




MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION


MCPB
Item # 1B
7/28/2011

MEMORANDUM

DATE: July 21, 2011

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Supervisor 
Regulatory Coordination Division
(301) 495-4542

FROM: Stephen Smith, Senior Planner 
Regulatory Coordination Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for July 28, 2011

The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

220090790 **Poplar Run**
220101120, 220101180 - 220101200 **Clarksburg Town Center**
220110200 - 220110210 **Townhouses at Small's Nursery**
220110480 **Garrett Park**
220110690 **Kilmarnock Farm**
220110800 - 220110810 **Seneca Meadows Corporate Center**
220111040 **R. Holt Easley's Subdivision - Silver Spring**
220111170 - 220111190 **Clarksburg Village**

Plat Name: Poplar Run
Plat #: 220090790

Location: Located at the intersection of Poplar Run Drive and Tivoli Lake
Boulevard
Master Plan: Kensington-Wheaton
Plat Details: R-200 zone; 40 lots, 5 parcels
Community Water, Community Sewer
Applicant: Winchester Homes, Inc.

The subdivision plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120060510 (MCPB Resolution No. 06-89) and with Site Plan No. 820070020 (Certified Site Plan dated October 14, 2008), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plan.

PLAT NO.

OWNER'S CERTIFICATE

We, the undersigned owners of the property described herein, hereby adopt this plan of subdivision of the street shown hereon to be a public street to establish the minimum building setback lines, and grant to Montgomery County, Maryland, a temporary easement fifteen (15) feet wide across the property, easement, contiguous and parallel to all street right-of-way lines, said easements shall be automatically extinguished after all required improvements have been completed and accepted for maintenance by Montgomery County, Maryland or other acceptable public agency.

Further, we grant to the applicable utility companies, their respective successors, agents and assigns, an easement in, on and over the land hereon described as a Public Utility Easement, designated herein as "PUE", with said terms and provisions of such a grant being those set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3034 at Folio 457.

Further, we grant to Montgomery County, Maryland, its successors and assigns, however, an easement in, on and over the land herein identified as "Public Improvements Easement" and identified as "PIE" hereon with the terms and provisions of said grant being set forth in that certain document entitled "Declaration of Easement" recorded among the aforesaid Land Records, in Liber _____ at Folio _____ which said terms incorporated herein by this reference.

Further, we grant to the Homeowners Association a Street Tree Easement, designated hereon as "SITE" for installation, maintenance, inspection, removal and re-plantation of the street trees within said easement and that we as owners of the property and our successors and assigns, will never fill, excavate or plant trees within said easement and right-of-way without the written consent of the Homeowners Association.

Further, we hereby establish the following four (4) metes and bounds easements the first (1st) being in, through, over, and across Parcel A, Block V, as delineated hereon for the benefit of Lots 54 through 58, Block V, inclusive, the second (2nd) being in, through, over, and across Parcel B, Block V, as delineated hereon for the benefit of Lots 59 through 63, Block V, inclusive, the third (3rd) being in, through, over, and across Parcel L, Block K, as delineated hereon for the benefit of Lots 69 through 83, Block K, inclusive, and the fourth (4th) being in, through, over, and across Parcel C, Block G, as delineated hereon for the benefit of Lots 26 through 31, Block G, inclusive, all said easements being subject to the terms and conditions set forth in an instrument to be recorded hereafter.

As owners of this subdivision, we, our successors, agents and assigns will cause all property corners and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 50-24(a)(2) of the Montgomery County Code.

There are no recorded suits, actions at law, liens, leases, mortgages or trusts affecting the property in this subdivision.

WINCHESTER HOMES, INC., a Delaware corporation

Thomas K. Bourke
 6/13/11
 Desk
 Thomas K. Bourke
 Vice President

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information shown hereon is correct, that it is a subdivision of part of the property conveyed by INDIAN SPRING COUNTRY CLUB, LLC, a Maryland limited liability company, to WINCHESTER HOMES, INC., a Delaware corporation, by a deed dated September 29, 2008, and recorded among the Land Records of Montgomery County, Maryland in Liber 3038 at Folio 374.

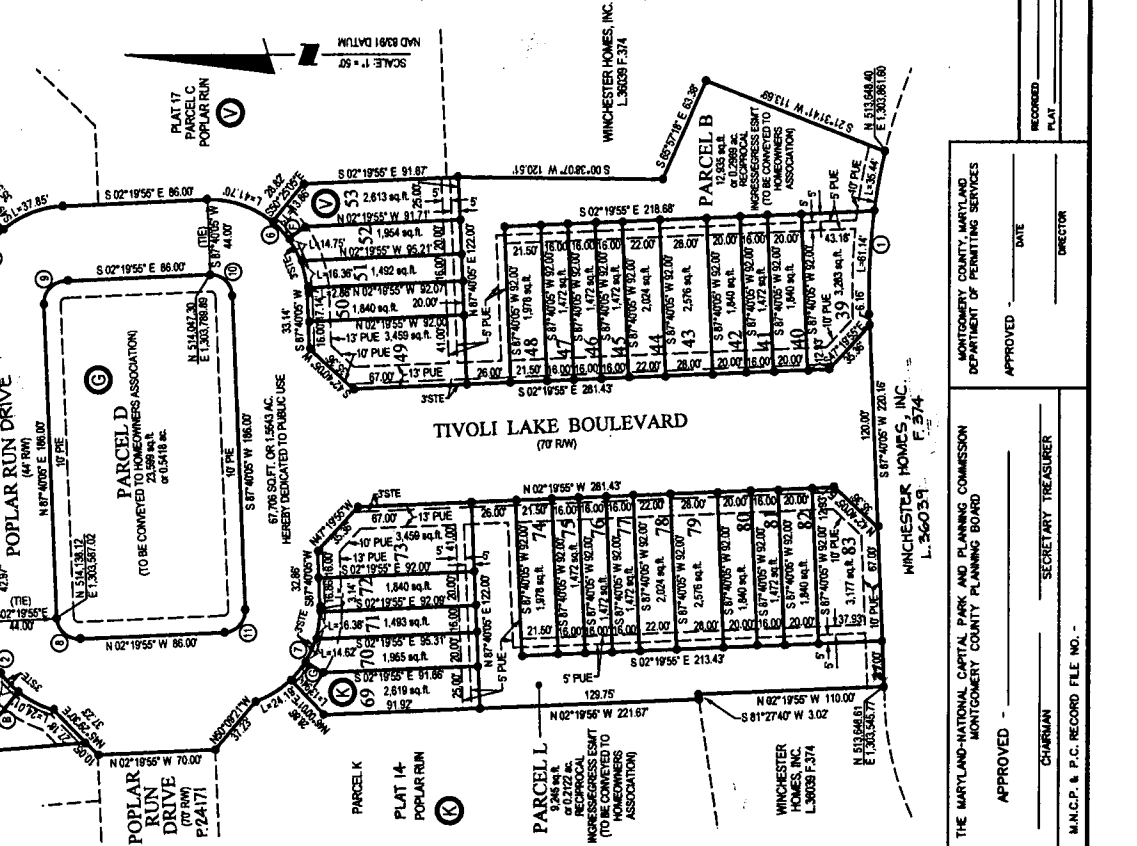
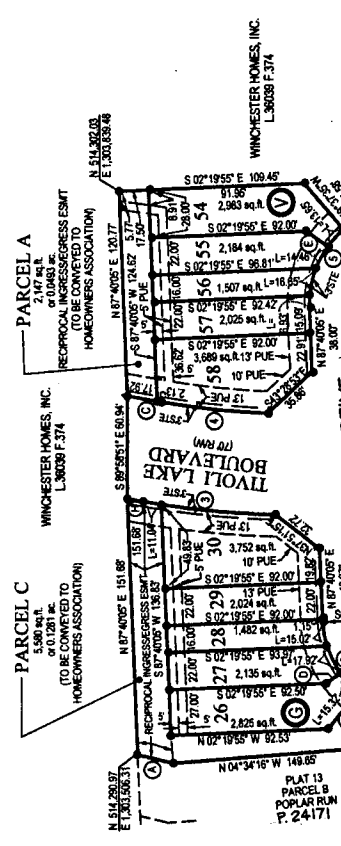
And that once engaged as described in the Owner's Certificate hereon, all property corner markers shown thereon shall be set as delineated hereon in accordance with the provisions of Section 50-24(a)(2) of the Montgomery County Code.

The total area included in this subdivision record plat is 207,294 square feet or 4,7598 acres of land, the total area dedicated to public use is 67,706 square feet or 1,5543 acres of land.

Edward J. Wood
 7/6/2011
 0366
 Edward J. Wood
 Professional Surveyor
 Maryland Registration No. 10885
 License Expiration 6-1-12

OWNERS' NOTES:

- All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan, showing development of this property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
- 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.
- The approval of this plat is predicated on the availability of public water and sewer.
- The property shown hereon is subject to the requirements of Chapter 22A of the Montgomery County "Forest Conservation Law, including approval of a Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.
- This property shown hereon is zoned R-200.
- This property appears on Montgomery County Tax Map R122.
- This property is subject to the terms and conditions of Preliminary Plan No. 12089510 and Site Plan No. 02070202.
- This plat conforms with the requirements of Chapter 25A of the Montgomery County Code regarding Moderately Priced Dwelling Units (MPDUs).
- Parcels C and D, Block G, Parcels A and B, Block V, and Parcel L, Block K, shown hereon are subject to the terms and conditions of a "Common Open Space Covenant with the Maryland-National Capital Park and Planning Commission" recorded among the Land Records of Montgomery County, Maryland in Liber 28045 at Folio 578.
- Parcels C and D, Block G, Parcels A and B, Block V, and Parcel L, Block K, shown hereon are subject to the terms and conditions of a "Declaration of Covenants, for the operation and maintenance of private streets, storm drain systems, and/or open space areas, recorded among the Land Records of Montgomery County, Maryland in Liber _____ at Folio _____.
- The three (3) foot wide Street Tree Easement "SITE" shown hereon is intended for the use of the Homeowners Association for the installation, maintenance, inspection, removal and re-plantation of the street trees. Further it is the intent that the utility companies will be utilizing only the ten (10) feet of the fifteen (15) foot wide PUE shown hereon. However, the utility companies may cross the three (3) foot wide strip reserved for street trees perpendicularly, but they shall not run their lines linearly with said three (3) foot wide strip.



POPLAR RUN
 WHEATON (13th) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 50' AUGUST 2008

PLAT 9

2 Research Plaza, Suite 100, Rockville, MD 20850 | 301.946.2750 | 301.946.9367
 www.LandMatters.net
 Engineers Planning Surveying Environmental Sciences

RECORD PLAT REVIEW SHEET

Plat Name: Poplar Run Plat Number: 220090790
 Plan Name: Indian Spring Plan Number: 120060510
 Plat Submission Date: 1-14-09
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: R. Weaver Checked: RTW Date 7/13

Initial DRD Review:

Signed Preliminary Plan - Date 5-14-08 Checked: Initial SJS Date 7-9-2009
 Planning Board Opinion - Date 1-19-07 Checked: Initial SJS Date 7-9-2009
 Site Plan Req'd for Development? Yes X No Verified By: SJS (initial)
 Site Plan Name: Poplar Run Site Plan Number: 820070020
 Planning Board Opinion - Date 2-20-08 Checked: Initial SJS Date
 Site Plan Signature Set - Date 10-14-08 Checked: Initial SJS Date 7/9/09
 Site Plan Reviewer Plat Approval: Checked: Initial Date

Review Items: Lot # & Layout ✓ Lot Area ✓ Zoning ✓ Bearings & Distances ✓
 Coordinates ✓ Plan # ✓ Road/Alley Widths ok Easements ok Open Space ok
 Non-standard BRLs N/A Adjoining Land ✓ Vicinity Map ✓ Septic/Wells N/A
 TDR note N/A Child Lot note N/A Surveyor Cert ✓ Owner Cert ✓ Tax Map ✓

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>C. Bunning</u>	<u>1-15-09</u>	<u>1-30-09</u>	<u>1-22-09</u>	<u>OK</u>
Research	<u>Bobby Fleury</u>	↓	↓	<u>1-29-09</u>	<u>REVISE PUE'S</u>
SHA	<u>Doug Mills</u>	↓	↓	<u>1-29-09</u>	<u>OK</u>
PEPCO	<u>Steve Baxter</u>	↓	↓	<u>1-29-09</u>	<u>OK</u>
Parks	<u>Doug Powell</u>	↓	↓	<u>1-29-09</u>	<u>OK</u>
DRD	<u>Nellie Carey</u>	↓	↓	<u>1-29-09</u>	<u>OK</u>

Final DRD Review:

DRD Review Complete:
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up):
 Final Mylar w/Mark-up & PDF Rec'd:

Initial	Date
<u>SJS</u>	<u>7-7-11</u>
<u>SJS</u>	<u>6-28-11</u>
<u>SJS</u>	<u>7-7-11</u>
<u>SD</u>	<u>7-28-2011</u>

Board Approval of Plat:

Plat Agenda:
 Planning Board Approval:
 Chairman's Signature:

DPS Approval of Plat:

Engineer Pick-up for DPS Signature:
 Final Mylar for Reproduction Rec'd:

Plat Reproduction:

Addressing:
 File Card Update:
 Final Zoning Book Check:
 Update Address Books with Plat #:
 Update Green Books for Resubdivision:
 Notify Engineer to Seal Plats:
 Engineer Seal Complete:
 Complete Reproduction:
 Sent to Courthouse for Recordation:

No. _____



SEE SHEET 9

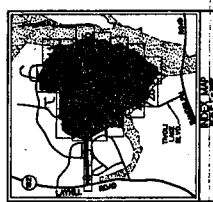
SEE SHEET 5

SEE SHEET 7

SEE SHEET 11

SEE SHEET 14

SEE SHEET 13

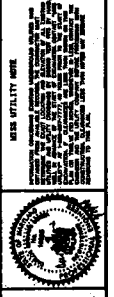


PROFESSIONAL CERTIFICATION
 I, the undersigned, being a duly licensed Professional Engineer in the State of Maryland, hereby certify that I am the author of the above design and that the same complies with all applicable laws and regulations.

CONNER ZIMMERMAN CERTIFICATE
 No. 10-20-08
 3/16/08

15
 CERTIFIED SITE PLAN
POPLAR RUN
 FORMERLY KNOWN AS INDIAN SPRING
 WASHINGTON (WITH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

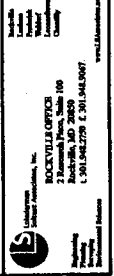
APPLICANT
WINCHESTER HOMES, INC.
 8805 ROCKLEDGE DRIVE, SUITE 800
 BETHESDA, MD 20817
 ATTN: MIKE LEMON

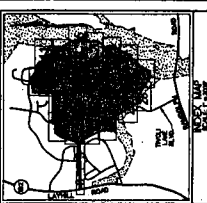


SEWER UTILITY NOTE
 ALL SEWER LINES SHALL BE 15" DIA. AND SHALL BE 10' DEEP AT ALL POINTS. ALL SEWER LINES SHALL BE 10' DEEP AT ALL POINTS. ALL SEWER LINES SHALL BE 10' DEEP AT ALL POINTS.

NO.	DATE	DESCRIPTION
1	10-20-08	ISSUED FOR PERMIT
2	10-20-08	ISSUED FOR PERMIT
3	10-20-08	ISSUED FOR PERMIT
4	10-20-08	ISSUED FOR PERMIT
5	10-20-08	ISSUED FOR PERMIT
6	10-20-08	ISSUED FOR PERMIT
7	10-20-08	ISSUED FOR PERMIT
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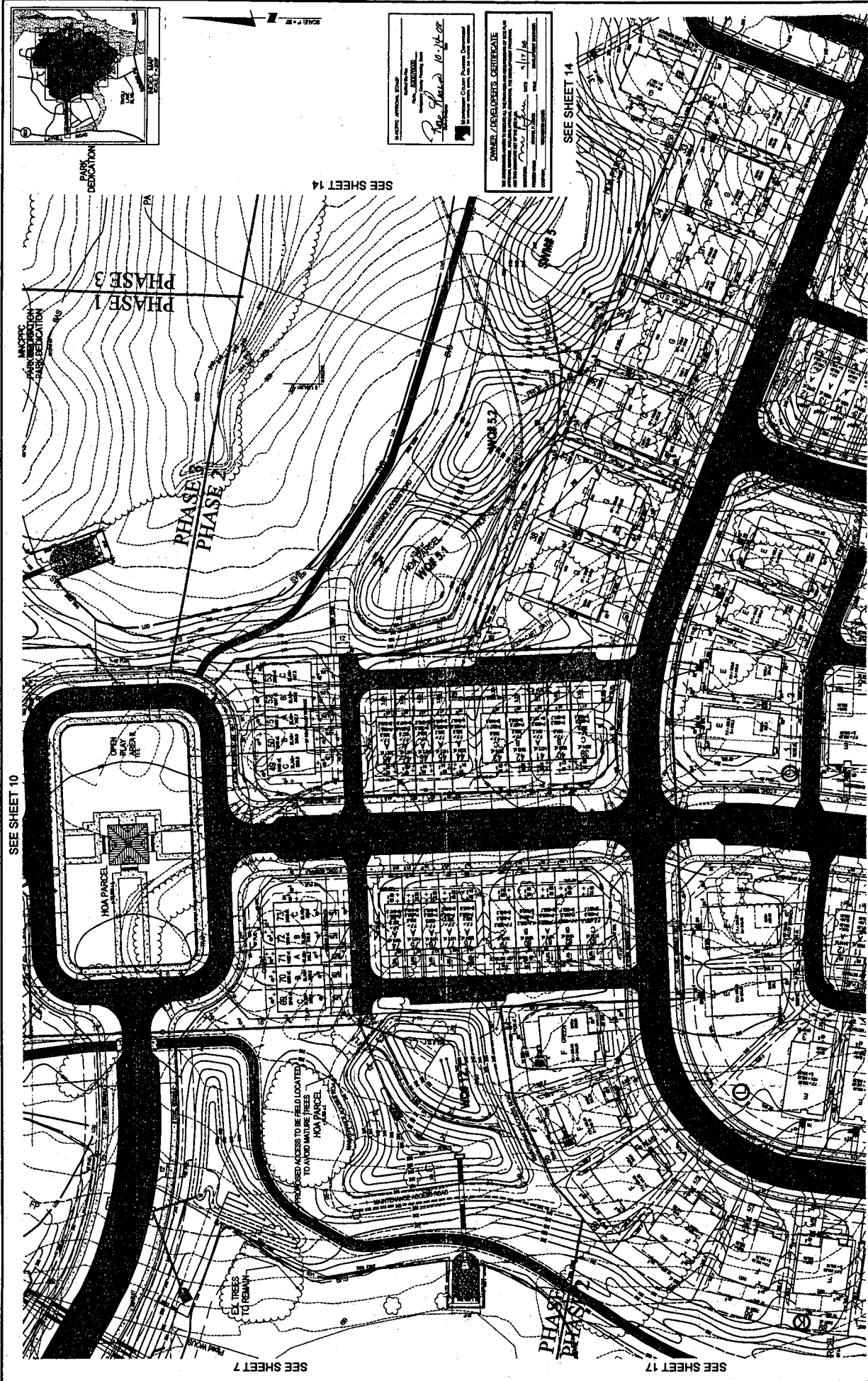
ROCKVILLE OFFICE
 1100
 Rockville, MD 20850
 1-301-948-2750 F-301-948-0967





ENGINEER'S APPROVAL
 DATE: 10/14/08
 PROJECT: POPLAR RUN
 COUNTY: MONTGOMERY COUNTY, MARYLAND
 ENGINEER: [Signature]
 FIRM: [Firm Name]

OWNER/DEVELOPER'S CERTIFICATE
 I HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS SITE PLAN IS TRUE AND CORRECT AND THAT THE PROJECT HAS BEEN REVIEWED BY ME AND I AM SATISFIED WITH THE INFORMATION CONTAINED HEREIN.
 DATE: 10/14/08
 PROJECT: POPLAR RUN
 COUNTY: MONTGOMERY COUNTY, MARYLAND
 OWNER/DEVELOPER: [Signature]



SEE SHEET 10

SEE SHEET 7




SEE SHEET 17

SEE SHEET 18

SEE SHEET 14

SEE SHEET 19

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND, LICENSE NO. [Number]

 DATE: 10/14/08 SHEET: 13 OF: 29 SCALE: AS SHOWN	CERTIFIED SITE PLAN POPLAR RUN FORMERLY KNOWN AS INDIAN SPRING WRESTON PATH, ELECTION, DISTRICT MONTGOMERY COUNTY, MARYLAND	 APPLICANT: WINCHESTER HOMES, INC. 6905 ROCKLEDGE DRIVE, SUITE 800 BETHESDA, MD 20817 ATTN: JANE LESGON	SEE UTILITY NOTE THIS SITE PLAN IS BASED UPON THE UTILITY RECORDS AND FIELD SURVEY OF THE PROJECT AREA. THE LOCATION OF UTILITIES IS SHOWN AS ACCURATE AS THE RECORDS AND FIELD SURVEY. THE APPLICANT IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF UTILITIES PRIOR TO CONSTRUCTION.																				
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