



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

**MCPB**  
**Item # 1B**  
**12-8-2016**

**MEMORANDUM**


**DATE:** November 29, 2016

**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 8, 2016

Handwritten signatures in blue ink, including one that appears to be 'SS' and another that appears to be 'JB'.

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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:

**220151160 & 220151170 Cabin Branch**

**Plat Name:** Cabin Branch  
**Plat #:** 220151160 and 220151170

**Location:** Located in the northwest quadrant of the intersection of Dovekie Avenue and Cabin Branch Avenue.

**Master Plan:** Clarksburg Master Plan

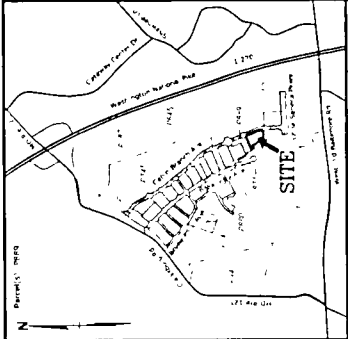
**Plat Details:** CRT zone (formerly MXPB); 44 lots, 4 parcels

**Applicant:** 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. 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.



# Plat No.



Vicinity Map: 1" = 2000'

Acreage Tabulation	
43 Lots (S)	75607 sq ft or 1.73570 Acres
4 Parcels (S)	21751 sq ft or 0.49933 Acres
<b>Total Area</b>	<b>97358 sq ft or 2.23503 Acres</b>

APPLY FOR RECORDS TO:  
 MONTEGOMERY COUNTY CLERK  
 21701 PINEBRIDGE DRIVE  
 GAITHERSBURG, MARYLAND 20878

### Owner's Certificate

We, the undersigned, owners of the property described herein, adopt this plat of subdivision, establish the minimum building setbacks, and establish compliance with the provisions of Section 24.24 of the Suburban Regulations.

Further, we grant to the applicable early adopter, their respective successors and assigns, the right to use the easement shown on this plat as a public utility easement for electric, gas, telephone, fiber optic, and other utilities, with the terms and provisions of said grant being those set forth in that certain document entitled "Declaration of Terms and Conditions of Public Utility Easement" (File No. 16638) and "Declaration of Terms and Conditions of Public Utility Easement" (File No. 3134) at folio 457 among the Land Records of Montgomery County, Maryland.

Further, we grant to Montgomery County, Maryland, Temporary Slope Easement Authority the right to use the easement shown on this plat as a public utility easement for electric, gas, telephone, fiber optic, and other utilities, with the terms and provisions of said grant being those set forth in that certain document entitled "Declaration of Terms and Conditions of Public Utility Easement" (File No. 16638) and "Declaration of Terms and Conditions of Public Utility Easement" (File No. 3134) at folio 457 among the Land Records of Montgomery County, Maryland.

Further, we establish the "Common Access Easement" as shown herein and depicted in note #11 herein.

As owners of this subdivision, we, our successors and assigns, will execute all necessary instruments and take all other required measures to cause the subdivision to be properly recorded in the Land Records of Montgomery County, Maryland, and to cause the same to be a valid and enforceable instrument under the laws of Maryland.

There are no suits or actions at law, in equity, or otherwise pending or affecting the property shown herein except for a certain deed of trust recorded in Liber 28045 at folio 308 (file #61893) and the parties in interest therein have indicated their consent below.

Witness my hand and seal this 9th day of August, 2016.

Richard J. [Signature]  
 By Arthur H. Jones, Agent for Richard J. [Signature]

Date: 8-12-16

## Subdivision Record Plat

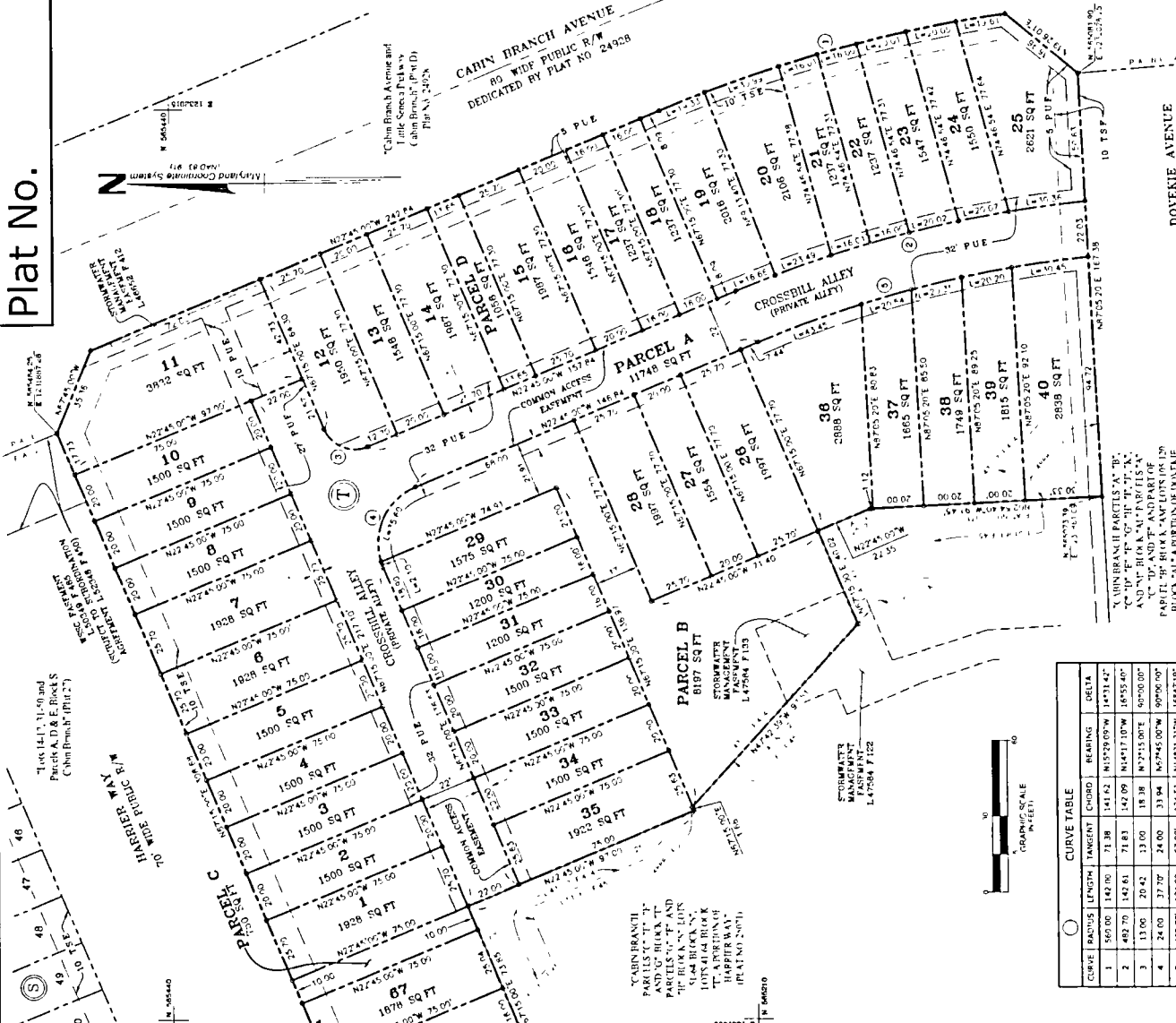
Parcels A, B, C & D, Block T

## Cabin Branch

Clarksburg (2nd) Election District  
 Montgomery County, Maryland

Scale 1" = 30' November, 2014

Plot No. 28  
 REC-11/14/14  
 MNCDC Record File No. 2014107



**Surveyor's Certificate**

I hereby certify that the data shown herein is correct, that it is a part of the property acquired by Winchester Homes, Inc., a Delaware corporation, from Building One, LLC, a Maryland limited liability company, by a deed dated County Order No. 101729, recorded in Liber 28045 at folio 308 and that the property is being subdivided into lots and parcels as shown on this plat. Also being part of the property acquired by Winchester Homes, Inc., a Delaware corporation, from Tol Road & Limited Partnership, a Maryland limited partnership, by a deed dated County Order No. 101729, recorded in Liber 28045 at folio 308 and that the property is being subdivided into lots and parcels as shown on this plat. Also being part of the property acquired by Winchester Homes, Inc., a Delaware corporation, from the estate of [Name], by a deed dated County Order No. 101729, recorded in Liber 28045 at folio 308 and that the property is being subdivided into lots and parcels as shown on this plat. The work reflected herein was prepared under my direct responsible charge and is in accordance with COMAR Title 09, Subtitle 19, Chapter 05, Population 12.

Richard J. [Signature]  
 For Rodgers Consulting, Inc.  
 By Timothy Paul Quinn  
 Professional Land Surveyor (2003)  
 (License Expiration Date: 09-20-2018)

**General Notes:**

- This development is served by public water and sewer systems only.
- This Plat: 43 Lots, 4 Parcels, Zoned: R4HD
- Tax Map: CV, WSSC-200, Sheet No. 230NW13, 230NW14, 231NW14
- All utility, easement, and easement line locations and requirements associated with any Preliminary Plan, Site Plan, Project or other plan, showing development of this property, approved by the Montgomery County Planning Board are intended to survive and bind to the plat as shown. 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 depend on or in any manner affecting the same.
- The property shown herein is subject to the requirements of Chapter 27A of the Montgomery County General Code on Law Enforcement, which requires that all appropriate agreements must be obtained to facilitate a sediment control permit.
- This plat is intended to be used in conjunction with Preliminary Plan No. 120311018 and Site Plans No. 820110980 & 82070140 entitled "Cabin Branch".
- Bearings and distances shown herein are true bearings and distances. Horizontal datum is NAD 83, State Plane Coordinate System Zone 1800 (MD), U.S. survey feet, based on GPS and conventional survey. Stationing measurements are in accordance with the Montgomery County, Maryland Ordinance No. 89, Local Ordinance 19289 and 19377. Average ground elevation is 560 feet (NGVD29) and the average combined (water elevation) factor is 0.000496. E545: 1237938.746, E546: 1237938.746, E547: 1237938.746, E548: 1237938.746.
- The property is the subject of approved MO&D (File #61893) dated April 2, 2003, and approved M&PSD (File #61893) dated April 2, 2003.
- Parcels A, B, C and D, Block T, shall be owned and controlled by the Montgomery County Government, recorded in the Land Records of Montgomery County, Maryland in Liber 28045 at folio 308 and are also subject to the terms of a Declaration of Common Access Easement recorded in Liber 46652 at folio 446.
- Parcels A, B, C and D, Block T, shall be owned and controlled by the Montgomery County Government, recorded in the Land Records of Montgomery County, Maryland in Liber 28045 at folio 308 and are also subject to the terms of a Declaration of Common Access Easement recorded in Liber 46652 at folio 446.

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	AREA
1	560.00'	142.00'	71.38'	141.62'	N152°59'50" W	14411.42'
2	482.70'	147.81'	73.83'	147.09'	N145°17'00" W	14575.40'
3	13.00'	29.42'	13.00'	18.38'	N73°15'00"E	9000.00'
4	24.00'	37.07'	24.00'	31.94'	N57°45'00"W	9999.90'
5	460.70'	134.69'	67.94'	134.51'	N145°21'30"W	16947.90'

STORMWATER MANAGEMENT SYSTEM 147584 7133

STORMWATER MANAGEMENT SYSTEM 147584 7122

CURVE SCALE IN FEET

STAFF

Blair [Signature]

Director

Approved: 8-18-2016

Blair [Signature]

Director

Blair [Signature]

Director

Blair [Signature]

Director

Blair [Signature]

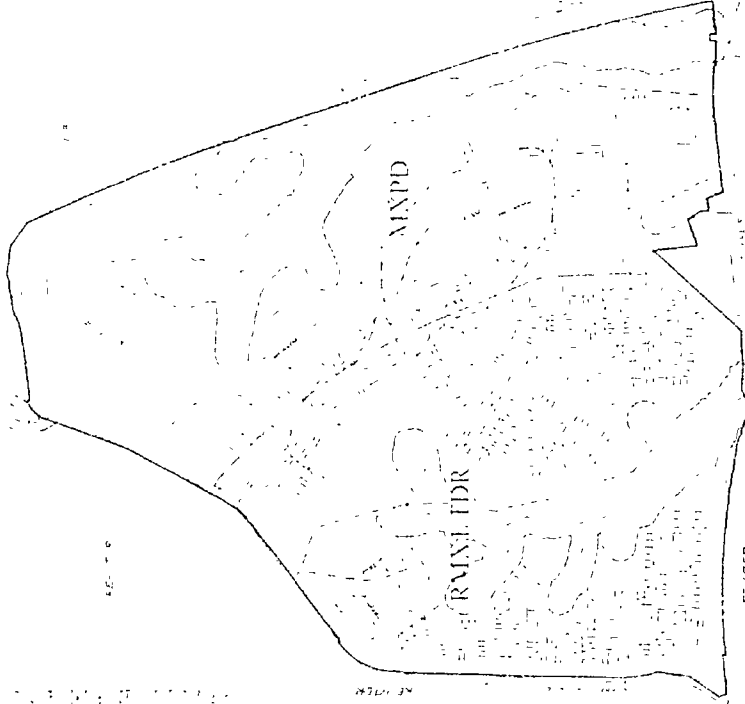
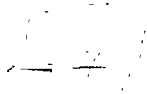
Director

Blair [Signature]

Director

CABIN BRANCH  
Classroom Building

# PRELIMINARY PLAN



Scale 1/4" = 1'-0"

CABIN BRANCH

COVER SHEET

