




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

MCPB
Item # 1B
6-25-2020

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.

NOTES

1. PROPERTY ZONED AR (FORMERLY RDT) AT DATE OF RECORDATION. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDINANCE. AGRICULTURE IS THE PREFERRED USE IN THE AR ZONE. ALL AGRICULTURAL OPERATIONS SHALL BE PERMITTED AT ANY TIME, INCLUDING THE OPERATION OF FARM MACHINERY AND NO AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION BECAUSE IT INTERFERES WITH OTHER USES PERMITTED IN THE ZONE.
2. THIS PLAT IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN NO. 120100190, MC98 RESOLUTION NO. 14-52, DATED 6/17/14 AND AMENDED BY PRELIMINARY PLAN NO. 120100194, MC98 RESOLUTION NO. 18-122, DATED 11/21/18.
3. LOTS ARE SERVED BY PRIVATE WELL AND ON SITE SEWAGE DISPOSAL SYSTEM. 5-6, W-4.
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, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
5. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPECT OR NOTE ALL MATTERS AFFECTING TITLE.
6. PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP CW962.
7. AGRICULTURE IS THE PREFERRED USE IN THE RURAL DENSITY TRANSFER ZONE. ALL AGRICULTURE OPERATIONS SHALL BE PERMITTED AT ANY TIME, INCLUDING THE OPERATION OF FARM MACHINERY, AND NO AGRICULTURAL USES SHALL BE SUBJECT TO RESTRICTION BECAUSE IT INTERFERES WITH OTHER USES IN THE ZONE.
8. ONE (1) TDR IS AVAILABLE PER LOT PER TDR DENSITY ANALYSIS PREPARED BY MILES & STOCKBRIDGE P.C. DATED FEBRUARY 16, 2012.
9. SEPTIC SYSTEMS ON LOTS 1 & 2 ARE APPROVED FOR 6 BEDROOM HOUSES.
10. LOTS 1 & 2 ARE BEING CREATED UNDER SECTION 59-C-9.4.2.1.E OF THE MONTGOMERY COUNTY ZONING ORDINANCE IN EFFECT PRIOR TO OCTOBER 30, 2014.
11. SEPTIC EASEMENTS OVER PARCEL P484 TO SERVE LOTS 1 AND 2 ARE RECORDED IN BOOK 58967 AT PAGE 446 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
12. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW INCLUDING THE TERMS OF A FINAL FOREST CONSERVATION PLAN 120100194.
13. The property shown hereon is subject to a Declaration of Restrictive Covenants (for Private Roads, Private Parks, Private Open Spaces and Private Storm Drain Systems) that is recorded among the Land Records of Montgomery County, Maryland in Book 5026 at Page 14.
14. ACCESS TO AND FROM DAMASCUS ROAD BY EASEMENTS AND/OR RIGHTS OF WAY RECORDED IN LIBER 818 AT FOLIO 756, LIBER 4795 AT FOLIO 386, AND LIBER 21166 AT FOLIO 236 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
15. CONTROL STATION
UMBC 579,231.61
LOVQ 717,316.76
EASTING 1,394,021.99
NORTHING 1,111,173.14
SCALE FACTOR 0.99997190
1.00003738

PLAT TOTALS	
NUMBER OF LOTS	2
AREA OF LOTS	20.034 ACS
AREA OF DEDICATION	0.000 ACS
TOTAL AREA SHOWN ON PLAT	20.034 ACS

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES	PLAT
APPROVED <u>5-22-2020</u> DATE <u>on behalf of M. P. Rouse</u> DIRECTOR	DATE
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	
APPROVED _____ DATE _____	
CHAIRMAN ASST. SECRETARY-TREASURER	
M.N.C.P. & P.C. RECORD FILE NO.	

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.

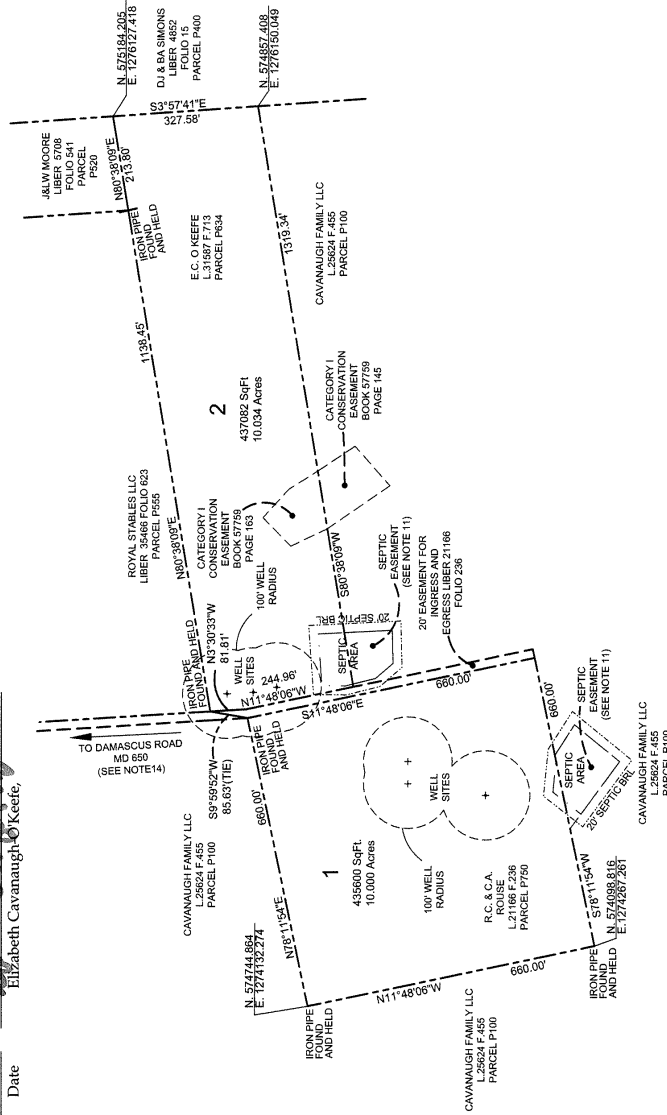
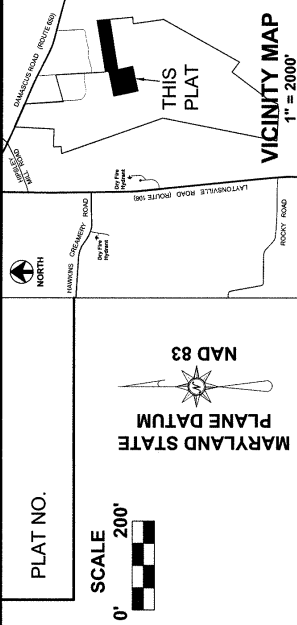
There are no suits, mortgages, leases, liens or trust affecting the subject property.

OWNER OF LOT 1

James Moore 05-11-2016 Rachel Cavanaugh-Rouse
Witness Date
James Moore 05-14-2020 Charles A. Rouse
Witness Date

OWNER OF LOT 2

James Moore 05-11-2016 Elizabeth Cavanaugh-O'Keefe
Witness Date
James Moore 05-14-2020 Elizabeth Cavanaugh-O'Keefe
Witness Date



SUBDIVISION RECORD PLAT
LOTS 1 & 2

WINDCREST
ELECTION DISTRICT 1
MONTGOMERY COUNTY, MARYLAND
SCALE 1" = 200'
SEPTEMBER 2019

THOMAS A. MADDOX
PROFESSIONAL LAND SURVEYOR
8933 SHADY GROVE COURT
GAITHERSBURG, MARYLAND 20877
(301) 984-5804

Thomas A. Maddox 5/13/2020
Date
Thomas A. Maddox
Registered Professional Land Surveyor
MD #10850
Exp. 4/3/22

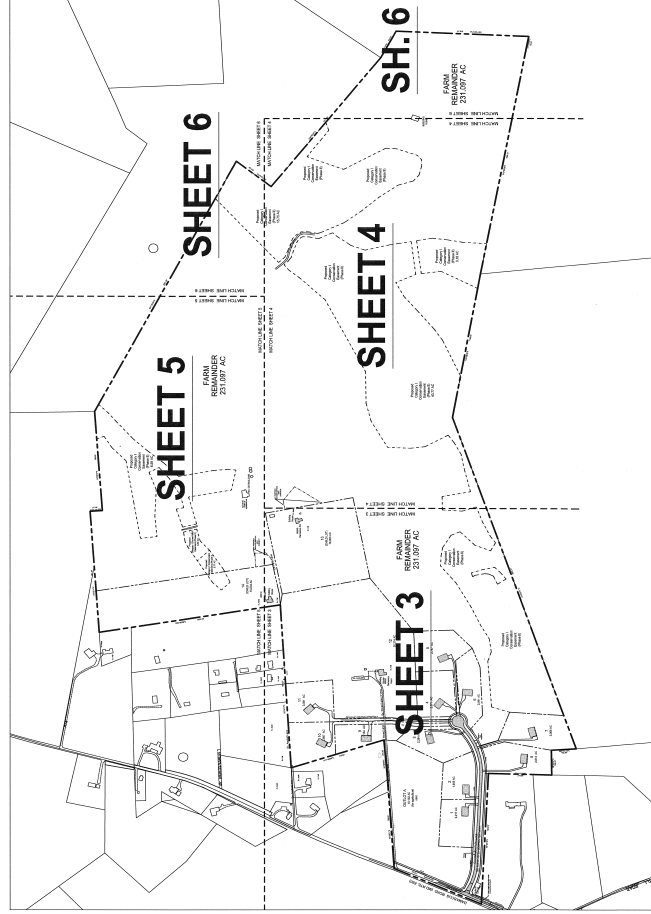
SHEET INDEX:

COVER SHEET **

- PRELIMINARY PLAN: 1 of 6 (Overall Plan View at 1" = 200'; Plan Notes) *
- PRELIMINARY PLAN: 2A of 6 (Planning Board Resolution) *
- PRELIMINARY PLAN: 2B of 6 (Agency Approval Memo) **
- PRELIMINARY PLAN: 3 of 6 (Plan View at 1" = 100') *
- PRELIMINARY PLAN: 4 of 6 (Plan View at 1" = 100') *
- PRELIMINARY PLAN: 5 of 6 (Plan View at 1" = 100') *
- PRELIMINARY PLAN: 6 of 6 (Plan View at 1" = 100'; Phasing Notes) *
- PRELIMINARY FOREST CONSERVATION PLAN: 1 of 6 (Overall Plan View at 1" = 200') *
- PRELIMINARY FOREST CONSERVATION PLAN: 2 of 6 (Plan View at 1" = 100') *
- PRELIMINARY FOREST CONSERVATION PLAN: 3 of 6 (Plan View at 1" = 100') *
- PRELIMINARY FOREST CONSERVATION PLAN: 4 of 6 (Plan View at 1" = 100') *
- PRELIMINARY FOREST CONSERVATION PLAN: 5 of 6 (Plan View at 1" = 100') *
- PRELIMINARY FOREST CONSERVATION PLAN: 6 of 6 (Phasing Notes, Worksheet, Tree Chart, Declarations)

* sheets revised under this amendment

*** sheets added under this amendment



KEY MAP: 1" = 400'

**CAVANAUGH PROPERTY: PRELIMINARY PLAN
M-NCPPC FILE #12010019A**

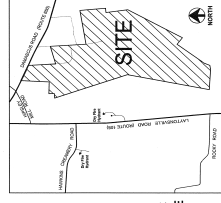
PURPOSE OF THIS AMENDMENT:

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.

LIST OF AMENDMENT ITEMS:

- 1 A Cover Sheet has been added to the plan set.
- 2 Area of the property has been updated to match findings of a completed boundary survey of the entire tract.
- 3 Property boundary location shown on this plan has been updated per the completed survey.
- 4 Development standards table and plan notes updated to account for change in property size.
- 5 Minor adjustments to proposed lot lines and easement areas have been made to match the final boundary.
- 6 Areas and other dimensions shown on the plan have been updated to match the final boundary and property area.
- 7 Phrasing notes have been added to the plan.

VICINITY MAP
1" = 2000'



OWNER:
CAVANAUGH FAMILY, LLC
c/o RACHEL CAVANAUGH-ROUSE
6548 DAMASCUS ROAD
GAITHERSBURG, MARYLAND 20882
301-253-4112



PROFESSIONAL CERTIFICATE:
I hereby certify that these documents were prepared or
approved by me and that I am a registered Landscape
Architect under the laws of the State of Maryland.
Registration No. 2051 Expiration date 10/21/2020.

12-3-13-19

date: 03/30/18
scale:

Benning & Associates, Inc.
Land Planning Consultants
8933 Shady Grove Court
Gaithersburg, MD 20877
(301)948-0240



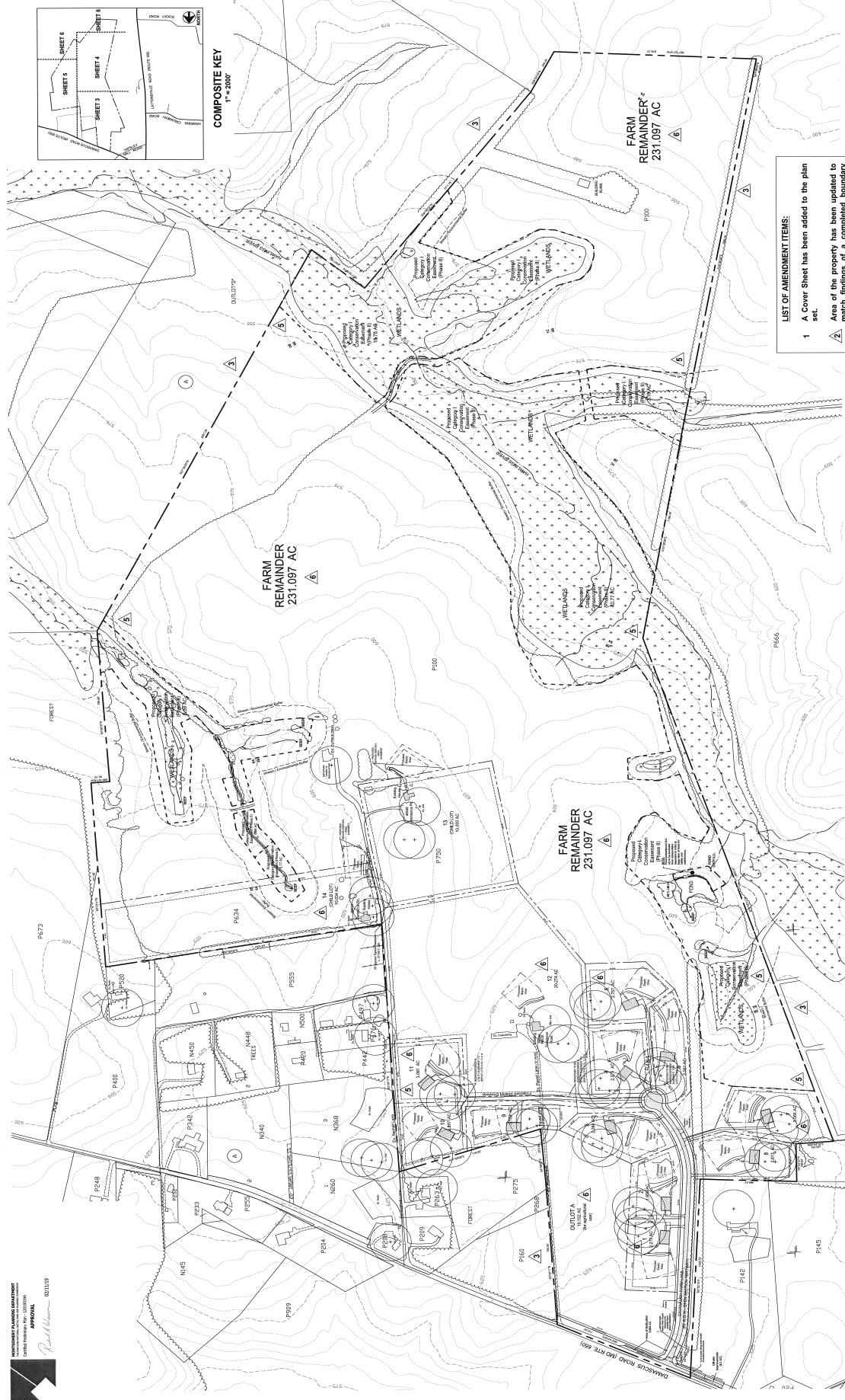
COVER SHEET
CAVANAUGH PROPERTY
Montgomery County, Maryland

WSSC GR6D 233N/A56
TAX MAP 01A562
MAN/CPPC FILE NO.
120100184



date: 5/10/10
scale: 1" = 200'

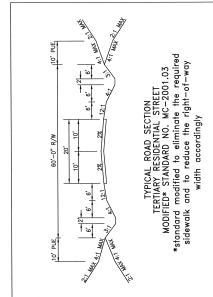
PRELIMINARY PLAN (Amended)
Cavanaugh Property
Montgomery County, Maryland



DEVELOPMENT STANDARDS:	
ZONE: RDT	Prov.
Lot Size	40,000 sf
Density	85,203 sf
Front Setback	1 d.u. / 25 ac
Sideways	50' or more
Reyard	20' or more
Building Height	35' or more
Lot Coverage	50' Max.
Lot Width @ Building Line	10% Max.
Frontage	125' or more
	25' or more

NOTES:
1. AREA OF PROPERTY - 312.812 ac
2. EXISTING ZONING - RDT
3. EXISTING ZONING - RDT
4. NUMBER OF LOTS SHOWN - 14 (including 2 child lots)
5. AREA DEDICATED TO PUBLIC STREET - 2.893 ac
6. SITE TO BE SERVED BY INDIVIDUAL WELLS & ON-SITE SEPTIC SYSTEMS
7. EXISTING WATER AND SEWER SERVICE CATEGORIES: W-4, S-6
8. UTILITY SERVICE BY: VERZON, ALLEGHENY POWER, WASHINGTON GAS
9. PROPERTY LOCATED IN THE HAWLING RIVER WATERSHED
10. PROPERTY LOCATED ON TAX MAP GW62; WSSC GRID SHEET 222NW06

PROFESSIONAL CERTIFICATE:
I, the undersigned, being a duly licensed Professional Engineer in the State of Maryland, do hereby certify that the foregoing is a true and correct copy of the original plan as filed in my office, and that the same conforms to the requirements of the ZBL, Edition date 12-1-2008.
Signature: [Signature]
Date: 3-19-14



- LEGEND:
- Existing House
 - Proposed House
 - Proposed Septic
 - Well Site
 - Soil Type
 - Environmental Buffer
 - Forest / Tree Cover
 - Wetlands
 - Conservation Easement
 - Ingress/Egress Utility Easement
 - Proposed Storm Drain

- LIST OF AMENDMENT ITEMS:
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 - 6 Areas and other dimensions shown on the plan have been updated to match the final boundary and property area.
 - 7 Phasing notes have been added to the plan.

VICINITY MAP
1" = 200'



COWNER:
CAVANAUGH FAMILY, LLC
GO RACHEL CAVANAUGH-ROUSE
6648 DAMASCUS ROAD
GATHERSBURG, MARYLAND 20882
301-253-4112

Surveyor's Certificate:
I, the undersigned, being a duly licensed Professional Engineer in the State of Maryland, do hereby certify that the foregoing is a true and correct copy of the original plan as filed in my office, and that the same conforms to the requirements of the ZBL, Edition date 12-1-2008.
Signature: [Signature]
Date: 4/1/14

PROFESSIONAL CERTIFICATE:
I, the undersigned, being a duly licensed Professional Engineer in the State of Maryland, do hereby certify that the foregoing is a true and correct copy of the original plan as filed in my office, and that the same conforms to the requirements of the ZBL, Edition date 12-1-2008.
Signature: [Signature]
Date: 3-19-14