



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

**MCPB**  
**Item # 1B**  
**7-26-2018**

**MEMORANDUM**

**DATE:** July 17, 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

*SJS*  
*JRB*

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for July 26, 2018

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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:

- 220160580 & 220160610** Cabin Branch
- 220170650** Cloverleaf Center
- 220170940** Orchard View
- 220180500** Century XXI
- 220180520** East County Regional Services Center
- 220180580** Chevy Chase Lake
- 220180740** Brightview Grosvenor

**Plat Name:** Cabin Branch  
**Plat #:** 220160580 & 220160610

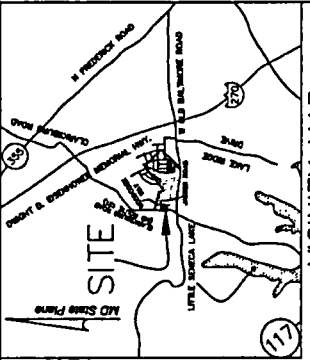
**Location:** Located in the area bounded by Clarksburg Road (MD 121) and Woodcock Way

**Master Plan:** Clarksburg Master Plan

**Plat Details:** RMX/TDR zone; 395 lots, 3 parcels

**Owner:** NVR, Inc.

These subdivision plats have been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 12003110B (MCPB Resolution No. 08-117) and with Site Plan No. 820100030 (Certified Site Plan dated November 17, 2013) 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 plans.



**VICINITY MAP**  
NOT TO SCALE

- NOTES:**
1. ALL TERMS CONCERNING ADJUSTMENTS, EASEMENTS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PRELIMINARY PLAN, DEVELOPMENT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF ANY PROPERTY AS INTENDED TO BE DEVELOPED SHALL BE SUBJECT TO THE ACTION OF THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD BUSINESS HOURS.
  2. THIS SUBDIVISION PLAN IS NOT INTENDED TO SUPERSEDE ANY EASEMENTS, EASEMENTS AND USES NOW EXISTING, RESTRICTING THE OWNERSHIP AND USE OF THIS PROPERTY. THE PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS AFFECTING TITLE.
  3. THE PROPERTY IS THE SUBJECT OF THIS RECORD PLAT IS IN THE CITY (FORMERLY INDC-1/1700) ZONE.
  4. THE PROPERTY IS LOCATED IN THE MONTGOMERY COUNTY TAX MAP BY AND BEING GRID 230 & 231 AND 14.
  5. DEVELOPMENT IS SUBJECT TO THE TERMS OF AN APPROVED SITE PLAN DATED (TOLL BROTHER PHASE 3 CABIN BRANCH) NO. 120011008, AND THE PRELIMINARY PLAN NO. 120011008, AS BOTH MAY BE AMENDED.
  6. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER DUCT.
  7. COORDINATES SHOWN HEREON ARE BASED ON THE PROJECTION OF MARYLAND STATE PLANE AND 83/91.
  8. BOUNDARY INFORMATION AS SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PROVIDED BY RODGERS CONSULTING, SEPT 2008.
  9. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE MONTGOMERY COUNTY PUBLIC UTILITIES DEPARTMENT'S FINAL FOREST CONSERVATION PLAN, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF A SEVERMENT CONTRACT, IF ANY.
  10. THE PROPERTY IS THE SUBJECT OF AN APPROVED NR/PSD (8-NR/PSD 067, 8-020008) DATED APRIL 10, 2003.
  11. THIS PLAT IS SUBJECT TO COMMON OPEN SPACE CONVEYANT WITH M-NCAPC RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY IN LIBER 20084 FOLIO 578.
  12. THIS PLAT IS SUBJECT TO OPEN SPACE CONVEYANT WITH M-NCAPC RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY IN LIBER 20087 FOLIO 212.

**OWNER'S CERTIFICATE**

I, the undersigned, owner of the property shown hereon, hereby certify that the information contained herein is true and correct to the best of my knowledge and belief, and that I have read and understand the contents of this plat and the provisions of the laws of Maryland relating to the recording of such plats, and that I have caused this plat to be prepared and recorded in accordance with the laws of Maryland, and that I have caused this plat to be recorded in the public records of the State of Maryland.

DATE: 6-27-18

BY: [Signature]

VICE PRESIDENT-DIRECTOR/LAND

**SURVEYOR'S CERTIFICATE**

I, the undersigned, a duly licensed and qualified surveyor, have surveyed the property shown hereon, and the information contained herein is true and correct to the best of my knowledge and belief, and that I have read and understand the contents of this plat and the provisions of the laws of Maryland relating to the recording of such plats, and that I have caused this plat to be prepared and recorded in accordance with the laws of Maryland, and that I have caused this plat to be recorded in the public records of the State of Maryland.

DATE: 6-27-18

BY: [Signature]

ESSE CONSULTANTS, INC.

GEORGE SANCHEZ, JUNE 6, 2018

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DATE: 6-27-18

BY: [Signature]

VICE PRESIDENT-DIRECTOR/LAND

**AREA TABULATION**

18 LOTS  
15,840 SQ. FT.  
TOTAL AREA OF PLAT 74,820 SQ. FT.

LINE	BEARING	DISTANCE
L1	N 01°21'45" E	14.55'
L2	S 01°21'49" W	25.00'
L3	S 85°38'11" E	48.58'
L4	S 01°21'49" W	23.57'
L5	N 85°38'11" W	22.96'
L6	N 01°21'49" W	24.37'
L7	N 85°38'11" W	10.32'
L8	S 85°38'11" E	10.00'
L9	S 01°21'49" W	5.00'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 01°21'45" E	14.55'
L2	S 01°21'49" W	25.00'
L3	S 85°38'11" E	48.58'
L4	S 01°21'49" W	23.57'
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L6	N 01°21'49" W	24.37'
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**PIE EASEMENT TIES**

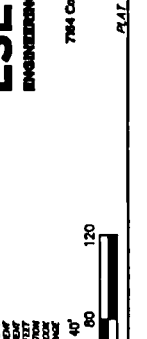
LINE	BEARING	DISTANCE
1	N 85°38'11" W	50.00'
2	S 85°38'11" E	6.23'

**PUE EASEMENT TIES**

LINE	BEARING	DISTANCE
1	N 85°38'11" W	50.00'
2	S 85°38'11" E	6.23'

**CURVE TABLE**

CURVE	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	810.00'	27.88'	N 08°47'58" W	1°54'48"
C2	810.00'	31.31'	N 08°41'48" W	2°17'53"
C3	810.00'	31.18'	N 08°29'11" W	2°17'53"
C4	810.00'	30.07'	N 05°18'01" W	2°07'28"
C5	131.00'	20.42'	N 48°21'48" E	6°07'00"
C6	15.00'	23.58'	N 48°38'11" W	6°07'00"
C7	15.00'	23.58'	S 48°31'48" E	6°07'00"
C8	418.00'	27.50'	N 13°37'58" W	3°45'17"
C9	418.00'	27.50'	N 13°37'58" W	3°45'17"
C10	418.00'	27.50'	N 13°37'58" W	3°45'17"
C11	885.00'	44.72'	N 14°48'33" W	3°24'53"
C12	409.00'	24.33'	N 14°48'33" W	3°24'53"
C13	705.00'	44.53'	N 14°37'20" W	3°46'53"



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DATE: 6-27-18

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VICE PRESIDENT-DIRECTOR/LAND

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DATE: 6-27-18

BY: [Signature]

ESSE CONSULTANTS, INC.

GEORGE SANCHEZ, JUNE 6, 2018

PLAT NO.

NEEDS CONTROL, MONTGOMERY COUNTY PLANNING BOARD AND STATE PLANNING BOARD TO REVIEW AND APPROVE THIS PLAT. THE PLANNING BOARD'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAT AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE STATE PLANNING BOARD'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAT AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

AREA TABULATION  
TOTAL AREA OF PLAT 136,276 SQ. FT.  
TOTAL AREA OF PLAT 31.14 ACRES

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TOTAL AREA OF PLAT 136,276 SQ. FT.  
TOTAL AREA OF PLAT 31.14 ACRES

VICINITY MAP  
NOT TO SCALE

TRANSFERABLE DEVELOPMENT RIGHTS (TDRs) table with columns for DATE, TO, FROM, and AMOUNT.

NOTES

- 1. ALL THIS PROPERTY... ASSOCIATED WITH ANY PRELIMINARY SITE PLAN AND PROPOSED DEVELOPMENT...
2. THIS SUBDIVISION IS LOCATED ON MONTGOMERY COUNTY...
3. THE PROPERTY IS IN THE SUBJECT OF THIS RECORD PLAT IS IN THE CRT (FORMERLY R-1/100) ZONE.
4. THE PROPERTY IS BEING DIVIDED INTO 14 PARCELS...
5. DEVELOPMENT IS SUBJECT TO THE TERMS OF AN APPROVED SITE PLAN...
6. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER ONLY.
7. COORDINATES SHOWN HEREIN ARE BASED ON THE PROJECTION OF MARYLAND STATE PLANE AND 83/79.
8. BOUNDARY INFORMATION AS SHOWN HEREIN IS BASED ON A BOUNDARY SURVEY PROVIDED BY ROBBERS CONSULTING, SEPT 2004.
9. THE PROPERTY SHOWN HEREIN IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY ZONING ORDINANCE...
10. THE PROPERTY IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY ZONING ORDINANCE...
11. THIS PLAT IS SUBJECT TO COMMON OPEN SPACE COVENANTS WITH M-NCPPC RECORDING THE LAND RECORDS OF MONTGOMERY COUNTY AT LIBERTY FIELD 379.
12. THIS PLAT IS SUBJECT TO OPEN SPACE COVENANTS WITH MONTGOMERY COUNTY RECORDING THE LAND RECORDS OF MONTGOMERY COUNTY IN LIBERTY 30347 FIELD 273.

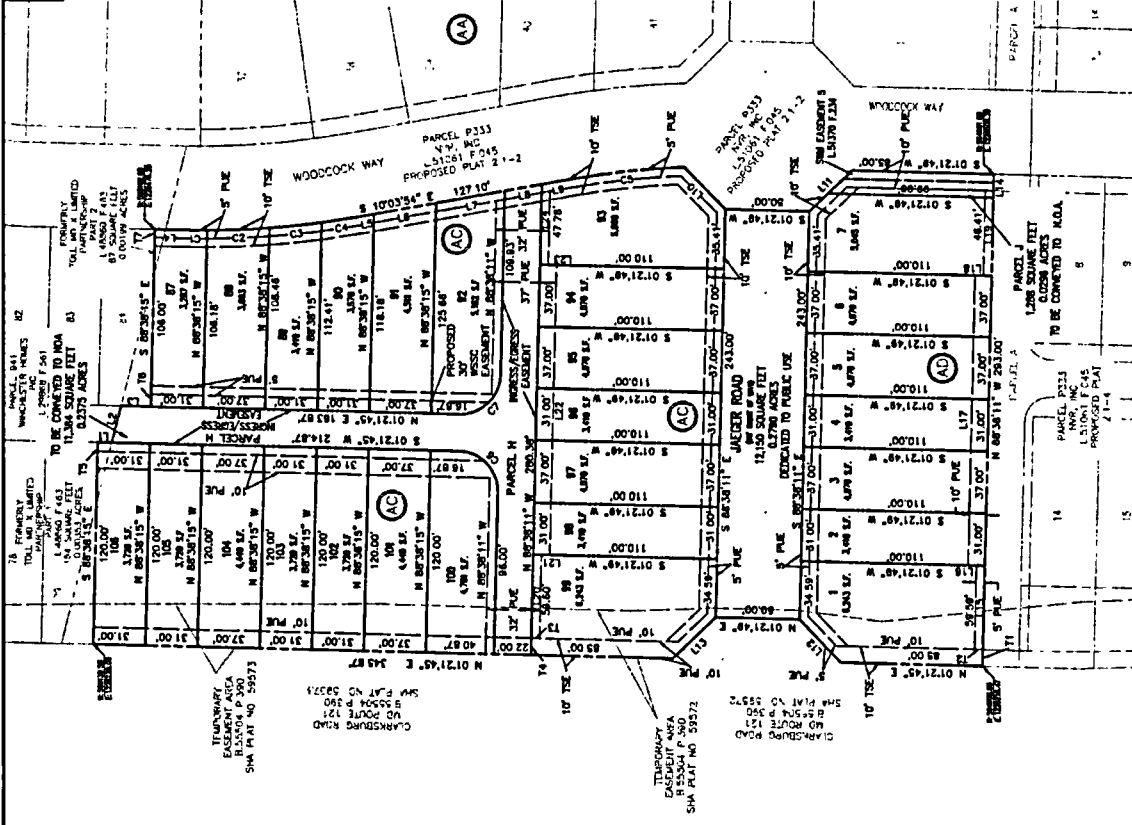
SUBDIVISION RECORD PLAT  
CABIN BRANCH  
PARCEL "H", BLOCK "AC"  
PARCEL "J", BLOCK "AD"  
LOTS 1-7, BLOCK "AD"  
AND  
LOTS 87-106, BLOCK "AC"  
A PORTION OF JAEGER ROAD  
CLARKSBURG ELECTION DISTRICT NO. 2  
MONTGOMERY COUNTY, MARYLAND  
MARCH 2018 SCALE: 1"=50'

ESE CONSULTANTS  
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

ESE CONSULTANTS, INC.  
7814 Columbia Gateway Drive • Suite 230 • Columbia, MD 21046  
T: 410-872-8908

LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Contains 24 rows of survey data.



CURVE TABLE with columns: CURVE, RADII, ARC LENGTH, CHORD LENGTH, CHORD BEARING, BEVEL ANGLE. Contains 7 rows of curve data.

EASEMENT TIES

Table with columns: LINE, BEARING, DISTANCE. Contains 7 rows of easement tie data.

LEGEND: PROPERTY BOUNDARY, PUBLIC HIGHWAY, EASEMENT, etc.



OWNERS CERTIFICATE  
THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN HEREIN AGREE THAT THE PLAT OF SUBDIVISION AND HERIN, ACCORDING TO THE PUBLIC USE, HAS BEEN PREPARED BY THE OCCUPANT, ENGINEER, SURVEYOR AND PROFESSIONAL PUBLIC SURVEYOR AS RECORDED IN LIBERTY 30347 FIELD 273, BEING THE FULLY EXECUTED AND CORRECTED ORIGINAL INSTRUMENT, AND APPROVED BY THE PLANNING BOARD AND STATE PLANNING BOARD, AND APPROVED BY THE PLANNING BOARD AND STATE PLANNING BOARD.

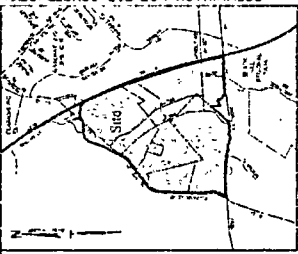
SURVEYORS CERTIFICATE  
I, THE SURVEYOR, HAVE BEEN DULY QUALIFIED AND ACCEPTED FOR REGISTRATION IN THE STATE OF MARYLAND... I HAVE BEEN DULY QUALIFIED AND ACCEPTED FOR REGISTRATION IN THE STATE OF MARYLAND... I HAVE BEEN DULY QUALIFIED AND ACCEPTED FOR REGISTRATION IN THE STATE OF MARYLAND...

APPROVED: [Signature] DIRECTOR  
MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES  
RECORDED: [Signature] ASST. SECRETARY TREASURER

APPROVED: [Signature] CHAIRMAN  
MONTGOMERY COUNTY PLANNING BOARD  
ASST. SECRETARY TREASURER

M-NCPPC RECORD FILE NO.

# CABIN BRANCH Clark County, Maryland PRELIMINARY PLAN



**LEGEND**

	PRIMARY/GENERAL PROPERTY
	ADVERSELY AFFECTING PROPERTY
	EASEMENTS
	SPECIAL ASSESSMENTS

**GENERAL NOTES:**

- This map is a preliminary plan and is not to be construed as a final map.
- The map shows the location of Cabin Branch within Clark County, Maryland.
- The map shows the location of Cabin Branch within Clark County, Maryland.
- The map shows the location of Cabin Branch within Clark County, Maryland.

**OWNER LIST**

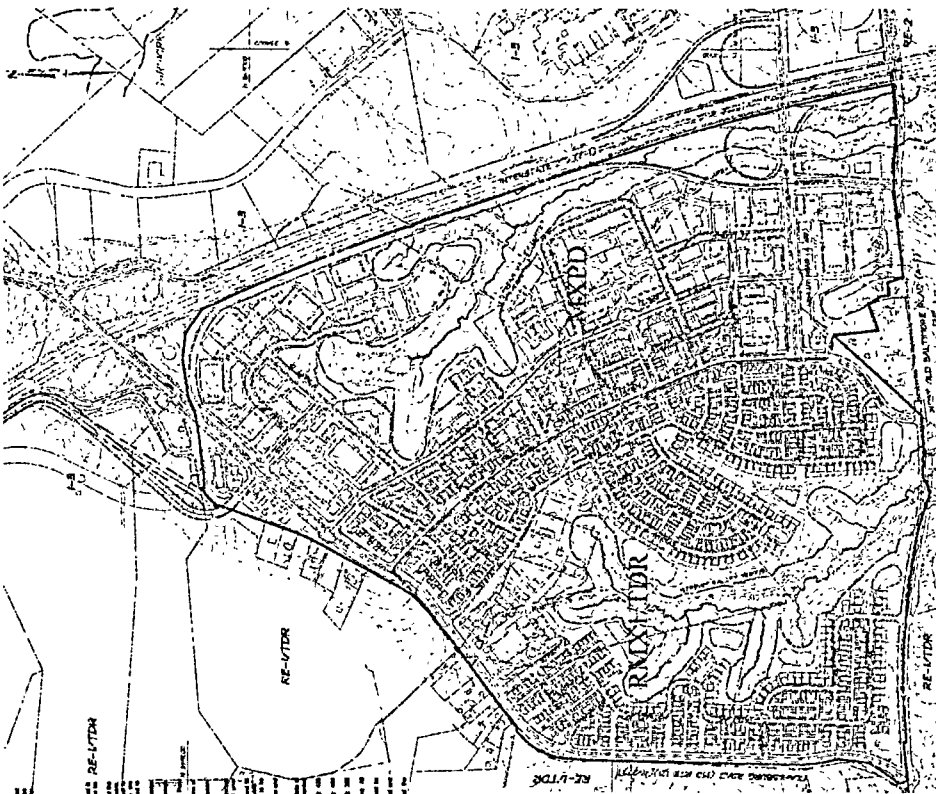
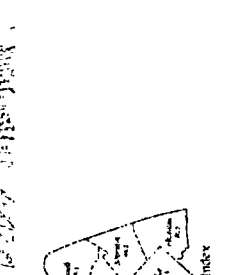
Name	Address	City	State	Zip
Mr. James L. ...	123 ... St.	Clarksville	MD	21030
Mr. ...	456 ... St.	Clarksville	MD	21030

**ARTICLE I. PURPOSE AND SCOPE.**

The purpose of this Preliminary Plan is to provide for the development of Cabin Branch within Clark County, Maryland. This plan is intended to be used in conjunction with the Comprehensive Zoning Ordinance and the Subdivision Map Act of the State of Maryland.

**STEEL INDEX**

1	General Notes
2	Preliminary Plan - Overall Property
3	Preliminary Plan - General Property
4	Preliminary Plan - Adversely Affecting Property
5	Preliminary Plan - Adversely Affecting Property
6	Preliminary Plan - Adversely Affecting Property
7	Preliminary Plan - Adversely Affecting Property
8	Preliminary Plan - Adversely Affecting Property
9	Preliminary Plan - Adversely Affecting Property
10	Preliminary Plan - Adversely Affecting Property
11	Preliminary Plan - Adversely Affecting Property
12	Preliminary Plan - Adversely Affecting Property
13	Comprehensive Plan



**PROPERTY OWNER LIST**

Name	Address	City	State	Zip
Mr. ...	...	Clarksville	MD	21030
Mr. ...	...	Clarksville	MD	21030

**COMPREHENSIVE ZONING ORDINANCE**

**SECTION 100.01. PURPOSE AND SCOPE.**

The purpose of this Ordinance is to provide for the development of Cabin Branch within Clark County, Maryland. This Ordinance is intended to be used in conjunction with the Subdivision Map Act of the State of Maryland.

**DEVELOPMENT PLAN**

Name	Address	City	State	Zip
Mr. ...	...	Clarksville	MD	21030

## CABIN BRANCH

Clark County, Maryland

Electoral District No. 2  
McGovern, Leavy, P. ...

North Carolina Dept. of Transportation  
100 South Salisbury Street  
Raleigh, NC 27603  
919-881-2600

### COVER SHEET

Scale: 1" = 100'

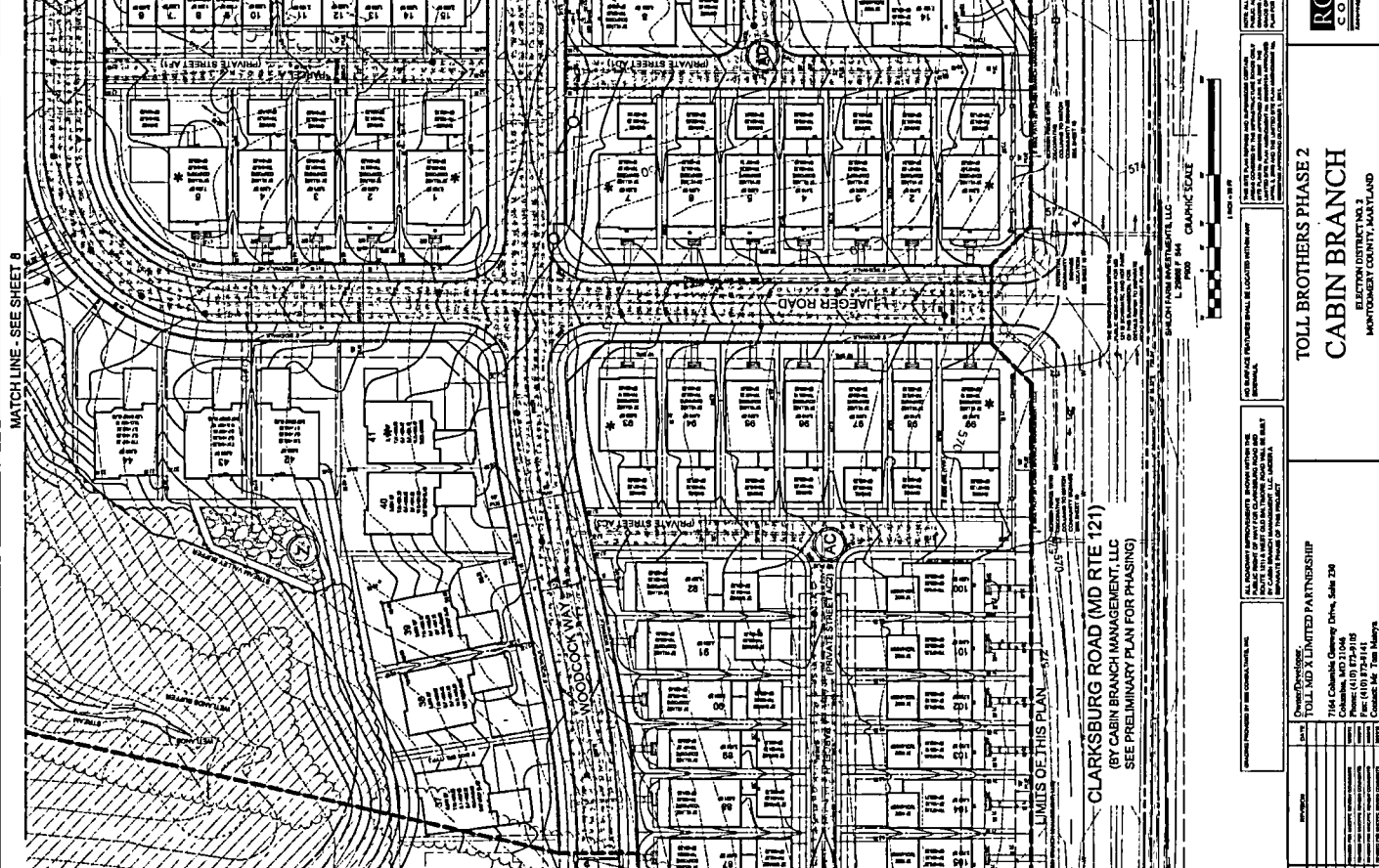
Date: 11/17/88

Sheet: 1 of 1

Project: CABIN BRANCH PRELIMINARY PLAN

MATCH LINE - SEE SHEET 8

MATCH LINE - SEE SHEET 10



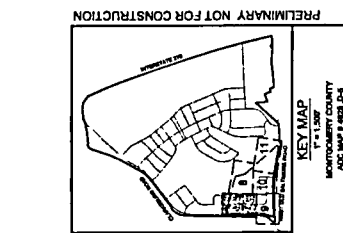
MATCH LINE - SEE SHEET 9

MATCH LINE - SEE SHEET 10

**WINCHESTER - PHASE 3**  
(CASE #20120150)

**CLARKSBURG ROAD (MD RTE 121)**  
(BY CABIN BRANCH MANAGEMENT, LLC)  
(SEE PRELIMINARY PLAN FOR PHASING)

**TOLL BROTHERS PHASE 2**  
**CABIN BRANCH**  
ELECTION DISTRICT NO. 3  
MONTGOMERY COUNTY, MARYLAND



**GENERAL NOTES**

1. ALL DISTRICTS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE DISTRICT REGULATIONS.
2. THE DISTRICT REGULATIONS ARE TO BE OBSERVED AT ALL TIMES.
3. THE DISTRICT REGULATIONS ARE TO BE OBSERVED AT ALL TIMES.
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**PROPOSED ELECTRICAL SYMBOLS**

SYMBOL	DESCRIPTION
[Symbol]	General Note
[Symbol]	General Note
[Symbol]	General Note
[Symbol]	General Note
[Symbol]	General Note
[Symbol]	General Note

**PROPOSED ELECTRICAL SYMBOLS**

SYMBOL	DESCRIPTION
[Symbol]	General Note
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**PROPOSED ELECTRICAL SYMBOLS**

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**PROFESSIONAL CERTIFICATE**  
DATE: 7/16/15  
PROJECT: CABIN BRANCH  
PHASE 2  
JOB NO: 15-0315  
ISSUED: 7/16/15  
EXPIRES: 7/16/16  
MONTGOMERY COUNTY PLANNING BOARD

**SITE PLAN APPROVAL STAMP**  
MONTGOMERY COUNTY PLANNING BOARD  
DATE: 7/16/15

**CALL "MISS UTILITY" AT**  
1-800-237-7777

**RODGERS CONSULTING**  
ARCHITECTURE ENGINEERING PLANNING  
10000 WOODBRIDGE DRIVE  
LANTANA, FL 33486  
TEL: (561) 468-0100

**REVISIONS**

NO.	DATE	DESCRIPTION
1	7/16/15	ISSUED

**RELEASE FOR**

NO.	DATE	DESCRIPTION
1	7/16/15	ISSUED

**PROFESSIONAL CERTIFICATE**  
DATE: 7/16/15  
PROJECT: CABIN BRANCH  
PHASE 2  
JOB NO: 15-0315  
ISSUED: 7/16/15  
EXPIRES: 7/16/16  
MONTGOMERY COUNTY PLANNING BOARD

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NO.	DATE	DESCRIPTION
1	7/16/15	ISSUED

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