



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

MCPB
Item # 1B
6-23-2016

MEMORANDUM

DATE: June 15, 2016

TO: Montgomery County Planning Board

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 June 23, 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:

220151340 Cabin Branch

220160870 Westmoreland Hills

Plat Name: Cabin Branch
Plat #: 220151340

Location: Located along of Bufflehead Street extended southward
Master Plan: Clarksburg Master Plan
Plat Details: CRT (formerly RMX-1/TDR) zone, 33 lots & 3 parcels
Applicant: NVR, Inc. and Winchester Homes, Inc.

This 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.

CABIN BRANCH

PRELIMINARY PLAN

Clark County, Maryland



- 1. City of Shesapeake
- 2. Preliminary Plan, 2000
- 3. Preliminary Plan, 2001
- 4. Preliminary Plan, 2002
- 5. Preliminary Plan, 2003
- 6. Preliminary Plan, 2004
- 7. Preliminary Plan, 2005
- 8. Preliminary Plan, 2006
- 9. Preliminary Plan, 2007
- 10. Preliminary Plan, 2008
- 11. Preliminary Plan, 2009
- 12. Preliminary Plan, 2010
- 13. Preliminary Plan, 2011
- 14. Preliminary Plan, 2012

1. The applicant has submitted a preliminary plan for the proposed development of the Cabin Branch area. The plan shows a residential development with a mix of lot sizes and street layouts. The applicant has provided a detailed site plan showing the proposed streets, lots, and zoning boundaries. The plan is subject to review and approval by the local planning commission and the county council.

2. The applicant has provided a detailed site plan showing the proposed streets, lots, and zoning boundaries. The plan is subject to review and approval by the local planning commission and the county council. The applicant has provided a detailed site plan showing the proposed streets, lots, and zoning boundaries. The plan is subject to review and approval by the local planning commission and the county council.

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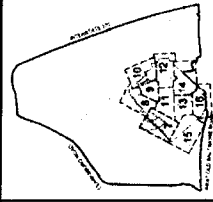
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PRELIMINARY NOT FOR CONSTRUCTION



KEY MAP
1:1,000
MONTGOMERY COUNTY
ACC MAP # 1001 D3
WDC MAP # 1110014

PROPOSED BUILDING FOOTPRINTS PLANNING CHART

SMALL LINE (1:1000)	Proposed Building Footprints
Medium Line (1:1000)	Proposed Driveways
Large Line (1:1000)	Proposed Parking
Thin Line (1:1000)	Proposed Streets
Dotted Line (1:1000)	Proposed Utilities
Thick Line (1:1000)	Proposed Easements
Thin Dashed Line (1:1000)	Proposed Right-of-Way
Thick Dashed Line (1:1000)	Proposed Property Lines
Thin Solid Line (1:1000)	Proposed Contour Lines
Thick Solid Line (1:1000)	Proposed Topography

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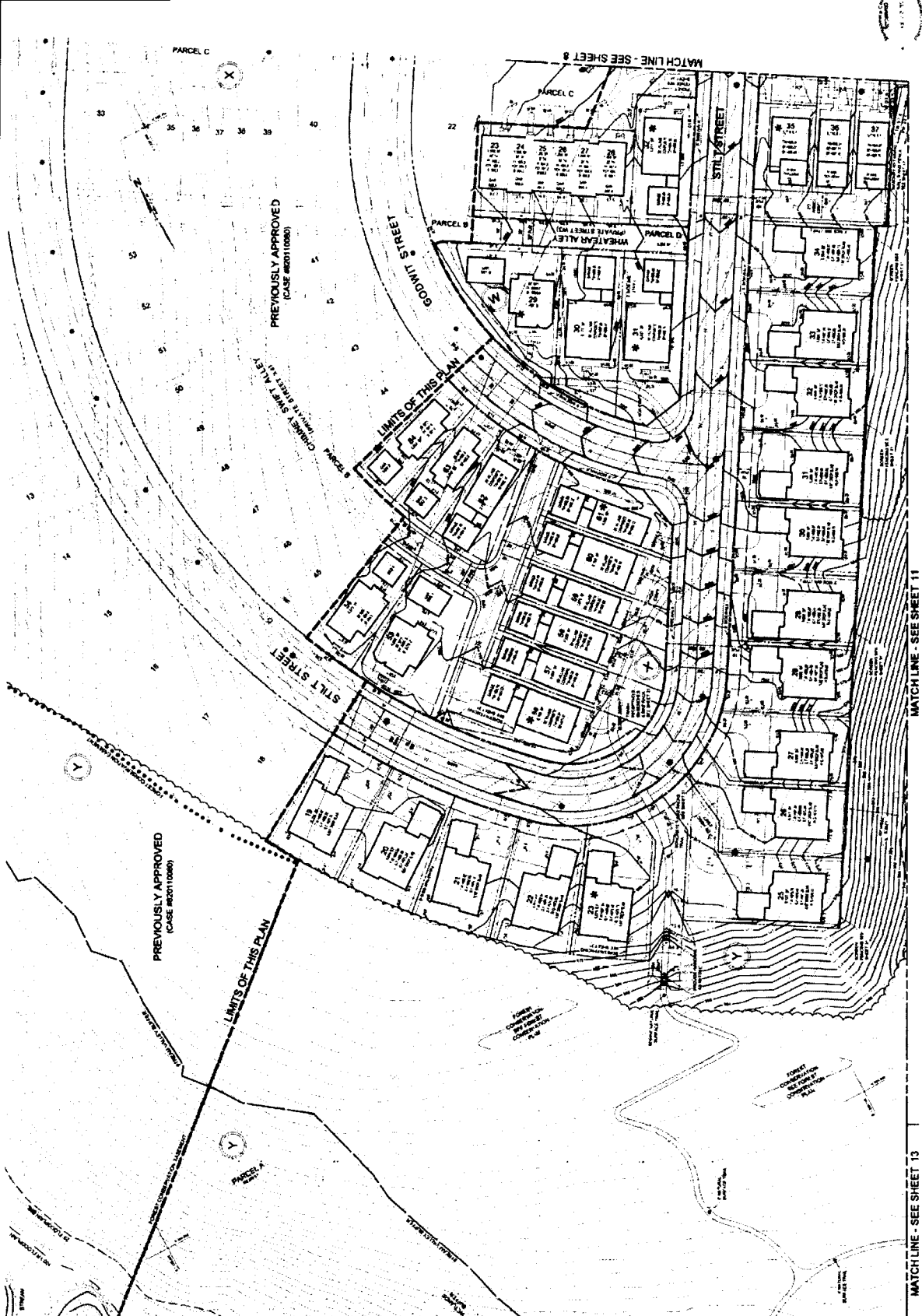
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SITE PLAN

TOLL BROTHERS PHASE I
CABIN BRANCH

ELECTRICAL INCUBATOR
MANUFACTURING PLANT/RETAIL

OWNER/PARTNER
TOLL BROTHERS PARTNERSHIP
1184 Columbia Gateway Drive, Suite 210
Cabin Branch, MD 21768
PH: 410-477-9141
Contact: Mr. Tom Murphy

DATE: 08/01/2012
SCALE: 1"=30'