



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

**MCPB**  
**Item # 1B**  
**3-12-2015**


**MEMORANDUM**

**DATE:** March 4, 2015

**TO:** Montgomery County Planning Board

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

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

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for March 12, 2015

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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:

**220121920** Cabin Branch  
**220100350, 220130640 – 220130710** Poplar Run  
**220141310** Esworthy Estates  
**220150010 – 220150070** West Side at Shady Grove Metro

**Plat Name: Cabin Branch**  
**Plat #: 220121920**

**Location:** Located approximately 3,000 feet south of Clarksburg Road.  
**Master Plan:** Clarksburg Master Plan  
**Plat Details:** Street Dedication only  
**Applicant:** Winchester Homes, et al

The subdivision plat has been reviewed by M-NCPPC staff and determined that the plat complies with Preliminary Plan No. 12003110B (MCPB Resolution No. 08-117) and with Site Plan No. 820110080 (Certified Site Plan dated August 16, 2012), 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.



CONSULTING ENGINEER  
 PROFESSIONAL ENGINEERING FIRM  
 1010 W. BROADWAY  
 SUITE 100  
 WINCHESTER, MD 21790  
 PHONE (301) 884-4829  
 FAX (301) 884-4829  
 WWW.RODGERSCONSULTING.COM

DATE: 02/01/2011  
 SCALE: 1" = 200'  
 SHEET NO. 2011-001  
 PROJECT NO. 2011-001  
 DRAWING NO. 2011-001  
 PROJECT: CABIN BRANCH WINDCHESTER PHASE 2

**CALL "MISS UTILITY" AT 800-257-7777**  
 TO IDENTIFY ALL UTILITIES PRIOR TO CONSTRUCTION.  
 ALL UTILITIES SHOWN ARE FOR INFORMATIONAL PURPOSES AND ARE SUBJECT TO CHANGE AT FINAL ENGINEERING.

NOTE: ALL STREETS, DRIVEWAYS, ALLEYS AND DRIVEWAYS ARE PUBLIC. ALL RESIDENTIAL ALLEYS ARE PRIVATE GRADING SHALL BE COMPLETED WITH PROPOSED GRADING TO MAINTAIN PROPER DRAINAGE CONTROL. PLAN FOR INTERPHASE GRADING.

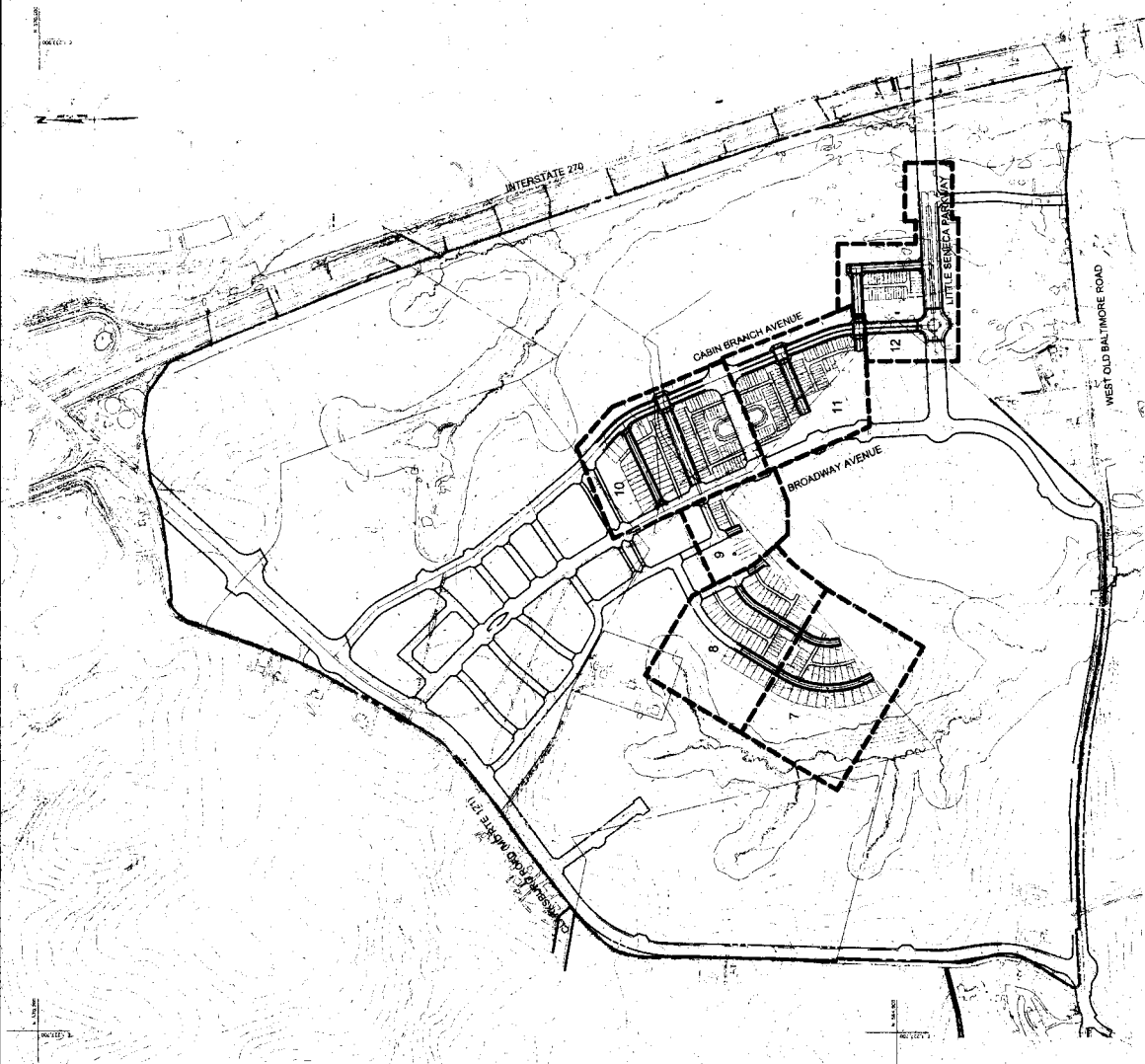
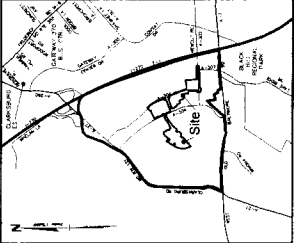
THIS SITE PLAN REFERS AND SUBORDINATES SPECIFIC AREAS COVERED BY THE INFRASTRUCTURE ROADS ONLY GRADING AND DRAINAGE PLAN FOR WINDCHESTER PHASE 2 APRIL 3, 2008 AND THE LIMITED SITE PLAN AMENDMENT No. 2008-012 APPROVED DECEMBER 1, 2011.

WINDCHESTER PHASE 2  
**CABIN BRANCH**  
 SECTION D181C, NO. 2  
 MONTCOMERY COUNTY, MARYLAND

Owner/Developer: WINCHESTER HOMES, INC.  
 6805 Rockledge Drive, Suite 800  
 Rockville, MD 20851  
 Phone: (301) 881-4855  
 Fax: (301) 884-4829  
 Contact: Steve Anselmi

DATE: \_\_\_\_\_  
 REVISION: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 REVISION: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 REVISION: \_\_\_\_\_

**GRAPHIC SCALE**  
 1" = 200'



PROFESSIONAL CERTIFICATION  
 I, the undersigned, being a duly licensed Professional Engineer in the State of Maryland, do hereby certify that I am the author of the foregoing design, and that I am a duly licensed Professional Engineer in the State of Maryland, and that I am the holder of a valid and unexpired license to practice as a Professional Engineer in the State of Maryland.

**SHEET REFERENCE AND COMPOSITE SITE PLAN**

DATE	BY	DESCRIPTION

**RODGERS CONSULTING**  
 ENGINEERING • ARCHITECTURE • INTERIOR DESIGN

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