

Plat Name: Preserve at Rock Creek
Plat #: 220141360

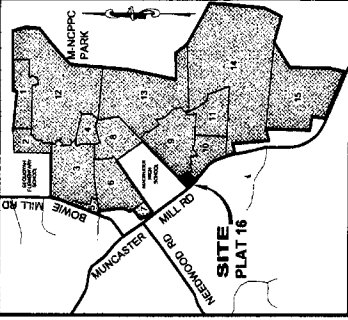
Location: Located on the east side of Muncaster Mill Road (MD 108), approximately 1,400 feet south of Needwood Road.
Master Plan: Upper Rock Creek Master Plan
Plat Details: RNC zone; 1 parcel
Owner: Preserve at Rock Creek Community Association

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

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 or 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 notes for the Board that the subject plat application has been submitted to establish a storm drain easement required by the State Highway Administration which was erroneously omitted from the previous record plat. Staff concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(5) and supports this minor subdivision record plat.

PLAT NO.



VICINITY MAP
SCALE: 1" = 200'

NOTES:

- 1) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN SHALL APPLY TO THIS SUBDIVISION RECORD PLAT UNLESS OTHERWISE SPECIFICALLY NOTED.
- 2) THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- 3) THE PARCEL SHOWN HEREON IS LIMITED TO USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN FILE NO. 12060020, AND DEVELOPMENT IS SUBJECT TO THE TERMS OF AN APPROVED SITE PLAN FILE NO. 82060110.
- 4) THE PROPERTY SHOWN HEREON IS BOUND BY TAX MAP, HS 122 AND GS 363.
- 5) 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 DEFER ON NOTE ALL MATTERS WHICH MAY AFFECT THE PROPERTY.
- 6) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 22A OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING THE REMOVAL OF A FINAL FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF A PERMIT TO CONSTRUCT.
- 7) THE LAND CONTAINED HEREON IS WITHIN AN APPROVED CLUSTER DEVELOPMENT AND SUBDIVISION OR RESUBDIVISION IS NOT PERMITTED.
- 8) PARCEL C (FORMERLY PARCEL B), BLOCK E, HEREON, IS SUBJECT TO THE TERMS AND CONDITIONS OF A DECORATION OF GOVERNMENTS ASSIGNING RECORD NUMBER 3478 AT FOLIO 361, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MD.
- 9) PARCEL C (FORMERLY PARCEL B), BLOCK E, HEREON, HAS BEEN CONVEYED TO THE HOMEOWNERS ASSOCIATION AS CITED IN THE SURVEYORS CERTIFICATE.
- 10) PARCEL C (FORMERLY PARCEL B), BLOCK E, HEREON, IS SUBJECT TO THE TERMS AND CONDITIONS OF A RURAL OPEN SPACE EASEMENT RECORDED IN LIBER 3847 AT FOLIO 402 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- 11) PARCEL C (FORMERLY PARCEL B), BLOCK E, HEREON, IS SUBJECT TO THE TERMS AND CONDITIONS OF A PERPETUAL DRAINAGE EASEMENT RECORDED IN LIBER 3847 AT FOLIO 402 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- 12) THIS PLAT COMPLETES WITH THE REQUIREMENTS OF CHAPTER 50 OF THE MONTGOMERY COUNTY CODE, CONTAINED IN SECTION 90-30-301 AS IT APPLIES TO PARCEL C (FORMERLY PARCEL B), BLOCK E, HEREON. A PERPETUAL DRAINAGE EASEMENT WAS OMITTED FROM PLAT 16 AND HAS NOW BEEN ADDED TO PARCEL C, BLOCK E, HEREON, AND IS DEDICATED TO THE USE OF THE STATE OF MARYLAND.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION. WE HEREBY DEDICATE A PERPETUAL EASEMENT ACROSS PARCEL C TO THE STATE OF MARYLAND FOR A STORM DRAIN FACILITY. AS OWNERS OF THIS SUBDIVISION, WE, OUR SUCCESSORS AND ASSIGNS, SHALL CAUSE PROPERTY CORNER MARKERS TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH SECTION 50-24(a)(2) OF THE MONTGOMERY COUNTY CODE. THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS OR TRUSTS ON THIS PROPERTY.

FOR PRESERVE AT ROCK CREEK COMMUNITY ASSOCIATION, INC

DAVID W. BIGGAR, PRESIDENT
GORDON B. THOMAS, JR., WITNESS

8/21/14 DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND INFORMATION, AND THAT IT IS A SUBDIVISION OF THE PART OF THE LAND CONVEYED BY SM BOWTIE MILL, LLC, TO PRESERVE AT ROCK CREEK COMMUNITY ASSOCIATION, INC. BY DEED DATED APRIL 10, 2012, RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 43765 AT FOLIO 402 AND ALSO BEING A RESUBDIVISION OF PARCEL B, IN BLOCK E FOUND ON A PLAT ENTITLED "PLAT TEN, PRESERVE AT ROCK CREEK, PARCEL A & LOTS 1, 2, 6, BLOCK A, PARCEL A & LOTS 1-6, BLOCK B & LOTS 14-18, BLOCK C, AND PARCEL B, BLOCK E", RECORDED AMONG SAID LAND RECORDS AS PLAT NO. 24253.

I FURTHER CERTIFY THAT ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY CORNERS WILL BE SET AS DELINEATED HEREON AND IN ACCORDANCE WITH SECTION 50-24(a)(2) OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA OF THIS PLAT IS 53,161 SQUARE FEET OR 1.2204 ACRES OF LAND, NONE OF WHICH WILL BE DEDICATED TO THE STATE OF PUBLIC USE.



ERIC V. DAY, PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10771
EXPIRES 02/13/2016

August 20, 2014 DATE

SUBDIVISION RECORD PLAT
PLAT OF CORRECTION

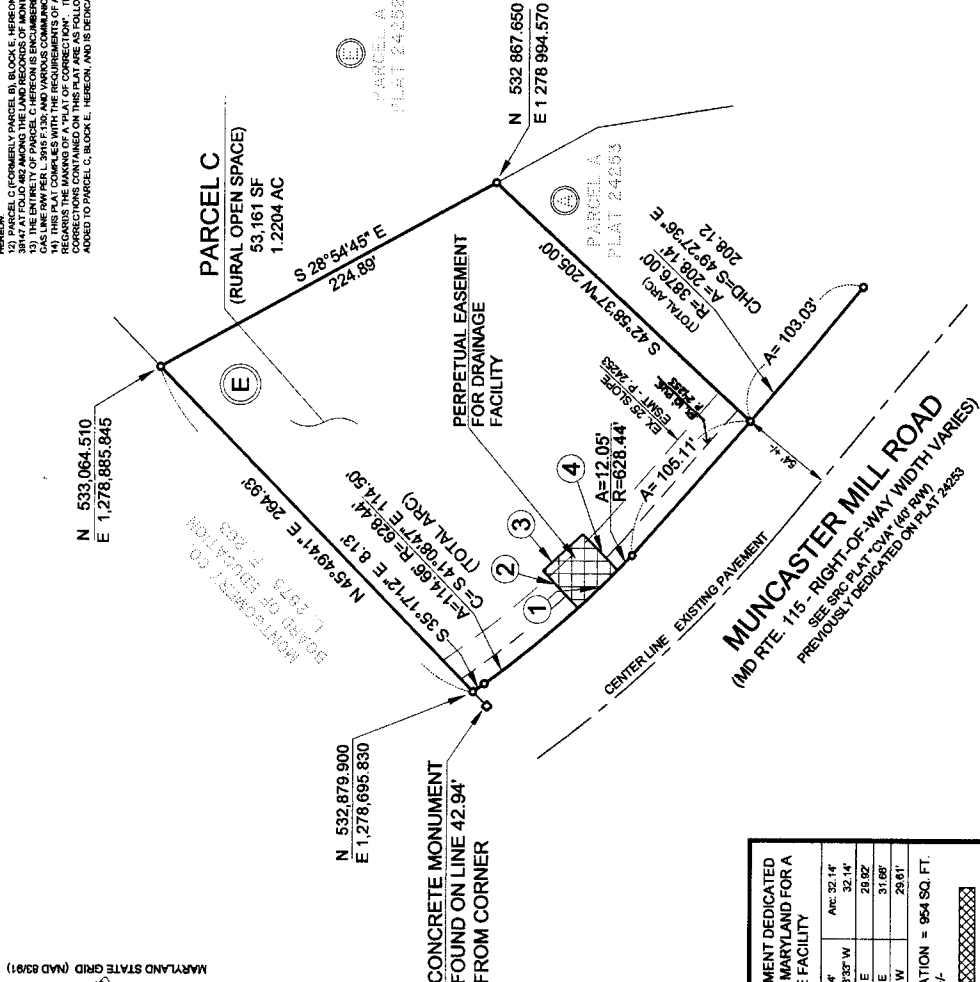
PLAT SIXTEEN
PRESERVE AT ROCK CREEK
PARCEL C, BLOCK E

OLNEY (8th) ELECTION DISTRICT - MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 50' DATE: FEBRUARY 2014



203 Perry Parkway, Suite 1
Gaithersburg, MD 20877-2169
301-948-8300 Fax: 301-258-7607

MARYLAND STATE GRID (MAD 8391)



PERPETUAL EASEMENT DEDICATED TO THE STATE OF MARYLAND FOR A DRAINAGE FACILITY	
1	Rad. 628.44' Arc. 32.14'
2	Chd. N 43° 46' 37" W 32.14'
3	N 46° 44' 07" E 26.82'
4	S 42° 15' 20" E 31.88'
5	S 45° 46' 11" W 29.01'
EASEMENT DEDICATION = 954 SQ. FT. OR 0.0219 ACRES +/-	
SHOWN THUS: [Hatched Box]	

2014/08/20
MONTGOMERY COUNTY PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: August 20, 2014
BY: [Signature] DIRECTOR
PLA No. N/A

RECORDED DATE PLAT NO.

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Preserve at Rock Creek Plat Number: 220141360
 Plat Submission Date: 4-2-14
 DRD Plat Reviewer: S. Smith / R. Weaver
 DRD Prelim Plan Reviewer: R. Weaver

*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 ok Lot Area ok Zoning ok Bearings & Distances ok Coordinates ok
 Plan # ✓ Road/Alley Widths ✓ Easements ok Open Space ✓ Non-standard
 BRLs ok Adjoining Land ✓ Vicinity Map _____ Septic/Wells N/A
 TDR note N/A Child Lot note N/A Surveyor Cert ok Owner Cert ok Tax Map ok
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson				
Research	Bobby Fleury				
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

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

Initial	Date
SS RW	5-2-14
SS	9-4-14
SS	9-17-14
SS	10/2/14

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

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: _____

(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: _____