

Plat Name: Cabin Branch
Plat #: 220151380 - 220151410

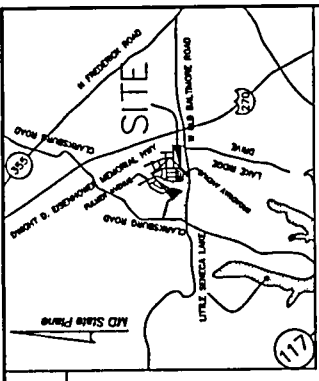
Location: Located in the northwest corner of the intersection of West Old Baltimore Road and Broadway Avenue.

Master Plan: Clarksburg Master Plan

Plat Details: CRT zone, 75 lots and 10 parcels

Applicant: NVR, Inc.

These 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. 820070140 (Certified Site Plan dated August 22, 2013) 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.



VICINITY MAP
NOT TO SCALE

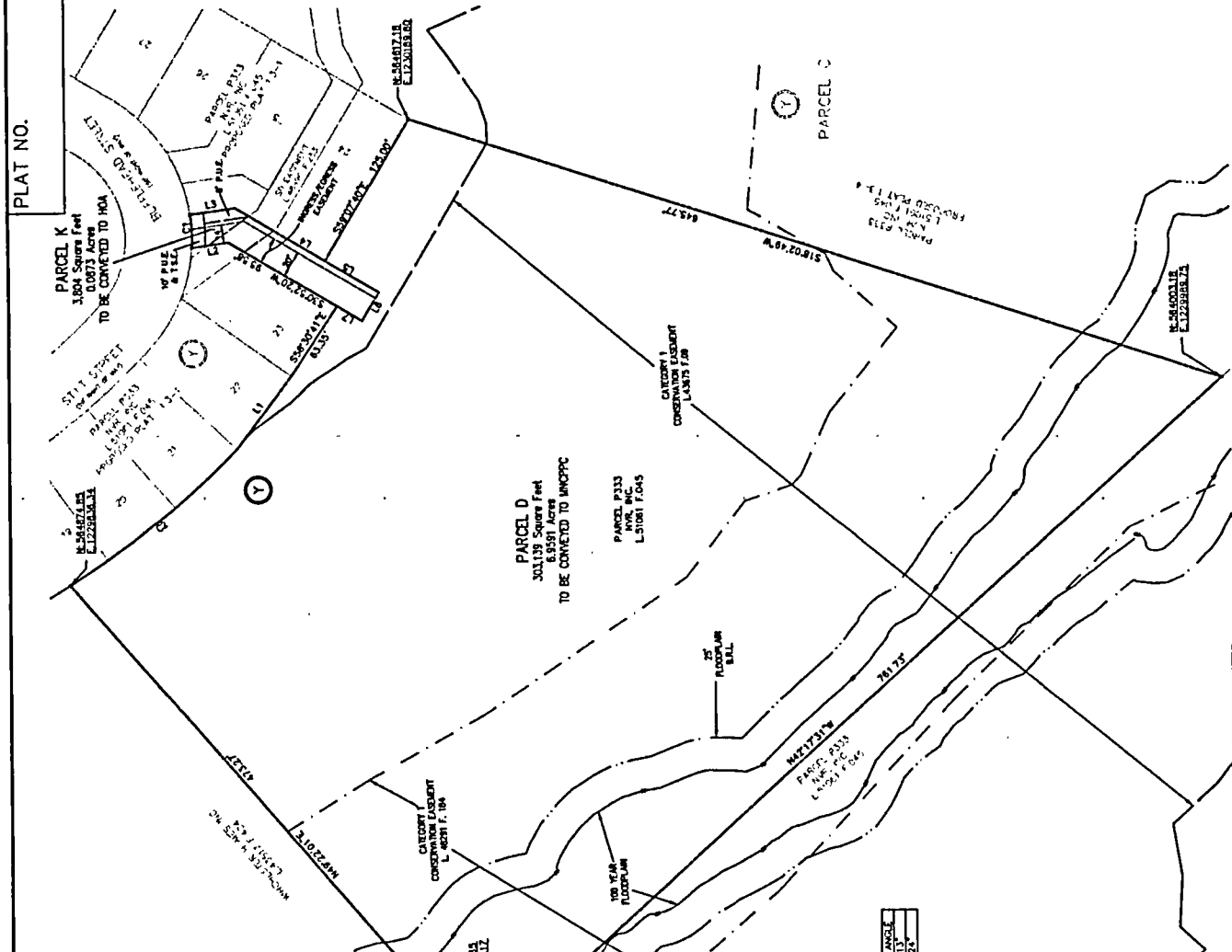
- NOTES:**
1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND RESTRICTIONS ASSOCIATED WITH THIS PROJECT, AS APPROVED BY MONTGOMERY COUNTY PLANNING BOARD, ARE ATTACHED TO THESE PLANS AND SHALL BE CONSIDERED PART OF THESE PLANS AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
 2. THIS SUBDIVISION PLAN IS NOT INTENDED TO SHOW EXISTING UTILITIES AFFECTING THE PROPERTY AND USE, NOR EXISTING EASEMENTS, RIGHTS OF WAY, OR OTHER RIGHTS OF TITLE OR TO DEFLECT OR NOTE ALL UTILITIES AFFECTING TITLE.
 3. THE PROPERTY IS THE SUBJECT OF THIS RECORD PLAT IS IN THE CITY FORMERLY KNOWN AS TOWNSHIP.
 4. THE PROPERTY IS LOCATED ON MONTGOMERY COUNTY TAX MAP BY AND WISE AND 230 & 231 W 14.
 5. THIS RECORD PLAT IS SUBJECT TO THE TERMS OF AN APPROVED SITE PLAN DATED JULY 12, 2011, AS WELL AS THE TERMS OF A PRELIMINARY PLAT NO. 1200101A, AS BOTH MAY BE AMENDED.
 6. THIS PROPERTY IS ZONED BY PUBLIC WATER AND SEWER ONLY.
 7. COORDINATES SHOWN HEREON ARE BASED ON THE PROJECTION OF MARYLAND STATE PLANE AND 83/79.
 8. BOUNDARY INFORMATION AS SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PROVIDED BY RECORDS CONSULTING, SOFT 2004.
 9. 100 YEAR FLOODPLAIN IS BASED ON A STUDY PROVIDED BY RECORDS CONSULTING, SOFT 2004. THE FLOODPLAIN IS BASED ON A LETTER DATED MARCH 28, 2002, APPROVED BY MONTGOMERY COUNTY PLANNING BOARD.
 10. THE PROPERTY IS SUBJECT TO THE RESTRICTIONS OF CHAPTER 22A OF THE MONTGOMERY COUNTY FOREST CONSERVATION AND MANAGEMENT ACT AND IS SUBJECT TO A SEASONAL CONTROL PERMIT.
 11. THE PROPERTY IS THE SUBJECT OF AN APPROVED IMPACT (I-MINOPIC) REPORT DATED APRIL 10, 2003.
 12. THIS PLAT IS SUBJECT TO A COMMON OPEN SPACE COVENANT WITH M-INOPIC RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY IN LIBERTY BRANCH FOLD 578.
 13. THIS PLAT IS SUBJECT TO OPEN SPACE COVENANTS WITH MONTGOMERY COUNTY RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY IN LIBERTY BRANCH FOLD 578.

AREA TABULATION

PARCEL "Y" BLOCK "Y"	301.139 AC
PARCEL "Y" BLOCK "Y"	3.004 AC
TOTAL AREA OF PLAT	304.143 AC

SUBDIVISION RECORD PLAT
CABIN BRANCH
PARCEL "D" BLOCK "Y"
PARCEL "K" BLOCK "Y"
CLARKSBURG ELECTION DISTRICT NO. 2
MONTGOMERY COUNTY, MARYLAND
 MAY 2016
 SCALE: 1" = 60'

ESE Consultants Inc.
 7164 Columbia Gateway Dr.
 Suite 200
 Clarksburg, MD 21714
 TEL: 410-872-3105
 FAX: 410-872-4870



OWNERS CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN HEREON HEREBY ADVERTISE THIS PLAT OF SUBDIVISION AND HEREBY CERTIFY THAT THE UTILITIES SHOWN ON THIS PLAT ARE BASED ON THE RECORDS OF THE MONTGOMERY COUNTY PLANNING BOARD AND PROVISIONS OF PUBLIC UTILITY EASEMENTS AS RECORDED IN LIBERTY BRANCH FOLD 578, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT THE UTILITIES SHOWN ON THIS PLAT ARE BASED ON THE RECORDS OF THE MONTGOMERY COUNTY PLANNING BOARD AND PROVISIONS OF PUBLIC UTILITY EASEMENTS AS RECORDED IN LIBERTY BRANCH FOLD 578, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT THE UTILITIES SHOWN ON THIS PLAT ARE BASED ON THE RECORDS OF THE MONTGOMERY COUNTY PLANNING BOARD AND PROVISIONS OF PUBLIC UTILITY EASEMENTS AS RECORDED IN LIBERTY BRANCH FOLD 578, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT THE UTILITIES SHOWN ON THIS PLAT ARE BASED ON THE RECORDS OF THE MONTGOMERY COUNTY PLANNING BOARD AND PROVISIONS OF PUBLIC UTILITY EASEMENTS AS RECORDED IN LIBERTY BRANCH FOLD 578, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

DATE: 5-13-16

NAME: PRESIDENT-DIRECTOR/LAND

WISSE CONTROL MONUMENTS IN MARYLAND STATE PLANE COORDINATE SYSTEM, NAD 83/PL NOT SHOWN HEREON.

ADDRESS: N 94308 462 E 13278 81789
 E 808202 N 947738 208 E 1332807 175

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 5314.00° E	69.13
L2	N 0809.70° W	27.53
L3	S 0809.70° E	33.86
L4	S 3052.90° W	79.98
L5	N 3052.90° W	25.00
L6	N 3052.90° W	25.00
L7	N 3052.90° E	21.89

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	175.00'	25.17'	75.13'	N 87.23° 58' E	11.24° 14'
C2	875.00'	182.55'	181.13'	S 37.21° 10' E	132.54° 14'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF SUBDIVISION SHOWN HEREON IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE UTILITIES SHOWN ON THIS PLAT ARE BASED ON THE RECORDS OF THE MONTGOMERY COUNTY PLANNING BOARD AND PROVISIONS OF PUBLIC UTILITY EASEMENTS AS RECORDED IN LIBERTY BRANCH FOLD 578, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

DATE: 5/13/16

NAME: PRESIDENT-DIRECTOR/LAND

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES

APPROVED: *[Signature]*

BY: *[Signature]* DIRECTOR

MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIRMAN ASST. SECRETARY-TREASURER

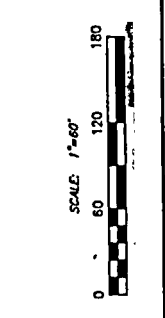
M.N.C.P. & P.C. RECORD FILE NO. _____

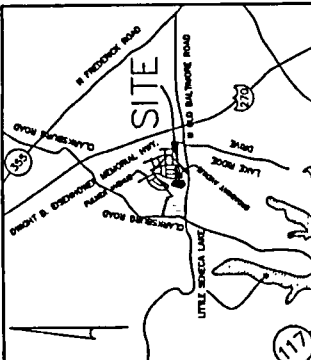
RECORDED: _____

PLAT NO.: _____

DRAWN: WSP

OWNER: M.B.





NOTES:

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND RESTRICTIONS ASSOCIATED WITH ANY INSTRUMENTS RELATING TO THE PROPERTY, AS APPROVED BY MONTGOMERY COUNTY PLANNING BOARD, ARE REFERRED TO HEREIN UNLESS OTHERWISE SPECIFIED. THE INSTRUMENTS ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. THIS SUBDIVISION PLAN IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OPERATION AND POSSESSION OF THE SUBDIVISION RECORD PLAT. IT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR OF DEEDS OR NOTE ALL MATTERS AFFECTING TITLE.
3. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE CITY FORMERLY REM-1/TOR ZONE.
4. THE PROPERTY DESCRIBED HEREIN IS LOCATED ON MONTGOMERY COUNTY DEED MAP 87 AND 882 AND IS A 2.51 AC. PL.
5. DEVELOPMENT IS SUBJECT TO THE ZONING ORDINANCES, DEED MAP, AND THE PRELIMINARY PLAN NO. 12001110A, AS BOTH MAY BE AMENDED.
6. THIS PROPERTY IS OWNED BY PUBLIC WATER AND SEWER ONLY.
7. CONVEYANCES SHOWING HEREON ARE BASED ON THE PROJECTION OF MARYLAND STATE PLANE AND SLY71.
8. BOUNDARY INFORMATION AS SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PROVIDED BY RODGERS CONSULTING, SEPT. 2004.
9. 100 YEAR FLOODPLAIN IS BASED ON A STUDY PROVIDED BY RODGERS CONSULTING, INC. DATED JANUARY 24, 2002. FLOODPLAIN APPLICATION NUMBER: 02-000174A, AND THE RESULTS OF PERMITTING SERVICES IN A LETTER DATED MARCH 24, 2002.
10. THE PROPERTY SHOW HEREON IS SUBJECT TO THE RESTRICTIONS OF CHAPTER 23A OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING APPROVAL OF A FINAL FLOOD CONVEYANCE PLAN AND A FINAL FLOOD DAMAGE PREVENTION PLAN BY THE BOARD OF FOREST CONSERVATION.
11. THE PROPERTY IS THE SUBJECT OF AN APPROVED M4/750 (N-HCPC) PER. FA-COMPLD DATED APRIL 10, 2003.
12. THIS PLAT IS SUBJECT TO OPEN SPACE COVENANT WITH MONTGOMERY COUNTY RECORDED AGAINST THE LAND RECORDS OF MONTGOMERY COUNTY IN LIBER 51047 FOLIO 273.

OWNERS CERTIFICATE

WE, MNC, INC., OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADAPT THIS PLAT OF SUBDIVISION AS OWNERS OF THIS SUBDIVISION, WE, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MARKERS REFERRED TO IN THIS PLAT TO BE MAINTAINED AND REPLACED AS NECESSARY TO BE IN ACCORDANCE WITH SECTION 26-204(d) OF THE MONTGOMERY COUNTY CODE.

THESE ARE NO SUITS, ACTIONS, TRUSTS, LEASES OR LIENSES AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

MNC, INC. *[Signature]* 6-12-16
VICE PRESIDENT-DIRECTOR/LAND DATE:

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 23°25'17" E	55.98
L2	S 72°27'57" E	25.24
L3	N 80°00'00" E	35.57
L4	N 85°54'30" E	11.85
L5	N 85°54'30" E	11.85
L6	N 45°42'28" W	42.80
L7	N 36°45'25" W	14.98
L8	S 87°48'13" W	10.02

AREA TABULATION

PARCEL C 299,098 sq. ft.

TOTAL AREA OF PLAT 299,098 sq. ft.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF SUBDIVISION SHOWN HEREON IS TRUE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED TO MNC, INC. AS RECORDED IN LIBER 51081 AT FOLIO 043 ALONG THE MONTGOMERY COUNTY LAND RECORDS.

I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY OWNERS AND OTHER INTERESTED PARTIES HAVE BEEN ADVISED OF THE PROVISIONS OF THIS PLAT IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 20 SECTION 24(D) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 299,098 SQUARE FEET OR 6.8663 ACRES, OF WHICH NONE IS DEDICATED TO PUBLIC USE.

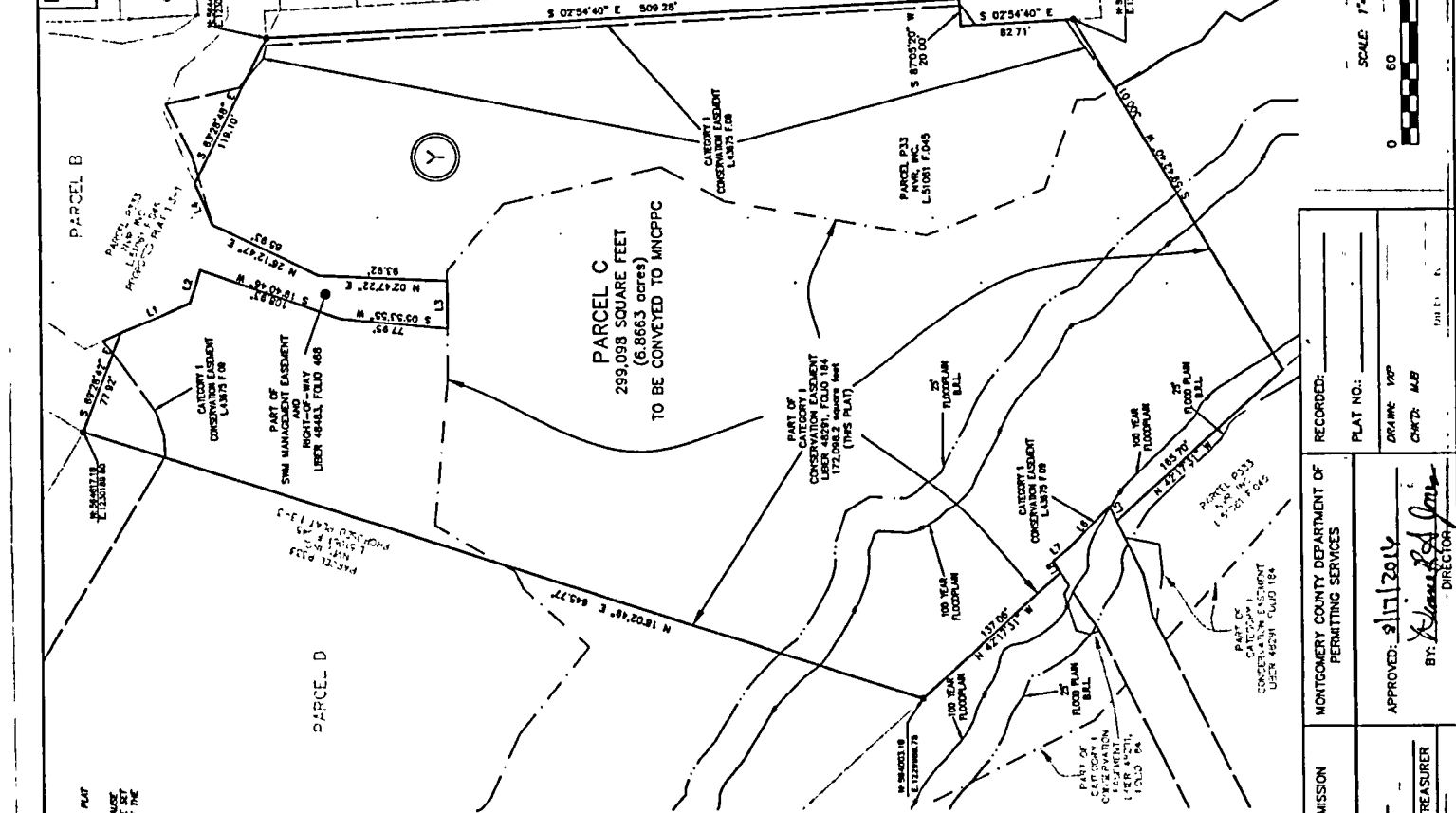
THE WORK REFLECTED HEREON WAS PREPARED UNDER MY DIRECT RESPONSIBILITY AND IS IN ACCORDANCE WITH COMAR TITLE, SUBTITLE 13, CHAPTER 08, REGULATION .12.

MICHAEL J. BOYK *[Signature]* DATE: 6/12/16
E.S.E. CONSULTANTS, INC.
1401 COUNTRY CLUB DRIVE, SUITE 200
GEORGE TOWN, VIRGINIA 22184

PLAT NO.

WSSE CONTROL MONUMENTS IN MARYLAND STATE PLANE COORDINATE SYSTEM, NAD 83/91, NOT SHOWN HEREON.

812282 - N 243608.492 E 1227833.718
812822 - N 547754.856 E 1223907.175



OWNERS CERTIFICATE

WE, MNC, INC., OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADAPT THIS PLAT OF SUBDIVISION AS OWNERS OF THIS SUBDIVISION, WE, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MARKERS REFERRED TO IN THIS PLAT TO BE MAINTAINED AND REPLACED AS NECESSARY TO BE IN ACCORDANCE WITH SECTION 26-204(d) OF THE MONTGOMERY COUNTY CODE.

THESE ARE NO SUITS, ACTIONS, TRUSTS, LEASES OR LIENSES AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

MNC, INC. *[Signature]* 6-12-16
VICE PRESIDENT-DIRECTOR/LAND DATE:

LINE TABLE

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L1	S 23°25'17" E	55.98
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AREA TABULATION

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TOTAL AREA OF PLAT 299,098 sq. ft.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF SUBDIVISION SHOWN HEREON IS TRUE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED TO MNC, INC. AS RECORDED IN LIBER 51081 AT FOLIO 043 ALONG THE MONTGOMERY COUNTY LAND RECORDS.

I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY OWNERS AND OTHER INTERESTED PARTIES HAVE BEEN ADVISED OF THE PROVISIONS OF THIS PLAT IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 20 SECTION 24(D) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 299,098 SQUARE FEET OR 6.8663 ACRES, OF WHICH NONE IS DEDICATED TO PUBLIC USE.

THE WORK REFLECTED HEREON WAS PREPARED UNDER MY DIRECT RESPONSIBILITY AND IS IN ACCORDANCE WITH COMAR TITLE, SUBTITLE 13, CHAPTER 08, REGULATION .12.

MICHAEL J. BOYK *[Signature]* DATE: 6/12/16
E.S.E. CONSULTANTS, INC.
1401 COUNTRY CLUB DRIVE, SUITE 200
GEORGE TOWN, VIRGINIA 22184

OWNERS CERTIFICATE

WE, MNC, INC., OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADAPT THIS PLAT OF SUBDIVISION AS OWNERS OF THIS SUBDIVISION, WE, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MARKERS REFERRED TO IN THIS PLAT TO BE MAINTAINED AND REPLACED AS NECESSARY TO BE IN ACCORDANCE WITH SECTION 26-204(d) OF THE MONTGOMERY COUNTY CODE.

THESE ARE NO SUITS, ACTIONS, TRUSTS, LEASES OR LIENSES AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

MNC, INC. *[Signature]* 6-12-16
VICE PRESIDENT-DIRECTOR/LAND DATE:

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 23°25'17" E	55.98
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AREA TABULATION

PARCEL C 299,098 sq. ft.

TOTAL AREA OF PLAT 299,098 sq. ft.

OWNERS CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN HEREON... WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON...

MR. MC. T.S. W 8-17-16 DATE
MR. PHOENIX-DIRECTOR/AND

P.O.E TABLE

Table with columns: LINE BEARING, DISTANCE, and CURVE DATA (including CURVE LENGTH, CHORD BEARING, and CHORD DISTANCE). Contains data for lines 1 through 150.

CURVE TABLE

Table with columns: LINE BEARING, DISTANCE, and CURVE DATA. Contains data for lines 150 through 300.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PART OF SUBDIVISION SHOWN HEREON IS THE BEST COPY OF THE SURVEY AS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEY ACT...

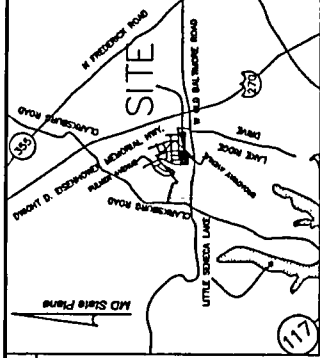
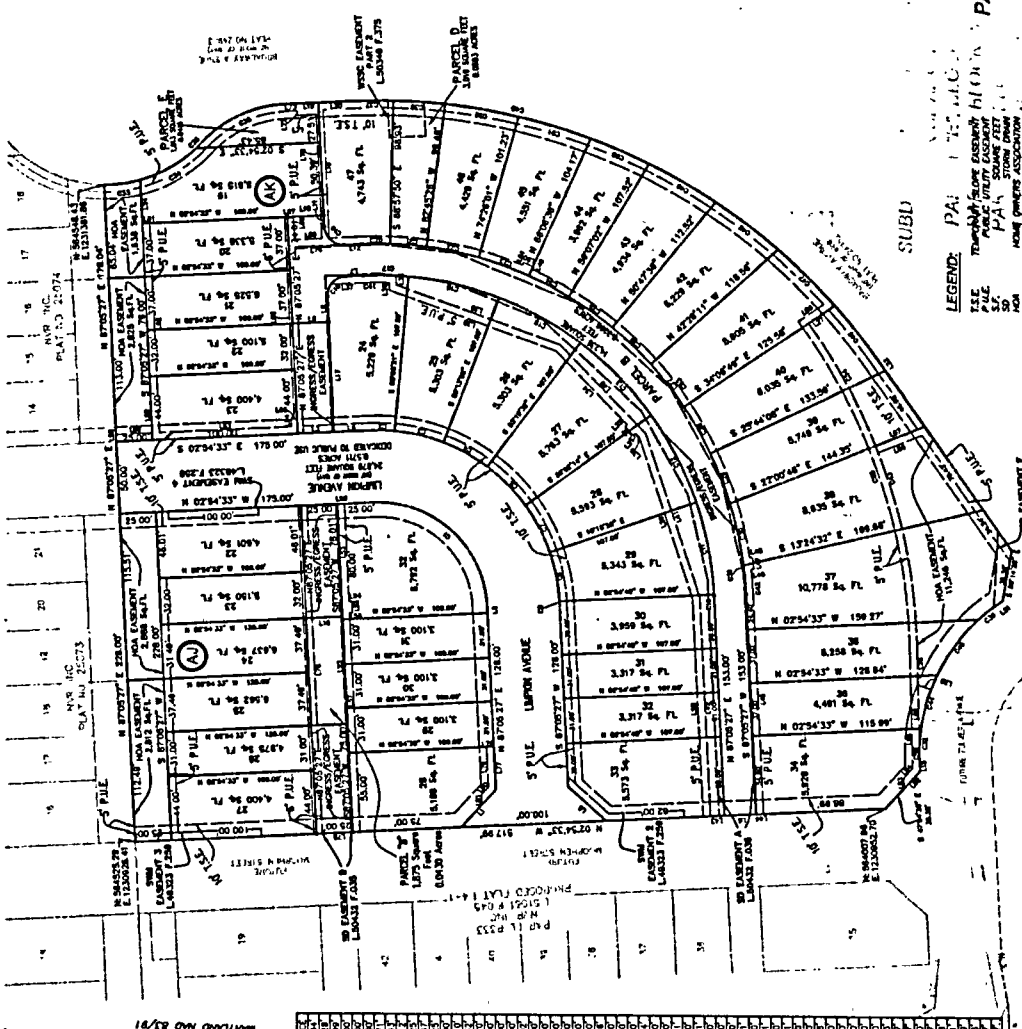
MARYLAND - NATIONAL CAPITAL PARK AND PLANNING COMMISSION OF MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES

APPROVED:

CHAIRMAN: ASST. SECRETARY TREASURER: SECRETARY: MONTGOMERY COUNTY PLANNING BOARD

AREA TABULATION

Table with columns: LOT NO., AREA AC., AREA SQ. FT., and TOTAL AREA. Lists lots 1 through 50.



NOTES

- 1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND RESTRICTIONS... 2. THIS SUBDIVISION IS NOT INTENDED TO SHOW... 3. THE PROPERTY IS IN THE CITY FORMERLY INCORPORATED...

SUBMISSION RECORD PLAT
CABIN BRANCH
PARCELS 'B', 'D', AND 'E', BLOCK 'AK'
PARCEL 'B' BLOCK 'AJ'
LOTS 22-32, BLOCK 'AJ'
LOT 19-47, BLOCK 'AK'
A PORTION OF STREETS:
LIMPKIN AVENUE
CLARKSBURG ELECTION DISTRICT NO. 2
MONTGOMERY COUNTY, MARYLAND
MAY 2018 SCALE 1" = 60'

ELEMENT PORTAL TABLE with columns: ELEM. NO., TRANSFERABLE DEVELOPMENT RIGHTS, DATE, and AREA. Lists various elements and their details.

ES&E CONSULTANTS INC
7104 CHARLES GREENWAY DR.
COLUMBIA, MD 21046
TEL: 410-872-9105
FAX: 410-872-6670

Table with columns: ACQUIRED BY, DATE, and AREA. Lists acquisition details for lots 2 through 10.

TOLL BROTHERS - PHASE 1

SITE PLAN 820070140

CABIN BRANCH

CLARKSBURG, MARYLAND

Sheet Index

Sheet Number	Description
2A	Cover Sheet
2B	Approved Sheet
2C	Approved Sheet
3	Overall Project and Zoning Information
4	Site Plan and Zoning Information
5	Site Plan and Zoning Information
6	Site Plan and Zoning Information
7	Site Plan and Zoning Information
8	Site Plan and Zoning Information
9	Site Plan and Zoning Information
10	Site Plan and Zoning Information
11	Site Plan and Zoning Information
12	Site Plan and Zoning Information
13	Site Plan and Zoning Information
14	Site Plan and Zoning Information
15	Site Plan and Zoning Information
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42	Site Plan and Zoning Information
43	Site Plan and Zoning Information
44	Site Plan and Zoning Information
45	Site Plan and Zoning Information
46	Site Plan and Zoning Information
47	Site Plan and Zoning Information

Applicant/Owner:
TOLL MD X LIMITED PARTNERSHIP
 7164 Columbia Gateway Drive, Suite 210
 Columbia, MD 21046
 Phone: (410) 872-9105
 Contact: Mr. Tom Matyska

Attorney:
LINOWES AND BLOCHER, LLP
 7200 Wisconsin Avenue, Suite 800
 Bethesda, MD 20814
 Phone: (301) 961-5121
 Contact: Mr. Scott Wallace

Architect:
TOLL BROTHERS, INC.
 7164 Columbia Gateway Drive, Suite 210
 Columbia, MD 21046
 Phone: (410) 872-9105
 Contact: Mr. Tom Matyska

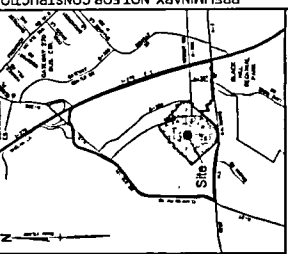
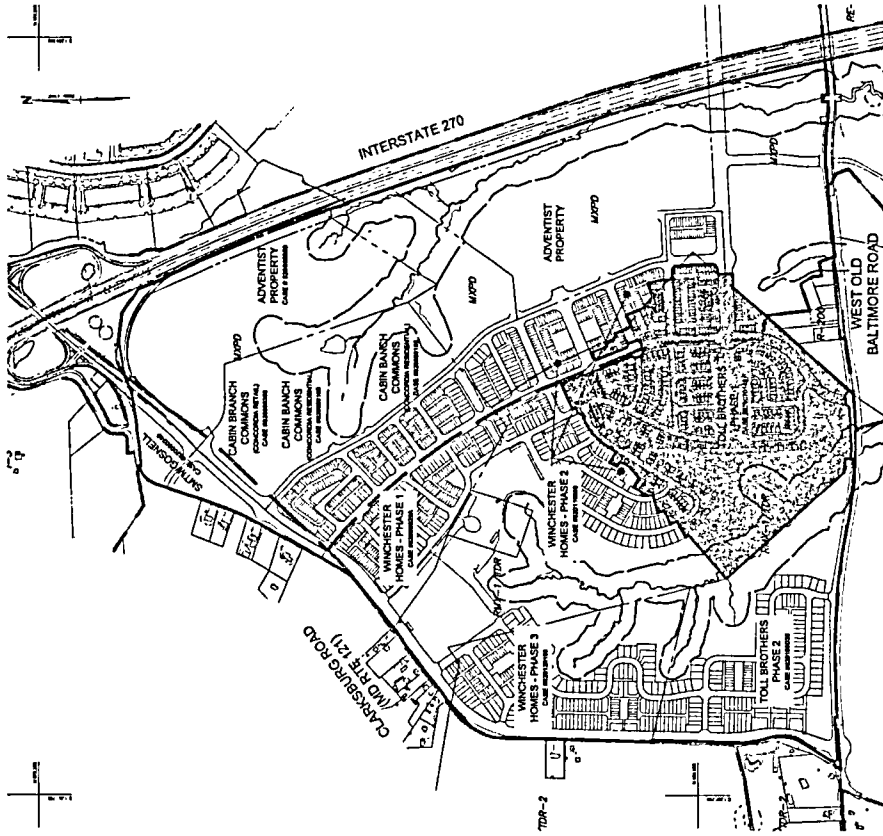
Civil Engineer/Landscape Architect:
RODGERS CONSULTING, INC.
 1047 Genney Boulevard, Suite 200
 Clarksburg, MD 20747
 Phone: (301) 944-1700
 Contact: Mr. Gary F. Utterberg

Applicant/Owner:
TOLL MD X LIMITED PARTNERSHIP
 7164 Columbia Gateway Drive, Suite 210
 Columbia, MD 21046
 Phone: (410) 872-9105
 Contact: Mr. Tom Matyska

TOLL BROTHERS PHASE 1
CABIN BRANCH
 MONTGOMERY COUNTY, MARYLAND

RODGERS
CONSULTING, INC.
 1047 Genney Boulevard, Suite 200
 Clarksburg, MD 20747
 Phone: (301) 944-1700
 Contact: Mr. Gary F. Utterberg

DATE: 08/11/2012
TIME: 11:30 AM
SCALE: 1" = 400'
PROJECT NO.: 820070140
SHEET NO.: 1 OF 1

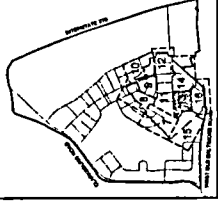


Phase	Item	Description
Phase 1	1	Site Plan
	2	Site Plan
	3	Site Plan
	4	Site Plan
Phase 2	1	Site Plan
	2	Site Plan
	3	Site Plan
	4	Site Plan
Phase 3	1	Site Plan
	2	Site Plan
	3	Site Plan
	4	Site Plan
Phase 4	1	Site Plan
	2	Site Plan
	3	Site Plan
	4	Site Plan

PROFESSIONAL LIABILITY:
 The undersigned hereby certifies that the information furnished herein is true and correct to the best of his knowledge and belief, and that he is duly licensed to practice as a Professional Engineer in the State of Maryland.
SITE PLAN APPROVAL STAMP
 APPROVED BY PLAN REVIEWER
 MONTGOMERY COUNTY, MARYLAND
 DATE: 08/11/2012
 TIME: 11:30 AM
 PROJECT NO.: 820070140
 SHEET NO.: 1 OF 1

PROFESSIONAL ENGINEER
GARY F. UTTERBERG
 License No. 10000
 State of Maryland
 08/11/2012

COVER SHEET

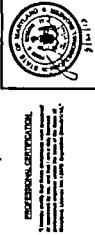


KEY MAP
 1" = 1 MILE
 MONTGOMERY COUNTY
 MDC MAP # 8-221, MAY 14
 MDC MAP # 8-221, MAY 14

ALL INFORMATION IS TO BE REVIEWED
 BY THE LOCAL AGENCY
 TO DETERMINE THE LOCAL AGENCY'S

PROPOSED BACKGROUND INSTRUCTIONS:
 1. ALL INFORMATION IS TO BE REVIEWED BY THE LOCAL AGENCY TO DETERMINE THE LOCAL AGENCY'S
 2. ALL INFORMATION IS TO BE REVIEWED BY THE LOCAL AGENCY TO DETERMINE THE LOCAL AGENCY'S
 3. ALL INFORMATION IS TO BE REVIEWED BY THE LOCAL AGENCY TO DETERMINE THE LOCAL AGENCY'S
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 9. ALL INFORMATION IS TO BE REVIEWED BY THE LOCAL AGENCY TO DETERMINE THE LOCAL AGENCY'S
 10. ALL INFORMATION IS TO BE REVIEWED BY THE LOCAL AGENCY TO DETERMINE THE LOCAL AGENCY'S



CALIFORNIA PROFESSIONAL ENGINEER
 J. J. SMITH
 License No. 44782
 State of California
 11/17/18

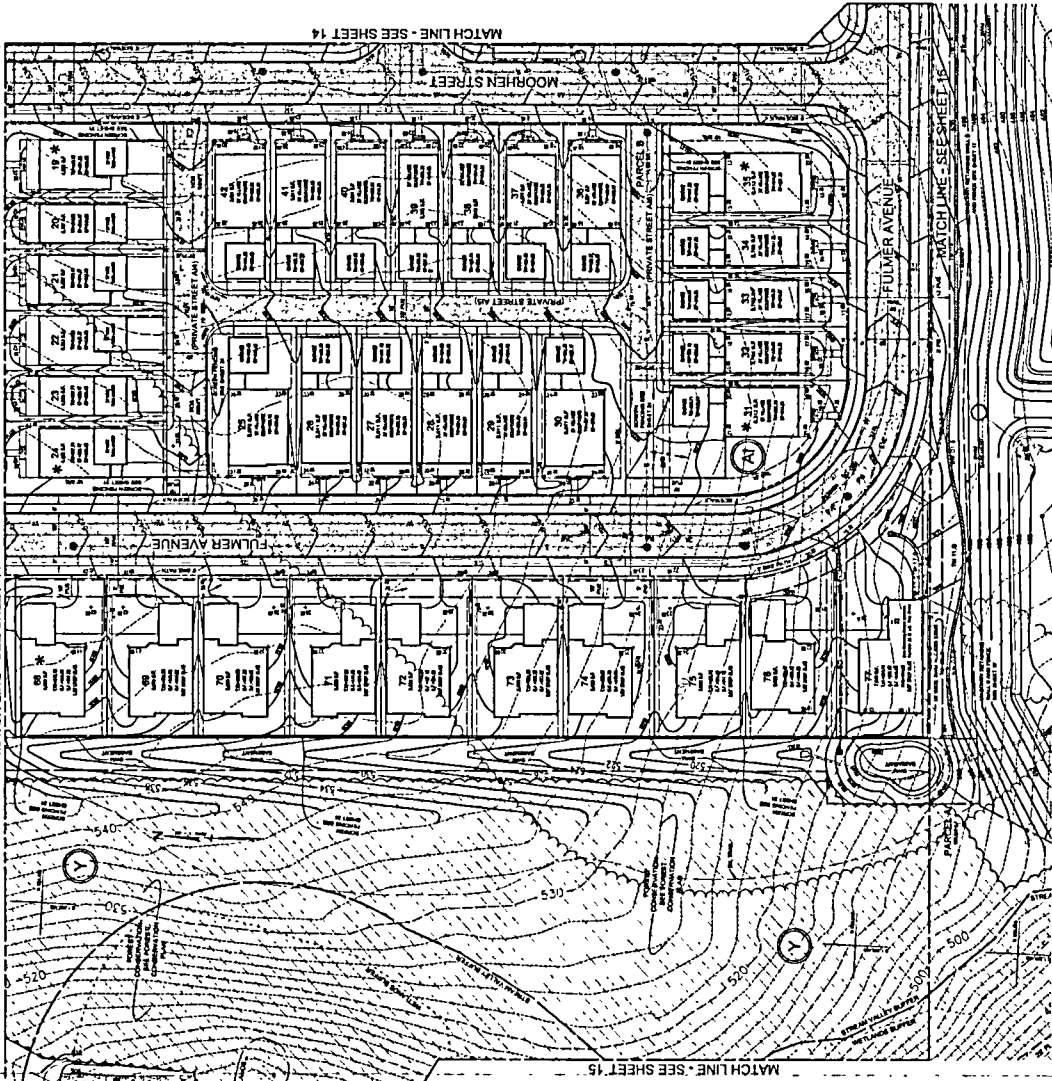
SITE PLAN

DATE: 08/17/18
 SHEET NO. 11 OF 12

RODGERS CONSULTING
 ENGINEERING ARCHITECTURE INTERIOR DESIGN

TOLL BROTHERS PHASE I CABIN BRANCH
 MONTGOMERY COUNTY, MARYLAND

TOLL BROTHERS LIMITED PARTNERSHIP
 1144 Columbia Gateway Drive, Suite 230
 Columbia, MD 21044
 Phone: (410) 774-0105
 Fax: (410) 774-0111
 Contact: Mr. Jim Haysler



MATCH LINE - SEE SHEET 11

MATCH LINE - SEE SHEET 14

MATCH LINE - SEE SHEET 15

MATCH LINE - SEE SHEET 7

MATCH LINE - SEE SHEET 15

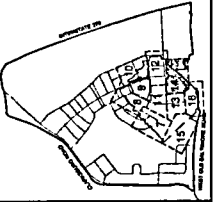
GRAPHIC SCALE



Planning Board Resolution Condition Number 22 (f) (v):
 Lot 77: Provide a custom unit with a retaining wall integrated into the unit foundation wall. Provide enhanced landscaping between terraced retaining walls. This lot shall be designated as a high visibility lot. The design of the unit, foundation wall and retaining wall shall be reviewed by the Town Architect for compatibility with the approved design guidelines.

NO.	DATE	DESCRIPTION	BY

ALL INFORMATION IS TO BE REVIEWED BY THE LOCAL AGENCY TO DETERMINE THE LOCAL AGENCY'S
 MONTGOMERY COUNTY, MARYLAND
 DATE: 08/17/18
 SHEET NO. 11 OF 12
 RODGERS CONSULTING
 TOLL BROTHERS PHASE I CABIN BRANCH
 TOLL BROTHERS LIMITED PARTNERSHIP
 PROFESSIONAL ENGINEER J. J. SMITH, License No. 44782, State of California



KEY MAP
SCALE: 1" = 1500'
DATE: 06/14/14
PROJECT: 201317141
SITE PLAN APPROVAL NO. 201317141

- EXHIBITS:**
- 1. SITE PLAN APPROVAL NO. 201317141
 - 2. SITE PLAN APPROVAL STAMP
 - 3. APPROVED SITE PLAN
 - 4. APPROVED SITE PLAN

APPROVED FOR THE PROJECT:

DATE: 06/14/14
BY: [Signature]

APPROVED FOR THE CITY:

DATE: 06/14/14
BY: [Signature]

APPROVED FOR THE BOARD:

DATE: 06/14/14
BY: [Signature]

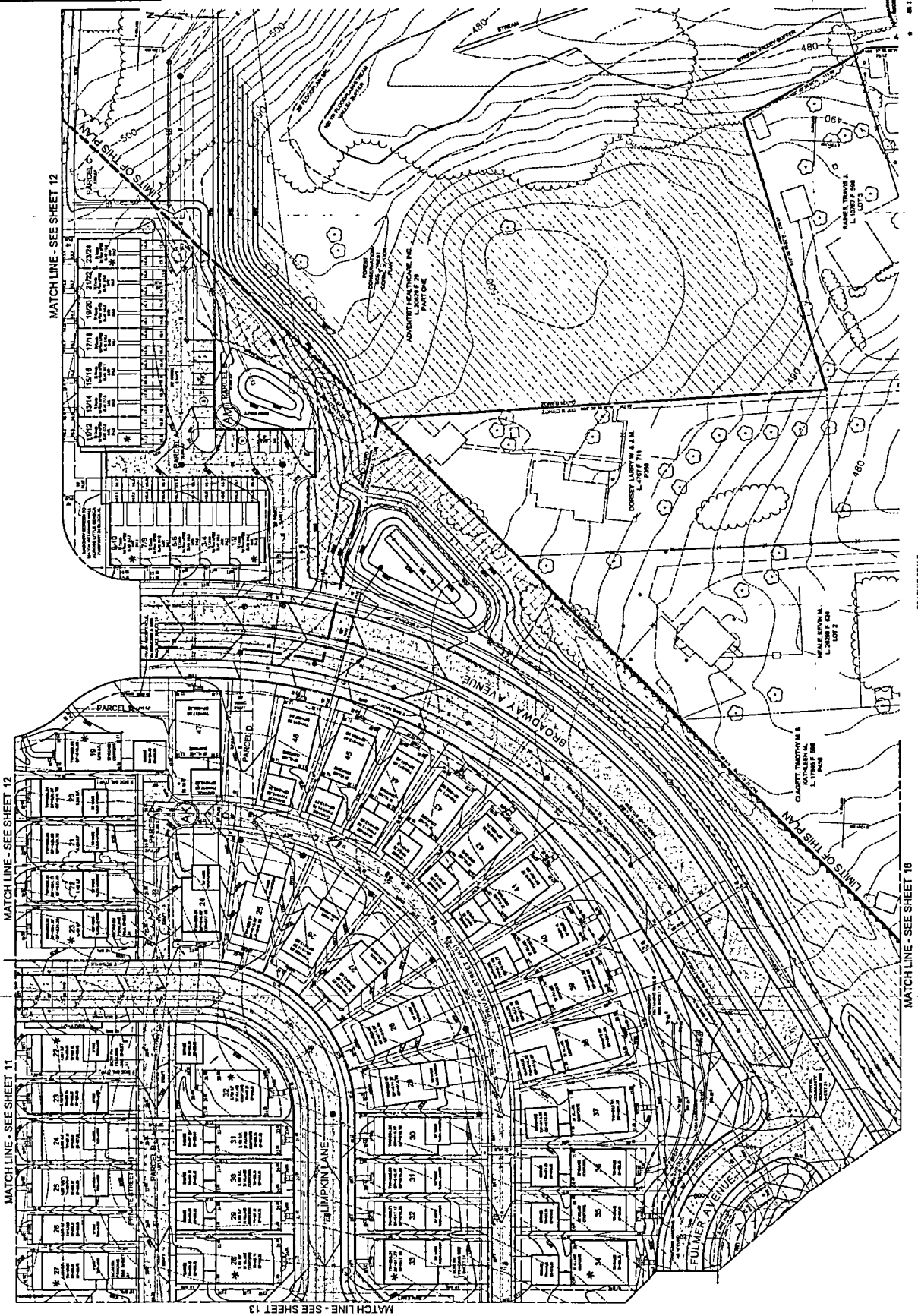
PROFESSIONAL CERTIFICATION
I, the undersigned, being a duly licensed Professional Engineer in the State of Maryland, do hereby certify that I am the author of the foregoing drawings and that I am a duly licensed Professional Engineer in the State of Maryland.

DATE: 06/14/14
BY: [Signature]

DATE	DESCRIPTION
06/14/14	ISSUED FOR PERMITTING
06/14/14	ISSUED FOR PERMITTING
06/14/14	ISSUED FOR PERMITTING
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06/14/14	ISSUED FOR PERMITTING
06/14/14	ISSUED FOR PERMITTING
06/14/14	ISSUED FOR PERMITTING

PROJECT INFORMATION

PROJECT: 201317141
DATE: 06/14/14
BY: [Signature]



GRAPHIC SCALE
1" = 1000'

RODGERS CONSULTING
Professional Engineering Consulting
11111 Rockville Pike, Suite 200
Rockville, MD 20850
Tel: (301) 341-1111
Fax: (301) 341-1112
www.rodgersconsulting.com

TOLL BROTHERS PHASE I CABIN BRANCH
ELECTION DISTRICT NO. 1
MONTGOMERY COUNTY, MARYLAND

PROJECT INFORMATION

PROJECT: 201317141
DATE: 06/14/14
BY: [Signature]

APPROVED FOR THE PROJECT:

DATE: 06/14/14
BY: [Signature]

APPROVED FOR THE CITY:

DATE: 06/14/14
BY: [Signature]

APPROVED FOR THE BOARD:

DATE: 06/14/14
BY: [Signature]

DATE	DESCRIPTION
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06/14/14	ISSUED FOR PERMITTING
06/14/14	ISSUED FOR PERMITTING

PROJECT INFORMATION

PROJECT: 201317141
DATE: 06/14/14
BY: [Signature]

APPROVED FOR THE PROJECT:

DATE: 06/14/14
BY: [Signature]

APPROVED FOR THE CITY:

DATE: 06/14/14
BY: [Signature]

APPROVED FOR THE BOARD:

DATE: 06/14/14
BY: [Signature]

APPROVED FOR THE PROJECT:

DATE: 06/14/14
BY: [Signature]

APPROVED FOR THE CITY:

DATE: 06/14/14
BY: [Signature]

DATE	DESCRIPTION
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06/14/14	ISSUED FOR PERMITTING
06/14/14	ISSUED FOR PERMITTING

PROJECT INFORMATION

PROJECT: 201317141
DATE: 06/14/14
BY: [Signature]

APPROVED FOR THE PROJECT:

DATE: 06/14/14
BY: [Signature]

APPROVED FOR THE CITY:

DATE: 06/14/14
BY: [Signature]

APPROVED FOR THE BOARD:

DATE: 06/14/14
BY: [Signature]

APPROVED FOR THE PROJECT:

DATE: 06/14/14
BY: [Signature]

APPROVED FOR THE CITY:

DATE: 06/14/14
BY: [Signature]

MATCH LINE - SEE SHEET 7

MATCH LINE - SEE SHEET 13

MATCH LINE - SEE SHEET 13

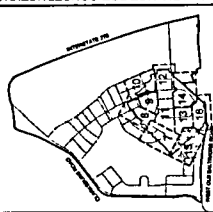
LIMITS OF THIS PLAN

TOLL BROTHERS - PHASE 1

TOLL BROTHERS - PHASE 2

LIMITS OF THIS PLAN

PRELIMINARY NOT FOR CONSTRUCTION



KEY MAP
 1" = 1.000'
 MONUMENTARY
 ACAD MAP # 203, 04
 WOOD MAP # 201 10/14



PROPOSED ROADWAY RETROFIT/RECONSTRUCTION

PROJECT NO.	2012-0001
SITE PLAN NO.	820070140
APPROVED BY PLAN	[Signature]
APPROVED BY BOARD	[Signature]
APPROVED DATE	09/18/2012

GRAPHIC SCALE
 1" = 100 FT

PROCESSED BY THE COUNTY ENGINEER

ALL EXISTING UTILITIES SHOWN HEREON ARE AS SHOWN ON RECORD PLANS AND FIELD SURVEY DATA. THE ENGINEER HAS VISUALLY CHECKED THE RECORD PLANS AND FIELD SURVEY DATA FOR ACCURACY. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE DATA PROVIDED BY OTHER SOURCES. THE ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY OTHER SOURCES.

CALL TOLL FREE 800-275-7777

11118

NO.	DATE	DESCRIPTION
1	09/18/2012	APPROVED FOR CONSTRUCTION
2	09/18/2012	APPROVED FOR CONSTRUCTION
3	09/18/2012	APPROVED FOR CONSTRUCTION

DATE: 09/18/2012

TIME: 10:30 AM

**TOLL BROTHERS PHASE 1
 CABIN BRANCH**
 SITE PLAN
 MONTGOMERY COUNTY, MARYLAND

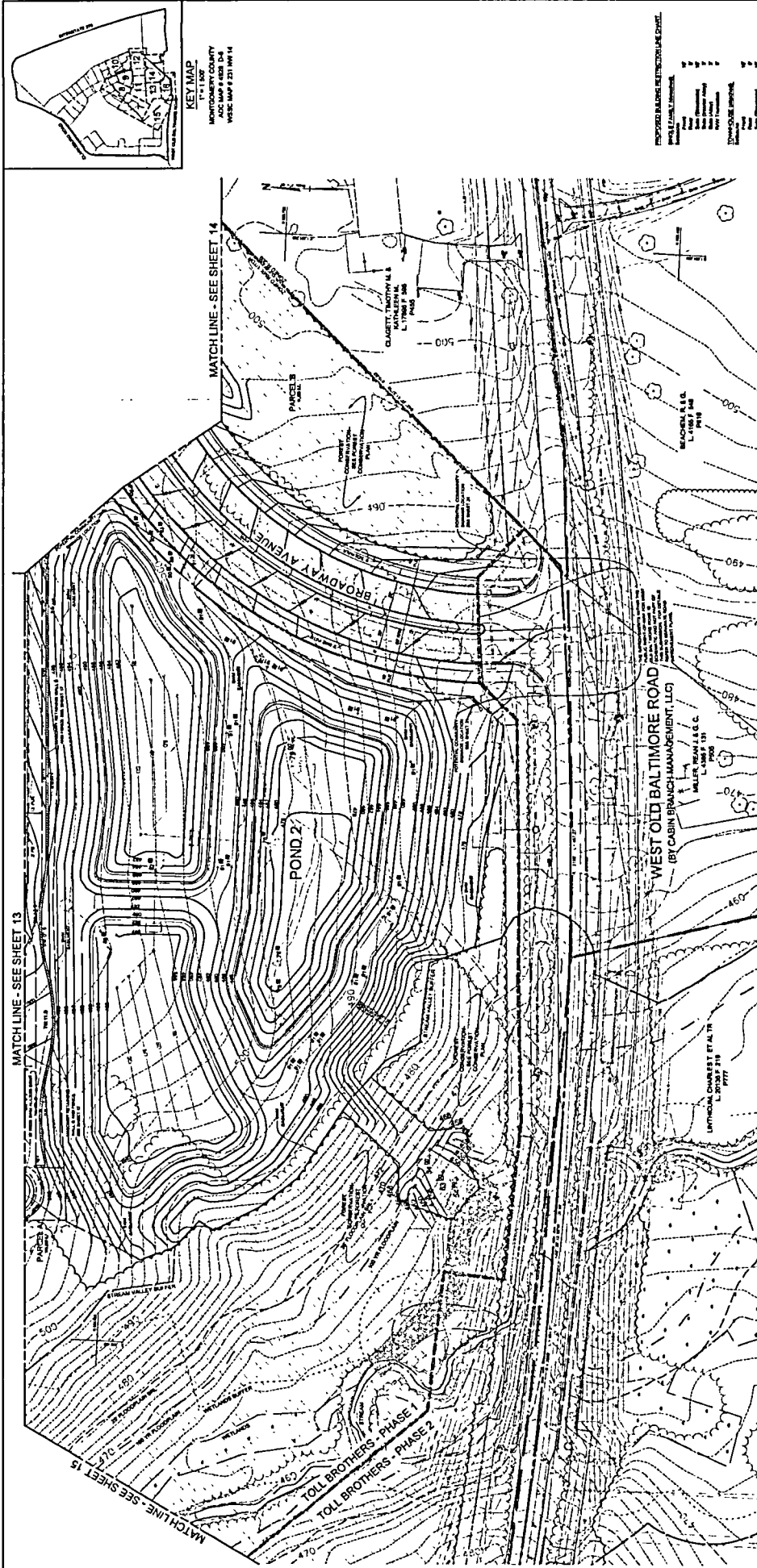
**RODGERS
 CONSULTANTS**
 10000 WOODBURY LANE, SUITE 100
 ROCKVILLE, MD 20850
 TEL: (301) 771-9900
 FAX: (301) 771-9901
 WWW.RODGERSCONSULTANTS.COM

TOLL BROTHERS LIMITED PARTNERSHIP
 7144 Columbia Gateway Drive, Suite 130
 Columbia, MD 21046
 Phone: (410) 774-1035
 Fax: (410) 774-1111
 www.tollbrothers.com

NO.	DATE	DESCRIPTION
1	09/18/2012	APPROVED FOR CONSTRUCTION
2	09/18/2012	APPROVED FOR CONSTRUCTION
3	09/18/2012	APPROVED FOR CONSTRUCTION

DATE: 09/18/2012

TIME: 10:30 AM



MATCH LINE - SEE SHEET 13

MATCH LINE - SEE SHEET 14

MATCH LINE - SEE SHEET 15

KEY MAP
 1" = 100'
 MONTGOMERY COUNTY
 MDC MAP # 231 DA
 MDC MAP # 231 1W 14



PROPOSED BUILDING RESTRICTIONS

TYPE OF ZONING	HEIGHT	AREA	SETBACKS	OTHER
Residential Single-Family	35'	0.25 AC	30' Front, 10' Side, 5' Rear	None
Residential Medium-Density	35'	0.1 AC	30' Front, 10' Side, 5' Rear	None
Residential High-Density	35'	0.05 AC	30' Front, 10' Side, 5' Rear	None
Commercial	35'	0.25 AC	30' Front, 10' Side, 5' Rear	None
Industrial	35'	0.25 AC	30' Front, 10' Side, 5' Rear	None

PROPOSED BUILDING RESTRICTIONS CHECK:
 ALL INFORMATION IS BASED ON THE INFORMATION PROVIDED BY THE APPLICANT AND THE RECORDS OF THE COUNTY. THE APPLICANT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.
 DATE: 08/11/2013
 BY: [Signature]
 TITLE: [Signature]
 SITE PLAN NO. 823070140
 SITE PLAN APPROVAL STAMP
 MONTGOMERY COUNTY PLANNING BOARD

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 as submitted to me for my certification.
 DATE: 08/11/2013
 BY: [Signature]
 TITLE: [Signature]

DATE ISSUED: 08/11/2013
 BY: [Signature]
 TITLE: [Signature]

RODGERS ENGINEERING & SURVEYING, P.C.
 1100 W. WASHINGTON AVENUE
 SUITE 100
 ROCKVILLE, MD 20854
 TEL: (301) 761-1111
 FAX: (301) 761-1112
 WWW.RODGERS-ES.COM

TOLL BROTHERS PHASE 1
 CABIN BRANCH
 BALTIMORE, MD
 MONTGOMERY COUNTY, MARYLAND

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 BALTIMORE, MD
 MONTGOMERY COUNTY, MARYLAND

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TOLL BROTHERS PHASE 1
 CABIN BRANCH
 BALTIMORE, MD
 MONTGOMERY COUNTY, MARYLAND

SITE PLAN

RODGERS ENGINEERING & SURVEYING, P.C.
 1100 W. WASHINGTON AVENUE
 SUITE 100
 ROCKVILLE, MD 20854
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 WWW.RODGERS-ES.COM

TOLL BROTHERS PHASE 1
CABIN BRANCH
 BALTIMORE, MD
 MONTGOMERY COUNTY, MARYLAND

TOLL BROTHERS LIMITED PARTNERSHIP
 7114 Columbia Gateway Drive, Suite 230
 Columbia, MD 21046
 Phone: (410) 872-9108
 Fax: (410) 872-9111
 Contact: Mr. Tim Flanagan

NO.	DATE	REVISIONS

NO CHANGE TO PLANS SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER. ANY CHANGES SHALL BE INDICATED BY A CORRECTION SHEET OR A REVISION TO THE ORIGINAL PLANS. THE ENGINEER IS NOT RESPONSIBLE FOR ANY CHANGES MADE TO THE PLANS AFTER THE DATE OF ISSUANCE.

ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN FEET AND INCHES. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.

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