

MEMORANDUM

DATE: February 10, 2023

TO: Montgomery County Planning Board

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

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board
Agenda for February 23, 2023.

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:

220220810 Cabin Branch

220221030 Falconhurst

220221130 – 202201180 PSTA

Plat Name: Cabin Branch

Plat #: 220220810

Location: Located on the south side of Little Seneca Parkway, 600 feet east of Cabin Branch Avenue

Master Plan: Clarksburg Master Plan

Plat Details: CR zone (formerly MXPB); 1 lot

Owner: CB Education, LLC

This 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.

[illegible]

DRAWN BY:	SG
DESIGNED BY:	RC
DATE ISSUED:	JAN 2021
VICA PROJECT	VM50192G
DRAWING NO.	
SHEET NO.	SP-18

[illegible]

LEGEND

BLOCK

LOTS/PARCELS

(A)

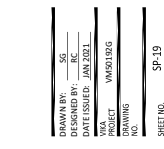
(AL)

REVISIONS

08-11-2022

INVESTMENT PLANNING CORPORATION
CLUBHOUSE BUILDING
1000 N. GARDEN AVENUE
APRIL 2024





APPROVAL



- 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 REVISED BACK TO A COMMERCIAL PAD
- 5 COMPLETION OF KITTIWAKE ROAD CONNECTION TO EXISTING WEST OLD BALTIMORE ROAD

