



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

MCPB
Item # 1B
4-4-2019

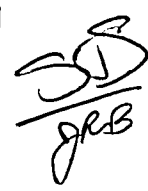
MEMORANDUM

DATE: March 21, 2019

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 April 4, 2019



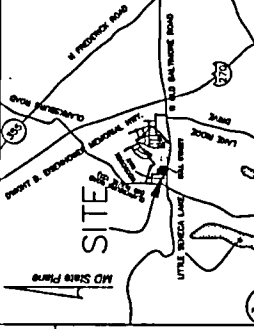
The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

220160920, 220160930 & 220160940 Cabin Branch

Plat Name: Cabin Branch
Plat #: 220160920, 220160930 & 220160940

Location: Located along Woodcock Way and Jaeger Road
Master Plan Clarksburg Master Plan
Plat Details: CRT zone (formerly RMX-1); 71 lots, 5 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

CURVE TABLE

CURVE	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	275.00'	483.97'	S 102°51'17" W	115°37'19"
C2	275.00'	483.97'	N 72°51'17" E	64°22'41"
C3	3774.50'	1114.53'	N 87°15'50" W	108°19'
C4	13.00'	20.42'	N 83°58'11" E	90°00'00"
C5	13.00'	20.42'	N 4°21'48" E	90°00'00"

NOTES

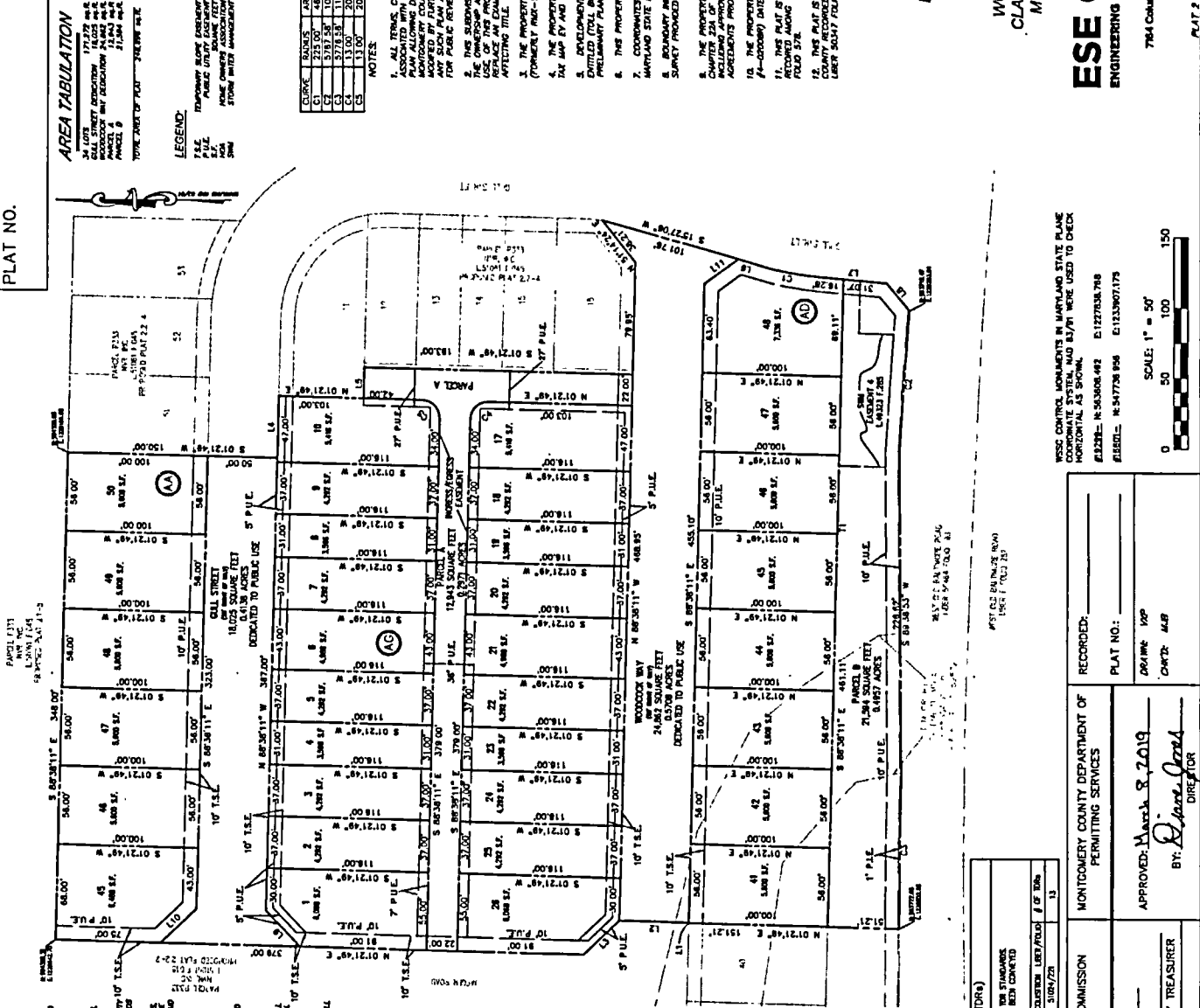
1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER MONITORING COUNTY PLANNING BOARD FILE ARE ATTACHED TO SURVEY UNLESS ACCEPTED BY FURTHER ACTION BY THE BOARD. THE ORIGINAL PUBLIC FILES FOR THIS PROJECT ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. THE SUBDIVISION PLAT IS NOT APPROVED TO SHOW EVERY UTILITY AFTERING THE OWNERSHIP AND USE, AND EVERY UTILITY RESTRICTING THE OWNERSHIP AND USE OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT APPROVED TO SHOW THE DIMENSIONS OF TITLE OR TO DEPEND ON NOTE ALL UTILITIES AFFECTING TITLE.
3. THE PROPERTY PLAT IS IN THE CITY OF MONTGOMERY COUNTY (CONVEYANCE PAR-1/100) ZONE.
4. THE PROPERTY (REDACTED ADDRESS) IS LOCATED IN MONTGOMERY COUNTY TAX MAP 67 AND PARCELS 230 & 231 MAY 14.
5. DEVELOPMENT IS SUBJECT TO THE TERMS OF AN APPROVED SITE PLAN DATED 10/11/10, PROJECT PHASE 2, "CABIN BRANCH" AND 02/03/2010, AND THE PRELIMINARY PLAN NO. 190311006, AS BOTH MAY BE AMENDED.
6. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER ONLY.
7. CONVEYANCES SHOWING HEREON ARE BASED ON THE PROJECTION OF MARYLAND STATE PLANE AND 84/11.
8. BOUNDARY ADJUSTMENTS AS SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY PROVIDED BY ACCESS CONSULTANTS, 507' 800'.
9. THE PROPERTY IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 23A OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW, WHICH MAY BE SUBJECT TO COMMON DEPENDS SINCE CONVEYANCE WITH M-40000 RECORDS ALONG THE LAND RECORDS OF MONTGOMERY COUNTY IN BOOK 28004 FOLD 37E.
10. THE PROPERTY IS THE SUBJECT OF AN APPROVED M-1750 (N-40000) REF. PLAT DATED APRIL 14, 2011.
11. THIS PLAT IS SUBJECT TO COMMON DEPENDS SINCE CONVEYANCE WITH M-40000 RECORDS ALONG THE LAND RECORDS OF MONTGOMERY COUNTY IN BOOK 28004 FOLD 37E.
12. THIS PLAT IS SUBJECT TO OPEN SPACE CONVEYANCE WITH MONTGOMERY COUNTY RECORDS ALONG THE LAND RECORDS OF MONTGOMERY COUNTY IN BOOK 28004 FOLD 37E.

AREA TABULATION

34 LOTS
GULL STREET FRONTAGE 171,772 SQ. FT.
WOODCOCK WAY FRONTAGE 14,000 SQ. FT.
TOTAL FRONTAGE 185,772 SQ. FT.
TOTAL AREA 2,158,000 SQ. FT.
TOTAL PERCENT OF PLAT 33.88% (SEE NOTE 12)

LEGEND

1. EASEMENT
2. PUBLIC UTILITY EASEMENT
3. HOME OWNERS ASSOCIATION
4. STATE WATER ADMINISTRATION



OWNERS CERTIFICATE

I, the undersigned, owner of the property described herein, do hereby certify that the same is in compliance with the provisions of the Subdivision Regulations of the State of Maryland, and that the same has been approved by the Montgomery County Planning Board.

FURTHER, I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN IS NOT SUBJECT TO ANY EASEMENT, ENCUMBRANCE, OR OTHER INTEREST OF ANY KIND, AND THAT THE SAME IS FREE FROM ALL SUCH ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS, AND THAT THE SAME IS NOT SUBJECT TO ANY EASEMENT, ENCUMBRANCE, OR OTHER INTEREST OF ANY KIND, AND THAT THE SAME IS FREE FROM ALL SUCH ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS.

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SURVEYORS CERTIFICATE

I, the undersigned, surveyor, do hereby certify that the same is in compliance with the provisions of the Subdivision Regulations of the State of Maryland, and that the same has been approved by the Montgomery County Planning Board.

FURTHER, I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN IS NOT SUBJECT TO ANY EASEMENT, ENCUMBRANCE, OR OTHER INTEREST OF ANY KIND, AND THAT THE SAME IS FREE FROM ALL SUCH ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS, AND THAT THE SAME IS NOT SUBJECT TO ANY EASEMENT, ENCUMBRANCE, OR OTHER INTEREST OF ANY KIND, AND THAT THE SAME IS FREE FROM ALL SUCH ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS.

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EASEMENT TIES

LINE	BEARING	DISTANCE
L1	S 89°38'11" E	329.55'
L2	S 89°38'11" E	329.55'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°38'11" E	0.30'
L2	N 01°21'49" E	50.00'
L3	N 43°38'11" W	35.36'
L4	S 89°38'11" E	44.00'
L5	S 89°38'11" E	22.00'
L6	S 89°38'11" E	13.98'
L7	S 89°38'11" E	25.33'
L8	S 89°38'11" E	35.36'
L9	S 89°38'11" E	35.36'
L10	S 89°38'11" E	30.24'

TRANSFERABLE DEVELOPMENT RIGHTS (TDRs)

THE PROPERTY DESCRIBED HEREIN IS SUBJECT TO TRANSFERABLE DEVELOPMENT RIGHTS (TDRs) AS SHOWN ON THE ATTACHED TDR MAP. THE FOLLOWING DEVELOPMENT RIGHTS ARE AVAILABLE FOR THE PROPERTY DESCRIBED HEREIN:

NO.	DATE	TO (R/W)	FROM (R/W)	AREA (SQ. FT.)
1	08/17/03	10-3441 R/W	10-3441 R/W	5109/720

APPROVED:

CHAIRMAN: _____

ASST. SECRETARY/TREASURER: _____

APPROVED: March 8, 2019

BY: D. David Reed DIRECTOR

RECORDED:

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES

PLAT NO.: _____

DATE: _____

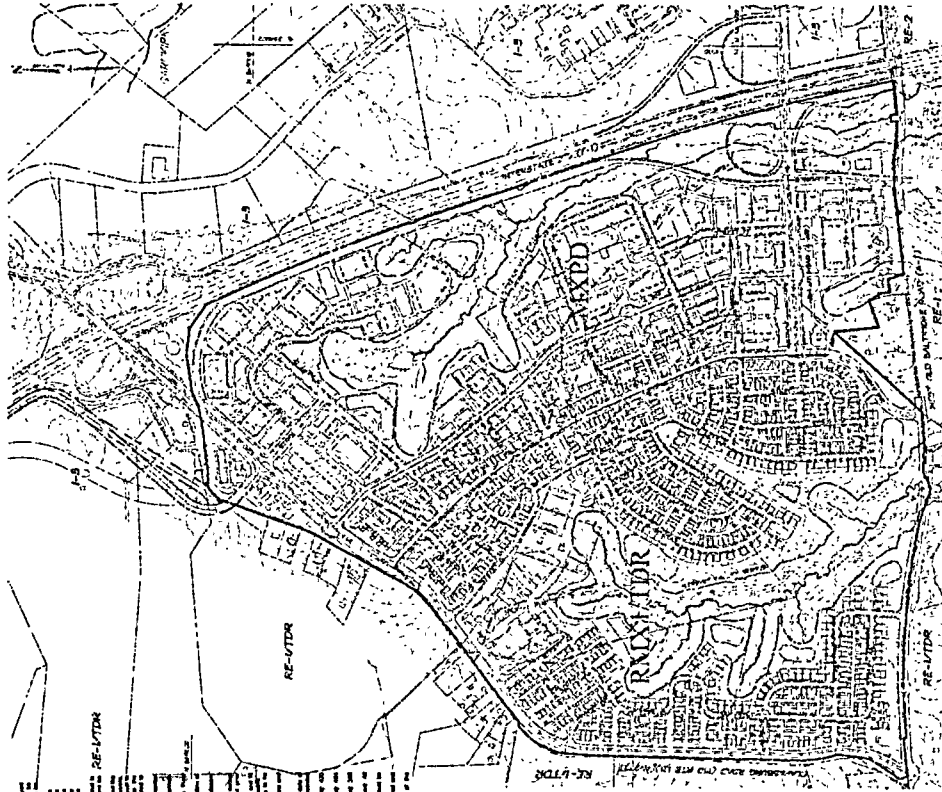
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CABIN BRANCH

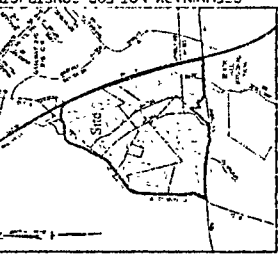
Clark's Spring, Maryland

PRELIMINARY PLAN



Sheet Index

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98	Site Plan - General Property
99	Site Plan - General Property
100	Site Plan - General Property



LEGEND

[Symbol]	EXISTING CONTOUR
[Symbol]	AREA VALUE NUMBER
[Symbol]	EXISTING
[Symbol]	PROPOSED
[Symbol]	SPECIAL PROTECTION AREA

General Notes

- The site is located within the Clark's Spring, Maryland, and is subject to the provisions of the Maryland Subdivision Control Act, Article 27, of the Maryland Code, and the provisions of the Clark's Spring, Maryland, Ordinance No. 100, of the City of Clark's Spring, Maryland, and the provisions of the Clark's Spring, Maryland, Ordinance No. 101, of the City of Clark's Spring, Maryland.
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Owners List

Name	Address	City	State	Zip
John Doe	123 Main St	Clark's Spring	MD	21028
Jane Smith	456 Elm St	Clark's Spring	MD	21028
Bob Johnson	789 Oak St	Clark's Spring	MD	21028
Alice Brown	101 Pine St	Clark's Spring	MD	21028
Charlie White	202 Cedar St	Clark's Spring	MD	21028
Diana Green	303 Birch St	Clark's Spring	MD	21028
Frank Black	404 Spruce St	Clark's Spring	MD	21028
Grace King	505 Willow St	Clark's Spring	MD	21028
Henry Lee	606 Ash St	Clark's Spring	MD	21028
Irene Hill	707 Hickory St	Clark's Spring	MD	21028
Jack Adams	808 Sycamore St	Clark's Spring	MD	21028
Karen Baker	909 Magnolia St	Clark's Spring	MD	21028
Larry Clark	1010 Dogwood St	Clark's Spring	MD	21028
Mary Evans	1111 Redwood St	Clark's Spring	MD	21028
Nathan Foster	1212 Cypress St	Clark's Spring	MD	21028
Olivia Gibson	1313 Juniper St	Clark's Spring	MD	21028
Paul Harris	1414 Fir St	Clark's Spring	MD	21028
Quinn Kelly	1515 Palm St	Clark's Spring	MD	21028
Rachel Lewis	1616 Cottonwood St	Clark's Spring	MD	21028
Sam Miller	1717 Laurel St	Clark's Spring	MD	21028
Tina Moore	1818 Dogwood St	Clark's Spring	MD	21028
Victor Nelson	1919 Redwood St	Clark's Spring	MD	21028
Wendy Parker	2020 Cypress St	Clark's Spring	MD	21028
Xavier Roberts	2121 Juniper St	Clark's Spring	MD	21028
Yvonne Scott	2222 Fir St	Clark's Spring	MD	21028
Zoe Taylor	2323 Palm St	Clark's Spring	MD	21028
Adam Walker	2424 Cottonwood St	Clark's Spring	MD	21028
Beth Young	2525 Laurel St	Clark's Spring	MD	21028
Carl Hall	2626 Dogwood St	Clark's Spring	MD	21028
Dora King	2727 Redwood St	Clark's Spring	MD	21028
Eugene Lee	2828 Cypress St	Clark's Spring	MD	21028
Florence Hill	2929 Juniper St	Clark's Spring	MD	21028
George King	3030 Fir St	Clark's Spring	MD	21028
Helen Lee	3131 Palm St	Clark's Spring	MD	21028
Irving Hill	3232 Cottonwood St	Clark's Spring	MD	21028
Jessie King	3333 Laurel St	Clark's Spring	MD	21028
Kenneth Hill	3434 Dogwood St	Clark's Spring	MD	21028
Lillian Hill	3535 Redwood St	Clark's Spring	MD	21028
Marion Hill	3636 Cypress St	Clark's Spring	MD	21028
Nathan Hill	3737 Juniper St	Clark's Spring	MD	21028
Oliver Hill	3838 Fir St	Clark's Spring	MD	21028
Peter Hill	3939 Palm St	Clark's Spring	MD	21028
Quinn Hill	4040 Cottonwood St	Clark's Spring	MD	21028
Rachel Hill	4141 Laurel St	Clark's Spring	MD	21028
Samuel Hill	4242 Dogwood St	Clark's Spring	MD	21028
Tina Hill	4343 Redwood St	Clark's Spring	MD	21028
Victor Hill	4444 Cypress St	Clark's Spring	MD	21028
Wendy Hill	4545 Juniper St	Clark's Spring	MD	21028
Xavier Hill	4646 Fir St	Clark's Spring	MD	21028
Yvonne Hill	4747 Palm St	Clark's Spring	MD	21028
Zoe Hill	4848 Cottonwood St	Clark's Spring	MD	21028
Adam Hill	4949 Laurel St	Clark's Spring	MD	21028
Beth Hill	5050 Dogwood St	Clark's Spring	MD	21028
Carl Hill	5151 Redwood St	Clark's Spring	MD	21028
Dora Hill	5252 Cypress St	Clark's Spring	MD	21028
Eugene Hill	5353 Juniper St	Clark's Spring	MD	21028
Florence Hill	5454 Fir St	Clark's Spring	MD	21028
George Hill	5555 Palm St	Clark's Spring	MD	21028
Helen Hill	5656 Cottonwood St	Clark's Spring	MD	21028
Irving Hill	5757 Laurel St	Clark's Spring	MD	21028
Jessie Hill	5858 Dogwood St	Clark's Spring	MD	21028
Kenneth Hill	5959 Redwood St	Clark's Spring	MD	21028
Lillian Hill	6060 Cypress St	Clark's Spring	MD	21028
Marion Hill	6161 Juniper St	Clark's Spring	MD	21028
Nathan Hill	6262 Fir St	Clark's Spring	MD	21028
Oliver Hill	6363 Palm St	Clark's Spring	MD	21028
Peter Hill	6464 Cottonwood St	Clark's Spring	MD	21028
Quinn Hill	6565 Laurel St	Clark's Spring	MD	21028
Rachel Hill	6666 Dogwood St	Clark's Spring	MD	21028
Samuel Hill	6767 Redwood St	Clark's Spring	MD	21028
Tina Hill	6868 Cypress St	Clark's Spring	MD	21028
Victor Hill	6969 Juniper St	Clark's Spring	MD	21028
Wendy Hill	7070 Fir St	Clark's Spring	MD	21028
Xavier Hill	7171 Palm St	Clark's Spring	MD	21028
Yvonne Hill	7272 Cottonwood St	Clark's Spring	MD	21028
Zoe Hill	7373 Laurel St	Clark's Spring	MD	21028
Adam Hill	7474 Dogwood St	Clark's Spring	MD	21028
Beth Hill	7575 Redwood St	Clark's Spring	MD	21028
Carl Hill	7676 Cypress St	Clark's Spring	MD	21028
Dora Hill	7777 Juniper St	Clark's Spring	MD	21028
Eugene Hill	7878 Fir St	Clark's Spring	MD	21028
Florence Hill	7979 Palm St	Clark's Spring	MD	21028
George Hill	8080 Cottonwood St	Clark's Spring	MD	21028
Helen Hill	8181 Laurel St	Clark's Spring	MD	21028
Irving Hill	8282 Dogwood St	Clark's Spring	MD	21028
Jessie Hill	8383 Redwood St	Clark's Spring	MD	21028
Kenneth Hill	8484 Cypress St	Clark's Spring	MD	21028
Lillian Hill	8585 Juniper St	Clark's Spring	MD	21028
Marion Hill	8686 Fir St	Clark's Spring	MD	21028
Nathan Hill	8787 Palm St	Clark's Spring	MD	21028
Oliver Hill	8888 Cottonwood St	Clark's Spring	MD	21028
Peter Hill	8989 Laurel St	Clark's Spring	MD	21028
Quinn Hill	9090 Dogwood St	Clark's Spring	MD	21028
Rachel Hill	9191 Redwood St	Clark's Spring	MD	21028
Samuel Hill	9292 Cypress St	Clark's Spring	MD	21028
Tina Hill	9393 Juniper St	Clark's Spring	MD	21028
Victor Hill	9494 Fir St	Clark's Spring	MD	21028
Wendy Hill	9595 Palm St	Clark's Spring	MD	21028
Xavier Hill	9696 Cottonwood St	Clark's Spring	MD	21028
Yvonne Hill	9797 Laurel St	Clark's Spring	MD	21028
Zoe Hill	9898 Dogwood St	Clark's Spring	MD	21028
Adam Hill	9999 Redwood St	Clark's Spring	MD	21028
Beth Hill	10000 Cypress St	Clark's Spring	MD	21028

COVER SHEET

DATE	10/1/77
SCALE	AS SHOWN
PROJECT	CABIN BRANCH
OWNER	Clark's Spring, Maryland
DESIGNER	ROBERTSON COMPUTING
CHECKED	[Signature]
APPROVED	[Signature]

ROBERTSON COMPUTING
 Planning for the value of land assets

CABIN BRANCH
 Clark's Spring, Maryland

ROBERTSON COMPUTING
 Planning for the value of land assets

CABIN BRANCH
 Clark's Spring, Maryland

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 Planning for the value of land assets

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CABIN BRANCH
 Clark's Spring, Maryland

