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

MCPB
Item #1B
11-18-2021

MEMORANDUM

DATE: November 5, 2021

TO: Montgomery County Planning Board

FROM: Stephen Smith, Coordinator SJS
Jay Beatty, Senior Planner JRB
IRC Division
(301) 495-4522 & (301) 495-2178

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board Agenda for November 18, 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:

220210450, 220210480 - 220210550 Cabin Branch

Plat Name: **Cabin Branch**
Plat #: **220210450, 220210480 - 220210550**

Location: Located on the east side of Cabin Branch Avenue at the intersection of Dovekie Avenue.
Master Plan: Clarksburg Master Plan
Plat Details: CRT (formerly MXPD) zone; 212 lots, 25 parcels
Owner: Village at Cabin Branch, LLC

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. 82020015B (Certified Site Plan dated September 14, 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						
NO.	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C1	326.50'	113.06'	57.10'	N12°49'49"W	112.50'	19°50'25"
C2	266.50'	3.16'	1.58'	N22°24'37"W	3.16'	00°40'46"

AREA TABULATION

LOTS	52,010 SQ.FT.	OR 1.19399 ACRES
PARCELS	4,423 SQ.FT.	OR 0.10153 ACRES
STREET DEDICATION	22,396 SQ.FT.	OR 0.51414 ACRES
TOTAL AREA OF THIS PLAT	78,829 SQ.FT.	OR 1.80966 ACRES

PLAT NO.

LEGEND

SQ.FT.	SQUARE FEET
NO.	NUMBER
N	NORTHING
E	EASTING
L	LIBER
F	FOLIO
P.U.E.	PUBLIC UTILITY EASEMENT
T.S.E.	TEMPORARY SLOPE EASEMENT

VICINITY MAP
SCALE: 1" = 2000'

NOTES

1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. EV.

2.) THIS SUBJECT PROPERTY IS CURRENTLY ZONED "CRT-0.5, C-0.25, R-0.25, H-130 T", HOWEVER THIS PROJECT WILL UTILIZE SECTION 7.7.1.B.1 OF THE NEW ZONING ORDINANCE AND WILL BE DEVELOPED UNDER THE MXPD ZONE.

3.) THE HORIZONTAL DATUM IS MARYLAND STATE PLANE (NAD83/91).

4.) THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

5.) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

6.) THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER ONLY.

7.) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" FOR THE OPERATION AND MAINTENANCE OF PRIVATE PARKS AND/OR OTHER PRIVATE OPEN SPACES AND INCLUDING ANY PRIVATE STREET AND DRAINAGE SYSTEM AS RECORDED IN BOOK 50164 AT PAGE 105.

8.) THIS PLAT IS SUBJECT TO THE TERMS AND PROVISIONS OF A COMMON OPEN SPACE COVENANT WITH THE MNCPPC AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 28045 AT FOLIO 578.

9.) THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE M.N.C.P. & P.C. PRELIMINARY PLAN #120031100 AND SITE PLAN #820200150, ENTITLED "THE VILLAGE AT CABIN BRANCH", AS MAY BE AMENDED.

10.) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" REFLECTING AGE RESTRICTION IN A FORM APPROVED BY THE M-NCPPC OFFICE OF GENERAL COUNSEL AS RECORDED IN BOOK 62079 AT PAGE 47.

11.) PARCELS E, F & G, BLOCK AO, ARE TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION AND SUBJECT TO THE TERMS AND CONDITIONS OF A DOCUMENT TO BE RECORDED HEREAFTER.

12.) A PORTION OF THE EXISTING W.S.S.C. RIGHT OF WAY, RECORDED IN LIBER 46402 AT FOLIO 292, IS TO BE EXTINGUISHED BY SEPARATE INSTRUMENT RECORDED HEREAFTER. NO BUILDING PERMITS WILL BE RELEASED FOR LOTS 36-53, BLOCK AO, UNTIL RECORDATION OF THIS ABANDONMENT.

13.) A PORTION OF THE EXISTING WSSC EASEMENT SHOWN HEREON IS TO BE PARTIALLY ABANDONED AND RELOCATED/REPLACED WITH A PROPOSED WSSC EASEMENT PER THE WSSC CONTRACT DRAWING NO. DR7075A21 FOR THE RELOCATION OF THE WATER AND SEWER LINE MAIN.

14.) THE ACCESS EASEMENT GRAPHICALLY SHOWN HEREON IS TO BE GRANTED WITH TERMS AND CONDITIONS IN A DOCUMENT TO BE RECORDED HEREAFTER.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREETS SHOWN HEREON FOR PUBLIC USE.

FURTHERMORE, WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

FURTHERMORE, WE GRANT TO PEPCO, WASHINGTON GAS AND LIGHT COMPANY, AND VERIZON, AND TO THEIR RESPECTIVE SUCCESSORS, AGENTS AND ASSIGNS, AN EASEMENT IN, ON AND OVER THE LAND HEREON DESCRIBED AS PUBLIC UTILITIES EASEMENT, DESIGNATED HEREON AS "P.U.E.", WITH SAID TERMS AND PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT "DECLARATION OF PUBLIC UTILITIES EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3834 AT FOLIO 457. SAID TERMS BEING INCORPORATED HEREIN BY THIS REFERENCE.

FURTHERMORE, WE GRANT TO MONTGOMERY COUNTY, MARYLAND, TEMPORARY SLOPE EASEMENTS DESIGNATED HEREON AS "T.S.E.", ADJACENT, CONTIGUOUS AND PARALLEL TO ALL PUBLIC STREET RIGHT OF WAY LINES. SAID TEMPORARY SLOPE EASEMENTS SHALL BE EXTINGUISHED AT SUCH TIME AS THE PUBLIC IMPROVEMENTS ON THE ABUTTING PUBLIC STREETS HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON EXCEPT FOR A CERTAIN DEED OF TRUST RECORDED IN BOOK 63390 AT PAGE 262.

OWNER: VILLAGE AT CABIN BRANCH, LLC

NAME: [signature] STEPHEN J. NARDELLA DATE: 10/6/21

TITLE: Vice President

TRUSTEE: JOHN MARSHALL BANK

NAME: [signature] DATE: 10/12/2021

TITLE: TRUSTEE

Paul Beattie

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 PART OF THE PROPERTY ACQUIRED BY VILLAGE AT CABIN BRANCH, LLC, FROM ADVENTIST HEALTHCARE, INC., A MARYLAND CORPORATION, BY DEED DATED APRIL 28, 2021 AND RECORDED IN BOOK 63390 AT PAGE 254, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS —●— WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF THIS PLAN OF SUBDIVISION IS 78,829 SQUARE FEET OR 1.80966 ACRES OF LAND, OF WHICH 22,396 SQUARE FEET OR 0.51414 ACRES IS DEDICATED TO PUBLIC USE.

Aug 14, 2021
DATE

[signature]
JOSEPH G. PRICE
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21646
LICENSE EXPIRES: MAY 31, 2022

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD		DEPARTMENT OF PERMITTING SERVICES MONTGOMERY COUNTY, MARYLAND	PLAT NO.
APPROVED:		APPROVED: 10/28/2021 [signature]	DATE:
CHAIR	MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER	DIRECTOR	
M.N.C.P. & P.C. RECORD FILE NO.:			

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

SUBDIVISION RECORD PLAT

CABIN BRANCH

LOTS 36-53, PARCELS E, F & G, BLOCK AO

2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: AUGUST 14, 2021

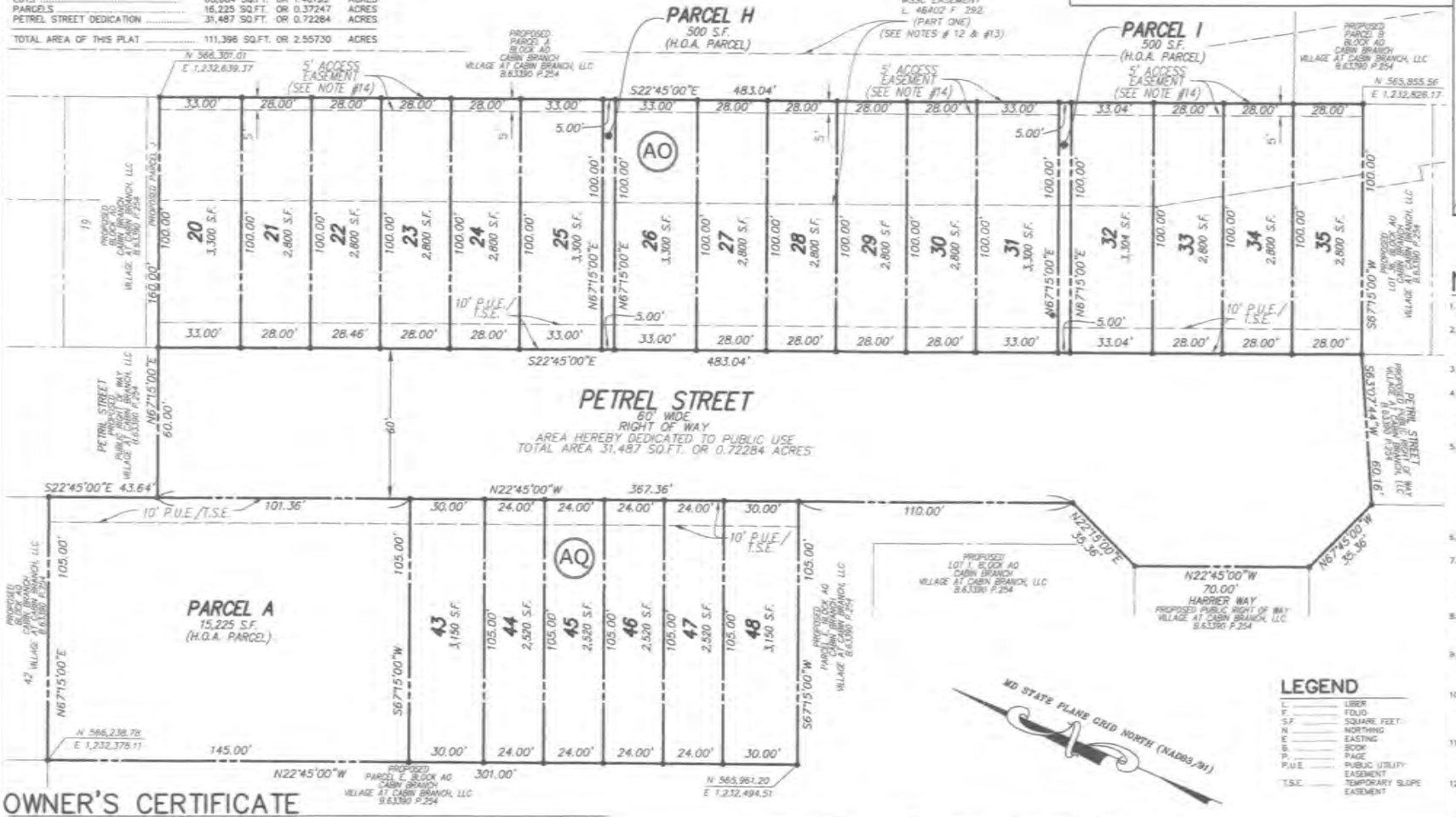
VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com
Our Site Set on the Future.
#220210450

LAYOUT: RECORD PLAT-NO. Plotted By: wood

PLAT NO.

AREA TABULATION

LOTS	63,684 SQ.FT.	OR 1.46199	ACRES
PARCELS	16,225 SQ.FT.	OR 0.37247	ACRES
PETREL STREET DEDICATION	31,487 SQ.FT.	OR 0.72284	ACRES
TOTAL AREA OF THIS PLAT	111,396 SQ.FT.	OR 2.55730	ACRES



VICINITY MAP

SCALE: 1" = 2000'

NOTES

1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. EV.

2.) THIS SUBJECT PROPERTY IS CURRENTLY ZONED "CRT-0.5, C-0.25, R-0.25, H-130 T". HOWEVER THIS PROJECT WILL UTILIZE SECTION 7.7.1.B.1 OF THE NEW ZONING ORDINANCE AND WILL BE DEVELOPED UNDER THE MXPD ZONE.

3.) THE HORIZONTAL DATUM IS MARYLAND STATE PLANE (NAD83/91).

4.) THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

5.) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

6.) THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER ONLY.

7.) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" FOR THE OPERATION AND MAINTENANCE OF PRIVATE PARKS AND/OR OTHER PRIVATE OPEN SPACES AND INCLUDING ANY PRIVATE STREET AND DRAINAGE SYSTEM AS RECORDED IN LIBER 50164 AT FOLIO 105.

8.) THIS PLAT IS SUBJECT TO THE TERMS AND PROVISIONS OF A COMMON OPEN SPACE COVENANT WITH THE M-NCPPC AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 28045 AT FOLIO 578.

9.) THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE M.N.C.P. & P.C. PRELIMINARY PLAN #120131100 AND SITE PLAN #820200050, ENTITLED "THE VILLAGE AT CABIN BRANCH", AS MAY BE AMENDED.

10.) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" REFLECTING AGE RESTRICTION IN A FORM APPROVED BY THE M-NCPPC OFFICE OF GENERAL COUNSEL AS RECORDED IN BOOK 62079 AT PAGE 47.

11.) PARCELS H & I, BLOCK AO, AND PARCEL A, BLOCK AQ ARE TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION AND SUBJECT TO THE TERMS AND CONDITIONS OF A DOCUMENT TO BE RECORDED HEREAFTER.

12.) A PORTION OF THE EXISTING ⅊5.5C RIGHT OF WAY, RECORDED IN LIBER 46402 AT FOLIO 292, IS TO BE EXTINGUISHED BY SEPARATE INSTRUMENT RECORDED HEREAFTER. NO BUILDING PERMITS WILL BE RELEASED FOR LOTS 20-35, BLOCK AO, UNTIL RECORDATION OF THIS ABANDONMENT.

13.) A PORTION OF THE EXISTING WSSC EASEMENT SHOWN HEREON IS TO BE PARTIALLY ABANDONED AND RELOCATED/REPLACED WITH A PROPOSED WSSC EASEMENT PER THE WSSC CONTRACT DRAWING NO. 08T075A21 FOR THE RELOCATION OF THE WATER AND SEWER LINE MAIN.

14.) THE ACCESS EASEMENT GRAPHICALLY SHOWN HEREON IS TO BE GRANTED WITH TERMS AND CONDITIONS IN A DOCUMENT TO BE RECORDED HEREAFTER.

LEGEND

L.	LIBER
F.	FOLIO
S.F.	SQUARE FEET
N.	NORTHING
E.	EASTING
B.	BOOK
P.	PAGE
P.U.E.	PUBLIC UTILITY EASEMENT
T.S.E.	TEMPORARY SLOPE EASEMENT

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREETS SHOWN HEREON FOR PUBLIC USE.

FURTHERMORE, WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

FURTHERMORE, WE GRANT TO PEPCO, WASHINGTON GAS AND LIGHT COMPANY, AND VERIZON, AND TO THEIR RESPECTIVE SUCCESSORS, AGENTS AND ASSIGNS, AN EASEMENT IN, ON AND OVER THE LAND HEREON DESCRIBED AS PUBLIC UTILITIES EASEMENT, DESIGNATED HEREON AS "P.U.E.", WITH SAID TERMS AND PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT "DECLARATION OF PUBLIC UTILITIES EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3834 AT FOLIO 457. SAID TERMS BEING INCORPORATED HEREIN BY THIS REFERENCE.

FURTHERMORE, WE GRANT TO MONTGOMERY COUNTY, MARYLAND, TEMPORARY SLOPE EASEMENTS DESIGNATED HEREON AS "T.S.E.", ADJACENT, CONTIGUOUS AND PARALLEL TO ALL PUBLIC STREET RIGHT OF WAY LINES. SAID TEMPORARY SLOPE EASEMENTS SHALL BE EXTINGUISHED AT SUCH TIME AS THE PUBLIC IMPROVEMENTS ON THE ABUTTING PUBLIC STREETS HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON EXCEPT FOR A CERTAIN DEED OF TRUST RECORDED IN BOOK 63390 AT PAGE 262.

OWNER: VILLAGE AT CABIN BRANCH, LLC

NAME: [signature]

TITLE: Vice President

STEPHEN J. NARDELLA

DATE: 10/6/21

TRUSTEE: JOHN MARSHALL BANK

NAME: [signature]

TITLE: TRUSTEE

PAUL BEATTIE

DATE: 10/12/2021

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	DEPARTMENT OF PERMITTING SERVICES MONTGOMERY COUNTY, MARYLAND	PLAT NO.
APPROVED:	APPROVED: 10/28/2021	
CHAIR / MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER	DIRECTOR	DATE:

M.N.C.P. & P.C. RECORD FILE NO.:

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 PART OF THE PROPERTY ACQUIRED BY VILLAGE AT CABIN BRANCH, LLC, FROM ADVENTIST HEALTHCARE, INC., A MARYLAND CORPORATION, BY DEED DATED APRIL 28, 2021 AND RECORDED IN BOOK 63390 AT PAGE 254, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS —●— WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF THIS PLAN OF SUBDIVISION IS 111,396 SQUARE FEET OR 2.55730 ACRES OF LAND, OF WHICH 31,487 SQUARE FEET OR 0.72284 ACRES IS DEDICATED TO PUBLIC USE.

Aug 14, 2021
DATE

[signature]
JOSHUA G. PRIOR
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21845
LICENSE EXPIRES: MAY 31, 2022

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

SUBDIVISION RECORD PLAT

CABIN BRANCH

LOTS 20 THROUGH 35,
PARCELS H AND I, BLOCK AO
LOTS 43 THROUGH 48, PARCEL A, BLOCK AQ
2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 30' DATE: AUGUST 14, 2021

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com
Our Site Set on the Future.

#220210450

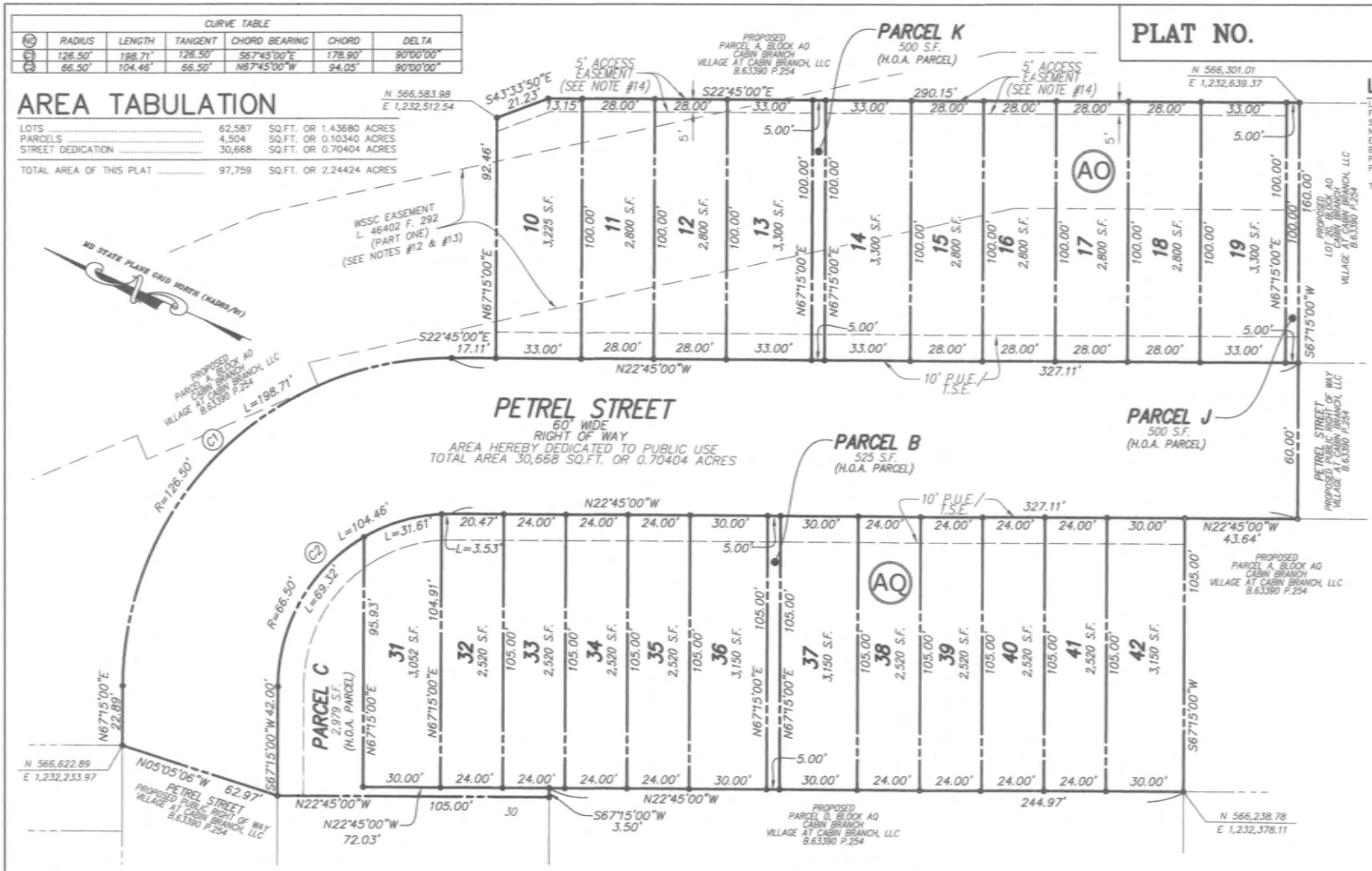
LAYOUT: RECORD PLAT-MD, Plotted By: mooc

PLAT NO.

CURVE TABLE						
(NO)	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C1	126.50'	198.71'	126.50'	S67°45'00"E	178.90'	90°00'00"
C2	66.50'	104.46'	66.50'	N67°45'00"W	94.05'	90°00'00"

AREA TABULATION

LOTS	62,587	SQ.FT. OR 1.43680 ACRES
PARCELS	4,504	SQ.FT. OR 0.10340 ACRES
STREET DEDICATION	30,668	SQ.FT. OR 0.70404 ACRES
TOTAL AREA OF THIS PLAT	97,759	SQ.FT. OR 2.24424 ACRES



LEGEND

L.	LIBER
F.	FOLIO
S.F.	SQUARE FEET
N.	NORTHING
E.	EASTING
B.	BOOK
P.	PAGE
P.U.E.	PUBLIC UTILITY EASEMENT
T.S.E.	TEMPORARY SLOPE EASEMENT

VICINITY MAP

SCALE: 1" = 2000'

NOTES

1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. EV.

2.) THIS SUBJECT PROPERTY IS CURRENTLY ZONED "CRT-0.5, C-0.25, R-0.25, H-130 T", HOWEVER THIS PROJECT WILL UTILIZE SECTION 7.7.1.B.1 OF THE NEW ZONING ORDINANCE AND WILL BE DEVELOPED UNDER THE MXPD ZONE.

3.) THE HORIZONTAL DATUM IS MARYLAND STATE PLANE (NAD83/91).

4.) THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

5.) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

6.) THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER ONLY.

7.) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" FOR THE OPERATION AND MAINTENANCE OF PRIVATE PARKS AND/OR OTHER PRIVATE OPEN SPACES AND INCLUDING ANY PRIVATE STREET AND DRAINAGE SYSTEM AS RECORDED IN LIBER 50164 AT FOLIO 105.

8.) THIS PLAT IS SUBJECT TO THE TERMS AND PROVISIONS OF A COMMON OPEN SPACE COVENANT WITH THE MNCPPC AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 28045 AT FOLIO 578.

9.) THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE M.N.C.P. & P.C. PRELIMINARY PLAN #120031110D AND SITE PLAN #820200150, ENTITLED "THE VILLAGE AT CABIN BRANCH", AS MAY BE AMENDED.

10.) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" REFLECTING AGE RESTRICTION IN A FORM APPROVED BY THE M-NCPPC OFFICE OF GENERAL COUNSEL AS RECORDED IN BOOK 62079 AT PAGE 47.

11.) PARCELS J & K, BLOCK AO, AND PARCEL B & C, BLOCK AQ ARE TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION AND SUBJECT TO THE TERMS AND CONDITIONS OF A DOCUMENT TO BE RECORDED HEREAFTER.

12.) A PORTION OF THE EXISTING W.S.S.C. RIGHT OF WAY, RECORDED IN LIBER 46402 AT FOLIO 292, IS TO BE EXTINGUISHED BY SEPARATE INSTRUMENT RECORDED HEREAFTER. NO BUILDING PERMITS WILL BE RELEASED FOR LOTS 10-19, BLOCK AO, UNTIL RECORDATION OF THIS ABANDONMENT.

13.) A PORTION OF THE EXISTING WSSC EASEMENT SHOWN HEREON IS TO BE PARTIALLY ABANDONED AND RELOCATED/REPLACED WITH A PROPOSED WSSC EASEMENT PER THE WSSC CONTRACT DRAWING NO. DR7075A21 FOR THE RELOCATION OF THE WATER AND SEWER LINE MAIN.

14.) THE ACCESS EASEMENT GRAPHICALLY SHOWN HEREON IS TO BE GRANTED WITH TERMS AND CONDITIONS IN A DOCUMENT TO BE RECORDED HEREAFTER.

OWNERS CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREETS SHOWN HEREON FOR PUBLIC USE.

FURTHERMORE, WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

FURTHERMORE, WE GRANT TO PEPCO, WASHINGTON GAS AND LIGHT COMPANY, AND VERIZON, AND TO THEIR RESPECTIVE SUCCESSORS, AGENTS AND ASSIGNS, AN EASEMENT IN, ON AND OVER THE LAND HEREON DESCRIBED AS PUBLIC UTILITIES EASEMENT, DESIGNATED HEREON AS "P.U.E.", WITH SAID TERMS AND PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT "DECLARATION OF PUBLIC UTILITIES EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3834 AT FOLIO 457. SAID TERMS BEING INCORPORATED HEREIN BY THIS REFERENCE.

FURTHERMORE, WE GRANT TO MONTGOMERY COUNTY, MARYLAND, TEMPORARY SLOPE EASEMENTS DESIGNATED HEREON AS "T.S.E.", ADJACENT, CONTIGUOUS AND PARALLEL TO ALL PUBLIC STREET RIGHT OF WAY LINES. SAID TEMPORARY SLOPE EASEMENTS SHALL BE EXTINGUISHED AT SUCH TIME AS THE PUBLIC IMPROVEMENTS ON THE ABUTTING PUBLIC STREETS HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON EXCEPT FOR A CERTAIN DEED OF TRUST RECORDED IN BOOK 63390 AT PAGE 262.

OWNER: VILLAGE AT CABIN BRANCH, LLC

NAME: [signature] DATE: 10/6/21

TITLE: Vice President

STEPHEN J. NARDELLA

TRUSTEE: JOHN MARSHALL BANK

NAME: Paul U. Beattie DATE: 10/12/2021

TITLE: TRUSTEE

PAUL BEATTIE

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 PART OF THE PROPERTY ACQUIRED BY VILLAGE AT CABIN BRANCH, LLC, FROM ADVENTIST HEALTHCARE, INC., A MARYLAND CORPORATION, BY DEED DATED APRIL 28, 2021 AND RECORDED IN BOOK 63390 AT PAGE 254, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS —●— WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF THIS PLAN OF SUBDIVISION IS 97,759 SQUARE FEET OR 2.24424 ACRES OF LAND, OF WHICH 30,668 SQUARE FEET OR 0.70404 ACRES IS DEDICATED TO PUBLIC USE.

AUG 14, 2021
DATE

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

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	DEPARTMENT OF PERMITTING SERVICES MONTGOMERY COUNTY, MARYLAND	PLAT NO.
APPROVED:	APPROVED: 10/28/2021	
CHAIR / MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER	DIRECTOR	DATE:
M.N.C.P. & P.C. RECORD FILE NO.:		

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

SUBDIVISION RECORD PLAT

CABIN BRANCH

LOTS 10-19, PARCELS J AND K, BLOCK AO
LOTS 31-42, PARCEL B & C, BLOCK AQ
2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: AUGUST 14, 2021

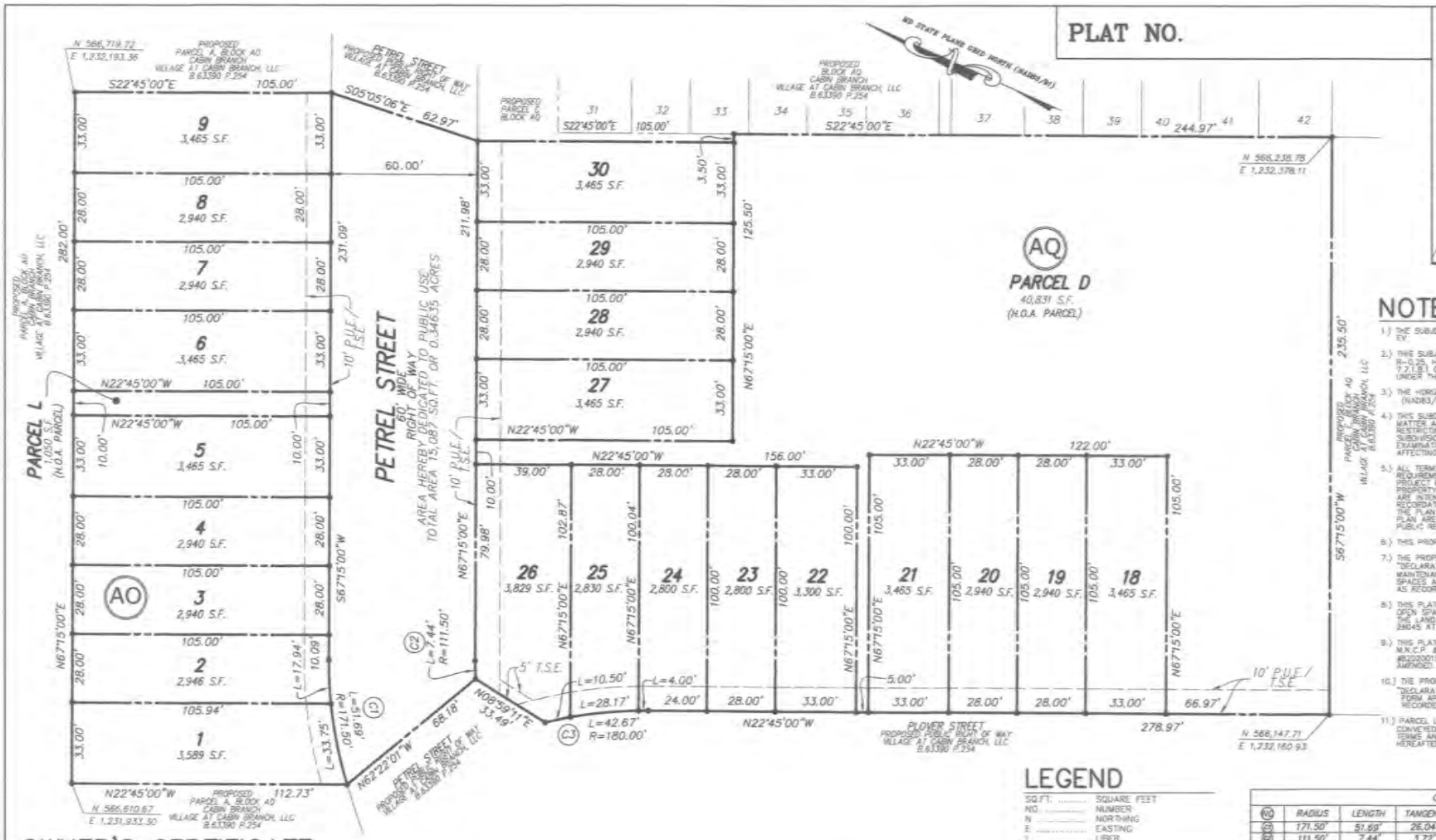
VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com

Our Site Set on the Future. #220210490

Z:\30000-50000\50192\CADD\VIKA SURVEYS\CABIN\PLATS\50192-V-PLAT8-220210490.dwg - Wednesday, August 18, 2021 4:22:22 PM

LAYOUT: RECORD PLAT-MD, Plotted By: wood

PLAT NO.



VICINITY MAP

SCALE: 1" = 2000'

NOTES

1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. EV.

2.) THIS SUBJECT PROPERTY IS CURRENTLY ZONED "CRT-0.5, C-0.25, R-0.25, H-130 T". HOWEVER THIS PROJECT WILL UTILIZE SECTION 7.7.1.B.1 OF THE NEW ZONING ORDINANCE AND WILL BE DEVELOPED UNDER THE MXPD ZONE.

3.) THE HORIZONTAL DATUM IS MARYLAND STATE PLANE (NAD83/91).

4.) THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

5.) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. TO OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

6.) THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER ONLY.

7.) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" FOR THE OPERATION AND MAINTENANCE OF PRIVATE PARKS AND/OR OTHER PRIVATE OPEN SPACES AND INCLUDING ANY PRIVATE STREET AND DRAINAGE SYSTEM AS RECORDED IN LIBER 52464 AT FOLIO 105.

8.) THIS PLAT IS SUBJECT TO THE TERMS AND PROVISIONS OF A COMMON OPEN SPACE COVENANT WITH THE MNCPPC AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 28045 AT FOLIO 578.

9.) THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE M.N.C.P. & P.C. PRELIMINARY PLAN #120051100 AND SITE PLAN #820200150, ENTITLED "THE VILLAGE AT CABIN BRANCH", AS MAY BE AMENDED.

10.) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" REFLECTING AGE RESTRICTION IN A FORM APPROVED BY THE M-NCPPC OFFICE OF GENERAL COUNSEL AS RECORDED IN BOOK 62078 AT PAGE 47.

11.) PARCEL L, BLOCK AO, AND PARCEL D, BLOCK AQ ARE TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION AND SUBJECT TO THE TERMS AND CONDITIONS OF A DOCUMENT TO BE RECORDED HEREAFTER.

LEGEND

SQ.FT.	SQUARE FEET
NO.	NUMBER
N	NORTHING
E	EASTING
L	LIBER
F	FOLIO
P.U.E.	PUBLIC UTILITY EASEMENT
T.S.E.	TEMPORARY SLOPE EASEMENT

CURVE TABLE

(C#)	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
(C1)	171.50'	51.69'	26.04'	N58°36'57"E	51.49'	17°16'06"
(C2)	111.50'	7.44'	3.72'	N65°20'16"E	7.44'	03°49'28"
(C3)	180.00'	42.67'	21.44'	N29°32'29"W	42.57'	13°34'57"

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREETS SHOWN HEREON FOR PUBLIC USE.

FURTHERMORE, WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

FURTHERMORE, WE GRANT TO PEPCO, WASHINGTON GAS AND LIGHT COMPANY, AND VERIZON, AND TO THEIR RESPECTIVE SUCCESSORS, AGENTS AND ASSIGNS, AN EASEMENT IN, ON AND OVER THE LAND HEREON DESCRIBED AS PUBLIC UTILITIES EASEMENT, DESIGNATED HEREON AS "P.U.E.", WITH SAID TERMS AND PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT "DECLARATION OF PUBLIC UTILITIES EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3834 AT FOLIO 457. SAID TERMS BEING INCORPORATED HEREIN BY THIS REFERENCE.

FURTHERMORE, WE GRANT TO MONTGOMERY COUNTY, MARYLAND, TEMPORARY SLOPE EASEMENTS DESIGNATED HEREON AS "T.S.E.", ADJACENT, CONTIGUOUS AND PARALLEL TO ALL PUBLIC STREET RIGHT OF WAY LINES. SAID TEMPORARY SLOPE EASEMENTS SHALL BE EXTINGUISHED AT SUCH TIME AS THE PUBLIC IMPROVEMENTS ON THE ABUTTING PUBLIC STREETS HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON EXCEPT FOR A CERTAIN DEED OF TRUST RECORDED IN BOOK 63390 AT PAGE 262.

OWNER: VILLAGE AT CABIN BRANCH, LLC

NAME: [signature] DATE: 10/6/21

TITLE: Vice President
STEPHEN J. MARFEUIL

TRUSTEE: JOHN MARSHALL BANK

NAME: [signature] DATE: 10/12/2021

TITLE: TRUSTEE
PAUL BEATTIE

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 PART OF THE PROPERTY ACQUIRED BY VILLAGE AT CABIN BRANCH, LLC, FROM ADVENTIST HEALTHCARE, INC., A MARYLAND CORPORATION, BY DEED DATED APRIL 28, 2021 AND RECORDED IN BOOK 63390 AT PAGE 254, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS —●— WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF THIS PLAN OF SUBDIVISION IS 126,837 SQUARE FEET OR 2.91178 ACRES OF LAND, OF WHICH 15,087 SQUARE FEET OR 0.34635 ACRES IS DEDICATED TO PUBLIC USE.

AUG 14, 2021
DATE

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

AREA TABULATION

LOTS	69,869	SQ.FT. OR 1.60397 ACRES
PARCELS	41,881	SQ.FT. OR 0.96146 ACRES
STREET DEDICATION	15,087	SQ.FT. OR 0.34635 ACRES
TOTAL AREA OF THIS PLAT	126,837	SQ.FT. OR 2.91178 ACRES

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIR — MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER

M.N.C.P. & P.C. RECORD FILE NO.:

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

APPROVED: 10/28/2021
[signature]
DIRECTOR

PLAT NO.

DATE:

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

SUBDIVISION RECORD PLAT

CABIN BRANCH

LOTS 1–9, PARCEL L, BLOCK AO
LOTS 18–30, PARCEL D, BLOCK AQ

2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 30' DATE: AUGUST 14, 2021

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

Our Site Set on the Future.

#220210500

LAYOUT: RECORD PLAT-MD, Plotted By: wood

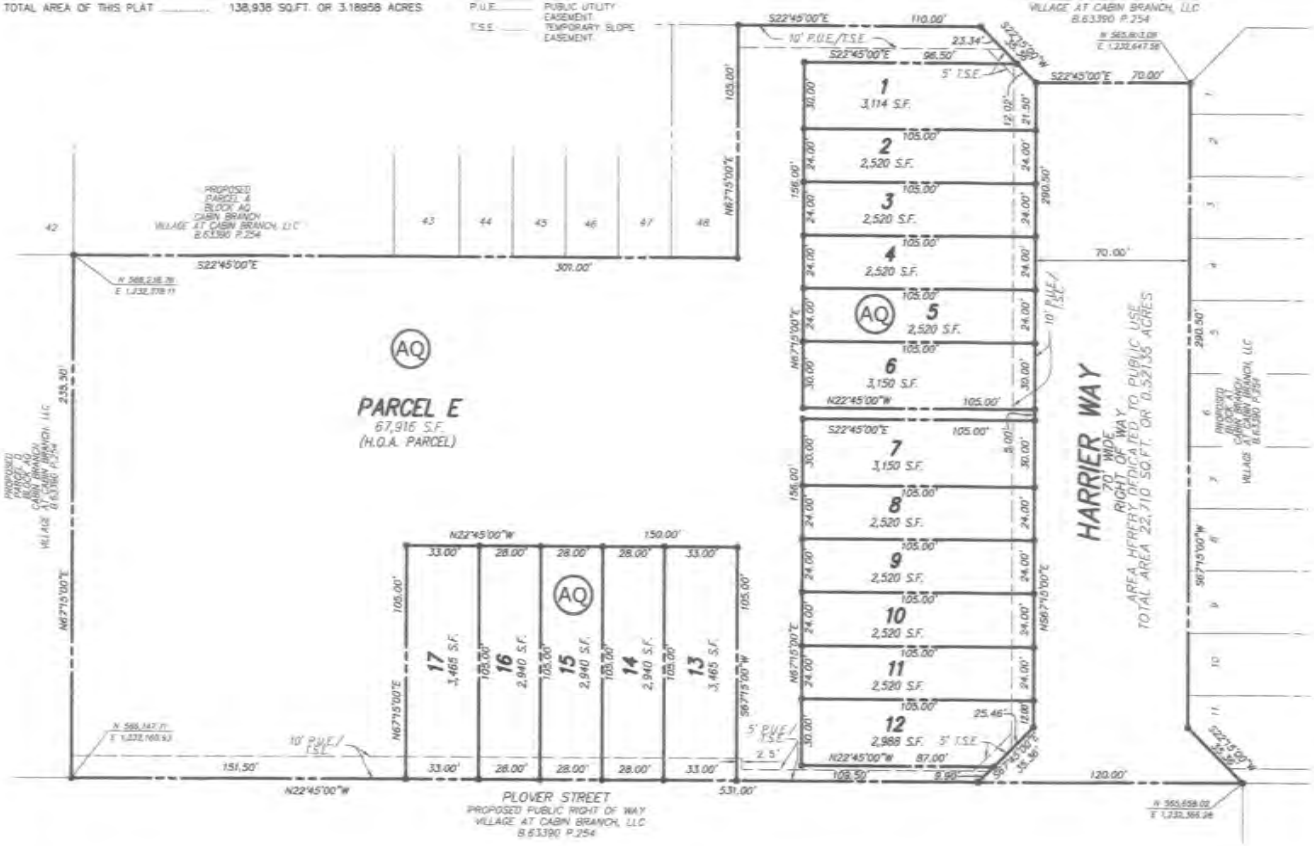
PLAT NO.

AREA TABULATION

LOTS	48,312 SQ.FT. OR 1.10909 ACRES
PARCEL	67,916 SQ.FT. OR 1.55914 ACRES
STREET DEDICATION	22,710 SQ.FT. OR 0.52135 ACRES
TOTAL AREA OF THIS PLAT	138,938 SQ.FT. OR 3.18958 ACRES

LEGEND

SQ.FT.	SQUARE FEET
N	NORTHING
E	EASTING
L	LIBER
F	FOLIO
P.U.E.	PUBLIC UTILITY EASEMENT
T.S.E.	TEMPORARY SLOPE EASEMENT



VICINITY MAP
SCALE: 1" = 2000'

NOTES

1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. EV.

2.) THIS SUBJECT PROPERTY IS CURRENTLY ZONED "CRT-0.5, C-0.25, R-0.25, H-130 1", HOWEVER THIS PROJECT WILL UTILIZE SECTION 7.7.1.B.1 OF THE NEW ZONING ORDINANCE AND WILL BE DEVELOPED UNDER THE MXPD ZONE.

3.) THE HORIZONTAL DATUM IS MARYLAND STATE PLANE (NAD83/91).

4.) THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

5.) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

6.) THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER ONLY.

7.) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" FOR THE OPERATION AND MAINTENANCE OF PRIVATE PARKS AND/OR OTHER PRIVATE OPEN SPACES AND INCLUDING ANY PRIVATE STREET AND DRAINAGE SYSTEM AS RECORDED IN LIBER 50164 AT FOLIO 105.

8.) THIS PLAT IS SUBJECT TO THE TERMS AND PROVISIONS OF A COMMON OPEN SPACE COVENANT WITH THE MNCPPC AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 28045 AT FOLIO 578.

9.) THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE M.N.C.P. & P.C. PRELIMINARY PLAN #120031100 AND SITE PLAN #820200150, ENTITLED "THE VILLAGE AT CABIN BRANCH", AS MAY BE AMENDED.

10.) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" REFLECTING AGE RESTRICTION IN A FORM APPROVED BY THE M-NCPPC OFFICE OF GENERAL COUNSEL AS RECORDED IN BOOK 62079 AT PAGE 47.

11.) PARCELS E, BLOCK AQ, IS TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION AND SUBJECT TO THE TERMS AND CONDITIONS OF A DOCUMENT TO BE RECORDED HEREAFTER.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREETS SHOWN HEREON FOR PUBLIC USE.

FURTHERMORE, WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

FURTHERMORE, WE GRANT TO PEPCO, WASHINGTON GAS AND LIGHT COMPANY, AND VERIZON, AND TO THEIR RESPECTIVE SUCCESSORS, AGENTS AND ASSIGNS, AN EASEMENT IN, ON AND OVER THE LAND HEREON DESCRIBED AS PUBLIC UTILITIES EASEMENT, DESIGNATED HEREON AS "P.U.E.", WITH SAID TERMS AND PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT "DECLARATION OF PUBLIC UTILITIES EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3834 AT FOLIO 457, SAID TERMS BEING INCORPORATED HEREIN BY THIS REFERENCE.

FURTHERMORE, WE GRANT TO MONTGOMERY COUNTY, MARYLAND, TEMPORARY SLOPE EASEMENTS DESIGNATED HEREON AS "T.S.E.", ADJACENT, CONTIGUOUS AND PARALLEL TO ALL PUBLIC STREET RIGHT OF WAY LINES. SAID TEMPORARY SLOPE EASEMENTS SHALL BE EXTINGUISHED AT SUCH TIME AS THE PUBLIC IMPROVEMENTS ON THE ABUTTING PUBLIC STREETS HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON EXCEPT FOR A CERTAIN DEED OF TRUST RECORDED IN BOOK 63390 AT PAGE 262.

OWNER: VILLAGE AT CABIN BRANCH, LLC

NAME: STEPHEN J. NARDELLA DATE: 10/6/21

TITLE: Vice President

TRUSTEE: JOHN MARSHALL BANK

NAME: PAUL BEATTIE DATE: 10/12/2021

TITLE: TRUSTEE

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 PART OF THE PROPERTY ACQUIRED BY VILLAGE AT CABIN BRANCH, LLC, FROM ADVENTIST HEALTHCARE, INC., A MARYLAND CORPORATION, BY DEED DATED APRIL 28, 2021 AND RECORDED IN BOOK 63390 AT PAGE 254, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS —●— WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF THIS PLAN OF SUBDIVISION IS 138,938 SQ.FT. OR 3.18958 ACRES OF LAND, OF WHICH 22,710 SQ.FT. OR 0.52135 ACRES IS DEDICATED TO PUBLIC USE.

Aug 14, 2021
DATE

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

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	DEPARTMENT OF PERMITTING SERVICES MONTGOMERY COUNTY, MARYLAND	PLAT NO.:
APPROVED:	APPROVED: 10/28/2021	DATE:
CHAIR / MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER	DIRECTOR	
M.N.C.P. & P.C. RECORD FILE NO.:		

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

SUBDIVISION RECORD PLAT

CABIN BRANCH

LOTS 1–17, PARCEL E, BLOCK AQ
2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 40' DATE: AUGUST 14, 2021

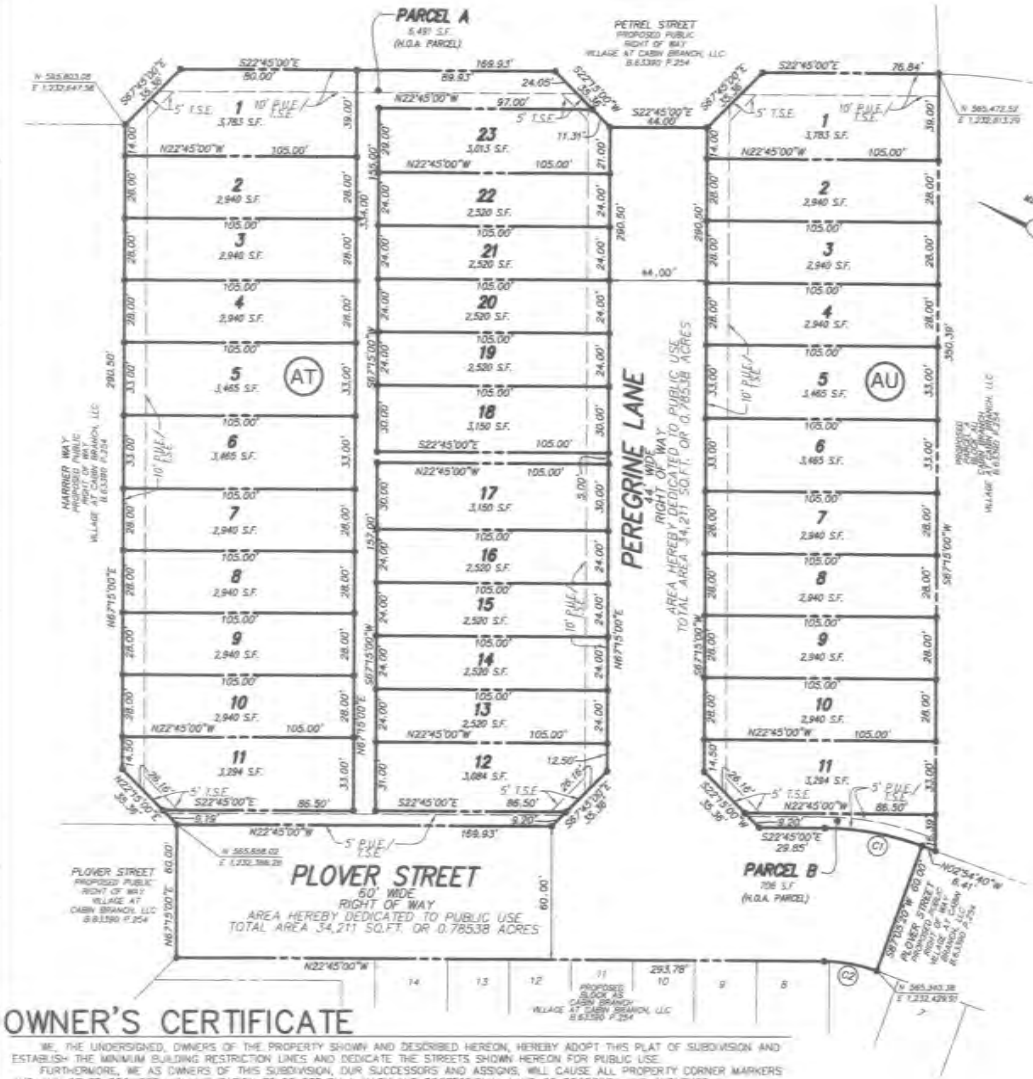
VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com

Our Site Set on the Future.

#220210510

LAYOUT: RECORD PLAT-40, Plotted By: wooc

PLAT NO.



CURVE TABLE						
	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C1	130.00'	45.01'	22.73'	S12°49'50"E	44.79'	19°50'20"
C2	70.00'	24.24'	12.24'	N12°49'50"W	24.12'	19°50'20"

AREA TABULATION

LOTS	101,731	SQ.FT. OR 2.33542 ACRES
PARCELS	7,197	SQ.FT. OR 0.16522 ACRES
STREET DEDICATION	34,211	SQ.FT. OR 0.78538 ACRES
TOTAL AREA OF THIS PLAT	143,139	SQ.FT. OR 3.28602 ACRES

VICINITY MAP

SCALE: 1" = 2000'

NOTES

1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. EV.

2.) THIS SUBJECT PROPERTY IS CURRENTLY ZONED "CRT-0.5, C-0.25, R-0.25, H-130 T", HOWEVER THIS PROJECT WILL UTILIZE SECTION 7.7.1.B.1 OF THE NEW ZONING ORDINANCE AND WILL BE DEVELOPED UNDER THE MXPD ZONE.

3.) THE HORIZONTAL DATUM IS MARYLAND STATE PLANE (NAD83/91).

4.) THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

5.) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

6.) THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER ONLY.

7.) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" FOR THE OPERATION AND MAINTENANCE OF PRIVATE PARKS AND/OR OTHER PRIVATE OPEN SPACES AND INCLUDING ANY PRIVATE STREET AND DRAINAGE SYSTEM AS RECORDED IN LIBER 50164 AT FOLIO 105.

8.) THIS PLAT IS SUBJECT TO THE TERMS AND PROVISIONS OF A COMMON OPEN SPACE COVENANT WITH THE MNCPPC AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 28045 AT FOLIO 578.

9.) THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE M.N.C.P. & P.C. PRELIMINARY PLAN #120031100 AND SITE PLAN #820200150, ENTITLED "THE VILLAGE AT CABIN BRANCH", AS MAY BE AMENDED.

10.) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" REFLECTING AGE RESTRICTION IN A FORM APPROVED BY THE M-NCPPC OFFICE OF GENERAL COUNSEL AS RECORDED IN BOOK 62079 AT PAGE 47.

11.) PARCEL A, BLOCK AT, AND PARCEL B, BLOCK AU ARE TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION AND SUBJECT TO THE TERMS AND CONDITIONS OF A DOCUMENT TO BE RECORDED HEREAFTER.

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 PART OF THE PROPERTY ACQUIRED BY VILLAGE AT CABIN BRANCH, LLC, FROM ADVENTIST HEALTHCARE, INC., A MARYLAND CORPORATION, BY DEED DATED APRIL 26, 2021 AND RECORDED IN BOOK 63390 AT PAGE 254, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS —●— WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF THIS PLAN OF SUBDIVISION IS 143,139 SQUARE FEET OR 3.28602 ACRES OF LAND, OF WHICH 34,211 SQ.FT. OR 0.78538 ACRES IS DEDICATED TO PUBLIC USE.

AUG 14, 2021
DATE

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

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREETS SHOWN HEREON FOR PUBLIC USE.

FURTHERMORE, WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

FURTHERMORE, WE GRANT TO PEPCO, WASHINGTON GAS AND LIGHT COMPANY, AND VERIZON, AND TO THEIR RESPECTIVE SUCCESSORS, AGENTS AND ASSIGNS, AN EASEMENT IN, ON AND OVER THE LAND HEREON DESCRIBED AS PUBLIC UTILITIES EASEMENT, DESIGNATED HEREON AS "P.U.E.", WITH SAID TERMS AND PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT "DECLARATION OF PUBLIC UTILITIES EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3834 AT FOLIO 457. SAID TERMS BEING INCORPORATED HEREIN BY THIS REFERENCE.

FURTHERMORE, WE GRANT TO MONTGOMERY COUNTY, MARYLAND, TEMPORARY SLOPE EASEMENTS DESIGNATED HEREON AS "T.S.E.", ADJACENT, CONTIGUOUS AND PARALLEL TO ALL PUBLIC STREET RIGHT OF WAY LINES. SAID TEMPORARY SLOPE EASEMENTS SHALL BE EXTINGUISHED AT SUCH TIME AS THE PUBLIC IMPROVEMENTS ON THE ABUTTING PUBLIC STREETS HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON EXCEPT FOR A CERTAIN DEED OF TRUST RECORDED IN BOOK 63390 AT PAGE 262.

OWNER: VILLAGE AT CABIN BRANCH, LLC

NAME: DATE: 10/6/21
TITLE: Vice President
STEPHEN J. NARDELLA

TRUSTEE: JOHN MARSHALL BANK

NAME: DATE: 10/12/2021
TITLE: TRUSTEE
PAUL BEATTIE

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	DEPARTMENT OF PERMITTING SERVICES MONTGOMERY COUNTY, MARYLAND	PLAT NO.:
APPROVED:	APPROVED: 10/28/2021	DATE:
CHAIR — MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER	DIRECTOR	
M.N.C.P. & P.C. RECORD FILE NO.:		

LEGEND

SQ.FT.	SQUARE FEET
N	NORTHING
E	EASTING
L	LIBER
F	FOLIO
P.U.E.	PUBLIC UTILITY EASEMENT
T.S.E.	TEMPORARY SLOPE EASEMENT

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

SUBDIVISION RECORD PLAT

CABIN BRANCH

LOTS 1–23, PARCEL A, BLOCK AT
LOTS 1–11, PARCEL B, BLOCK AU
2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 40' DATE: AUGUST 14, 2021

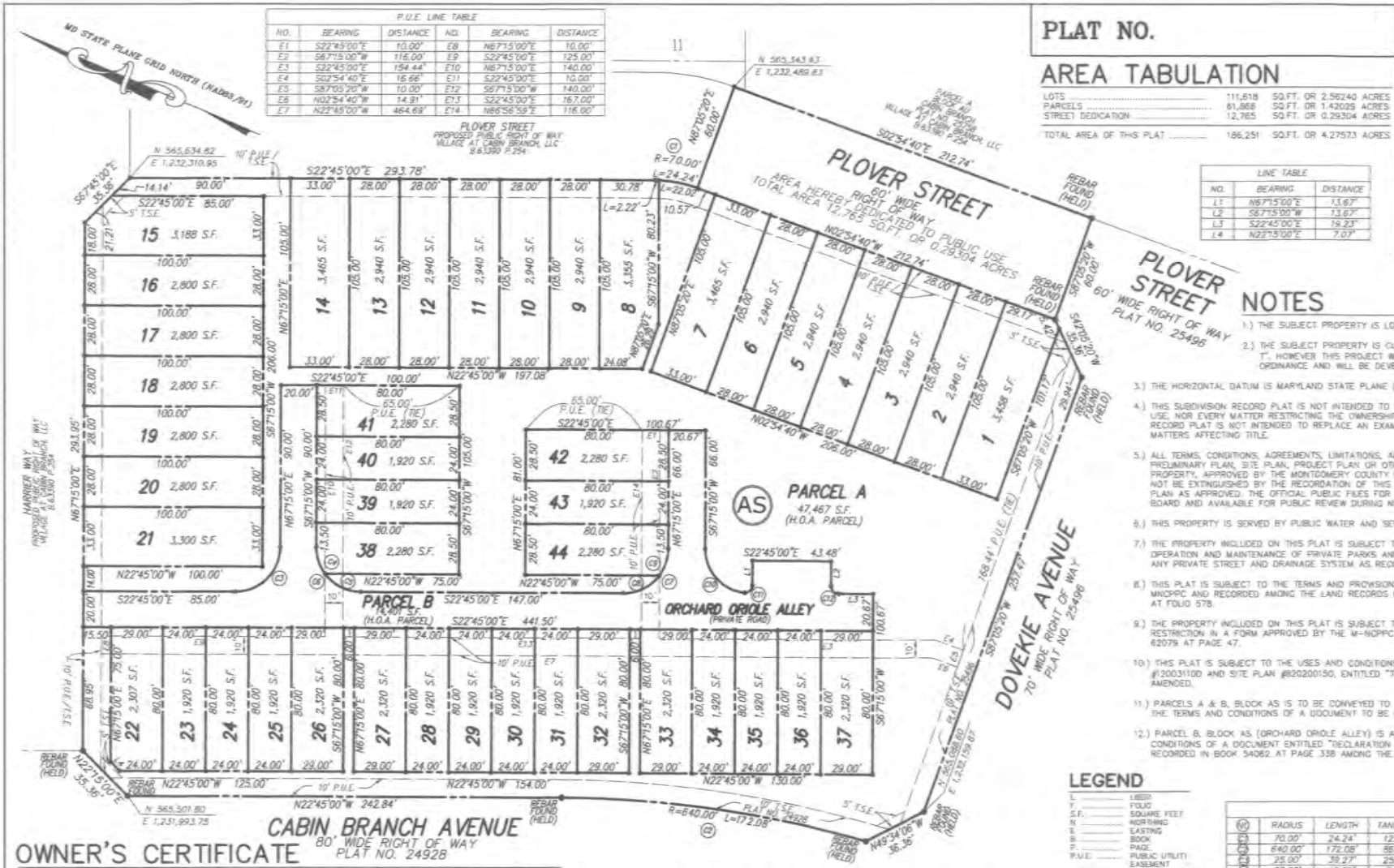
VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com

Our Site Set on the Future.

#220210520

LAYOUT: RECORD PLAT-MD, Plotted By: wood

PLAT NO.



P.U.E. LINE TABLE					
NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
E1	S22°45'00"E	10.00'	E8	N67°15'00"E	10.00'
E2	S67°15'00"W	116.00'	E9	S22°45'00"E	125.00'
E3	S22°45'00"E	154.44'	E10	N67°15'00"E	140.00'
E4	S02°54'40"E	16.66'	E11	S22°45'00"E	10.00'
E5	S87°05'20"W	10.00'	E12	S67°15'00"W	140.00'
E6	N02°54'40"W	14.91'	E13	S22°45'00"E	167.00'
E7	N22°45'00"W	464.69'	E14	N66°56'59"E	116.00'

AREA TABULATION

LOTS	111,618	SQ.FT. OR 2.56240 ACRES
PARCELS	61,868	SQ.FT. OR 1.42029 ACRES
STREET DEDICATION	12,765	SQ.FT. OR 0.29304 ACRES
TOTAL AREA OF THIS PLAT	186,251	SQ.FT. OR 4.27573 ACRES

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N67°15'00"E	13.67'
L2	S67°15'00"W	13.67'
L3	S22°45'00"E	19.23'
L4	N22°15'00"E	7.07'

VICINITY MAP

SCALE: 1" = 2000'

NOTES

1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. EV.

2.) THE SUBJECT PROPERTY IS CURRENTLY ZONED "CRT-0.5, C-0.25, R-0.25, H-130 T". HOWEVER THIS PROJECT WILL UTILIZE SECTION 7.7.1.B.1 OF THE NEW ZONING ORDINANCE AND WILL BE DEVELOPED UNDER THE MXPD ZONE.

3.) THE HORIZONTAL DATUM IS MARYLAND STATE PLANE (NAD83/91)

4.) THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

5.) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

6.) THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER ONLY.

7.) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" FOR THE OPERATION AND MAINTENANCE OF PRIVATE PARKS AND/OR OTHER PRIVATE OPEN SPACES AND INCLUDING ANY PRIVATE STREET AND DRAINAGE SYSTEM AS RECORDED IN BOOK 58268 AT PAGE 42.

8.) THIS PLAT IS SUBJECT TO THE TERMS AND PROVISIONS OF A COMMON OPEN SPACE COVENANT WITH THE MNCPPC AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 28045 AT FOLIO 578.

9.) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" REFLECTING AGE RESTRICTION IN A FORM APPROVED BY THE M-NCPPC OFFICE OF GENERAL COUNSEL AS RECORDED IN BOOK 62079 AT PAGE 47.

10.) THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE M.N.C.P. & P.C. PRELIMINARY PLAN #120031100 AND SITE PLAN #820200150, ENTITLED "THE VILLAGE AT CABIN BRANCH", AS MAY BE AMENDED.

11.) PARCELS A & B, BLOCK AS IS TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION AND SUBJECT TO THE TERMS AND CONDITIONS OF A DOCUMENT TO BE RECORDED HEREAFTER.

12.) PARCEL B, BLOCK AS, (ORCHARD ORIOLE ALLEY) IS A PRIVATE ROAD AND IS SUBJECT TO THE TERMS AND CONDITIONS OF A DOCUMENT ENTITLED "DECLARATION OF RESTRICTIVE COVENANTS FOR PRIVATE ROADS" AS RECORDED IN BOOK 54062 AT PAGE 338 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

LEGEND

L	LIBER
F	FOLIO
S.F.	SQUARE FEET
N	NORTHING
E	EASTING
B	BOOK
P	PAGE
P.U.E.	PUBLIC UTILITY EASEMENT
T.S.E.	TEMPORARY SLOPE EASEMENT

CURVE TABLE						
(#)	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C1	70.00'	24.24'	12.24'	N12°49'50"W	24.12'	19°50'20"
C2	640.00'	172.08'	86.56'	N15°02'50"W	171.56'	15°24'19"
C3	25.00'	39.27'	25.00'	S67°45'00"E	35.36'	90°00'00"
C4	25.00'	16.09'	8.33'	S48°49'01"W	15.81'	36°51'39"
C5	25.00'	23.18'	12.50'	S03°49'01"W	22.36'	53°08'01"
C6	25.00'	39.27'	25.00'	S22°15'00"W	35.36'	90°00'00"
C7	25.00'	39.27'	25.00'	S67°45'00"E	35.36'	90°00'00"
C8	25.00'	23.18'	12.50'	S49°18'54"E	22.36'	53°07'48"
C9	25.00'	16.09'	8.33'	N85°41'06"E	15.81'	36°52'12"
C10	24.33'	38.05'	22.25'	S24°48'19"W	32.84'	84°53'22"
C11	4.32'	8.65'	4.19'	S67°30'02"E	6.01'	88°15'40"
C12	4.33'	6.80'	4.33'	S22°15'00"W	6.12'	90°00'00"

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREETS FOR PUBLIC USE TO MONTGOMERY COUNTY, MARYLAND.

FURTHERMORE, WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

FURTHERMORE, WE GRANT TO MONTGOMERY COUNTY, MARYLAND, TEMPORARY SLOPE EASEMENTS ADJACENT, CONTIGUOUS, AND PARALLEL TO ALL PUBLIC STREET RIGHT OF WAY LINES. SAID TEMPORARY SLOPE EASEMENT SHALL BE EXTINGUISHED AT SUCH TIME AS THE PUBLIC IMPROVEMENTS ON THE ABUTTING PUBLIC STREETS HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND.

FURTHERMORE, WE GRANT TO PEPCO, WASHINGTON GAS AND LIGHT COMPANY, AND VERIZON, AND TO THEIR RESPECTIVE SUCCESSORS, AGENTS AND ASSIGNS, AN EASEMENT IN, ON AND OVER THE LAND HEREON DESCRIBED AS PUBLIC UTILITIES EASEMENT, DESIGNATED HEREON AS "P.U.E.", WITH SAID TERMS AND PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT "DEDICATION OF PUBLIC UTILITIES EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3634 AT FOLIO 457. SAID TERMS BEING INCORPORATED HEREIN BY THIS REFERENCE.

THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON EXCEPT FOR A CERTAIN DEED OF TRUST RECORDED IN BOOK 63390 AT PAGE 262.

OWNER: VILLAGE AT CABIN BRANCH, LLC

NAME: JEFFREY J. PARCELLA DATE: 10/6/21

TITLE: Vice President

TRUSTEE: JOHN MARSHALL BANK

NAME: Paul Beattie DATE: 10/12/2021

TITLE: TRUSTEE PAUL BEATTIE

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 PART OF THE PROPERTY ACQUIRED BY VILLAGE AT CABIN BRANCH, LLC, FROM ADVENTIST HEALTHCARE, INC., A MARYLAND CORPORATION, BY DEED DATED APRIL 28, 2021 AND RECORDED IN BOOK 63390 AT PAGE 254, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS —●— WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF THIS PLAN OF SUBDIVISION IS 186,251 SQ.FT. OR 4.27573 ACRES OF LAND, OF WHICH 12,765 SQUARE FEET OR 0.29304 ARE DEDICATED TO PUBLIC USE.

AUG 14, 2021
DATE

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

GRAPHIC SCALE

(IN FEET)
1 inch = 40. ft.

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	DEPARTMENT OF PERMITTING SERVICES MONTGOMERY COUNTY, MARYLAND	PLAT NO.
APPROVED:	APPROVED: 10/28/2021	DATE:
CHAIR / MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER	DIRECTOR	
M.N.C.P. & P.C. RECORD FILE NO.:		

SUBDIVISION RECORD PLAT

CABIN BRANCH

LOTS 1-44, PARCELS A & B, BLOCK AS

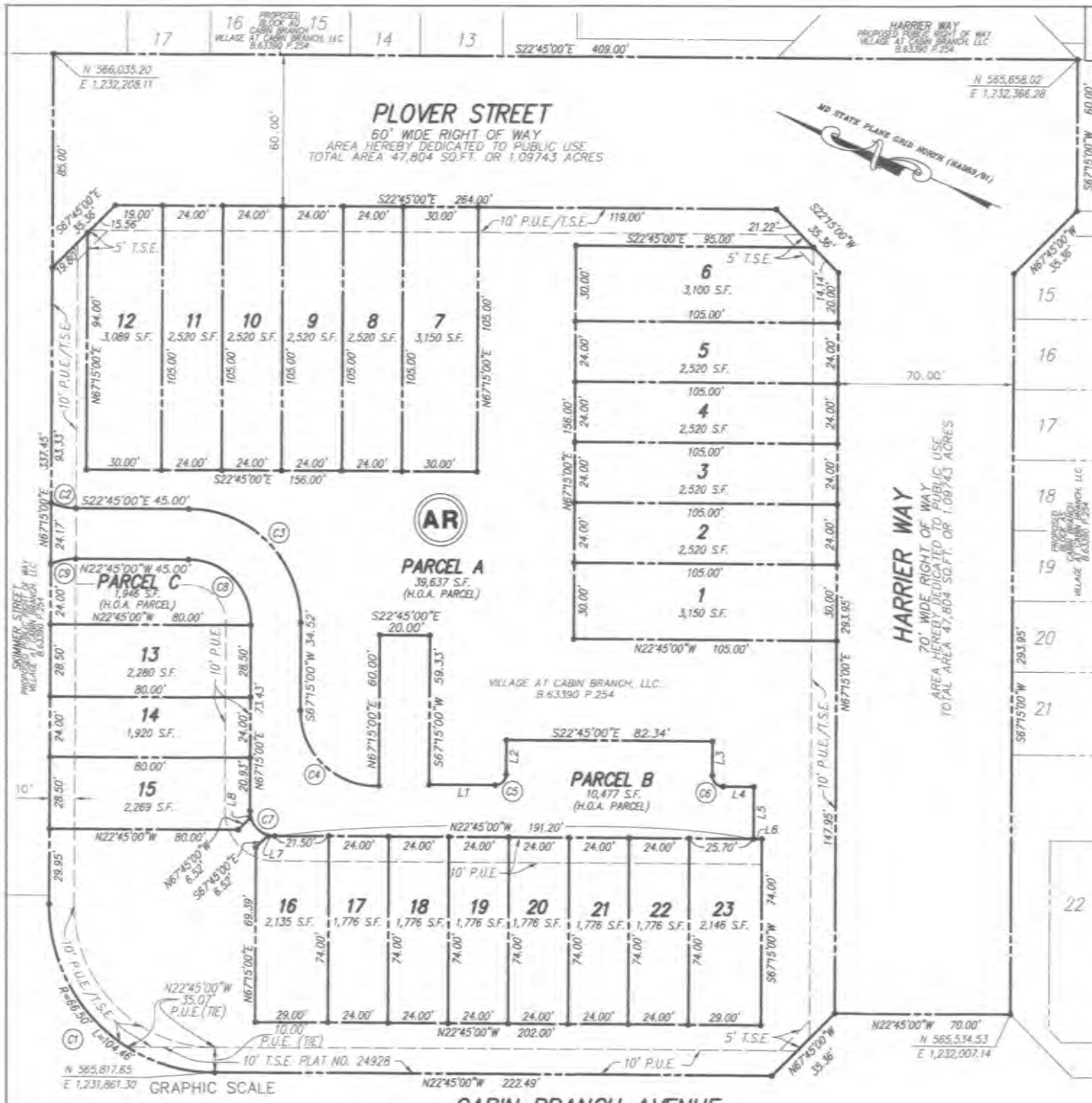
2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 40' DATE: AUGUST 14, 2021

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com
Our Site Set on the Future.

#220210550

LAYOUT: RECORD PLAT-NO. P1-11 Last By: wood

PLAT NO.



LINE TABLE		
NO.	BEARING	DISTANCE
L1	S22°45'00"E	26.47'
L2	N67°15'00"E	13.67'
L3	S67°15'00"W	13.67'
L4	S22°45'00"E	12.22'
L5	S67°15'00"W	20.67'
L6	S22°45'00"E	3.30'
L7	S22°45'00"E	2.89'
L8	N67°15'00"E	2.96'

AREA TABULATION

LOTS	54,055	SQ.FT. OR 1.24093	ACRES
PARCELS	52,060	SQ.FT. OR 1.19509	ACRES
STREET DEDICATION	47,804	SQ.FT. OR 1.09743	ACRES
TOTAL AREA OF THIS PLAT	153,919	SQ.FT. OR 3.53349	ACRES

VICINITY MAP

SCALE: 1" = 2000'

NOTES

1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. EV.

2.) THE SUBJECT PROPERTY IS CURRENTLY ZONED "CRT-0.5, C-0.25, R-0.25, H-130 T", HOWEVER THISPROJECT WILL UTILIZE SECTION 7.7.1.B.1 OF THE NEW ZONING ORDINANCE AND WILL BE DEVELOPED UNDER THE MPDO ZONE.

3.) THE HORIZONTAL DATUM IS MARYLAND STATE PLANE (NAD83/91).

4.) THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

5.) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, RELATED TO OR PRIOR TO THE DATE OF THIS PLAT, INCLUDING ANY AMENDMENTS OR MODIFICATIONS TO THE PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ESTABLISHED BY THE PLANNING BOARD AND ENTERED INTO BY THE OWNER OF THE PROPERTY AND THE M-NCPPC, ARE NOT EXTINGUISHED BY THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED AND OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

6.) THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER ONLY.

7.) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" FOR THE OPERATION AND MAINTENANCE OF PRIVATE PARKS AND/OR OTHER PRIVATE OPEN SPACES AND INCLUDES PRIVATE STREET AND DRAINAGE SYSTEMS AS RECORDED IN BOOK 54082 AT PAGE 247.

8.) THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE M.N.C.P. & P.C. PRELIMINARY PLAN #120031100 AND SITE PLAN #820200150, ENTITLED "THE VILLAGE AT CABIN BRANCH", AS MAY BE AMENDED.

9.) THIS PLAT IS SUBJECT TO THE TERMS AND PROVISIONS OF A COMMON OPEN SPACE COVENANT WITH THE MNCPPC AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 28045 AT FOLIO 578.

10.) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" REFLECTING AGE RESTRICTION IN A FORM APPROVED BY THE M-NCPPC OFFICE OF GENERAL COUNSEL AS RECORDED IN BOOK 62070 AT PAGE 47.

11.) PARCELS A, B, AND C, BLOCK AR IS TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION AND SUBJECT TO THE TERMS AND CONDITIONS OF A DOCUMENT TO BE RECORDED HEREAFTER.

12.) PARCEL B, BLOCK AR IS A PRIVATE ROAD AND IS SUBJECT TO THE TERMS AND CONDITIONS OF A DOCUMENT ENTITLED "DECLARATION OF RESTRICTIVE COVENANTS FOR PRIVATE ROADS" AS RECORDED IN BOOK 54082 AT PAGE 338 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE THE STREETS FOR PUBLIC USE TO MONTGOMERY COUNTY, MARYLAND.

FURTHERMORE, WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.C OF THE MONTGOMERY COUNTY CODE.

FURTHERMORE, WE GRANT TO MONTGOMERY COUNTY, MARYLAND, TEMPORARY SLOPE EASEMENTS ADJACENT, CONTIGUOUS, AND PARALLEL TO ALL PUBLIC STREET RIGHT OF WAY LINES. SAID TEMPORARY SLOPE EASEMENT SHALL BE EXTINGUISHED AT SUCH TIME AS THE PUBLIC IMPROVEMENTS ON THE ABUTTING PUBLIC STREETS HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND.

FURTHERMORE, WE GRANT TO PEPCO, WASHINGTON GAS AND LIGHT COMPANY, AND VERIZON, AND TO THEIR RESPECTIVE SUCCESSORS, AGENTS AND ASSIGNS, AN EASEMENT IN, ON AND OVER THE LAND HEREON DESCRIBED AS PUBLIC UTILITIES EASEMENT, DESIGNATED HEREON AS "P.U.E.", WITH SAID TERMS AND PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT "DECLARATION OF PUBLIC UTILITIES EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3834 AT FOLIO 457, SAID TERMS BEING INCORPORATED HEREIN BY THIS REFERENCE.

THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON EXCEPT FOR A CERTAIN DEED OF TRUST RECORDED IN BOOK 63390 AT PAGE 262.

OWNER: VILLAGE AT CABIN BRANCH, LLC.

NAME: STEPHEN J. NARDELLA
TITLE: Vice President
DATE: 10/6/21

TRUSTEE: JOHN MARSHALL BANK

NAME: PAUL BEATTIE
TITLE: TRUSTEE
DATE: 10/12/2021

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 PART OF THE PROPERTY ACQUIRED BY VILLAGE AT CABIN BRANCH, LLC, FROM ADVENTIST HEALTHCARE, INC., A MARYLAND CORPORATION, BY DEED DATED APRIL 28, 2021 AND RECORDED IN BOOK 63390 AT PAGE 254, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS —●— WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50.4.3.C OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF THIS PLAN OF SUBDIVISION IS 153,919 SQUARE FEET OR 3.53349 ACRES OF LAND, OF WHICH 47,804 SQUARE FEET OR 1.09744 ACRES ARE DEDICATED TO PUBLIC USE.

AUG. 14, 2021
DATE

JOSHUA G. PROCTOR
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 23846
LICENSE EXPIRES: MAY 31, 2022

LEGEND

L	LIBER
F.	FOLIO
S.F.	SQUARE FEET
N	NORTHING
E	EASTING
B	BOOK
P	PAGE
P.U.E.	PUBLIC UTILITY EASEMENT
T.S.E.	TEMPORARY SLOPE EASEMENT

CURVE TABLE						
NO.	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C1	66.50'	104.46'	66.51'	N22°15'00"E	94.05'	90°00'21"
C2	25.00'	10.29'	5.22'	S10°57'39"E	10.22'	23°34'41"
C3	45.00'	70.69'	45.00'	S22°15'00"W	63.64'	90°00'00"
C4	30.06'	48.65'	31.52'	S20°50'32"E	43.51'	92°43'15"
C5	4.33'	6.80'	4.33'	S67°45'00"E	6.12'	90°00'00"
C6	4.33'	6.80'	4.33'	S22°15'00"W	6.12'	90°00'00"
C7	10.00'	15.71'	10.00'	N22°15'00"E	14.14'	90°00'00"
C8	25.04'	40.37'	26.10'	N23°28'25"E	36.14'	92°22'31"
C9	25.00'	10.29'	5.22'	S34°32'21"W	10.22'	23°34'41"

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIR — MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER

M.N.C.P. & P.C. RECORD FILE NO.:

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

APPROVED: 10/28/2021
DIRECTOR

PLAT NO.

DATE:

SUBDIVISION RECORD PLAT

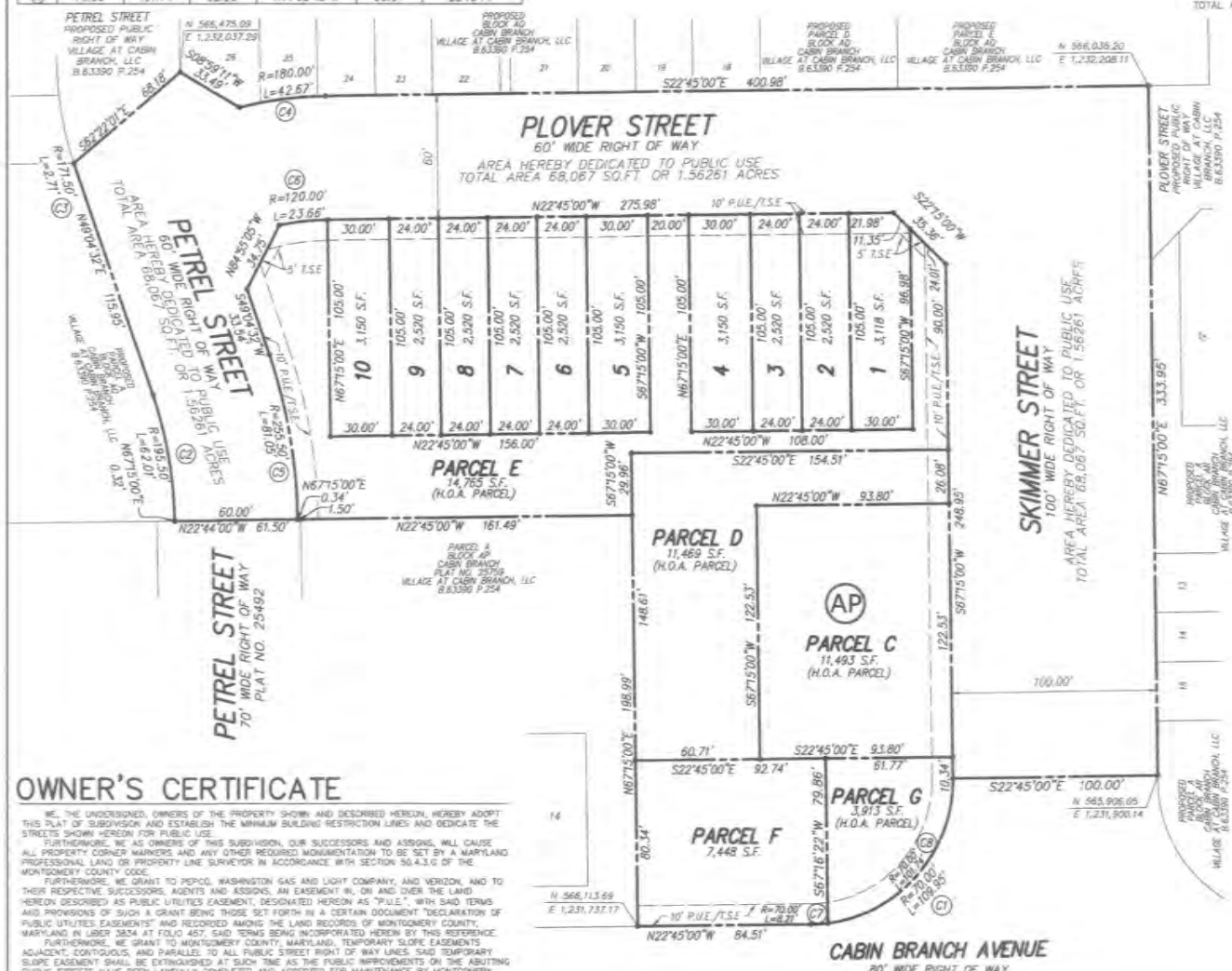
CABIN BRANCH

LOTS 1 THROUGH 23,
PARCELS A, B, & C, BLOCK AR
2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: AUGUST 14, 2021

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com
Our Site Set on the Future.

LAYOUT: RECORD PLAT-MD. Plotted By: wood

CURVE TABLE						
(#)	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
(C1)	70.00'	109.95'	69.99'	N87°45'00"W	98.99'	89°59'39"
(C2)	195.50'	62.01'	31.27'	N58°08'46"E	61.75'	18°10'28"
(C3)	171.50'	2.71'	1.36'	N49°31'43"E	2.71'	00°54'22"
(C4)	180.00'	42.67'	21.44'	S29°32'29"E	42.57'	13°34'57"
(C5)	255.50'	81.05'	40.87'	S58°09'46"W	80.71'	18°10'28"
(C6)	120.00'	23.66'	11.87'	N26°23'57"W	23.62'	11°17'53"
(C7)	70.00'	8.21'	4.11'	N26°06'53"W	8.21'	06°43'26"
(C8)	70.00'	101.74'	62.23'	N71°06'43"W	93.01'	83°16'14"



PLAT NO.

AREA TABULATION

LOTS	27,688 SQ.FT. OR 0.63563 ACRES
PARCELS	49,088 SQ.FT. OR 1.12691 ACRES
STREET DEDICATION	68,067 SQ.FT. OR 1.56260 ACRES
TOTAL AREA OF THIS PLAT	144,843 SQ.FT. OR 3.32514 ACRES

VICINITY MAP

SCALE: 1" = 2000'

NOTES

1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. EX.

2.) THIS SUBJECT PROPERTY IS CURRENTLY ZONED "CRT-0.5, C-0.25, R-0.25, H-130 (T". HOWEVER THIS PROJECT WILL UTILIZE SECTION 7.7.1.B.1 OF THE NEW ZONING ORDINANCE AND WILL BE DEVELOPED UNDER THE MXPD ZONE.

3.) THE HORIZONTAL DATUM IS MARYLAND STATE PLANE (NAD83/91).

4.) THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

5.) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

6.) THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER ONLY.

7.) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" FOR THE OPERATION AND MAINTENANCE OF PRIVATE PARKS AND/OR OTHER PRIVATE OPEN SPACES AND INCLUDING ANY PRIVATE STREET AND DRAINAGE SYSTEM AS RECORDED IN LIBER 50964 AT FOLIO 105.

8.) THIS PLAT IS SUBJECT TO THE TERMS AND PROVISIONS OF A COMMON OPEN SPACE COVENANT WITH THE MNCPPC AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 28045 AT FOLIO 578.

9.) THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE M.N.C.P. & P.C. PRELIMINARY PLAN #120031100 AND SITE PLAN #820200150, ENTITLED "THE VILLAGE AT CABIN BRANCH", AS MAY BE AMENDED.

10.) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" REFLECTING AGE RESTRICTION IN A FORM APPROVED BY THE M-NCPPC OFFICE OF GENERAL COUNSEL AS RECORDED IN BOOK 52079 AT PAGE 47.

11.) PARCELS C, D, E, AND G, BLOCK AP, ARE TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION AND SUBJECT TO THE TERMS AND CONDITIONS OF A DOCUMENT TO BE RECORDED HEREAFTER.

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 PART OF THE PROPERTY ACQUIRED BY VILLAGE AT CABIN BRANCH, LLC, FROM ADVENTIST HEALTHCARE, INC., A MARYLAND CORPORATION, BY DEED DATED APRIL 28, 2021 AND RECORDED IN BOOK 63390 AT PAGE 254, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS —●— WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50.4.3.S OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF THIS PLAT OF SUBDIVISION IS 144,833 SQUARE FEET OR 3.32514 ACRES OF LAND, OF WHICH 68,067 SQUARE FEET OR 1.56260 ACRES ARE DEDICATED TO PUBLIC USE.

OCT 17, 2021
DATE

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

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREETS SHOWN HEREON FOR PUBLIC USE.

FURTHERMORE, WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

FURTHERMORE, WE GRANT TO PEPCO, WASHINGTON GAS AND LIGHT COMPANY, AND VERIZON, AND TO THEIR RESPECTIVE SUCCESSORS, AGENTS AND ASSIGNS, AN EASEMENT IN, ON AND OVER THE LAND HEREON DESCRIBED AS PUBLIC UTILITIES EASEMENT, DESIGNATED HEREON AS "P.U.E.", WITH SAID TERMS AND PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT "DECLARATION OF PUBLIC UTILITIES EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3834 AT FOLIO 457, SAID TERMS BEING INCORPORATED HEREIN BY THIS REFERENCE.

FURTHERMORE, WE GRANT TO MONTGOMERY COUNTY, MARYLAND, TEMPORARY SLOPE EASEMENTS ADJACENT, CONTIGUOUS, AND PARALLEL TO ALL PUBLIC STREET RIGHT OF WAY LINES. SAID TEMPORARY SLOPE EASEMENT SHALL BE EXTINGUISHED AT SUCH TIME AS THE PUBLIC IMPROVEMENTS ON THE ABUTTING PUBLIC STREETS HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON EXCEPT FOR A CERTAIN DEED OF TRUST RECORDED IN BOOK 63390 AT PAGE 262.

OWNER: VILLAGE AT CABIN BRANCH, LLC

NAME: [signature] DATE: 10/6/21
TITLE: Vice President
STEPHEN J. NARDELLA

TRUSTEE: JOHN MARSHALL BANK

NAME: [signature] DATE: 10/12/2021
TITLE: TRUSTEE
PAUL BEATTIE

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	DEPARTMENT OF PERMITTING SERVICES MONTGOMERY COUNTY, MARYLAND	PLAT NO.:
APPROVED:	APPROVED: 10/28/2021	DATE:
CHAIR / MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER	DIRECTOR	
M.N.C.P. & P.C. RECORD FILE NO.:		

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

SUBDIVISION RECORD PLAT

CABIN BRANCH

LOTS 1–10,
PARCELS C, D, E, F, AND G, BLOCK AP
2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 40' DATE: AUGUST 17, 2021

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com
Our Site Set on the Future

#220210550

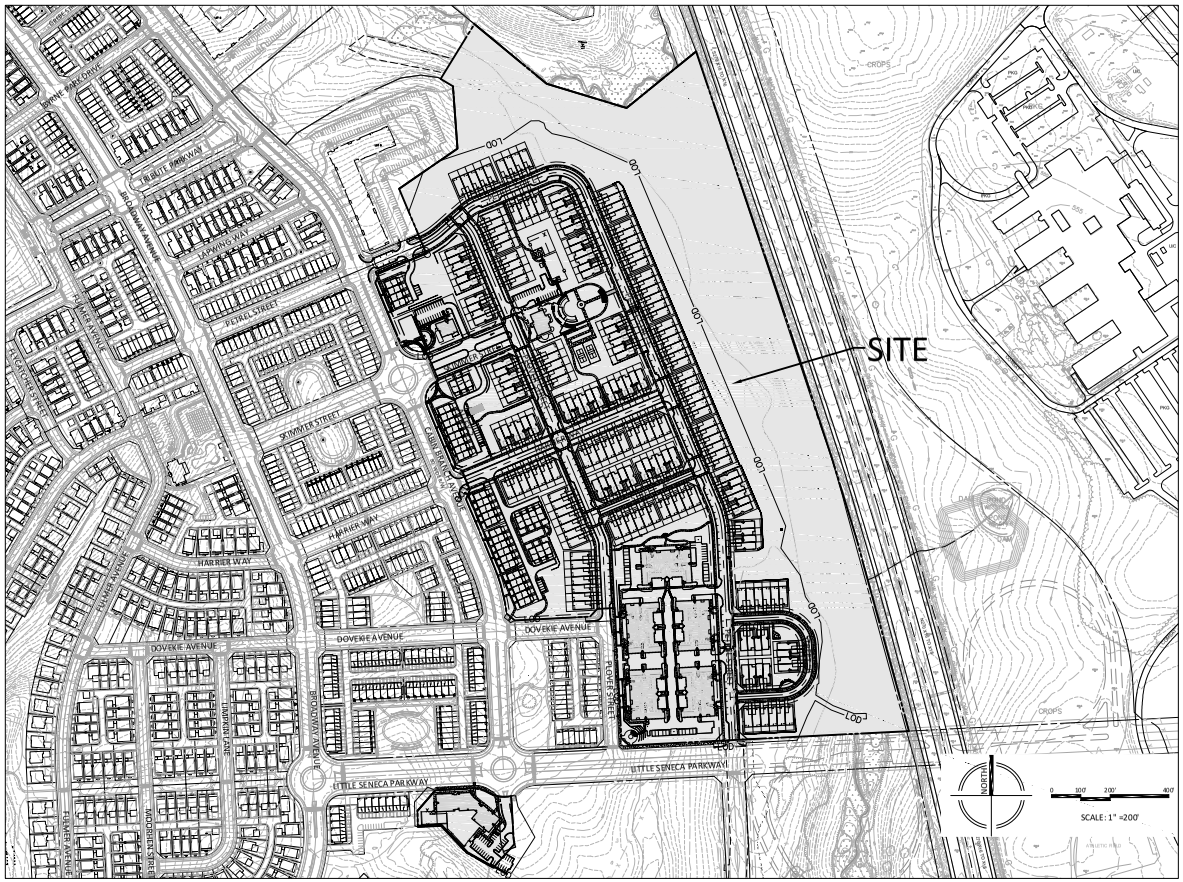
LAYOUT: RECORD PLAT-MD, Plotted By: wcox

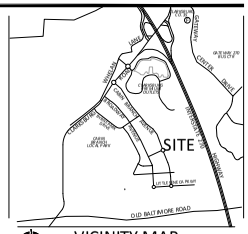
MONTGOMERY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Certified Site Plan - 820200150
APPROVAL
04/21/21

THE VILLAGE AT CABIN BRANCH

CERTIFIED SITE PLAN
MNCPPC #820200150

SHEET INDEX





VICINITY MAP
SCALE: 1" = 2,000'

GENERAL NOTES

1. THE SUBJECT PROPERTIES ARE LOCATED ON TAX ASSESSMENT MAP NO. EV23 AND EV33.
2. TAX ACCOUNT NUMBERS ASSOCIATED WITH THIS PLAN ARE:
   i. 02-00016905
   ii. 02-00016916
3. THE HORIZONTAL DATUM IS BASED ON MARYLAND STATE PLANE (NAD-83).
4. THE VERTICAL DATUM IS NGVD29.
5. BASED ON AN EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 24031CN0D0A, EFFECTIVE DATE SEPTEMBER 29, 2006, THE SUBJECT PROPERTIES ARE LOCATED ON PANEL NUMBER 24031C0160D. FLOOD INSURANCE RATE MAP 24031CN0D0A CONTAINS THE FOLLOWING NOTE IN REFERENCE TO PANEL NUMBER 24031C0160D: "*PANEL NOT PRINTED - NO SPECIAL FLOOD HAZARD AREAS". THE 100 YEAR FLOODPLAIN SHOWN HEREON IS BASED ON A STUDY BY RODGERS CONSULTING, INC., DATED MARCH 26, 2002 (FLOODPLAIN APPLICATION NUMBER 204747).
6. THE SUBJECT PROPERTY IS CURRENTLY ZONED CRT-0.5, C-0.25, R-0.25, H-130T, HOWEVER THIS PROJECT WILL UTILIZE SECTION 7.7.1.B.1 OF THE NEW ZONING ORDINANCE AND WILL BE DEVELOPED UNDER THE MXPD ZONE.
7. THIS SITE IS LOCATED IN THE LITTLE SENECA CREEK WATERSHED.
8. THERE ARE WETLANDS AND WATERS OF THE UNITED STATES LOCATED ON THE SUBJECT PROPERTY.
9. THIS PLAN AMENDS THE OVERALL FOREST CONSERVATION PLAN FOR THE ENTIRE PROPERTY 820150150.
10. THE PROJECT IS PROPOSED TO BE SERVED BY PUBLIC WATER AND SEWER SYSTEMS.
11. CHANGES TO THIS PLAN, SUBSEQUENT TO THE APPROVAL OF THE CERTIFIED SITE PLAN WILL FOLLOW AMENDMENT PROCEDURES UNDER SECTION 59-D-3.
12. M-NCPPC STAFF MUST INSPECT ALL TREE-SAVE AREAS AND PROTECTION DEVICES BEFORE ANY LAND DISTURBANCE.
13. MINOR MODIFICATIONS TO THE LIMITS OF DISTURBANCE SHOWN ON THE SITE PLAN WITHIN THE PUBLIC RIGHT-OF-WAY FOR UTILITY CONNECTIONS MAY BE DONE DURING THE REVIEW OF THE RIGHT-OF-WAY PERMIT DRAWINGS BY MCDOT.
14. AN ON-SITE PRE-CONSTRUCTION MEETING IS REQUIRED TO BE SET UP WITH THE DEPARTMENT OF PERMITTING SERVICES (DPS), ZONING & SITE PLAN ENFORCEMENT DIVISION BEFORE ANY BUILDING CONSTRUCTION ACTIVITY OCCURS ON-SITE. THE OWNER OR HIS DESIGNEE WHO HAS SIGNATURE AUTHORITY, AND GENERAL CONTRACTOR MUST ATTEND THE PRE-CONSTRUCTION MEETING WITH THE DPS SITE PLAN ENFORCEMENT INSPECTOR. A COPY OF THE CERTIFIED SITE PLAN IS REQUIRED TO BE ON-SITE AT ALL TIMES. TO SCHEDULE A SITE PLAN INSPECTION WITH DPS, ZONING & SITE PLAN ENFORCEMENT DIVISION, PLEASE CONTACT BRIAN KEELER, SUPERVISOR AT 240-581-4485.

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE SITE PLAN APPROVAL NO. 820200150 INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM, AND CERTIFIED SITE PLAN.

DEVELOPER'S NAME: CLASSIC GROUP, LLC

CONTACT PERSON: STEPHEN NARDELLA

ADDRESS: 8120 WOODMONT AVE. SUITE 300, BETHESDA MD, 20814

PHONE: 301.913.0404

SIGNATURE: Stephen J. Nardella

ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE #400
GERMANTOWN, MARYLAND 20874
PHONE: (301) 936-4100
FAX: (301) 936-2262
GERMANTOWN, MD. TYSONS, VA.

PREPARED FOR:
CLASSIC GROUP, LLC
8120 WOODMONT AVE
SUITE 300
BETHESDA, MARYLAND 20814
301.913.0404
CONTACT: STEPHEN NARDELLA
snardella@classicgroupmd.com

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
301.916.4100
SYLIE KNUPPEL, P.E.

ATTORNEY
LERCH, EARLY & BREWER, CHTD.
7600 WISCONSIN AVE.
SUITE 700
BETHESDA, MD 20814
301.986.1300
ROBERT HARRIS

REVISIONS	DATE

PROFESSIONAL SEAL

STATE OF MARYLAND — GHASSAN S. KHOURY — No. 25786 — PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. GHASSAN KHOURY LICENSE No. 25786 EXPIRATION DATE: JUNE 29, 2021

THE VILLAGE AT CABIN BRANCH
6TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 231NW 13 & 14
TAX MAP: EV 562 & FV-122
MNCPPC #820200150

CERTIFIED SITE PLAN

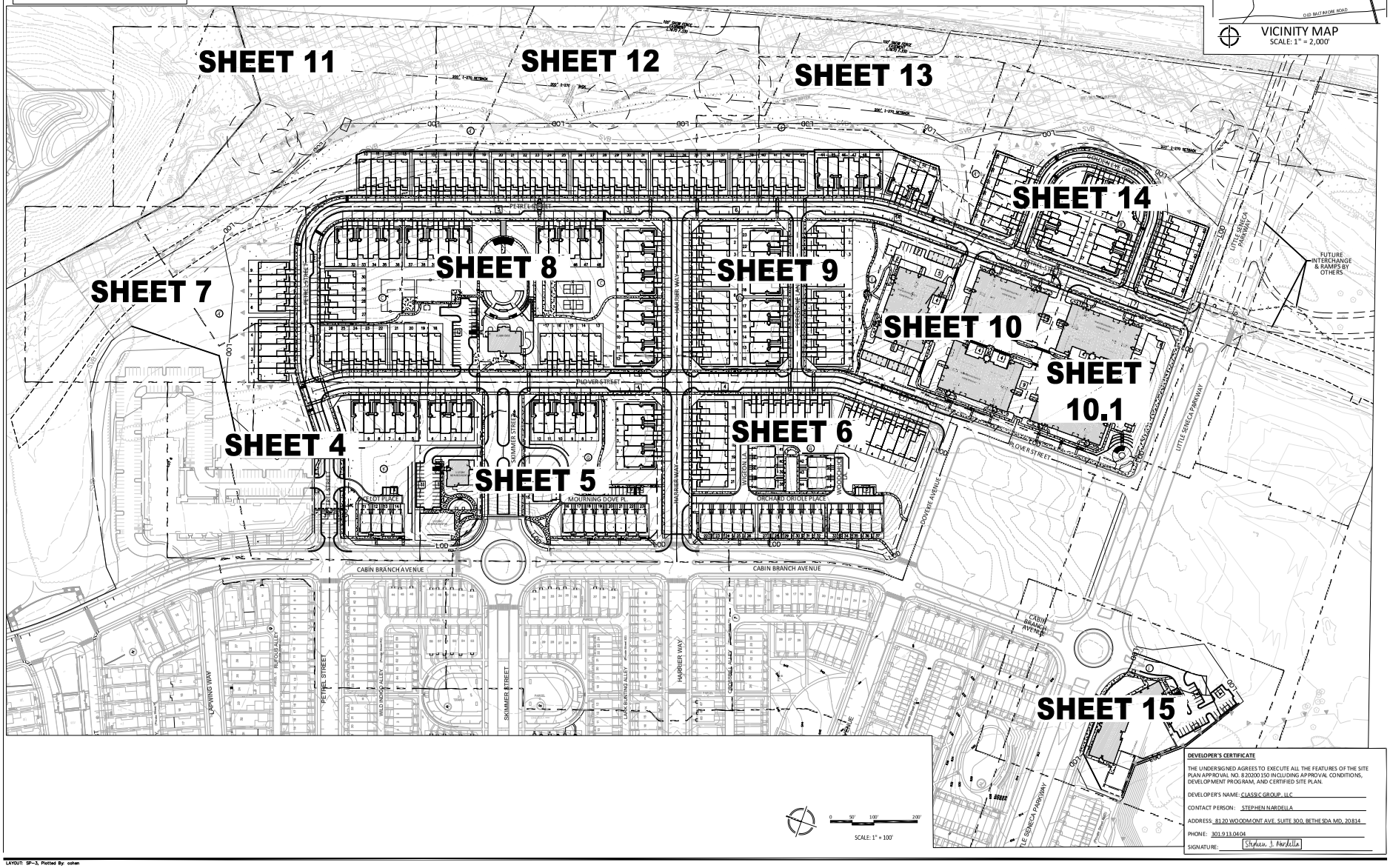
COVER SHEET

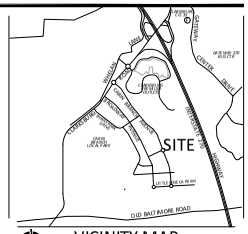
DRAWN BY:	SG
DESIGNED BY:	RC
DATE ISSUED:	2/26/2021
VIKA PROJECT	VM50192F
DRAWING NO.	
SHEET NO.	SP-1

LAYOUT: SP-1, Plotted By: cohen

Z:\50000-50999\50192F\DWG\SITE\SURVEY\PLAT SHEETS\50192F_SP_SITE COVER.dwg -- Tuesday, February 16, 2021 8:16:37 AM

MONTGOMERY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Certified Site Plan - 820200150
APPROVAL
04/21/21





VICINITY MAP
SCALE: 1" = 2,000'

SCALE: 1" = 100'

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE SITE PLAN APPROVAL NO. 820200150 INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM, AND CERTIFIED SITE PLAN.

DEVELOPER'S NAME: CLASSIC GROUP, LLC

CONTACT PERSON: STEPHEN NARDELLA

ADDRESS: 8120 WOODMONT AVE. SUITE 300, BETHESDA MD, 20814

PHONE: 301.913.0404

SIGNATURE: Stephen J. Nardella

VIKA
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE #400
GERMANTOWN, MARYLAND 20874
PHONE: (301) 936-4100
FAX: (301) 936-2262
GERMANTOWN, MD. TYSONS, VA.

PREPARED FOR:
CLASSIC GROUP, LLC
8120 WOODMONT AVE
SUITE 300
BETHESDA, MARYLAND 20814
301.913.0404
CONTACT: STEPHEN NARDELLA
snardella@classicgroupmd.com

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
301.916.4100
SYLIE KNUPPEL, P.E.

ATTORNEY
LERCH, EARLY & BREWER, CHTD.
7600 WISCONSIN AVE.
SUITE 700
BETHESDA, MD 20814
301.986.1300
ROBERT HARRIS

REVISIONS	DATE

PROFESSIONAL SEAL

STATE OF MARYLAND
GRASSAN S. KHOURI
No. 25786
PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. GHASSAN KHOURI LICENSE No. 25786 EXPIRATION DATE: JUNE 29, 2021

THE VILLAGE AT CABIN BRANCH

6TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 231NW 13 & 14
TAX MAP: EV 562 & FV-122
MNCPPC #820200150

CERTIFIED SITE PLAN

COMPOSITE SITE PLAN

DRAWN BY: SG
DESIGNED BY: RC
DATE ISSUED: 2/26/2021
VIKA PROJECT: VM50192F
DRAWING NO.
SHEET NO. SP-3

LAYOUT: SP-3, Plotted By: cohen

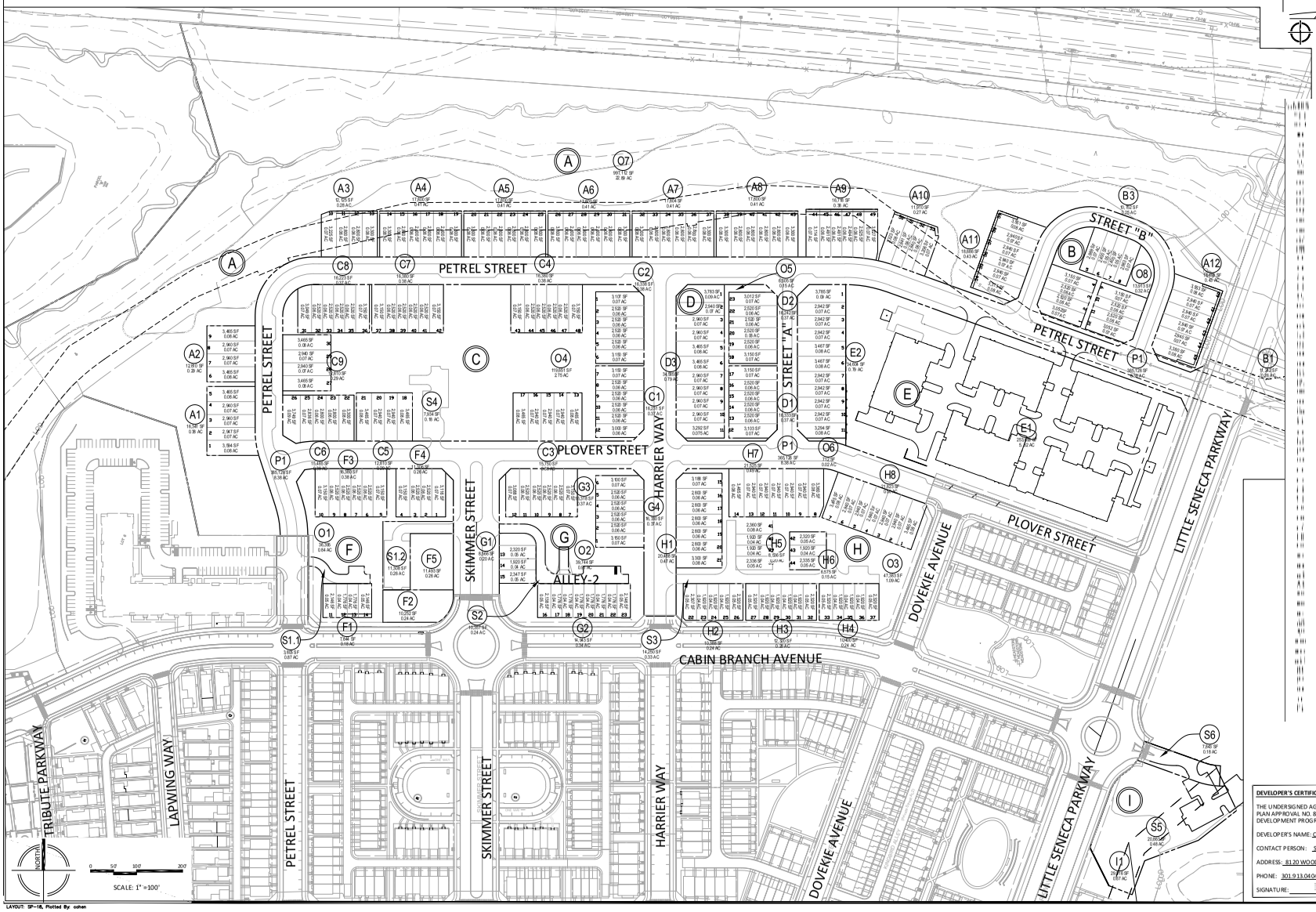
Z:\50000-50999\50192\CADD\SITE\50192SP3_SITE_COMP.dwg -- Layout: SP-3 -- Apr 16, 2021 2:17:12 PM

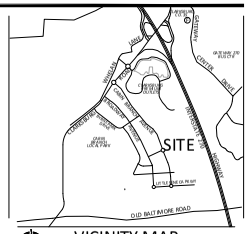
MONTGOMERY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Certified Site Plan - 820200150
APPROVAL
04/21/21

LEGEND

(A) PARCEL

(A1) SYMBOL





VICINITY MAP
SCALE: 1" = 2,000'

ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE #400
GERMANTOWN, MARYLAND 20874
PHONE: (301) 936-4100
FAX: (301) 936-2262
GERMANTOWN, MD. TYSONS, VA.

PREPARED FOR:
CLASSIC GROUP, LLC
8120 WOODMONT AVE
SUITE 300
BETHESDA, MARYLAND 20814
301.913.0404
CONTACT: STEPHEN NARDELLA
snardella@classicgroupmd.com

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
301.916.4100
SYLVE KNUPPEL, P.E.

ATTORNEY
LERCH, EARLY & BREWER, CHTD.
7600 WISCONSIN AVE.
SUITE 700
BETHESDA, MD 20814
301.986.1300
ROBERT HARRIS

REVISIONS	DATE

PROFESSIONAL SEAL

STATE OF MARYLAND
GHASSAN S. KHOURI
No. 25786
PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. GHASSAN KHOURI LICENSE No. 25786 EXPIRATION DATE: JUNE 29, 2021

THE VILLAGE AT CABIN BRANCH

6TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 231NW 13 & 14
TAX MAP: EV 562 & FV-122
MNCPPC #820200150

CERTIFIED SITE PLAN

LOTTING PLAN

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE SITE PLAN APPROVAL NO. 820200150 INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM, AND CERTIFIED SITE PLAN.

DEVELOPER'S NAME: CLASSIC GROUP, LLC

CONTACT PERSON: STEPHEN NARDELLA

ADDRESS: 8120 WOODMONT AVE. SUITE 300, BETHESDA MD, 20814

PHONE: 301.913.0404

SIGNATURE:

DRAWN BY:	SG
DESIGNED BY:	RC
DATE ISSUED:	12/23/2020
VIKA PROJECT	VM50192F
DRAWING NO.	
SHEET NO.	SP-18

LAYOUT: SP-18, Plotted By: cohen

Z:\50000-50999\50192\DWG\SITE\50192F_SHEETS\50192F_SP-01.DWG, Layout: SP-18, Apr 21, 2021 11:34:10 AM