



MEMORANDUM

DATE: October 24, 2022

TO: Montgomery County Planning Board

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

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board
Agenda for November 3, 2022.

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:

220220800 Cabin Branch

220230020 Section 1, Chevy Chase Terrace

220230320 Woodhaven

Plat Name: Cabin Branch

Plat #: 220220800

Location: Located on the south side of Little Seneca Parkway at the intersection of Cabin Branch Avenue

Master Plan: Clarksburg Master Plan

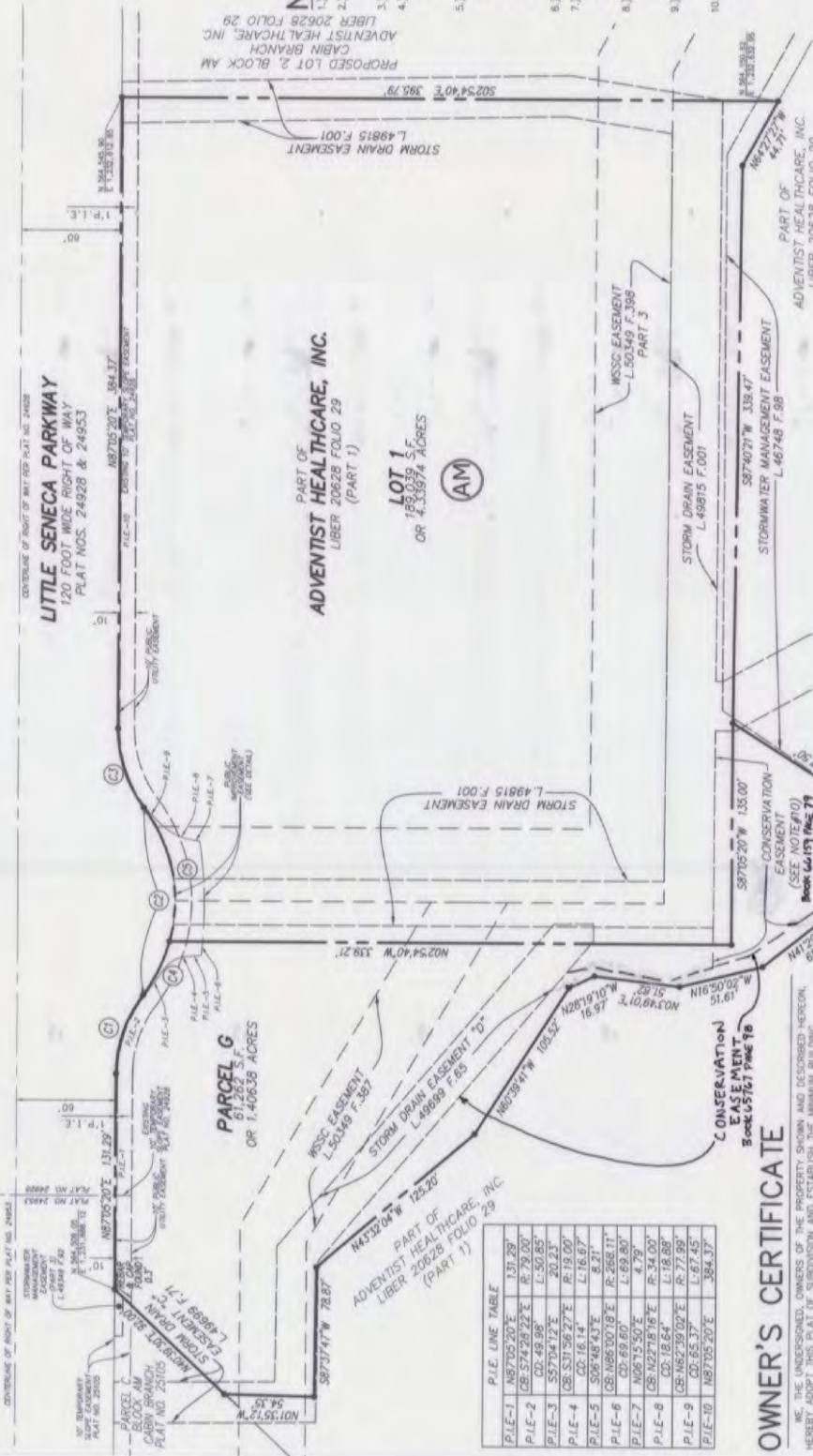
Plat Details: CRT zone; 1 lot, 1 parcel

Owner: Adventist Healthcare, Inc.

The subdivision plat has 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. 82020015A (Certified Site Plan dated May 19, 2022), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plans.

AREA TABULATION

LOT 189,039 SQ. FT. OR 4.33974 ACRES
 PARCEL 189,039 SQ. FT. OR 4.33974 ACRES
 TOTAL AREA OF THIS PLAT 250,301 SQ. FT. OR 5.74612 ACRES



PLAT NO.

PROPOSED LOT 2, BLOCK AM
 CABIN BRANCH
 ADVENTIST HEALTHCARE, INC.
 LIBER 20628 FOLIO 29

NOTES

- 1) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. EV.
- 2) THIS SUBJECT PROPERTY IS CURRENTLY ZONED "R1" AND IS SUBJECT TO THE "R1" ZONING ORDINANCE AND WILL BE DEVELOPED UNDER THE "R1" ZONING.
- 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 PROPERTY, NOR TO BE A COMPLETE EXAMINATION OF TITLE OR TO DEPEND ON NOTE ALL MATTERS AFFECTING TITLE.
- 5) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR CONSERVATION EASEMENT RECORDED IN THE MONTGOMERY COUNTY PLANNING BOARD RECORDS ARE INCORPORATED BY REFERENCE INTO THIS PLAT, UNLESS INDICATED OTHERWISE BY THE RECORDATION OF THIS PLAT. UNLESS OTHERWISE INDICATED, ALL SUCH MATTERS ARE MAINTAINED TO THE PLANNING BOARD RECORDS 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, CONDITIONS, RESTRICTIONS AND MAINTENANCE OF PRIVATE PARKS AND GRASSLANDS" AS RECORDED IN LIBER 50184 AT FOLIO 105.
- 8) THIS PLAT IS SUBJECT TO THE TERMS AND PROVISIONS OF A COMMON OPEN SPACE COVENANT WITH THE WASHINGTON AND GAITHERSBURG COMMUNITIES AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AT FOLIO 28045 AT FOLIO 575.
- 9) THIS PLAT IS SUBJECT TO THE USES AND CONVEYANCES WITHIN THE A.L.C. & "P.C. PRELIMINARY PLAN #20021000 AND SITE PLAN #20021000, ENTITLED "THE VILLAGE AT CABIN BRANCH", AS MAY BE AMENDED.
- 10) THE PROPERTY SHOWN HEREON IS SUBJECT TO A FINAL FOREST CONSERVATION PLAN NO. 2002000000, AS MAY BE AMENDED. FOREST CONSERVATION EASEMENTS RECORDED IN BOOK 81581 AT PAGE 79 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

ADVENTIST HEALTHCARE, INC.
 LIBER 20628 FOLIO 29

PROPOSED LOT 2, BLOCK AM
 CABIN BRANCH
 ADVENTIST HEALTHCARE, INC.
 LIBER 20628 FOLIO 29

STORM DRAIN EASEMENT
 L. 49815 F.001

WSSC EASEMENT
 L. 10649 F.396
 PART 3

STORMWATER MANAGEMENT EASEMENT
 L. 46746 F.36

CONSERVATION EASEMENT
 (SEE NOTE #10)
 BOOK 80171 PAGE 77

STORMWATER MANAGEMENT EASEMENT
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P.L.E. LINE TABLE

P.L.E.-1	N87°05'20"E	L. 131.29'
P.L.E.-2	S87°28'22"E	R. 79.00'
P.L.E.-3	S57°24'12"E	L. 50.95'
P.L.E.-4	S8°30'56.97"E	R. 18.00'
P.L.E.-5	CD: 16.14'	L: 16.67'
P.L.E.-6	S06°48'43"E	R. 8.21'
P.L.E.-7	CD: 69.60'	R: 69.80'
P.L.E.-8	CD: 18.64'	L: 18.88'
P.L.E.-9	CD: 65.37'	L: 67.45'
P.L.E.-10	N87°05'20"E	R. 384.37'

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY SETS APART THIS SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTIONS LINES. FURTHERMORE, WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS, AND ASSIGNEES, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MARKERS TO BE PLACED AT THE CORNERS AND INTERSECTIONS OF THE RESTRICTION LINES IN ACCORDANCE WITH SECTION 50.3.1.3 OF THE MONTGOMERY COUNTY CODE. FURTHERMORE, WE GRANT TO MONTGOMERY COUNTY, MARYLAND, AND ASSIGNS A "PUBLIC IMPROVEMENT EASEMENT" DESIGNATED HEREON AS "P.I.E.", SAID EASEMENT BEING INCORPORATED INTO THE RECORDS OF MONTGOMERY COUNTY, MARYLAND, ENTITLED "DECLARATION OF EASEMENT" RECORDED IN BOOK 81581 AT PAGE 79 AMONG THE SAID LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. SAID TERMS AND PROVISIONS BEING INCORPORATED HEREIN BY THIS REFERENCE. WE, THE UNDERSIGNED, AND THEIR RESPECTIVE SUCCESSORS, ASSIGNS GAS AND LIGHT COMPANY, AND DESIGNATED HEREON AS "10" PUBLIC UTILITY EASEMENT", WITH SAID TERMS AND PROVISIONS BEING INCORPORATED INTO THE RECORDS OF MONTGOMERY COUNTY, MARYLAND, ENTITLED "DECLARATION OF CH. A GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT RECORDED IN BOOK 81581 AT PAGE 79 AMONG THE SAID LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AT FOLIO 457. SAID TERMS BEING INCORPORATED HEREIN BY THIS REFERENCE. WE, THE UNDERSIGNED, HEREBY GRANT NO SUITS, ACTIONS-AT-LAW, LEASES, LENS, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.

NAME: *John Sackett*
 TITLE: EXECUTIVE VICE PRESIDENT (EVP) & CHIEF OPERATING OFFICER (COO)
 DATE: 8/21/2022

APPROVED: _____
 DATE: 8/21/2022

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____
 CHAIR
 MONTGOMERY COUNTY PLANNING BOARD
 M.N.C.P. & P.C. RECORD FILE NO.: _____
 DATE: 9-23-2022
 DIRECTOR

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 ADVENTIST HEALTHCARE, INC., A MARYLAND CORPORATION, FROM CLANESBURG PROPERTY LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, BY DEED DATED FEBRUARY 26, 2002 AND RECORDED IN BOOK 81581 AT PAGE 79 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. I FURTHER CERTIFY THAT I AM AN LICENSED SURVEYOR IN THE STATE OF MONTGOMERY COUNTY, MARYLAND, AND OTHER BOUNDARY MARKERS SHOWN, THIS PLAT WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50.3.1.3 OF THE MONTGOMERY COUNTY CODE. THE PLAT OF SUBDIVISION IS 250,301 SQUARE FEET OR 5.74612 ACRES OF LAND, OF WHICH NONE IS DEDICATED TO PUBLIC USE.

DATE: Aug 22, 2022
 SURVEYOR: *John Sackett*
 LICENSE EXPIRES: MAY 31, 2024

APPROVED: _____
 DATE: _____

LEGEND
 L: LIBER
 F: FOLIO
 N: NORTHING
 E: EASTING
 M: METERS
 P: PACE
 P.I.E.: PUBLIC UTILITY EASEMENT
 P.C.: PUBLIC IMPROVEMENT EASEMENT

GRAPHIC SCALE
 (IN FEET)
 1 inch = 50 ft.

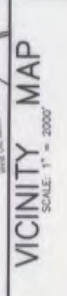
SUBDIVISION RECORD PLAT

CABIN BRANCH
 LOT 1 & PARCEL G, BLOCK AM
 2ND ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 50' DATE: AUGUST 22, 2022

VIKA MARYLAND, LLC
 20251 Century Blvd., Suite 400
 Germantown, MD 20874
 301.916.4100 | vika.com
 Our Site Set on the Future. #202220800

CURVE TABLE

STATION	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
1+00.00	80.00'	31.48'	26.67'	S74°28'14"E	50.60'
1+31.48	85.00'	32.27'	27.25'	N87°05'20"E	114.00'
1+63.75	80.00'	31.48'	26.67'	N56°29'14"E	50.60'
1+95.23	85.00'	32.27'	27.25'	S07°02'21"E	36.25'
2+27.50	80.00'	31.48'	26.67'	N70°05'27"E	82.91'
2+58.98	85.00'	32.27'	27.25'	S06°13'01"W	69.84'
2+91.25	80.00'	31.48'	26.67'	N31°15'42"W	19.26'



MA
 LANDSCAPE ARCHITECT
 2023 WOODMONT AVE
 GAITHERSBURG, MD 20878
 TEL: 301.931.0404
 WWW.MA-VA.COM

PREPARED FOR:
CLASSIC GROUP, LLC
 8120 WOODMONT AVE
 BETHESDA, MARYLAND 20814
 301.931.0404
 WWW.CLASSICGROUP.COM

PREPARED BY:
KIRBY DEVELOPMENT, LLC
 5208 SURFACE AVENUE
 ELK RIDGE, MD 20757
 WWW.KIRBYDEV.COM
 CONTACT: JEFFREY C. KIRBY
 jeff@kirbydev.com

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 2023 WOODMONT AVE
 GAITHERSBURG, MD 20878

LANDSCAPE ARCHITECT
 WILLIAM HANCOCK, P.E.
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 GAITHERSBURG, MD 20878

LANDSCAPE ARCHITECT
 VIKKA MARYLAND, LLC
 2023 WOODMONT AVE
 GAITHERSBURG, MD 20878

LANDSCAPE ARCHITECT
 ROBERT T. LEON, P.E.
 2023 WOODMONT AVE
 GAITHERSBURG, MD 20878

LANDSCAPE ARCHITECT
 TRACY T. BERRY, P.E.
 2023 WOODMONT AVE
 GAITHERSBURG, MD 20878

LANDSCAPE ARCHITECT
 ROBERT THOMAS
 2023 WOODMONT AVE
 GAITHERSBURG, MD 20878

REVISIONS	DATE
1	1/28/2022

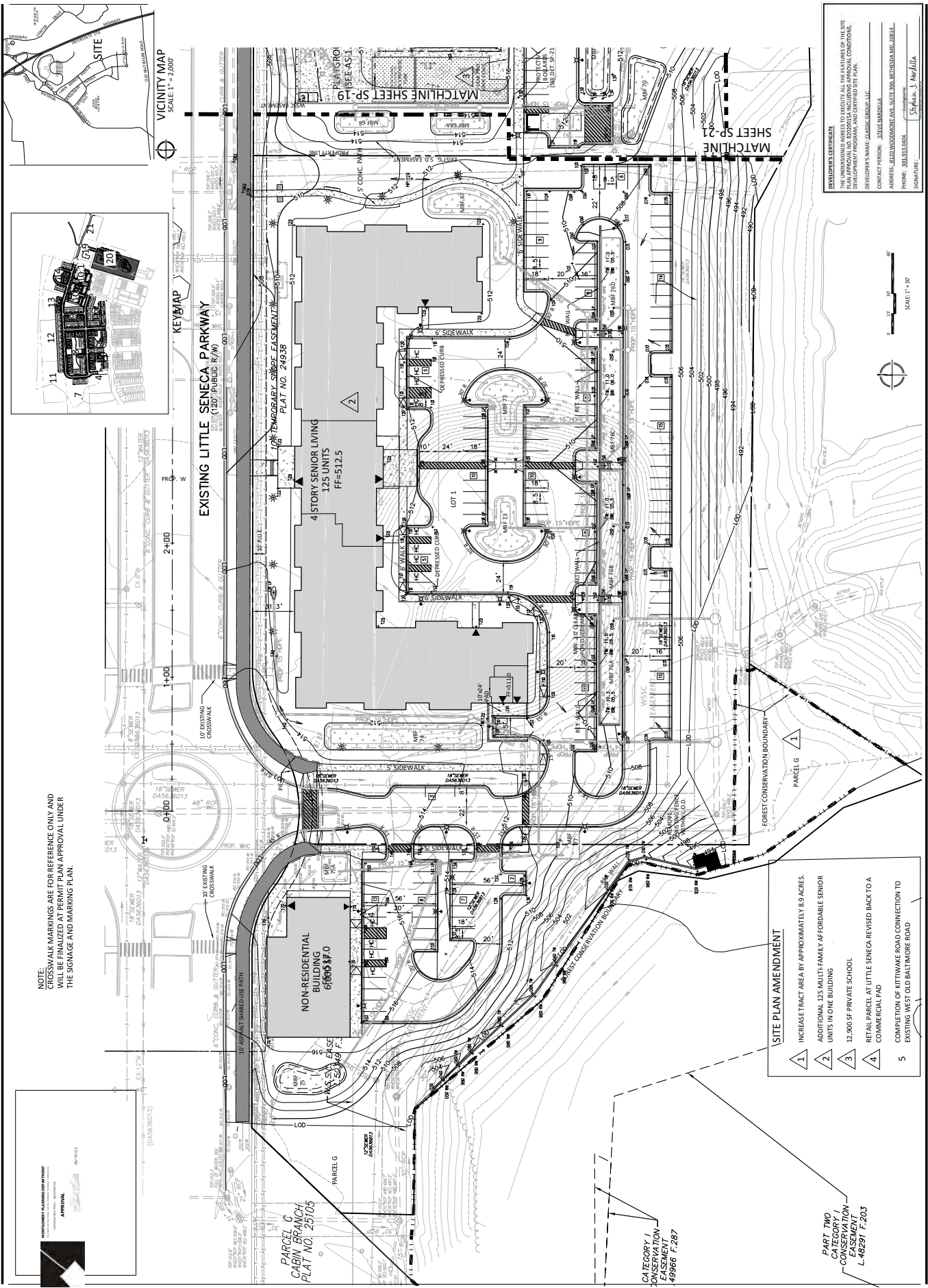


THE VILLAGE AT CABIN BRANCH
 6TH ELECTION DISTRICT
 1800 W. WINDY HILL RD
 WASHINGTON, MARYLAND
 WSSC GRID: 200N0W13, 231NW13
 & 231NW14
 TAX MAP: EV 32 AND EV 33
 MNCPPC
 #82020015A
CERTIFIED SITE PLAN

DETAILED SITE PLAN

DEVELOPER'S CERTIFICATE
 THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THIS SITE PLAN IN ACCORDANCE WITH THE APPLICABLE REGULATORY PROGRAM AND CERTIFIED SITE PLAN.
 DEVELOPER'S NAME: CLASSIC GROUP, LLC
 CONTACT PERSON: STEVE MARRASIA
 ADDRESS: 3200 WOODBURN AVE, SUITE 200, ROCKVILLE, MD 20850
 PHONE: 301.581.8000
 SIGNATURE: *Steve Marrasia*
 TITLE: *Senior Vice President*

DRAWN BY: SC
 DESIGNED BY: JAC
 CHECKED BY: JAC
 PROJECT: WMS01305G
 DRAWING NO.: WMS01305G
 SHEET NO.: SP-20



NOTE: CROSSWALK MARKINGS ARE FOR REFERENCE ONLY AND WILL BE FINALIZED AT PERMIT PLAN APPROVAL UNDER THE SIGNAGE AND MARKING PLAN.

- SITE PLAN AMENDMENT**
1. INCREASE TRACT AREA BY APPROXIMATELY 8.9 ACRES.
 2. ADDITIONAL 125 MULTI-FAMILY AFFORDABLE SENIOR UNITS IN ONE BUILDING.
 3. 12,900 SF PRIVATE SCHOOL.
 4. RETAIL PARCEL AT LITTLE SENECA REJECTED BACK TO A COMMERCIAL PAD.
 5. COMPLETION OF KITTAWAKE ROAD CONNECTION TO EXISTING WEST OLD BALTIMORE ROAD.

CATEGORY 1
 CONSERVATION
 EASEMENT
 #8966 F.287

PART TWO
 CATEGORY 1
 CONSERVATION
 EASEMENT
 L.48291 F.203

APPROVED BY: [Signature]