



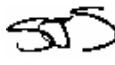

MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item #1B
5-27-2021

MEMORANDUM

DATE: May 14, 2021

TO: Montgomery County Planning Board

FROM: Stephen Smith, Coordinator 
Jay Beatty, Senior Planner 
I.R.C. Division
(301) 495-4522 & (301) 495-2178

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for May 27, 2021

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:

220210370 - 220210390 Cabin Branch

220210560 Garrett Park, Section 2

Plat Name: Cabin Branch
Plat #: 220210370 - 220210390

Location: Located on the east and west sides of Petrel Street, north of Little Seneca Parkway.

Master Plan: Clarksburg Master Plan

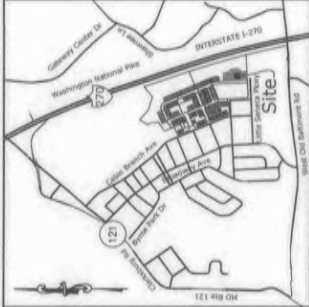
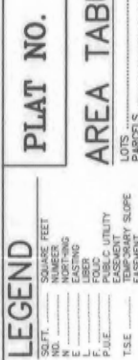
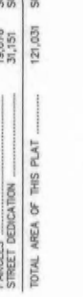
Plat Details: CRT zone (formerly MXPB); 28 lots, 8 parcels

Owner: Adventist Healthcare, Inc.

The subdivision plats have been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 12003110D (MCPB Resolution No. 19-080) and with Site Plan No. 820200150 (Certified Site Plan dated April 21, 2021), 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.

CURVE TABLE						CHORD		DELTA	
RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA				
122.00'	151.10'	98.98'	S33°13'07"E	144.63'	70°57'28"				
122.00'	151.10'	98.98'	S33°13'07"E	144.63'	70°57'28"				
122.00'	151.64'	122.00'	S47°54'40"E	172.53'	90°00'00"				
122.00'	151.64'	122.00'	S47°54'40"E	172.53'	90°00'00"				
78.00'	222.52'	78.00'	N47°54'40"W	110.31'	90°00'00"				
78.00'	222.52'	78.00'	N47°54'40"W	110.31'	90°00'00"				

MD STATE PLANE GRID NORTH (NAD83/81)



NOTES

- [illegible]



OWNER'S CERTIFICATE

OWNERS' CERTIFICATE

INDIVIDUOS' CERTIFICATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY PROFESSIONAL ABILITY AND THAT IT IS A PLAT OF
INTERESTS, AS DESCRIBED IN THE OWNERS' CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER
NECESSARY MARKERS SHOWN THEREON ———— WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50.0-3.0 OF THE MONUMENTARY
LAND SURVEY ACT. THE TOTAL AREA OF THIS PLAT OF SUBDIVISION IS 121,031 SQUARE FEET OR 2.7849 ACRES OF LAND, OF WHICH 31,151 SQUARE FEET OR
0.7163 ACRES ARE DEDICATED TO PUBLIC USE.



SUBDIVISION RECORD PLAT

CABIN BRANCH

LOTS 54-65, PARCELS C&D, BLOCK AO
LOTS 1-12, PARCEL A, BLOCK AV

2ND ELECTION DISTRICT

MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 30' **DATE: APRIL 22, 2021**

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germanstown, MD 20874
301.916.4100 | vika.com

Our Site Set on the Future.

OWNER: ADVENTIST HEALTHCARE, INC.

NAME: T. Ford
TERRY FORDE
PRESIDENT & CHIEF EXECUTIVE OFFICER
MARYLAND NATIONAL CAPITAL
MONTGOMERY COUNTY

APPROVED: _____

CHAIRMAN _____

N.C.P. & P.C. RECORD FILE _____

DATE: 4/27/21	DEPARTMENT OF PERMITTING SERVICES MONTGOMERY COUNTY, MARYLAND
PARK & PLANNING COMMISSION PLANNING BOARD	APPROVED: 5-6-2021 W. J. [Signature] DIRECTOR
SECRETARY - TREASURER	

APR 22, 2001
DATE

PLAT NO.

DATE:

[Signature]

MARIA C. PRICE
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF MARYLAND NO. 76486
LICENSE EXPIRES: MAY 31, 2022

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

90 0 15 30 45 60 75 90 105 120

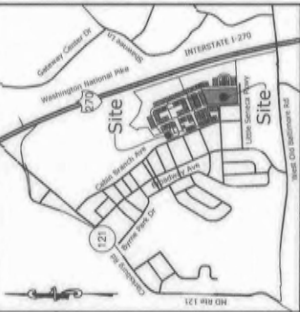
VILKA CABIN BRANCH
LOTS 54-65, PARCELS C&D, BLOCK AO
LOTS 1-12, PARCEL A, BLOCK AV
2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: APRIL 22, 2021

VILKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germanstown, MD 20874
301.916.4100 | vilka.com

Our Site Set on Future.
#2201210370

CURVE TABLE						
NO.	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
1	328.50'	113.05'	57.10'	S12°49'50"E	112.49'	19°50'20"
2	266.50'	89.12'	44.98'	N12°29'2"W	88.70'	19°09'34"

PLAT NO.



VICINITY MAP
SCALE: 1" = 2000'

- [illegible]

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N42°06'03"E	12.53'
L2	N87°06'03"E	13.80'
L3	N02°54'40"W	22.05'
L4	N87°05'20"E	44.96'
L5	S02°54'40"E	28.23'
L6	N87°05'20"E	33.04'

AREA TABULATION

PARCELS	253,188	SQ.FT. OR 5,81240 ACRES
STREET DEDICATION	49,157	SQ.FT. OR 1,12849 ACRES
TOTAL AREA OF THIS PLAT	302,345	SQ.FT. OR 6,94089 ACRES

SUBDIVISION RECORD PLAT

CABIN BRANCH
PARCELS A, B & C, BLOCK AU
2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 50' DATE: APRIL 22, 2021



VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
01.916.4100 | vika.com

0220210390

SURVEYOR'S CERTIFICATE

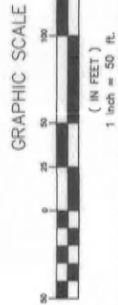
WISCONSIN COUNTY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY PROFESSIONAL ABILITY AND THAT IT IS A PART OF THE PROPERTY ACQUIRED BY ADVENTIST HEALTHCARE, INC., A MARYLAND CORPORATION, FROM CLAROSOURCE PROPERTY LIMITED PARTNERSHIP, BY DEED DATED FEBRUARY 26, 2003 AND RECORDED IN LIBER 20628 AT FOLIO 28, AMONG THE LAND RECORDS OF MONTECALM COUNTY, MARYLAND.

I, FURTHER CERTIFY THAT, ONCE ASSIGNED TO THE OWNERS CERTIFICATE HEREON, ALL PROPERTY, MORTGAGES AND OTHER BOUNDARY MATTERS SHOWN THIS ——— WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 100.01(1) OF THE WISCONSI STATUTES.

THE TOTAL AREA OF THIS PLAT OF SUBDIVISION IS 302.345 SQUARE FEET OR 0.69408 ACRES OF LAND, OF WHICH 40.157 SQUARE FEET OR 0.92049 ACRES ARE DESIGNATED TO BE DEDICATED TO PUBLIC USE.

APR 22, 2021

JOSHUA G. PRICE
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21846
LICENSE EXPIRES: MAY 31, 2022



OWNER'S CERTIFICATE

[illegible]

OWNER: ADVENTIST HEALTHCARE, INC.

NAME: Ty Fols DATE: 4/27/21
TERRY FORGE
PRESIDENT & CHIEF EXECUTIVE OFFICER

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

DOI: 10.1002/2011	Author: [Name] & [Name]	Journal: [Journal Name]

CHAIRMAN
SECURITY - INSURER
M.N.C.P. & P.C. RECORD FILE NO.:

DEPARTMENT OF PERMITTING
SERVICES

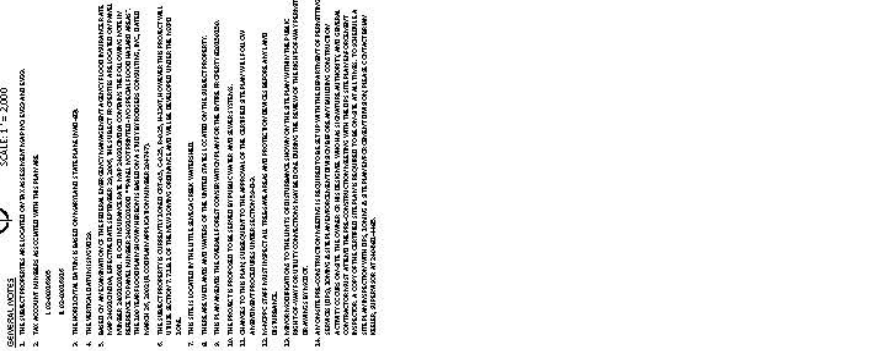
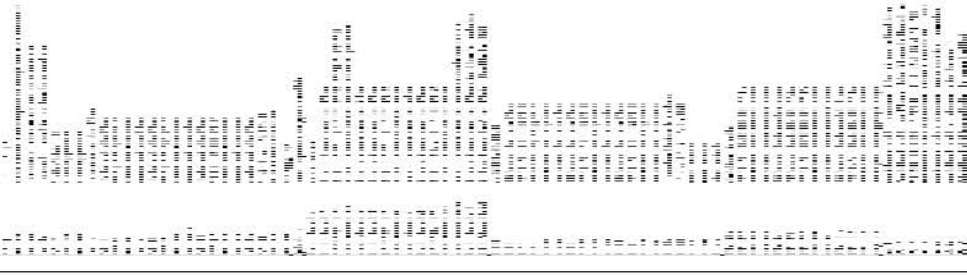
MONTGOMERY COUNTY, MARYLAND
5-17-21

PROVED: 5-6-2004
Witness: Jackoff at

WILLIAM M. REDDIE
DIRECTOR M. Reddie

PLAT NO.

DATE: _____

[illegible][illegible]

**THE VILLAGE AT
CABIN BRANCH**
6TH ELECT HWY 0.375 CT
MONTICOMERY COUNTY,
MARIANO
WSSC GR 0: 23.0MW 13 & 34
TAX MAP: EV 562 & PV-112
MNCPPC
#820200150

COVER SHEET

ORIGIN BY	SS
DESIGNED BY	AC
DATE ISSUED	2/26/2001
VER	WMS0020F
PROJECT	
CLARK	
ML	
SHEET NO.	52-1

DEVELOPER'S CERTIFICATE

THIS ENDORSEMENT CARD APPLIES TO ORDERS FOR THE FOLLOWING ALL THE INFORMATION OF WHICH THE DEVELOPER HAS BEEN ADVISED BY THE CONTRACTING AGENCY:

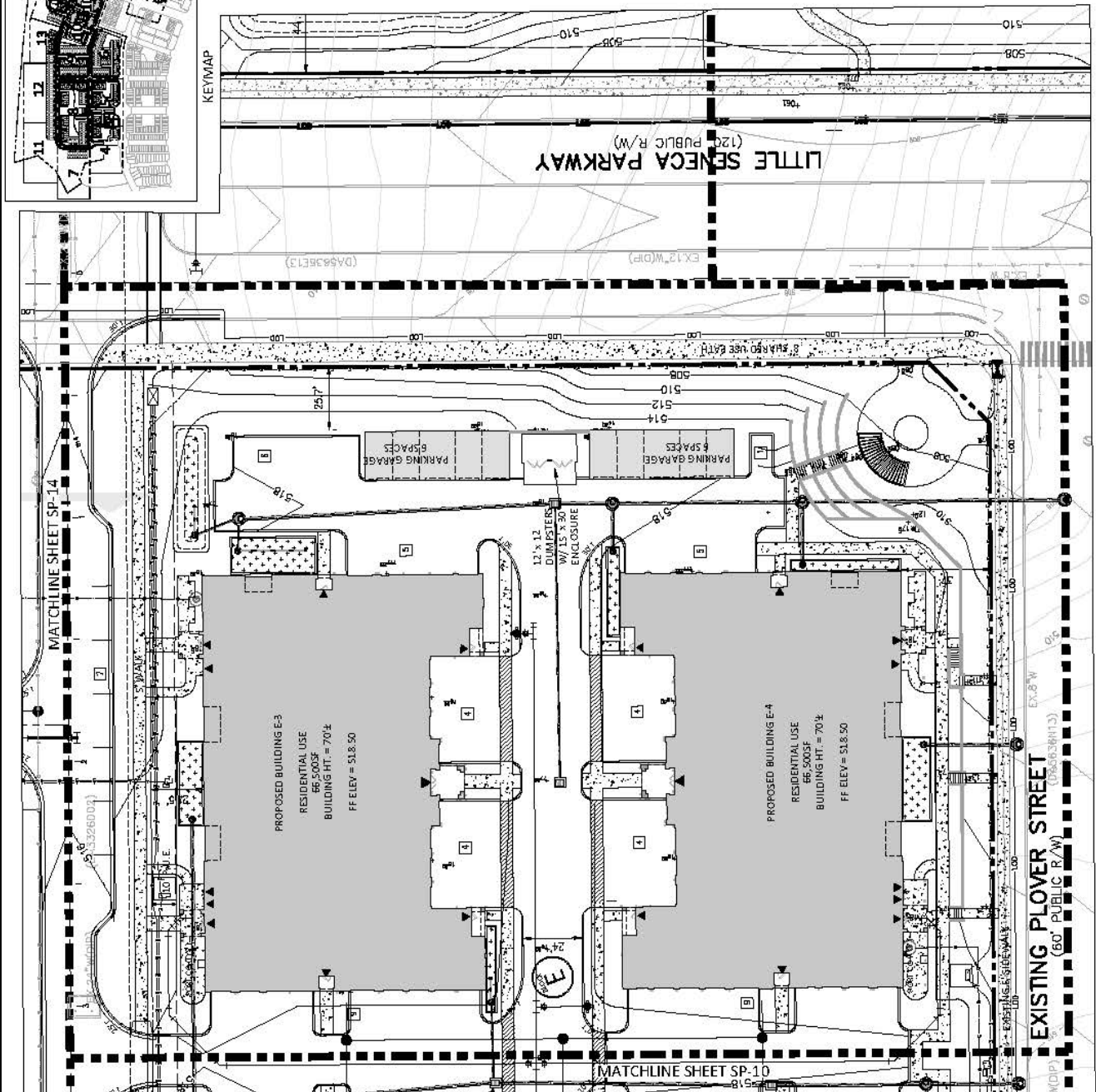
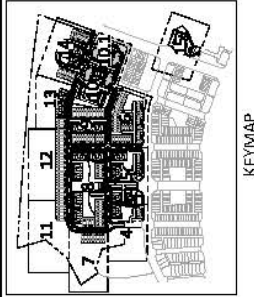
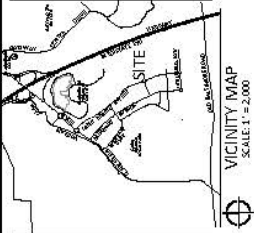
DEVELOPMENT PROGRAM: MANORBITTS FOR THE PLAN

DEVELOPER'S NAME: QUINCY GROUP, LLC

CONTACT PERSON: STEVE HANCOCK

PHONE: 201-913-1000

SIGNATURE: _____



DATE OF BIRTH: 01/01/1960
 ADDRESS: 1234 MAIN ST, NEW YORK, NY 10001
 PHONE: (212) 555-1234
 E-MAIL: J.DOE@EXAMPLE.COM

CLASSIC GROUP, LLC
 800 WOODMONT AVE
 WOODMONT, AR 72790
 501.551.1000
 www.classicgroup.com

PROPOSED SITE
 800 WOODMONT AVE
 WOODMONT, AR 72790
 501.551.1000
 www.classicgroup.com

ARCHITECT
 V & A HARTMAN, LLC
 1000 W. 10TH ST.
 SUITE 200
 WOODMONT, AR 72790
 501.551.1000
 www.vahartman.com

ENGINEER
 ENGINEERING ASSOCIATES, P.C.
 1100 W. 10TH ST.
 SUITE 200
 WOODMONT, AR 72790
 501.551.1000
 www.ea-ark.com

REVISIONS	DATE

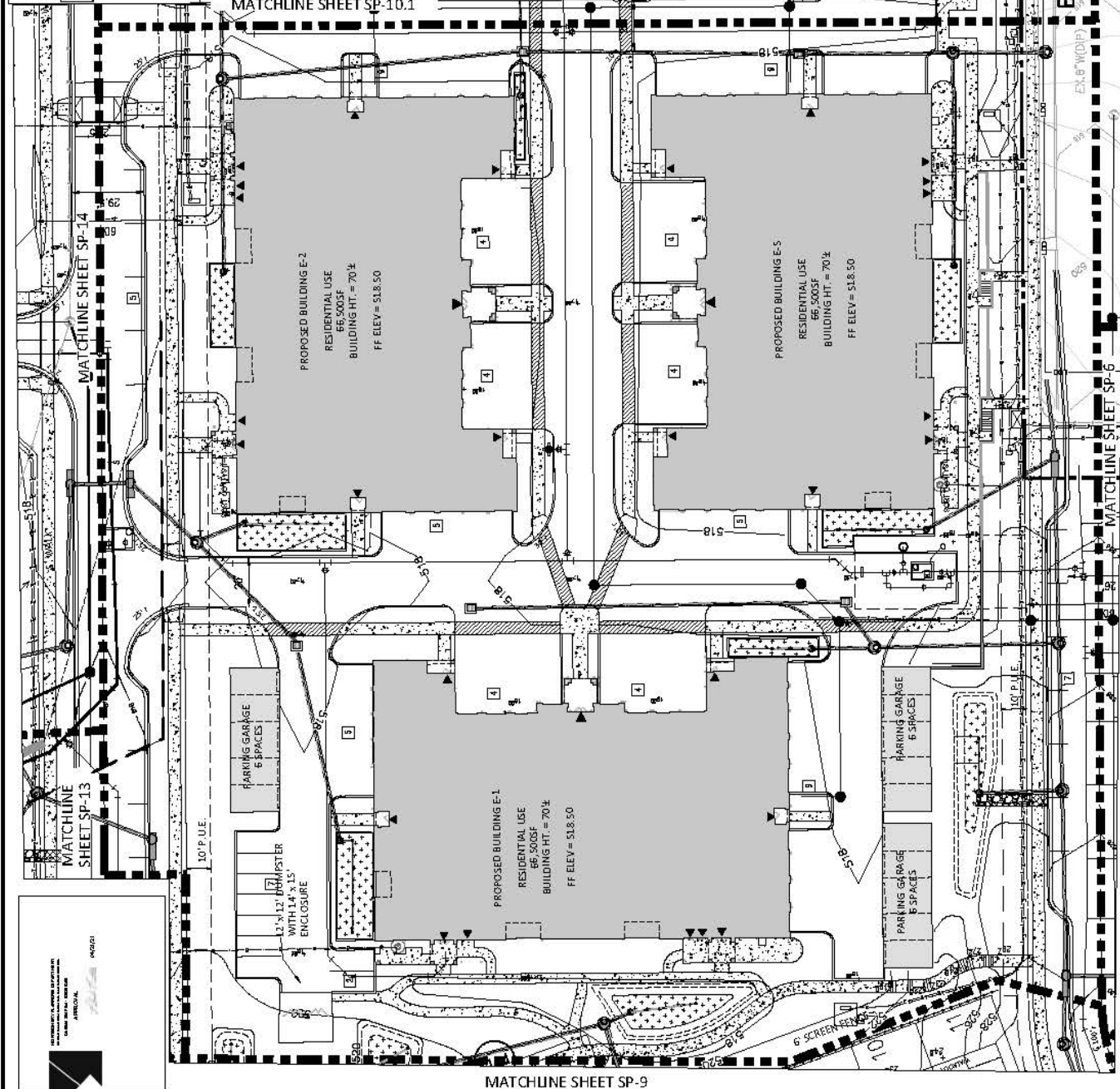
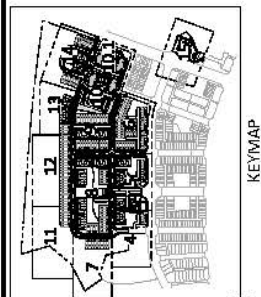
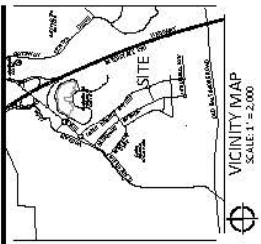


THE VILLAGE AT CABIN BRANCH
 5TH ELECTION DISTRICT
 MONTGOMERY COUNTY, AR
 501.551.1000
 www.classicgroup.com

CERTIFIED SITE PLAN
 #20200150
 MNCPPC

DETAILED SITE PLAN

DESIGNED BY	
CHECKED BY	
DATE	12/22/2020
PROJECT	WINDSEEF
LOCATION	
SCALE	1"=20'
SHEET NO.	SP-10



APPROVAL
 AUTHORIZED BY: [Signature]
 TITLE: [Title]
 DATE: [Date]

DEVELOPER'S CERTIFICATE
 I, the undersigned, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am the owner of the property described herein, or that I am authorized to execute this certificate on behalf of the owner.

NAME: [Name]
 ADDRESS: [Address]
 CITY: [City]
 STATE: [State]
 ZIP: [ZIP]

