

**Plat Name: Fawcett Farms**

**Plat #: 220230510**

Location: Located in the northwest quadrant of the intersection of Rock Run Drive and Kingsgate Road

Master Plan: Potomac Subregion 2002 Master Plan

Plat Details: R-200 zone; 2 lots

Owner: 10701 Rockrun 2021 LLC

The subdivision plat has been reviewed by the M-NCPPC staff and determined to be in compliance with Administrative Subdivision Plan No. 620220030, as approved by the Board (MCPB Resolution No. 22-056), and that any minor modifications reflected on the plat do not alter the intent of the Board's approval of the aforesaid plan.

**NOTES**

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, ARE INTENDED TO SURVIVE UNLESS MODIFIED BY ANY SUBSEQUENT PLAN. ALL SUCH MODIFIED PLANS ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. THIS PROPERTY SHOWN HEREON IS CURRENTLY ZONED R-200.
3. THE PROPOSED LOTS ARE SERVED BY PUBLIC WATER AND PUBLIC SEWER SYSTEMS ONLY.
4. THIS PLAT IS LIMITED TO USES AND CONDITIONS AS REQUIRED BY ADMINISTRATIVE SUBDIVISION PLAN NO. 620220030 ENTITLED FAWSETT FARMS.
5. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE USE, OF THE PROPERTY SHOWN HEREON. THE INTENT IS TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
6. PROPERTY LIES WITHIN ZONE X OF FEMA MAP #44031C04500 DATED SEPTEMBER 29TH 2006.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A RE-SUBDIVISION OF ALL OF THE LANDS OWNED BY 10701 ROCKHURST LLC, AS SHOWN ON PLAT NO. 1626, DATED JULY 21ST, 2021, AND BEING LOT 30, BLOCK 3 AS SHOWN ON PLAT OF SUBDIVISION KNOWN AS FAWSETT FARMS AS RECORDED ON PLAT 3552 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. THIS PLAT IS MADE IN ACCORDANCE WITH SECTION 50-4.3.0 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS.

DAVID P. MOYATT  
 M.D. PROFESSIONAL LAND SURVEYOR #21138  
 EXPIRATION/RENEWAL DATE 08-20-24  
 DATE 02/25/23

**OWNER'S CERTIFICATE**

WE, 10701 ROCKHURST 2021 LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS SUBDIVISION RECORD PLAT, DESIGNATE THE STREETS TO PUBLIC USE AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES.

WE FURTHER GRANT A 10-FOOT PUBLIC UTILITY EASEMENT ALONG ROCK RUN DRIVE, SHOWN TO BE A 10-FOOT PUBLIC UTILITY EASEMENT ALONG KINGSGATE ROAD TO THOSE PARTS THEREIN IN ACCORDANCE WITH SECTION 50-4.3.0 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS.

WE FURTHER GRANT A 10-FOOT PUBLIC IMPROVEMENT EASEMENT ALONG KINGSGATE ROAD TO THOSE PARTS THEREIN IN ACCORDANCE WITH SECTION 50-4.3.0 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS.

AS OWNERS THE UNDERSIGNED OR THEIR SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY SHOWN HEREON TO BE CONVEYED TO THE MONTGOMERY COUNTY PLANNING BOARD FOR RECORDATION AND PROVISIONS OF PUBLIC IMPROVEMENTS AS RECORDED IN BOOK 66059 AT PAGE 431 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.

Witness David Moke  
 DATE 02/25/23

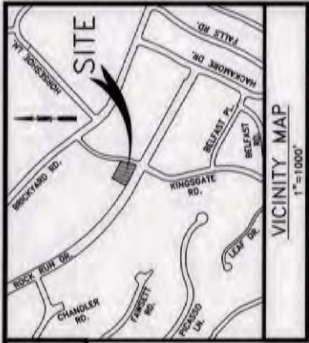
Department of Permitting Services  
 Montgomery County, Maryland

Approved: 3/10/23  
 Date  
 Director

The Maryland National Capital Park and Planning Commission  
 Montgomery County Planning Board

Approved: \_\_\_\_\_  
 Title \_\_\_\_\_  
 Chief \_\_\_\_\_  
 Montgomery Plat Signatory  
 for Secretary - Treasurer

M.N.C.P.&P.C. Record File No. \_\_\_\_\_



**APPROVALS/INFORMATION CHART**

TAX MAP LOCATION:	FN123
WSSC GRID NUMBER:	21DNW11
ZONING CATEGORY:	R-200
APPROVED PRELIMINARY PLAN, SITE PLAN, PROJECT/SKETCH PLAN FILE NUMBERS:	620220030
APPROVED FOREST CONSERVATION PLAN FILE NUMBER OR FOREST CONSERVATION COMPLIANCE NUMBER:	620220030

**PLAT TABULATION**

LOT 36	20,807 SQ.FT. OR 0.4777 ACRES
LOT 37	21,546 SQ.FT. OR 0.4946 ACRES
DEDICATION TO PUBLIC USE:	1.39 SQ.FT. OR 0.0032 ACRES
TOTAL AREA:	42,482 SQ.FT. OR 0.9755 ACRES

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	610.00'	154.15'	153.74'	S 14°54'55" W
C2	2220.00'	16.37'	16.37'	N 61°03'15" W
C3	20.00'	53.75'	29.87'	S 70°27'41" W

**SUBDIVISION RECORD PLAT**  
**FAWSETT FARMS**  
**LOTS 36 & 37, BLOCK 3**  
**A RESUBDIVISION OF LOT 30, BLOCK 3**  
**PLAT No. 3552**

POTOMAC (10TH) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1"=30' FEBRUARY 2023

POTOMAC VALLEY SURVEYS  
 20010 FISHER AVENUE, SUITE F  
 POOLEE, MD 21138  
 1-888-349-5090

SCALE: 1"=30'  
 0 30' 60' 90'

Recorded \_\_\_\_\_  
 Plat No. \_\_\_\_\_

MNCPPC FILE NO. 220230510

Revision
REV. 05/27/2022
DATE PLOTTED 11/23/2022



date: 01/07/2022  
scale: 1" = 30'

Bentley & Associates, Inc.  
1895 Study Court  
Columbia, MD 21046  
410-386-0240



Administrative Subdivision Plan  
Fawssett Farms  
Lot 30, Block 3 - 10701 Rock Run Drive  
Montgomery County, Maryland

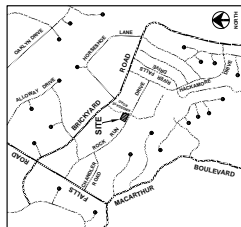
W&E CASE NUMBER:	20220002
TAX MAP PIN:	
SHEET COUNT:	

### ZONING DATA TABLE\*

ZONE: R-200	Req.	Lot 1	Lot 2
Lot Size	20,000 sf	21,550 sf	20,805 sf
Front Setback	40' or EBL	40'	62.5' / 40'
Side Setback	12' min. / 25' Total	30'	30'
Rear Setback	30'	30'	30'
Building Height	40' Max.	Max. of 40'	Max. of 40'
Lot Coverage	Lot 1-25% Lot 2-20%	5,387 sf	4,161 sf
Lot Width @ Building Line	100'	125'	133'
Frontage	25'	126'	289'

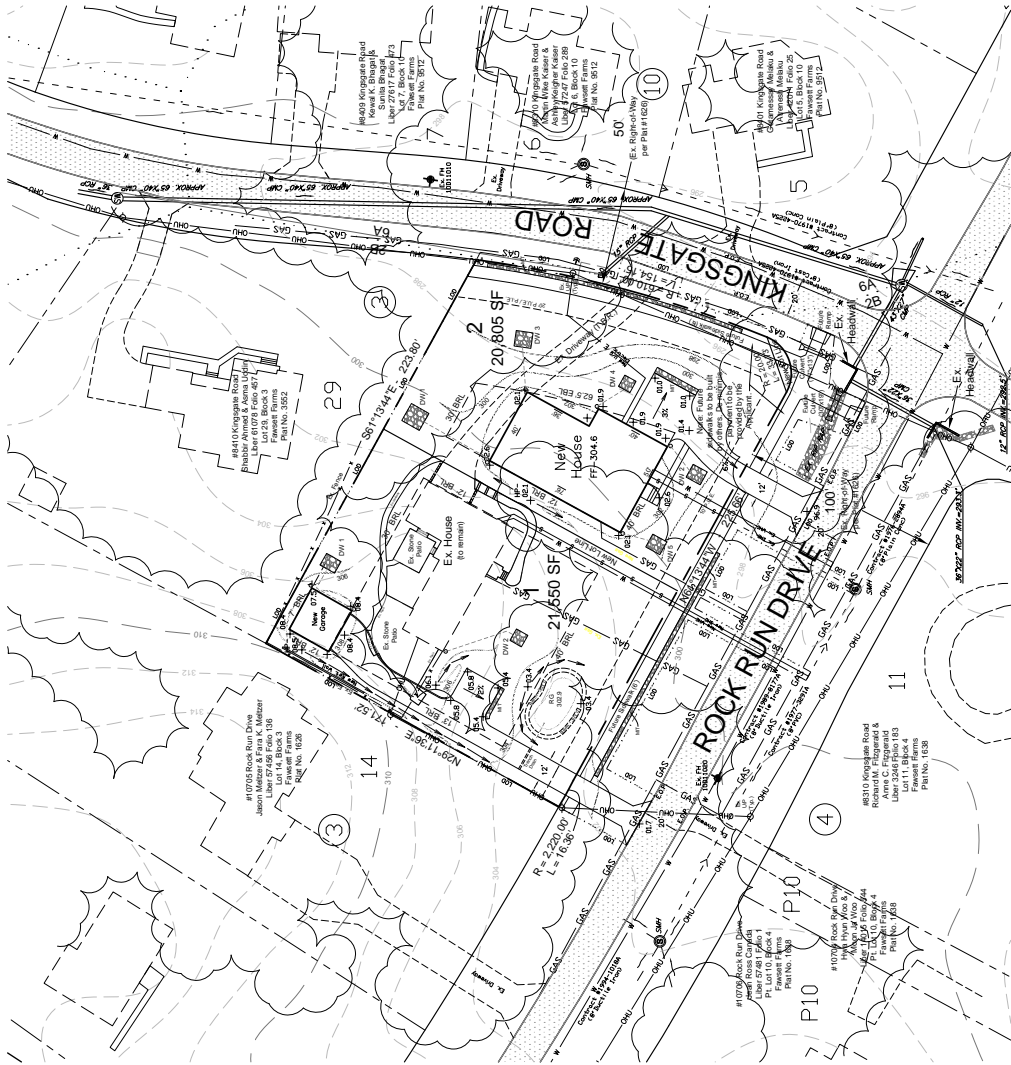
- LEGEND:**
- Property Line
  - New Building
  - New Lot Line
  - Sewer House Connection
  - Water House Connection
  - Ex. Contour
  - Proposed Contour
  - Building Restriction Line
  - Limit of Disturbance
  - Drywell
  - Ex. Canopy
  - Ex. Building
  - Ex. Streets
  - Rain Garden

VICINITY MAP  
SCALE: 1" = 2,000'



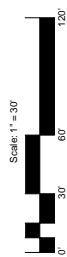
PREPARED FOR:  
**10701 ROCKRUN 2021 LLC**  
c/o Dinesh Jain  
616 Executive Boulevard - Suite 750  
N. Bethesda, MD 20852  
(301)251-2001  
d@catatamc.net

- NOTES:**
- AREA OF PROPERTY - 42,471 SF
  - EXISTING ZONING - R-200
  - NUMBER OF LOTS SHOWN - 2
  - AREA TO BE DEDICATED TO STREETS - 116 SF
  - EXISTING SEWER & WATER SERVICE CATEGORIES, S4, W-1
  - LOCATED IN POTOMAC RIVER DIRECT WATERSHED, USE CLASS IP
  - UTILITIES TO BE PROVIDED BY: Washington Gas, Verizon, PEPCO
  - TOPOGRAPHIC DATA FROM MNC-PPC GIS MAP 2/10N111
  - SUPPLEMENTED WITH SURVEY DATA PROVIDED BY POTOMAC VALLEY SURVEYS.



**ZONING DATA NOTES:**

- EBL is the lot line for the lot on the left, and other dimensions of the lot on the left are shown in feet. Coverage measurements, and other dimensions to be determined at time of Record Plan.
- Minimum lot area of Section 89-4.4.1.4. EBL is applicable to Kingsgate Road. The established building line EBL for Kingsgate Road has been determined to be 62.5 feet from the centerline of the roadway. The building line for the subject property along Kingsgate Road is based upon the location of existing homes within 300 feet of the property along Kingsgate Road.
- The EBL requirement for Section 89-4.4.1.4 is not applicable to Rock Run Drive for either lot 10701 or 10716. However, it is applicable to Rock Run Drive for either lot 10701 or 10716. The EBL for Rock Run Drive is shown in blue on the plan. The EBL for Rock Run Drive is shown in blue on the plan. The EBL for Rock Run Drive is shown in blue on the plan. The EBL for Rock Run Drive is shown in blue on the plan.
- For lot 10701, the minimum lot coverage is 25%, multiplied by the slope foot of lot area for lots 20,000 square feet or larger per Section 89-4.4.1.4.B (Residential MF Compatibility). In all requirements of lot area or slope foot, 1/2" is used for the existing house as a variant.



MONTGOMERY PLANNING DEPARTMENT  
DATE PLOTTED 11/23/2022  
APPROVAL

11/23/22



- NOTES:**
- MAC 2110.5 is applicable to Rock Run Drive.
  - This section has been modified to match the existing sidewalk right-of-way width of 100'. The developer has been made to match current conditions and to provide sidewalk 62.5' in width.



- NOTES:**
- Modified Standard MAC 210.10.5 is applicable to Kingsgate Road.
  - This section has been modified to provide a sidewalk 62.5' in width.

- NOTES:**
- Unless specifically noted on the plan drawing or in the conditions of approval, the building footprint, building heights, on-site parking, site area, and site area are shown in feet. The final location of building, structures and landscape will be determined at the time of issuance of building permit approval. Please refer to the conditions of approval for more information. Other limitations for site development may also be included in the conditions of approval.
  - The Applicant must schedule an on-site pre-construction meeting with the Montgomery Planning Department and the general contractor must attend this meeting. The Applicant must also attend this meeting. A copy of the meeting minutes must be submitted to the Montgomery Planning Department at all times.

**Professional Certification:**  
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed and registered landscape architect as required to practice in the State of Maryland.  
Date: 08-16-2022 10:21:2022  
Signature: \_\_\_\_\_  
Date: \_\_\_\_\_  
Exp. Date: \_\_\_\_\_