Plat Name: **Cabin Branch**
Plat #: **220210350 - 220210360**

Location: Located on the east side of Petrel Street and Goldeneye Circle adjoining Interstate 270
Master Plan: Clarksburg Master Plan
Plat Details: CRT (formerly MXPD) zone; 2 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.

PLAT NO.

AREA TABULATION

PARCEL A	504,292 SQ.FT.	OR	11.57696 ACRES
INTERSTATE 270 DEDICATION	80,158 SQ.FT.	OR	1.84017 ACRES
TOTAL AREA OF THIS PLAT	584,450 SQ.FT.	OR	13.41713 ACRES

CURVE TABLE						
NO.	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	BEARING/DELTA
C1	126.50'	198.71'	126.50'	N67°45'00"W	178.90'	90°00'00"
C2	171.50'	2.71'	1.36'	S49°31'43"W	2.71'	00°54'22"
C3	195.50'	62.01'	31.27'	S58°09'46"W	61.75'	18°10'28"

Site
121
270
Clarksburg Rd
Stringtown Rd
Little Seneca Pkwy
West Old Baltimore Rd
Gaithersburg Germantown Rd
Observation Dr
Dowitcher Dr
Wisteria Dr
Cedar Knoll Rd
Cedar Knoll Ct
Cedar Knoll Ln
Cedar Knoll Pl
Cedar Knoll Way
Cedar Knoll Terr
Cedar Knoll Cir
Cedar Knoll Ct
Cedar Knoll Dr
Cedar Knoll Rd

PLAT NO.

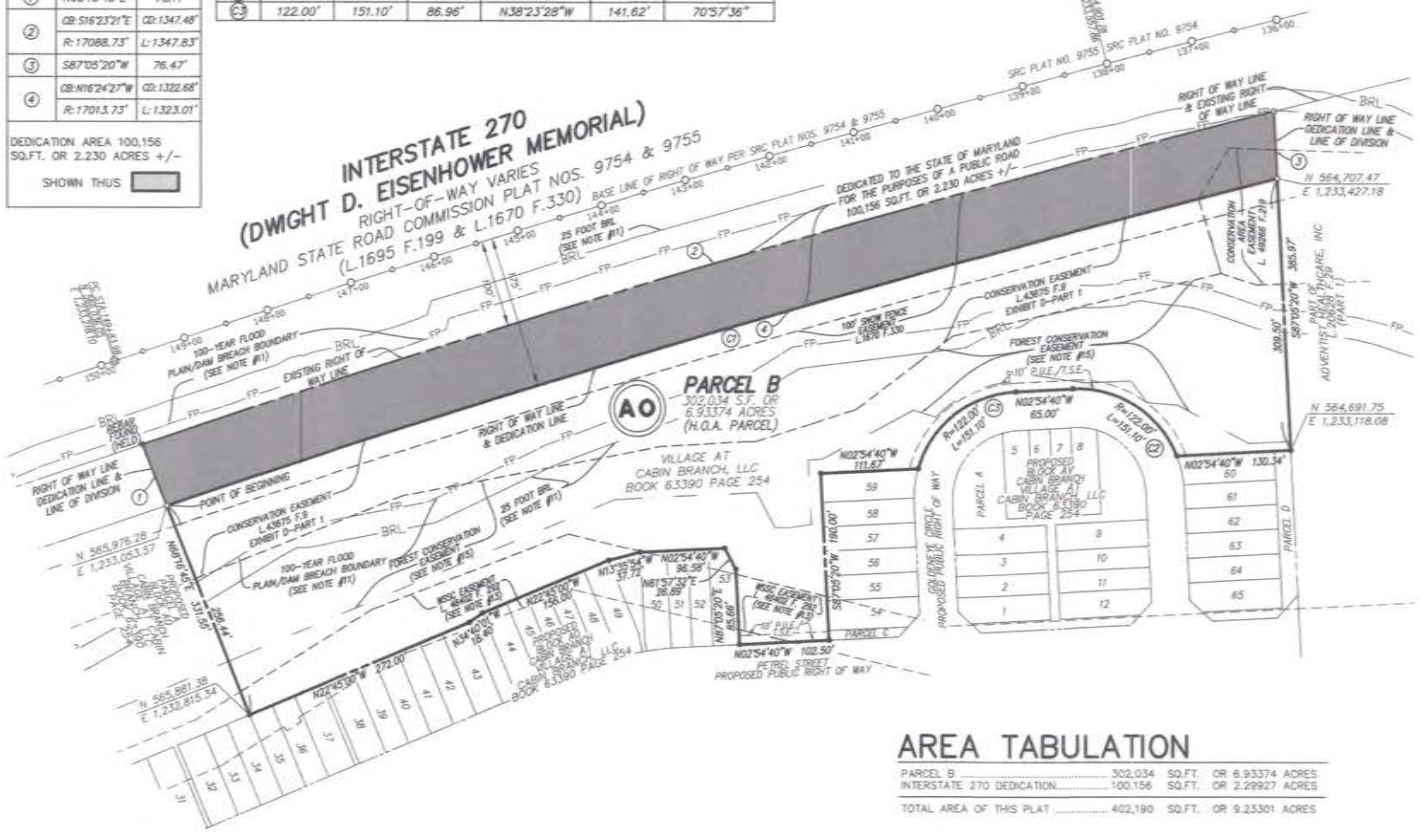
LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD		
1	N68°16'45"E	75.11'
2	CB: S16°23'21"E	CD: 1347.48'
	R: 17088.73'	L: 1347.83'
3	S87°05'20"W	76.47'
4	CB: N16°24'27"W	CD: 1322.68'
	R: 17013.73'	L: 1323.01'

DEDICATION AREA 100,156 SQ.FT. OR 2.230 ACRES +/-

SHOWN THUS

CURVE TABLE						
NO.	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C1	17013.73'	1323.01'	661.84'	S16°24'27"E	1322.68'	04°27'19"
C2	122.00'	151.10'	86.96'	N32°34'08"E	141.62'	70°57'36"
C3	122.00'	151.10'	86.96'	N38°23'28"W	141.62'	70°57'36"

MD STATE PLANE GRID NORTH (NAD83/91)



LEGEND

L.	LIBER
F.	FOLIO
S.F.	SQUARE FEET
N	NORTHING
E	EASTING
B.	BOOK
P.	PAGE
P.U.E.	PUBLIC UTILITY EASEMENT
CB	CHORD BEARING
CD	CHORD DISTANCE
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.) THE SUBJECT PROPERTY IS CURRENTLY ZONED "ORT-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 #120031180 AND SITE PLAN #820200150, ENTITLED "THE VILLAGE AT CABIN VILLAGE", AS MAY BE AMENDED.

11.) THE SOURCE OF THE 100-YEAR FLOODPLAIN SHOWN HEREON WAS TAKEN FROM A FLOODPLAIN STUDY PREPARED BY VIKA MARYLAND, LLC AND APPROVED BY THE DEPARTMENT OF PERMITTING SERVICES IN A LETTER DATED MAY 8 2020, REFERENCING FLOODPLAIN STUDY NUMBER 204747.

12.) PARCEL B, BLOCK AO IS TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION AND SUBJECT TO THE TERMS AND CONDITIONS OF DOCUMENTS TO BE RECORDED HEREAFTER.

13.) THE EXISTING WSSC EASEMENT SHOWN HEREON IS TO BE PARTIALLY ABANDONED AND RELOCATED/REPLACED WITH A PROPOSED WSSC EASEMENT AS SHOWN HEREON PER THE WSSC CONTRACT DRAWING NO. DR70754A21 FOR THE RELOCATION OF THE WATER AND SEWER LINE MAIN.

14.) THE AREAS OF THE EXISTING W.S.S.C. EASEMENT RECORDED IN LIBER 46402 FOLIO 292 THAT FALL INTO THE NEWLY DEDICATED PUBLIC RIGHT OF WAYS THAT WERE DEDICATED AND SHOWN ON ADJOINING PLATS TITLED CABIN BRANCH PARCELS A, B, AND C, BLOCK AU, PLAT NO. 25758, AND CABIN BRANCH LOTS 54-65, PARCELS C AND D, BLOCK AO, LOTS 1-12, PARCEL A, BLOCK AV, PLAT NO. 25757, HAVE BEEN SUBORDINATED TO THE COUNTY BY A DOCUMENT RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AT BOOK 64115 PAGE 387.

15.) THE PROPERTY SHOWN HEREON IS SUBJECT TO FINAL FOREST CONSERVATION PLAN NO. 820180006A, AS MAY BE AMENDED. FOREST CONSERVATION REQUIREMENTS ARE BEING SATISFIED BY THE TERMS OF FOREST CONSERVATION EASEMENTS RECORDED IN BOOK 64319 AT PAGE 123 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

AREA TABULATION

PARCEL B	302,034 SQ.FT.	OR 6.93374 ACRES
INTERSTATE 270 DEDICATION	100,156 SQ.FT.	OR 2.29927 ACRES
TOTAL AREA OF THIS PLAT	402,190 SQ.FT.	OR 9.23301 ACRES

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 AREA SHOWN HEREON TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD (INTERSTATE 270 – DWIGHT D. EISENHOWER MEMORIAL).

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 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.

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: 10/29/21

TRUSTEE: JOHN MARSHALL BANK

NAME: PAUL BEATTIE
TITLE: TRUSTEE

DATE: 10/21/2021

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.G OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF THIS PLAT OF SUBDIVISION IS 402,190 SQUARE FEET OR 9.23301 ACRES OF LAND, OF WHICH 100,156 SQUARE FEET OR 2.29927 ACRES IS DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD.

OCT 29, 2021
DATE

JOSEPH 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: 11/4/2021	DATE:
CHAIR / MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER	DIRECTOR	
M.N.C.P. & P.C. RECORD FILE NO.:		

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

SUBDIVISION RECORD PLAT

CABIN BRANCH

PARCEL B, BLOCK AO

2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 100' DATE: OCTOBER 29, 2021

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

Our Site Set on the Future.

#220210360

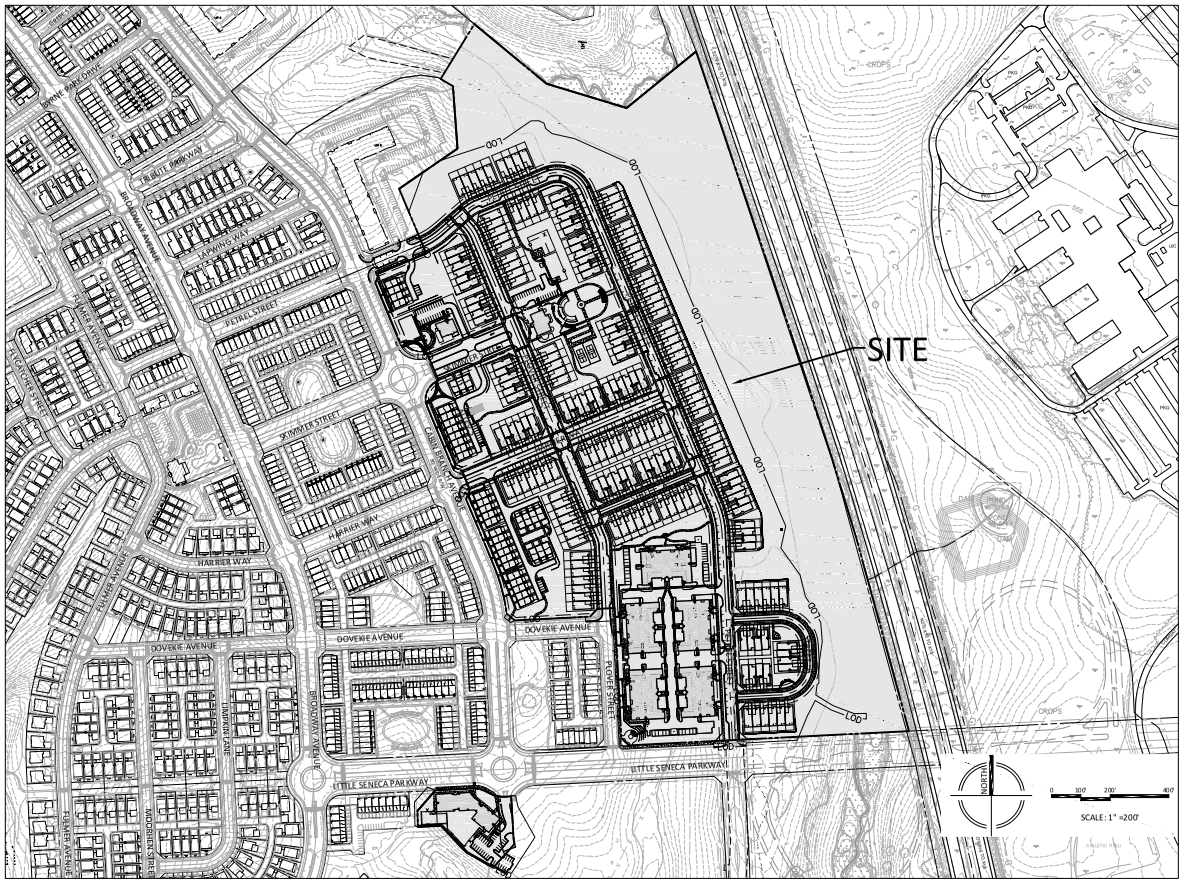
LAYOUT: RECORD PLAT-MD, Plotted By: wood

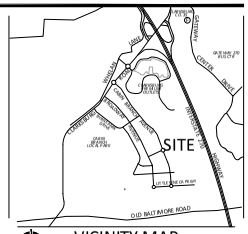
MONTGOMERY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Certified Site Plan - 820200150
APPROVAL
04/21/21

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. 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

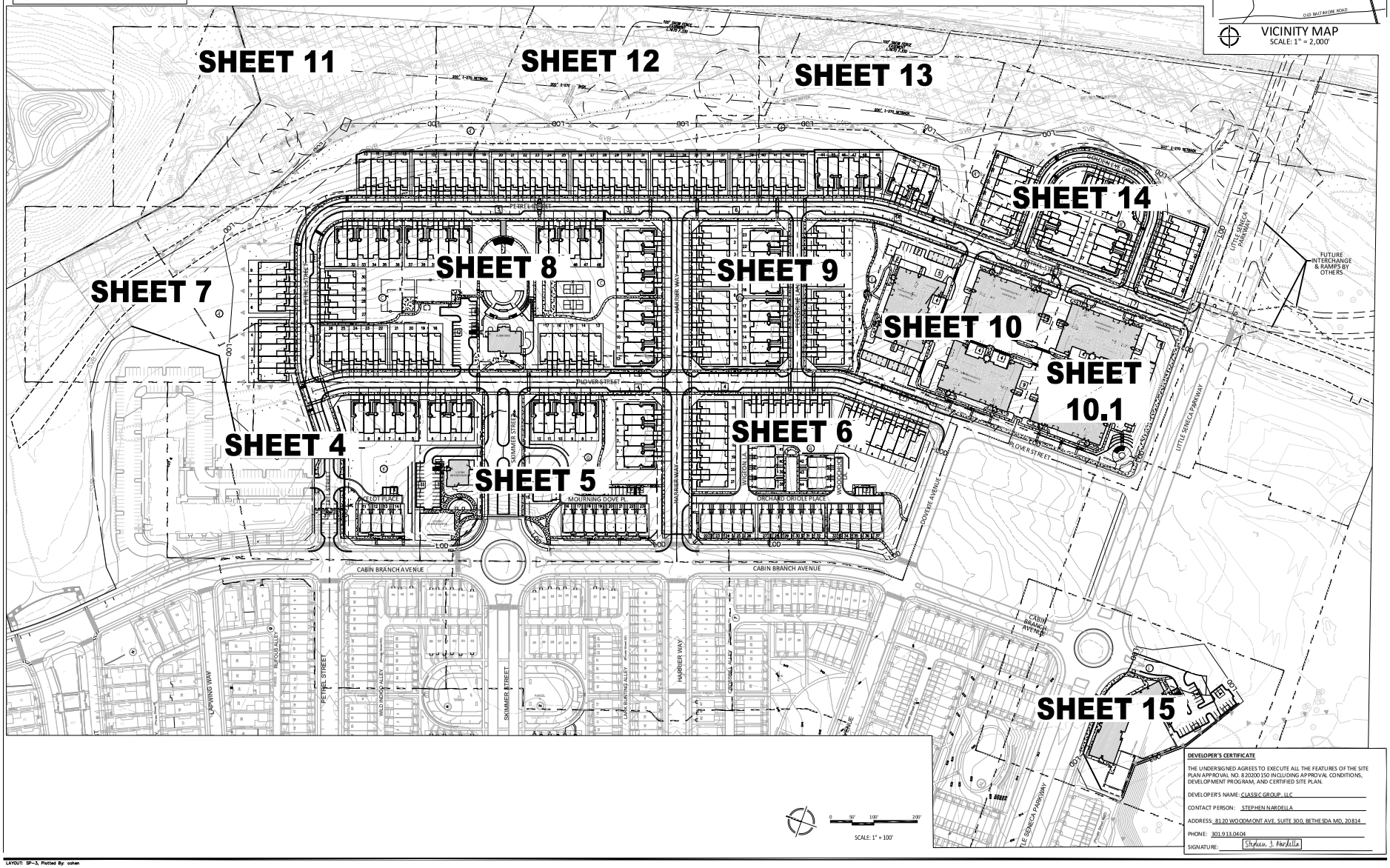
COVER SHEET

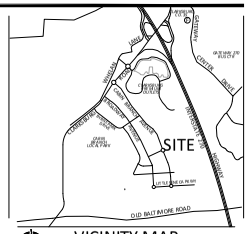
DRAWN BY:	SG
DESIGNED BY:	RC
DATE ISSUED:	2/26/2021
VIKA PROJECT	VM50192F
DRAWING NO.	
SHEET NO.	SP-1

LAYOUT: SP-1, Plotted By: cohen

Z:\50000-50999\50192F\CADD\SITE\SURVEY\PLAT SHEETS\50192F_SP_SITE COVER.dwg -- Tuesday, February 16, 2021 8:56:37 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'

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) 916-4100
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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
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7600 WISCONSIN AVE.
SUITE 700
BETHESDA, MD 20814
301.986.1300
ROBERT HARRIS

REVISIONS	DATE

PROFESSIONAL SEAL

STATE OF MARYLAND
GRASSAN S. KHOURI
No. 25748
PROFESSIONAL ENGINEER

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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

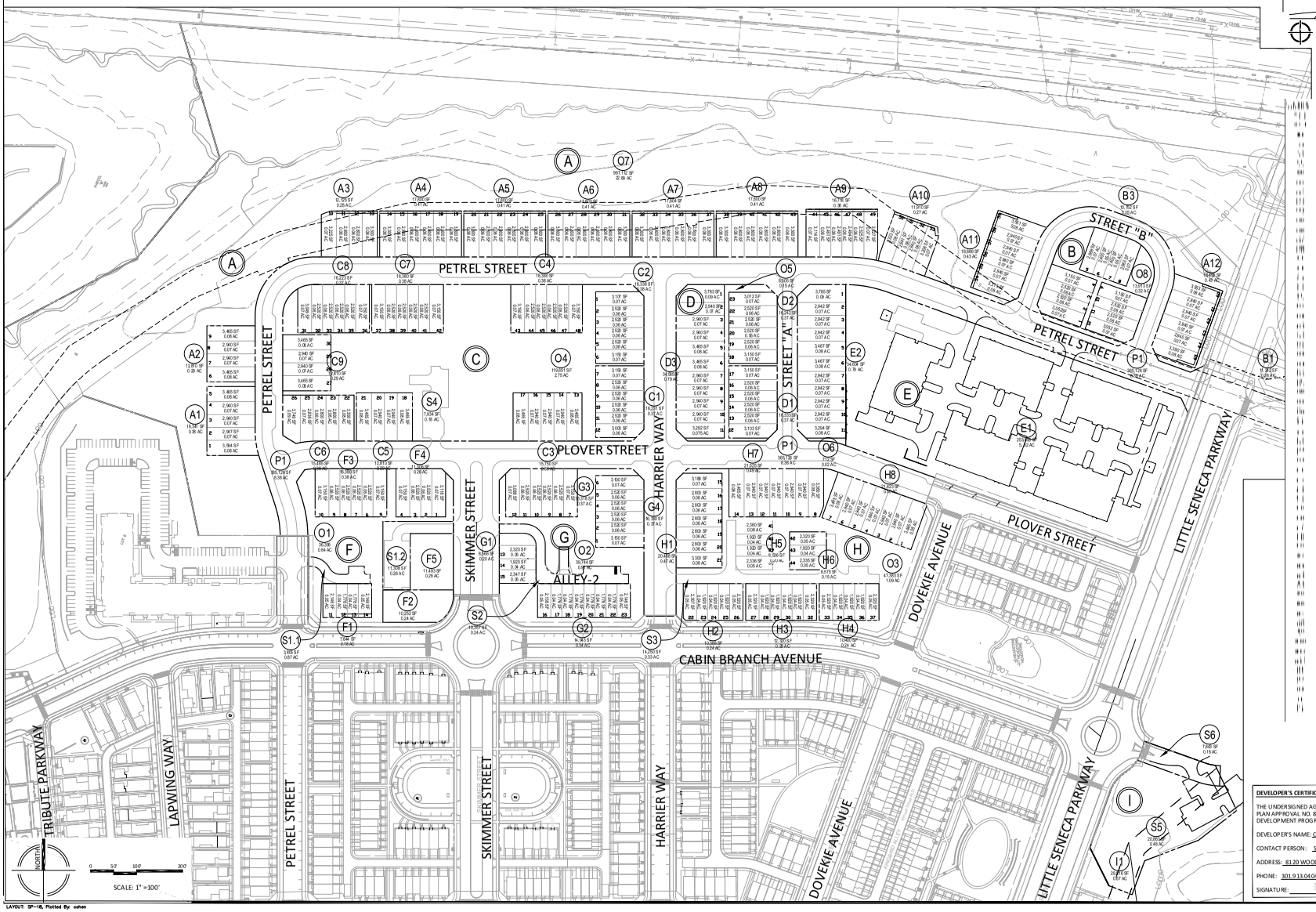
LAYOUT: SP-3, Plotted By: cohen

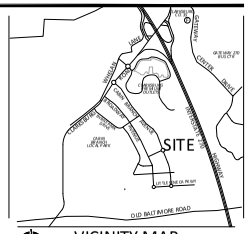
MONTGOMERY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Certified Site Plan - 820200150
APPROVAL
04/21/21

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
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CONTACT: STEPHEN NARDELLA
snardella@classicgroupmd.com

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

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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

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