



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

MCPB
Item # 1B
6-25-2015

MEMORANDUM

DATE: June 15, 2015

TO: Montgomery County Planning Board

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

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

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for June 25, 2015

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:

220150950 Cabin Branch

Plat Name: Cabin Branch
Plat #: 220150950

Location: Located in the southwestern quadrant of the Clarksburg Road and I-270 interchange.

Master Plan: Clarksburg Master Plan

Plat Details: MXPB zone; 3 lots, 2 parcels

Applicant: Simon/Clarksburg Developer LLC

The subdivision plat has been reviewed by M-NCPPC staff and determined that the plat complies with Preliminary Plan No. 12003110C (MCPB Resolution No. 14-111) and with Site Plan No. 820140160 (Certified Site Plan dated March 30, 2015), 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.

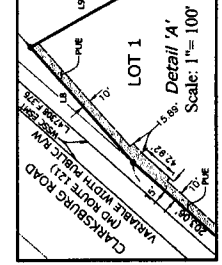
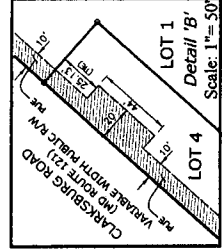
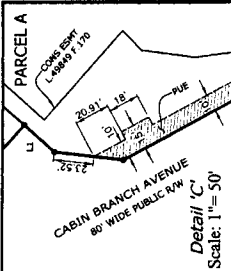
Plat No.

Owner's Certificate

We, the undersigned, owners of the property described herein, adopt this plat of subdivision; dedicate the street to the State of Maryland for public use; and guarantee compliance with the provisions of section 50-24 of the subordination regulations. Further, we grant to the applicable utility companies, their respective successors and/or assigns, a Public Utility Easement in and over the property described herein for the installation, maintenance, repair, replacement, and use of utility lines and other facilities, including, but not limited to, electric, gas, water, sewer, and telecommunications lines, and any other facilities, as shown on the plat and as described in the Declaration of Easements and Provisions of Public Utility Easements recorded in Liber 2834 at folio 457 among the Land Records of Montgomery County, Maryland. As owners of this subdivision, we, our successors and assigns, will cause all property corner markers and any other required monuments to be set in accordance with Section 30-24 (6) of the Montgomery County Code prior to the acceptance of public streets for maintenance. There are no sales or leases of, or trusts affecting the property shown herein.

5/1/15
By: Terry Folz, President & CEO
Adventist Healthcare, Inc.
By: Christopher D. Collins, Manager
Cabin Branch Commons, LLC

Vicinity Map: 1" = 200'



GENERAL NOTES

- This development is served by public water and sewer systems only.
- This Plat is 2 Parcels, Zoned: MPOD.
- Parcel 2, Lot 4, and Parcel 1, Lot 1, are shown as 2.2375 acres.
- All terms, conditions, agreements, reservations and requirements associated with any Preliminary Plan, Site Plan, Project Plan or other plan, allowing development of this property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recreation of this plat, unless expressly contemplated by the terms of such plan.
- This subdivision record plat is not intended to show any matter affecting the ownership and use, nor every matter affecting the ownership and use, of this property. The subdivision record plat is not intended to replace an existing subdivision record plat. The subdivision record plat is subject to the requirements of Chapter 22A of the Montgomery County Forest Conservation Law, including approval of a final forest conservation plan and appropriate agreements prior to issuance of a building permit. The subdivision record plat is subject to the requirements of Chapter 22A of the Montgomery County Forest Conservation Law, including approval of a final forest conservation plan and appropriate agreements prior to issuance of a building permit.
- This plat is limited to the uses and conditions of Preliminary Plan No. 12003110C and Site Plan No. 820140160, entitled "Clarkburg Premium Outlets at Cabin Branch".
- Bearings and distances shown herein are grid bearings and distances. Horizontal datum is NAD83/93, State Plane Maryland North Zone. Vertical datum is NAVD83. Controlling elevations are based on the Maryland State Plane Vertical Datum. Controlling datums include Washington Suburban Sanitary Commission MAD 83 traverse stations 12359 and 16397. Average project elevation is 500 feet (NGVD29), based on the Maryland State Plane Vertical Datum.
- The property is the subject of an approved HUR/SD (M-NCPIC Ref. #4-020086) dated April 10, 2003 (M-NCPIC Ref. #4-020106), dated April 2, 2003 and (M-NCPIC Ref. #4-020076), dated April 10, 2003.
- The property is also subject to a Declaration of Covenants for Private Open Space and Private Storm Drain recorded among the aforementioned Land Records in Liber 50164 at folio 105.
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SURVEYOR'S CERTIFICATE

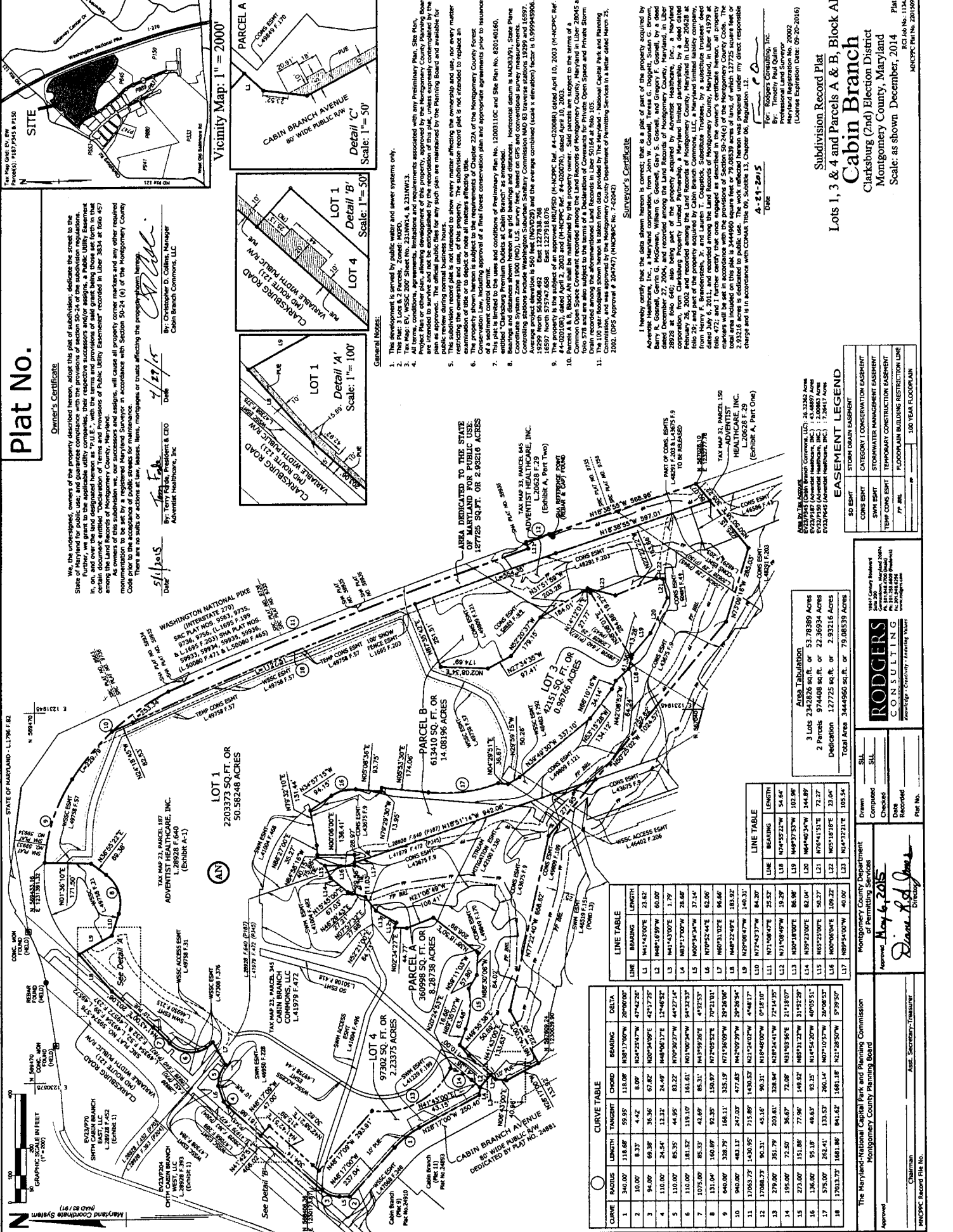
I hereby certify that the data shown hereon is correct; that a part of the property acquired by Barry R. Gosnell, Gerrick G. McGowan, William G. Gosnell, Gary S. Gosnell, and Gregory F. Gosnell, by a deed dated December 27, 2004, and recorded among the Land Records of Montgomery County, Maryland, in Liber 28295 at folio 640; also being part of the property acquired by Adventist Healthcare, Inc., a Maryland corporation, by a deed dated February 26, 2002, and recorded among the Land Records of Montgomery County, Maryland, in Liber 20628 at folio 29; and part of the property acquired by Cabin Branch Commons, LLC, a Maryland limited liability company, from John B. 7011 Investments, LLC and Leland Investments, LLC, by a deed dated on June 4, 1979 at folio 472, and I further certify that the data shown hereon is correct in accordance with the provisions of Section 50-24(6) of the Montgomery County Code. The work reflected hereon was prepared under my direct supervision and is dedicated to public use. This work reflected hereon was prepared under my direct supervision and is dedicated to public use. This work reflected hereon was prepared under my direct supervision and is dedicated to public use. This work reflected hereon was prepared under my direct supervision and is dedicated to public use.

EASEMENT LEGEND

SO EMT	STORM DRAIN EASEMENT
CONSENT <td>CATEGORY I CONSERVATION EASEMENT</td>	CATEGORY I CONSERVATION EASEMENT
SWM EMT <td>STORMWATER MANAGEMENT EASEMENT</td>	STORMWATER MANAGEMENT EASEMENT
TEMP CONSENT <td>TEMPORARY CONSTRUCTION EASEMENT</td>	TEMPORARY CONSTRUCTION EASEMENT
FF. ARE. <td>FLOODPLAIN BUILDING RESTRICTION LINE</td>	FLOODPLAIN BUILDING RESTRICTION LINE
FF. ARE. <td>100 YEAR FLOODPLAIN</td>	100 YEAR FLOODPLAIN

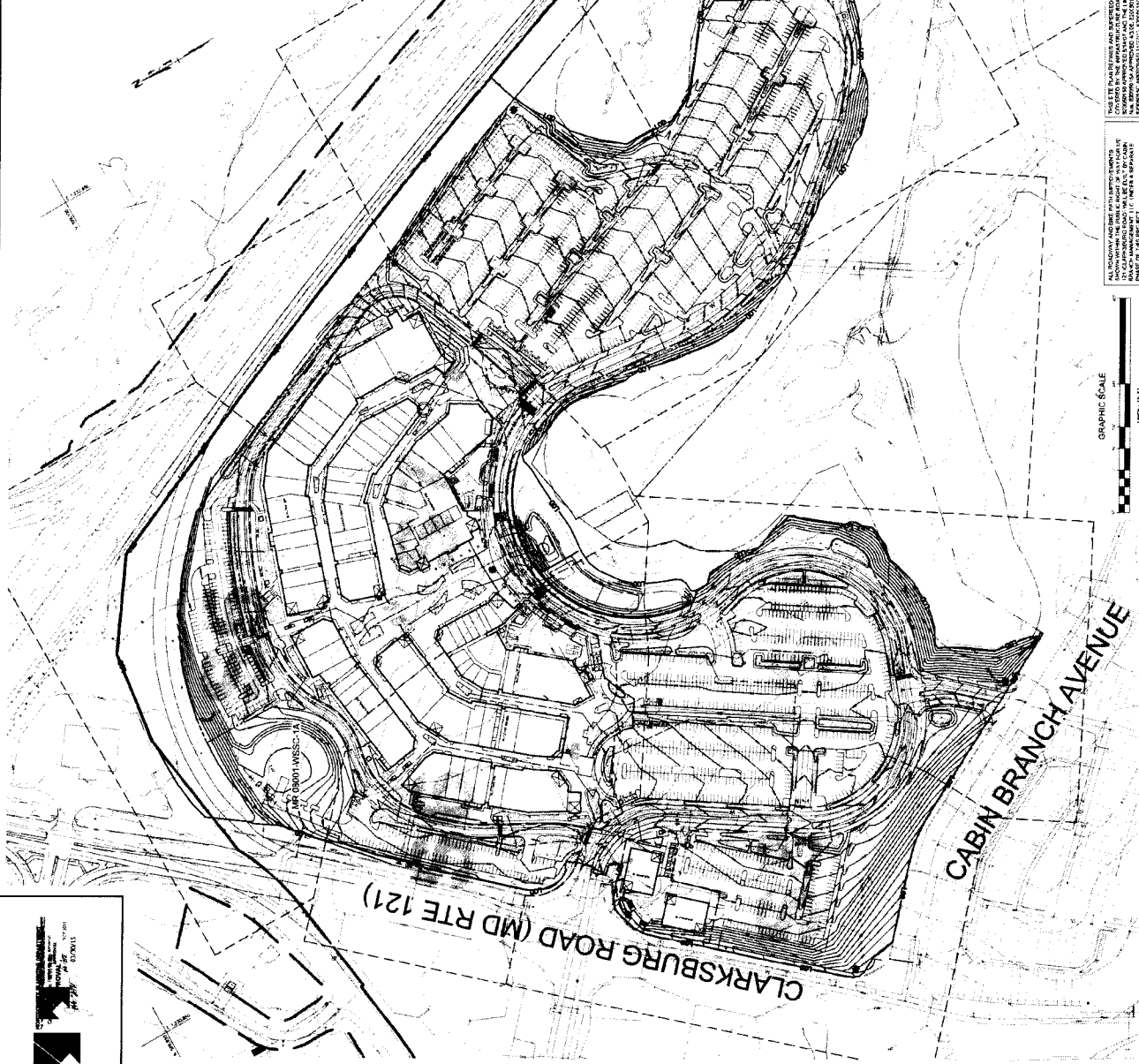
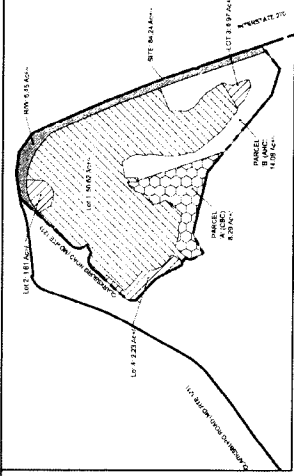
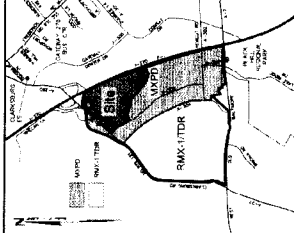
AREA TABULATION

Item	Area (Acres)
Parcel 2, Lot 4	2.2375
Parcel 1, Lot 1	2.2375
Other Areas	0.7250
Total	5.2000



CHORD	BEARING	DELTA				
1	340.00	118.68	99.85	118.00	N83°17'00"W	20.0000'
2	10.00	6.33	4.42	8.00	N87°25'47"W	47.4220'
3	94.00	60.36	36.36	67.82	N48°06'17"E	127.1232'
4	110.00	24.54	12.32	24.49	N70°30'37"W	44.2721'
5	110.00	65.35	44.95	83.22	N70°30'37"W	54.7323'
6	110.00	181.52	119.10	161.61	N01°00'34"W	84.3233'
7	1075.00	85.32	82.89	85.31	N43°59'20"E	47.2233'
8	121.00	160.89	92.35	158.97	N72°05'25"E	70.2101'
9	840.00	328.79	168.11	325.92	N71°30'07"W	297.2606'
10	940.00	483.13	247.03	477.85	N43°09'39"W	397.8254'
11	17083.73	1430.95	715.89	1430.95	N01°24'10"W	448.117'
12	17083.73	963.21	451.16	963.21	N19°46'00"W	67.6110'
13	174.00	75.79	203.81	338.94	N28°24'41"W	72.1433'
14	195.00	72.50	36.67	71.00	N31°03'56"E	21.1807'
15	273.00	151.88	77.96	149.92	N83°31'27"W	31.49229'
16	138.00	92.41	46.83	93.25	N19°23'00"E	82.04'
17	575.00	262.41	133.53	260.14	N07°10'37"W	250.833'
18	17013.72	1681.86	841.62	1681.86	N21°28'50"W	579.350'

Approved: *May 6, 2015*
Chairman: *Diana A. d. Jones*
Montgomery County Planning Board
Montgomery County Department of Permitting Services
ASE, Secretary/Consultant



PROFESSIONAL DESIGNATOR
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF MARYLAND
 License No. 11134
 Date of Issue: 05/01/2014
 Date of Renewal: 05/01/2024
 Signature: [Signature]
 Title: [Title]

CHL WNS UTILITY AT
 4100 WNS DRIVE
 WASHINGTON, DC 20007
 TEL: 202-872-7777
 FAX: 202-872-7777
 WWW.CHLWNS.COM

SITE PLAN NO.
 E20140160

RODGERS CONSULTING
 1100 WASHINGTON AVENUE, SUITE 200
 WASHINGTON, DC 20004
 TEL: 202-462-1100
 FAX: 202-462-1101
 WWW.RODGERSCONSULTING.COM

CLARKSBURG PREMIUM OUTLETS AT CABIN BRANCH NORTH DISTRICT, PHASE 1
 WASS MAPS, 211 NW 14th St, Ft. Lauderdale, FL 33304
 TEL: 954-525-1100
 FAX: 954-525-1101
 WWW.WASSMAPS.COM

GRAPHIC SCALE
 1" = 100'

PROJECT PREPARED BY:
 Rodgers Consulting
 20 Simon Premium Outlets
 20 Columbia Road Building B, 1st Floor
 Fort Lauderdale, FL 33304
 Phone: (954) 403-3100
 Contact: Steve Dworkin
 E-mail: sdworkin@rodgers.com

NO.	DATE	DESCRIPTION
1	05/01/2014	PRELIMINARY
2	05/01/2014	REVISED
3	05/01/2014	REVISED
4	05/01/2014	REVISED

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