PLANNING COMMISSION

Wednesday, September 28, 2022
7:00 PM
Meeting No. 13-2022

AGENDA

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

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

1. Review and Action
   A. Final Record Plat Applications PLT2022-00601 through PLT2023-00610, for the Subdivision of Residential Lots Associated with an Approved Project Plan in the MXCD Zone at 16160 and 16200 Frederick Road; EYA Development, LLC, Applicants

2. Commission Items
   A. Staff Liaison Report

   B. Old Business

   C. New Business
D. Minutes Approval

1. July 27, 2022

E. FYI/Correspondence

3. 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 Applications PLT2022-00601 through PLT2023-00610, for the Subdivision of Residential Lots Associated with an Approved Project Plan in the MXCD Zone at 16160 and 16200 Frederick Road; EYA Development, LLC, Applicants

RECOMMENDATION (Include change in law or Policy if appropriate in this section): Staff recommends approval of Final Record Plat applications PLT2022-00601 through PLT2022-00610, subject to the conditions in this report.
Overview

Case: Final Record Plats PLT2022-00601 through PLT2022-00610

Location: Approximately 20.35-acre site located at 16160/16200 Frederick Road

Staff: Shaun Ryan, Development Review Supervisor
Community Planning and Development Services
(240) 314-8233
sryan@rockvillemd.gov

Applicant: EYA Development, LLC
Attn: Jason Serrano
8800 Hampden Lane, Suite 300
Bethesda, MD 20814

Filing Date: April 26, 2022

Background

On January 26, 2022, the Planning Commission approved Level 2 Site Plan (STP2022-00433), based on its compliance with Project Plan PJT2021-00013 approved by the Mayor and Council on November 8, 2021. The Level 2 Site Plan allows up to 370 dwelling units, including 252 townhouses with front and rear-loaded garages and 118 two-over-two stacked condominium multi-family units, of which 58 units are moderately priced dwelling units (MPDUs) (the “Project”), on approximately 20.35 acres of property located at 16160/16200 Frederick Road and Parcel P170 (the “Property”). The Applicant has submitted Final Record Plat Applications PLT2022-00601 through PLT2022-00610 that will result in the implementation of STP2022-00433.
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 the issuance of building permits and the commencement of construction on the property. The plats are attached to this report.

**Project Description**

The following is a description of the ten plats that will result in the implementation of the Level 2 Site Plan (STP2022-00433):

1. Final Record Plat PLT2022-00601 will create an approximately .82-acre area (35,925 square feet) of dedication to public use to create new public streets proposed to be named Odessa Shannon Way and Henson Norris Street; a .92-acre area (40,326 square feet) to create Lots 1 to 13 on Block C and Lots 1 to 10 on Block J to accommodate the construction of townhouses, with an average square foot range of 1,680 to 1,959 square feet; and .38-acre area (32,178 square feet) known as Parcel B, to be conveyed to the Homeowners Association (HOA) for public use space that will be maintained by the HOA. The approximate location of the WSSC (Washington Suburban Sanitary Commission) easement that is located on Parcel B, and private utility easements and license and maintenance agreements for private stormwater management systems will be created and recorded by separate documents among the land records of Montgomery County, following recordation of this plat.

2. Final Record Plat PLT2022-00602 will create approximately .79 acres (34,414 square feet) of dedication to public use to create portions of public streets Odessa Shannon Way and Farmstead Drive; a 1.02-acre area (52,546 square feet) to create Lots 1 to 12 and Lots 35 to 41 located on Block H, Lots 1-10 located on Block I and Lots 11 to 20 located on Block J to accommodate the construction of townhouses, with an average square foot range of 1,680 to 1,959 square feet; and a .42-acre area (18,627 square feet) of land to be conveyed to the Homeowners Association (HOA). Parcels F, G and H located on Block H, Parcel B located on Block I and Parcel A located on Block J will be maintained by the HOA. Lot F on Block H, Lot H on Block B and Lot A on Block J are subject to a Stormwater Management Easement and Maintenance Agreement. Lot F on Block H is subject to a Public Access Easement and all private utility easements. License and maintenance agreements for private stormwater management systems will be created and recorded by separate documents among the land records of Montgomery County, following recordation of this plat.
3. Final Record Plat PLT2022-00603 will create an approximately .52-acre area (23,044 square feet) of dedication to public use to create a public street to be known as Margaret Jones Place; a .63-acre area (27,849 square feet) to create Lots 1 to 29 on Block G for the construction of townhouses, with an average lot area range of 686 to 1,152 square feet; and a .84-acre area (36,941 square feet) of land to be conveyed to the HOA, with Parcels A, B, C, D, E and G on Block G maintained by the HOA. Parcel A will accommodate a public use space and community center. The approximate location of the WSSC easement located on Parcel A, the Public Access Easement on Parcel B and all private utility easements, and any license and maintenance agreements for private stormwater management systems will be created and recorded by separate documents among the land records of Montgomery County, following recordation of this plat.

4. Final Record Plat PLT2022-00604 will create an approximately .91-acre (39,821 square feet) area of dedication to public use to create public streets to be known as Farmstead Drive and Henson Norris Street; a 1.08-acre (47,306 square feet) area to create Lots 13 to 34 on Block H and Lots 11 to 23 on Block I to accommodate the construction of townhouses with an average lot area range of 686 to 2,067 square feet; and a .69-acre (39,821 square feet) area to be conveyed to the HOA, with Parcels A, B, C, D and E on Block H and Parcel A, Block I being maintained by the HOA. Parcel A on Block H is subject to Public Access Easement, Parcels B and C on Block H and Parcel A on Block I are subject to Storm Water Management Easement and Maintenance Agreements. All private utility easements and license and maintenance agreements for private storm water management systems will be created and recorded by separate documents among the land records of Montgomery County, following recordation of this plat.

5. Final Record Plat PLT2022-00605 will create an approximately .95-acre (41,482 square feet) area of dedication to public use to create public streets known as Henson Norris Street and Nina Clarke Drive; a .74-acre (32,403 square feet) of area to create Lots 14 to 21, Block C and Lots 1 to 10, Block D to accommodate the construction of townhouses with an average lot area range of 686 to 1,148 square feet; and a .71-acre (31,219 square feet) of HOA parcels, with Parcel A, Block C and Parcels A, B, C, D and E on Block D to be maintained by the HOA. The approximate location of the WSSC easement that is located on Parcel A, Block C, Public Access Easements located on Parcel A, Block D, Storm Water Management Easement and Maintenance Agreements for Parcel A, Block C and Parcel B on Block D, and all private utility easements, license and maintenance agreements for private storm water management systems will be created and recorded by separate documents among the land records of Montgomery County, following recordation of this plat.

6. Final Record Plat PLT2022-00606 will create an approximately 1.31-acre (57,424 square feet) area of dedication to public use to create public streets known as Henson Norris Street and Nina Clarke Drive; a .90-acre (39,549 square feet) area to create Lots 1 to 48, Block E to accommodate the construction of townhouses with an average square foot range of 686 to 1,148 square feet; and a .38-acre (16,811 square feet) area to be
conveyed to the HOA. Parcels A, B, C and D on Block D will be maintained by the HOA.
Public Access Easements located on Parcel A, Block D, and Storm Water Management
Easement and Maintenance Agreements, private utility easements, license and
maintenance agreements for private stormwater management systems will be created
and recorded by separate documents among the land records of Montgomery County,
following recordation of this plat.

7. Final Record Plat PLT2022-00607 application will create approximately .07-acre (3,169
square feet) of area to be dedicated to public use to the MD-355 right-of-way; a .97-acre
(42,431 square feet) of area to create Lots 1 and 2, Block A to accommodate the
construction of multifamily condominium units; and a .66-acre (29,156 square feet) of
HOA parcels, with Parcels A and B on Block A to be maintained by the HOA. The Public
Access Easement located on Parcel B on Block A, Stormwater Management Easement
and Maintenance Agreements, the approximate location of WSSC Easement on Parcel A,
private utility easements, license and maintenance agreements for private stormwater
management systems will be created and recorded by separate documents among the
land records of Montgomery County, following recordation of this plat.

8. Final Record Plat PLT2022-00608 will create an approximately .03-acre (1,578 square
feet) area of dedication to public use for the MD355 right-of-way; a .30-acre area
(13,212 square feet) area of dedication to public use to create public street George
Thomas Road; a .83-acre (36,347 square feet) of area to create Lots 1 and 3, Block B to
accommodate the construction of 118 multifamily condominiums units, and a .22-acre
(9,822 square feet) of HOA parcels, with Parcels A and B on Block B maintained by the
HOA. Public Access Easement located on Parcel B on Block A, Stormwater Management
Easement and Maintenance Agreements, private utility easements, license and
maintenance agreements for private stormwater management systems will be created
and recorded by separate documents among the land records of Montgomery County,
following recordation of this plat.

9. Final Record Plat PLT2022-00609 will create approximately .09-acre (4,259 square
feet) area of dedication to public use to the MD355 right-of-way; a .90-acre area or 39,612
square feet of area to create Lots 2 and 4 on Block B to accommodate the construction
of 118 multifamily condominiums units, and a .44-acre (19,328 square feet) area of HOA
parcels, with Parcels C, D and E on Block B maintained by the HOA. Public Access
Easement located on Parcel C on Block B, Parcels C and D Stormwater Management
Easement and Maintenance Agreements, private utility easements, license and
maintenance agreements for private stormwater management systems, WSSC
easement and storm drain easement will be created and recorded by separate
documents among the land records of Montgomery County, following recordation of
this plat.

10. Final Record Plat PLT2022-00610 will create an approximately .96-acre (41,866 square
feet) of area to create Lots 1 and 51 on Block F to accommodate the construction of
townhouses with an average lot area range of 686 to 954 square feet; and a .40-acre (17,522 square feet) area of HOA parcels, with Parcels A, B, C, D, E, F and G on Block F to be maintained by the HOA. The Public Access Easement located on Parcel A, Block F, Storm Water Management Easement and Maintenance Agreements, the location of WSSC easements, private utility easements, license and maintenance agreements for private storm water management systems will be created and recorded by separate documents among the land records of Montgomery County, following recordation of this plat.

Site Description

Location: 16160/16200 Frederick Road

Land Use Designation: OCRM (Office, Commercial and Residential Mix)

Zoning District: Mixed Use Corridor District ("MXCD")

Plat Area:

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<thead>
<tr>
<th>Plat Area Code</th>
<th>Plat Name</th>
<th>Area Description</th>
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<tbody>
<tr>
<td>PLT2022-00601</td>
<td>108,429 square feet (2.48 Acres)</td>
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<tr>
<td>PLT2022-00602</td>
<td>105,587 square feet (2.42 Acres)</td>
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<tr>
<td>PLT2022-00603</td>
<td>87,834 square feet (2.01 Acres)</td>
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<tr>
<td>PLT2022-00604</td>
<td>117,436 square feet (2.69 Acres)</td>
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<tr>
<td>PLT2022-00605</td>
<td>105,104 square feet (2.41 Acres)</td>
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<tr>
<td>PLT2022-00606</td>
<td>113,784 square feet (2.61 Acres)</td>
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<tr>
<td>PLT2022-00607</td>
<td>74,756 square feet (1.71 Acres)</td>
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<tr>
<td>PLT2022-00608</td>
<td>60,959 square feet (1.35 Acres)</td>
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<tr>
<td>PLT2022-00609</td>
<td>63,199 square feet (1.45 Acres)</td>
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<tr>
<td>PLT2022-00610</td>
<td>59,388 square feet (1.36 Acres)</td>
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</table>

Current Use: Auto dealership with surface parking and undeveloped land

Project Vicinity

Surrounding Land Use and Zoning

<table>
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<th>Zoning</th>
<th>Planned Land Use</th>
<th>Existing Use</th>
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<td>North</td>
<td>County</td>
<td>OCRM</td>
<td>Commercial</td>
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<tr>
<td>East</td>
<td>Planned Development (PD)</td>
<td>Park</td>
<td>Park</td>
</tr>
<tr>
<td>South</td>
<td>Planned Development (PD)</td>
<td>Park (P) and Residential Attached (RA)</td>
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<tr>
<td>West</td>
<td>County</td>
<td>OCRM</td>
<td>Commercial</td>
</tr>
</tbody>
</table>
Previous Related Actions

Level 2 Site Plan (STP2022-00433) – Approved by the Planning Commission at its January 26, 2022 meeting, the Level 2 Site Plan, in accordance with Section 25.07.01.3(a), will implement the Project Plan, resulting in up to 370 dwelling units, including 252 townhouses with front and rear-loaded garages and 118 two-over-two stacked condominium multi-family units, of which 58 units are moderately priced dwelling units (MPDUs).

Project Plan (PJT2021-00013) – The Mayor and Council at its November 8, 2021, in accordance with Section 25.21.09.f. of the Zoning Ordinance, approved the Project Plan that allows for the redevelopment of 16160/16200 Frederick Road and Parcel P170, currently an existing automobile dealership and unimproved areas that are located directly adjacent to the King Farm Farmstead. The redevelopment of these properties will result in a maximum of 370 total dwelling units that will include walking paths, a community center, open and park space on approximately 20.35 acres.

Project Analysis

Since the Mayor and Council approved the Project Plan, a preliminary subdivision plan is not required per Sec.25.07.07(20) of the Zoning Ordinance. The proposed subdivisions are in accordance with the approved Level 2 Site Plan, including size, width, shape, orientation and density of lots, and location and design of roads as described in the approved Project Plan. The Final Record Plats PLT2022-00601 through PLT2022-00610 have 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 16, King Farm and Shady Grove. 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: Commercial and Residential Mix" for 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 Plats PLT2022-00601 to PLT2022-00610 meet the conditions of approval as defined in Sec. 25.21.02, Final Record Plats, of the Zoning Ordinance and are in compliance with the requirements of the MXCD Zone.

Adequate Public Facilities Standards (APFS)

A determination of Adequate Public Facilities was made with the project plan application. The Final Record Plat is consistent with the project plan and subsequent Level 2 Site Plan approval, and therefore the determination of adequate public facilities remains in effect.

Street Names
Street names for new public streets are typically established at the time of final record plat approval by the Planning Commission. At the Mayor and Council meeting on November 8, 2021, the Mayor and Council expressed their desire for the applicant to accommodate the Planning Commission’s recommendation to utilize inclusive street names for the proposed development.

The Applicant has responded to that request by working collaboratively with City and County staff to select street names focused on African Americans who had a prominent role in education in the region. The applicant believes this is an inclusive theme, and selected the proposed street names from a list of impactful individuals that were pioneering educators in Montgomery County.

Community Outreach
Public Notification of the Final Record Plat applications was made pursuant to the requirements of Section 25.21.11.d (“Notice”). Mailed notification was provided to 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 applications.

The applicant sent written notice of the application for the final record plats 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 fifteen (15) 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 and Project Plan applications. 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. The Project Plan required that the applicant reach out to the neighborhood and conduct two public area meetings: a pre-application area meeting held during the pre-application process, and a post-application area meeting held following submittal of the project plan application. In addition, Project Plan required public briefings at both a Mayor and Council meeting and a Planning Commission meeting early in the application process.

Findings and Recommendation
Final Record Plats
There are no findings that need to be made as part of the approval of the Final Record Plats since the Project received approval of a Project Plan, and the Level 2 Site Plan was determined to be in compliance with the Project Plan and was approved. Final Record Plats PLT2022-00601 through PLT2022-00610 is in accordance with those approvals and the requirements of the MXCD Zone.

Final Record Plats PLT2022-00601 through PLT2022-00610 meet the conditions of approval as defined in Sec. 25.21.02. – Final Record Plats of the Zoning Ordinance. There are new public streets proposed with the proposed Final Record Plats and include the following:

- PLT2022-00601: Odessa Shannon Way and Henson Norris Street
Staff recommends approval of Final Record Plat application PLT2022-00601 through PLT2022-00610, subject to the conditions articulated in this report.

Conditions

1. The Final Record Plat submissions should include the original mylar plat, five mylar copies and two paper copies.

2. The applicant shall post bonds and obtain permits 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.

3. That the Final Record Plats PLT2022-00601 through PLT2022-00610 be submitted in an appropriate electronic format as specified in Section 25.21.10.d of the City of Rockville Zoning Ordinance.

4. Prior to issuance of any Department of Public Works (DPW) permit and prior to the recordation of any 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.

5. 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.

6. 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.

Attachments

Attachment 1.A.a: Overall Rendering with Plat Areas (PDF)
Attachment 1.A.b: King Buick Plats 1-10 (PDF)
Attachment 1.A.c: Aerial Map (PDF)
Attachment 1.A.d: Zoning Map (PDF)
Attachment 1.A.e: Application Materials (PDF)
Application for Subdivision Plan

City of Rockville
Department of Community Planning and Development Services

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

Type of Application: SUBDIVISION PLAT

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

Please Print Clearly or Type

Property Address Information: 16160/16200 FREDERICK ROAD GAITHERSBURG, MD 20877


Zoning: GR-1.5, H-45, & MXCD Tax Account ($): 09-00772335, 04-03126715

Proposed Subdivision: KINGS ADDITION Lot 1-13, PARCEL B, BLOCK C, LOT 1-10, BLOCK J, STREET "B" & STREET "D"

Applicant Information:

Please supply Name, Address, Phone Number and E-mail Address

Applicant: KBSG ASSOCIATES LLC
4800 HAMPDEN LN., SUITE 300, BETHESDA, MD 20814

Property Owner: VICTOR INC - 16200 FREDERICK RD, PO BOX #7340 GAITHERSBURG, MD 20898
FREDERICK RD. LIMITED PARTNERSHIP- 539 S. FREDERICK AVE. GAITHERSBURG, MD 20760

Architect: N/A

Engineer: VIKI MARYLAND, IJC - 20251 CENTURY BOULEVARD, SUITE 400, GERMANTOWN, MD 20874

Attorney: BARBARA A. SEARS - MILES & STOCKBRIDGE
11 N. WASHINGTON STREET, SUITE 700, ROCKVILLE, MD 20850

STAFF USE ONLY

Application Acceptance:
Application #: PLT2022-00601 OR
Date Accepted: 
Staff Contact: 

Application Intake:
Date Received: 4/26/2022
Reviewed by:
Date of Checklist Review:
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

[Signature]

Comments on Submittal: (For Staff Use Only):

[Blank lines]

[Blank lines]

[Blank lines]
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 PEUs 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).
Application for Subdivision Plan

City of Rockville
Department of Community Planning and Development Services

111 Maryland Avenue, Rockville, Maryland 20850
Phone: 240-314-8200 • Fax: 240-314-8210 • E-mail: Cpd@rockville.md.gov • Website: 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 16160/16200 FREDERICK ROAD GAITHERSBURG, MD 20877
Property Size (square feet) 105,517 Lot (S) 39
Zoning GR-1.5, H-45, & MXCD Tax Account (S) 09-00772236, 04-03126715

Proposed Subdivision KING'S ADDITION Lot 1-12 & 35-41, PARCEL B, BLOCK H, LOTS 1-10, PARCEL B, BLOCK L,
LOTS 11-20, PARCEL A, BLOCK J, & STREET "D" AND "F"

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

Applicant KBSG ASSOCIATES LLC
4800 HAMPDEN LN., SUITE 300, BETHESDA, MD 20814

Property Owner VICTOR INC. - 16200 FREDERICK RD., PO BOX #7360 GAITHERSBURG, MD 20898
FREDERICK RD. LIMITED PARTNERSHIP- 539 S. FREDERICK AVE, GAITHERSBURG, MD 20760

Architect N/A

Engineer VIRA MARYLAND, LLC - 20251 CENTURY BOULEVARD, SUITE 400, GERMANTOWN, MD 20874

Attorney BARBARA A. SEARS - MILES & STOCKBRIDGE
11 N. WASHINGTON STREET, SUITE 700, ROCKVILLE, MD 20850

STAFF USE ONLY
Application Acceptance:
Application # PLT2022-00602 OR Application Intake:
Date Accepted
Staff Contact

Date Received 4/26/2022
Reviewed by
Date of Checklist Review
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: [Signature]

Comments on Submittal: (For Staff Use Only):

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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 PEUs 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 coordinates 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.
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   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).
Application for Subdivision Plan

City of Rockville
Department of Community Planning and Development Services

111 Maryland Avenue, Rockville, Maryland 20850
Phone: 240-314-8200 • Fax: 240-314-8210 • E-mail: Cpdslrockvillemd.gov • Web site: www.rockvillemd.gov

Type of Application SUBDIVISION PLAT

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

Please Print Clearly or Type

Property Address Information 16160/16200 FREDERICK ROAD GAITHERSBURG, MD 20877
Property Size (square feet) 87,834 Lot (S) 29
Zoning GR-1.5, H-45, & MXCD Tax Account (S) 09-00772335, 04-03126715

Proposed Subdivision KINGS ADDITION Lot 1-29, PARCEL A & B, BLOCK G, & STREET "E"

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

Applicant KBSG ASSOCIATES LLC
4800 HAMPDEN LN., SUITE 300, BETHESDA, MD 20814

Property Owner VICTOR, INC - 16200 FREDERICK RD PO BOX #7346 GAITHERSBURG, MD 20898
FREDERICK RD. LIMITED PARTNERSHIP- 539 S. FREDERICK AVE. GAITHERSBURG, MD 20760

Architect N/A

Engineer VIKA MARYLAND, LLC - 20251 CENTURY BOULEVARD, SUITE 400, GERMANTOWN, MD 20874

Attorney BARBARA A. SEARS - MILES & STOCKBRIDGE
11 N. WASHINGTON STREET, SUITE 700, ROCKVILLE, MD 20850

Application Intake:
Date Received 4/26/2022

Staff Use Only
Application Acceptance:
Application # PLT2022-00603 OR Date Accepted
Staff Contact

Attachment 1.A.e: Application Materials (4338 : Final Record Plat PLT2022-00601-610 16200 Frederick Road)
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

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 PEUs 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).
Application for Subdivision Plan

City of Rockville
Department of Community Planning and Development Services

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

Type of Application SUBDIVISION PLAT

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

Please Print Clearly or Type

Property Address Information 16160/16200 FREDERICK ROAD GAITHERSBURG, MD 20877

Property Size (square feet) 117,436 Lot (S) 35

Zoning GR-1.5, H-45, & MXCD Tax Account (S) 09-00772335, 04-03126715

Proposed Subdivision KING'S ADDITION Lot, 13-34, PARCEL A, BLOCK H, LOTS 11-23, PARCEL A, BLOCK I, & STREET "F"

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

Applicant KBSG ASSOCIATES LLC
4800 HAMPDEN LN., SUITE 300, BETHESDA, MD 20814

Property Owner VICTOR INC - 16200 FREDERICK RD., PO BOX #7340 GAITHERSBURG, MD 20898 FREDERICK RD. LIMITED PARTNERSHIP- 539 S. FREDERICK AVE. GAITHERSBURG, MD 20760

Architect N/A

Engineer VIKA MARYLAND LLC - 20251 CENTURY BOULEVARD, SUITE 400, GERMANTOWN, MD 20874

Attorney BARBARA A. SEARS - MILES & STOCKBRIDGE 11 N. WASHINGTON STREET, SUITE 700, ROCKVILLE, MD 20850

STAFF USE ONLY

Application Acceptance:
Application # PLT2022-00604 OR Date Accepted
Date Accepted
Staff Contact

Application Intake:
Date Received 4/26/2022
Reviewed by
Date of Checklist Review
Deemed Complete: Yes □ No □

Community Planning and Development Services
Received 4/26/2022
Project Identification: PROJECT PLAN PJT2021-00013 AND SITE PLAN STP2022-00443

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: ____________________________

Comments on Submittal: (For Staff Use Only):

__________________________

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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:

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   d. Establish 10 PEUs along all public roadways.

4. Datum and North Arrow
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6. General Plat Information
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Application for 
Subdivision Plan

City of Rockville
Department of Community Planning and Development Services

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

Type of Application

Please Print Clearly or Type

Property Address Information
16160/16200 FREDERICK ROAD GAITHERSBURG, MD 20877

Property Size (square feet) 105,104 Lot (S) 27

Zoning: GR-1.5, H-45, & MXCD Tax Account (S) 09-00772335, 04-03126715

Proposed Subdivision KINGS ADDITION

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

Applicant: KBSG ASSOCIATES LLC 4800 HAMPDEN LN., SUITE 300, BETHESDA, MD 20814

Property Owner: VICTOR INC - 16200 FREDERICK RD., PO BOX #7340 GAITHERSBURG, MD 20898
FREDERICK RD. LIMITED PARTNERSHIP- 539 S. FREDERICK AVE. GAITHERSBURG, MD 20760

Architect: N/A

Engineer: VIKA MARYLAND, LLC - 20251 CENTURY BOULEVARD, SUITE 400, GERMANTOWN, MD 20874

Attorney: BARBARA A. SEARS - MILES & STOCKBRIDGE
11 N. WASHINGTON STREET, SUITE 700, ROCKVILLE, MD 20850

Staff Use Only
Application Acceptance:
Application # PLT2022-00605 OR
Date Accepted
Staff Contact

Application Intake:
Date Received 4/26/2022
Reviewed by
Date of Checklist Review
Deemed Complete: Yes □ No □
Project Identification: PROJECT PLAN PJT2021-00013 AND SITE PLAN STP2022-00443

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: [Signature]

Comments on Submittal: (For Staff Use Only):

__________________________________________________________________________

__________________________________________________________________________

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__________________________________________________________________________
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Appl i cation for
Subdivision Plan

City of Rockville
Department of Community Planning and Development Services

111 Maryland Avenue, Rockville, Maryland 20850
Phone: 240-314-8200 • Fax: 240-314-8210 • E-mail: Cpdslrockvillemd.gov • Web site: www.rockvillemd.gov

Type of Application: SUBDIVISION PLAT

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

Please Print Clearly or Type

Property Address Information: 16160/16200 FREDERICK ROAD GAITHERSBURG, MD 20877

Property Size (square feet): 113,784 Lot ($): 48

Zoning: GR-1.5, H-45, & MXCD Tax Account ($): 09-00772335, 04-03126715

Proposed Subdivision: KINGS ADDITION Lot: 1-48, PARCEL A, BLOCK E, & STREET "B" & "C"

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

Applicant: KBSG ASSOCIATES LLC
4800 HAMPDEN LN., SUITE 300, BETHESDA, MD 20814

Property Owner: VICTOR INC. - 16200 FREDERICK RD., PO BOX #7340 GAITHERSBURG, MD 20898
FREDERICK RD. LIMITED PARTNERSHIP- 539 S. FREDERICK AVE. GAITHERSBURG, MD 20760

Architect: N/A

Engineer: VIKI MARYLAND, LLC - 20251 CENTURY BOULEVARD, SUITE 400, GERMANTOWN, MD 20874

Attorney: BARBARA A. SEARS - MILES & STOCKBRIDGE
11 N. WASHINGTON STREET, SUITE 700, ROCKVILLE, MD 20850

STAFF USE ONLY

Application Acceptance:
Application #: PLT2022-00606 OR Date Received: 4/26/2022
Date Accepted: Reviewed by:
Staff Contact: Date of Checklist Review:

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 ____________________________

Comments on Submittal: (For Staff Use Only):

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PLT
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**
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2. **Owner’s Dedication**
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**City of Rockville**  
*Department of Community Planning and Development Services*

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

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<td>Ownership Plat</td>
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<td>Final Record Plat X</td>
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<td>Cluster Development</td>
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Please Print Clearly or Type

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<th>Property Address Information</th>
<th>FREDERICK ROAD GAITHERSBURG, MD 20877</th>
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<tr>
<td>Property Size (square feet)</td>
<td>74,756</td>
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<td>Zoning</td>
<td>GR-1.5, H-45, &amp; MXCD</td>
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<td>Tax Account ($)</td>
<td>09-00772335, 04-03126715</td>
</tr>
</tbody>
</table>

| Proposed Subdivision | KINGS ADDITION Lot 1-2, PARCEL A, BLOCK A |

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

**Applicant**  
KBSG ASSOCIATES LLC  
4800 HAMPDEN LN., SUITE 300, BETHESDA, MD 20814

**Property Owner**  
VICTOR, INC - 16200 FREDERICK RD, PO BOX #7340 GAITHERSBURG, MD 20898  
FREDERICK RD. LIMITED PARTNERSHIP- 539 S. FREDERICK AVE. GAITHERSBURG, MD 20760

**Architect**  
N/A

**Engineer**  
VIKA MARYLAND LLC - 20251 CENTURY BOULEVARD, SUITE 400, GERMANTOWN, MD 20874

**Attorney**  
BARBARA A. SEARS - MILES & STOCKBRIDGE  
11 N. WASHINGTON STREET, SUITE 700, ROCKVILLE, MD 20850

**STAFF USE ONLY**

<table>
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<th>Application Acceptance:</th>
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<tbody>
<tr>
<td>Application # PLT2022-00607 OR</td>
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<tr>
<td>Date Accepted</td>
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<td>Staff Contact</td>
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**Application Intake:**  
Date Received 4/26/2022  
Reviewed by  
Date of Checklist Review  
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.

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Please sign here ____________________________

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) properly 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 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).
Application for
Subdivision Plan

City of Rockville
Department of Community Planning and Development Services

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

Type of Application: SUBDIVISION PLAT

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

Please Print Clearly or Type

Property Address Information: 16160/16200 FREDERICK ROAD GAITHERSBURG, MD 20877

Property Size (square feet): 60,959 Lot (S): 2

Zoning: OR-1.5, H-45, & MXCD Tax Account (S): 00-00772395, 04-03126715


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

Applicant: KBSG ASSOCIATES LLC
4800 HAMPDEN LN., SUITE 300, BETHESDA, MD 20814

Property Owner: VICTOR INC., 16200 FREDERICK RD., PO BOX #7340 GAITHERSBURG, MD 20898
FREDERICK RD., LIMITED PARTNERSHIP- 539 S. FREDERICK AVE. GAITHERSBURG, MD 20760

Architect: N/A

Engineer: VIKA MARYLAND, LLC- 20251 CENTURY BOULEVARD, SUITE 400, GERMANTOWN, MD 20874

Attorney: BARBARA A. SEARS - MILES & STOCKBRIDGE
11 N. WASHINGTON STREET, SUITE 700, ROCKVILLE, MD 20850

STAFF USE ONLY
Application Acceptance: PLT2022-0060 OR
Application Intake:
Date Received
Reviewed by
Date of Checklist Review
Deemed Complete: Yes □ No □
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✓ 2. Owner’s Dedication
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   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.
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   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 PEUs 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’).
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   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.
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✓ 7. Plat of Corrections
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Application for Subdivision Plan

City of Rockville
Department of Community Planning and Development Services

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

Type of Application: SUBDIVISION PLAT

Preliminary Plan ___ Ownership Plat ___ Final Record Plat ___ Cluster Development ___

Please Print Clearly or Type

Property Address Information: 16160/16200 FREDERICK ROAD GAITHERSBURG, MD 20877
Property Size (square feet) 63,199 Lot (S) 2
Zoning: GR-1.5, H-45, & MXCD Tax Account (S) 09-00772335 04-03126715

Proposed Subdivision: KINGS ADDITION Lot 2&4, PARCEL C, BLOCK B

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

Applicant: KESG ASSOCIATES LLC
4800 HAMPDEN LN., SUITE 300, BETHESDA, MD 20814

Property Owner: VICTOR, INC. - 16200 FREDERICK RD., PO BOX #7340 GAITHERSBURG, MD 20898
FREDERICK RD. LIMITED PARTNERSHIP - 539 S. FREDERICK AVE. GAITHERSBURG, MD 20760

Architect: N/A

Engineer: VIKAJ MARYLAND LLC - 20251 CENTURY BOULEVARD, SUITE 400, GERMANTOWN, MD 20874

Attorney: BARBARA A. SEARS - MILES & STOCKBRIDGE
11 N. WASHINGTON STREET, SUITE 700, ROCKVILLE, MD 20850

STAFF USE ONLY
Application Acceptance:
Application # PLT2022-00609 OR
Date Accepted
Staff Contact

Application Intake:
Date Received 4/26/2022
Reviewed by
Date of Checklist Review
Deemed Complete: Yes □ No □
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Type of Application: SUBDIVISION PLAT

Preliminary Plan ______ Ownership Plat ______ Final Record Plat ___ Cluster Development ______

Please Print Clearly or Type

Property Address Information: 16160/16200 FREDERICK ROAD GAITHERSBURG, MD 20877

Property Size (square feet): 59,388 Lot (S): 51

Zoning: GR-1.5, H-45, & MXCD Tax Account (S): 09-00772335 04-03126715

Proposed Subdivision: KING'S ADDITION Lot 1-51, PARCEL A, BLOCK F

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

Applicant: KBSG ASSOCIATES LLC
4800 HAMPDEN LN., SUITE 300, BETHESDA, MD 20814

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