

Plat Name: Rock Spring Park
Plat #: 220100020

Location: Located in the northeast quadrant of the intersection of Rockledge Drive and Rockledge Boulevard
Master Plan: North Bethesda / Garrett Park
Plat Details: MXPB zone; 1 lot
Community Water, Community Sewer
Applicant: RSC/RSD Common Facilities, LLC

Staff recommends approval of the this minor subdivision plat pursuant to Section 50-35A(a)(5), which states as follows:

Plat of Correction. A plat may be recorded under the minor subdivision procedure to correct inaccurate or incomplete information shown on a previously recorded subdivision plat. The plat may correct drafting or dimensional errors on the drawing; failure to include a required note, dedication, easement or other restriction; incorrect or omitted signatures; and/or other information normally required to be shown on a recorded plat. All owners and trustees of the land affected by the correction must sign the revised plat. In addition, the plat of correction must clearly identify the original plat that is being replaced and contain a note identifying the nature of the correction.

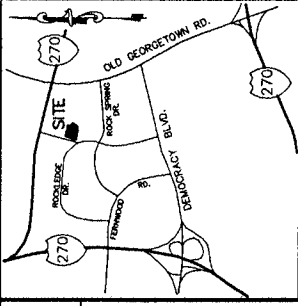
Staff applied the above-noted minor subdivision criteria for this property and concludes that the proposed subdivision complies with the criteria of Section 50-35A(a)(5) of the subdivision regulations and supports this minor subdivision record plat.

PLAT NO.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	884.50'	52.24'	26.13'	52.23'	N 12° 17' 36" E	03° 23' 02"
2	225.57'	10.95'	5.47'	10.94'	S 23° 56' 51" W	02° 46' 44"
3	96.33'	130.61'	77.57'	120.83'	S 61° 23' 58" W	77° 40' 57"

VICINITY MAP
SCALE: 1" = 2000'



NOTES:

- 1) THE PROPERTY SHOWN HEREON IS LOCATED ON TAX ASSESSMENT MAP NO. 0753 AND IS ZONED MXPD.
- 2) THE HORIZONTAL DATUM IS BASED ON THE EXISTING RECORD PLAT (NO. 21901).
- 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 DEFECT 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 FOLLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO BE INCORPORATED INTO THE RECORD PLAT. THE RECORD PLAT IS NOT INTENDED TO REPLACE THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- 5) THE PROPERTY DELINEATED HEREON IS SUBJECT TO THE ZONING REGULATIONS AS SET FORTH IN THE MONTGOMERY COUNTY CODE, ARTICLE 58-C-5. DEVELOPMENT OF THE PROPERTY IS CONTROLLED BY THE TERMS AND CONDITIONS AS DETERMINED BY APPROVAL BY THE MONTGOMERY COUNTY PLANNING BOARD OF PRELIMINARY PLAN NO. 1-89892 AND THE SITE PLAN NO. 8-00035, AS AMENDED TO DATE.
- 6) THE SUBDIVISION IS SUBJECT TO A SITE PLAN ENFORCEMENT AGREEMENT WITH THE M-4264FC DATED JULY 2, 2001.
- 7) THE AREA LABELED HEREON AS "CATEGORY I FOREST CONSERVATION EASEMENT" REFLECTS AN AREA THAT HAS RESTRICTIONS ON THE LAND SURFACE AND SUBSURFACE. THE TOTAL AREA OF THE CATEGORY I FOREST CONSERVATION EASEMENT IS 18,285 SQUARE FEET.
- 8) ACCESS IS DENIED ALONG ROCKLEDGE BOULEVARD FROM INTERSTATE 270 TO ROCKLEDGE DRIVE.
- 9) THE SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS FOR THE OPERATION AND MAINTENANCE OF PRIVATE STORM DRAINS AND OPEN SPACE AREAS AND RECORDED IN LIBER 18807 AT FOLIO 435.
- 10) THIS PLAT CONFORMS WITH THE REQUIREMENTS FOR MAJOR SUBDIVISION APPROVALS CONTAINED IN SECTION 86-35A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE MONTGOMERY COUNTY CODE. THIS PLAT INVOLVES A PLAT OF CORRECTION AS PROVIDED FOR IN SECTION 50-35A (6)(5).
- 11) THE ORIGINAL STORMWATER MANAGEMENT EASEMENT, SHOWN ON PLAT NO. 21901, AND THE COVENANT DOCUMENT WERE ABANDONED BY DEEDS DATED SEPTEMBER 22, 2008 AND RECORDED IN LIBER 36076 AT FOLIO 148 AND LIBER 36076 AT FOLIO 153 IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

OWNERS CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADVERTISE THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTIONS AND GRANT THE FOREST CONSERVATION EASEMENTS SHOWN HEREON. WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT WE ARE NOT PROVIDING ANY INFORMATION TO THE PUBLIC THAT IS NOT TRUE AND ACCURATE. WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED DOCUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 50-35A OF THE MONTGOMERY COUNTY CODE. THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUSTS ON THE PROPERTY INCLUDED IN THIS SUBDIVISION PLAN.

RSC COMMON FACILITIES LLC, A MARYLAND LIMITED LIABILITY COMPANY
 BY: DAVID F. UNGER, II, A MARYLAND PROFESSIONAL LAND SURVEYOR, ITS SOLE MEMBER
 MONTGOMERY COUNTY, MARYLAND
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BY: *Anne A. Cunniff* August 12, 2009
 NAME: ANNE A. CUNNIFF DATE: 8/12/09
 TITLE: AUTHORIZED PERSON WITNESS

BY: *David F. Unger, II* August 12, 2009
 NAME: DAVID F. UNGER, II DATE: 8/12/09
 TITLE: PROFESSIONAL LAND SURVEYOR WITNESS

PLAT OF CORRECTION NOTE:

THE PURPOSE OF THIS PLAT IS TO REVISE THE LOCATION OF THE FOREST CONSERVATION EASEMENT SHOWN HEREON. THE PREVIOUS CATEGORY I FOREST CONSERVATION EASEMENT ON THIS PROPERTY (SHOWN ON PARCEL 16 RECORDED AS PLAT NO. 21901) IS HEREBY ABANDONED/EXTINGUISHED AND REPLACED BY THE CONSERVATION EASEMENT SHOWN HEREON.

GRAPHIC SCALE

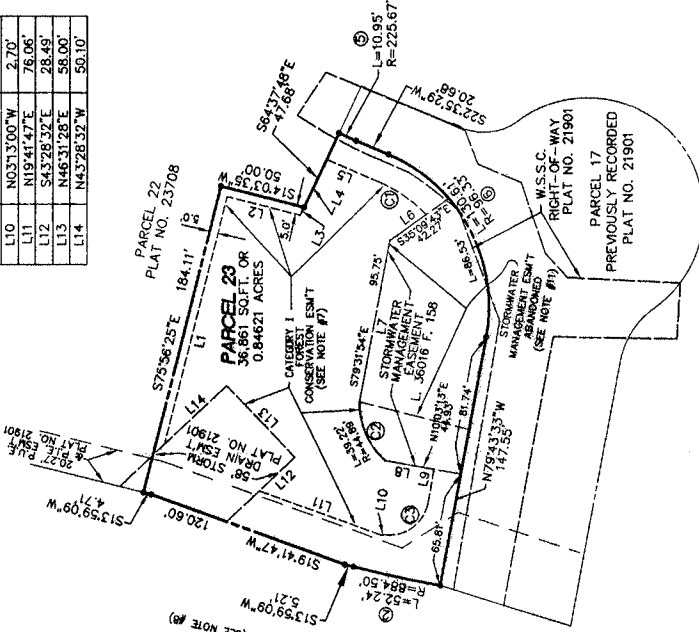


LINE TABLE FOR FCE

LINE	BEARING	DISTANCE
L1	S75°56'25"E	148.95'
L2	S14°03'35"W	44.00'
L3	S64°37'48"W	5.10'
L4	N64°37'48"W	30.68'
L5	S23°04'04"W	34.33'
L6	S35°09'42"E	25.94'
L7	S79°31'54"E	95.75'
L8	N10°03'13"E	29.01'
L9	N79°56'47"W	20.19'
L10	N03°33'00"W	2.70'
L11	N19°41'47"E	76.06'
L12	S43°28'32"E	28.49'
L13	N46°31'28"E	58.00'
L14	N43°28'52"W	50.10'

CURVE TABLE FOR FCE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	81.59'	32.89'	16.67'	N34°28'24"E	23°09'46"
C2	44.89'	39.22'	20.96'	S65°02'11"W	37°9'
C3	22.50'	33.70'	20.91'	S36°19'24"E	85°48'30"



ROCKLEDGE DRIVE
 PLAT BOOK 95 PLAT NO. 10465
 (SEE NOTE #1)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A PLAN OF PART OF THE PROPERTY DESCRIBED IN TWO (2) CONVEYANCES, 1) TO RSC COMMON FACILITIES LLC, A MARYLAND LIMITED LIABILITY COMPANY FROM CAMALEER LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, BY DEED DATED JUNE 8, 2004 AND RECORDED IN LIBER 27955 AT FOLIO 44; 2) TO RSC COMMON FACILITIES LLC FROM DAVIS BROTHERS/MONTGOMERY FARM LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, BY DEED DATED JUNE 8, 2004 AND RECORDED IN LIBER 27955 AT FOLIO 44; AND ALSO BEING ALL OF PARCEL 16, ROCK SPRING PARK, RECORDED AS PLAT NO. 21901, ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN ON THIS PLAN OF SUBDIVISION ARE PLACED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-24(C) OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA INCLUDED IN THIS PLAN OF SUBDIVISION IS 36,861 SQUARE FEET OR 0.84821 ACRES OF LAND OF WHICH NONE IS DEDICATED TO PUBLIC USE.

DATE: Aug. 12, 2009
 DAVID F. UNGER, II
 MARYLAND PROFESSIONAL LAND SURVEYOR # 21236

FOR PUBLIC WATER AND SEWER ONLY
 MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____
 CHAIRMAN SECRETARY - TREASURER DIRECTOR

DEPARTMENT OF PERMITTING SERVICES
 MONTGOMERY COUNTY, MARYLAND

APPROVED: _____

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

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Rock Spring Park Plat Number: 220400020
 Plat Submission Date: 7-27-09
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: _____

*For category of minor see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. _____ Checked: Initial _____ Date _____
 Preliminary Plan No. 1-98092A Checked: Initial SOS Date 8/12/09
 Planning Board Opinion - Date 11-9-04 Checked: Initial SOS Date 8/12/09
 Site Plan Name if applicable: _____ Site Plan Number: _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____

Lot # & Layout Lot Area Zoning Bearings & Distances ok Coordinates ok
 Plan # ok Road/Alley Widths ok Easements 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	<u>E. Gibson</u>	<u>7-8-09</u>	<u>7-22-09</u>	<u>8-10-09</u>	<u>No REVISIONS</u>
Research	Bobby Fleury	↓	↓	<u>7-9-09</u>	<u>OK</u>
SHA	Doug Mills	↓	↓		
PEPCO	Steve Baxter	↓	↓		
Parks	Doug Powell	↓	↓		
DRD	Nellie Carey	↓	↓	<u>7/22/09</u>	<u>See Address Plan</u>

Final DRD Review:

DRD Review Complete: SOS 9/14/09
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up): SOS 8/12/09
 Final Mylar w/Mark-up & PDF Rec'd: SOS 8-20-09

Board Approval of Plat:

Plat Agenda: SOS 9/24/09
 Planning Board Approval: _____
 Chairman's Signature: _____

DPS Approval of Plat:

Engineer 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: _____
 Notify Engineer to Seal Plats: _____
 Engineer Seal Complete: _____
 Complete Reproduction: _____
 Sent to Courthouse for Recordation: _____

No. _____

RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-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: _____ *ok*
- b) Original Plat identified: _____ *ok*

(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:

(8) Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum

a) Number of Lots:

b) Written MCDPS approval of proposed septic area:

c) Required street dedication:

d) Easement for balance of property noting density and TDRS:

e) Average lot size of 5 acres:

f) Forest Conservation requirements met:
