



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

MCPB
Item # 1B
1-5-2017

MEMORANDUM

DATE: December 27, 2016

TO: Montgomery County Planning Board

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

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 January 5, 2017

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:

220150580 & 220150630	Discovery Farm
220151150	Cabin Branch
220160050	High Point
220160880	Calverton
220160970 & 220160980	Glenmont Metrocenter
220170180 & 220170190	Cabin Branch Center
220170230	Chevy Chase, Section 4

Plat Name: Discovery Farm
Plat #: 220150580 & 220150630

Location: Located on the east side of Partnership Road, approximately 2,800 feet south of Sugarland Road.

Master Plan: Agricultural and Rural Open Space Master Plan

Plat Details: 2 lots

Applicant: Linas Zubkus

Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A(a)(8)** of the Subdivision Regulations, which states:

Plats for Certain Residential Lots located in the Rural Density Transfer Zone. Up to five lots are permitted under the minor subdivision procedure in the RDT zone provided that a pre-preliminary plan is submitted and approved by either the Planning Board or Planning Board staff, in accordance with the procedures for submission and approval of a pre-preliminary plan of subdivision. In addition:

- a) Written approval for a proposed septic area must be received from the Montgomery County Department of Permitting Services, Well and Septic Section prior to recordation of the plat;
- b) Any required street dedications along the frontage of the proposed lots must be shown on the record plat;
- c) An easement must be recorded for the balance of the property noting that density and TDRs have been utilized for the new lots. Reference to this easement must be reflected on the record plat for the lots; and
- d) Lots created in the RDT Zone through the minor subdivision procedure must not exceed an average lot size of five (5) acres in size unless approved by the Planning Board in the review of a pre-preliminary plan of subdivision.
- e) Forest conservation requirements must be satisfied prior to recording the plat.

Staff applied the above-noted minor subdivision criteria for the property included in this application and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(8) and with Pre-Preliminary Plan No. 720060310 and supports this minor subdivision record plat.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THESE PLATS (SHEETS 1 & 2) SHOW HEREON ARE SUBDIVISION OF PART OF THE LANDS CONVEYED BY MIRSA ELEVA ZIBKUS AND LINAS JOZAS ZIBKUS INTO LINAS JOZAS ZIBKUS BY A DEED DATED MAY 1, 2006, THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT THE TOTAL AREA INVOLVED IN THIS PLAT IS 24,508 ACRES, 34,650 SQUARE FEET OF WHICH ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 50-24(E) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND, EFFECTIVE DATE SEPTEMBER 24, 2006, AND SHOWN TO THE BEST OF MY ABILITY.

I ALSO HEREBY CERTIFY THAT THE 100-YEAR FLOOD PLAIN LIMITS ILLUSTRATED HEREON, AS TRANSFERRED FROM F.E.H.A. FIRST MAPS PANEL NO. 10161, EFFECTIVE DATE SEPTEMBER 24, 2006, ARE SHOWN TO THE BEST OF MY ABILITY.

[Signature]
DATE: 11/15/2016
MONTGOMERY COUNTY, MARYLAND
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRATION DATE: JUNE 15, 2017

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	DELTA
1	298.57	3080.25	N 291°09' P1	0°47'59"
2	32.53	3080.25	N 2°44'59" E	0°07'30"
3	246.96	3080.25	S 2°44'59" E	0°07'30"
4	246.96	3080.25	S 291°09" E	0°47'59"

OWNER'S CERTIFICATE

I, LINAS JOZAS ZIBKUS, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY CERTIFY TO THE PARTIES NAMED IN THIS DOCUMENT THAT I HAVE HEREBY FURTHER DEDICATE TO PUBLIC USE THE 34,650 SQUARE FEET OF LAND SHOWN HEREON ADJACENT TO PARTNERSHIP ROAD. I HEREBY CERTIFY THAT THE PARTIES NAMED IN THIS DOCUMENT HAVE AGREED TO THESE TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS, AS REQUIRED IN LIBER 883A AT FOLIO 487 AND LIBER 883B AT FOLIO 488, TO THE EXTENT OF THE EASEMENTS GRANTED IN SAID PARAGRAPHS AND SUBJECT TO THE PROVISIONS OF THE EASEMENT GRANTED IN SAID PARAGRAPHS. I HEREBY CERTIFY TO THE PARTIES NAMED IN, AND SUBJECT TO THE PROVISIONS OF THE EASEMENT GRANTED IN SAID PARAGRAPHS, THAT THE EASEMENTS GRANTED IN SAID PARAGRAPHS ARE NOT SUBJECTS OF ANY LIENS, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.

[Signature]
DATE: 11/15/2016
MONTGOMERY COUNTY, MARYLAND
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRATION DATE: JUNE 15, 2017

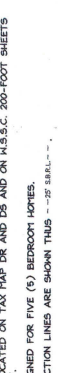
PLAT TABULATION

NUMBER OF PARCELS: 6
AREA OF LOT(S) (±): 0.796 AC.
TOTAL AREA: 24,508 AC.

- NOTES
- LOT 1 AND LOT 2 ARE SERVED BY PRIVATE WATER AND SEWER. SEPTIC SYSTEMS ONLY.
 - LOT 1 AND LOT 2 ARE APPROVED FOR PRIVATE WATER AND SEWER.
 - THE WELLS AND SEPTIC AREAS SHOWN ARE AS DEPICTED ON THE PRE-PRIMAVERIA PERMITTING SERVICES.
 - SEPTIC BUILDING RESTRICTION LINES (S.B.R.L.) WERE ESTABLISHED ON THE SUBJECT TO CHANGE AT THE DISCRETION OF THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES.
 - IF - REBAR AND CAP FOUND.
 - THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE AR ZONE (FORMERLY RURAL DENSITY TRANSFER ZONE) AS OF THE DATE OF PLAT RECORDATION.
 - LOT 1 AND LOT 2 ARE LOCATED ON TAX MAP CD AND D9 AND ON M.S.S.C. 200-FOOT SHEETS.
 - SEPTIC AREAS ARE DESIGNED FOR FIVE (5) BEDROOM HOMES.
 - SEPTIC BUILDING RESTRICTION LINES ARE SHOWN THIS - 20' SEPARATION DISTANCE FROM THE EXISTING SEPTIC SYSTEMS AND SHALL BE SUBJECT TO THE PRE-PRIMAVERIA PERMITTING SERVICES.
 - FLOOD PLAN INFORMATION SHOWN HEREON IS BASED ON FEMA FIRST MAPS, COMMUNITY PANEL NO. 24830C0802, EFFECTIVE DATE SEPTEMBER 24, 2006, FLOOD ZONE V/A.
 - THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE MONTGOMERY COUNTY CODE, MONTGOMERY COUNTY, MARYLAND, WHICH PROVIDES AS PROVIDED FOR IN SECTION 50-34(A)(6).
 - ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THE PROPERTY TO BE OBTAINED FROM THE MONTGOMERY COUNTY PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
 - THIS PROPERTY IS LOCATED WITHIN THE AGRICULTURAL RESERVE (AR) ZONE AND REZONING IS STRICTLY CONTROLLED. DENSITY REQUIREMENT OF TWENTY-FIVE (25) ACRES PER SINGLE RESIDENCE AND ONE DEVELOPMENT RIGHT MUST BE AVAILABLE FOR EACH SINGLE FAMILY RESIDENCE.
 - AGRICULTURE IS THE PREFERRED USE IN THE RURAL DENSITY TRANSFER ZONE. ALL AGRICULTURAL OPERATIONS SHALL BE PERMITTED AT ANY TIME, INCLUDING THE OPERATION OF FARM MACHINERY, OTHER USES PERMITTED IN THE ZONE, AND THE USE OF OTHER EQUIPMENT IN CONNECTION WITH AGRICULTURE. 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 TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING THE TITLE OR THE PROPERTY.
 - LOT 1 AND LOT 2 ARE SUBJECT TO THE REQUIREMENTS OF CHAPTER 29A, MONTGOMERY COUNTY FOREST CONSERVATION LAWS, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN CONTROL PLAN AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF A SEPTIC PERMIT.
 - THE FOREST CONSERVATION EASEMENTS (CATEGORY 1) SHOWN HEREON ARE SUBJECT TO THE PROVISIONS CONTAINED IN A FOREST CONSERVATION AGREEMENT RECORDED IN LIBER 10769, AT FOLIO 482, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
 - LOT 1 AND LOT 2 ARE LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRE-PRIMAVERIA PERMITTING SERVICES. THIS PLAT IS INTENDED FOR THE INITIAL AND FUTURE USE OF THE PHELLING TO BE SERVED. IT IS INTERPACTIVE THAT ALL THE SAND HOUND SITES BE PROTECTED FROM PHYSICAL DAMAGE UNTIL SUCH TIME, IF EVER, THAT THE PROPERTY IS CONVEYED TO THE SAND HOUND SITES. ANY CHANGES TO THE ORIGINAL PLAN, INCLUDING BUT NOT LIMITED TO CORRECTION, GRADING, CUT OR FILL, ETC. FOR THE AREA OF THE SITES AND THE AREA WITHIN 25 FEET OF EACH HOUND, ANY SUCH DISTURBANCE MAY RENDER THE USE OF THE PROPERTY.
 - EACH SAND HOUND SITE MUST BE MAINTAINED WITH AN APPROVED VEGETATIVE COVER SUCH AS GRASS, MILD FLOWERS, OR A LEAFY GRASSCOVER. NO TREES OR SHRUBS ARE ALLOWED. (IN THE CASE WHERE THE SAND HOUND SITES ARE LOCATED ON AN EASEMENT, THE OWNER OF THE EASEMENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE VEGETATION.)
 - THE TREES MUST BE CUT FLUSH WITH THE GROUND SURFACE AND THE STUMPS ALLOWED TO REMAIN. VEHICLE TRAFFIC OVER THE HOUND SITES IS TO BE LIMITED TO TOWING EQUIPMENT ONLY.
 - IN THE CASE WHERE THE SAND HOUND SITES ARE LOCATED ON AN EASEMENT, THE OWNER OF THE EASEMENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE VEGETATION. THE PROPERTY OWNER SHALL BE THE PRIMARY FRACTION AND DAMAGE DONE TO THE SAND HOUND EASEMENT AREA COULD BE RECOVERED FROM THE SAND HOUND SITES. CONTACT THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES (202) 778-3855 ON ITS SUCCESSOR WEBSITE FOR ANY QUESTIONS REGARDING THESE AREAS.
 - COORDINATES SHOWN HEREON ARE BASED ON MARYLAND STATE PLANE DATUM (NAD 83/11) USING LOCAL GRID STATIONS 803988 AND 804907. THE SCALE FACTOR IS 0.999941 AND THE CONVERSION ANGLE IS 0.079944.

VICINITY MAP

SCALE: 1" = 2000'



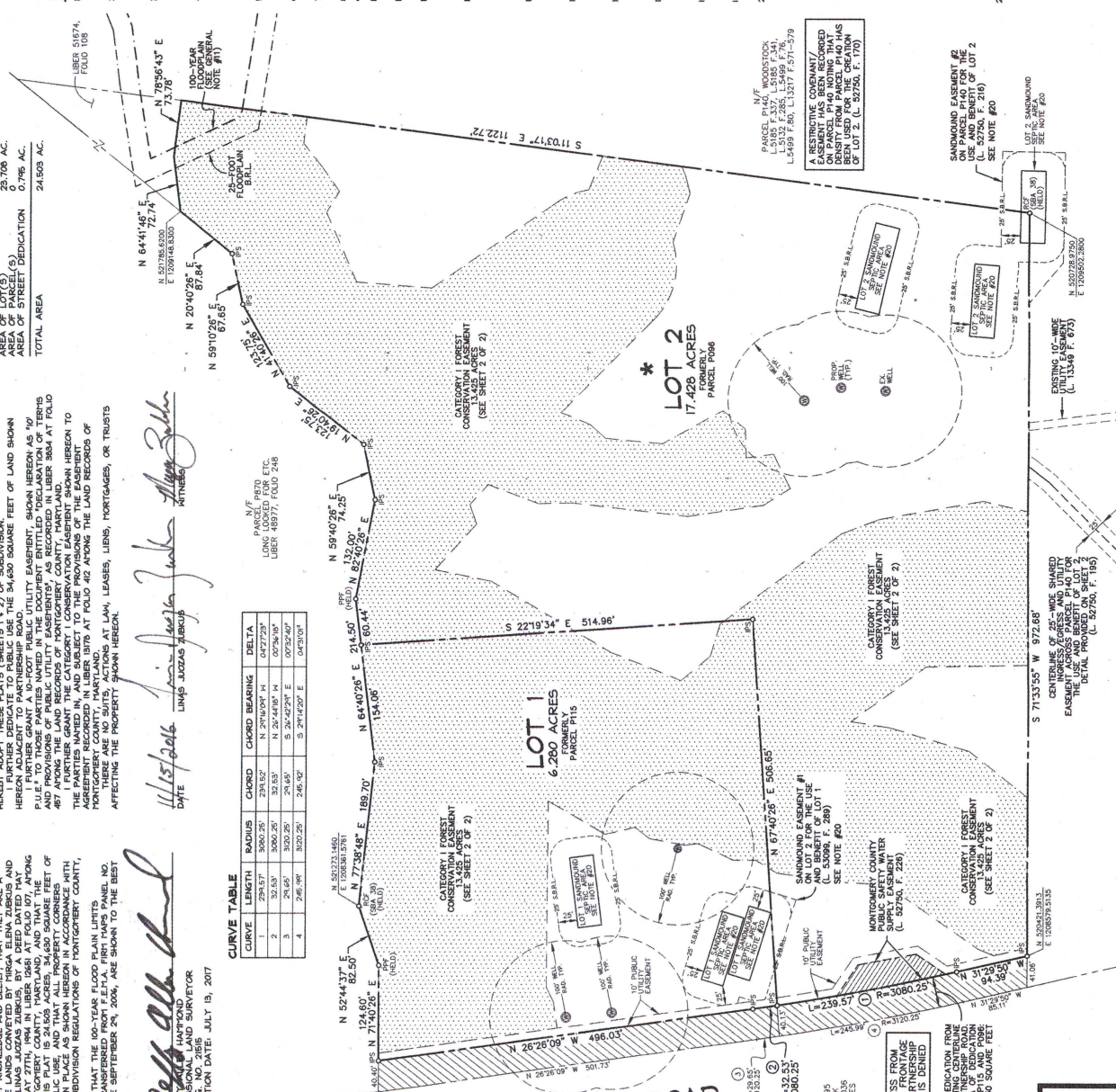
PLAT No. _____
RECORDED _____

SUBDIVISION RECORD PLAT
- SHEET 1 OF 2 -

LOT 1 AND LOT 2

DISCOVERY FARM

POOLESVILLE (3RD) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 100'
OCTOBER 2016



PARCELS P1-60, WOODSTOCK, MONTGOMERY COUNTY, MARYLAND
L 5332 F. 285, L 5449 F. 78,
L 5459 F. 50, L 5217 F. 1571-1579
A RESTRICTIVE COVENANT/DEED ON PARCEL P40 HAVING A DENSITY OF 2.0 PER ACRE IS APPLICABLE TO LOT 2. (L 52750, F. 170)
SEE NOTE #20
N/C
N 594°42' E 214.50' (OLD) N 82°40' E 74.25'
N 64°40' E 189.70' (OLD) N 64°40' E 214.50' (OLD) N 22°19'34" E 514.96'
S 22°19'34" E 514.96'
N 52°44'37" E 82.50'
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N 17°40' E 126.69'
N 28°25'09" W 496.03'
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Recorded _____
Plat No. _____

Department of Permitting Services
Montgomery County, Maryland

Date: December 5, 2016

Approved: *[Signature]*

M.N.C.P. & P.C. Record File No. _____

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

Approved: _____

Chairman _____

Asst. Secretary - Treasury _____

COS ENGINEERING

10 South Bentz Street
Frederick, Maryland 21701
301-607-8001 office
www.cos-engineering.com
info@cosengineering.com

10 South Bentz Street
Frederick, Maryland 21701
301-607-8001 office
www.cos-engineering.com
info@cosengineering.com

PLAT No.

NOTES
SEE SHEET ONE (1) FOR COMPLETE LIST OF NOTES.

OWNER'S CERTIFICATE
SEE SHEET ONE (1) FOR COMPLETE OWNER'S CERTIFICATE.

DATE: 11/3/16
LINAS JORDAN ZILKUS
WITNESS: *[Signature]*

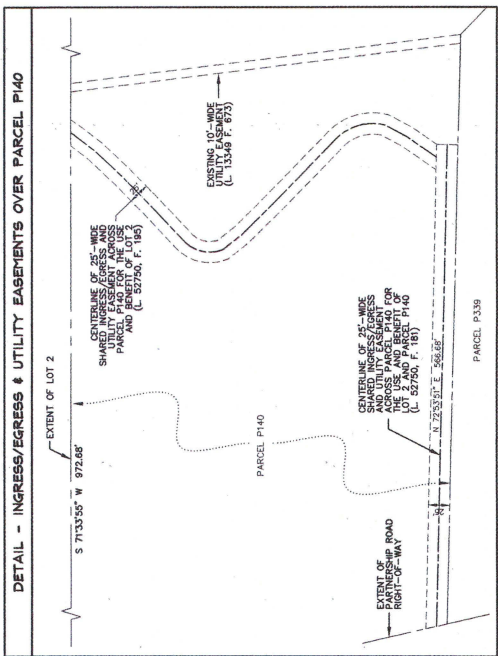
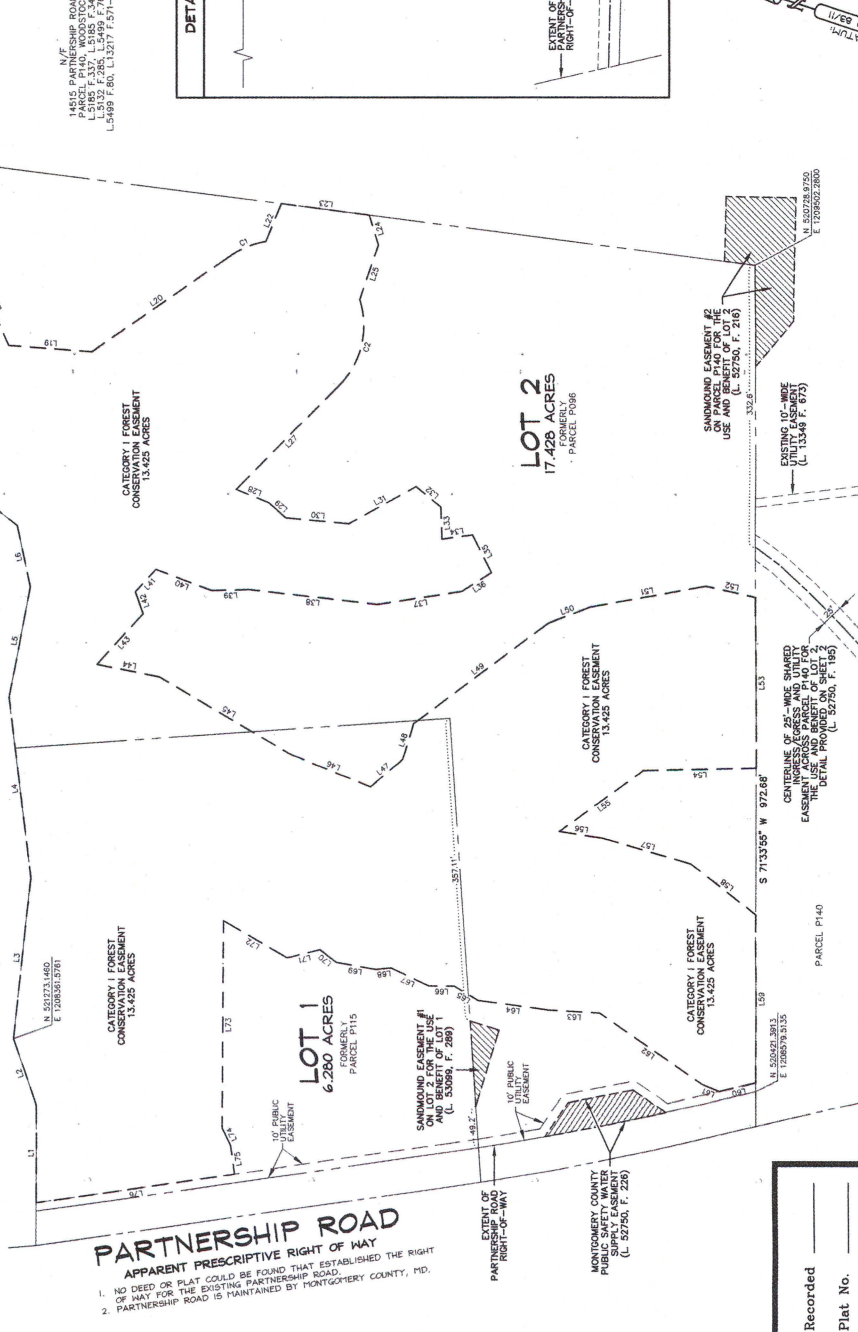
SURVEYOR'S CERTIFICATE
SEE SHEET ONE (1) FOR COMPLETE SURVEYOR'S CERTIFICATE.

DATE: 11/3/16
JEFFREY A. HANSTON
PROFESSIONAL LAND SURVEYOR
EXPIRATION DATE: JULY 13, 2017

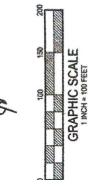
N/A
14515 PARTNERSHIP ROAD
FREDERICK, MARYLAND 21701
L-5132 F.285, L-5499 F.76,
L-52750, F.195

FOREST CONSERVATION EASEMENT			
CURVE NO.	LENGTH	RADIUS	DELTA
C1	50.16	100.00	26°44'29"
C2	109.90	100.00	52°38'14"

FOREST CONSERVATION EASEMENT				LINE TABLE			
LINE NO.	LENGTH	DIRECTION	BEARING	CHORD	LINE NO.	LENGTH	DIRECTION
L1	114.49	N71°40'26"E	S89°05'04"E	143	80.23	N63°42'07"W	163
L2	82.50	N62°44'37"E	S11°03'37"E	144	76.41	S07°04'46"E	164
L3	189.70	N77°38'49"E	S54°23'59"W	145	182.41	S17°02'58"W	165
L4	214.50	N64°40'28"E	N89°22'55"W	146	98.97	S03°37'16"W	166
L5	132.00	N82°40'28"E	N63°44'34"W	147	49.74	S58°00'07"E	167
L6	74.25	N59°40'28"E	S03°30'33"W	148	44.39	N89°25'17"E	168
L7	123.75	N19°40'28"E	S23°31'16"W	149	184.68	S54°54'08"E	169
L8	123.75	N19°40'28"E	S13°07'56"W	150	52.36	S39°10'51"E	170
L9	67.65	N59°10'28"E	S47°21'21"E	151	139.45	S28°37'36"E	171
L10	87.84	N29°40'28"E	S21°05'05"W	152	60.01	S26°39'43"E	172
L11	72.74	N84°14'45"E	S69°36'50"W	153	200.92	S71°33'55"W	173
L12	33.78	N76°56'45"E	S28°07'04"E	154	133.57	N19°37'14"W	174
L13	186.70	S17°03'17"E	S45°15'49"W	155	122.17	N44°34'58"W	175
L14	34.54	S78°42'37"W	S50°81'00"E	156	50.81	S10°00'01"E	176
L15	37.02	S33°27'28"W	N47°07'20"W	157	109.57	S29°19'43"E	177
L16	41.52	S28°42'14"W	N115°17'20"W	158	97.29	S18°34'13"W	178
L17	32.27	N77°18'24"W	N19°44'20"W	159	197.53	S71°32'55"W	179
L18	99.60	S47°55'25"W	N02°18'32"E	160	44.54	N31°29'50"W	180
L19	98.57	S13°59'32"E	N65°57'77"W	161	21.87	N03°49'50"E	181
L20	184.22	S52°49'42"E	S22°20'05"W	162	148.95	N101°25'32"E	182



SUBDIVISION RECORD PLAT
- SHEET 2 OF 2 -
LOT 1 AND LOT 2
DISCOVERY FARM
POOLESVILLE (3RD) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 100'
OCTOBER 2016



10 South Bentz Street
Frederick, Maryland 21701
Office
301-807-8045
www.caseng.com
info@caseng.com



The Maryland National Capital Park and Planning Commission
Montgomery County Planning Board
Approved: _____
Chairman

Asst. Secretary - Treasurer

Department of Permitting Services
Montgomery County, Maryland
Date: December 5, 2016
Approved: *[Signature]*
M.N.C.P. & P.C. Record File No.

Recorded _____
Plat No. _____

1. NO DEED OR PLAT COULD BE FOUND THAT ESTABLISHED THE RIGHT OF WAY MAY 1936.
2. PARTNERSHIP ROAD IS MAINTAINED BY MONTGOMERY COUNTY, MD.

