AGENDA

Suzan Pitman, Chair
Andrea Nuñez
Sam Pearson
John Tyner, II
Jim Wasilak, Staff Liaison
Nicholas Dumais, Senior Assistant City Attorney

Virtual meeting via WebEx
Watch LIVE on Comcast Cable Rockville Channel 11
and online at www.rockvillemd.gov
See page 3 for more information

1. Review and Action
   A. Final Record Plat PLT2021-00592, for the Resubdivision of Property at 11511 Fortune Terrace to Create Wheel of Fortune Subdivision, Lot 25, Block A, Including a Dedication of Land for Public Use in the MXCD Zone; Marsol Fortune Terrace LLC C/O Finmarc Management, Applicant

2. Discussion
   A. Proposed Concept for RedGate Park
      https://engagerockville.com/redgate-park

3. Commission Items
   A. Staff Liaison Report
B. Old Business

C. New Business

D. Minutes Approval

1. April 13, 2022

E. FYI/Correspondence

4. Adjourn
PLANNING COMMISSION ONLINE MEETING and PUBLIC HEARING PROCEDURES

I. Meeting Platform: WebEx
   A. Applicant Access: Provided by Planning and Development Services/IT
   B. Access for Oral Testimony and Comment: Provided by PDS/IT (see below)

II. Pre-Meeting Preparations/Requirements:
   A. Written Testimony and Exhibits –
      Written testimony and exhibits may be submitted by email to Jim Wasilak, Staff Liaison to the Planning Commission, at jwasilak@rockvillemd.gov, or by mail to:

      Suzan Pitman, Chair
      Rockville Planning Commission
      111 Maryland Avenue
      Rockville, MD 20850

      and must be received no later than nine (9) days in advance of the hearing in order to be distributed with the Planning Commission briefing materials.

      Written testimony and exhibits received after this date until 4:00 pm on the day before the hearing will be provided to the Planning Commission by e-mail.

   B. WebEx Orientation for Applicants
      Applicants must contact the planning case manager assigned to the Application no later than five (5) days in advance of the hearing in order to schedule WebEx orientation, which must be completed prior to the hearing.

   C. Oral Testimony by Applicants and the Public
      i. Applicants – Applicants must provide to the planning case manager a list of presenters and witnesses who will testify on behalf of the Application. The list must be provided to the PDS Staff project manager no later than five (5) days prior to the date of the hearing.

      ii. Public Testimony/Comment on an Application – Any member of the public who wishes to comment on an application must submit their name and email address to the Staff Liaison to the Planning Commission Jim Wasilak (by email at jwasilak@rockvillemd.gov) no later than 9:00 am on the day of the hearing to be placed on the testimony list. Members of the public who
seek technical assistance from City staff must submit their name and email address to Jim Wasilak no later than two (2) days in advance of the hearing so that an orientation session may be scheduled.

If a member of the public is unable to meet the deadline to be placed on the testimony list, they can submit written testimony to the Staff Liaison to the Planning Commission by email to jwasilak@rockvillemd.gov.

III. Conduct of Online Meeting and Public Hearing:

A. Rules of Procedure –
   The Meeting and Public Hearing will be held in accord with the Planning Commission Rules of Procedure, including the order of testimony and applicable time limits on testimony. The Rules may be viewed here: https://www.rockvillemd.gov/DocumentCenter/View/2023/Planning-Commission---Rules-of-Procedure?bidId=

B. Oral Testimony –
   During the hearing, the Chair will sequentially recognize each person on the testimony list and ask the host to allow the speaker to speak. Each speaker must wait to be specifically recognized by the Chair before speaking.

   If during the hearing a party wishes to speak or a speaker wishes to request the opportunity to engage in cross-examination following specific testimony, the party must contact the Staff Liaison/Host by email at jwasilak@rockvillemd.gov or by text at (202) 839-0305 with the specific request. The Host/Staff Liaison will inform the Commission. The Chair will determine if the party may be heard.

C. Continuance of Hearing –
   The Planning Commission, at its discretion, reserves the right to continue the hearing until another date.
HELPFUL INFORMATION FOR STAKEHOLDERS AND APPLICANTS

I. GENERAL ORDER OF SESSION FOR DEVELOPMENT APPLICATIONS
   1. Staff presentation
   2. City Board or Commission comment
   3. Applicant presentation (10 min.)
   4. Public comment (3 min, or 5 min for the representative of an association)
   5. Planning Commission Discussion and Deliberation
   6. Decision or recommendation by vote

   The Commission may ask questions of any party at any time during the proceedings.

II. PLANNING COMMISSION BROADCAST
   • Watch LIVE on Comcast Cable Rockville Channel 11 and online at: www.rockvillemd.gov
   • Replay on Comcast Cable Channel 11:
     o Wednesdays at 7:00 pm (if no live meeting)
     o Sundays at 7:00 pm
     o Mondays, Thursdays and Saturdays at 1:00 pm
     o Saturdays and Sundays at 12:00 am (midnight)
   • Video on Demand (within 48 hours of meeting) at: www.rockvillemd.gov/VideoOnDemand.

III. NEW DEVELOPMENT APPLICATIONS
   • For a complete list of all applications on file, visit: www.rockvillemd.gov/DevelopmentWatch.

VI. ADDITIONAL INFORMATION RESOURCES
   • Additional resources are available to anyone who would like more information about the planning and development review process on the City's web site at: www.rockvillemd.gov/cpds.

Maryland law and the Planning Commission's Rules of Procedure regarding ex parte (extra-record) communications require all discussion, review, and consideration of the Commission's business take place only during the Commission's consideration of the item at a scheduled meeting. Telephone calls and meetings with Commission members in advance of the meeting are not permitted. Written communications will be directed to appropriate staff members for response and included in briefing materials for all members of the Commission.
SUBJECT:
Final Record Plat PLT2021-00592, for the Resubdivision of Property at 11511 Fortune Terrace to Create Wheel of Fortune Subdivision, Lot 25, Block A, Including a Dedication of Land for Public Use in the MXCD Zone; Marsol Fortune Terrace LLC C/O Finmarc Management, Applicant

RECOMMENDATION
Staff recommends approval of Final Record Plat application PLT2022-00592, subject to the conditions in this report.
Overview

Case: Final Record Plat PLT2022-00592

Location: Approximately 3.18 acres out of a 13.15-acre site located at 11511 Fortune Terrace, bounded by a County facility to the north, I-270 to the east and approximately 70 feet west from the intersection of Fortune Terrace and Seven Locks Road

Staff: Sachin Kalbag, AICP, Principal Planner
Community Planning and Development Services
skalbag@rockvillemd.gov
(240) 314-8223

Applicant: Marsol Fortune Terrace LLC
C/o Finmarc Management
Attention: David Fink
7200 Wisconsin Avenue Suite 100
Bethesda, MD 20814

Filing Date: January 21, 2022 (PLT2022-00592)

Exhibits: 1. Final Record Plat for Lot 25
2. Aerial Map
3. Zoning Map
4. Application Materials
Background

The Plat application constitutes the following: (1) Final Record Plat (PLT2022-00592), to create Lot 25 of Block A (3.17 Acres) with a Public Access Easement to accommodate the existing 70,000 SF health club (“Lifetime Fitness”) and construct a new 4-story parking garage to serve Lifetime Fitness of the proposed mixed-use development, and Fortune Terrace Dedication (.008 Acres) along the northside of the street for public use, based on the previously approved Preliminary Subdivision Plan (PLT2021-00591), which is in accordance with previously approved Level 2 Site Plan (STP2020-00399).

The Zoning Ordinance defines a Final Record Plat as:

*A map that illustrates a metes and bounds description of the property into a system of lot and block numbering, the naming of the tract (subdivision name), and the assignment of a plat number when recorded among the Land Records of Montgomery County, Maryland.*

Pursuant to Section 25.21.11.g of the Zoning Ordinance, the Planning Commission is the Approving Authority for Final Record Plats. The approval and recordation of a Final Record Plat creates record lots, which are then deemed buildable lots per the Zoning Ordinance. Recordation of the lots is required prior to commencement of construction on the property. The plat is attached as Attachment 1 to this report.

Project Description

The Final Record Plat (PLT2022-00592) application will create Lot 25 of Block A, an approximately 3.17-acre lot to accommodate the existing 70,000 SF Lifetime Fitness facility, and a new 4-story parking garage with 376 spaces that will serve Lifetime Fitness. A Joint Driveway Easement will be provided as part of the new lot. A 380 SF dedication for public use will be provided along the north side of Fortune Terrace.

Site Description

<table>
<thead>
<tr>
<th>Location:</th>
<th>11511 Fortune Terrace</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Use Designation:</td>
<td>OCRM - Office Commercial Residential Mix</td>
</tr>
<tr>
<td>Zoning District:</td>
<td>Mixed-Use Corridor District (MXCD)</td>
</tr>
<tr>
<td>Plat Area:</td>
<td>PLT2022-00592– 138, 727 square feet (3.18 Acres)</td>
</tr>
<tr>
<td>Current Use:</td>
<td>Approximately 100,000 square-foot (SF) office building (to be demolished) and an approximately 70,000 SF health club</td>
</tr>
</tbody>
</table>
Project Vicinity

Surrounding Land Use and Zoning

<table>
<thead>
<tr>
<th></th>
<th>Zoning</th>
<th>Planned Land Use</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>MXCD</td>
<td>Civic and Public Institutional</td>
<td>Light Industrial</td>
</tr>
<tr>
<td>East</td>
<td>Planned</td>
<td>OCRM - Office Commercial Mix</td>
<td>Office</td>
</tr>
<tr>
<td></td>
<td>Development Tower Oaks PD-TO</td>
<td></td>
<td></td>
</tr>
<tr>
<td>South</td>
<td>MXCD and County</td>
<td>OCRM - Office Commercial Mix</td>
<td>Commercial Use (Walgreens and Harris Teeter)</td>
</tr>
<tr>
<td>West</td>
<td>R-90</td>
<td>RD - Residential Detached</td>
<td>Single-Unit Detached Residential</td>
</tr>
</tbody>
</table>

Previous Related Actions

- **Level 2 Site Plan STP2020-00399** – Approved by the Planning Commission at its August 11, 2021 meeting, the Level 2 Site Plan will result in the demolition of the existing office building and the construction of a mixed-use development consisting of approximately: 99 townhouses, 96 multifamily units, 213 multi-family senior housing units, including 139 independent living units and 74 assisted living/memory care units, and a parking garage with 376 spaces for Lifetime Fitness.

- **PLT2021-00591 Preliminary Subdivision Plan** – Approved by the Planning Commission at its January 12, 2022 meeting, based on compliance with Section 25.21.09.f. of the Zoning Ordinance, the required findings for preliminary subdivision plans, and for adherence to the approved Site Plan STP2020-00399, subject to certain conditions. The approved Preliminary Subdivision Plan allows for subsequent approval of final record plats for the resubdivision of the property located at 11511 Fortune Terrace i.e., a proposal that creates four (4) new record lots, ninety-nine (99) townhome lots with twelve (12) new parcels, four (4) new public streets and dedication of right-of-way frontage along Fortune Terrace from an existing 13.15-acre single recorded lot, currently identified as Lot 23, Block A, of the Wheel of Fortune Subdivision.

Project Analysis

This application is the first plat and phase of the Potomac Woods development. It will allow for Lifetime Fitness to operate and stay open while the construction of the parking garage and mixed-use development proceeds in subsequent phases. During the construction of the 4-story parking garage, temporary parking intended to serve Lifetime Fitness will be located on portions of lots that will accommodate future townhomes and condominium buildings. The
The temporary parking lot will be reviewed as part of the plat submittal for the remaining lots of the project, per Sec. 25.16.06, Parking Design Standards, of the Zoning Ordinance and in accordance with the approved Preliminary Subdivision Plan (PLT2021-00591).

Pursuant to the previous related applications referenced above, a full analysis of the development project occurred with the Planning Commission during approval of the Level 2 Site Plan STP2020-00399 and aspects of the Comprehensive Plan, Zoning Ordinance and other City code requirements were reviewed as part of the Site Plan application, including adequate public facilities, forestry and stormwater management. The approved preliminary subdivision plan is in accordance with the proposed layout of the subdivision, including size, width, shape, orientation and density of lots, and location and design of roads of the approved Level 2 Site Plan, and was determined appropriate for the subdivision given its location and the type of development or use contemplated and the applicable requirements pursuant to Section 25.07.07 of the Zoning Ordinance. The Final Record Plat for Lot 25 has been reviewed by relevant staff and determined to be in compliance with City requirements and prior approvals.

Master Plan
The subject property is in Planning Area 13, Orchard Ridge, Potomac Woods, Falls Ridge. The Planning Commission determined the Level 2 Site Plan was consistent with the 2040 Comprehensive Plan, which was adopted by the Mayor and Council on August 2, 2021. The Comprehensive Plan recommends "Office Retail Residential Mix" for the Property and encourages extending the "character and vision of the Park Potomac mixed-use development in the county as a major part of any redevelopment" on the Property.

Zoning Ordinance Compliance
The site is zoned Mixed Use Corridor District ("MXCD"). The Planning Commission found, based on staff review and recommendation, that the Level 2 Site Plan was consistent with Zoning Ordinance requirements. All development standards and open area and public use space requirements have been met. In addition, the applicant has complied with the landscaping and parking requirements of the ordinance. The Final Record Plat for Lot 25 meets the conditions of approval as defined in and Sec. 25.21.02, Final Record Plats, of the Rockville Zoning Ordinance.

Adequate Public Facilities Standards (APFS)
A determination of Adequate Public Facilities was made with the site plan application. The Final Record Plat is consistent with the Level (2) Site Plan approval, and therefore the determination of adequate public facilities remains in effect.
Community Outreach

Public Notification of the Final Record Plat was made pursuant to the requirements of Section 25.21.11.d (“Notice”). Mailed notification was provided to 341 residents and property owners within the required 750-foot radius. At the time of this report, no comment has been received regarding the Final Record Plat application.

The applicant sent written notice of the application for the final record plat in accordance with the provisions of Zoning Ordinance Section 25.05.03.c. to all property owners and residents within seven hundred fifty (750) feet from the boundaries of the area described in the application. Notification stated that all interested parties have thirty (30) days from the date of the letter to provide comments. No comments were received.

The overall development project has been the subject of public hearings before the Planning Commission as part of the Level (2) Site Plan application. Additionally, the Site Plan process required neighborhood area meetings at both the Pre-application stage and after the filing of the Site Plan, as well as the review and approval of the Site Plan by the Planning Commission.

Findings and Recommendation

Final Record Plat

There are no findings that need to be made as part of the approval of the Final Record Plat. The findings were previously made with the Preliminary Subdivision Plan PLT2021-00591 and Level 2 Site Plan Application STP2020-00399 and the plat is in accordance with those approvals. The Final Record Plat for Lot 25 meets the conditions of approval as defined in Sec. 25.21.02. – Final Record Plats of the City of Rockville Zoning Ordinance. There are no new public streets proposed with this Final Record Plat for Lot 25.

Staff recommends approval of Final Record Plat application PLT2022-00592, subject to the conditions articulated in this report.

Conditions

1. The Final Record Plat submission should include the original mylar plat, five mylar copies and two paper copies.
2. The Final Record Plat must include:
   - Additional dedication of right-of-way by the Applicant for improvements to the north side of Fortune Terrace;
   - Dedication of rights-of-way and easements per the approved street sections;
   - All necessary easements and abandonments.
3. That bonds be posted and permits obtained from the Department of Public Works for all public and private improvements in accordance with Section 25.21.15 of the City of Rockville Zoning Ordinance.
4. That the Final Record Plat be submitted in an appropriate electronic format as specified in Section 25.21.10.d of the City of Rockville Zoning Ordinance.
5. Prior to issuance of any Department of Public Works (DPW) permit and prior to the recordation of the Final Record Plat, the Applicant must secure the termination or abandonment of all existing easements as necessary for the construction of the...
development, including all easements located in proposed rights-of-way. Termination or abandonment of such easements must be evidenced by recordation of a deed of termination or abandonment in the Montgomery County Land Records.

6. If the Applicant proposes work within any easements that are held by entities other than the City and that are not proposed to be terminated or abandoned, the Applicant must demonstrate to DPW's satisfaction that the applicant has the authority to undertake such work prior.

7. Prior to issuance of any DPW permit and prior to the recordation of a Final Record Plat, the Applicant must submit for review and approval by the City Attorney's office all necessary deeds, easements, agreements, dedications, and declarations. Drafts of the documents must be included with the initial submission of the engineering plans and must be recorded prior to issuance of DPW permits, unless otherwise allowed by DPW. All dedicated easements must be referenced on the Final Record Plat.

8. The Applicant must post sureties in a form approved by the City Attorney's Office for all permits based on the approved construction estimate. Approval of sureties is coordinated through DPW staff. Sureties for all public infrastructure must be submitted and approved prior to recordation of plats dedicating right-of-way.

9. Except for permits associated with the demolition of the existing building, no DPW permits will be issued prior to the recordation of the plats dedicating all necessary right-of-way to the City.

10. Provide a note on the plat that documents the Forest Conservation Easement that will be recorded on the site.

**Attachments**

Attachment 1.A.a: Attachment #1 Final Record Plat (PDF)
Attachment 1.A.b: Attachment #2 Aerial Map (PDF)
Attachment 1.A.c: Attachment #3 Zoning Map (PDF)
Attachment 1.A.d: Attachment #4 Application Materials (PDF)
ATTACHMENT #1

FINAL RECORD PLAT
ATTACHMENT #3

ZONING MAP
Case Number: STP2020-00399
Address: 11511 Fortune Terrace
Project Name: Potomac Woods

City of Rockville
Maryland

Zoning Overlays
- Town Center Performance District
- South Pike
- Rockville Pike Core
- Twinbrook Metro Performance District
- Lincoln Park Conservation District
- Planned Developments
- Residential Clusters
- Local Historic Districts
- Special Exceptions

Zoning Districts:
- R-400 - Residential Estate
- R-200 - Suburban Residential
- R-150 - Low Density Residential
- R-90 - Single Unit Detached Dwelling, Restricted Residential
- R-75 - Single Unit Detached Dwelling, Residential
- R-60 - Single Unit Detached Dwelling, Residential
- R-40 - Single Unit Semi-detached Dwelling, Residential
- RMD-10 - Residential Medium Density
- RMD-15 - Residential Medium Density
- RMD-25 - Residential Medium Density

- MXB - Mixed-Use Business
- MXC - Mixed-Use Commercial
- MXCT - Mixed-Use Corridor Transition
- MXCD - Mixed-Use Corridor District
- MXE - Mixed-Use Employment
- MXNC - Mixed-Use Neighborhood Commercial
- MXT - Mixed-Use Transition
- MXTD - Mixed-Use Transit District
- PARK - Park Zone
- IL - Light Industrial
- PD - Planned Development

Packet Pg. 18
Attachment 1.A.c: Attachment #3 Zoning Map (4137: Final Record Plat PLT2022-003592 Potomac Woods Lot 25)
ATTACHMENT #4

APPLICATION MATERIALS
Application for Subdivision Plan
City of Rockville
Department of Planning and Development Services

111 Maryland Avenue, Rockville, Maryland 20850
Phone: 240-314-8200 • Fax: 240-314-8210 • E-mail: pds@rockville.md.gov • Web site: www.rockville.md.gov

Type of Application: Subdivision Plat

Preliminary Plan: Ownership Plat X Final Record Plat: Cluster Development

Please Print Clearly or Type

Property Address Information: 1151 Seven Locks Road, Potomac, Maryland 20854

Property Size (square feet): 138829 Lot (S) 1

Zoning: MXCD Tax Account (S): 04-01820676

Proposed Subdivision: Wheel of Fortune Lot 100 Block ‘A’

Applicant Information:
Please supply Name, Address, Phone Number and E-mail Address

Applicant: Marsol Fortune Terrace LLC c/o Finmarc Management, Inc. Attn: David Fink
7200 Wisconsin Avenue, Suite 1100, Bethesda, Maryland 20814 Phone No.: (301) 915-9454 Email: dffink@finmarc.com

Property Owner: Marsol Fortune Terrace LLC, Et Al.
Phone No.: (301) 915-9454 Email: dffink@finmarc.com

Architect

Engineer: VIKI Maryland, LLC 20251 Century Boulevard, Suite 400, Germantown, Maryland
Chris Adams, adams@VIKI.com (301) 916-4100 x204

Attorney

STAFF USE ONLY
Application Acceptance:
Application # PLT2022-00592 OR Application Intake:
Date Accepted ____________________________ Date Received 1/21/2022
Staff Contact ____________________________ Reviewed by ____________________________

Deemed Complete: Yes □ No □
Application is hereby made with the City of Rockville Planning Commission for appeal of a Subdivision Plan for the property described on page 1.

**A letter of authorization from the owner must be submitted if this application is filed by anyone other than the owner.**

I hereby certify that I have the authority to make this application, that the application is complete and correct and that I have read and understood all procedures for filing this application.

Please sign here ___________________________ - Agent for Applicant 1-20-22

**Comments on Submittal: (For Staff Use Only):**

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________
Attached hereto and made a part of this application, I submit the necessary plans, specifications and other data or explanatory material as required by the Subdivision Regulation (Chapter 25, Article XV). All applications must include the original mylar and six (6) prints, showing the following:

1. Surveyor's Certificate
   a. Show all recordation of conveyance with dates.
   b. Establish pipes and monuments.
   c. Give area of street dedication in square feet and acreage.
   d. Plan is certified correct and is sealed by a Maryland registered surveyor.

2. Owner's Dedication
   a. Owner adopts plan of subdivision.
   b. Dedicate all streets to public use and/or to public use and private maintenance.
   c. Grant land as shown on the subdivision plan to proper HOA entity, Mayor and Council, etc.
   d. Establish minimum building restriction lines.
   e. All necessary easements to be established by plat including PUE’s, (with PUE recordation information), grading and slope easements, sidewalk/bike path/pedestrian easements, utility easements, ingress/egress easements, etc.

Note: SWM easements to be shown on subdivision plan and locations verified with maintenance agreement location sketch. Forest Conservation easements are also established by a separate document but location should be shown on plat.

3. Easements and Rights of Way
   a. Show all existing easements.
   b. Abandon all unnecessary easements, rights of way by separate document, and reference on plat.
   c. Locations of new utilities or other public improvements outside of rights-of-way match locations of new easements being established or shown as future/recorded on plat.
   d. Establish 10 PUEs along all public roadways.

4. Datum and North Arrow
   a. Datum to be NAD 83/91 for new subdivisions, WSSC, original plat datum or other approved datum.
   b. North Arrow is shown on plat with datum and scale (maximum scale is 1” = 100”).
   c. Show three (3) property corner coordinate values per plat.
   d. Minimum of two (2) monuments per block.

5. Adjacent Parcels
   a. Show all adjacent plat/deed and owner information.

6. General Plat Information
   a. Show all proposed or previously dedicated street names, and right-of-way widths. Give recordation information if applicable.
   b. Show all curve and line data.
   c. Show all lot numbers, blocks, and lot areas.
   d. Show all parcel letters, blocks, and parcel areas.
   e. All information shown on title block is correct and consistent with any predetermined subdivision name.
   f. Certification block for Planning Commission and City Manager.

7. Plat of Corrections
   a. For correction plats, all previous information to be corrected should be clearly identified as such (with the use of dashed lines, stippled numbers, etc.), and all new information to be established uses heavier line weights or other methods to clarify its intent.
   b. Final plat to be accompanied by digital submission (DWG or DXF format).
OWNERS CERTIFICATE

WE MONTROSE BUILDING ASSOCIATES A MARYLAND LIMITED PARTNERSHIP BY ROBERT R. PURMAN, MANAGING GENERAL PARTNER AND ROBERT R. PURMAN, SOLE OWNER, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREBY, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, DEDICATE THE STREETS TO PUBLIC USE, AND GRANT TO THE CITY OF ROCKVILLE, MARYLAND, SIDE EASEMENTS TWENTY (20) FEET WIDE, ADJACENT CONTINUOUS, AND PARALLEL TO THE STREETS UDPATED BY THIS PLAN, SAID SIDE EASEMENTS TO BE EASEMENT AFTER ALL PUBLIC IMPROVEMENTS ABUTTING SAID EASEMENTS HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY THE CITY OF ROCKVILLE.

THERE ARE NO SUITS OF ACTION, LEASES, LIENS OR TRUSTS ON THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION EXCEPT A CERTAIN MORTGAGE AND ALL PARTIES IN INTEREST THERE TO HAVE BEEN INDICATED THEIR ASSENT.

MARCH 27, 1978

MONTROSE BUILDING ASSOCIATES

ROBERT R. PURMAN, MANAGING GENERAL PARTNER

ROBERT R. PURMAN, SOLE OWNER

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREBY IS CORRECT THAT IT IS A RESUBDIVISION OF ALL OF THE LANDS CONVEYED BY ROBERT R. PURMAN TO MONTROSE BUILDING ASSOCIATES A MARYLAND LIMITED PARTNERSHIP BY DEED DATED AUG. 5, 1977 AND RECORDED IN LIBER 555 AT FOLIO 377, AND PART OF THE LANDS CONVEYED BY RALPH S. RICHARD AND BETTE J. RICHARD, HIS WIFE, GEORGE SEMBEK, UNMARRIED, RALPH S. RICHARD AND DOROTHY R. RICHARD, HIS WIFE, AND MAY JOHNSTON, UNMARRIED TO ROBERT R. PURMAN BY DEED DATED JULY 10, 1963 AND RECORDED IN LIBER 355 AT FOLIO 555, ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, THAT IRON PIPE MARKED THUS "D" AND NUMBERS MARKED THUS "D" HAVE BEEN SET WHERE INDICATED, THAT THE TOTAL AREA INCLUDED IN THIS PLAN IS 36.79 ACRES AND THE AREA DEDICATED TO PUBLIC STREETS IS 6660 AC.

MARCH 27, 1978

JEROME J. NORRIS

PROFESSIONAL LAND SURVEYOR
MARYLAND R874867

WHEEL OF FORTUNE

CITY OF ROCKVILLE, MONTGOMERY COUNTY, MARYLAND
SCALE 1"=100' MARCH 1978

JEROME J. NORRIS & ASSOCIATES

LAND PLANNING - HOUSING CONSULTANTS
2001 35TH STREET NW
WASHINGTON D.C.