° 46' 19" E 28.29'	L 85° 49' 22" W 54.87' S 32° 48' 52" E 122.19' S 27° 17' 13" E 122.19' S 17° 17' 13" E 122.19'

**AREA TABULATION**

OWNERSHIP LOT 24A	114,899 SQ.FT. OR 2.61706 ACRES
OWNERSHIP LOT 24B	163,248 SQ.FT. OR 3.79353 ACRES
OWNERSHIP LOT 24A	125,955 SQ.FT. OR 2.89153 ACRES
OWNERSHIP LOT 24B	140,259 SQ.FT. OR 3.21950 ACRES
TOTAL AREA OF PLAT	545,459 SQ.FT. OR 12.52202 ACRES

**GRAPHIC SCALE**



**SURVEYOR'S CERTIFICATE**

I, the undersigned, Surveyor of the State of Maryland, have examined the plat of subdivision of Parcel 24, and certify that the same is correct and in accordance with the survey of the land shown thereon. The plat is a true and correct representation of the survey and the boundaries and easements shown thereon are correct. I have also examined the original survey plat and the same is correct and in accordance with the survey of the land shown thereon.

DATE: 12.21.10  
MONTGOMERY PROFESSIONAL LAND SURVEYOR #0709

12.21.10

DATE: \_\_\_\_\_  
PLAT BOOK: \_\_\_\_\_  
FOR PUBLIC WATER AND SEWER ONLY  
MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION  
MONTGOMERY COUNTY PLANNING BOARD

DEPARTMENT OF PERMITTING SERVICES  
MONTGOMERY COUNTY, MARYLAND  
APPROVED: \_\_\_\_\_  
DIRECTOR

APPROVED: \_\_\_\_\_  
CHAIRMAN  
SECRETARY - TREASURER  
M.N.C.P. & P.C. RECORD FILE NO.: \_\_\_\_\_

**SUBDIVISION RECORD PLAT**

**PARCEL 24**

**ROCK SPRING PARK**  
ROCKVILLE (4TH) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 100'

DATE: DECEMBER 14, 2010

**VIKA**  
SURVEYING, MAPPING & ENGINEERING, P.C.  
14500 WOODBURN ROAD, SUITE 100  
ROCKVILLE, MARYLAND 20850  
(301) 761-1234  
WWW.VIKASURVEYING.COM

# MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Rock Spring Park Plat Number: 220110380  
 Plat Submission Date: 9-27-2010  
 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. 1-98091 Checked: Initial SOS Date 11/30/10  
 Preliminary Plan No. \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 Planning Board Opinion - Date 9-7-99 Checked: Initial SOS Date 11-30-10  
 Site Plan Name if applicable: B-90027A Site Plan Number: \_\_\_\_\_  
 Planning Board Opinion - Date 9-7-99 Checked: Initial SOS Date 11-30-2010

Lot # & Layout  Lot Area  Zoning  Bearings & Distances ok Coordinates ok  
 Plan #  Road/Alley Widths ok Easements ok Open Space N/A 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	9/29/10	10/13/10	10/27/10	NO PROVISIONS
Research	Bobby Fleury			10-24-10	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

## Final DRD Review:

Consultant Notified (Final Mark-up): SOS 11/30/10  
 Final Mylar & DXF/DWG Received: SOS 12/21/10  
 Final Mylar Review Complete: SOS 12/21/10

## Board Approval of Plat:

Plat Agenda: SOS 1-6-10

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: \_\_\_\_\_