



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



MCPB
Item # 1B
12-17-2015

MEMORANDUM

DATE: December 9, 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 17, 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:

220150160, 220150170	Cabin Branch
220151250	Silver Spring Park
220151530	Griffith Park
220151620	Temple's Second addition
220160150	Washington Industrial Park

Plat Name: Cabin Branch
Plat #: 220150160 and 220150170

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

Master Plan: Clarksburg Master Plan

Plat Details: RMX-1/TDR zone, 65 lots and 4 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.

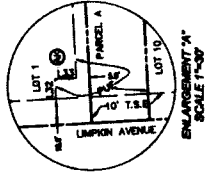
OWNERS CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN HEREON AS BEING THE ENTIRE INTEREST THEREIN, HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS SURVEY AND PLAN IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AND THAT WE HAVE NO OTHER INTEREST IN THE PROPERTY SHOWN HEREON. WE HEREBY WARRANT THAT THE PROPERTY SHOWN HEREON IS NOT SUBJECT TO ANY EASEMENTS, ENCUMBRANCES, OR OTHER RIGHTS IN FAVOR OF ANY OTHER PARTY. WE HEREBY WARRANT THAT THE PROPERTY SHOWN HEREON IS NOT SUBJECT TO ANY EASEMENTS, ENCUMBRANCES, OR OTHER RIGHTS IN FAVOR OF ANY OTHER PARTY. WE HEREBY WARRANT THAT THE PROPERTY SHOWN HEREON IS NOT SUBJECT TO ANY EASEMENTS, ENCUMBRANCES, OR OTHER RIGHTS IN FAVOR OF ANY OTHER PARTY. WE HEREBY WARRANT THAT THE PROPERTY SHOWN HEREON IS NOT SUBJECT TO ANY EASEMENTS, ENCUMBRANCES, OR OTHER RIGHTS IN FAVOR OF ANY OTHER PARTY.

MAR, INC.
 PRESIDENT-DIRECTOR/LAND
 DATE: 11-23-15

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 87°05'27" W	58.98'
L2	S 87°05'27" W	37.00'
L3	S 87°05'27" W	37.00'
L4	S 87°05'27" W	43.00'
L5	S 87°05'27" W	55.00'
L6	N 02°54'33" W	37.00'
L7	N 02°54'33" W	37.00'
L8	N 02°54'33" E	31.85'
L9	S 02°54'33" E	31.85'
L10	N 02°54'33" W	37.00'
L11	S 02°54'33" E	37.00'
L12	S 02°54'33" E	31.85'
L13	N 02°54'33" W	31.85'
L14	N 02°54'33" W	35.98'
L15	N 02°54'33" W	35.98'
L16	N 02°54'33" W	42.00'
L17	N 02°54'33" W	42.00'
L18	N 02°54'33" W	37.00'
L19	N 02°54'33" W	37.00'
L20	S 87°05'27" E	37.00'
L21	S 87°05'27" E	13.89'
L22	S 87°05'27" W	12.11'
L23	N 02°54'40" W	94.83'



AREA TABULATION

NET AREA OF LOT 10: 1,800 S.F.
 NET AREA OF LOT 11: 1,800 S.F.
 TOTAL NET AREA: 3,600 S.F.

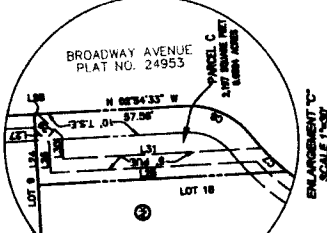
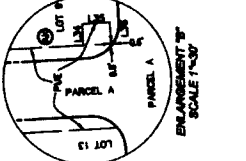
SURVEYORS CERTIFICATE

I, THE SURVEYOR, HAVE BEEN DULY QUALIFIED BY THE BOARD OF SURVEYORS AND I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF MARYLAND AND THAT I HAVE CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE MARYLAND SURVEYING ACT OF 1982 AND THE MARYLAND SURVEYING BOARD REGULATIONS.

DATE: 11/23/15
 SURVEYOR: [Signature]

P.U.E. LINE TABLE

LINE	BEARING	DISTANCE
L1	S 87°05'27" W	58.98'
L2	S 87°05'27" W	37.00'
L3	S 87°05'27" W	37.00'
L4	S 87°05'27" W	43.00'
L5	S 87°05'27" W	55.00'
L6	N 02°54'33" W	37.00'
L7	N 02°54'33" W	37.00'
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L21	S 87°05'27" E	13.89'
L22	S 87°05'27" W	12.11'
L23	N 02°54'40" W	94.83'



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	13.00'	20.42'	18.36'	S 47°54'58" E	89°58'53"
C2	13.00'	19.78'	17.81'	S 43°32'44" W	87°05'27"
C3	13.00'	20.42'	18.36'	S 47°54'58" W	89°58'53"
C4	13.00'	20.42'	18.36'	S 47°54'58" W	89°58'53"
C5	80.00'	25.98'	23.50'	N 5°30'29" E	21°14'19"
C6	80.00'	25.98'	23.50'	N 5°30'29" E	21°14'19"
C7	80.00'	20.21'	20.25'	N 44°53'03" E	12°54'40"
C8	80.00'	28.44'	27.38'	N 24°14'48" E	54°18'53"

TRANSFERABLE DEVELOPMENT RIGHTS (TDR)

ASSESSOR	DATE	NEW PARCELS	TDR DEVELOPMENT	# OF TDR
100.00%	5/17/78	12-2004-2008	100.00%	3
100.00%	5/17/78	11-2000-2003	100.00%	3

MONTEGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES

RECORDED: _____
 PLAT NO.: _____
 DRAWN: [Signature]
 CHECKED: [Signature]
 APPROVED: November 20, 2015
 BY: [Signature] DIRECTOR

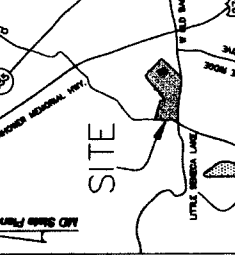
APPROVED: _____
 ASST. SECRETARY TREASURER

APPROVED: _____
 MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTEGOMERY COUNTY PLANNING BOARD

SCALE 1"=50'
 SCALE 1"=30'
 SCALE 1"=50'

ES&E CONSULTANTS, INC.
 7144 Charlestown Gateway Dr.
 Calverton, MD 20746
 TEL: 410-672-8105
 FAX: 410-672-8670

PLAT 1.3-2 OF 1.2-2 220150170 JOB# 2402



NOTES:

- ALL TIES, CORNER AMENDMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PLAT OR OTHER PLAN ALLOWING DEVELOPMENT OF THE PROPERTY SHOWN HEREON ARE SUBJECT TO THE APPLICABLE LAWS AND ORDINANCES OF THE COUNTY OF MONTGOMERY AND ANY AMENDMENTS THEREOF.
- THIS SUBDIVISION PLAN IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE PROPERTY AND IS NOT INTENDED TO RESTRICT THE RIGHTS OF ANY PARTY IN ANY MANNER. IT IS INTENDED TO SHOW ONLY THOSE MATTERS WHICH ARE NECESSARY TO DEFINE THE BOUNDARIES OF THE PROPERTY SHOWN HEREON.
- THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-1/TOWN ZONE.
- THE PROPERTY LOCATED HEREON IS LOCATED ON MONTEGOMERY COUNTY MAP 67 AND PUBLIC ORD 230 & 231 AM 14.
- DEVELOPMENT IS SUBJECT TO THE TERMS OF AN APPROVED SITE PLAN APPROVED BY THE BOARD OF ZONING ADJUSTMENTS, MONTGOMERY COUNTY, MARYLAND.
- THE PROPERTY IS SERVICED BY PUBLIC WATER AND SEWER.
- CONDEMNATED SHOWNS HEREON ARE BASED ON THE PROTECTION OF HIGHLAND STATE PLANE AND 63/91.
- BOUNDARY SURVEY PROVIDED BY RECORDS CONSULTING SEPT 2004.
- EXISTING INFORMATION AS SHOWN HEREON IS BASED ON THE INFORMATION OF CHASEY AND COMPANY ENGINEERS, INC. AND RECORDS CONSULTING SEPT 2004.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 261 OF THE MONTGOMERY COUNTY ZONING CONSERVATION AND DEVELOPMENT ORDINANCES AND ANY AMENDMENTS THEREOF.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 261 OF THE MONTGOMERY COUNTY ZONING CONSERVATION AND DEVELOPMENT ORDINANCES AND ANY AMENDMENTS THEREOF.
- THIS PLAT IS SUBJECT TO THE TERMS OF ANY SPACE CONSENT WITH MONTGOMERY COUNTY IN LIBERTY ROAD FIELD 278.
- THIS PLAT IS SUBJECT TO OPEN SPACE CONSENT WITH MONTGOMERY COUNTY IN LIBERTY ROAD FIELD 275.

SUBDIVISION RECORD PLAT
CABIN BRANCH
PARCELS "A" AND "C"; BLOCK "AK"
LOTS 1-18; BLOCK "AK"
A PORTION OF LIMPKIN AVENUE
CLARKSBURG ELECTION DISTRICT NO. 2
MONTGOMERY COUNTY, MARYLAND

APPROVED: _____
 ASST. SECRETARY TREASURER

APPROVED: _____
 MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTEGOMERY COUNTY PLANNING BOARD

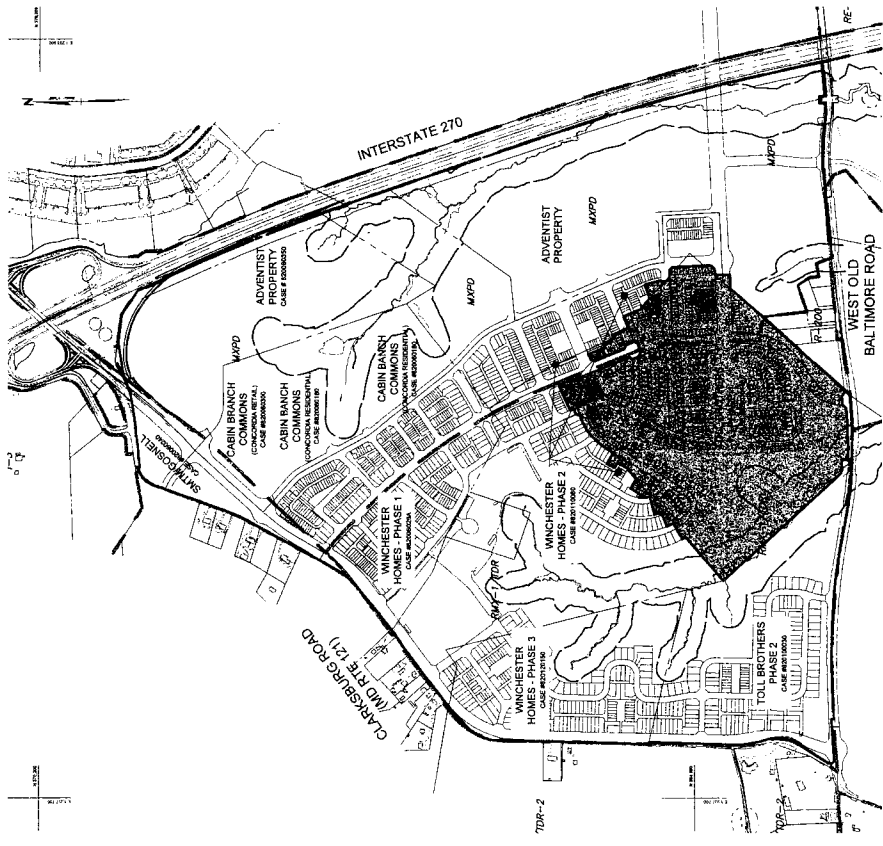
TOLL BROTHERS - PHASE 1

SITE PLAN 820070140

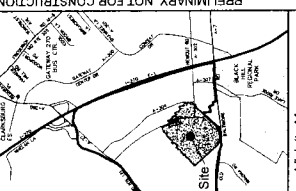
CABIN BRANCH

CLARKSBURG, MARYLAND

Sheet Number	Sheet Title
2A	Cover Sheet
2B	Approval Sheet
3C	Approval Sheet
4	Overall Project and Zoning Information
5	Site Constraints
6	Site Subdivision and Compounds Site Plan
7	Development Planning Exhibit
8	Site Plan
9	Site Plan
10	Site Plan
11	Site Plan
12	Site Plan
13	Site Plan
14	Site Plan
15	Site Plan
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45	Site Plan
46	Site Plan
47	Site Plan



DATE	DESCRIPTION	BY	APPROVED
10/1/12	PRELIMINARY		
10/1/12	PHASE 1		
10/1/12	PHASE 2		
10/1/12	PHASE 3		
10/1/12	PHASE 4		



PROFESSIONAL ENGINEER'S CERTIFICATE

The undersigned hereby certifies that he/she is a duly licensed Professional Engineer in the State of Maryland, and that he/she is the author of the design and construction documents herein, and that he/she is duly licensed under the laws of the State of Maryland.

PROFESSIONAL ENGINEER
DATE
SCALE

APPLICANT/OWNER:
TOLL MD X LIMITED PARTNERSHIP
 7144 Columbia Gateway Drive, Suite 230
 Columbia, MD 21046
 Phone: (410) 872-9105
 Fax: (410) 872-9105
 Contact: Mr. Tom Malyca

ATTORNEY:
LINOWES AND BLOCHER, LLP
 700 Wisconsin Avenue, Suite 800
 Baltimore, MD 21201
 Phone: (410) 872-9105
 Fax: (410) 872-9105
 Contact: Mr. Scott Wallace

ARCHITECT:
TOLL BROTHERS, INC.
 184 Columbia Gateway Drive, Suite 230
 Columbia, MD 21046
 Phone: (410) 872-9105
 Fax: (410) 872-9105
 Contact: Mr. Tom Malyca

CIVIL ENGINEER/LANDSCAPE ARCHITECT:
RODGERS CONSULTING, INC.
 1944 S. Lee Highway
 Germantown, Maryland 20874
 Phone: (301) 948-4700
 Contact: Mr. Gray F. Usterberg

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10/1/12	PRELIMINARY		
10/1/12	PHASE 1		
10/1/12	PHASE 2		
10/1/12	PHASE 3		
10/1/12	PHASE 4		

PROFESSIONAL ENGINEER'S CERTIFICATE

The undersigned hereby certifies that he/she is a duly licensed Professional Engineer in the State of Maryland, and that he/she is the author of the design and construction documents herein, and that he/she is duly licensed under the laws of the State of Maryland.

PROFESSIONAL ENGINEER
DATE
SCALE

APPLICANT/OWNER:
TOLL BROTHERS PHASE 1
 CABIN BRANCH
 ELECTION DISTRICT NO. 2
 MONTGOMERY COUNTY, MARYLAND

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