



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

MCPB
Item # 1B
4-12-2018

MEMORANDUM

DATE: Monday April 2, 2018

TO: Montgomery County Planning Board

FROM: Stephen Smith, Senior Planner *SSS*
Jay Beatty, Planner *JB*
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 April 12, 2018

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:

220180120 **Cabin Branch**

220180160 - 220180190 & 220180230 - 220180310 **Bradford's Landing**

220180440 **North Hills of Sligo Park / Argyle Park**

Plat Name: Cabin Branch
Plat #: 220180120

Location: Located in the northeast corner of the intersection of West Old Baltimore Road and Broadway Avenue
Master Plan Clarksburg Master Plan
Plat Details: CRT zone (formerly RMX -1/TDR); 2 parcels
Owner: NVR, Inc.

The subdivision plat has 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. 82005015G (Certified Site Plan dated July 28, 2017), 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.

WE MAY, CAN, OWNERS OF THE PROPERTY SHOWN HEREIN ABOVE, NOT BE GRANT A TEMPORARY INTEREST/ EASEMENT OVER PARCEL 8 TO THE ABOVE SUBDIVISION AND HEREBY GRANT(S) PUBLIC UTILITIES EASEMENTS (P.U.E.), AS SHOWN HEREIN, TO THE PARTIES NAMED IN THE DOCUMENT IDENTIFIED HEREIN. THE ABOVE PROPERTY, WITH THE EASEMENTS, AS RECORDED IN BOOK 34, PAGE 47, FOLIO 47, TOWN OF NEWBURY, COUNTY OF WASHINGTON, WILL BE CONVEYED TO THE PARTIES NAMED IN THE DOCUMENT IDENTIFIED HEREIN, WITH THE EASEMENTS, AS RECORDED IN BOOK 34, PAGE 47, FOLIO 47, TOWN OF NEWBURY, COUNTY OF WASHINGTON, AND SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF THE FEDERAL, STATE AND OTHER LOCAL GOVERNING AGENCIES.

WE WANT A TEMPORARY INTEREST/ EASEMENT OVER PARCEL 8 TO BE USED AS ACCESS TO PARCEL 7 UNTIL SUCH TIME THE PARCEL 7 IS CONVEYED TO THE FOLLOWING PROPERTY OWNER, TIMOTHY AND MARLEEN CLAGGETT, LIBER 34, PAGE 47, FOLIO 47, TOWN OF NEWBURY, COUNTY OF WASHINGTON. AT THAT TIME THE TEMPORARY INTEREST/ EASEMENT WILL BE SELF-SUPPORTING.

I, HENRY CERRY, THAT THE PLAT OF SUDROCKSHAM SHOWN HEREON IS TRUE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF; THAT IT IS A SUBDIVISION OF PART OF THE LAND COMMITTED TO MR. MC. AS RECORDED IN LIST# 51081 AT FOLIO 645 AMONG THE MONTGOMERY COUNTY LAND RECORDS.

I, HENRY CERRY, THAT, ONCE ENGAGED AS OCCURRED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS WILL BE SET AS Delineated HEREON IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 50 SECTION 4.3(1) OF THE MONTGOMERY COUNTY CODE.

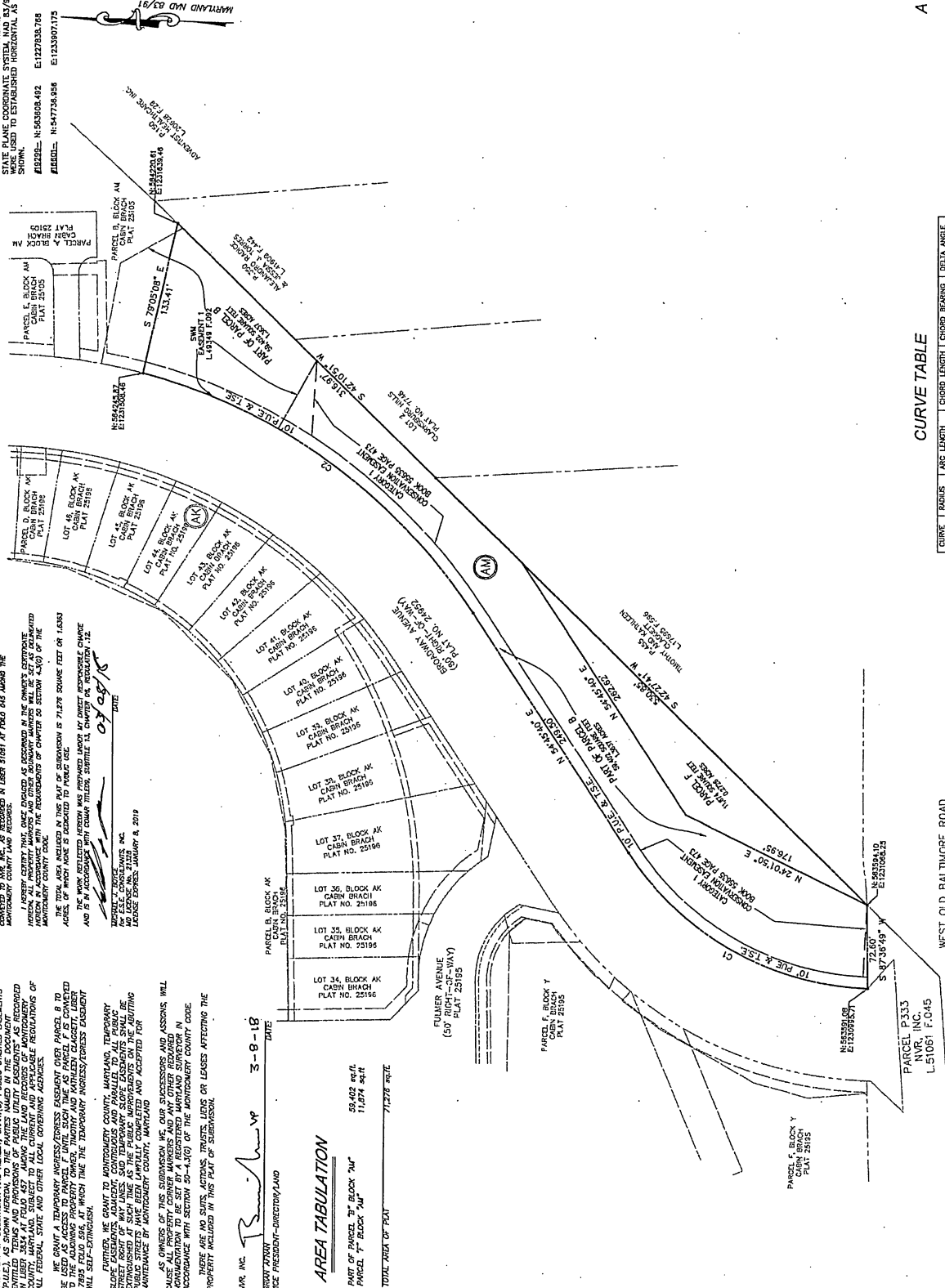
THE TOTAL AREA INCLUDED IN THIS PLAT OF SUDROCKSHAM IS 71,276 SQUARE FEET OR 1.6333 ACRES, OF WHICH NONE IS DEDICATED TO PUBLIC USE.

WSSC CONTROL MONUMENTS IN MARYLAND
STATE PLANE COORDINATE SYSTEM, AND 83/91
WERE USED TO ESTABLISH HORIZONTAL AS
SHOWN.

#10292	N-5035608.492	E-1227838.768
#16501	N-5477736.926	E-1223907.175

PARTS E, BLOCK AM
CABIN BRANCH
PLAT 23105

BLACK
M
BRANCH
23105



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	250.00'	249.79'	240.23'	N 27°14'17" E	55°02'49"
C2	500.00'	365.78'	352.65'	N 33°48'11" E	41°54'45"

CURVE TABLE

SUBDIVISION RECORD PLAT
CABIN BRANCH
A PORTION OF PARCEL "B" BLOCK "AM"
AND PARCEL "F" BLOCK "AM"
CLARKSBURG ELECTION DISTRICT NO. 2
MONTGOMERY COUNTY, MARYLAND
FEBRUARY 2018 SCALE: 1"=60'

FEBRUARY 2018 SCALE: 1"=60'

ESE CONSULTANTS
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ESE Consultants, Inc.
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LEGEND:

T.S.E.	TEMPORARY SLOPE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
SWM	STORM WATER MANAGEMENT

RECORDED:

PLAT NO.:

DRAWN: VXP

CHK'D: MJB

MONTGOMERY COUNTY DEPARTMENT OF

APPROVED: March 19, 2018

CC

MARYLAND—NATIONAL CAPITAL PARK AND PLANNING COMMISSION

(continued)

CHAUHAN
ASST SECRETARY OF AGRICULTURE

NCP&PC RECORD FILE NO.	DIRECTOR	220180120	2402
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