MEMORANDUM

DATE:       June 11, 2020

TO:         Montgomery County Planning Board

FROM:       Stephen Smith, Coordinator
            Jay Beatty, Senior 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 June 25, 2020

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:

220151460 Windcrest
Plat Name: Windcrest
Plat #: 220151460

Location: Located on the south side of Damascus Road (MD 650), approximately 2,000 feet east of Hipsley Mill Road.

Master Plan: Olney Master Plan
Plat Details: AR zone; 2 lots
Owner: Charles Rouse, Rachel Cavanaugh-Rouse & Elizabeth Cavanaugh-O’Keefe

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 12010019A (MCPB Resolution No. 18-122), 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 plan.
OWNER'S CERTIFICATION

We, the undersigned, owners of the property shown hereon, hereby adopt this plat of subdivision. The owner will cause all property corner markers and any other required monumentation to be set by a registered Maryland Land Surveyor, in accordance with Section 50.4.3.G of the Montgomery County Code.

There are no suits, mortgages, leases, liens or trust affecting the subject property.

OWNER OF LOT 1

[Signed Name]  
[Date]

Witness  
[Signed Name]  
[Date]

OWNER OF LOT 2

[Signed Name]  
[Date]

Witness  
[Signed Name]  
[Date]
CAVANAUGH PROPERTY: PRELIMINARY PLAN
M-NCPCC FILE #12010019A

PURPOSE OF THIS AMENDMENT:
1. The primary purpose of this amendment is to split the project into two phases so that the owners of lots 13 and 14 are not obligated to meet the requirements attributable to lots 1-12. Phasing notes have been added to sheet 6 of 6 of the Preliminary Plan.
2. The property boundary has changed since the original approval of the Preliminary Plan. The property area based upon a final survey was determined to be 312.62 acres (from 305.8 acres shown in deed records). The plans have been revised to show the final placement of the property boundary and the layout of the plan has been revised slightly to match the new boundary configuration.
3. Plan notes have been adjusted to account for the new property area.
4. Lot areas and other areas associated with the plan have been updated to match the new property area.

KEY MAP: 1" = 400'