



Application for
Subdivision Form

PLT
8/22

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 • Website: www.rockvillemd.gov

Type of Application:

☐ Preliminary Plan ☐ Ownership Plat ☒ Final Record Plat* ☐ Cluster Development

**For final plat application, please submit the Affidavit of Final Plat Action*

Please Print Clearly or Type

Property Address information 2 CHOKE CHERRY RD, ROCKVILLE 20850

Property Size (Sq. Ft.) 94,004 Lot(s) 40

Zoning MXE - MIXED USE Tax Account(s) 04-00145040 , 04-00145038

Proposed Subdivision SHADY GROVE NEIGHBORHOOD Lot 1-40, PARCEL A Block C

Applicant Information:

Please supply name, address, phone number and e-mail address for each.

Applicant ANGELA RASSAS, TOLL MID-ATLANTIC LP COMPANY, INC.
12020 SUNRISE VALLEY DR, STE 200, RESTON, VA 20191

Property Owner BXP SHADY GROVE LOT 6 LLC & BXP SHADY GROVE LOT 8 LLC
800 BOYLSTON ST STE 1900 BOSTON MA 02199

Architect _____

Engineer VIKA Maryland, LLC
20251 Century Boulevard, Suite 400, Germantown, MD 20874

Attorney _____

STAFF USE ONLY

Application Acceptance:

Application # PLT2025-00635
Date Accepted _____
Staff Contact _____

OR

Application Intake:

Date Received November 12, 2024
Reviewed by Fee: \$2,850.00
Date of Checklist Review _____
Deemed Complete: Yes ☐ No ☐

Project Identification STP 2020-00393

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 understand all procedures for filing this application.

Angela Rayner 11/4/24
Please sign and date

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 feet 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).