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

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.
Surveyor's Certificate

I hereby certify that the data shown herein is correct, that is a plat of part of the property acquired by Winchester Homes, Inc. a Delaware corporation, then John W. Goode, George G. Dugdale, Douglas G. Byers, Larry B. Book, Jr., William E. Goode, George G. Dugdale, and Gregory S. Goode, by a few dates December 27, 2012 and recorded among the land records of Montgomery County, Maryland in Book 63, Part III at page 466 and recorded among the Land Records of Montgomery County, Maryland in Book 63, Part III, at page 466 and part of the property is located in the county of Montgomery, having been recorded in the Land Records of Montgomery County, Maryland in Book 63, Part III at page 466 and recorded among the land records of Montgomery County, Maryland in Book 63, Part III at page 466. A Maryland limited liability company, by a deed dated January 12, 2013 and recorded among the land records of Montgomery County, Maryland in Book 63, Part III at page 466 and among the land records of Montgomery County, Maryland in Book 63, Part III at page 466. All of which is dedicated to public use. The work reflected herein is prepared under my direct supervision and is in accordance with OPN 1121, Section 20.15, Subtitle 4, Chapter 5, regulation 8.0.

Date: 9-12-2014

Michael P. Oliver, V.P.

General Notes:

1. This Plat: Street Dedication; Zoned R100-15A.
2. Tax Map: District 30, Sheet Number 300.
3. All terms, conditions, agreements, restrictions and requirements associated with any Preliminary Plat, Site Plan, Project Plan or other plan, shown hereon, shall be enforceable at law, and the same shall be deemed and is hereby intended to be a public record for all public interests.
## RECORD PLAT REVIEW SHEET

**Plat Name:** Cabin Branch  
**Plat Number:** 22012.900 - 1910  
**Plan Name:** Cabin Branch  
**Plan Number:** 12013.1105  
**Plat Submission Date:** 5-30-2012  
**DRD Plat Reviewer:** SMU  
**DRD Prelim Plan Reviewer:** W. Weaver  
**Checked:** OS  
**Date:** 5-30-13

### Background Review:
- **Signed Preliminary Plan - Date:** 6-9-09  
  - **Checked:** Initial SOS  
  - **Date:** 5-30-13

- **Planning Board Resolution No.:** 06-117  
  - **Resolution Mailing Date:** 10-8-2009  
  - **Verified By:** SOS (initial)

- **Site Plan Required:** Yes  
- **Site Plan Name:** Cabin Branch (Win 1)  
- **Site Plan Number:** 82000.2280A  
- **Site Plan Signature Set - Date:** 9-14-2012  
  - **Checked:** Initial SOS  
  - **Date:**

- **Planning Board Resolution No.:** 11-125  
  - **Date:** 7/31/14

### Review Items:
- Lot # & Layout: N/A  
- Lot Area: N/A  
- Zoning: N/A  
- Bearings & Distances: N/A  
- Coordinates: N/A  
- Plan: N/A  
- Road/Alley Widths: N/A  
- 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 Care: N/A  
- Surveyor Cert: OK  
- Owner Cert: OK  
- Tax Map: OK

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### Final DRD Review:
- **Consultant Notified (Final Markup):** Initial  
  - **Date:** 6-11-14

- **Final Mylar & DXF/DWG Received:** Initial  
  - **Date:** 9-30-14

### Board Approval of Plat:
- **Plat Agenda:** SOS  
  - **Date:** 10/9/14

### 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 #:**  
  - **No.:**
- **Update Plat Books for Rest In:division:**  
- **Complete Reproduction:**  
- **Notify Consultant to Seal Plat:**  
- **Surveyor's Seal Complete:**  
- **Sent to Courthouse for Recordation:**  
- **Recordation Info Entered into Hansen**