MCPB
Item # 1B
3-17-2016

MEMORANDUM

DATE: March 8, 2016

TO: Montgomery County Planning Board

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

FROM: Stephen Smith, Senior Planner SJS
Jay Beatty, Planner JRB
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 March 17, 2016

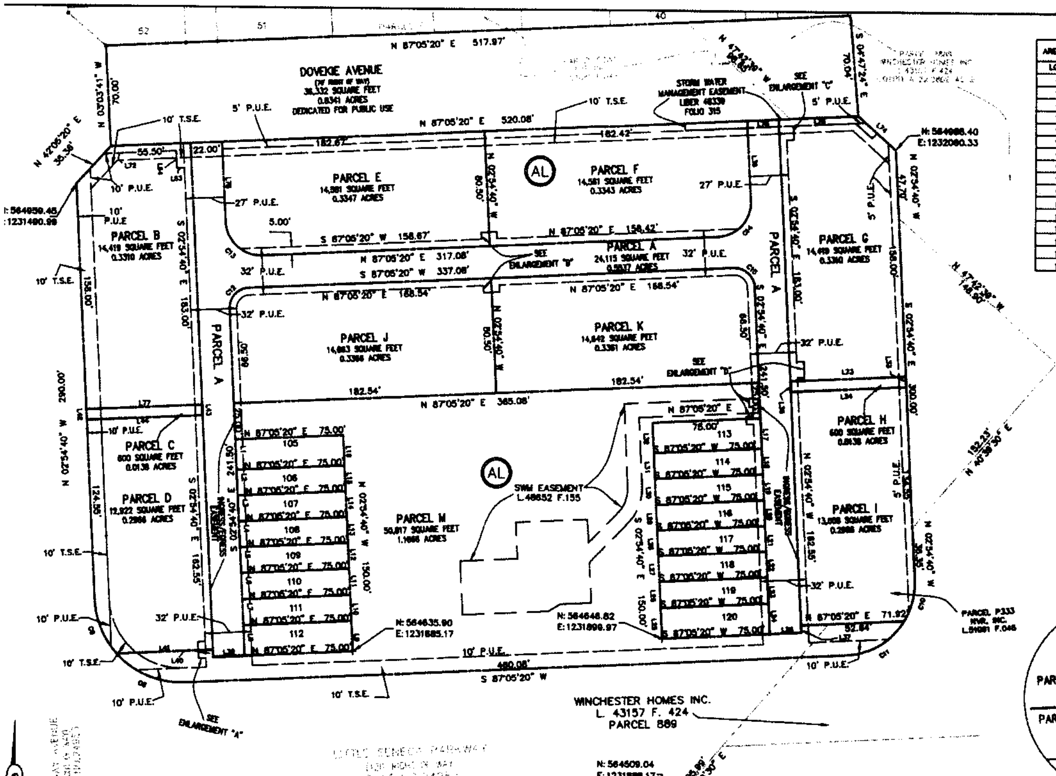
The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

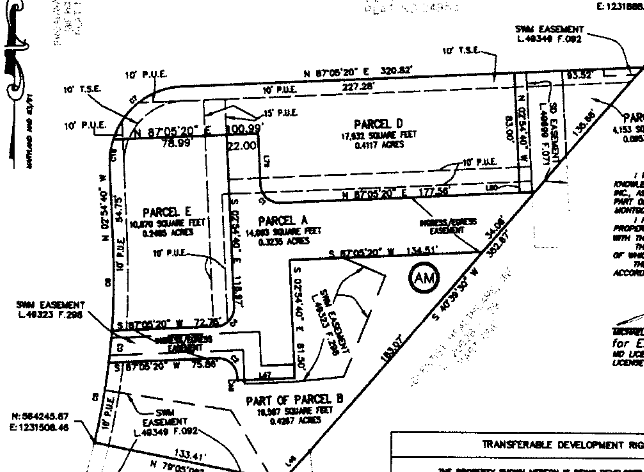
220151370	**Cabin Branch**
220160440	**Glenmont Metrocenter**

Plat Name: **Cabin Branch**
Plat #: **220151370**

Location: Located at the intersection of Broadway Avenue and Little Seneca Parkway
Master Plan: Clarksburg Master Plan
Plat Details: RMX-1/TDR zone; 16 lots and 17 parcels
Applicants: NVR, Inc. and Winchester Homes Inc.

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in conformance with Preliminary Plan No. 12003110B (MCPB Resolution No. 08-117), and Site Plan No. 820070140 (Certified Site Plan dated August 22, 2013), 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.





AREA TABLE

AREA TABLE FOR LOTS 105-120 BLOCK AL	
LOT NUMBER	SQUARE FEET
105	1,575 Sq. Ft.
106	1,380 Sq. Ft.
107	1,380 Sq. Ft.
108	1,380 Sq. Ft.
109	1,380 Sq. Ft.
110	1,380 Sq. Ft.
111	1,380 Sq. Ft.
112	1,575 Sq. Ft.
113	1,575 Sq. Ft.
114	1,380 Sq. Ft.
115	1,380 Sq. Ft.
116	1,380 Sq. Ft.
117	1,380 Sq. Ft.
118	1,380 Sq. Ft.
119	1,380 Sq. Ft.
120	1,575 Sq. Ft.

P.U.E. TABLE

LINE	BEARING	DISTANCE
L50	S 87°05'20" W	5.07'
L51	N 02°54'40" W	11.[illegible]
L52	N 87°05'20" E	[illegible]
L53	S 87°05'20" W	[illegible]
L54	N 02°54'40" W	12.16'
L55	N 02°54'40" W	4.67'
L56	N 87°05'20" E	16.[illegible]
L57	S 02°54'40" E	4.47'
L58	S 02°54'40" E	4.84'
L59	S 87°05'20" W	11.08'
L60	N 02°54'40" W	4.84'
L61	S 02°54'40" E	8.74'
L62	S 87°05'20" W	5.00'
L63	N 87°05'20" E	4.[illegible]
L64	S 02°54'40" E	11.07'
L65	S 87°05'20" W	4.[illegible]
L66	S 87°05'20" W	4.77'
L67	N 02°54'40" W	5.61'
L68	N 87°05'20" E	4.77'
L69	S 87°05'20" W	2.[illegible]
L70	N 02°54'40" W	[illegible]
L71	N 87°05'20" E	2.[illegible]
L72	N 87°05'20" E	50.30'

PLAT NO.

OWNERS CERTIFICATE

WE NVR, INC., AND WINCHESTER HOMES INC., AS OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND HEREBY; DEDICATE THE STREETS TO PUBLIC USE; GRANT(S) 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 LOCAL GOVERNING AGENCIES.

FURTHER WE ESTABLISH INGRESS/EGRESS EASEMENTS ACROSS PARCEL A, BLOCK AM AND PARCEL A, BLOCK AL FOR THE USE AND BENEFIT OF PARCELS B, D, E, F, G, I, J, K AND LOTS 105–120, BLOCK AL AND PARCELS D AND E, BLOCK AM SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE H.O.A DOCUMENT AS RECORDED IN LIBER 48224 AT FOLIO 199 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

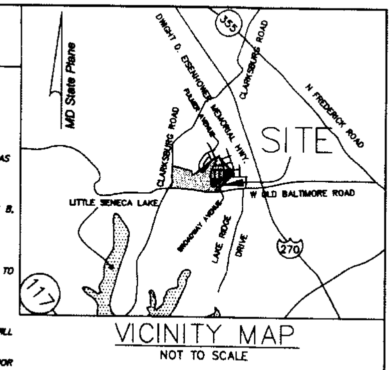
FURTHER, WE GRANT TO MONTGOMERY COUNTY, MARYLAND, TEMPORARY SLOPE EASEMENTS (T.S.E.), AS SHOWN, ADJACENT, CONTIGUOUS AND PARALLEL TO ALL PUBLIC STREET RIGHT OF WAY LINES AS SHOWN. SAID TEMPORARY SLOPE EASEMENTS SHALL BE EXTINGUISHED AT SUCH TIME AS THE PUBLIC IMPROVEMENTS ON THE ABUTTING PUBLIC STREETS HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND

AS OWNERS OF THIS SUBDIVISION WE, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A REGISTERED MARYLAND SURVEYOR IN ACCORDANCE WITH SECTION 50–24(e) OF THE MONTGOMERY COUNTY CODE PRIOR TO THE ACCEPTANCE OF PUBLIC STREETS FOR MAINTENANCE.

THERE ARE NO SUITS, ACTIONS, TRUSTS, LIENS OR LEASES AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

NVR, INC. [signature] 2-19-16
DATE:
BRIAN AFNAN
VICE PRESIDENT–DIRECTOR/LAND

WINCHESTER HOMES INC. [signature] 2-22-16
DATE:
MICHAEL J. CONLEY
VICE PRESIDENT OF LAND DEVELOPMENT



VICINITY MAP

NOT TO SCALE

WSSC CONTROL MONUMENTS IN MARYLAND STATE PLANE COORDINATE SYSTEM, NAD 83/91 WERE USED TO CHECK HORIZONTAL AS SHOWN.

#19290– N: 563608.482 E: 1227836.788

#18801– N: 547738.956 E: 1233907.175

NOTES:

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, AS APPROVED BY MONTGOMERY COUNTY PLANNING BOARD, ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTION BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE 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 RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

3. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE RMX–1/TDR ZONE.

4. THE PROPERTY DELINEATED HEREON IS LOCATED ON MONTGOMERY COUNTY TAX MAP EV AND WSSC GRID 230 & 231 NW 14.

5. DEVELOPMENT IS SUBJECT TO THE TERMS OF AN APPROVED SITE PLAN ENTITLED (TOLL BROTHERS PHASE 1 "CABIN BRANCH") NO. 820070140, AND THE PRELIMINARY PLAN NO. 12003110A, AS BOTH MAY BE AMENDED

6. THIS PROPERTY IS SERVICED BY PUBLIC WATER AND SEWER.

7. COORDINATES SHOWN HEREON ARE BASED ON THE PROJECTION OF MARYLAND STATE PLANE NAD 83/91.

8. BOUNDARY INFORMATION AS SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PROVIDED BY RODGERS CONSULTING, SEPT 2004.

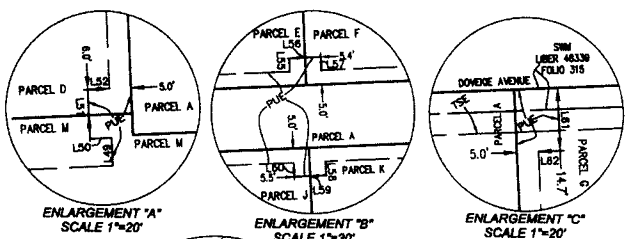
9. THE PROPERTY SHOW HEREON IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 22A OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF A SEDIMENT CONTROL PERMIT.

10. THE PROPERTY IS THE SUBJECT OF AN APPROVED NRI/FSD (M–NCPPC REF. #4–02008R) DATED APRIL 10, 2003

11. THIS PLAT IS SUBJECT TO A COMMON OPEN SPACE COVENANT WITH M–NCPPC RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY IN LIBER 28045 FOLIO 578

12. THIS PLAT IS SUBJECT TO OPEN SPACE COVENANT WITH MONTGOMERY COUNTY RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY IN LIBER 50347 FOLIO 273

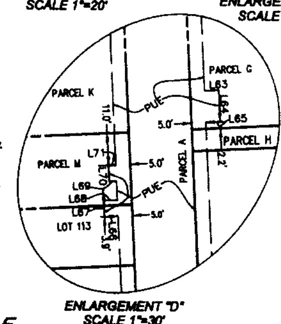
13. THIS PLAT REFLECTS THE DENIAL OF ACCESS ALONG NEWCUT/LITTLE SENECA PARKWAY EXTENSION, EXCEPT FOR APPROVED PUBLIC STREET INTERSECTIONS.



ENLARGEMENT "A"
SCALE 1"=20'

ENLARGEMENT "B"
SCALE 1"=30'

ENLARGEMENT "C"
SCALE 1"=20'



ENLARGEMENT "D"
SCALE 1"=30'

AREA TABULATION

16 LOTS	22,500 sq.ft.
PARCEL "A" BLOCK "AL"	24,115 sq.ft.
PARCEL "B" BLOCK "AL"	14,419 sq.ft.
PARCEL "C" BLOCK "AL"	600 sq.ft.
PARCEL "D" BLOCK "AL"	12,922 sq.ft.
PARCEL "E" BLOCK "AL"	14,581 sq.ft.
PARCEL "F" BLOCK "AL"	14,581 sq.ft.
PARCEL "G" BLOCK "AL"	14,419 sq.ft.
PARCEL "H" BLOCK "AL"	600 sq.ft.
PARCEL "I" BLOCK "AL"	13,008 sq.ft.
PARCEL "J" BLOCK "AL"	14,663 sq.ft.
PARCEL "K" BLOCK "AL"	14,642 sq.ft.
PARCEL "M" BLOCK "AL"	50,817 sq.ft.
PARCEL "A" BLOCK "AM"	14,093 sq.ft.
PARCEL "C" BLOCK "AM"	4,153 sq.ft.
PARCEL "D" BLOCK "AM"	17,932 sq.ft.
PARCEL "E" BLOCK "AM"	10,870 sq.ft.
PART OF PARCEL "B" BLOCK "AM"	18,587 sq.ft.
DOVEKIE AVENUE DEDICATION	36,332 sq.ft.
TOTAL AREA OF PLAT	313,814 sq.ft.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF SUBDIVISION SHOWN HEREON IS TRUE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED TO NVR, INC., AS RECORDED IN LIBER 51081 AT FOLIO 046 AMONG THE MONTGOMERY COUNTY LAND RECORDS, AND PART OF THE LAND CONVEYED TO WINCHESTER HOMES INC AS RECORDED IN L43157 F. 424 AMONG THE MONTGOMERY COUNTY LAND RECORDS

I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 50 SECTION 24(E) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 313,814 SQUARE FEET OR 7.2042 ACRES, OF WHICH 36,332 SQUARE FEET OR 0.8341 ACRES DEDICATED TO STREETS FOR PUBLIC USE.

THE WORK REFLECTED HEREON WAS PREPARED UNDER MY DIRECT RESPONSIBLE CHARGE AND IS IN ACCORDANCE WITH COMAR TITLE09, SUBTITLE 13, CHAPTER 06, REGULATION .12.

[signature] 02/18/16
DATE:
MICHAEL J. BOYCE
for E.S.E. CONSULTANTS, INC.
MD LICENSE No. 21388
LICENSE EXPIRES: JANUARY 8, 2017

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	20.42'	13.00'	90°00'00"	S 47°54'40" E	18.38'
C2	20.42'	13.00'	90°00'00"	N 47°54'40" W	18.38'
C3	22.23'	500.00'	2°32'51"	N 05°07'20" E	22.23'
C4	20.42'	13.00'	90°00'00"	N 42°05'20" E	18.38'
C5	58.31'	500.00'	6°27'10"	N 06°37'20" E	58.28'
C6	58.98'	500.00'	6°45'36"	N 00°28'07" E	58.95'
C7	83.25'	53.00'	90°00'24"	S 42°05'20" W	74.95'
C8	53.10'	60.00'	50°42'13"	N 66°37'23" W	51.38'
C9	41.15'	60.00'	39°17'47"	N 22°33'34" W	40.35'
C10	29.72'	50.00'	34°03'21"	S 14°07'00" W	29.28'
C11	48.82'	50.00'	55°56'39"	S 58°07'00" W	46.90'
C12	21.99'	14.00'	90°00'00"	S 42°05'20" W	19.80'
C13	37.70'	24.00'	90°00'00"	S 47°54'40" E	33.94'
C14	37.70'	24.00'	90°00'00"	N 42°05'20" E	33.94'
C15	21.99'	14.00'	90°00'00"	N 47°54'40" W	19.80'
C16	14.55'	53.00'	15°43'41"	N 04°56'56" E	14.50'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 02°54'40" E	21.50'
L2	S 02°54'40" E	[illegible]
L3	S 02°54'40" E	[illegible]
L4	S 02°54'40" E	[illegible]
L5	S 02°54'40" E	[illegible]
L6	S 02°54'40" E	[illegible]
L7	S 02°54'40" E	[illegible]
L8	S 02°54'40" E	21.50'
L9	N 02°54'40" W	21.00'
L10	N 02°54'40" W	[illegible]
L11	N 02°54'40" W	[illegible]
L12	N 02°54'40" W	[illegible]
L13	N 02°54'40" W	[illegible]
L14	N 02°54'40" W	[illegible]
L15	N 02°54'40" W	[illegible]
L16	N 02°54'40" W	21.50'
L17	S 02°54'40" E	21.00'
L18	S 02°54'40" E	[illegible]
L19	S 02°54'40" E	[illegible]
L20	S 02°54'40" E	[illegible]
L21	S 02°54'40" E	[illegible]
L22	S 02°54'40" E	18.00'
L23	S 02°54'40" E	18.00'
L24	S 02°54'40" E	21.50'
L25	S 02°54'40" E	21.00'
L26	S 02°54'40" E	18.00'
L27	S 02°54'40" E	18.00'
L28	S 02°54'40" E	18.00'
L29	S 02°54'40" E	18.00'

LINE	BEARING	DISTANCE
L30	S 02°54'40" E	[illegible]
L31	S 02°54'40" E	[illegible]
L32	S 02°54'40" E	21.00'
L33	[illegible]	7.45'
L34	S 87°05'20" W	[illegible]
L35	N 02°54'40" W	7.45'
L36	[illegible]	[illegible]
L37	S 02°54'40" E	[illegible]
L38	[illegible]	[illegible]
L39	[illegible]	[illegible]
L40	N 02°54'40" W	[illegible]
L41	[illegible]	[illegible]
L42	N 02°54'40" W	7.45'
L43	[illegible]	7.45'
L44	[illegible]	[illegible]
L46	[illegible]	[illegible]
L47	[illegible]	[illegible]
L48	N 02°54'40" W	[illegible]
L49	N 02°54'40" W	[illegible]
L73	N 87°05'20" E	60.50'
L74	S 02°54'40" E	[illegible]
L75	N 87°05'20" E	22.00'
L76	N 87°05'20" E	[illegible]
L77	N 87°05'20" E	60.50'
L78	N 02°54'40" W	58.50'
L79	S 02°54'40" E	36.37'
L80	N 02°54'40" W	7.45'

TRANSFERABLE DEVELOPMENT RIGHTS (TDRs)				
THE PROPERTY SHOWN HEREON IS BEING DEVELOPED IN ACCORDANCE WITH TDR STANDARDS. THE FOLLOWING DEVELOPMENT RIGHTS NECESSARY FOR DEVELOPMENT HAVE BEEN CONVEYED TO THE OWNERS:				
ACQUIRED BY	DATE	TDR NUMBER(S)	TDR ACQUISITION LIBER/FOLIO	# OF TDRs
NVR, INC.	08/17/16	12–6699 & 6701	51024/248	3
NVR, INC.	08/17/16	10–4990 & 4991	51084/186	2
NVR, INC.	08/17/16	10–6667	54024/201	1

SUBDIVISION RECORD PLAT
CABIN BRANCH
PARCELS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", AND "M" BLOCK "AL"
PARCELS "A", "C", "D", AND "E" AND PART OF PARCEL "B" BLOCK "AM"
LOTS 105-120, BLOCK "AL"
A PORTION OF DOVEKIE AVENUE
CLARKSBURG ELECTION DISTRICT NO. 2
MONTGOMERY COUNTY, MARYLAND

JANUARY 2016 SCALE: 1"=60'

ESE Land Planning Engineering Land Surveying
ESE Consultants Inc.
7164 Columbia Gateway Dr.
Suite 230
Columbia, MD 21046
TEL: 410-872-9105
FAX: 410-872-4870
JOB# 2402

SCALE: 1"=60'
0 60 120 180

MARYLAND–NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: ____________

CHAIRMAN ASST. SECRETARY TREASURER

M-NCP&PC RECORD FILE NO.

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES

APPROVED: February 24, 2016

BY: Diane R. Jones
DIRECTOR

RECORDED: ____________

PLAT NO.: ____________

DRAWN: VXP
CHK'D: MJB
FILE:

CABIN BRANCH
Clarksburg, Maryland
PRELIMINARY PLAN

General Notes

1. The subject property is comprised of parcel 333 (Faller Property, 131 acres), part of parcel 800 (Winchester Property, 40.2 acres), Parcel 505 (Gosnell Property, 149.8 acres), parcels 880 & 150 (Adventist Property, 208.8 acres) and parcel 747 (Magee Property, 5.3 acres) found on Tax Map Page EV23. The total site area is 535.3 acres.

2. Existing zoning is RMX1/TDR (251.8 ac±) and MXPD (G-806 283.5 ac± approved September 9, 2003.

3. Boundary information taken from tax map page EV and boundary survey of Tax Map EV, parcels 150 & 180, conducted by Rodgers Consulting, Inc., dated February, 2002

4. Existing topographic information is taken from aerial topography by Wings Aerial Mapping dated March, 2001 and is shown at 2' intervals.

5. Soils information was taken from the Soil Survey of Montgomery County, Maryland issued July 1995, map 7.

6. Wetlands were delineated by Rodgers Consulting, Inc. in the spring of, 2001. The delineation utilized the United States Army Corps of Engineers 1987 Wetlands Manual.

7. The 100 year floodplain is based on a study as prepared by Rodgers Consulting, Inc. dated March 26, 2002. Floodplain Application Number: 204747. There are 31.83 ac± of floodplain on site.

8. The location of individual trees and wetlands were determined by the Global Positioning System (GPS) with sub-meter accuracy.

9. Existing forest cover on the property is approx. 136.54 acres.

10. This Property has an approved Natural Resources Inventory (MNCP&PC #4-02007 "Winchester Property Cabin Branch Neighborhood" 10-30-01, #4-02008 "Gosnell Property Cabin Branch Neighborhood" 10-30-01, #4-02009 "Faller Property Cabin Branch Neighborhood" 4-2-02, #4-02010 "Adventist Property Cabin Branch Neighborhood" 4-2-03, #4-03340 "Magee Property Cabin Branch Neighborhood" 6-13-03.)

11. There currently is a historical use or significance of the property on the site according to the Locational Atlas & Index of Historical Sites in Montgomery County (1976). The Byrne/Warfield House is considered a significant historical site according to the Clarksburg Master plan, approved and adopted June 1994

12. This project is requesting certain public road modifications as illustrated on the plan.

13. Development Summary:

	RMX1	MXPD	Total
Area in Lots:	99.8 ac±	129.1 ac±	228.9 ac±
Area in Public Roads:	45.8 ac±	69.0 ac±	114.8 ac±
Area in HOA Parcels:	106.2 ac±	85.4 ac±	191.6 ac±

14. Trail system shown is preliminary & is subject to change.

15. Recreation Center shown is preliminary & is subject to change.

16. This Plan is not for construction purposes

17. Project horizontal datum is the Maryland Coordinate System. Project vertical datum is NGVD29.

Binding Elements:

1. Transferable Development Rights and Moderately Priced Dwelling Units

The property that is the subject of this application (283.5 acres) is part of a larger, mixed-use community planned for 535 acres shown on the Development Plan, of which the Applicants are also owners. The portion of the property not being rezoned MXPD, is zoned RMX-1/TDR and will require the purchase of Transferable Development Rights (TDRs) for the development planned by Applicants. Based on calculations developed with M-NCPPC staff, the total Master Plan residential density for the 535-acre community is 1,676 market rate units plus 210 Moderately Priced Dwelling Units. Assuming this density and the mix of unit types called for in the Master Plan for the entire Cabin Branch Neighborhood (including a maximum of 20% multifamily) the 535-acre project will require 535 TDR's. The Preliminary Plan of Subdivision application(s) for the MXPD area and the remaining RMX-1/TDR area shall require the purchase of TDR's in conformance with this calculation.

2. Off-site Amenities and Features

By the time of issuance of building permits for the 100th dwelling unit in the Cabin Branch Community, which consists of the larger, mixed-use community of 535 acres shown on the Development Plan, the Applicants will dedicate the sites shown on the Development Plan for an elementary school, a local park and a recreation facility. The school site will be rough-graded at a time determined at the earliest Preliminary Plan of Subdivision application for the Cabin Branch Community, subject to Montgomery County Public School approval

3. Trip Reduction Measures

At the time of Preliminary Plan of Subdivision, the Applicants, M-NCPPC Transportation Planning staff and Department of Public Works and Transportation (DPWT) staff will consider including acceptable trip reduction measures. The parking ratios for the residential uses in the Cabin Branch Community will be determined at Site Plan, considering trip reduction goals.

4. Street Network

A network of public streets shall be provided, supplemented by private streets, in a grid pattern that promotes interconnectivity. Public streets will consist of Master Plan streets and additional business and residential streets to form blocks that, with the exception of Area D defined on the Development Plan, are substantially similar to the street system shown in the Road Hierarchy Plan of the Development Plan and that are subject to MNCPPC and DPWT approvals.

5. Area D Street Network

Area D will be designed with a public or private street connecting First Avenue (Route A-304) and Newcut Road (Route A-302) in a grid pattern with a particular emphasis on a building line to frame Newcut Road Extended, with parking in the rear.

6. Street Character

All streets will adhere to a pedestrian-friendly design to the extent practicable, which places particular emphasis on a building line to frame the street, with parking in the rear. Within the core, pedestrian friendly uses including retail, residential, or office will be located on the first floor. The entire MXPD area will conform to a Cabin Branch Community Streetscape Plan that is designed to integrate the entire community, which will be submitted at Site Plan and is subject to M-NCPPC and DPWT approvals.

7. Special Roads

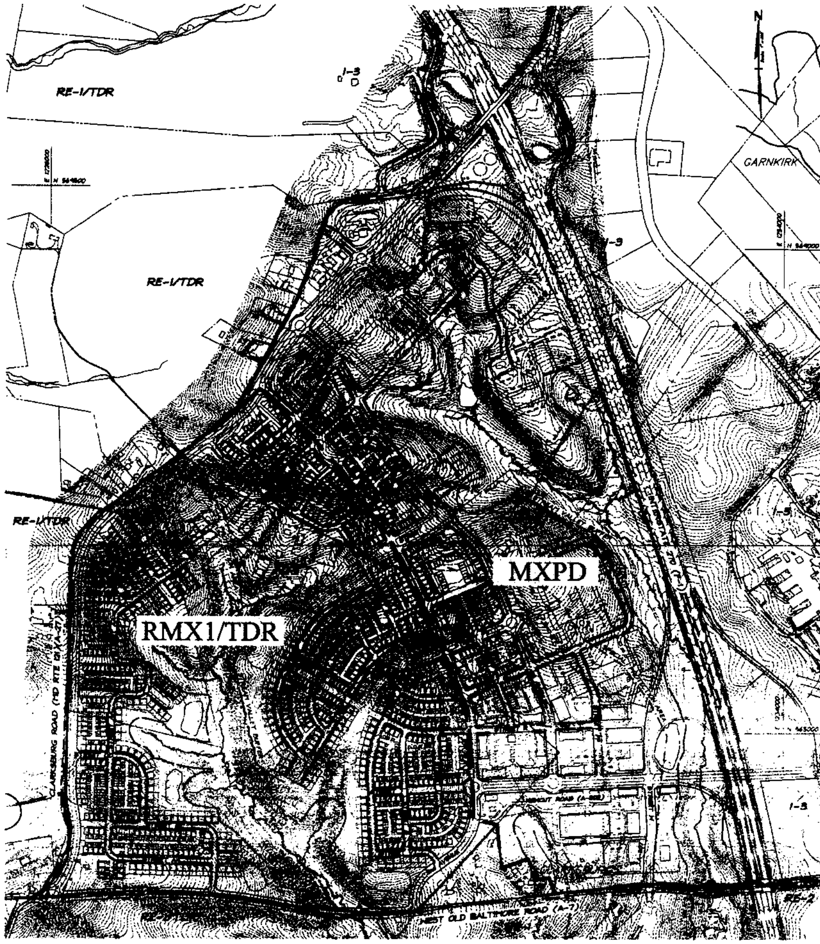
A-307 will be designed as an open section arterial road with wide green edges to provide a gateway to Black Hill Regional Park, subject to M-NCPPC and DPWT approvals. The rural character of West Old Baltimore Road will be maintained by minimizing environmental impacts and providing generous green edges.

8. Service/Public Uses

Service/Public uses may include up to 500 units for independent living for Senior Adults or persons with disabilities, assisted living, life care, or continuing care.

9. On-street Parking

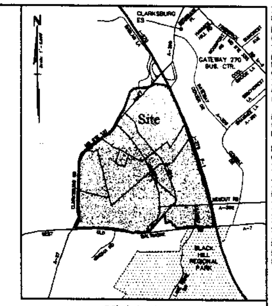
Applicants will include on-street parking on streets adjacent to retail facilities.



Approval Signature
8/3/04
Date

LEGEND

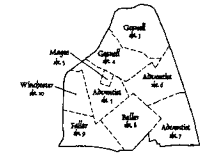
- EXISTING TOPOGRAPHY
- STREAM VALLEY BUFFER
- EASEMENTS
- ZONING LINE
- SPECIAL PROTECTION AREA



Vicinity Map
1" = 2,000'

Sheet Index

Cover Sheet ... 1
Preliminary Notes ... 2
Preliminary Plan - Gosnell property ... 3
Preliminary Plan - Gosnell property ... 4
Preliminary Plan - Adventist/Magee property ... 5
Preliminary Plan - Adventist property ... 6
Preliminary Plan - Adventist property ... 7
Preliminary Plan - Faller property ... 8
Preliminary Plan - Faller property ... 9
Preliminary Plan - Winchester property ... 10
Preliminary Details ... 11
Composite Plan ... 12
Composite Plan ... 13



Sheet Index

Owners List

Gosnell Property
King Farm Partnership LLP
Clarence W. Gosnell, Inc.
John W. Gosnell
8130 Boone Blvd.
Vienna, VA 22182
703-893-1221 x 105
Fax: 703-893-6630

Monroe Development, Inc.
Griff Gosnell
Greg Gosnell
8130 Boone Blvd.
Vienna, VA 22182
703-893-3800
Fax: 703-893-9829

Attorney:
Dufour & Kohlhoss
Steve Oaten
4920 Elm Street, #200
Bethesda, MD 20814
301-986-4142
Fax: 301-656-3740

Adventist HealthCare Property
Adventist HealthCare, Inc.
Larry Walker
1801 Research Boulevard, # 300
Rockville, MD 20850
301-315-3376
Fax: 301-315-3011

Attorney:
Holland & Knight
Bob Harris
3 Bethesda Metro Center, #800
Bethesda, MD 20814
301-654-7800
Fax: 301-656-3978

Residential Contract Purchaser:
Winchester Homes, Inc.
Steve Nardella
6905 Rockledge Drive
Suite 800
Bethesda, Maryland 20817
Fax: 301-803-4929

Faller Property
FPTM I, Limited Partnership
Chuck Faller
5307 Randolph Road
Rockville, MD 20852
301-231-6000
Fax: 301-231-6356

Attorney:
Miller, Miller & Canby
200-B Monroe Street
Rockville, MD 20850
301-762-5212
Fax: 301-762-6044

Winchester Property
Crown, Lorraine B. et al
9140 Fields Road
Gaithersburg, MD 20878

Contract Purchaser:
Winchester Homes, Inc.
Steve Nardella
6905 Rockledge Drive
Suite 800
Bethesda, Maryland 20817
Fax: 301-803-4929

Contract Purchaser's Attorney:
Holland & Knight
Bob Harris
3 Bethesda Metro Center, #800
Bethesda, MD 20814
301-654-7800
Fax: 301-656-3978

Magee Property
Contract Purchaser:
Winchester Homes, Inc.
Tom Bozzuto
6905 Rockledge Drive
Suite 800
Bethesda, Maryland 20817
301-803-4900

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my knowledge that the boundary lines shown hereon are based upon a boundary survey of Tax Map EV, p150 & 880 conducted by Rodgers Consulting, Inc., dated February, 2002 and digital files purchased from MNCPPC and that the topographic data is taken from aerial topography by Wings Aerial Mapping Company, dated March, 2001.

6-30-04 TPQ
6-25-03

Timothy Paul Quinn
Professional Land Surveyor
Maryland Registration Number 20802

REVISION	DATE	REVISION	DATE	REVISION	DATE
MXPD AMENDING REVISION	9/03				
REV. PER MNCPPC COMMENTS	5-31-04				
ADDED OPINION LETTER	8-30-04				

Owner/Developer
See Owners List above

COVER SHEET

RODGERS CONSULTING
Enhancing the value of land assets

Rodgers Consulting, Inc.
9260 Gaither Road
Gaithersburg, MD 20877
301.948.4700
301.948.6256 (fax)
301.253.6609
www.rodgers.com

	BY	DATE
BASE DATA	RCI	2/05
DESIGNED	RCI	2/05
DRAWN	MP	6/05
REVIEWED	GU	6/05
RODGERS CONTACT: G. Unterberg		

RELEASE FOR

CABIN BRANCH
Clarksburg, Maryland

Election District No. 2
Montgomery County, Maryland

SCALE: 1" = 400'
JOB No. 782A
DATE: JUNE, 2003
SHEET No. 1 of 13

\\Compaq\SHAREROOT\MD-Montgomery\Clarksburg Region\dwg\Cabin Branch\Preliminary Plan\01-prelim-cover.dwg Sheet 01 (Revised Plan) Jun 29, 2004, 3:04pm

PRELIMINARY NOT FOR CONSTRUCTION

MATCH LINE - SEE SHEET 10

MATCH LINE - SEE SHEET 9

MATCH LINE - SEE SHEET 11

MATCH LINE - SEE SHEET 14

DOVEKIE AVENUE

BROADWAY AVENUE

CABIN BRANCH AVENUE

LITTLE SENECA PARKWAY

(PRIVATE STREET AK1)

(PRIVATE STREET AK2)

(PRIVATE STREET AK3)

(PRIVATE STREET AL1)

(PRIVATE STREET AL2)

(PRIVATE STREET AL3)

PARCEL A

PARCEL B

PARCEL C

PARCEL D

PARCEL E

PARCEL F

PARCEL G

PARCEL H

PARCEL I

PARCEL J

PARCEL K

LIMITS OF THIS PLAN

OPEN PLAY AREA I

OPEN PLAY AREA II

PREVIOUSLY APPROVED (CASE #820110080)

ADVENTIST HEALTHCARE, INC. L. 20628 F. 29 PART ONE

MASONRY RETAINING WALL & RETAINING WALL FENCE SEE SHEET 17

SCREEN FENCING SEE SHEET 31

* HIGH VISIBILITY LOT. TO BE REVIEWED BY THE TOWN ARCHITECT. (SEE SHEET 4 FOR LOT SPECIFIC NOTES.)

PROPOSED BUILDING RESTRICTION LINE CHART

SINGLE FAMILY (detached)

Setbacks	
Front	10'
Rear	0'
Side (Streetside)	10'
Side (Interior Alley)	3'
Side (Alley)	3'
R/W Truncation	0'

TOWNHOUSE (attached)

Setbacks	
Front	10'
Rear	0'
Side (Streetside)	10'
Side (Interior Alley)	3'
Side (Alley)	3'
R/W Truncation	0'

KEY MAP

1" = 1,500'

MONTGOMERY COUNTY

ADC MAP # 4928, D-5

WSSC MAP # 231 NW 14

OWNER/DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Site Plan Approval No. 820070140 ____ including Approved Conditions, Development Program, and Certified Site Plan.

Developer's Name: Toll MD X Limited Partnership Company — Tom Mateya Contact Person

Address: 7164 Columbia Gateway Drive, Suite 230, Columbia, MD 21046

Phone: (410) 872-9105

Signature

SITE PLAN No. 820070140

SITE PLAN APPROVAL STAMP

APPROVED SITE PLAN

FILE NO.

MONTGOMERY COUNTY PLANNING BOARD

CHAIRMAN OF THE BOARD — DATE 8/25/2013

Montgomery County Planning Department RECEIVED AUG 2 2 2013

GRAPHIC SCALE

1 INCH = 50 FT.

CALL "MISS UTILITY" AT 1-800-257-7777 48 Hours Before Start Of Construction

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

PROFESSIONAL CERTIFICATION

"I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 13278, Expiration Date 6/1/14."

STATE OF MARYLAND — MICHAEL J. RODGERS — REGISTERED PROFESSIONAL ENGINEER — 8/15/13

GRADING PROVIDED BY ESE CONSULTANTS, INC

ALL ROADWAY IMPROVEMENTS SHOWN WITHIN THE PUBLIC RIGHT OF WAY FOR WEST OLD BALTIMORE ROAD WILL BE BUILT BY CABIN BRANCH MANAGEMENT, LLC. UNDER A SEPARATE PHASE OF THIS PROJECT.

NO SURFACE FEATURES SHALL BE LOCATED WITHIN ANY SIDEWALK.

THIS SITE PLAN REFINES AND SUPERSEDES CERTAIN AREAS CONTAINED BY THE INFRASTRUCTURE ROADS ONLY SITE PLAN No. 820050150 APPROVED JUNE 15, 2007, THE LIMITED SITE PLAN AMENDMENT No. 820050150A APPROVED APRIL 3, 2008 AND THE LIMITED SITE PLAN AMENDMENT No. 820050150B APPROVED DECEMBER 1, 2011.

NOTE: ALL STREETS, ROUTES, AVENUES AND DRIVES ARE PUBLIC. ALL RESIDENTIAL ALLEYS ARE PRIVATE. GRADING AS SHOWN COORDINATES WITH PROPOSED GRADE OF ADJACENT PHASE. SEE SEDIMENT CONTROL PLAN FOR INTERIM/PHASED GRADING.

NOTE: UTILITIES SHOWN ARE FOR INFORMATIONAL PURPOSES AND ARE SUBJECT TO CHANGE AT FINAL ENGINEERING.

REVISION	DATE	REVISION	DATE	REVISION	DATE
				REVISED PER PLANNING BOARD RESOLUTION	09/19/13
				REVISED PER PLANNING BOARD RESOLUTION	08/07/13
				REVISED PER MNCPPC REVIEW COMMENTS	03/08/13
				REVISED PER MNCPPC REVIEW COMMENTS	03/01/13

Owner/Developer:
TOLL MD X LIMITED PARTNERSHIP

7164 Columbia Gateway Drive, Suite 230
Columbia, MD 21046
Phone: (410) 872-9105
Fax: (410) 872-9141
Contact: Mr. Tom Mateya

TOLL BROTHERS PHASE 1

CABIN BRANCH

ELECTION DISTRICT NO. 2
MONTGOMERY COUNTY, MARYLAND

RODGERS CONSULTING
Knowledge • Creativity • Enduring Values

19847 Century Boulevard
Suite 200
Germantown, Maryland 20874
Ph: 301 948.4700 (Main)
Ph: 301.250.6609 (Frederick)
Fs: 301.948.6256
www.rodgerc.com

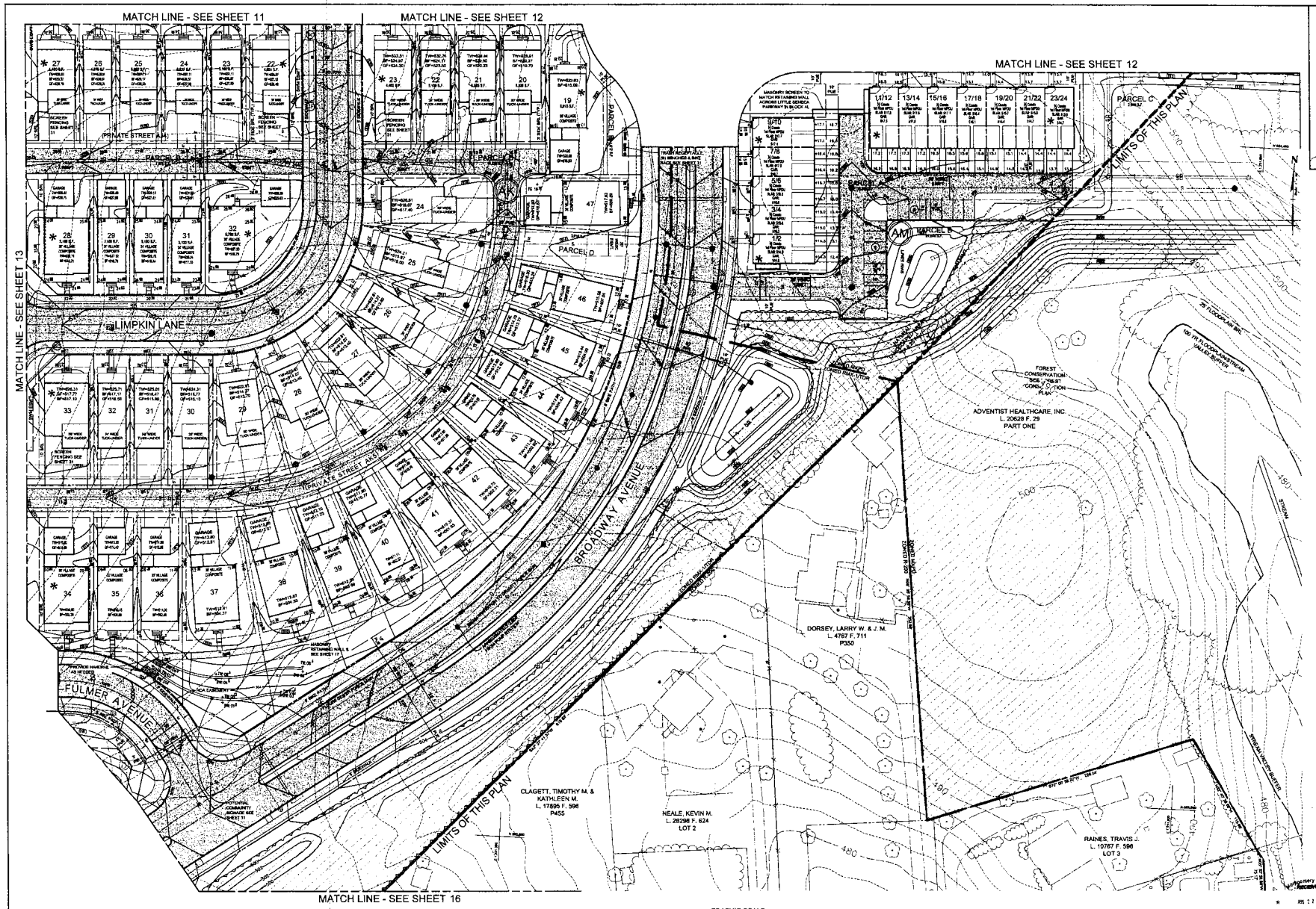
	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		
BOUNDARY CONTACT:		
RELEASE FOR		
BY	DATE	

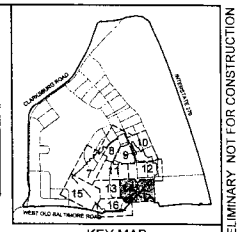
SITE PLAN

SCALE: 1" = 50'
JOB No.: 696N3
DATE: SEPT., 2012
SHEET No.: 12 of 47

CABIN BRANCH - TOLL BROTHERS - PHASE 1 - SITE PLAN

N:\MD-Montgomery-Clarksburg Region\dwg\Cabin Branch\Toll\Site Plan\D1-18 Site Plan Toll.dwg Layout: Aug 20, 2013, 11:00am





KEY MAP
1" = 1,500'
MONTGOMERY COUNTY
ADC MAP # 4928, D-5
WSSC MAP # 231 NW 14

PRELIMINARY NOT FOR CONSTRUCTION

* HIGH VISIBILITY LOT, TO BE REVIEWED BY THE TOWN ARCHITECT (SEE SHEET 4 FOR LOT SPECIFIC NOTES.)

PROPOSED BUILDING RESTRICTION LINE CHART

SINGLE FAMILY (detached)
Setbacks

Front	10'
Rear	0'
Side (Streetside)	10'
Side (Interior Alley)	3'
Side (Alley)	3'
R/W Truncation	0'

TOWNHOUSE (attached)
Setbacks

Front	10'
Rear	0'
Side (Streetside)	10'
Side (Interior Alley)	3'
Side (Alley)	3'
R/W Truncation	0'

OWNER/DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Site Plan Approved No. 820070140 ____, including Approved Conditions, Development Program, and Certified Site Plan.

Developer's Name: Toll MD X Limited Partnership — Tom Mateya, Contact Person
Address: 7164 Columbia Gateway Drive, Suite 230, Columbia, MD 21046
Phone: (410) 872-9105
Signature:

SITE PLAN No. 820070140

SITE PLAN APPROVAL STAMP

APPROVED SITE PLAN
FILE NO.
MONTGOMERY COUNTY PLANNING BOARD

CHAIRMAN OF BOARD — 3/20/2013

Montgomery County Planning Department

CALL "MISS UTILITY" AT 1-800-257-7777
48 Hours Before Start Of Construction

PROFESSIONAL CERTIFICATION

"I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 13670, Expiration Date 6/1/14."

STATE OF MARYLAND — MICHAEL D. RODGERS — No. 13670 — PROFESSIONAL ENGINEER

3/14/13

GRADING PROVIDED BY EBS CONSULTANTS, INC.

ALL ROADWAY IMPROVEMENTS, SHOWN WITHIN THE PUBLIC RIGHT OF WAY FOR WEST OLD BALTIMORE ROAD WILL BE BUILT BY CABIN BRANCH MANAGEMENT, LLC, UNDER A SEPARATE PHASE OF THIS PROJECT.

NO SURFACE FEATURES SHALL BE LOCATED WITHIN ANY SIDEWALK.

THIS SITE PLAN REFINES AND SUPERSEDES CERTAIN AREAS COVERED BY THE INFRASTRUCTURE ROADS ONLY SITE PLAN No. 820080150 APPROVED JUNE 14, 2007, THE LIMITED SITE PLAN AMENDMENT No. 820080150A APPROVED APRIL 3, 2009 AND THE LIMITED SITE PLAN AMENDMENT No. 820080150B APPROVED DECEMBER 1, 2011

NOTE: ALL STREETS, ROUTES, AVENUES AND DRIVES ARE PUBLIC. ALL RESIDENTIAL ALLEYS ARE PRIVATE. GRADING AS SHOWN COORDINATES WITH PROPOSED GRADE OF ADJACENT PHASE. SEE SEDIMENT CONTROL PLAN FOR INTERIM/PHASED GRADING.

NOTE: UTILITIES SHOWN ARE FOR INFORMATIONAL PURPOSES AND ARE SUBJECT TO CHANGE AT FINAL ENGINEERING.

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have these facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

REVISION	DATE	REVISION	DATE	REVISION	DATE
				REVISED PER PLANNING BOARD RESOLUTION	08/06/13
				REVISED PER PLANNING BOARD RESOLUTION	09/07/11
				REVISED PER MNCPPC REVIEW COMMENTS	03/30/11
				REVISED PER MNCPPC REVIEW COMMENTS	03/09/11

Owner/Developer:
TOLL MD X LIMITED PARTNERSHIP

7164 Columbia Gateway Drive, Suite 230
Columbia, MD 21046
Phone: (410) 872-9105
Fax: (410) 872-9141
Contact: Mr. Tom Mateya

TOLL BROTHERS PHASE 1

CABIN BRANCH

ELECTION DISTRICT NO. 2
MONTGOMERY COUNTY, MARYLAND

RODGERS CONSULTING
Knowledge • Creativity • Enduring Values
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 (Main)
Ph: 301.353.8405 (Frederick)
Fx: 301.948.6256
www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT		

RELEASE FOR ☐
BY ____ DATE ____

SITE PLAN

SCALE 1" = 30'
JOB No. 696N3
DATE SEPT., 2012
SHEET No. 14 of 47

CABIN BRANCH TOLL BROTHERS - PHASE 1 SITE PLAN

N:\MD-Montgomery\Clarksburg Region\dwg\Cabin Branch\1681\Site Plan\67-16 Site Plan 1.dwg Layout4 Aug 20, 2013, 11:21am