



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

MCPB
Item # 1B
10-11-2018

MEMORANDUM

DATE: October 1, 2018

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 October 11, 2018

Handwritten initials in black ink, appearing to be 'SS' over 'JB'.

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:

220180610 - 220180640 Randolph Farms

Plat Name: Randolph Farms
Plat #: 220180610 - 220180640

Location: Located in the southeast quadrant of the intersection of Randolph Road and Putnam Road.

Master Plan: North Bethesda/Garrett Park Master Plan

Plat Details: RT-15 zone; 104 lots, 11 parcels

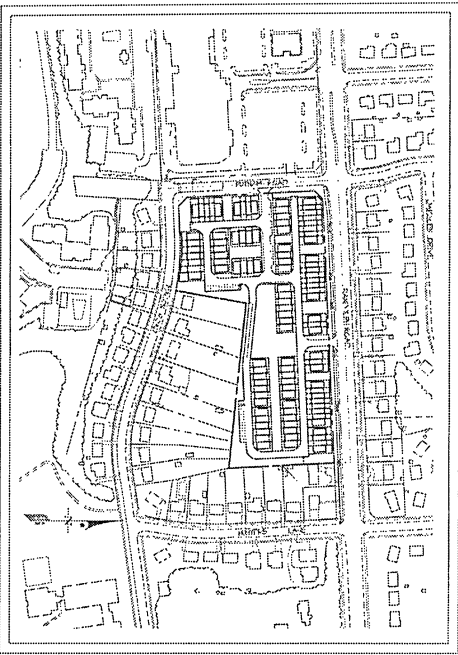
Owner: Winchester Homes, Inc.

The subdivision plats have been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120160320 (MCPB Resolution No. 17-017) and with Site Plan No. 820170020 (Certified Site Plan dated January 19, 2018), 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.

CERTIFIED PRELIMINARY PLAN

RANDOLPH FARMS

No. 120160320



AREA MAP
 SCALE: 1" = 50'

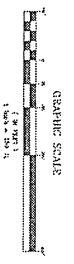
SHEET INDEX

SHEET NO.	DATE	DESCRIPTION
1	11/20/09	COVER SHEET
2	11/20/09	PRELIMINARY PLAN
3	11/20/09	PRELIMINARY EROSION CONTROL PLAN
4	11/20/09	PRELIMINARY FLOOD CONTROL PLAN

CLIENT INFORMATION

CLIENT: GW GORDON & LITTLE AVE, PA
 2000 GORDON & LITTLE AVE, PA
 HARRISBURG, PA 17104

PROJECT: RANDOLPH FARMS
 11000 GORDON & LITTLE AVE, PA
 HARRISBURG, PA 17104



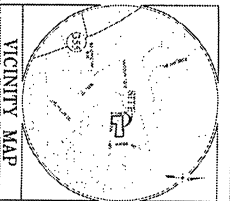
PROPOSED AREAS

AREA	DATE	SCALE
1	11/20/09	1" = 100'
2	11/20/09	1" = 100'
3	11/20/09	1" = 100'
4	11/20/09	1" = 100'

COVER SHEET

RANDOLPH FARMS
 PROPOSED LOTS 1, 2 & 3, BLOCK 2
 GARDEN LANE & JACKSON AVE, HARRISBURG, PA

DATE: 11/20/09



LEGEND

---	EXISTING ROAD
---	PROPOSED ROAD
---	EXISTING SIDEWALK
---	PROPOSED SIDEWALK
---	EXISTING DRIVEWAY
---	PROPOSED DRIVEWAY
---	EXISTING UTILITY
---	PROPOSED UTILITY
---	EXISTING FENCE
---	PROPOSED FENCE
---	EXISTING WALL
---	PROPOSED WALL
---	EXISTING CURB
---	PROPOSED CURB
---	EXISTING DRAINAGE
---	PROPOSED DRAINAGE
---	EXISTING EROSION CONTROL
---	PROPOSED EROSION CONTROL
---	EXISTING FLOOD CONTROL
---	PROPOSED FLOOD CONTROL
---	EXISTING TREE
---	PROPOSED TREE
---	EXISTING LANDSCAPE
---	PROPOSED LANDSCAPE

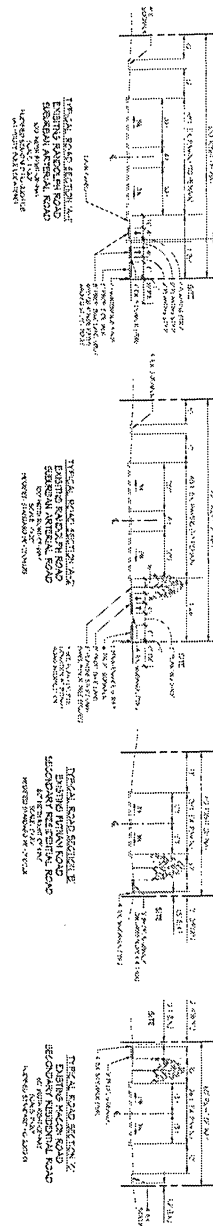
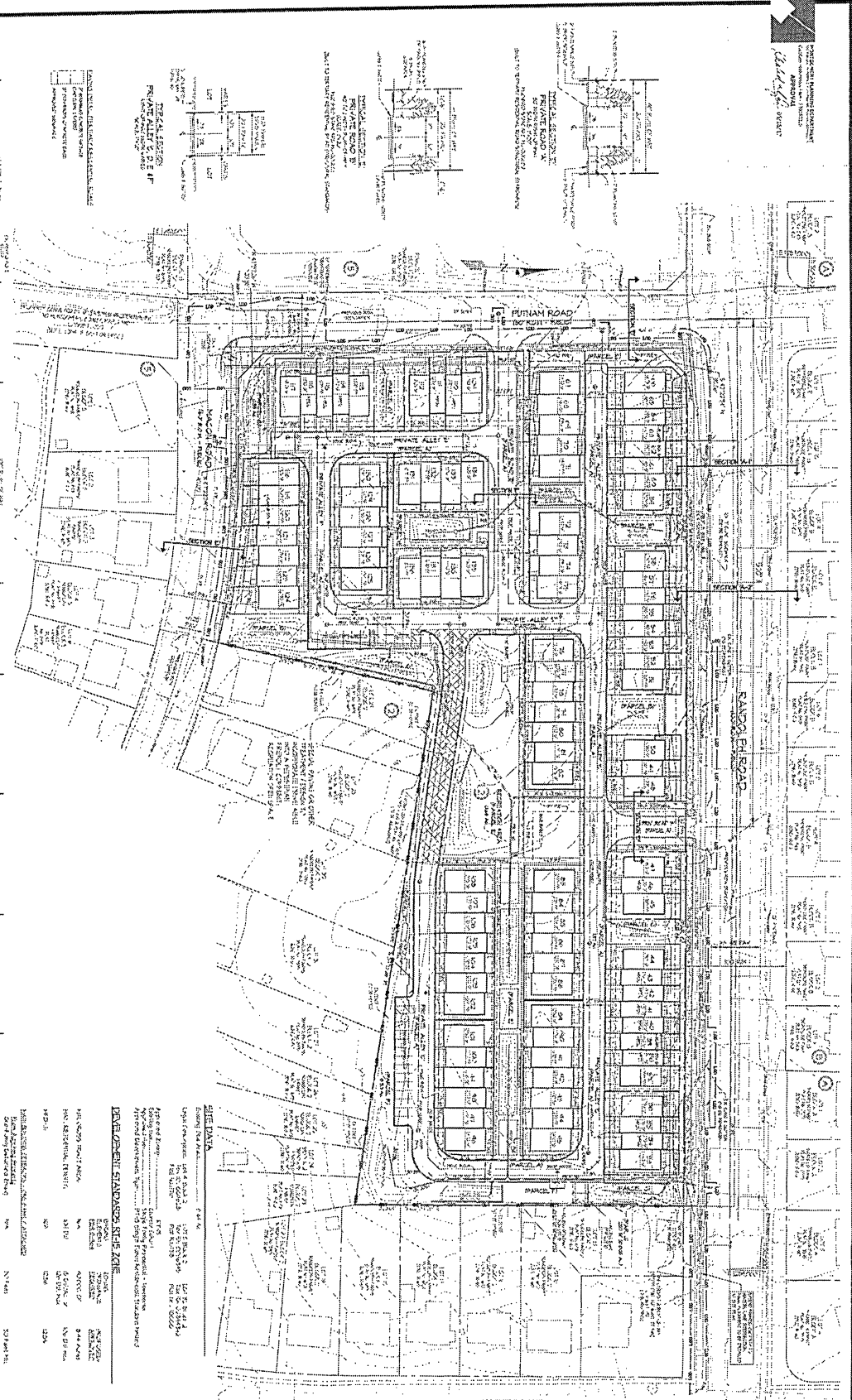
PROFESSIONAL CERTIFICATION

I hereby certify that I am the duly licensed Professional Engineer and that I am the author of the design and calculations shown on this plan and that I am a duly licensed Professional Engineer in the State of Pennsylvania.

Signature: *[Signature]*
 Date: 11/20/09
 Title: Professional Engineer
 License No.: 120160320



GLW/STANFORD LITTLE WEBER, P.A.
 2000 UNIVERSITY AVENUE, SUITE 200
 STANFORD, CALIFORNIA 94305-5080
 TEL: (415) 495-7000
 FAX: (415) 495-7001
 WWW: WWW.STANFORD.EDU



PROPOSED LOTS 118 & 119
 118' x 119' x 118' x 119'

PROPOSED LOTS 120 & 121
 120' x 121' x 120' x 121'

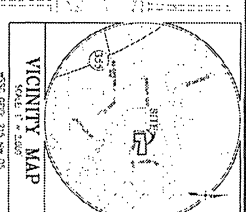
PROPOSED LOTS 122 & 123
 122' x 123' x 122' x 123'

PROPOSED LOTS 124 & 125
 124' x 125' x 124' x 125'

PRELIMINARY PLANS
 RANDOLPH FARMS
 PROPOSED LOTS 118 & 119, BLOCK 2
 CASHING LOTS 120, 121, 122, 123, 124, 125
 SHEET NO. 118 OF 125

GENERAL NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO EXTERIOR FACE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO INTERIOR FACE UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO CENTERLINE OF CURVE UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO CENTERLINE OF ROAD UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE TO CENTERLINE OF RAILROAD UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO CENTERLINE OF CANAL UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO CENTERLINE OF DRAINAGE CANAL UNLESS OTHERWISE NOTED.
11. ALL DIMENSIONS ARE TO CENTERLINE OF UTILITY LINE UNLESS OTHERWISE NOTED.
12. ALL DIMENSIONS ARE TO CENTERLINE OF FENCE LINE UNLESS OTHERWISE NOTED.
13. ALL DIMENSIONS ARE TO CENTERLINE OF PROPERTY LINE UNLESS OTHERWISE NOTED.
14. ALL DIMENSIONS ARE TO CENTERLINE OF ADJACENT PROPERTY UNLESS OTHERWISE NOTED.
15. ALL DIMENSIONS ARE TO CENTERLINE OF PUBLIC RIGHT-OF-WAY UNLESS OTHERWISE NOTED.
16. ALL DIMENSIONS ARE TO CENTERLINE OF STATE HIGHWAY UNLESS OTHERWISE NOTED.
17. ALL DIMENSIONS ARE TO CENTERLINE OF FEDERAL HIGHWAY UNLESS OTHERWISE NOTED.
18. ALL DIMENSIONS ARE TO CENTERLINE OF INTERSTATE HIGHWAY UNLESS OTHERWISE NOTED.
19. ALL DIMENSIONS ARE TO CENTERLINE OF AIRPORT UNLESS OTHERWISE NOTED.
20. ALL DIMENSIONS ARE TO CENTERLINE OF MILITARY INSTALLATION UNLESS OTHERWISE NOTED.
21. ALL DIMENSIONS ARE TO CENTERLINE OF NATIONAL PARK UNLESS OTHERWISE NOTED.
22. ALL DIMENSIONS ARE TO CENTERLINE OF STATE PARK UNLESS OTHERWISE NOTED.
23. ALL DIMENSIONS ARE TO CENTERLINE OF NATIONAL MONUMENT UNLESS OTHERWISE NOTED.
24. ALL DIMENSIONS ARE TO CENTERLINE OF NATIONAL HISTORIC LANDMARK UNLESS OTHERWISE NOTED.
25. ALL DIMENSIONS ARE TO CENTERLINE OF NATIONAL HISTORIC SITE UNLESS OTHERWISE NOTED.



SCALE: 1" = 40'

DATE: 11/18/03

BY: [Signature]

CHECKED: [Signature]

APPROVED: [Signature]

OWNER'S CERTIFICATE

WINDCRESS HOURS INC. OWNER OF THE PROPERTY SHOWN HEREON HEREBY ADVISES THE PLAT OF SUBDIVISION AND ESTABLISHES THE BOUNDARY LINES, EASEMENTS, RIGHTS AND GRANTS THEREBY, SURETY CERTIFICATES, MONUMENT GOING INTO RECORD AND CONTAINS THE DESCRIBED RIGHT-OF-WAY LINE, SURETY CERTIFICATES SHALL AUTOMATICALLY BE EXTENDED TO THE AFTER ALL REQUIRED PUBLIC IMPROVEMENTS ADJACENT TO THE ROAD HAVE BEEN FULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY. HURRICANE AS SHOWN HEREON AND DESIGNATED AS "PLAT 2" TO THE PARTIES LISTED THEREON, BEING PUBLIC UTILITY EASEMENTS AS SHOWN HEREON AND DESIGNATED AS "PLAT 2" TO THE PARTIES LISTED THEREON, BEING PUBLIC UTILITY EASEMENTS AS SHOWN HEREON AND DESIGNATED AS "PLAT 2" TO THE PARTIES LISTED THEREON, BEING PUBLIC UTILITY EASEMENTS AS SHOWN HEREON AND DESIGNATED AS "PLAT 2" TO THE PARTIES LISTED THEREON. THE PROPERTY SHOWN HEREON IS SUBJECT TO A DECLARATION OF CONVEYANCE TO BE RECORDED ALONG WITH SECTION 50.4.3.6 OF THE RECORDING ACT. THE PROPERTY SHOWN HEREON IS SUBJECT TO A DECLARATION OF CONVEYANCE TO BE RECORDED ALONG WITH SECTION 50.4.3.6 OF THE RECORDING ACT. THE PROPERTY SHOWN HEREON IS SUBJECT TO A DECLARATION OF CONVEYANCE TO BE RECORDED ALONG WITH SECTION 50.4.3.6 OF THE RECORDING ACT.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF SUBDIVISION SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF LAND OWNED BY WINDCRESS HOURS INC., A MARYLAND CORPORATION, ALSO KNOWN AS WINDCRESS HOURS INC. CHURCH, INC. A MARYLAND CORPORATION TO WINDCRESS HOURS INC. BY A DEED DATED FEBRUARY 20, 2016 AND RECORDED IN THE RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 5869 AT PAGE 253. ALSO BEING IN PART A RESUBDIVISION OF LOTS 33, 47 & 88 - 100 AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "LOT 33 AND 47 AND 88 - 100 BLOCK 2, RANDOLPH FARMS - 2ND ADDITION" RECORDED IN BOOK 1718 AT PAGE 9574 & 18000. BLOCK 2, RANDOLPH FARMS - 2ND ADDITION, RECORDS IS PLAT NO. 1718.

I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESIGNED BY THE OWNER'S GEOMETRIC HEREON, ALL PROPERTY, MONUMENTS WILL BE SET IN ACCORDANCE WITH THE REDESCRIPTION OF SECTION 50.4.3.6 OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 74,202 SQUARE FEET OR 1.697 ACRES OF LAND, NONE OF WHICH IS DONATED TO PUBLIC USE.

John E. Williams
 JOHN E. WILLIAMS
 PROFESSIONAL LAND SURVEYOR
 MD. REGISTRATION NO. 21942 (Exp./Renewal 12/31/2019)
 DATE: 09/10/2018

FOR WINDCRESS HOURS INC.
 BR. CHRISTOPHER A. COLLINS
 SENIOR VICE PRESIDENT

DATE: 9/10/2018
 WITNESS: [Signature]

STIPULATED MANAGEMENT
 EASEMENT AND RIGHT-OF-WAY (S/W)
 BOOK 5849 PAGE 165

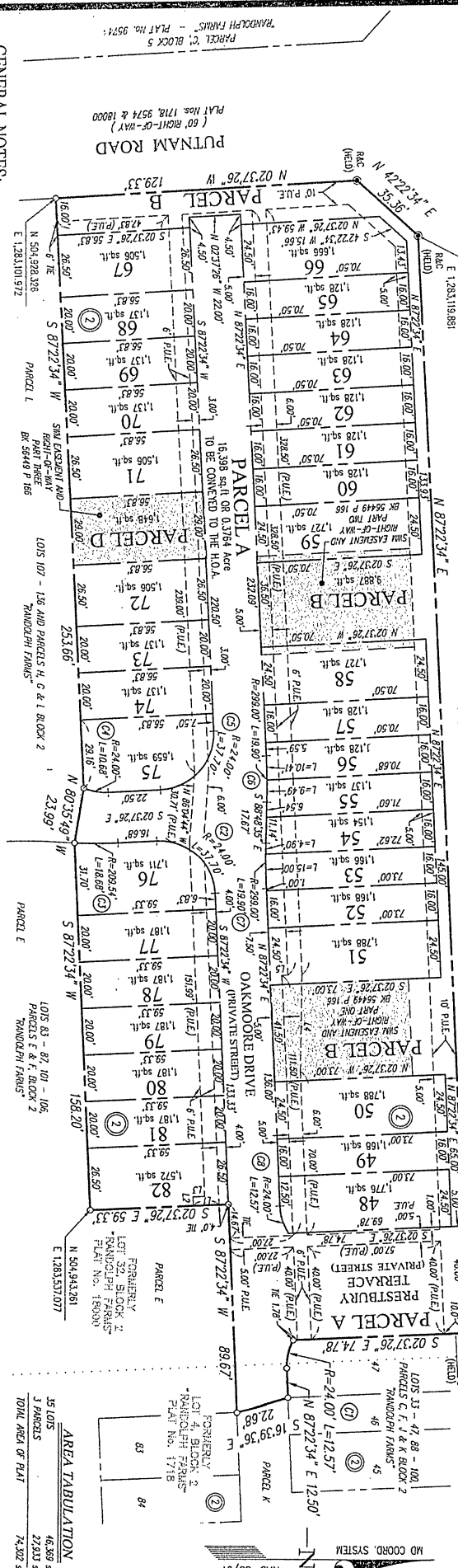
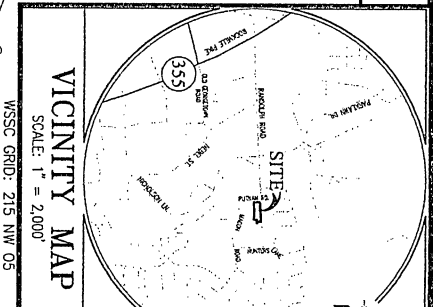
RANDOLPH ROAD
 (Approx. 30' R/W per USER 224 ROAD 352)
 (FORMERLY MD Rt. 183)
 PLAT 1718, 9574 & 18000

LINE TABLE

LINE	BEARING	LENGTH	NOTE
L1	N 02°37'26" W	11.00'	
L2	S 87°22'34" W	3.83'	
L3	N 02°37'26" W	5.00'	
L4	S 87°22'34" W	41.88'	
L5	N 02°37'26" W	2.80'	

LEGEND

- P.U. PUBLIC UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- S.U. SQUARE FEET
- H.O.A. HOMEOWNERS ASSOCIATION
- DM. DEDICATED TO THE PUBLIC
- DM. DEDICATED TO THE PUBLIC
- P. PLAT
- RAC REAR & CURB ROUND
- RC REAR ROUND
- FR FRONT ROUND
- CR CORNER TO BE SET



GENERAL NOTES:

- THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EXISTING UTILITIES, EASEMENTS AND USES OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF THE TITLE OR DEED OR ANY OTHER MATTERS AFFECTING TITLE.
- ALL TERMS, CONDITIONS, AGREEMENTS, EASEMENTS, AND RESTRICTIONS ASSOCIATED WITH ANY INSTRUMENT BY THE PLAT ARE HEREBY APPROVED AND ACCEPTED BY THE MONTEGOMERY COUNTY PLANNING BOARD AND THE RECORDING ACT. THE TERMS AND CONDITIONS OF ANY INSTRUMENT BY THE PLAT ARE HEREBY APPROVED AND ACCEPTED BY THE MONTEGOMERY COUNTY PLANNING BOARD AND THE RECORDING ACT.
- THE MONTEGOMERY COUNTY PLANNING BOARD HAS REVIEWED THE RECORDING ACT AND THE RECORDING ACT AND HAS REVIEWED THE RECORDING ACT AND THE RECORDING ACT.
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APPROVED: _____
 CHAIRMAN

APPROVED: _____
 ASST. SECRETARY TREASURER

APPROVED: _____
 DATE: September 27, 2018

APPROVED: _____
 DATE: _____

RECORDED: _____
 PLAT NO.: _____

DRAWN BY: SUI/MGC
 CHECKED BY: _____

RAW FILE NO.: 16038

CURVE TABULATION

CURVE	RADIUS	LENGTH	INCHES	CURVE	BEARING	DELTA
(1)	2400'	12.57'	6.43'	12.42'	S 77°37'26" E	300°00'
(2)	2400'	31.70'	24.00'	33.94'	S 42°22'33" W	90°00'02"
(3)	2029.54'	18.68'	8.94'	18.67'	S 80°02'56" W	03°08'21"
(4)	2400'	10.68'	5.43'	10.55'	N 10°07'38" E	25°30'12"
(5)	2400'	31.70'	24.00'	33.94'	N 47°37'27" W	89°59'38"
(6)	2398.00'	18.90'	9.95'	18.90'	N 80°17'00" E	01°49'51"
(7)	2398.00'	18.90'	9.95'	18.90'	N 80°17'00" E	01°49'51"
(8)	2400'	12.57'	6.43'	12.42'	N 72°23'34" E	300°00'00"

SUBDIVISION RECORD PLAT
 LOTS 48 - 82 AND
 PARCELS A, B & D, BLOCK 2
 RANDOLPH FARMS

A RESUBDIVISION OF LOTS 32 AND 4, BLOCK 2
 ROCKVILLE ELECTION DISTRICT NO. 4
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=300'
 AUGUST, 2018

