



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



MCPB
Item # 1B
12-10-2015

MEMORANDUM

DATE: December 1, 2015

TO: Montgomery County Planning Board

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

FROM: Stephen Smith, Senior Planner 
Jay Beatty, Planner 
D.A.R.C. Division
(301) 495-4522 & (301) 495-2178

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for December 10, 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:

220150490, 220140510, 220140520 Cabin Branch

220151080 Montgomery Hospice

Plat Name: Cabin Branch
Plat #: 220140490, 220140510, 220140520

Location: Located in the area bounded by Broadway Avenue, Dovekie Avenue and Bufflehead Street

Master Plan: Clarksburg Master Plan

Plat Details: RMX-1/TDR zone, 96 lots and 13 parcels

Applicant: NVR 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. 08-117) and with Site Plan No. 820070140 (Certified Site Plan dated 8/22/2013) 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.

WE, MVR, INC., OWNER OF THE PROPERTY SHOWN HEREON HEREBY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE THE STREETS TO PUBLIC USE, GRANTS) PUBLIC UTILITIES EASEMENTS (P.U.E.), AS SHOWN HEREON, TO THE PARTIES NAMED IN THE DOCUMENT ENTITLED "TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" AS RECORDED IN LIBER 3834 AT FOLIO 457, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND OTHER LOCAL GOVERNING AGENCIES.

41 LOTS		197.141	sq.ft.
PART OF HARBER WAY		23.475	sq.ft.
PART OF DONKES AVENUE		34.389	sq.ft.
PARCEL A BLOCK A		14.778	sq.ft.
PARCEL B BLOCK V		81.294	sq.ft.
PARCEL C BLOCK V		12.154	sq.ft.
PARCEL D BLOCK V		16.238	sq.ft.
TOTAL AREA OF PLAN		359.287	sq.ft.

MASSIC CONTROL MONUMENTS IN MARYLAND STATE PLANE
COORDINATE SYSTEM, NAD 83/91, NOT SHOWN HEREON.

LINE	STARTING	DISTANCE
L1	N 70° 46' 40" E	35.36
L2	N 101° 20' 10" W	28.72
L3	N 31° 56' 14" E	28.72
L4	N 62° 23' 13" W	36.71
L5	N 02° 34' 40" W	49.67
L6	S 02° 45' 40" E	40.33
L7	S 42° 03' 23" W	35.34
L8	N 64° 13' 20" W	4.73
L9	N 25° 48' 40" E	50.90
L10	S 58° 24' 45" W	35.46
L11	S 31° 31' 27" E	28.89
L12	S 67° 20' 00" W	10.73
L13	S 67° 20' 00" W	10.73
L14	S 25° 49' 40" E	61.36
L15	S 64° 13' 20" E	107.73
L16	S 14° 56' 29" E	23.98
L17	S 14° 56' 29" E	23.98

NOT TO SCALE

ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, OR SUBDIVISION MAP ARE HEREBY INCORPORATED BY REFERENCE AND APPROVED BY MONTGOMERY COUNTY PLANNING BOARD. ANY CHANGES ARE INTENDED UNLESS MODIFIED BY FURTHER ACTION BY THE BOARD. THE BOARD'S REVIEW OF THIS SUBDIVISION MAP IS LIMITED TO THE PLANNING BOARD AND THE APPLICANT FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

2. THIS SUBDIVISION PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THIS PROPERTY. THE SUBDIVISION MAP IS NOT INTENDED TO BE CONSIDERED A GUARANTEE OF ANY TITLE OR FOR TO DEPEND ON NOR NOTE ALL MATTERS AFFECTING TITLE.

3. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS AN UNPLATTED LOT IN THE RMC-1 ZONING DISTRICT.

[illegible]

I HEREBY CERTIFY THAT THE PLAT OF SUBDIVISION SHOWN HEREON IS TRUE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE SAME IS IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF ILLINOIS, LIBERTY 51081 AT TOLDO AND THE METROPOLITAN COUNTY LAND RECORDS.

I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARGENTS AND OTHER BOUNDARY MARGENTS WILL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 50.

SECTION 17 OF THE ACTS OF 1907, CH. 12, SEC. 17, OF THE SUBDIVISION IS 139.487 ACRES. THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 139.487 ACRES. THE PLAT OF 7.4719 ACRES, OF WHICH 57.044 SQUARE FEET OR 1.3284 ACRES DEDICATED TO STREETS FOR PUBLIC USE.

THE WORK REFLECTED HEREON WAS PREPARED UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH COUNTY PLANNING, SURVEILLING, ENGINEERING AND REGULATION 12.

11/16/2017

LINE	BEARING	DISTANCE
L20	S 14°57.51' W	8.66
L21	N 7°35.51' W	11.24
L22	N 16°24.39' E	6.52
L23	N 14°38.40' E	8.32
L24	S 76°57.00' E	11.36
L25	S 13°03.00' E	8.68
L26	N 87°05.20' E	5.08
L27	S 02°54.20' E	11.56
L28	S 87°05.20' W	5.08
L29	N 87°13.20' W	5.00
L30	S 86°13.20' W	14.27
L31	S 04°13.20' E	5.01
L32	S 07°54.12' E	8.55
L33	S 87°05.48' W	11.52
L34	N 07°54.12' W	8.55

APPROVED: _____

CHAIRMAN _____

ASST. SECRETARY TREASURER _____

APPROVED: November 20, 2010
BY: Neena K. Gopal
DIRECTOR

DRAMM:	V20F
CHK'D:	MJB

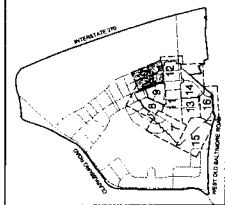
ACQUIRED BY	DATE	FOR RESERVATION	FOR ASSOCIATION LEADS FIELD
WGR, INC.	9/7/75	10-8771-8736	91667/217

Suite 230
Columbia, MD 21046
TEL: 410-872-9105
FAX: 410-872-4870

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FAX: 410-872-4870

0147 11-1 OF 11-1

2076 1984



KEY MAP
MONTGOMERY COUNTY
ADD MAP # 882, D-5
WISSE MAP # 231 NW 14

ALL DIMENSIONS TO BE APPROVED
BY THE BOARD OF PUBLIC WORKS
ON THE DATE OF THE MEETING

PROPOSED BUILDING RESTRICTIONS AND CHARTS
SINGLE-FAMILY RESIDENTIAL
Type: Single-Family
Size: 1,200 sq. ft.
RV: 10' x 10' x 10'
TWO-FAMILY RESIDENTIAL
Type: Two-Family
Size: 2,400 sq. ft.
RV: 10' x 10' x 10'

PROFESSIONAL CERTIFICATE
I, the undersigned, being a duly Licensed Professional Engineer in the State of Maryland, do hereby certify that the above is a true and correct copy of the original as submitted to me by the applicant, and that the same conforms to the requirements of the Board of Public Works of Montgomery County, Maryland.
DATE: 11/11/10
SIGNATURE: [Signature]
TITLE: Professional Engineer
FIRM: [Firm Name]

PROFESSIONAL CERTIFICATE
I, the undersigned, being a duly Licensed Professional Engineer in the State of Maryland, do hereby certify that the above is a true and correct copy of the original as submitted to me by the applicant, and that the same conforms to the requirements of the Board of Public Works of Montgomery County, Maryland.
DATE: 11/11/10
SIGNATURE: [Signature]
TITLE: Professional Engineer
FIRM: [Firm Name]

DATE: 11/11/10
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]
TITLE: [Title]

SITE PLAN

CALL "MISS UTILITY" AT
48 Hours Before Start of Construction
To locate all existing utilities and to determine the location of all proposed utilities.
The utility company will provide a map of the area showing the location of all utilities.
The utility company will also provide a list of the utilities in the area.

RELEASE FOR
[Signature]

RODGERS
CONSULTING
ARCHITECTS
1100 N. 1st St.
Annapolis, MD 21403
Phone: 410-293-1100
Fax: 410-293-1101
www.rodgersconsulting.com

TOLL BROTHERS PHASE 1
CABIN BRANCH
ELECTION DISTRICT NO. 2
MONTGOMERY COUNTY, MARYLAND

OWNER DEVELOPER:
TOLL, MD & LIMITED PARTNERSHIP
7164 Columbia Gateway Drive, Suite 230
Columbia, MD 21046
Phone: (410) 727-9141
Fax: (410) 727-9141
Contact: Mr. Tom Matney

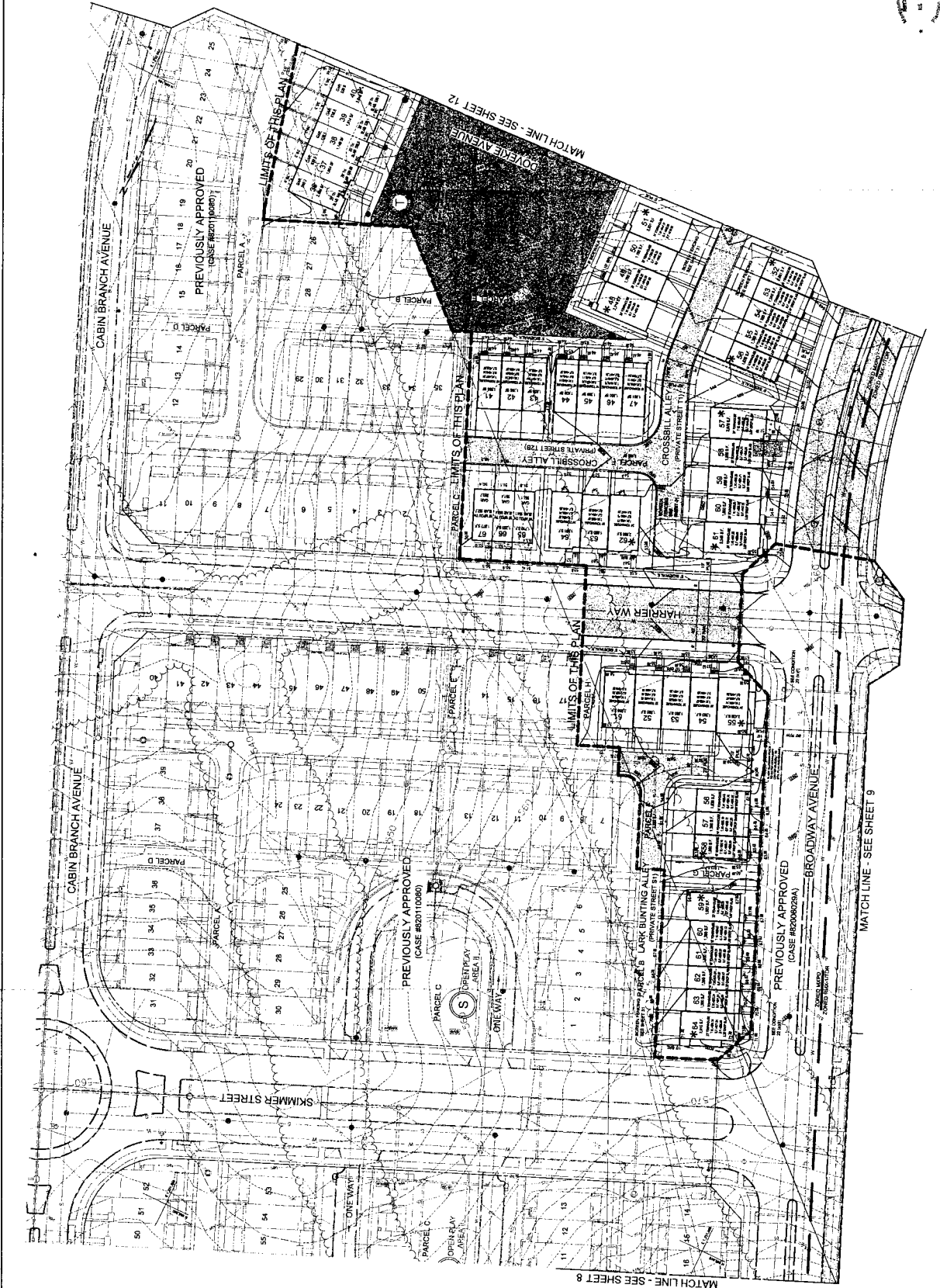
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