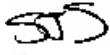


MEMORANDUM

DATE: May 12, 2022

TO: Montgomery County Planning Board

FROM: Stephen Smith, Coordinator, IRC Division (301)-495-4522 
Jay Beatty, Senior Planner, IRC Division (301)-495-2178 

SUBJECT: Item No. 3 - Summary of Record Plats for the Planning Board
Agenda for May 26, 2022.

The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

220210800	Rocky Road View
220220090 & 220220270	Montgomery County Medical Center
220220630	Wilson Delay

Plat Name: Rocky Road View

Plat #: 220210800

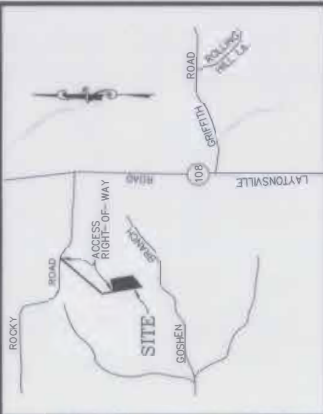
Location: Located on the south side of Rocky Road, approximately 1.75 miles west of Laytonsville Road (MD 108)

Master Plan: Agricultural and Rural Open Space Master Plan

Plat Details: AR zone; 1 lot

Owner: Matt Ruck and Ellen Irwin

The subdivision plat has been reviewed by the M-NCPPC staff and determined to be in compliance with Administrative Subdivision Plan No. 620190120 (MCPB Resolution No. 21-018), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's approval of the aforesaid plan.



VICINITY MAP
SCALE: 1" = 200'
WSSC 200' SHEET NO. 232N007

PLAT No.

PARCEL P300
TAX GRID GV33
CHARLES AND PAULA LINTHICUM
LIBER 37587, FOLIO 71

S 07°13'50" E 496.60'

CATEGORY 1
CONSERVATION
EASEMENT-A
BOOK 65176, PAGE 329
24,574 SF. OR 0.5641 Ac.

LOT 8
147,319 SF. OR 3.382 AC.

PARCEL P070
FORMERLY
TAX GRID GV31
RUCK PROPERTY
BOOK 55976, PAGE 488

CATEGORY 1
CONSERVATION
EASEMENT-B
BOOK 65176, PAGE 329
53,370 SF. OR 1.2288 Ac.

AREA OF
SEPTIC ABSORPTION SYSTEM
12,680 SF.

20' SEPTIC FIELD B.R.L.

PARCEL P222
TAX GRID GV31
LINTHICUM EAST PROPERTIES, LLC
LIBER 23919, FOLIO 275

ACCESS R.O.W. MAP
SCALE 1" = 300'



NO STATE PLANE
N 56°57'04" E 128°58'4" S
N 82°46'12" E 247.80'

PARCEL P957
TAX GRID GV31
BOOK 64878, PAGE 145

PARCEL P905
EX 30' INGRESS
& EGRESS R.O.W.
L. 6220, P. 12

GENERAL NOTES

1. THIS PROPERTY IS ZONED "R" AT THE DATE OF RECORDED. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDINANCE.
2. THIS PROPERTY IS SERVED BY PRIVATE WELL (W-6) AND ON SITE SEWAGE DISPOSAL SYSTEM (S-6).
3. THIS PROPERTY IS SHOWN ON MONTGOMERY COUNTY TAX MAP GV43.
4. THE PROPERTY IS SUBJECT TO THE REQUIREMENTS OF MONTGOMERY COUNTY FOREST CONSERVATION LAW AND THE REQUIREMENTS OF FINAL FOREST CONSERVATION PLAN NUMBER 62018020.
5. THE PROPERTY IS SUBJECT TO THE REQUIREMENTS OF FINAL FOREST CONSERVATION LAW AND THE REQUIREMENTS OF FINAL FOREST CONSERVATION PLAN NUMBER 62018020.
6. THE PROPERTY IS SUBJECT TO THE REQUIREMENTS OF FINAL FOREST CONSERVATION LAW AND THE REQUIREMENTS OF FINAL FOREST CONSERVATION PLAN NUMBER 62018020.
7. THE SEPTIC FIELD BUILDING RESTRICTION LINES ARE SUBJECT TO CHANGE UPON SERVICES WELL AND SEPTIC SECTION.
8. AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONE. ALL AGRICULTURAL OPERATIONS SHALL BE PERMITTED AT ANY TIME, INCLUDING THE OPERATION OF FARM MACHINERY AND NO AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION BECAUSE OF THE AGRICULTURAL ZONE.
9. THE 3.382 ACRES PARCEL DOES NOT MEET THE MINIMUM LOT SIZE REQUIREMENT FOR EXEMPTION UNDER SECTION 77.10.9. OF THE ZONING ORDINANCE. EXEMPTED LOTS AND PARCELS IN THE AGRICULTURAL ZONE, WHICH STATES THAT A PARCEL IN THE AGRICULTURAL ZONE SHALL BE EXEMPTED FROM THE MINIMUM LOT AREA REQUIREMENTS AND LOT WIDTH REQUIREMENTS OF THE AR ZONE, BUT MUST SATISFY THE REQUIREMENTS OF THE APPLICABLE ZONE BEFORE IT'S CLASSIFICATION INTO THE AR ZONE.
10. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE TERMS CONTAINED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 65176, PAGE 329.
11. THIS PROPERTY IS SUBJECT TO THE REQUIREMENT AND CONDITIONS OF ADMINISTRATIVE SUBDIVISION PLAN NUMBER 62018020, ENTITLED "RUCK PROPERTY".
12. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE TERMS CONTAINED IN THE JOINT RIGHT OF WAY AND ROAD AGREEMENT AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 6220, FOLIO 12.

OWNER'S CERTIFICATE

WE, MATT RUCK AND ELLEN J. IRWIN, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. AS OWNERS OF THIS SUBDIVISION, WE, OUR SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION, TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH SECTION 90.4.3.6 OF THE MONTGOMERY COUNTY CODE. THERE ARE NO SUTS, LENS, LEASES, MORTGAGES, OR TRUSTS, AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

5-2-2022 DATE
Matt Ruck MATT RUCK
5/2/2022 DATE
Ellen J. Irwin ELLEN J. IRWIN

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL THE LAND CONVEYED FROM U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-CBS TO MATT RUCK AND ELLEN J. IRWIN, BY A DEED DATED APRIL 4, 2018 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 55976 AT PAGE 488.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL MONUMENTS AND ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS WILL BE SET.

THE TOTAL AREA ON THIS PLAT IS 147,319 SQUARE FEET OR 3.382 ACRES, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

5/2/2022 DATE
M. Nabil Roshan M. NABIL ROSHAN, L.S.
MO. REG. # 11049
EXPIRATION DATE: 2-10-2023

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED: **5/19/2022**

Nina Redoem DIRECTOR

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

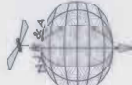
APPROVED:

CHAIR _____
MONTGOMERY PLAT SIGNATORY
FOR SECRETARY-TREASURER _____

M.N.P.C. & P.C. RECORD FILE NO.

PREPARED BY:

NJR & ASSOCIATES, LLC.
LAND SURVEYING AND PLANNING
2770 TERRAPIN RUN
WEST FRIENDSHIP, MD 21794
TEL: (240) 508-3200



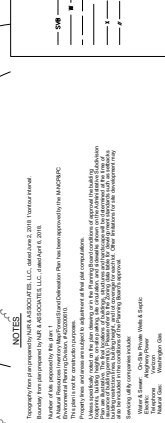
PLAT TABULATION
NUMBER OF LOTS:1
AREA OF LOT(S):147,319 SQ. FT.
AREA OF STREET DEDICATION:0 SQ. FT.
TOTAL AREA OF THIS PLAT:147,319 SQ. FT.

SUBDIVISION RECORD PLAT
ROCKY ROAD VIEW
LOT 8

1ST ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 40' APRIL 26, 2022

GRAPHIC SCALE 1" = 40'
0' 40'

JOHN TIGHEBURY PLANNING DEPARTMENT
 1000 EAST 10TH AVE STE 1000, DENVER, CO 80202
 Certified Plan - 62.03.02.00
 APPROVAL
 05/21/21

[illegible][illegible]

PROPERTY INFORMATION

PROPERTY RECORD DATA

ADDITION TO BROOKS GROVE
LIBERTY ESTATE FOLIO 0000000000
UNAPPORTIONED PARCELS

7014 ROCKY ROAD
MARTIN LUTHER KING, JR. ESTATE, JAWN
7243 ROCKY ROAD
GATHERING HILL, MD 20827

TOTAL SITE AREA:
3.81 ACRES

AN (Agricultural Reserve Zone)

SINGLE FAMILY

9/4

PROPERTY ADDRESS:

OWNER OF RECORD:

PHOTOGRAPH USE:

OWNER CATEGORY:

811

FOR UTILITY LOCATIONS
CONTACT "ONE CALL" AT 811
AT LEAST 48 HOURS
PRIOR TO CONSTRUCTION

Know what's below.
Call before you dig.