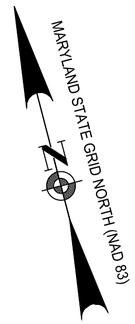
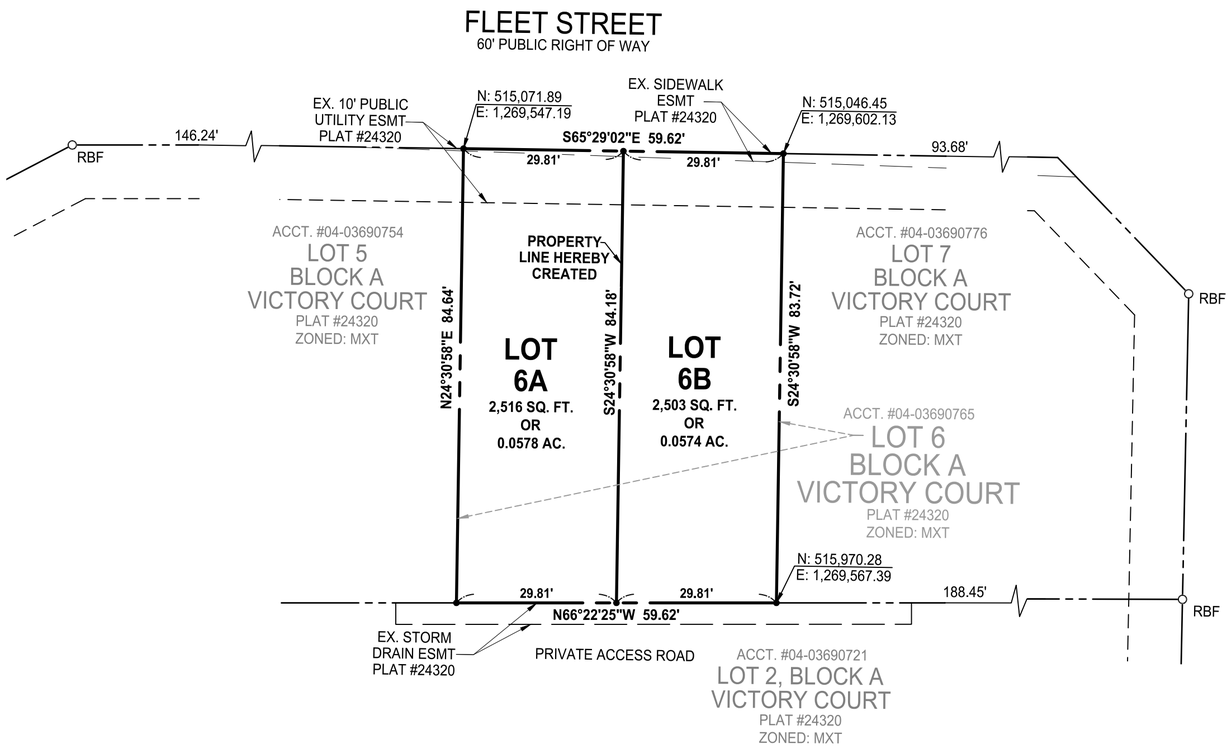
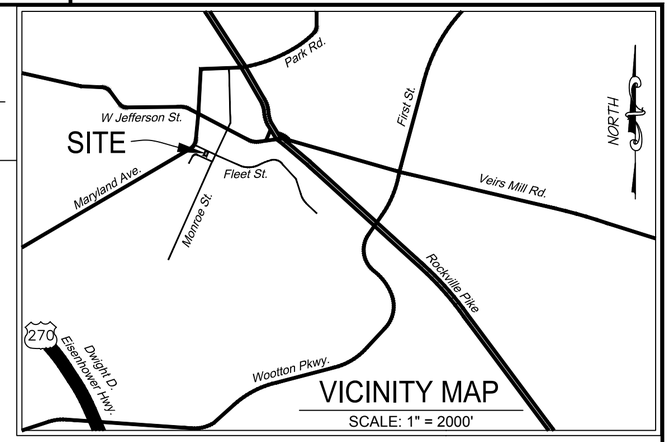
PLAT NO.







GENERAL NOTES

1. THE PROPERTY SHOWN HEREON IS APPROVED FOR CITY OF ROCKVILLE PUBLIC WATER AND SEWER. WATER CATEGORY 1 AND SEWER CATEGORY 1.
2. THIS PROPERTY IS SHOWN ON TAX MAP GR32.
3. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
4. THIS SURVEY IS BASED ON A BOUNDARY SURVEY CONDUCTED BY THIS FIRM ON MARCH 1, 2023.
5. LOTS 6A AND 6B WILL BE SUBJECT TO FUTURE SWM EASEMENTS FOR MICRO-BIO PLANTER BOXES AND PERMEABLE PAVEMENT. THE FINAL LOCATION AND DIMENSION OF SWM EASEMENTS WILL BE DETERMINED AT TIME OF FINAL ENGINEERING AND PERMITTING.
6. STORMWATER MANAGEMENT EASEMENTS WILL BE CREATED BY SEPARATE DOCUMENTS TO BE RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND FOLLOWING RECORDATION OF THIS PLAT.
7. FOREST CONSERVATION EASEMENTS WILL BE RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND FOLLOWING RECORDATION OF THIS PLAT.

OWNER'S CERTIFICATE

WE, MONTGOMERY COUNTY, OUR SUCCESSORS, OR ASSIGNS WILL CAUSE PERMANENT PROPERTY CORNER MARKERS SHOWN THUS (-●-) TO BE SET BY A REGISTERED MARYLAND LAND SURVERYOR IN ACCORDANCE WITH SECTION 25.21.25 OF THE ZONING ORDINANCE OF CITY OF ROCKVILLE, MARYLAND.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY EXCEPT AS SHOWN HEREON, AND THAT PARTY HAS INDICATED THEIR ASSENT TO THIS PLAT BY SIGNING BELOW.

NAME	DATE	WITNESS
NAME	DATE	WITNESS

Forestry Informational Comment:

The proposed subdivision requires compliance with Section 25.21.21.a of the Zoning Ordinance. This requires the applicant plant 1 street tree per 40' of lot fronting the public right-of-way, or adjacent to the public right-of-way, if approved by the planning commission. Staff find the proposed Redbud trees adjacent to the public right-of-way meet the requirement. As such, the requirement will be subject to planning commission approval.

LEGEND

PROPERTY LINE
ADJOINER LINE
RBF REBAR FOUND

GRAPHIC SCALE
20 10 0 20 40
1" = 20'

Community Planning & Development Services
Received
December 12, 2024

SURVEYOR'S CERTIFICATION

I, HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT IT IS A RESUBDIVISION OF A PORTION OF THE LANDS CONVEYED BY ELIZABETH KEISER ROBERTSON TO MONTGOMERY COUNTY, MARYLAND BY A DEED DATED AUGUST 26, 1969 AND RECORDED SEPTEMBER 3, 1969 IN LIBER 3897 AT FOLIO 737, ALSO BEING LOT 6, BLOCK A, VICTORY COURT AS RECORDED AS PLAT NUMBER 24320 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY MARYLAND. THE TOTAL AREA INVOLVED IN THIS PLAT IS 5,018 SQUARE FEET OR 0.1152 ACRES, NONE OF WHICH IS DEDICATED TO PUBLIC USE, AND THAT ALL PROPERTY CORNERS MARKED THUS (-●-) ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 25.21.25 OF THE ZONING ORDINANCE OF THE CITY OF ROCKVILLE, MARYLAND.

STATE OF MARYLAND
KERRY L. SKINNER
No. 21687
REGISTERED
PROFESSIONAL LAND SURVEYOR

Kerry Skinner

Digitally signed by Kerry Skinner
DN: C=US, E=kerry.l.skinner@imgcorp.com, O=IMEG, OU=Civil Engineering, CN=Kerry Skinner
Date: 2024.10.29 13:14:08-04'00'

DATE

KERRY L. SKINNER
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO.: 21687
EXPIRATION DATE: DECEMBER 16, 2024

AREA TABULATION

BEFORE SUBDIVISION	
LOT 6	5,019 SQUARE FEET OR 0.1152 ACRES
AFTER SUBDIVISION	
LOT 6A	2,516 SQUARE FEET OR 0.0578 ACRES
LOT 6B	2,503 SQUARE FEET OR 0.0574 ACRES
TOTAL	5,019 SQUARE FEET OR 0.1152 ACRES

THE CITY OF ROCKVILLE PLANNING COMMISSION
ROCKVILLE, MARYLAND

APPROVED _____
WITHOUT COMMITMENT TO THE INSTALLATION OF WATER, SEWER AND STREETS

CHAIR _____ CITY MANAGER _____

DATE RECORDED _____

PLAT NO. _____

SUBDIVISION RECORD PLAT

LOT 6A AND 6B, BLOCK A VICTORY COURT

(BEING A RESUBDIVISION OF LOT 6, BLOCK A, VICTORY COURT PLAT #24320)

CITY OF ROCKVILLE 4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 20' DATE:3/01/2024

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4601 FORBES BOULEVARD
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LANHAM, MD 20706
PH: 240.296.1574
www.imegcorp.com
christopher consultants, ltd. now IMEG Corp.

P:\Projects\23006248.00\SURVEYS\Plats\Record\113267.dwg, 10/29/2024 11:56:54 AM, Emily.A.Smith, 1:1, christopher consultants, ltd, christopher consultants, ltd