



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


**MCPB**  
**Item # 1B**  
**4-23-2015**

**MEMORANDUM**

**DATE:** April 13, 2015

**TO:** Montgomery County Planning Board

**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 April 23, 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:

**220141150** Cabin Branch  
**220141590** Horizon Hill  
**220150820** Potomac Ridge

**Plat Name:** Cabin Branch  
**Plat #:** 220141150

**Location:** Located between existing and relocated Clarksburg Road (MD 121) west of I-270.

**Master Plan:** Clarksburg Master Plan

**Plat Details:** MXPB zone; roadway dedication

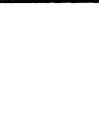
**Owners:** SMTM Cabin Branch West, LLC et al

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. 820060240 (Certified Site Plan dated March 7, 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.

# PLAT NO.

This Plat

| CURVE TABLE |           |        |        |
|-------------|-----------|--------|--------|
| No.         | Delta     | Radius | Chord  |
| 1           | 18°51'55" | 260.07 | 76.53  |
| 2           | 18°09'36" | 340.07 | 107.47 |



VICINITY MAP  
SCALE: 1" = 300'

## OWNER'S CERTIFICATE

We, the undersigned, owners of the property described herein, adopt this plat of subdivision dedicate the streets to public use, and guarantee compliance with the provisions of section 50-24 of the subdivision regulations. Further, we grant to the applicable utility companies, their registered successors, agents and assigns, an easement in, on and over the tract hereon under as a Public Utility Easement. Designated herein as "P.U.E.", with said terms and provisions of such a grant being subject to the Land Records of Montgomery County, Maryland in Liber 2830 at Folio 457.

Further, we grant to Montgomery County, Maryland, Temporary Slope Easements designated herein as "T.S.E.", adjacent, contiguous and parallel to all public street right of way lines. Said Temporary Slope Easements shall be established 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 or actions at law, leases, liens, mortgages or trusts affecting the property shown hereon.

SMTM Cabin Branch West, LLC, a Maryland limited liability company  
 Barry R. Coenel  
 Member SMTM Cabin Branch West, LLC  
 Date 3/11/15  
 Witness [Signature]

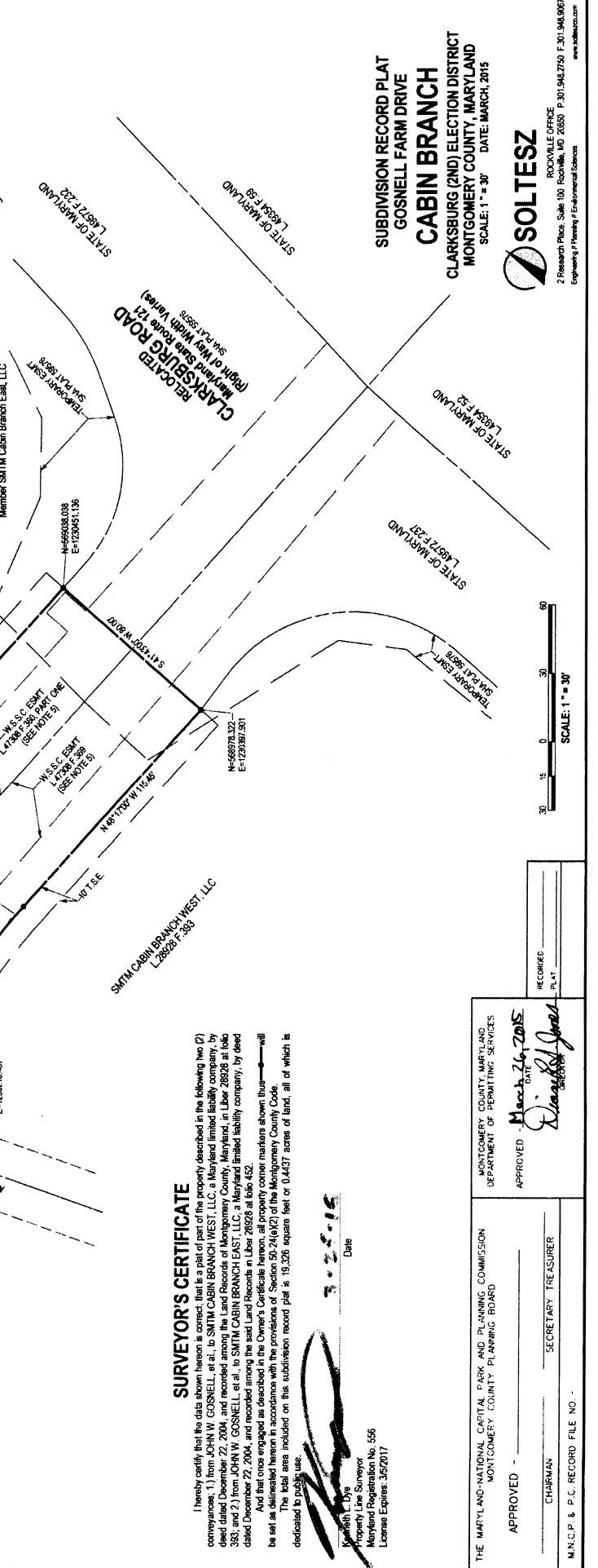
SMTM Cabin Branch East, LLC, a Maryland limited liability company  
 Barry R. Coenel  
 Member SMTM Cabin Branch East, LLC  
 Date 3/11/15  
 Witness [Signature]

STATE OF MARYLAND  
 L. 48871-222

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- NOTES:**
- All terms, conditions, agreements, limitations and requirements associated with any easements, Public Use Plan, Private Plat, or other instrument affecting development of this property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as recorded. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
  - This subdivision record 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.
  - The property shown 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.
  - This plat is limited to the uses and conditions of Preliminary Plan No. 120031108 and Site Plan No. 820660240 (as amended), entitled "Cabin Branch".
  - The portion of the existing WSSC easements shown hereon that are within the County right of way to be dedicated to public use, are subject to a Subordination Easement and Right of Way Agreement recorded among the Land Records of Montgomery County, Maryland in Liber 48704 Folio 380.
  - Bearings and distances shown hereon are grid bearings and distances. Horizontal datum is NAD83/91, State Plane Coordinate System Zone 1800 (MD), U.S. survey feet, based on GPS and conventional survey measurements. Controlling stations include Washington Suburban Sanitary Commission M&D 83 traverse stations 19259 and 16597. Average project elevation is 560 feet (NGVD29) and the average combined (scale x elevation) factor is 0.999945906. 19269 North 505306.492 East 1227638.768 16597 North 571947.658 East 1227918.076
  - Tax Map: EV123, WSSC 200 Sheet No. 231NNW14.
  - This property shown hereon is zoned MXPD.

Clarksville Road (Apparent 30' Right of Way)  
 Maryland State Route 121  
 PRESERVATIVE RIGHT OF WAY

GOSNELL FARM DRIVE  
 (60' R/W)

SMTM CABIN BRANCH EAST, LLC  
 L. 28878 F. 482

SMTM CABIN BRANCH WEST, LLC  
 L. 28878 F. 482

**SURVEYOR'S CERTIFICATE**

I hereby certify that the data shown hereon is correct; that it is a plat of part of the property described in the following two (2) conveyances, 1) from JOHN W. GOSNELL, et al., to SMTM CABIN BRANCH WEST, LLC, a Maryland limited liability company, by deed dated December 22, 2004, and recorded among the Land Records of Montgomery County, Maryland, in Liber 28298 at folio 382; and 2) from JONATHAN GOSNELL, et al., to SMTM CABIN BRANCH EAST, LLC, a Maryland limited liability company, by deed dated December 22, 2004, and recorded among the Land Records of Montgomery County, Maryland, in Liber 28298 at folio 452. I am a duly licensed and bonded Professional Land Surveyor in the State of Maryland, License No. 3657017, and my office is located at 2100 North 505306.492 East 1227638.768. The total area included on this subdivision record plat is 19,326 square feet or 0.4437 acres of land, all of which is dedicated to public use.

Matthew W. Dye  
 Property Line Surveyor  
 Maryland Registration No. 556  
 License Expires 3/6/2017

Date 3-22-15

APPROVED \_\_\_\_\_  
 SECRETARY - TREASURER

APPROVED \_\_\_\_\_  
 CHAIRMAN

APPROVED \_\_\_\_\_  
 DATE March 26, 2015  
 SIGNATURE [Signature]

RECORDED \_\_\_\_\_  
 PLAT

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

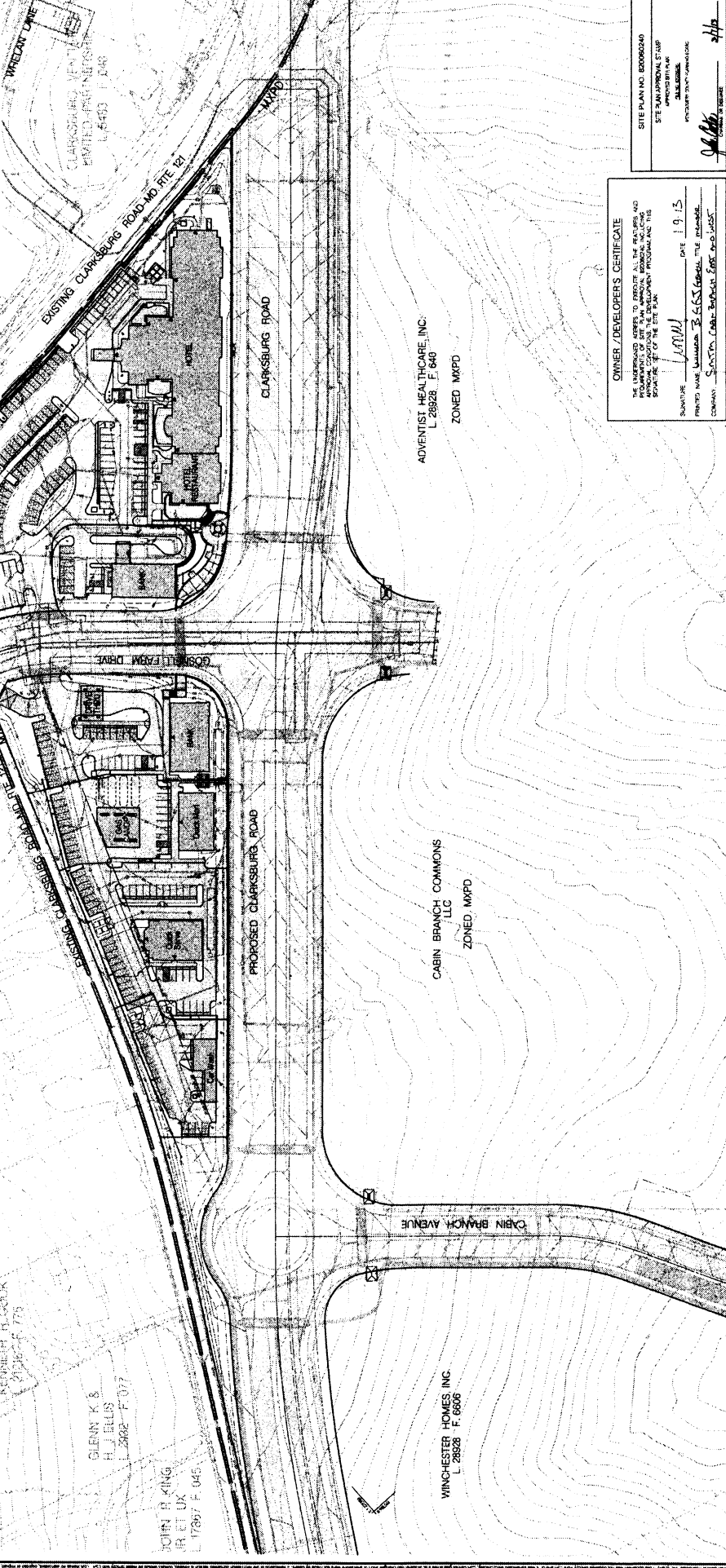
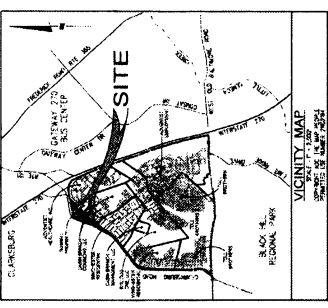
MONTGOMERY COUNTY, MARYLAND  
 DEPARTMENT OF PERMITTING SERVICES

APPROVED \_\_\_\_\_  
 DATE March 26, 2015  
 SIGNATURE [Signature]

RECORDED \_\_\_\_\_  
 PLAT

**SUBDIVISION RECORD PLAT**  
**GOSNELL FARM DRIVE**  
**CABIN BRANCH**  
 CLARKSBURG (2ND) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 30' DATE: MARCH, 2015

**SOLTESZ**  
 ROCKVILLE OFFICE  
 2 Research Plaza, Suite 100, Rockville, MD 20850 P: 301.946.2700 F: 301.946.9067  
 www.soltesz.com  
 Engineering / Planning / Environmental Solutions



**OWNER/DEVELOPER'S CERTIFICATE**  
I, the undersigned, hereby certify that the information provided on this site plan, including the location, area, and use of the site, is true and correct, and that the site is not subject to any pending litigation or other legal proceedings that may affect the site plan.

DATE: 10/1/14  
SIGNATURE: [Signature]  
COMPANY: SPECTRA COMMERCIAL ERECTION GROUP

SITE PLAN NO. B0006240  
SITE: BALDWINVILLE CAMP  
APPROVED BY: [Signature]  
DATE: 10/1/14  
PROFESSOR OF CIVIL ENGINEERING  
UNIVERSITY OF MARYLAND

**OVERALL SITE PLAN  
CERTIFIED SITE PLAN NO. B20060240**

**GOSNELL-1  
CABIN BRANCH  
CLARKSBURG, MARYLAND**

PROFESSIONAL SEAL  
[Seal]

DATE: 10/1/14  
SCALE: AS SHOWN

|             |                   |
|-------------|-------------------|
| DATE        | 10/1/14           |
| SCALE       | AS SHOWN          |
| PROJECT NO. | B20060240         |
| SHEET NO.   | 1 OF 1            |
| TITLE       | OVERALL SITE PLAN |

**OWNER/DEVELOPER/PLANNING**  
Company Name: SPECTRA COMMERCIAL ERECTION GROUP, LLC  
Address: 10000 WINDY HILL ROAD, CLARKSBURG, MD 21714  
Phone: 301-289-1111  
Fax: 301-289-1111  
Website: www.spectra.com

**MISS UTILITY NOTE**  
This site plan shows the location of all existing and proposed utility lines. The utility lines are shown as follows: [Details of utility lines and their locations]

| NO. | DATE    | DESCRIPTION             |
|-----|---------|-------------------------|
| 1   | 10/1/14 | ISSUED FOR PERMITTING   |
| 2   | 10/1/14 | REVISIONS TO PERMITTING |
| 3   | 10/1/14 | REVISIONS TO PERMITTING |
| 4   | 10/1/14 | REVISIONS TO PERMITTING |
| 5   | 10/1/14 | REVISIONS TO PERMITTING |
| 6   | 10/1/14 | REVISIONS TO PERMITTING |
| 7   | 10/1/14 | REVISIONS TO PERMITTING |
| 8   | 10/1/14 | REVISIONS TO PERMITTING |
| 9   | 10/1/14 | REVISIONS TO PERMITTING |
| 10  | 10/1/14 | REVISIONS TO PERMITTING |

**WINCHESTER HOMES INC.**  
L. 28628 F. 6606

**PROFESSOR OF CIVIL ENGINEERING**  
UNIVERSITY OF MARYLAND

DATE: 10/1/14  
SCALE: AS SHOWN