



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


**MCPB
Item # 1B
10-23-2014**

MEMORANDUM

DATE: October 13, 2014

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Supervisor
D.A.R.C. Division
(301) 495-4542

FROM: Stephen Smith, Senior Planner 
D.A.R.C. Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for October 23, 2014

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:

220130480 - 220130500 Cabin Branch
220141320 - 220141340 Stanmore
220150260 Cloverleaf Center

Plat Name: Cabin Branch
Plat #: 220130480 - 220130500

Location: Located at the intersection of Broadway Avenue and Wellspring Avenue.
Master Plan: Clarksburg Master Plan
Plat Details: MXPB zone; 89 lots, 9 parcels
Applicant: Winchester Homes, Inc

The subdivision plats have been reviewed by M-NCPPC staff and determined that the plats comply with Preliminary Plan No. 12003110B (MCPB Resolution No. 06-117) and with Site Plan No. 82006029A (Certified Site Plan dated September 14, 2012), as approved by the Board, and that any minor modifications reflected on the plats do not alter the intent of the Board's previous approval of the aforesaid plans.

Area Tabulation		
39 Lots(s)	66122 sq.ft. or	1.51801 Acres
3 Parcel(s)	27918 sq.ft. or	0.64091 Acres
Dedication	N/A sq.ft. or	N/A Acres
Total Area	94040 sq.ft. or	2.15892 Acres



O CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	300.00'	93.76'	45.85°	90.30'	N89°17'00"W	20°00'00"
2	240.00'	113.49'	58.91°	111.87'	N89°17'00"W	21°00'00"
3	24.00'	29.33'	16.81°	27.56'	N89°43'32"E	70°01'03"
4	46.00'	56.31'	32.22°	52.78'	N60°43'32"E	70°01'03"
5	182.00'	61.52'	32.09°	63.21'	N89°17'00"W	20°00'00"
6	160.00'	55.85'	28.21°	55.57'	N89°17'00"W	20°00'00"

I hereby certify that the data shown hereon is correct; that it is a true and correct copy of the property acquired by Winchester Homes Inc., a Delaware corporation, from John W. Williams, Teresa G. Duggan, Susan G. Brown, Barry R. Gosnell, Garrin G. McGowan, William G. Gosnell, Gary S. Gosnell, and Gregory F. Gosnell, by deed dated December 7th, 2004 and recorded among the Land Records of Montgomery County, Maryland in Liber 2892B at folio 60S; and I further certify that once assigned as described in the owner's affidavit, the property was sold to the public through the sale of the property located at Section 95-24(6) of the Montgomery County Code. The total area included on this plat is 94,004 square feet or 2.153902 acres of land, of which none is dedicated to public use. The property was sold pursuant to the provisions of the Montgomery County Code, Chapter 12, Ordinance No. 00-012, which provides for the sale of real estate subject to a tax lien in accordance with COMAR Title 09, Subtitle 13, Chapter 06, Regulation 12.

For: Rodgers Consulting, Inc.
By: Aaron Eugene Worley
Professional Land Surveyor
Maryland Registration No. 21539
(License Expiration Date: 12-23-2015)

Date 7-12-2014

Vicinity Map: 1" = 2000'

General Notes:

- [illegible]

Parcels D, G and H, Block A, shall be maintained by the Homeowners Association. Said parcels are subject to the terms of a Common Open Space Covenant recorded among the Land Records of Montgomery County, Maryland in Liber 28045 at folio 578 and are also subject to the terms of a Declaration of Covenants for Privata Open Space recorded among the aforementioned Land Records in Liber 46632 at folio 466.

Subdivision Record Plat

Lots 7-45 and

Parcels D, G & H, Block A Cabin Branch

**Clarksburg (2nd) Election District
Montgomery County, Maryland**

Scale: 1"= 30' September, 2011

Plat No. 11

RC1 Job No.: 5065W/6
MNC/PTC Plot No. 729130490

Owner's Certificate

We, the undersigned, owners of the property described herein, adopt this plan of subdivision; establish the minimum lot area and subdivision restrictions; and guarantee compliance with the provisions of section 50-24 of the subdivision regulations.

Further, we grant to the applicable utility companies, their respective successors and/or assigns, a Public Utility Easement in, on, and over the land designated herein as "P.U.E.", with the terms and provisions of said grant being those set forth in the Declaration of Terms and Provisions of Public Utility Easements recorded in Montgomery County, Maryland, at folio 437 among the Land Records of Montgomery County, Maryland.

Further, we grant to Montgomery County, Maryland, Temporary Slope Easements designated hereon as "T.S.E.", and parallel to all public street right of way lines. Said Temporary Slope Easements shall be established at such time as the public improvements on the abutting public streets have been lawfully completed and for maintenance by Montgomery County, Maryland.

Further, we grant to the general public a Common Access Easement over all of Parcel H, Block A, to provide permanent and unobstructed access to the general public in, through, over and across said easement area.

Further, we establish Ingress/Egress Easements across Lot 8, Block A₁ for the benefit of Lots 7 and 8, Block A₁; and Lots 26 and 27, Block A₁ for the benefit of Lots 26 and 27, Block A₁ as shown hereon, subject to the terms and conditions set forth in a document to be recorded hereafter.

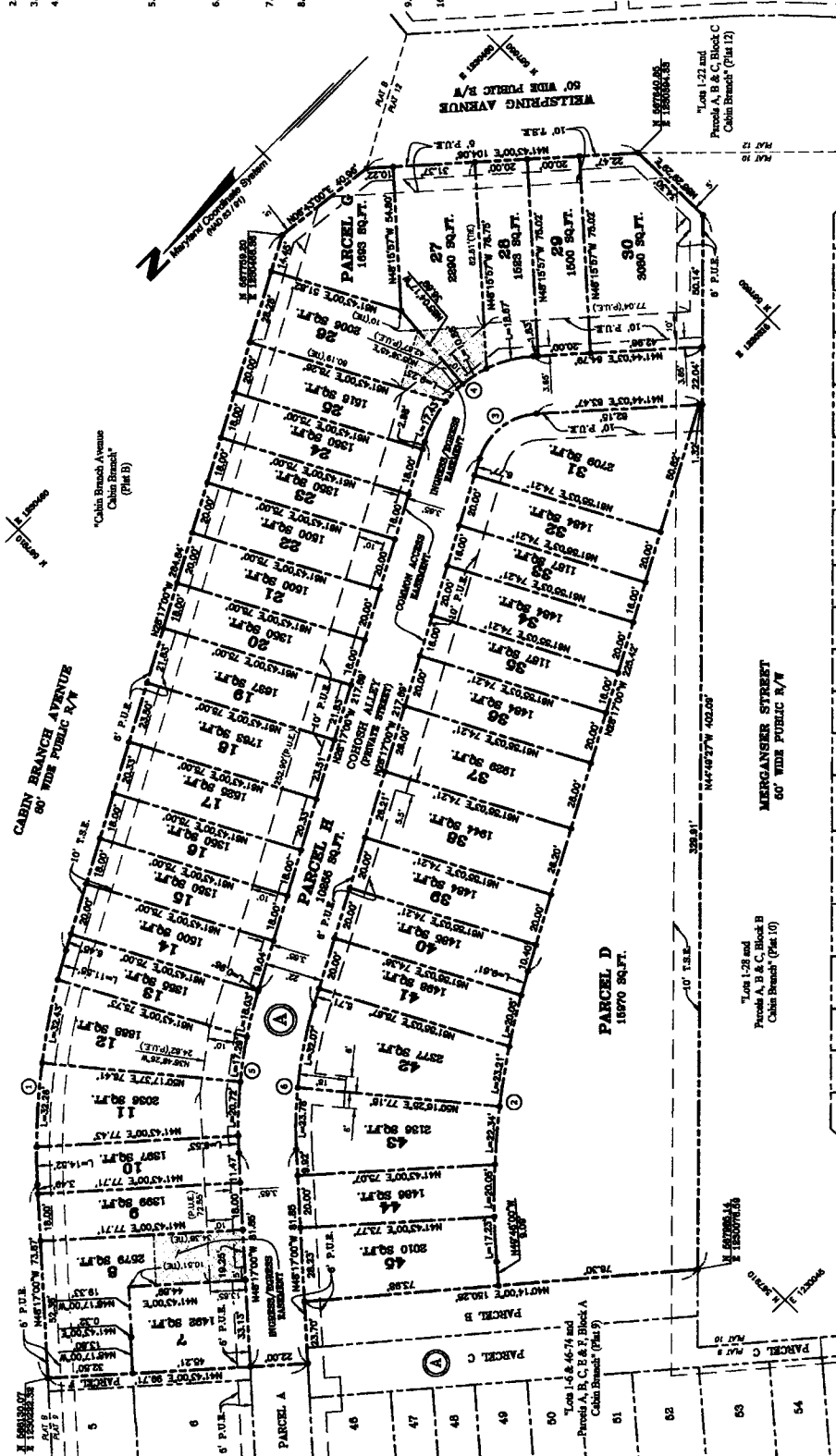
As owners of this subdivision we, our successors and assigns, will cause all property corner markers and any other adjoined monumentation to be set by a registered Maryland Surveyor in accordance with Section 50-24 (e) of the Annotated Code of Maryland prior to the acceptance of public streets for maintenance.

There are no suits or actions at law, leases, mortgages or trusts affecting the property shown herein.

Winchester Homes Inc.

WACBY V.P.
MAY 5 1969 V.P.

Aug. 27, 2014



60' WIDE PUBLIC R/W

"Lots 1-28 and
Parcels A, B & C, Block B

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The Maryland-National Capital Park and Planning Commission	Montgomery County Department of Planning and Public Works
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4 _____	Approved _____	_____
Montgomery County Planning Board		or Permitting Services
		Approved <u>September 16, 2014</u>

From: Ed/Bar

Chairman	Asst. Secretary-Treasurer
Director	

Recording File No.

Plat No.

Surveyor's Certificate

Requestion 12. 9-12-2014
Date

General Notes:

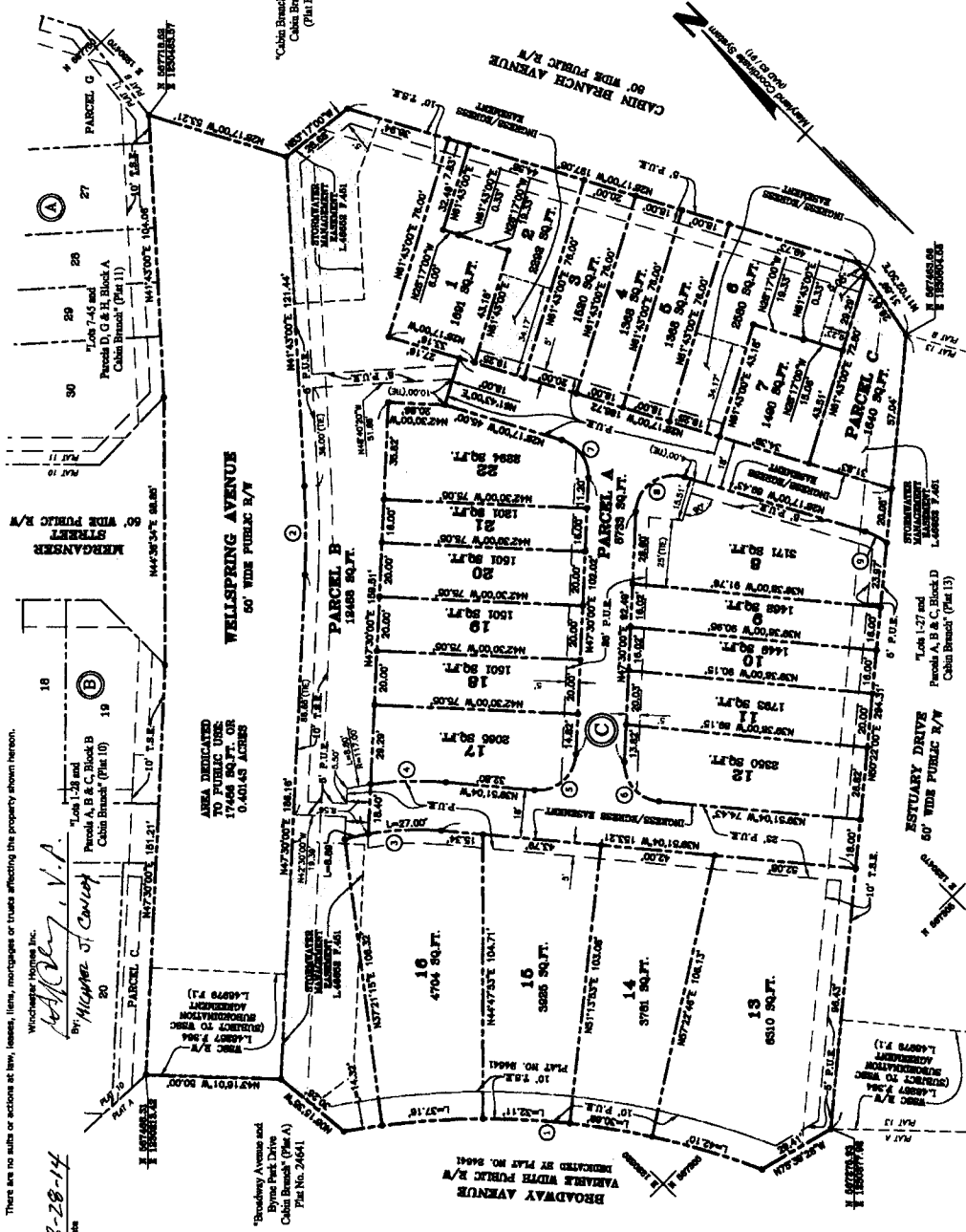
1. This development is served by public water and sewer systems only.
2. This Plot: 21 Lots, 3 Periods; 2 Zones: NODP.
3. Text Map: EV, WSSC 2007 Sheet No. 231N14.
4. All terms, conditions, agreements, limitations and requirements associated with any Preliminary Plan, Site Plan, Project Plan or other plan, allowing development of this property, approved by the Montgomery County Planning Board are intended to survive and not be distinguished by the recordation of this plan, unless expressly contemplated by the plan as approved. The official public files for any plan are maintained by the Planning Board and available for public review during normal business hours.
5. This subdivision master plan is not intended to show any matter affecting the ownership and use, nor any matter restricting the ownership and use, of this property. The subdivision plan is not intended to replace an examination of title or to depict or cure all matters affecting title.
6. The property shown herein is subject to the requirements of Chapter 23A of the Montgomery County Forest Conservation Law, including approval of a final forest conservation plan and appropriate agreements prior to issuance of a subdivision control permit.
7. This plot is limited to the use of and conditions of Preliminary Plan No. 120031108 and Site Plan No. 820060239A, entitled "Cabin Branch".
8. Bearings and distances are given by bearings and distances. Horizontal datum is NAD83/03, State Plane Coordinates System Zone 1800 (NAD), U.S. survey, based on GPS and conventional survey measurements. Controlling stations include Washington Sanitary Sanitation Commission MUD station 1500+00, station 1500+00, station 1500+00, station 1500+00, station 1500+00 and the average combined (scale = elevation) factor is 0.000043006.
19399 North 5436008.492 East 1227838.768
16397 North 5797471.588 East 1227838.076
9. This property is subject to an approved MS/PMD (#4-C026081) dated April 10, 2005.
10. Percolation to the B and C, Block C shall be maintained by the Homeowners Association. Said parcels are subject to the terms of a Common Open Space Covenant recorded among the Land Records of Montgomery County, Maryland in Lot 28045 at Ohio 579 and are also subject to the terms of a 1985-04553 at 500-465.

Area Tabulation		
22 Lot(s)	5131.7 sq.ft.	or 1.17807 Acres
3 Parcel(s)	22861 sq.ft.	or 0.52480 Acres
Dedication	17496 sq.ft.	or 0.40143 Acres
Total Area	91664 sq.ft.	or 2.10430 Acres

Subdivision Record Plat
Lots 1-22 and

Parcels A, B & C, Block C
Cabin Branch
Clarksburg (2nd) Election District
Montgomery County, Maryland
Scale: 1" = 30' September, 2012

Plat No. 12
RCL Job No.: 506W6
MNC/PC Plat No. 220130500



**RODGERS
CONSULTING**

Approved _____	Chairman _____	Drum _____
_____	_____	Computer _____
_____	_____	SL _____
_____	_____	Checked _____
_____	_____	APW _____
_____	_____	Date Recorded _____
_____	_____	File No. _____

Approved September 16, 2014

Montgomery County Department of Permitting Services

Diana R. D. Jones
Director

The Maryland-National Capital Park and Planning Commission
Montgomery County Planning Board

_____ Asst. Secretary-Treasurer

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