



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

**MCPB
Item # 1B
12-18-2014**

MEMORANDUM

DATE: December 10, 2014

TO: Montgomery County Planning Board

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

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

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for December 18, 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:

220130470 and **220150190** Cabin Branch

Plat Name: Cabin Branch
Plat #: 220130470 and 220150190

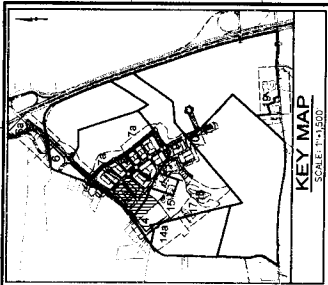
Location: Located on the south side of Clarksburg Road (MD 121) at the intersections of Byrne Park Drive and Broadway Avenue.

Master Plan: Clarksburg Master Plan

Plat Details: MXPB zone; 35 lots, 5 parcels
RMX-1/TDR zone; 4 parcels

Owners: Winchester Homes Inc.

The subdivision plats have been reviewed by M-NCPPC staff and 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), 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.



NOTE: STORM WATER BASINMENTS AND PARCELS ARE SUBJECT TO REVIEW, INSPECTION AND ENFORCEMENT BY DPS WATER RESOURCE SECTION.

NOTE: THE INSPECTION OF THE MANCPPC PARK FACILITIES ARE THE RESPONSIBILITY OF THE MANCPPC PARKS DEPARTMENT.

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY DESIGN	01/10/11	W. J. HARRIS
2	REVISED DESIGN	02/10/11	W. J. HARRIS
3	REVISED DESIGN	03/10/11	W. J. HARRIS
4	REVISED DESIGN	04/10/11	W. J. HARRIS
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100	REVISED DESIGN	04/18/19	W. J. HARRIS

DEVELOPER'S CERTIFICATE
I, THE UNDERSIGNED, HEREBY CERTIFY THAT ALL THE DATA AND INFORMATION CONTAINED HEREIN WERE OBTAINED FROM A THOROUGH AND CAREFUL INSPECTION OF THE PROJECT AND THAT THE SAME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: 04/11/18
BY: [Signature]
TITLE: [Title]

COMPANY: [Company Name]
ADDRESS: [Address]

MANAGER'S APPROVAL STAMP
[Signature]
DATE: 04/11/18

NOTE: ALL STREETS, ROUTES, AVENUES AND DRIVES ARE PUBLIC. ALL RESIDENTIAL ALLEYS ARE PRIVATE.

THIS SITE PLAN REFINES AND SUPERSEDES CERTAIN AREAS COVERED BY THE INFRASTRUCTURE ROADS ONLY SITE PLAN No. 82005050 APPROVED JUNE 14, 2007 AND THE LIMITED SITE PLAN AMENDMENT No. 82005019A APPROVED APRIL 3, 2008.

DEVELOPER: WINCHESTER HOMES INC.
8905 Rockledge Drive, Suite 800
Arling, VA 22207
Tel: 703-461-8822
Fax: 703-461-8825
Phone: 703-461-8825

DESIGNER: [Firm Name]
[Address]
[City, State, Zip]
[Phone Number]

PROJECT: WINCHESTER HOMES INC. CABIN BRANCH CLARKSBURG, MARYLAND

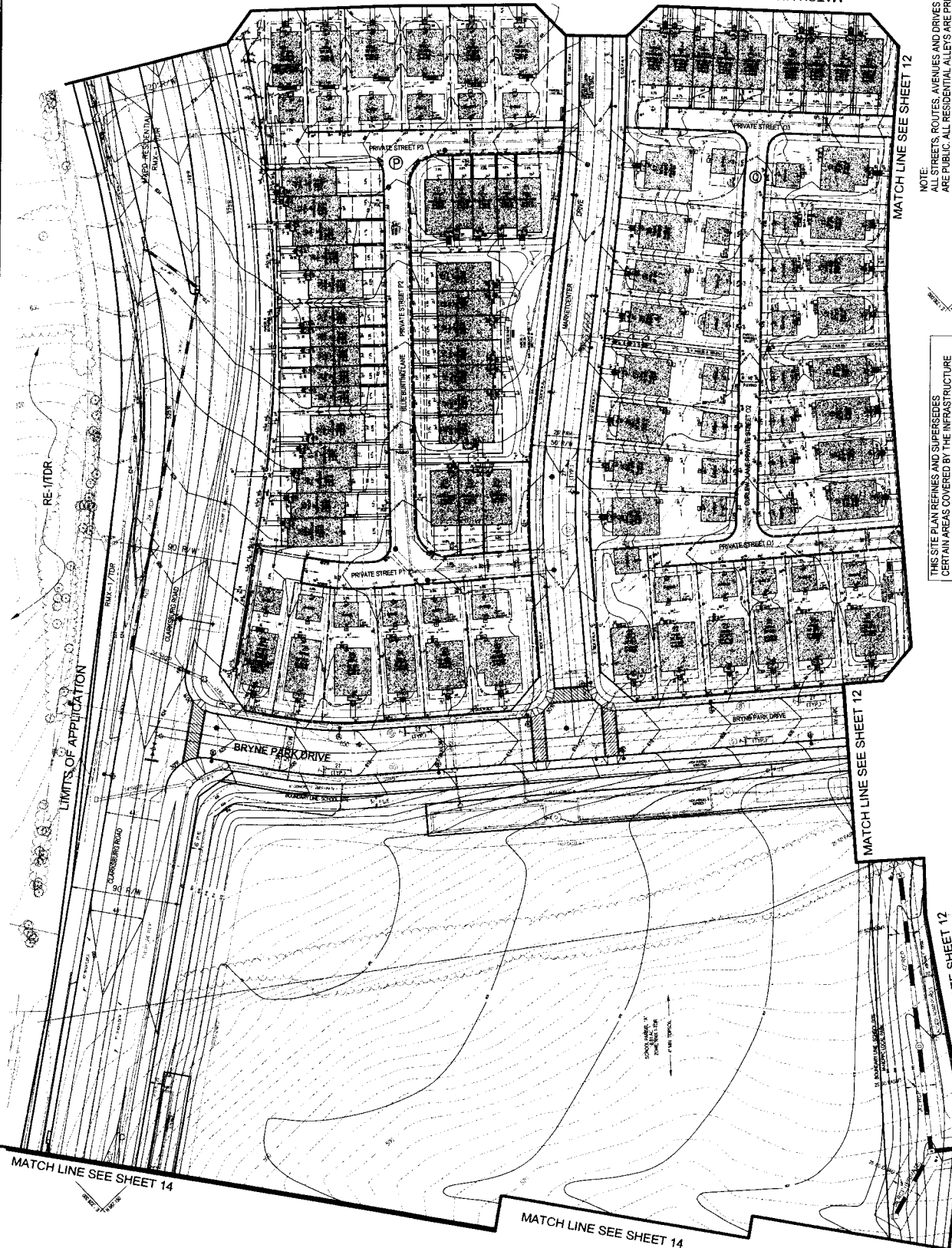
DATE: 04/11/18

SCALE: 1" = 100'

PROJECT NO.: [Number]

DATE: 04/11/18

SCALE: 1" = 100'



WINCHESTER - 1
CABIN BRANCH
CLARKSBURG, MARYLAND

CLARKSBURG, MARYLAND
CLARKSBURG ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

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Fax: 703-461-8825
Phone: 703-461-8825

DESIGNER: [Firm Name]
[Address]
[City, State, Zip]
[Phone Number]

PROJECT: WINCHESTER HOMES INC. CABIN BRANCH CLARKSBURG, MARYLAND

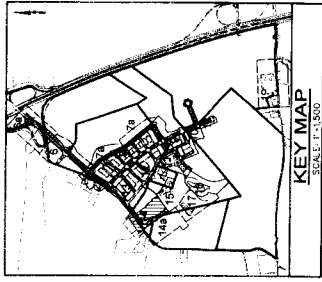
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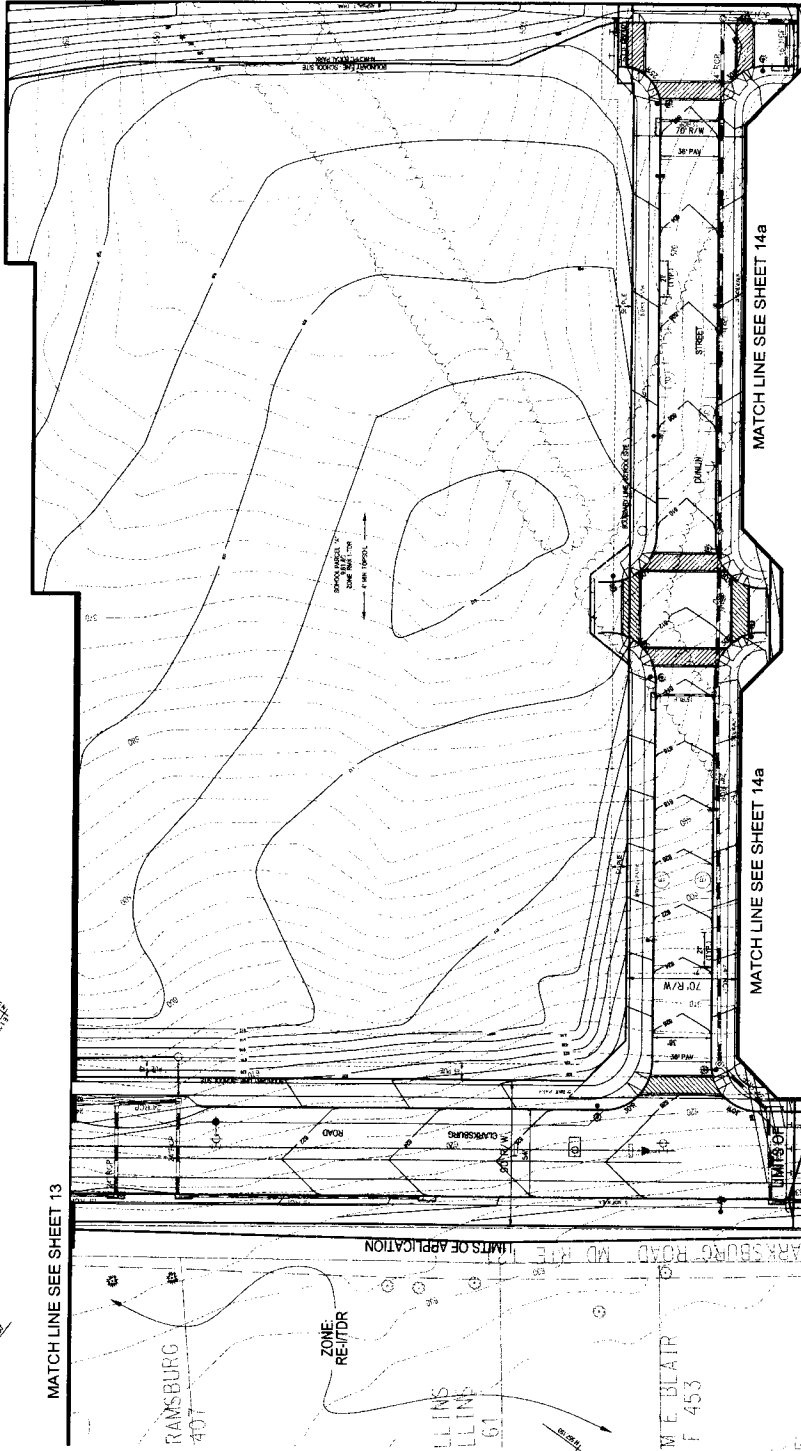
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SCALE: 1" = 100'



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NO.	DESCRIPTION	DATE	BY	CHKD.
1	PRELIMINARY	06/14/07	WJH	WJH
2	REVISED	06/14/07	WJH	WJH
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5	REVISED	06/14/07	WJH	WJH
6	REVISED	06/14/07	WJH	WJH
7	REVISED	06/14/07	WJH	WJH
8	REVISED	06/14/07	WJH	WJH
9	REVISED	06/14/07	WJH	WJH
10	REVISED	06/14/07	WJH	WJH

DEVELOPER'S CERTIFICATE
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT ALL THE FEATURES AND FACILITIES SHOWN ON THIS PLAN ARE IN ACCORDANCE WITH THE DEVELOPMENT PROGRAM AND THE ZONING REGULATIONS OF THE COUNTY OF MONTGOMERY, MARYLAND.
 PRINTED NAME: WILLIAMSON TITLE: DEVELOPER/ENGINEER
 COMPANY: WILLIAMSON ENGINEERING, INC.

MONTGOMERY COUNTY PLANNING DEPARTMENT
 10000 WOODBURN ROAD, SUITE 100, WOODBURN, MARYLAND 21797
 PHONE: 301-261-1000
 FAX: 301-261-1001
 WWW.MONTGOMERYCOUNTY.MD.GOV

NOTE:
 THE INSPECTION OF THE MANCPPC PARK FACILITIES ARE THE RESPONSIBILITY OF THE MANCPPC PARKS DEPARTMENT.
NOTE:
 ALL STREETS, ROUTES, AVENUES AND DRIVES ARE PUBLIC. ALL RESIDENTIAL ALLEYS ARE PRIVATE.

CERTIFIED SITE PLAN

WINCHESTER - 1
 CABIN BRANCH
 CLARKSBURG, MARYLAND
 CLARKSBURG RECREATION CENTER
 MONTGOMERY COUNTY, MARYLAND

DATE: 06/14/07
 SCALE: AS SHOWN

THIS SITE PLAN REFINES AND SUPERSEDES ALL PREVIOUS PLANS COVERED BY THE INFRASTRUCTURE ROADS ONLY SITE PLAN APPROVED JUNE 14, 2007 AND THE LIMITED SITE PLAN AMENDMENT No. 82005015A APPROVED APRIL 3, 2008 AND 82005015B, APPROVED DECEMBER 1, 2011.

OWNER/DEVELOPER/APPLICANT
 WINCHESTER HOMES INC.
 6905 Potomac Drive, Suite 800
 Bethesda, MD 20817
 Tel: 301-983-4028
 Fax: 301-983-4029
 Phone: 301-983-4856

MES UTILITY NOTE
 THE UTILITY LOCATIONS SHOWN ON THIS PLAN ARE BASED ON THE MOST RECENT UTILITY RECORDS AVAILABLE TO THE ENGINEER. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITY RECORDS AND HAS FOUND NO DISCREPANCIES. THE UTILITY LOCATIONS SHOWN ON THIS PLAN ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE UTILITY RECORDS. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITY RECORDS AND HAS FOUND NO DISCREPANCIES. THE UTILITY LOCATIONS SHOWN ON THIS PLAN ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE UTILITY RECORDS.

NO.	DESCRIPTION	DATE	BY	CHKD.
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9	REVISED	06/14/07	WJH	WJH
10	REVISED	06/14/07	WJH	WJH

ROCKVILLE OFFICE
 2 Riverfront Plaza, Suite 100
 Rockville, MD 20850
 1-301-946-2700 / 1-301-946-9997
 www.lsc-engineers.com

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