



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

MCPB
Item # 1B
5-31-2018

MEMORANDUM

DATE: May 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

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for May 31, 2018

SS
JRB

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:

220160590 - 220160600 Cabin Branch

220180410 Victory Haven

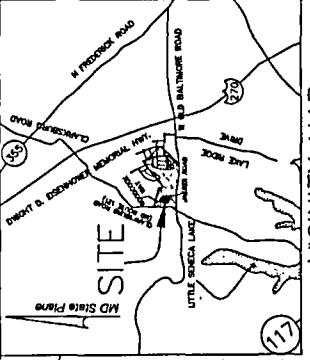
220180800 Cabin Branch

Plat Name: Cabin Branch
Plat #: 220160590 - 220160600

Location: Located along Woodcock Way and Jaeger Road
Master Plan Clarksburg Master Plan
Plat Details: CRT zone (formerly RMX-1); 43 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.

PLAT NO.



VICINITY MAP
NOT TO SCALE

AREA TABLE

AREA TABLE FOR LOTS 4-20 BLOCK #			AREA TABLE FOR LOTS 21-35 BLOCK #		
LOT NUMBER	SQUARE FEET	ACRES	LOT NUMBER	SQUARE FEET	ACRES
4	2,400	0.055	21	1,650	0.038
5	1,350	0.031	22	1,350	0.031
6	1,350	0.031	23	1,350	0.031
7	1,350	0.031	24	1,350	0.031
8	1,350	0.031	25	1,350	0.031
9	1,350	0.031	26	2,100	0.048
10	2,100	0.048	27	1,725	0.039
11	1,650	0.038	28	1,725	0.039
12	1,650	0.038	29	2,100	0.048
13	1,650	0.038	30	1,650	0.038
14	2,875	0.066	31	1,650	0.038
15	1,650	0.038	32	1,425	0.033
16	1,650	0.038	33	1,425	0.033
17	1,650	0.038	34	1,625	0.037
18	1,650	0.038	35	2,685	0.061
19	2,100	0.048			
20	2,100	0.048			

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF SUBDIVISION SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LAND AS SHOWN ON THE SURVEY RECORDS OF THE MONTGOMERY COUNTY LAND RECORDS. THE TOTAL AREA SHOWN ON THIS PLAT IS 111,431 SQUARE FEET OR 2.556 ACRES. THE TOTAL AREA SHOWN ON THIS PLAT IS 111,431 SQUARE FEET OR 2.556 ACRES. THE TOTAL AREA SHOWN ON THIS PLAT IS 111,431 SQUARE FEET OR 2.556 ACRES. THE TOTAL AREA SHOWN ON THIS PLAT IS 111,431 SQUARE FEET OR 2.556 ACRES.

DATE: 4-23-18
 MONTGOMERY COUNTY, MARYLAND
 REGISTERED PROFESSIONAL SURVEYOR
 LICENSE NO. 11128
 EXPIRES JANUARY 8, 2019

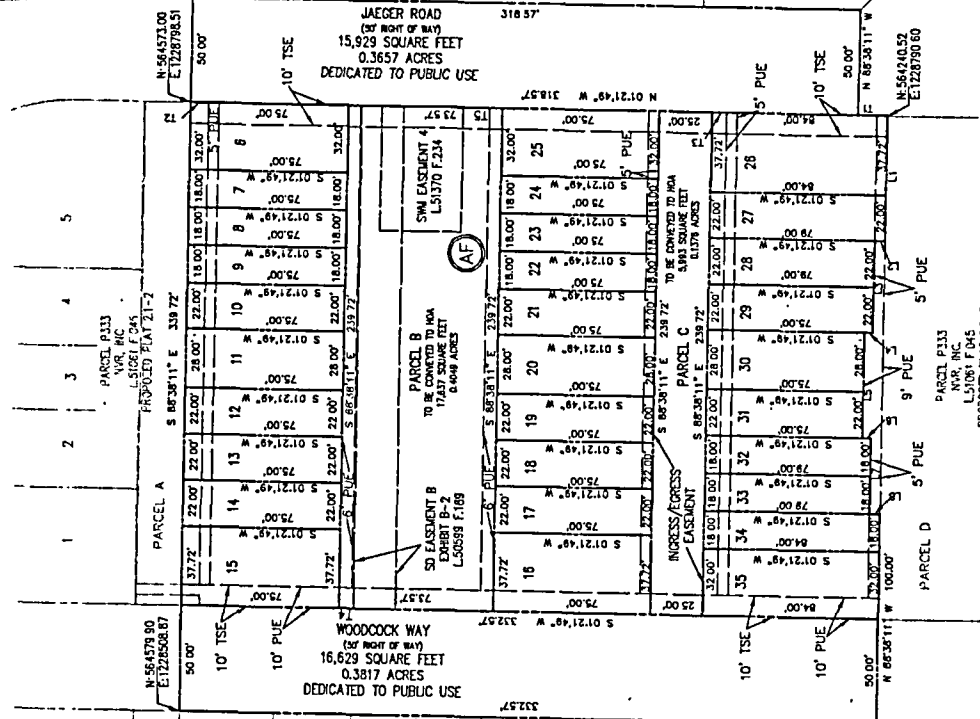
SUBDIVISION RECORD PLAT
CABIN BRANCH
PARCEL "B" AND "C", BLOCK "AF"
LOTS 6-35, BLOCK "AF"

A PORTION OF STREETS:
 JAEGER ROAD AND WOODCOCK WAY
 CLARKSBURG ELECTION DISTRICT NO. 2
 MONTGOMERY COUNTY, MARYLAND
 MARCH 2018 SCALE: 1"=40'

ESE CONSULTANTS
 ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
 ESE Consultants, Inc.
 7864 Columbia Gateway Drive • Suite 230 • Columbia, MD 21046
 T: 410-672-9005
 FAX: 410-672-9006

PLAT 2.1-3 OF 2.1-5 2/20/16/0000 2-02

MISSISSIPPI CONTROL MONUMENTS IN MARYLAND STATE PLANE COORDINATE SYSTEM, NAD 83/11 WERE USED TO CHECK HORIZONTAL AS SHOWN.
 E122295 - N:563628.492 E:122390.715
 E122296 - N:547338.958 E:121390.715
AREA TABULATION
 LOT 4 15,929 SQ. FT. 0.3657 ACRES
 LOT 5 16,629 SQ. FT. 0.3817 ACRES
 TOTAL AREA OF LOT 4 15,929 SQ. FT. 0.3657 ACRES
 TOTAL AREA OF LOT 5 16,629 SQ. FT. 0.3817 ACRES



LEGEND

- TEMPORARY SLOPE EASEMENT
- PUBLIC UTILITY EASEMENT
- STORM WATER EASEMENT
- HOME OWNERS ASSOCIATION
- STORM WATER MANAGEMENT

SCALE: 1" = 40'



EASEMENT TIES

LINE	BEARING	DISTANCE
L1	S 01°21'49" W	5.00'
L2	S 01°21'49" W	5.00'
L3	S 01°21'49" W	7.00'
L4	S 01°21'49" W	8.92'
L5	N 01°21'49" E	18.85'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 88°38'11" W	100.00'
L2	S 01°21'49" W	5.00'
L3	N 01°21'49" E	44.00'
L4	N 01°21'49" E	4.00'
L5	S 01°21'49" W	36.00'
L6	S 01°21'49" W	5.00'

OWNERS CERTIFICATE
 WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN HEREON, DO HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON IS THE SAME AS SHOWN ON THE SURVEY RECORDS OF THE MONTGOMERY COUNTY LAND RECORDS. THE TOTAL AREA SHOWN ON THIS PLAT IS 111,431 SQUARE FEET OR 2.556 ACRES. THE TOTAL AREA SHOWN ON THIS PLAT IS 111,431 SQUARE FEET OR 2.556 ACRES. THE TOTAL AREA SHOWN ON THIS PLAT IS 111,431 SQUARE FEET OR 2.556 ACRES.

NOTES
 1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND RESTRICTIONS ASSOCIATED WITH ANY PRELIMINARY PLAT, SITE PLAN, PROJECT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY ARE HEREBY INCORPORATED BY REFERENCE INTO THIS SUBDIVISION RECORD PLAT. THE TOTAL AREA SHOWN ON THIS PLAT IS 111,431 SQUARE FEET OR 2.556 ACRES. THE TOTAL AREA SHOWN ON THIS PLAT IS 111,431 SQUARE FEET OR 2.556 ACRES.

TRANSFERABLE DEVELOPMENT RIGHTS (TDR)
 THE PROPERTY SHOWN HEREON IS BEING DEVELOPED IN ACCORDANCE WITH THE STANDARDS OF THE FOLLOWING DEVELOPMENT RIGHTS NECESSARY FOR DEVELOPMENT HAVE BEEN CONVEYED TO THE OWNER.

APPROVED: May 9, 2018
 BY: [Signature]
 DIRECTOR

RECORDED:
 PLAT NO.:
 DRAWING: 10P
 CHECKED: MEB

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

APPROVED:
 CHAIRMAN
 ASST. SECRETARY TREASURER

M-NCP&PC RECORD FILE NO.

