




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

**MCPB**  
**Item # 1B**  
**7-14-2016**

**MEMORANDUM**

**DATE:** July 6, 2016

**TO:** Montgomery County Planning Board

**FROM:** Stephen Smith, Senior Planner   
Jay Beatty, Planner  
D.A.R.C. Division  
(301) 495-4522 & (301) 495-2178

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for July 14, 2016

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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:

**220131010 Cabin Branch**

**220160190 - 220160270 The Courts at Clarksburg**

**220160750 Decoverly Hall**

**220160850 Edgemoor**

**Plat Name:** Cabin Branch

**Plat #:** 220131010

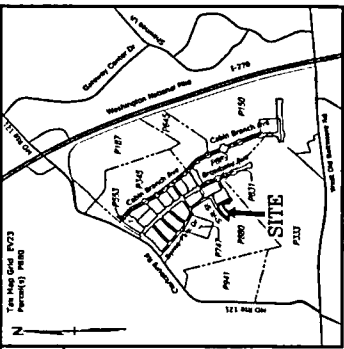
**Location:** Located immediately south of the intersection of Stilt Street and Flycatcher Street.

**Master Plan:** Clarksburg Master Plan

**Plat Details:** CRT zone (formerly RMX-1/TDR), 8 lots

**Applicant:** Winchester Homes, Inc.

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in conformance with Preliminary Plan No. 12003110B (MCPB Resolution No. 08-117), and Site Plan No. 820110080 (Certified Site Plan dated August 16, 2012) 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 plans.



Vicinity Map: 1" = 2000'

**Owner's Certificate**

We, the undersigned, owners of the property described herein, adopt the plat of subdivision, establish the minimum building restriction lines; dedicate the street to public use; 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 that certain document entitled "Declaration of Terms and Provisions of Public Utility Easement" recorded in Liber 3034 at folio 457 among the Land Records of Montgomery County, Maryland.

Further, we grant to Montgomery County, Maryland, Temporary Easements designated herein as "T.E.", adjacent, contiguous and non-contiguous to the subject property, with the terms and provisions of said easements and be so designated at such time as the public improvements on the subject property shall have been fully completed and accepted for maintenance by Montgomery County, Maryland.

Further, we establish an Easement/Freeze Easement over all of Parcel A, Block X for the benefit of Lots 1 through 32, Block X.

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

There are no suits or actions at law, in equity, liens, mortgages or trusts affecting the property shown herein except for a Certificate of Trust recorded in Liber 44178 at folio 38 (to folio 80) and the parties in interest therein have indicated their assent below.

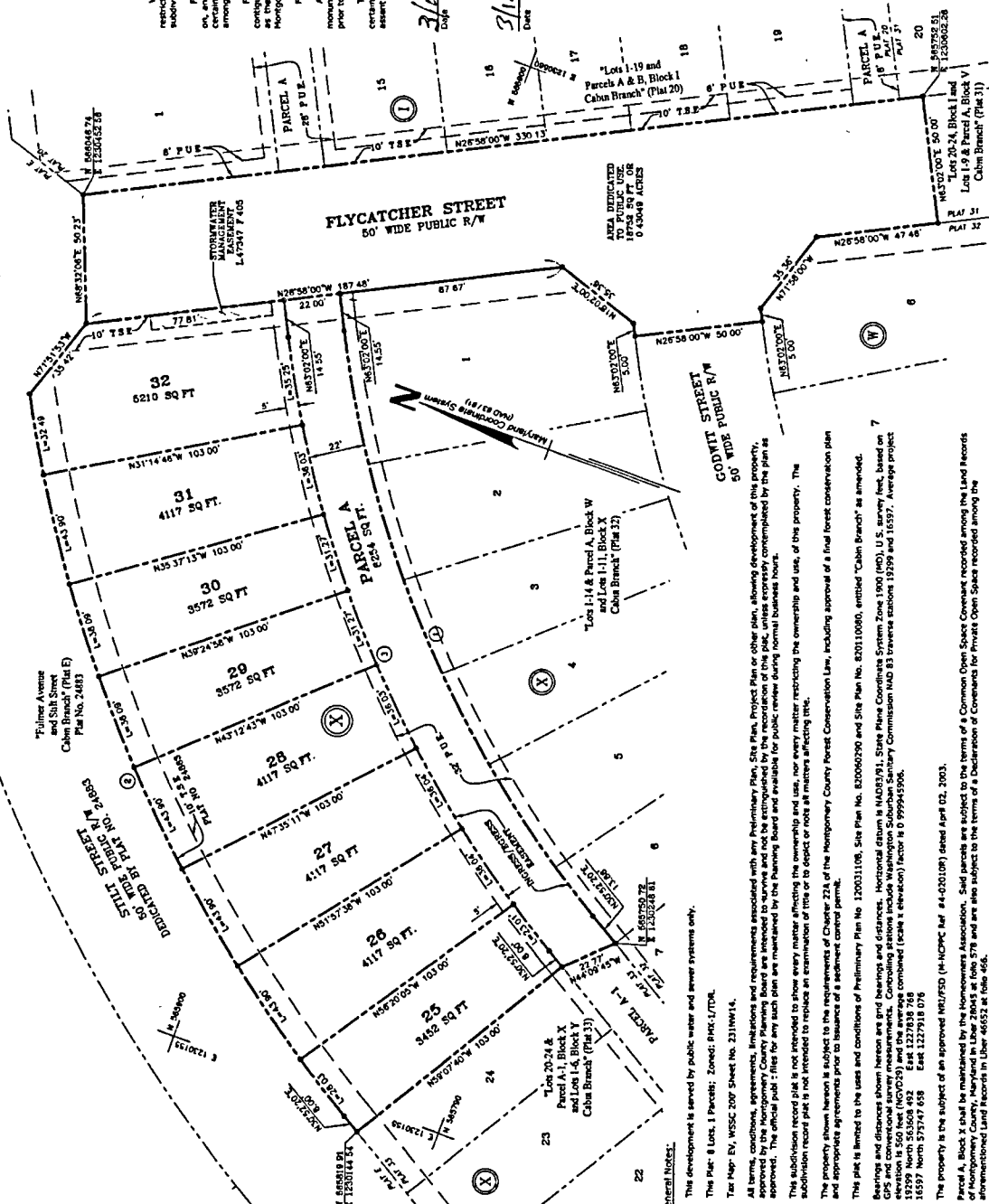
**Surveyor's Certificate**

I hereby certify that the data shown hereon is correct; that it is a plat of part of the project of a subdivision of land in Montgomery County, Maryland, recorded in Liber 44178 at folio 38 (to folio 80) and recorded among the Land Records of Montgomery County, Maryland in Liber 43157 at folio 424; and I further certify that once engaged in the owner's Certificate, I have reviewed all the data shown hereon and the same is correct and true to the best of my knowledge and belief. The total area included on this plat is 57,280 square feet or 1.31493 acres of land, of which 18,772 square feet or 0.43048 acres is dedicated to public use as a street. The project is subject to the provisions of Chapter 06, Subchapter 11, Code of Montgomery County, Maryland, in accordance with COMA Title 09, Subtitle 11, Chapter 06, Regulation 12.

**Witness:**  
 By: *[Signature]*  
 Roger Rodgers Consulting, Inc.  
 Registered Professional Land Surveyor  
 Maryland Registration No. 20002  
 (License Expiration Date: 09-20-2016)

**Plat No.**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DETA
1	450.00'	252.59'	129.72'	249.29'	146°57'10"E	31°09'40"
2	575.00'	312.30'	160.11'	308.48'	146°23'35"E	31°40'10"
3	472.00'	264.94'	138.06'	261.48'	146°37'10"E	31°09'40"



**Area Tabulation**

8 Lot(s)	32274 sq ft.	or	0.74089 Acres
1 Parcel(s)	6254 sq ft.	or	0.14356 Acres
Dedication	18752 sq ft.	or	0.43048 Acres
<b>Total Area</b>	<b>57280 sq ft.</b>	or	<b>1.31493 Acres</b>

**Transferable Development Rights (TDRs)**

The property shown herein is being developed in accordance with TDR standards. The TDRs for development have been conveyed to the owner:

TDR Number(s)	Date	Lot/Block	# of TDRs
17-8846 through 17-8853	5/27/2006	L 32284 & 311	8

Total number of TDRs utilized by this plat: 8

- General Notes:**
- The development is served by public water and sewer systems only.
  - The Plat: 8 Lots, 1 Parcel; Zoned: RHR-1/TDR.
  - Tax Map: BV, WSSC 2007 Sheet No. 2319W4.4.
  - All terms, conditions, agreements, limitations and requirements associated with any Preliminary Plan, Site Plan, Project Plan or other plan, allowing development of this property, shall remain in full force and effect and shall not be extinguished by the recording of this plat, unless expressly completed by the plan as approved. The official plat filed for this plat is maintained by the Planning, Zoning and Permitting Department, Montgomery County, Maryland.
  - This subdivision record plat is not intended to restrict the ownership and use, nor every matter restricting the ownership and use, of the property. The subdivision record plat is not intended to restrict an examination of title or to defect or root at matters affecting title.
  - The property shown herein 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 settlement control permit.
  - The plat is limited to the uses and conditions of Preliminary Plan No. 820060290 and Site Plan No. 820031108, entitled "Cabin Branch" as amended.
  - Bearings and distances shown herein are true bearings and distances. Horizontal distances are based on the National Geodetic Survey datum of 1983 (NAD 83). U.S. survey feet, based on the datum of 1983 (NAD 83) and the average combined (scale x elevation) factor is 0.99994596.
  - Parcel A, Block X shall be maintained by the Homeowners Association. Said parcels are subject to the terms of a Common Open Space Easement recorded among the abutment Land Records in Liber 46652 at folio 466.
  - The Maryland-National Capital Park and Planning Commission Montgomery County Planning Board

**RODGERS CONSULTING**  
 A Surveying & Planning Firm

Drawn: *[Signature]*  
 Checked: *[Signature]*  
 Recorded: *[Signature]*  
 Plat No.:

Approved: *[Signature]*  
 Director

Approved: *[Signature]*  
 Assistant Secretary-Treasurer

Subdivision Record Plat  
 Lots 25-32 and  
 Parcel A, Block X  
 Cabin Branch  
 Clarksburg (2nd) Election District  
 Montgomery County, Maryland  
 Scale: 1" = 30' December, 2012

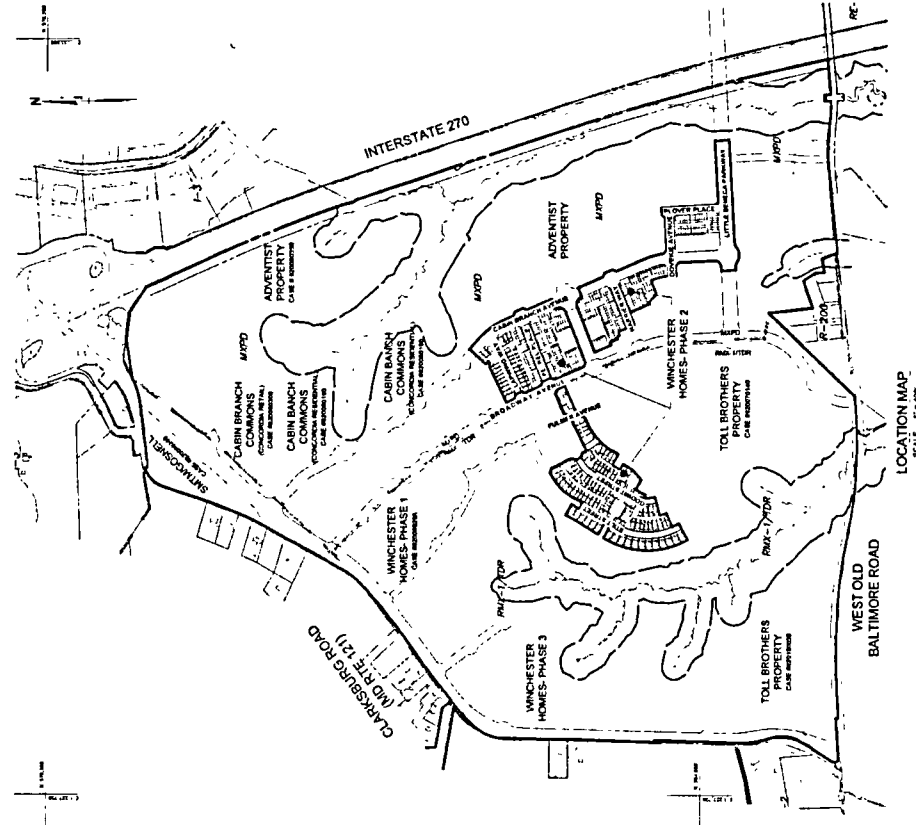
Plat No.: 21  
 RCI Job No.: 58596  
 MDCPC File No. 20131018

# WINCHESTER - PHASE 2

## SITE PLAN 820110080

### CABIN BRANCH

#### CLARKSBURG, MARYLAND



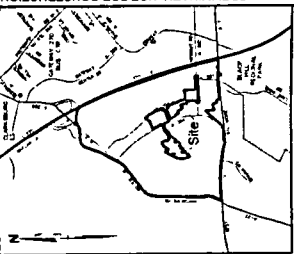
Sheet Number	Sheet Title
1	Overall Site
2	Overall Project and Zoning Information
3	Architectural Symbols
4	Site Reference and Composite Site Plan
5	Development Program Planning Exhibit
6	Site Plan
7	Site Plan
8	Site Plan
9	Site Plan
10	Site Plan
11	Site Plan
12	Site Plan
13	Site Plan
14	Site Plan
15	Site Plan
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31	Site Plan
32	Site Plan
33	Site Plan

**Client/Owner:**  
**WINCHESTER HOMES, INC.**  
 4905 Rockledge Drive  
 Suite 800  
 Bethesda, Maryland 20817  
 Phone: (301) 804-4855  
 Contact: Mr. Bill Kumpel

**Architect:**  
**ALMERCY, EARLY & BREWER, CHTD.**  
 3 Bethesda Metro Center  
 Bethesda, Maryland 20814  
 Phone: (301) 841-7826  
 Contact: Mr. Robert Harris

**Architect:**  
**WINCHESTER HOMES, INC.**  
 4905 Rockledge Drive  
 Suite 800  
 Bethesda, Maryland 20817  
 Phone: (301) 804-4855  
 Contact: Mr. Bill Kumpel

**Civil Engineer/Landscape Architect:**  
**RODGERS CONSULTING, INC.**  
 1947 Centara Boulevard, Suite 200  
 Silver Spring, Maryland 20910  
 Phone: (301) 497-8729  
 Contact: Mr. Gary F. Uemberg



**PHASE 1**  
 221 Unit (107 Single Family Detached and 115 Single Family Attached)  
 1" = 2' 000"

DATE	DESCRIPTION
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**PHASE 2**  
 179 Unit (107 Single Family Detached and 72 Single Family Attached)  
 1" = 2' 000"

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**PROPOSED RESTRICTIONS TO THE CHARTER:**

- 1. No other uses shall be permitted on the site.
- 2. No other structures shall be permitted on the site.
- 3. No other parking spaces shall be permitted on the site.
- 4. No other landscaping shall be permitted on the site.
- 5. No other signage shall be permitted on the site.
- 6. No other utilities shall be permitted on the site.
- 7. No other easements shall be permitted on the site.
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