



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

**MCPB**  
**Item # 1B**  
**10-9-2014**

**MEMORANDUM**

**DATE:** September 30, 2014

**TO:** Montgomery County Planning Board

**VIA:** Catherine Conlon, Supervisor  
D.A.R.C. Division  
(301) 495-4542

**FROM:** Stephen Smith, Senior Planner   
D.A.R.C. Division  
(301) 495-4522

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for October 9, 2014

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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:

**220121900 - 220121910, 220130970** Cabin Branch  
**220131500 - 220131510** Cloverleaf Center

**Plat Name:** Cabin Branch  
**Plat #:** 220121900 - 220121910, 220130970

**Location:** Located at the terminus of Broadway Avenue and Byrne Park Drive.  
**Master Plan:** Clarksburg Master Plan  
**Plat Details:** Street Dedications  
**Owners:** Winchester Homes, Cabin Branch Commons LLC & Adventist Healthcare

The subdivision plats have been reviewed by M-NCPPC staff as documented on the attached Plat Review Checklist. Staff has determined that the plats comply with Preliminary Plan No. 12003110B (MCPB Resolution No. 06-117) and with Site Plan No. 82006029A (Certified Site Plan dated September 14, 2012) and Site Plan No. 820110080 (Certified Site Plan dated August 16, 2012), 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.







# RECORD PLAT REVIEW SHEET

Plat Name: CABIN BRANCH Plat Number: 220121900-1910  
 Plan Name: CABIN BRANCH Plan Number: 120131105  
 Plat Submission Date: 5-30-2012  
 DRD Plat Reviewer: S. Smith  
 DRD Prelim Plan Reviewer: P. Weaver Checked: SS Date 5-30-13

## Background Review:

Signed Preliminary Plan - Date 6-9-09 Checked: Initial SSS Date 5-30-13  
 Planning Board Resolution No. 06-117 Resolution Mailing Date 10-8-2008  
 Site Plan Required? Yes  No  Verified By: SSS (initial)  
 Site Plan Name: Cabin Branch (Win 1) Site Plan Number: 82006229A  
 Site Plan Signature Set - Date 9-14-2012 Checked: Initial SSS Date \_\_\_\_\_  
 Planning Board Resolution No. 11-125  
 Site Plan Reviewer Check: Initial \_\_\_\_\_ Date 7/31/14

Review Items: Lot # & Layout N/A Lot Area N/A Zoning N/A Bearings & Distances OK  
 Coordinates OK Plan # OK Road/Alley Widths OK Easements OK Open Space N/A  
 Non-standard BRLs N/A Adjoining Land OK Vicinity Map OK Septic Wells N/A  
 TDR note N/A Child Lot note N/A Surveyor Cert OK Owner Cert OK Tax Map OK

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	_____	_____	_____	N/A
Research	Bobby Fleury	_____	_____	_____	OK
SHA	Corren Giles	_____	_____	_____	N/A
PEPCO		_____	_____	_____	
Parks	Doug Powell	_____	_____	_____	
DRD	Keiona Clark	_____	_____	_____	check street names

## Final DRD Review:

Consultant Notified (Final Mark-up): Initial SSS Date 6-11-14  
 Final Mylar & DXF/DWG Received: Initial SSS Date 7-24-14  
 Final Mylar Review Complete: Initial SSS Date 9-30-14

## Board Approval of Plat:

Plat Agenda: Initial SSS Date 10/9/14  
 Planning Board Approval: \_\_\_\_\_  
 Chairman's Signature: \_\_\_\_\_

## MCDPS Approval of Plat:

Consultant Pick-up for DPS Signature: \_\_\_\_\_  
 Final Mylar for Reproduction Rec'd: \_\_\_\_\_

## Plat Reproduction:

Addressing: \_\_\_\_\_  
 File Card Update: \_\_\_\_\_  
 Final Zoning Book Check: \_\_\_\_\_  
 Update Address Books with Plat #: \_\_\_\_\_  
 Update Plat Books for Rest. Division: \_\_\_\_\_  
 Complete Reproduction: \_\_\_\_\_  
 Notify Consultant to Seal Plats: \_\_\_\_\_  
 Surveyor's Seal Complete: \_\_\_\_\_  
 Sent to Courthouse for Recordation: \_\_\_\_\_  
 Recordation Info Entered into Hansen: \_\_\_\_\_

No. \_\_\_\_\_

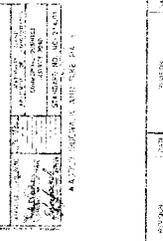
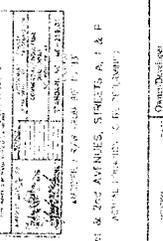
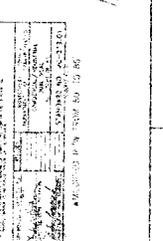
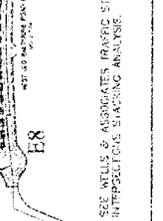
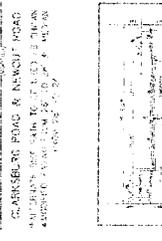
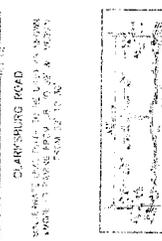
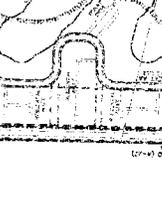
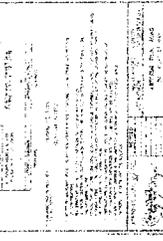
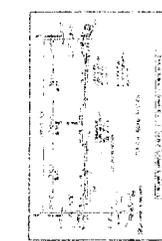
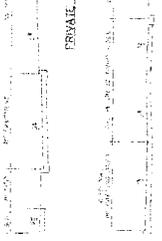
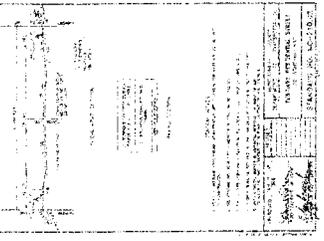
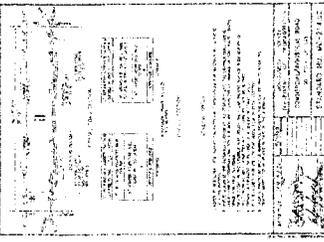


**SCALE: 1" = 40' (SEE LEGEND)**

**A** INTERSECTION SPACING  
**B** CA-OF-SAC  
**C** HOUSING DENSITY  
**D** T-INTERSECTION  
**E** ROUNDABOUTS AND SLIPPERS  
**F** SPECIAL INTERSECTION & PAW-INDICATORS

ST-WALK  
 BIKEWAY/BIKE TRAIL  
 "NON-DEVELOPMENT"  
 NATURAL/UNPAVED TRAIL

SPECIAL INTERSECTION & PAW-INDICATORS



SEE WELLS & ASSOCIATES TRAFFIC STUDY FOR THE ROUNDABOUTS AND INTERSECTION SPACING ANALYSIS.

151 & 2nd AVENUES, STREETS A, F & P  
 JOHNS HOPKINS UNIVERSITY

**PRELIMINARY PLAN  
 DETAILS**

**CABIN BRANCH**  
 Chesapeake, Maryland  
 410-326-1234  
 www.cabinbranch.com

**WELLS & ASSOCIATES**  
 TRAFFIC ENGINEERS  
 151 & 2nd AVENUES, STREETS A, F & P  
 JOHNS HOPKINS UNIVERSITY

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