




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

MCPB
Item # 1B
9-29-2016

MEMORANDUM

DATE: September 21, 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 September 29, 2016

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:

220151200 - 220151240 Cabin Branch

Plat Name: Cabin Branch
Plat #: 220151200 - 220151240

Location: Located in the vicinity of Stilt Street and Flycatcher Street, west of Fulmer Avenue.

Master Plan: Clarksburg Master Plan

Plat Details: CRT zone (formerly RMX/TDR-1); 113 lots, 7 parcels

Applicant: Winchester Homes, Inc.

The subdivision plats have 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 plats do not alter the intent of the Board's previous approval of the aforesaid plans.

Plat No.

General Notes: 1. This development is served by public water and sewer systems only.

Owner's Certificate: We, the undersigned, owners of the property described herein, admit that the site of the subdivision shown on the attached plat is subject to public use.

Transferrable Development Rights (TDRs): The property shown herein is being developed in accordance with TDR standards. The following development rights are necessary for development:

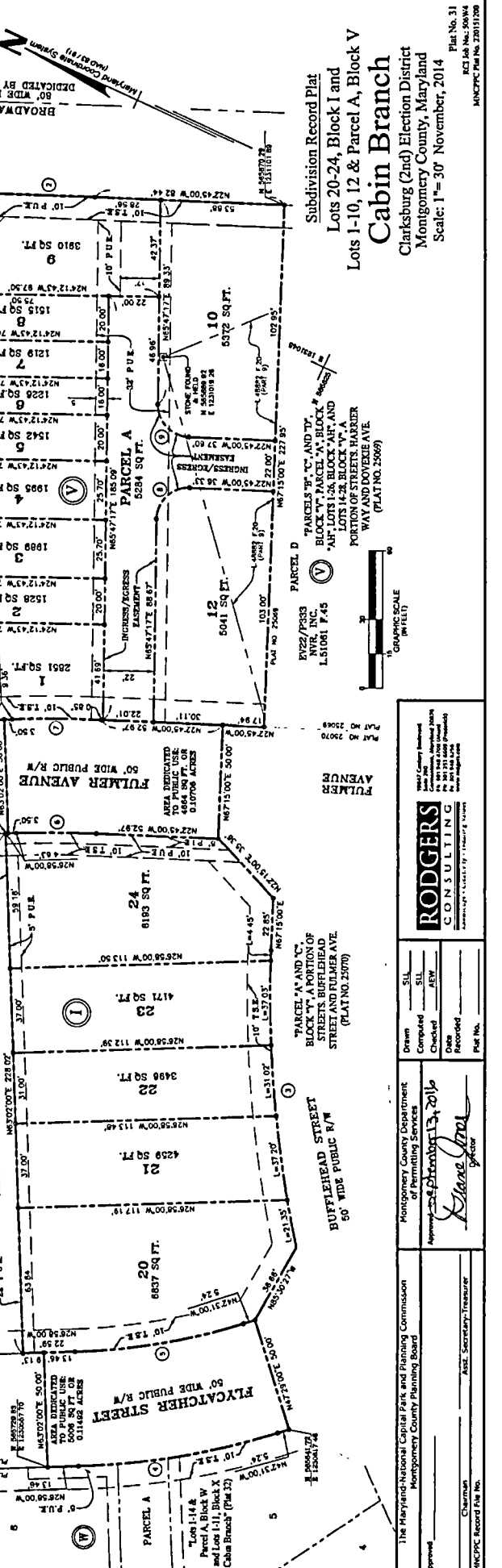
Table with 5 columns: CURVE, RADIUS, LENGTH, THICKNESS, CHORD, BEARING. Lists data for various curves in the subdivision.

Area Tabulation: 16 Lots, 53144 sq. ft. or 1.21099 Acres; 1 Parcel, 52744 sq. ft. or 1.2130 Acres; Dedication, 8570 sq. ft. or 0.2139 Acres; Total Area, 68938 sq. ft. or 1.58238 Acres.

Surveyor's Certificate: I hereby certify that the data shown herein is correct, that it is a part of the property acquired by Winchester Homes, Inc., and that it is a part of the property acquired by the donor of the TDRs.

Table with 3 columns: TDR Number, Date, Liber/Folio. Lists TDR numbers and dates from 17-8854 to 17-9100.

Transferrable Development Rights (TDRs) continued: The property shown herein is being developed in accordance with TDR standards.



9-6-16 Date: Arthur H. Jones, Trustee (as to Beneficiary Deed of Trust recorded in Liber 44178 at folio 380). By Meghan J. Convey, Vice President.

9-8-2016 Date: Scott Consulting, Inc. Professional Land Surveyor. License Registration No. 20002. (Expiration Date 09-30-2018).

9-6-16 Date: Arthur H. Jones, Trustee (as to Beneficiary Deed of Trust recorded in Liber 44178 at folio 380). By Meghan J. Convey, Vice President.

Subdivision Record Plat: Lots 20-24, Block 1 and Lots 1-10, 12 & Parcel A, Block V.

Cabin Branch: Clarksburg (2nd) Election District, Montgomery County, Maryland. Scale: 1" = 30' November, 2014.

Parcel A and C, Parcel B, Parcel D, Parcel E, Parcel F, Parcel G, Parcel H, Parcel I, Parcel J, Parcel K, Parcel L, Parcel M, Parcel N, Parcel O, Parcel P, Parcel Q, Parcel R, Parcel S, Parcel T, Parcel U, Parcel V, Parcel W.

Parcel A and C, Parcel B, Parcel D, Parcel E, Parcel F, Parcel G, Parcel H, Parcel I, Parcel J, Parcel K, Parcel L, Parcel M, Parcel N, Parcel O, Parcel P, Parcel Q, Parcel R, Parcel S, Parcel T, Parcel U, Parcel V, Parcel W.

Parcel A and C, Parcel B, Parcel D, Parcel E, Parcel F, Parcel G, Parcel H, Parcel I, Parcel J, Parcel K, Parcel L, Parcel M, Parcel N, Parcel O, Parcel P, Parcel Q, Parcel R, Parcel S, Parcel T, Parcel U, Parcel V, Parcel W.

Parcel A and C, Parcel B, Parcel D, Parcel E, Parcel F, Parcel G, Parcel H, Parcel I, Parcel J, Parcel K, Parcel L, Parcel M, Parcel N, Parcel O, Parcel P, Parcel Q, Parcel R, Parcel S, Parcel T, Parcel U, Parcel V, Parcel W.

Parcel A and C, Parcel B, Parcel D, Parcel E, Parcel F, Parcel G, Parcel H, Parcel I, Parcel J, Parcel K, Parcel L, Parcel M, Parcel N, Parcel O, Parcel P, Parcel Q, Parcel R, Parcel S, Parcel T, Parcel U, Parcel V, Parcel W.

Parcel A and C, Parcel B, Parcel D, Parcel E, Parcel F, Parcel G, Parcel H, Parcel I, Parcel J, Parcel K, Parcel L, Parcel M, Parcel N, Parcel O, Parcel P, Parcel Q, Parcel R, Parcel S, Parcel T, Parcel U, Parcel V, Parcel W.

Parcel A and C, Parcel B, Parcel D, Parcel E, Parcel F, Parcel G, Parcel H, Parcel I, Parcel J, Parcel K, Parcel L, Parcel M, Parcel N, Parcel O, Parcel P, Parcel Q, Parcel R, Parcel S, Parcel T, Parcel U, Parcel V, Parcel W.

Parcel A and C, Parcel B, Parcel D, Parcel E, Parcel F, Parcel G, Parcel H, Parcel I, Parcel J, Parcel K, Parcel L, Parcel M, Parcel N, Parcel O, Parcel P, Parcel Q, Parcel R, Parcel S, Parcel T, Parcel U, Parcel V, Parcel W.

Plat No. 31: REC-16-10094, MNCPC PLAN NO. 2014024

RODGERS CONSULTING: 1201 North Rockwell Street, Clarksburg, MD 20741. Phone: 301-221-2212.

Honorable County Department of Permitting Services: Approved by: 8/26/16, 2016. Date: 8/26/16.

Secretary/Treasurer: [Signature]

Chairman: [Signature]

Secretary/Treasurer: [Signature]

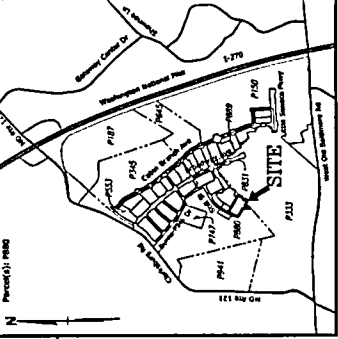
Chairman: [Signature]

Secretary/Treasurer: [Signature]

Chairman: [Signature]

Secretary/Treasurer: [Signature]

Plat No.

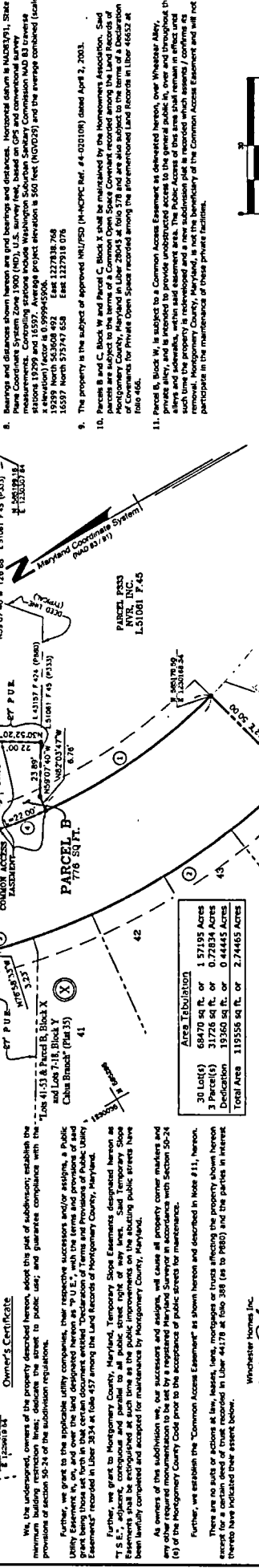


Vicinity Map: 1" = 2000'

CURVE	ADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	245.00'	88.81'	44.40'	88.82'	N65°01'14"W	20°48'50"
2	295.00'	157.58'	80.61'	155.52'	N00°07'19"W	30°33'58"
3	231.00'	81.29'	40.64'	81.12'	N00°32'58"E	86°33'44"
4	245.00'	131.88'	104.70'	132.53'	N07°44'51"E	46°16'38"
5	295.00'	238.37'	126.09'	231.84'	N07°44'51"E	46°16'38"

General Notes:

- This development is served by public water and sewer systems only.
- This Plat: 39 Lots, 3 Parcels, Zoned: CRT (formerly RMC-LTR).
- The Map: EV, WSSC 2007 Sheet Nos. 230MW14 and 231MW14.
- All terms, conditions, agreements, limitations and requirements associated with any Preliminary Plat, Site Plan, Project Plan or other plan, submitted to and approved by the Montgomery County Planning Board are incorporated by reference into this plat. Any provision of any such plan that is not expressly contemplated by this plat is approved. The official public plat for any such plan as 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 affecting the ownership and use, of this property. The master record plat is not intended to repeat a determination of title or the effect of matters affecting title.
- The property shown hereon is subject to the requirements of Chapter 21A of the Montgomery County Forest Conservation Act, which requires the owner to file a final forest conservation plan and appropriate agreements prior to issuance of a subdivision control permit.
- This plat is limited to the uses and conditions of Preliminary Plan No. 120031108 and Site Plans No. 82011080 and 82070146, entitled "Cabin Branch".
- Beverage and distance shown hereon are grid bearings and distances. Horizontal datum is NAD83/91. State Plane Coordinates, NAD83, Zone 18N, Washington Suburban Sanitary Commission MDD 83 traverse stations 19259 and 19597. Average project elevation is 560 feet (NGVD29) and the average combined (local x elevation) factor is 0.999945906. Easting: 122783.348, Northing: 16597.000. UTM Zone 18N, Datum: NAD83, UTM Easting: 122783.348, UTM Northing: 16597.000.
- The property is the subject of approved MUP/PSD (M-NOPC Ref. #4-020101) dated April 2, 2003.
- Parcels B and C, Block W and Parcel C, Block X 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 28044 of folios 170 and 171 and also subject to the terms of a Common Open Space Covenant for Private Open Space recorded among the aforementioned land records in Liber 46632 of folio 466.
- Parcel B, Block W, is subject to a Common Access Easement as delineated hereon, over Wheathear Alley, private alley, and is intended to provide unobstructed access to the general public, over and throughout the private alley, within said easement area. The Public Access of this area shall remain in effect until such time the property is redeveloped and a new subdivision plat is recorded which expressly confirms as to the maintenance of the easement. The responsibility of the Common Access Easement area and the fee to participate in the maintenance of these private facilities.



We, the undersigned, owners of the property described herein, adopt this plat of subdivision; establish the minimum building restriction lines; delineate the street to public use; and guarantee compliance with the provisions of sections 50-24 of the subdivision regulations.

Further, we grant to the applicable utility companies, their respective successors and/or assignees, a Public Utility Easement, in, on, and over the land depicted hereon as "P.U.E.", with the terms and provisions of said grant being those set forth in the certain document entitled "Declaration of Terms and Provisions of Public Utility Easements" recorded in Liber 3024 of folio 457 among the Land Records of Montgomery County, Maryland.

Further, we grant to Montgomery County, Maryland, Temporary Slope Easements designated hereon as "T.S.E.", adjacent, contiguous and parallel to all public street right of way lines. Said Temporary Slope Easements shall be subject to the terms and conditions of the Temporary Slope Easement recorded in Liber 46632 of folio 466 among the Land Records of Montgomery County, Maryland.

As a result of this subdivision, our successors and assigns, will create all property corner markers and any other monumentation 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.

Further, we establish the "Common Access Easement" as shown hereon and described in Note #11, hereon.

There are no suits or actions at law, leases, liens, mortgages or trusts affecting the property shown hereon except for a certain deed of trust recorded in Liber 44178 of folio 388 (as to P880) and the parties in interest therein have indicated their consent hereto.

Wheathear Homes, Inc.
By Michael J. Conroy, Vice President

I hereby attest to this plat of subdivision
First Montgomery of America Insurance Company
By Arthur H. Jones, Trustee (as to Indemnity Deed of Trust recorded in Liber 44178 of folio 388)

9-16-2016 Date

9-16-2016 Date

Approved: *[Signature]*
Chairman

Approved: *[Signature]*
At-Large Secretary-Treasurer

Approved: *[Signature]*
Secretary-Treasurer

Montgomery County Department of Permitting Services

Approved: *[Signature]* Director

Montgomery County Planning Board

Approved: *[Signature]* Chairman

Montgomery County Department of Planning Commission

Approved: *[Signature]* Chairman

9-16-2016 Date

9-16-2016 Date

Approved: *[Signature]*
Chairman

Approved: *[Signature]*
At-Large Secretary-Treasurer

Approved: *[Signature]*
Secretary-Treasurer

9-16-2016 Date

9-16-2016 Date

Approved: *[Signature]*
Chairman

Approved: *[Signature]*
At-Large Secretary-Treasurer

Approved: *[Signature]*
Secretary-Treasurer

Plat No.

We, the undersigned, owners of the property described herein, adopt this 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 responsible utility companies, their respective successors and/or assigns, a Public Utility Easement, in, on, and over the land, for the installation, maintenance, repair, replacement, relocation, and use of utility lines, conduits, pipes, cables, and other facilities, in accordance with the terms and provisions of Public Utility Easements recorded in Liber 383A at folio 157 among the Land Records of Montgomery County, Maryland.

Further, we establish an Easement for the installation, maintenance, repair, replacement, relocation, and use of utility lines, conduits, pipes, cables, and other facilities, in accordance with the terms and provisions of Public Utility Easements recorded in Liber 383A at folio 157 among the Land Records of Montgomery County, Maryland.

Further, we establish an Easement for the installation, maintenance, repair, replacement, relocation, and use of utility lines, conduits, pipes, cables, and other facilities, in accordance with the terms and provisions of Public Utility Easements recorded in Liber 383A at folio 157 among the Land Records of Montgomery County, Maryland.

As owners of this subdivision we, our successors and assigns, will cause all property corner markers and any other required instrumentation to be set for this subdivision in accordance with section 50-24 (4) of the Montgomery County Code prior to the commencement of public streets for maintenance.

This plat is subject to all easements, mortgages or trusts affecting the property shown hereon except for a certain deed of trust recorded in Liber 44178 at folio 388 (4-2-1988) and the parties in interest herein have indicated their assent thereto.

Winchester Homes Inc.
 By: Michael J. Conroy, Vice President

We hereby warrant the plat of subdivision
 First Insurance of America Insurance Company

By: Arthur H. Jones, Trustee (as to Instrument Deed of Trust
 recorded in Liber 44178 at folio 388)

APR 30 2016
 Date

2-6-16
 Date

AREA TABULATION	
29 Lots	139396 sq. ft. or 3.2009 Acres
1 Parcel(s)	11479 sq. ft. or 0.26357 Acres
Dedication	29887 sq. ft. or 0.68841 Acres
Total Area	180962 sq. ft. or 4.15222 Acres



Vicinity Map: 1" = 2000'

General Notes:

- The development is served by public water and sewer systems only.
- This Plat: 29 Lots, 1 Parcel; Zoned: CDT (Formerly B40C, U70C).
- This Map: EV, MSC 2007 Sheet Nos. 230M16 (4) and 231M16 (4).
- 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 be incorporated into this Plat. 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 any 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 property shown herein is subject to the requirements of Chapter 22A of the Montgomery County Forest Conservation Code, including approval of a final forest conservation plan and appropriate agreements prior to issuance of a sediment control permit.
- This plat is limited to the use and conditions of Preliminary Plan No. 120031108 and Site Plans No. 020110080 & 020070140, entitled "Cabin Branch".
- Boundaries and distances shown herein are grid bearings and distances. Horizontal datum is NAD83/03, State Plane Coordinate System Zone 1800 (MD). U.S. survey feet, based on GPS and conventional survey measurements. Controlling stations include Washington Suburban Sanitary Commission MD 83 traverse stations 19299 and 18597. Average project elevation is 29.00 feet. Controlling station coordinates are: Station 19299 (elevation factor is 0.99999596); Station 18597 (elevation factor is 0.99999596).
- The property is the subject of approved NSU/FSD (MHCPC Ref. #4-02108) dated April 2, 2003.
- Parcel B, Block X shall be maintained by the Homeowners Association. Said parcel is subject to the terms of a Common Open Space Covenant recorded among the Land Records of Montgomery County, Maryland in Liber 46533 at folio 378 and said lot and also subject to the terms of a Common Open Space Covenant recorded among the Land Records of Montgomery County, Maryland in Liber 46533 at folio 378 and said lot.

CURVE	ADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	573.00'	41.20'	81.17'	82.873278'	89°32'44"	89°32'44"
2	295.00'	217.45'	113.97'	213.50'	80°53'20" W	47°13'39"
3	386.00'	25.52'	12.76'	25.51'	82°51'40" W	9°42'13"
4	420.00'	77.48'	38.89'	77.37'	82°49'52" W	10°34'10"
5	14.00'	20.00'	12.19'	18.39'	80°24'32" E	8°20'15"
6	32.00'	64.16'	32.17'	64.12'	83°39'53" W	7°01'14"
7	671.00'	213.00'	394.10'	680.17'	80°31'09" E	60°42'31"
8	371.00'	607.10'	335.54'	579.10'	80°31'09" E	60°42'31"
9	323.00'	354.13'	306.27'	147.88'	80°19'09" E	80°42'31"
10	13.00'	16.00'	9.88'	15.77'	81°19'51" W	7°47'41"
11	420.00'	255.31'	132.22'	250.96'	80°50'11" W	86°41'56"
12	13.00'	24.39'	12.72'	23.87'	80°50'11" E	10°37'37"

Surveyor's Certificate

I hereby certify that the data shown herein is correct; that is a plat of subdivision, from Building One, LLC, a Maryland limited liability company, by a duly licensed Professional Land Surveyor, dated January 17, 2016 and recorded among the Land Records of Montgomery County, Maryland in Liber 4317 at folio 421; also being part of the same subdivision, from Building One, LLC, a Maryland limited liability company, by a duly licensed Professional Land Surveyor, dated June 16, 2016 and recorded among the Land Records of Montgomery County, Maryland in Liber 4882 at folio 20 and a further entry that was approved in accordance with the provisions of Section 50-24 (4) of the Montgomery County Code. The total area included on this plat is 180962 square feet or 4.15222 acres. The work reflected hereon was prepared under my direct responsible charge and is in accordance with COMAR Title 09, Subtitle 13, Chapter 06, Regulation 12.

1-8-2016
 Date
 For: Rodgers Consulting, Inc.
 By: Timothy Paul Quinn
 Professional Land Surveyor
 License No. 10005
 (License Expiration Date: 09-30-2018)

Subdivision Record Plat
 Lots 41-55, 63, 64 & Parcel B,
 Block X and Lots 7-18, Block Y
 Cabin Branch
 Clarksburg (2nd) Election District
 Montgomery County, Maryland
 Scale: 1" = 40' November, 2014

Plat No. 35
 MHCPC Ref. No. 2010100

Transferable Development Rights (TDRs)

The property shown hereon is being developed in accordance with TDR standards. The following development rights necessary for development have been conveyed to the owners:

TDR Number(s)	Date	Liber/Folio	# of TDRs
17-8927 through 17-8947	5/22/2006	L 23164 F.311	21
17-7076 through 17-7081	4/2/2003	L 23532 F.165	6
Total number of TDRs utilized by this plat:			27

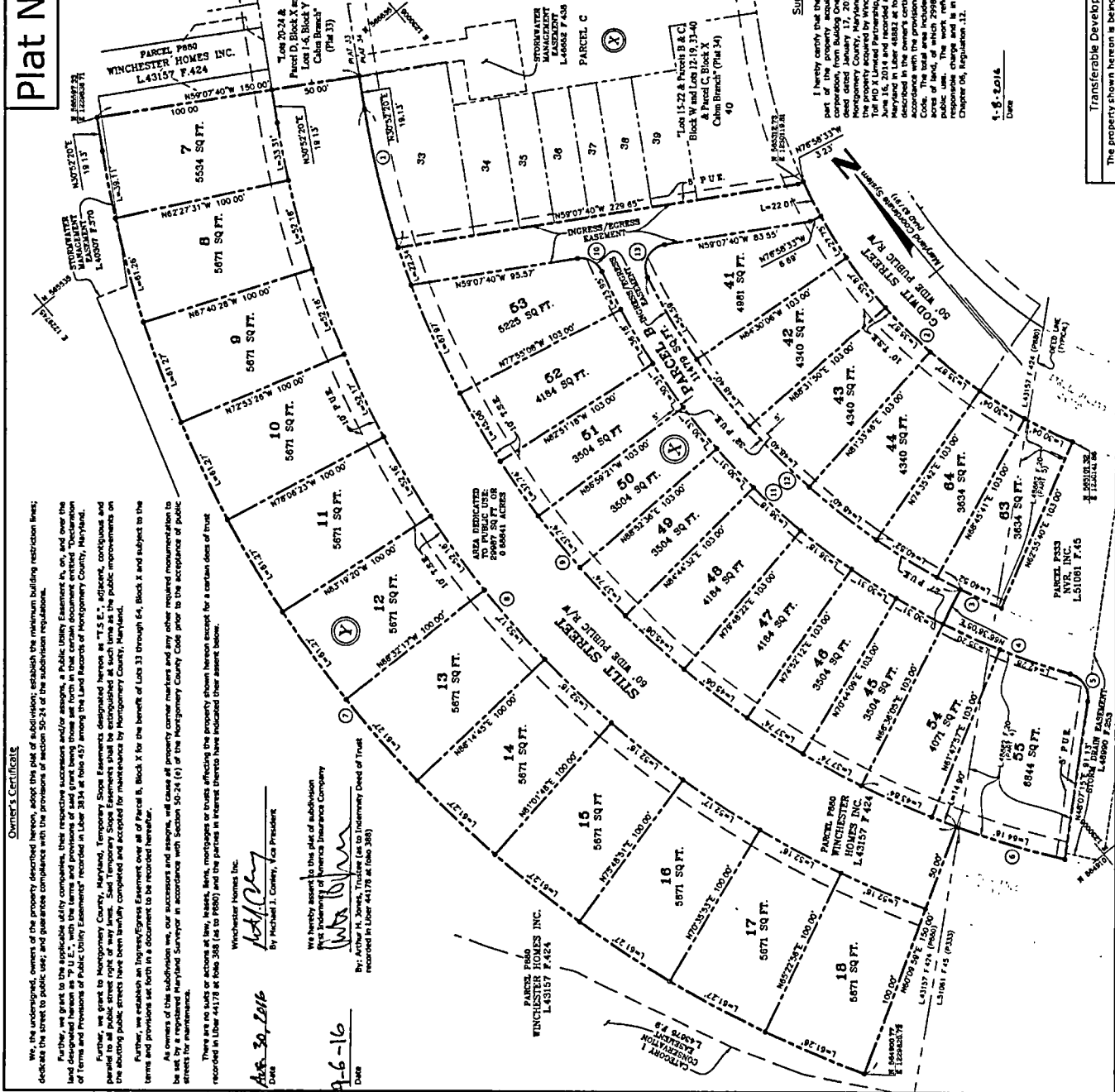
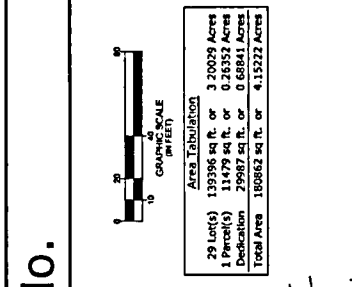
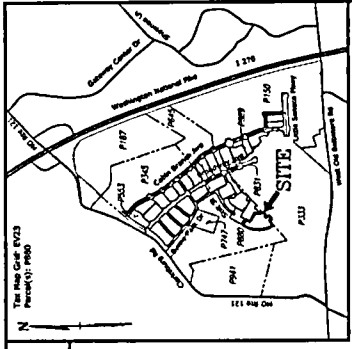


Drawn	SLL
Completed	Checked
Recorded	Date
Plat No.	

Approved: *Michael J. Conroy*
 Michael J. Conroy, Vice President
 Winchester Homes Inc.

Approved: *Arthur H. Jones*
 Arthur H. Jones, Trustee
 (as to Instrument Deed of Trust recorded in Liber 44178 at folio 388)

Checked: *Timothy Paul Quinn*
 Timothy Paul Quinn, Professional Land Surveyor
 License No. 10005
 (License Expiration Date: 09-30-2018)



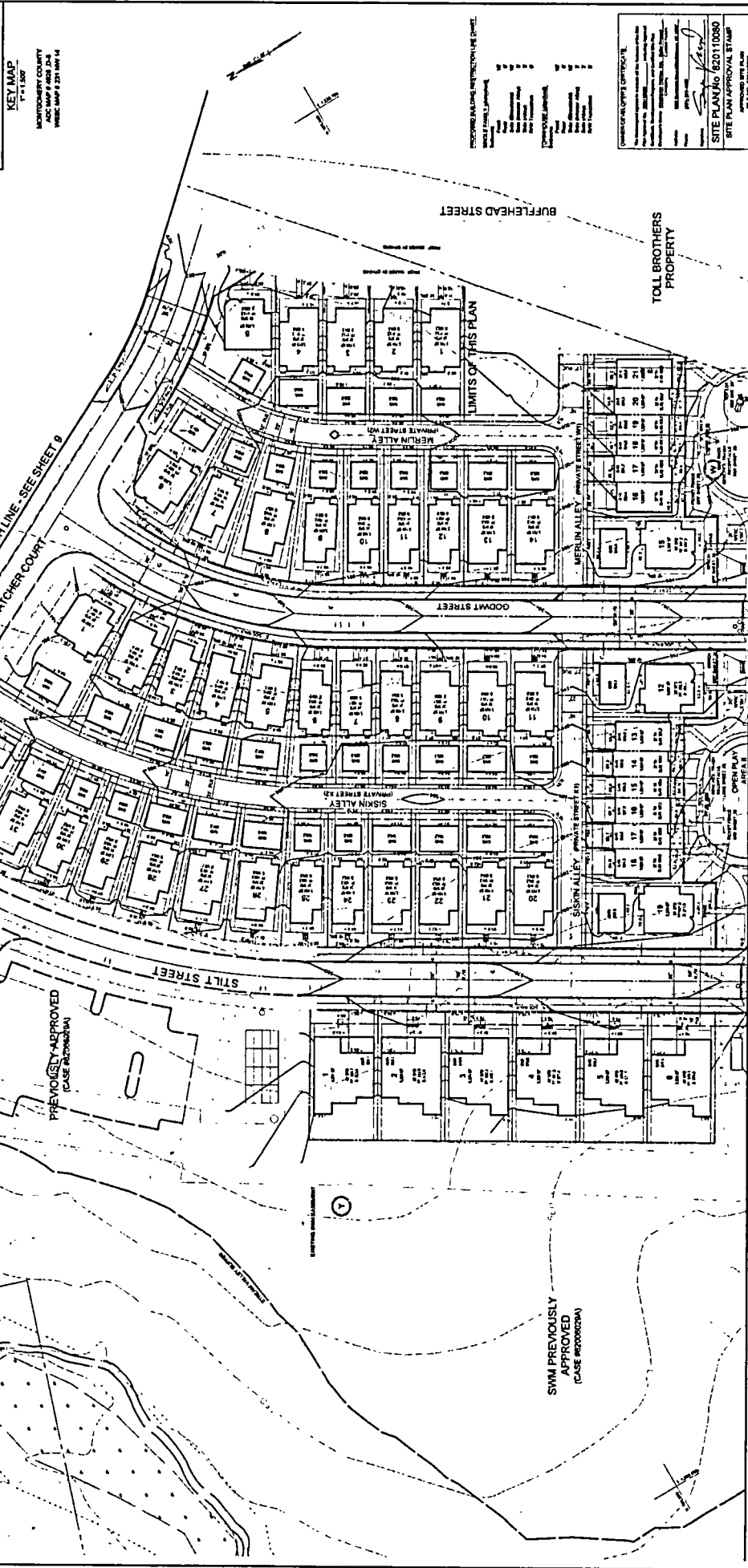
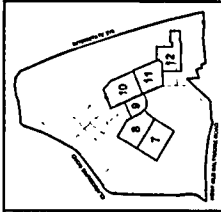
Parcel P860
 WINCHESTER HOMES INC.
 L43157 F.424

Parcel P860
 WINCHESTER HOMES INC.
 L43157 F.424

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 WINCHESTER HOMES INC.
 L43157 F.424

Parcel P860
 WINCHESTER HOMES INC.
 L43157 F.424

Parcel P860
 WINCHESTER HOMES INC.
 L43157 F.424



PROPOSED UTILITIES, STRUCTURES AND OTHER

- Water
- Sewer
- Gas
- Electric
- Telephone
- Fire
- Other

CONSTRUCTION CONTRACTOR'S

SITE PLAN NO. 620110080
SITE PLAN APPROVAL STAMP
MONTGOMERY COUNTY PLANNING BOARD

PROFESSIONAL CERTIFICATION

CALL "MISS UTILITY" AT 1-800-524-8777

NOTE: UTILITIES, ROUTES, ADDRESS AND DRINKS ARE PUBLIC. ALL RESIDENTIAL ALLEYS ARE PRIVATE. PURPOSES AND ARE SUBJECT TO CHANGE AT FINAL ENGINEERING.

NOTE: ALL STREETS, ROUTES, ADDRESS AND DRINKS ARE PUBLIC. ALL RESIDENTIAL ALLEYS ARE PRIVATE. PURPOSES AND ARE SUBJECT TO CHANGE AT FINAL ENGINEERING.

WINCHESTER PHASE 2
CABIN BRANCH
MONTGOMERY COUNTY, MARYLAND

RODGERS CONSULTING
10000 WOODBURN DRIVE, SUITE 100
RODGERSVILLE, MD 21139
TEL: (301) 771-1111
FAX: (301) 771-1112

FINAL DESIGN, CONSTRUCTION PHASING AND BILLING

FINAL DESIGN, CONSTRUCTION PHASING AND BILLING

FINAL DESIGN, CONSTRUCTION PHASING AND BILLING

FINAL DESIGN, CONSTRUCTION PHASING AND BILLING

GRAPHIC SCALE

1" = 100'-0"

1" = 100'-0"

1" = 100'-0"

NO.	REVISION	DATE	BY	CHKD.

