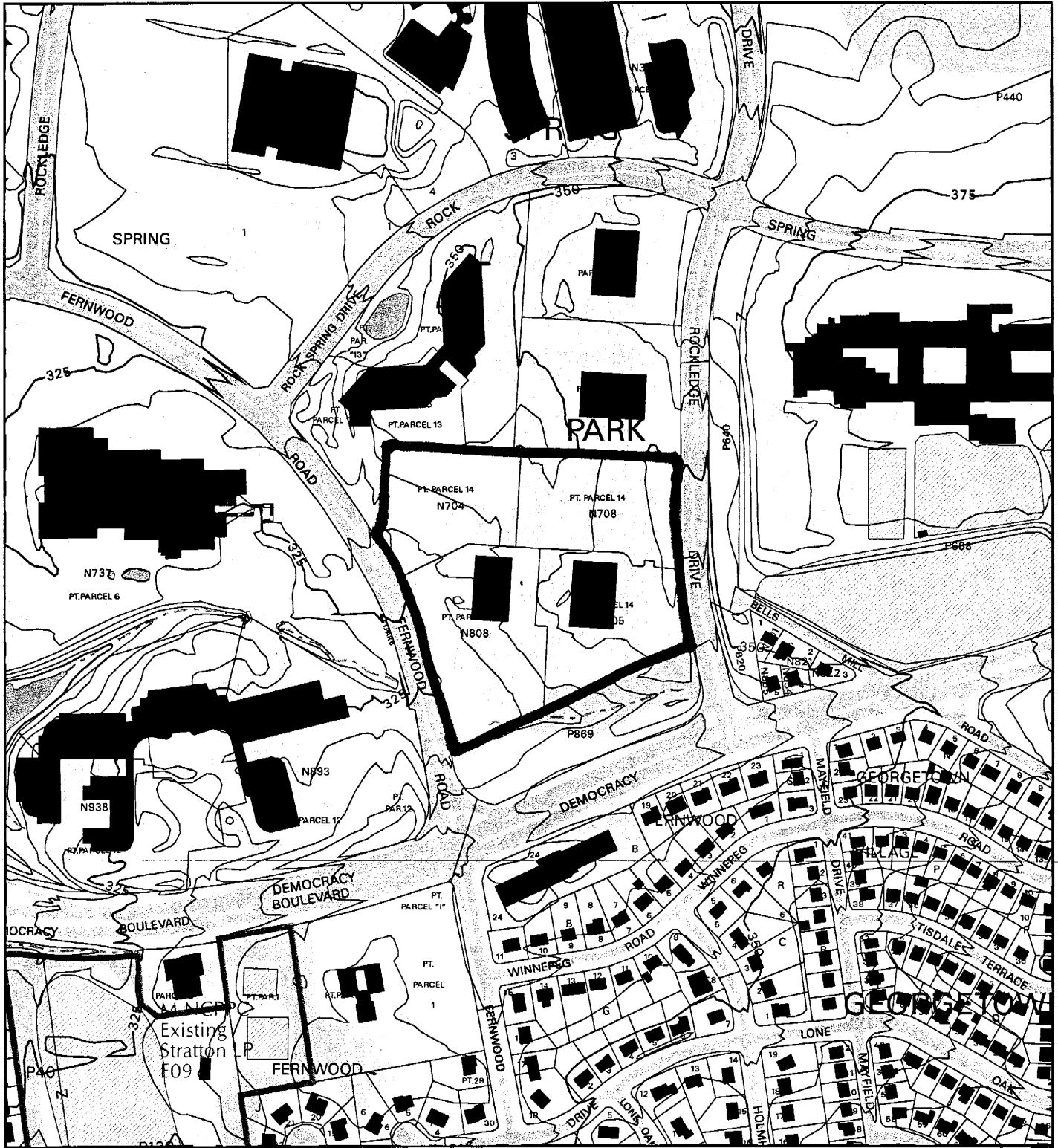


ROCK SPRING PARK (11998091C FORMERLY 1-98091C)



Map compiled on October 05, 2005 at 2:44 PM | Site located on base sheet no - 213NW06

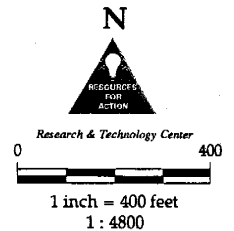
NOTICE

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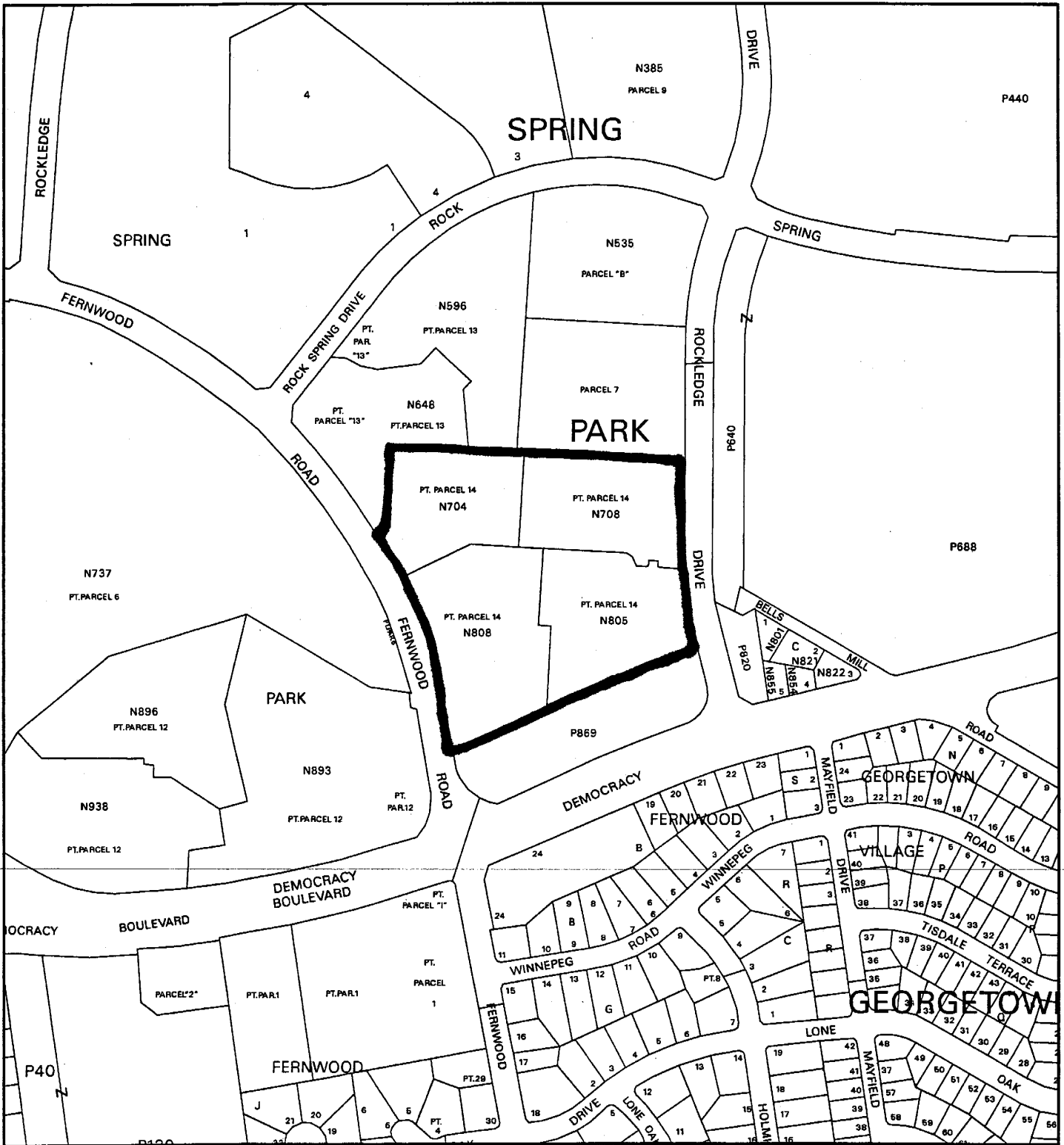
Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

Key Map



ROCK SPRING PARK (11998091C FORMERLY 1-98091C)



Map compiled on October 05, 2005 at 2:35 PM | Site located on base sheet no - 213NW06

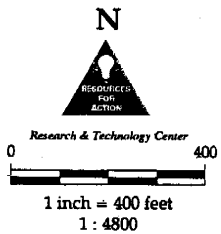
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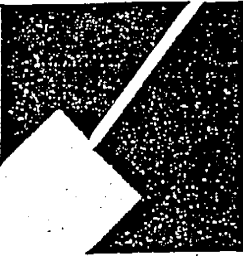
Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 8787 Georgia Avenue - Silver Spring, Maryland 20910-3760



M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION8787 Georgia Avenue
Silver Spring, Maryland 20910-3760Action: Approved Staff Recommendation
Motion of Comm. Perdue, seconded by
Comm. Wellington with a vote of 3-0;
Comms. Perdue, Wellington and Hussmann,
voting in favor. Comms. Holmes and
Bryant absent

MONTGOMERY COUNTY PLANNING BOARD

REVISED OPINION

Preliminary Plan 1-98091

NAME OF PLAN: ROCK SPRING PARK

On 05-07-98, ELIZABETHAN COURT ASSOCIATES II LP submitted an application for the approval of a preliminary plan of subdivision of property in the I-3 zone. The application proposed to create 2 lots on 1.5 acres of land. The application was designated Preliminary Plan 1-98091. On 08-05-99, Preliminary Plan 1-98091 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form, attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-98091 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-98091.

Approval, pursuant to the FY2000 Annual Growth Policy (AGP) Alternative Review Procedures for Expedited Development Approval ("Pay-and- Go"), subject to the following conditions:

- (1) Prior to site plan signature set approval, applicant to submit an Adequate Public Facilities (APF) agreement with the Planning Board limiting additional development to a maximum of 117,225 square feet general office and 98,500 square feet of medical office uses. Total site development is limited to a maximum of 463,651 square feet of general office and medical office use
- (2) Compliance with the conditions of approval of the preliminary forest conservation plan. The applicant must meet all conditions prior to recording of plat or MCDPS issuance of sediment and erosion control permit, as appropriate
- (3) Conditions of MCDPS stormwater management approval dated 06-19-98
- (4) Prior to recording of plat, applicant to submit final landscaping and lighting plan for technical staff review and approval

- (5) Terms and conditions of access and improvements, as required by MCDPW&T, to be approved prior to release of building permits
- (6) Necessary easements
- (7) In accordance with the provisions of the expedited development approval excise tax (EDAET) of the FY99 AGP, this preliminary plan will remain valid until October 7, 2001 (25 months from the date of mailing, which is September 7, 1999). Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded. In order for the approval to remain valid, all building permits must be issued within two years of the recordation of the associated plat(s).