



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


MCPB
Item # 1B
1-22-2015

MEMORANDUM

DATE: January 14, 2015

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 January 22, 2015

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:

220141190 – 220141200 The Towns at Potomac Highlands

Plat Name: The Towns at Potomac Highlands
Plat #: 220141190 - 220141200

Location: Located on the east side of Seven Locks Road, 1,600 feet north of Democracy Boulevard.

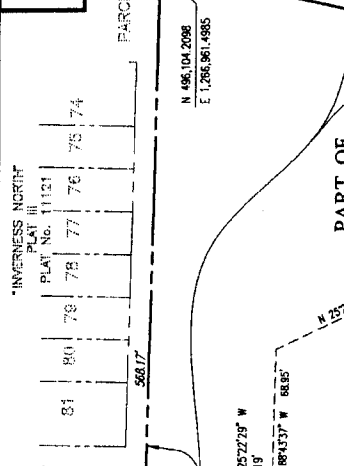
Master Plan: Potomac Subregion Master Plan

Plat Details: R-90 zone; 23 lots, 4 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. 120130260 (MCPB Resolution No. 13-165) and with Site Plan No. 820130260 (Certified Site Plan dated April 4, 2014), 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.

PLAT No.



GENERAL NOTES

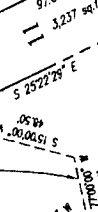
- THIS SUBDIVISION PLAT IS NOT INTENDED TO SHOW CERTAIN... (text partially obscured)
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND... (text partially obscured)
- THIS PROPERTY IS SERVED BY PUBLIC WATER AND PUBLIC... (text partially obscured)
- CONVEYANCES SHOWN HEREON ARE LIMITED TO THE USES AND... (text partially obscured)
- THE PROPERTY SHOWN HEREON IS ZONED R-90 AT THE TIME... (text partially obscured)
- THIS PLAT IS SUBJECT TO A RECORDED COVENANT FOR THE... (text partially obscured)
- PARCEL 'A', AS SHOWN HEREON IS SUBJECT TO A COMMON... (text partially obscured)
- PARCEL 'A' IS ASSUMED TO BE CONVEYED TO THE... (text partially obscured)

GENERAL NOTES

P.U.E. CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING
C9	76.00'	134.76'	117.79'	S 28°54'30" E
C10	86.00'	292'	252'	S 03°53'19" W
C11	65.00'	574'	573'	N 07°40'10" E

GRAPHIC SCALE



CURVE TABULATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	56.00'	46.27'	24.55'	44.98'	N 07°42'22" W	47°20'14"
2	24.00'	21.92'	11.79'	21.17'	N 09°47'45" E	57°20'30"
3	88.00'	35.16'	17.81'	34.94'	N 10°59'52" E	22°28'16"
4	71.00'	140.35'	107.81'	118.59'	N 4°29'53" W	117°15'46"
5	20.00'	11.07'	5.67'	11.04'	N 00°08'38" W	21°38'17"
6	2,888.79'	92.53'	46.27'	92.53'	N 00°13'51" W	01°52'27"
7	2,888.79'	73.08'	36.54'	73.08'	N 00°12'15" W	01°29'27"
8	2,824.79'	92.36'	46.19'	92.36'	S 00°13'33" E	01°52'24"

AREA TABULATION

9 LOTS
1 PARCEL
PINS FOUND
TOTAL AREA OF PLAT
(0.5 VM)
N 495,148.3003
E 1,268,884.3872

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, HEREBY ADOPTING THE BOUNDARIES, CORNERS AND CONTRACTIONS TO THE BOUNDARIES, CORNERS AND CONTRACTIONS TO THE BOUNDARIES, CORNERS AND CONTRACTIONS TO THE BOUNDARIES... (text partially obscured)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEYOR SHOWN HEREON IS CORRECT, THAT THIS IS A SUBDIVISION OF PART OF THAT LAND CONVEYED TO MARIA RUTH BURLEY BY A DEED DATED JUNE 16, 2003 AND RECORDED JUNE 25, 2003 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND... (text partially obscured)

SUBDIVISION RECORD PLAT

THE TOWNS AT
POTOMAC HIGHLANDS
POTOMAC SELECTION DISTRICT No. 10
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 40'
SEPTEMBER 2014

FOR: GUTTSCHICK LITTLE & WEBER, P.A.
WILLIAM E. GUTTSCHICK
PROFESSIONAL LAND SURVEYOR
NO REG. No. 21542 (Exp./RENEWAL DATE: 12/31/2015)

OWNERS CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, HEREBY ADOPTING THE BOUNDARIES, CORNERS AND CONTRACTIONS TO THE BOUNDARIES, CORNERS AND CONTRACTIONS TO THE BOUNDARIES... (text partially obscured)

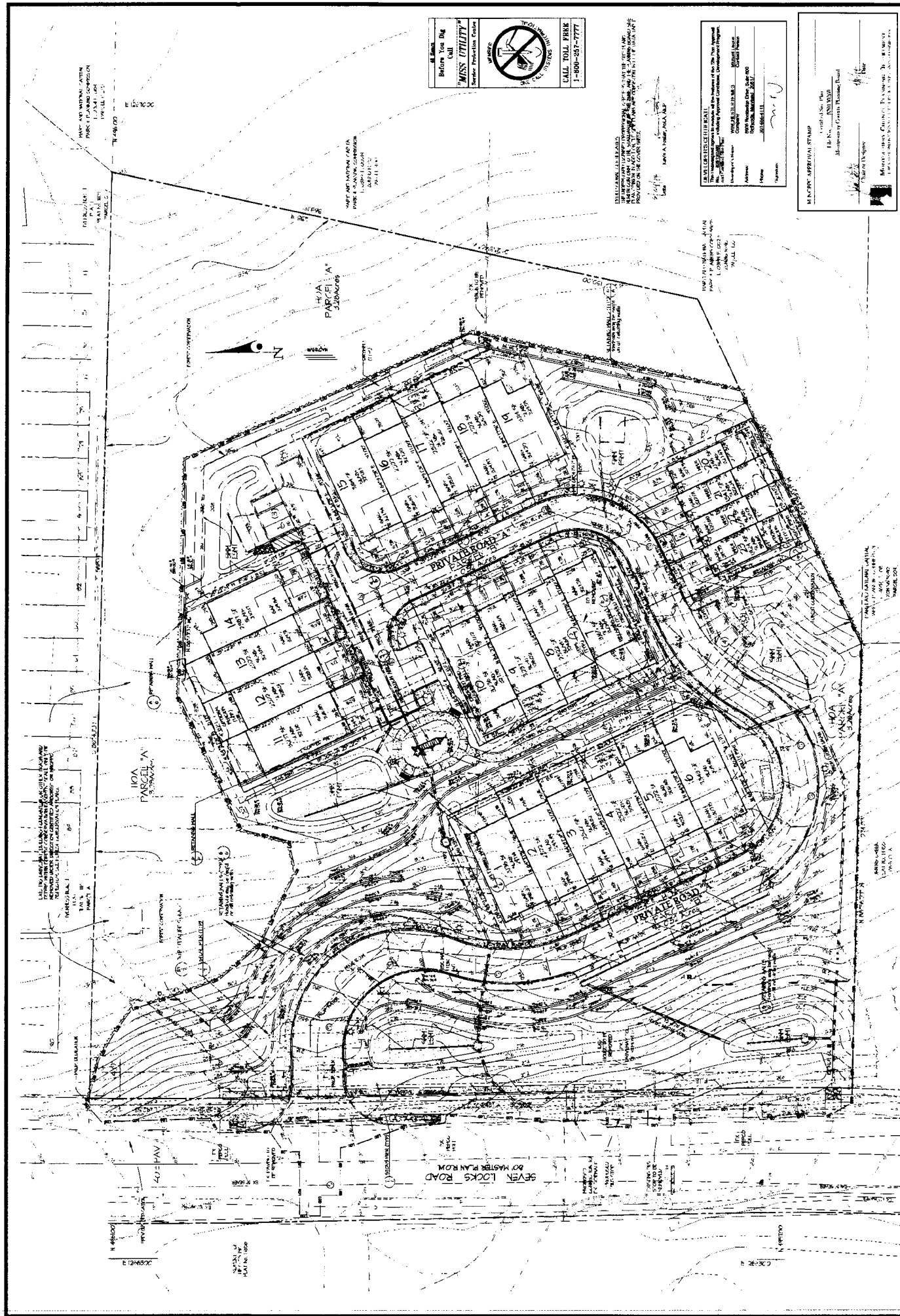
FOR: GUTTSCHICK LITTLE & WEBER, P.A.
WILLIAM E. GUTTSCHICK
PROFESSIONAL LAND SURVEYOR
NO REG. No. 21542 (Exp./RENEWAL DATE: 12/31/2015)

GLWUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3009 NATIONAL DRIVE - SUITE 200 - BARTONVILLE OFFICE PARK
TEL: 301-071-6021 FAX: 301-071-1188
M-CRPPC FILE No. Z20141700

RECORDED:
PLAT NO.:
DRAWN BY: CAD/DAR
CHECKED BY: mba
QTY FILE NO.: 11-031

APPROVED: 12-26-2014
BY: Brad L. Manning, A-12-5
DIRECTOR

CHAIRMAN
ASST. SECRETARY/TREASURER



Before You Dig
 Call
MISS UTILITY
 Service Protection Center
 1-800-551-7777



ILLINOIS STATE BOARD OF PROFESSIONAL ENGINEERS
 License No. 000000000
 State of Illinois
 License No. 000000000
 State of Illinois

SEAN W. DESELENER, P.E.
 Licensed Professional Engineer
 State of Illinois
 License No. 000000000
 State of Illinois
 License No. 000000000
 State of Illinois

MINISTRY APPROVAL STAMP
 I, **John A. Smith**, Minister of the County Planning Board
 do hereby approve this plan for the reasons stated herein.
 Date: **June 10, 2013**

GLW GUNICK LITTLE & WEBER, P.A.
 ARCHITECTS, ENGINEERS, AND PLANNERS, INC.
 1000 W. WASHINGTON STREET, SUITE 200
 WASHINGTON, DC 20004
 TEL: 202-462-1000 FAX: 202-462-1001
 WWW.GLWGLW.COM

REPAID OR
 FROM THIS PLAN
 ALL INFORMATION
 IS TO BE USED AS IS
 WITHOUT WARRANTY

DATE: **JUNE 2013**
 SCALE: **1" = 20'**
 SHEET: **11031**
 OF **4** OF **9**

SITE PLAN
POTOMAC HIGHLANDS
LOT 1-31 & PARCEL A & B
 POTOMAC HIGHLANDS, INC.