Plat Name: Washington-Rockville Industrial Park
Plat #: 220130910
Location: Located on the west side of Parklawn Drive, 300 feet south of Wilkins Avenue.
Master Plan: Twinbrook Sector Plan
Plat Details: I-4 zone; 1 lot
Applicant: Greencourt, LLC

Staff recommends approval of this minor subdivision plat pursuant to Section 50-35A(a)(3) of the Subdivision Regulations, which states:

Consolidation of Two or More Lots or a Part of a Lot into One Lot. Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

a. Any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.

b. Any consolidation involving a part of a lot may occur under the minor subdivision process if the part of a lot was created by deed recorded prior to June 1, 1958

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)(3) and supports this minor subdivision record plat.
SUBDIVISION RECORD PLAT
LOT 23, BLOCK D
WASHINGTON-ROCKVILLE
INDUSTRIAL PARK
A RESUBDIVISION OF LOT 6, LOT 17, PART OF LOT 7
AND PART OF LOT 16, BLOCK "E"
ROCKVILLE (4TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

STANTEC CONSULTING SERVICES
15000 BALTIMORE AVENUE, SUITE 1100
ROCKVILLE, MARYLAND 20850
(301) 924-6363

1st Revision 05-23-14
PLAT No.

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMITTEE
Montgomery County, Maryland
Department of Planning Services

Chairman
Secretary Treasurer
Director

MINCERAC File No.

SURVEYOR’S CERTIFICATE

I hereby certify that, to the best of my professional knowledge, information and belief, the plat shown herein is correct and is a subdivision of the following lands:

Those parcels or tracts of land described in a deed dated April 29, 2013 from 180 Development, LLC to Government LLC, recorded among the Land Records of Montgomery County, Maryland in Deed Book 15332 at page 299, and lands being further described as all of Lot 2 and part of Lot 7, Block "E", as shown in a plat recorded among said Land Records in Plat Book 73, Plat No. 7606.

A general or times of land described in a deed dated April 29, 2013 from 180 Development, LLC to Government LLC, recorded among the Land Records of Montgomery County, Maryland in Deed Book 15332 at page 299, and lands being further described as all of Lot 2 and part of Lot 7, Block "E", as shown in a plat recorded among said Land Records in Plat Book 73, Plat No. 7606.

I further certify that, as mapped, as described in the Owner’s Certificate herein, all property described herein will be set as described herein, in accordance with the provisions of Section 56-17(l)(2) of The Maryland Constitution.

The total area of this plat of subdivision is 2.6526 acres or 18,756 square feet, 2.5938 acres or 18,452 square feet, of which is to be dedicated to the public.

STATEMENT OF CONDITIONS

1. All terms, conditions, covenants, restrictions, and requirements established with the plat or other plan for the subdivision, the plan, or any part of the subdivision, shall be complied with by the person or persons interested in the subdivision, shall be binding upon the person or persons interested in the subdivision, shall be binding upon the person or persons who shall purchase properties in the subdivision, and shall be binding upon the person or persons who shall purchase properties in the subdivision, and shall be binding upon the person or persons who shall purchase properties in the subdivision.

2. This property is served by public water and sewer services only.

3. This property is zoned 1-4.

4. This information statement is not intended to show current water or sewer services. The applicant is responsible for providing all necessary water and sewer services for the property.

5. Any information contained herein is not intended to replace an original plat or deed to the property. The plat or deed should be consulted for all legal information.

6. Any information contained herein is not intended to replace an original plat or deed to the property. The plat or deed should be consulted for all legal information.

7. The property shown herein is subject to the requirements of Chapter 56 of the Montgomery County Zoning Ordinance and all other applicable laws and regulations.

8. The property shown herein is subject to the requirements of Chapter 56 of the Montgomery County Zoning Ordinance and all other applicable laws and regulations.

9. Development of this property is subject to the terms and conditions of a Declaration of Covenants for the purpose of securing the property.

10. Development of this property is subject to the terms and conditions of a Declaration of Covenants for the purpose of securing the property.

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30. Development of this property is subject to the terms and conditions of a Declaration of Covenants for the purpose of securing the property.
MINOR SUBDIVISION PLAT REVIEW SHEET
(This form contains 3 pages)

Plat Name: Hash Rockville Ind Park  Plat Number: 22013 0910
Plat Submission Date: 12/15/2013
DRD Plat Reviewer: W. Nagela
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  
Plan #  Road/Alley Widths  Easements  Open Space  Non-standard  
BRLS  Adjoining Land  Vicinity Map  Septic/Wells  
TDR note  N/A Child Lot note  
SPA  

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Final DRD Review:

Consultant Notified (Final Mark-up):  
Final Mylar & DXF/DWG Received:  
Final Mylar Review Complete:  

Board Approval of Plat:

Plat Agenda:  
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:  

Development Review Division Check Sheet for Record Plats Under Minor Subdivision
Page 1 of 3
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:

(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: