



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


MCPB
Item # 1B
4-16-2015

MEMORANDUM

DATE: April 6, 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 16, 2015

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:

220130510 - 220130550, 220130980 - 220131000 Cabin Branch
220140220 - 220140240 Clarksburg Village
220140590 Brooke Grove
220141610 - 220141620 Huntington Terrace
220150090 - 220150100 Cabin Branch
220150180 Bradley Farms

Plat Name: Cabin Branch
Plat #: 220130510 - 220130550, 220130980 - 220131000

Location: Located on the south side of Clarksburg Road (MD 121), along Broadway Avenue and Cabin Branch Avenue.

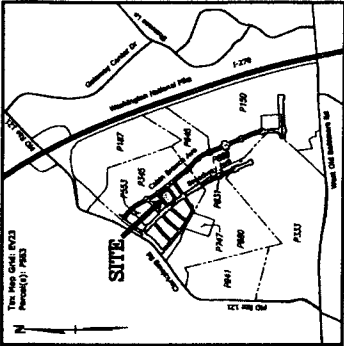
Master Plan: Clarksburg Master Plan

Plat Details: MXPB and RMX-1/TDR zones; 175 lots, 23 parcels

Owners: Winchester Homes Inc.

The subdivision plats have been reviewed by M-NCPPC staff and determined that the plats comply with Preliminary Plan No. 12003110B (MCPB Resolution No. 08-117) and with Site Plan No. 82006029A (Certified Site Plan dated September 14, 2012), as approved by the Board, and that any minor modifications reflected on the plats do not alter the intent of the Board's previous approval of the aforesaid plans.

Plat No.



Vicinity Map: 1" = 2000'

Subdividers' Certificate

I hereby certify that the data shown herein is correct that it is a part of the property acquired by William H. Jones, Jr., and the lots thereon were divided as follows: Greenway, James G. Douglas, Susan G. Brown, Barry L. Ginnell, Cathy C. McGowan, William C. Ginnell, Gary S. Ginnell, and Gregory P. Ginnell by a deed dated December 26, 2003 in Liber 3626 at folio 808; and I further certify that such recording of this plat is in accordance with the provisions of the Declaration of Condominiums and the applicable provisions of the Maryland Code, Title 14, Subtitle 10, Section 14-103.2(b). The total area included on this plat is 0.53377 acres. The work reflected herein was prepared under my direct supervision and in accordance with COMMA Title 19, Subtitle 13, Chapter 06, Regulation 11.

For: Rodgers Consulting, Inc.
 Registered Professional Engineer
 Maryland State License No. 11339
 My: 9-12-2014
 (License Expiration Date: 12-31-2015)

Owner's Certificate

We, the undersigned, owners of the property described herein, adopt this plat of subdivision; establish the minimum lot area (minimum lot size); establish the street to public use; and guarantee compliance with the provisions of sections 50-24 of the Subdivision Regulations.

Further, we grant to the applicable utility companies, their respective successors and/or assigns, a Public Utility Easement in and over the property shown on this plat to install, maintain, and operate their lines of utility as shown on this plat and to use the easement area for the purpose of Public Utility Easement as shown on this plat and to use the easement area for the purpose of Public Utility Easement as shown on this plat and to use the easement area for the purpose of Public Utility Easement as shown on this plat.

Further, we grant to Montgomery County, Maryland, Temporary Slope Easement, designated herein as T.S.E. 1, adjacent, contiguous and parallel to all public street right-of-way lines. Said Temporary Slope Easements shall be perpetual in duration and shall be in accordance with the provisions of the Declaration of Condominiums and the applicable provisions of the Maryland Code, Title 14, Subtitle 10, Section 14-103.2(b). The total area included on this plat is 0.53377 acres. The work reflected herein was prepared under my direct supervision and in accordance with COMMA Title 19, Subtitle 13, Chapter 06, Regulation 11.

Further, we establish an Easement over all of Parcel A, Block D, for the benefit of Lots 1 through 17, Block D, subject to the terms and provisions set forth in a document to be recorded hereafter.

Further, we establish an Easement over all of Parcel A, Block D, for the benefit of Lots 1 and 2, Block D, as shown herein, subject to the terms and provisions set forth in a document to be recorded hereafter.

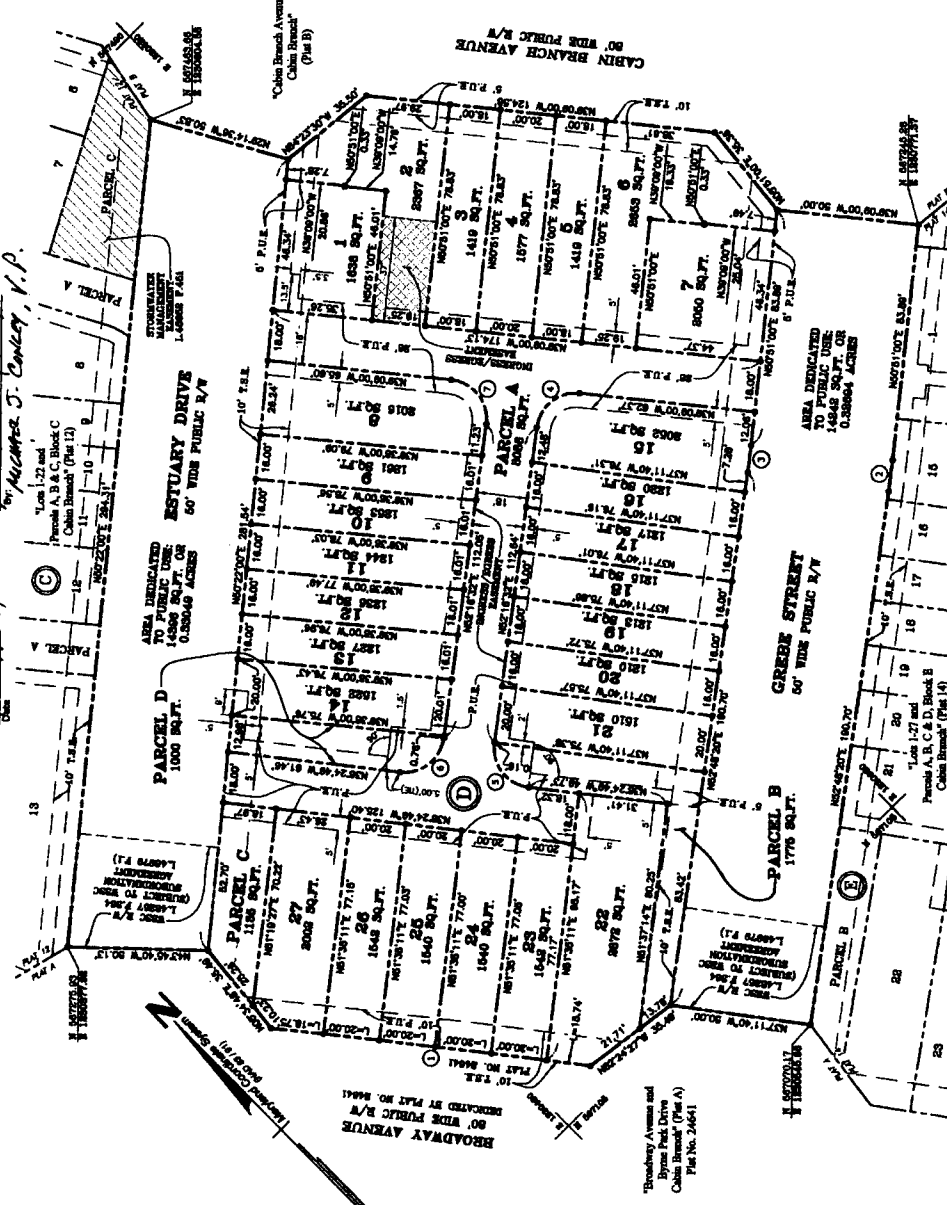
All owners of the subdivision we, our successors and assigns, will cause all property corner markers and any other required monumentation to be set by a registered Maryland Surveyor in accordance with Section 50-24 (b) of the Montgomery County Code prior to the acceptance of public streets for maintenance.

There are no suits or actions at law, in equity, in rem, mortgages or trusts affecting the property shown herein.

APPROVED:
WILLIAM H. JONES, JR.
 BY: WILLIAM S. EMERY, V.P.
 DATE: APRIL 22, 2014

CURVE	CHORD				DELTA
	RADIUS	LENGTH	CHORD	BEARING	
1	8046.00'	114.69'	71.26'	88°29'41"W	11°00'00"
2	2323.00'	11.00'	1.35'	161°34'44"E	1°19'20"
3	278.00'	9.38'	4.89'	161°34'44"E	1°19'20"
4	14.00'	21.84'	13.84'	161°34'44"E	89°24'38"
5	14.00'	21.84'	13.84'	161°34'44"E	89°24'38"
6	14.00'	21.84'	13.84'	161°34'44"E	89°24'38"
7	14.00'	21.84'	13.84'	161°34'44"E	89°24'38"

AREA ADJUSTED TO PUBLIC USE	AREA ADJUSTED TO PUBLIC USE
27 LOTS	0.53377 Acres
4 Parcels (A, B, C & D)	0.47243 Acres
Dedication	0.47243 Acres
Total Area	0.53377 Acres



RODGERS CONSULTING
 Surveying • Civil Engineering • Planning

Approved: September 11, 2014
WILLIAM H. JONES, JR.
 Director

Approved: _____
 Assistant Secretary-Treasurer

Subdivision Record Plat
 Lots 1-27 and
 Parcels A, B, C & D, Block D
Cabin Branch
 Clarksburg (2nd) Election District
 Montgomery County, Maryland
 Scale: 1" = 30' September, 2012

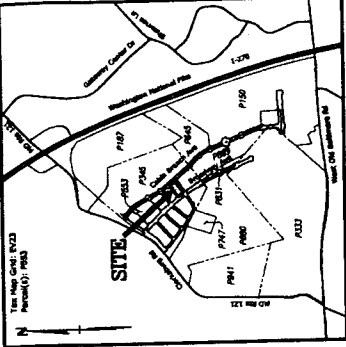
Plat No.

SURVEYOR'S CERTIFICATE

I hereby certify that the data shown herein is correct; that it is a part of the property acquired by Winchester Farms, Inc., a Delaware corporation, from the following: William G. Gammell, Gerty E. Gammell, and Gregory F. Gammell, by a deed dated December 27, 2004 and recorded among the Land Records of Montgomery County, Maryland in Liber 28928 at folio 166; and I further certify that the same was made in accordance with the provisions of Sections 80-24(a) of the Montgomery County Code. The total area included on this plat is 55448 square feet or 1.27518 acres of land, of which none is dedicated to public use. The work reflects the 2004 and 1.27518 acres of land, of which none is dedicated to public use. It is in accordance with COMAR Title 86, Subtitle 13, Chapter 06, and Section 12.

For: *Rodgers Consulting, Inc.*
 By: *[Signature]*
 Professional Land Surveyor
 Maryland Registration No. 21539
 License Expiration Date: 12-12-2015

Vicinity Map: 1" = 2000'



CHORD	TANGENT	CHORD BEARING	DELTA
1 2642.00	107.48	S41.74° W	1°14'41"
2 335.00	11.09	N81°49'40"E	1°37'20"
3 275.00	26.80	N83°11'00"E	4°29'00"
4 14.00	23.27	S44.24° W	91°06'17"
5 14.00	21.71	S33.73° W	88°51'50"
6 14.00	23.08	N83°11'00"E	84°29'00"
7 14.00	20.93	N81°49'40"E	80°49'00"

Owner's Certificate
 We, the undersigned, owners of the property described herein, adopt this plat of subdivision, establish the minimum building restriction lines, and guarantee compliance with the provisions of section 80-24 of the subdivision regulations.

Further, we grant to the applicable utility companies, their respective successors and/or assigns, a Public Utility Easement in, on, and over the land described herein as "P.U.E.", with the terms and provisions of said grant being those set forth in the certain document entitled "Declaration of Terms and Conditions of Public Utility Easement" recorded in Liber 2824 at folio 457 among the Land Records of Montgomery County, Maryland.

Further, we grant to Montgomery County, Maryland, Temporary Easements designated herein as T.E.S.'s, adjacent, contiguous and parallel to the public improvements on the abutting public streets herein lawfully completed and accepted for maintenance by Montgomery County, Maryland.

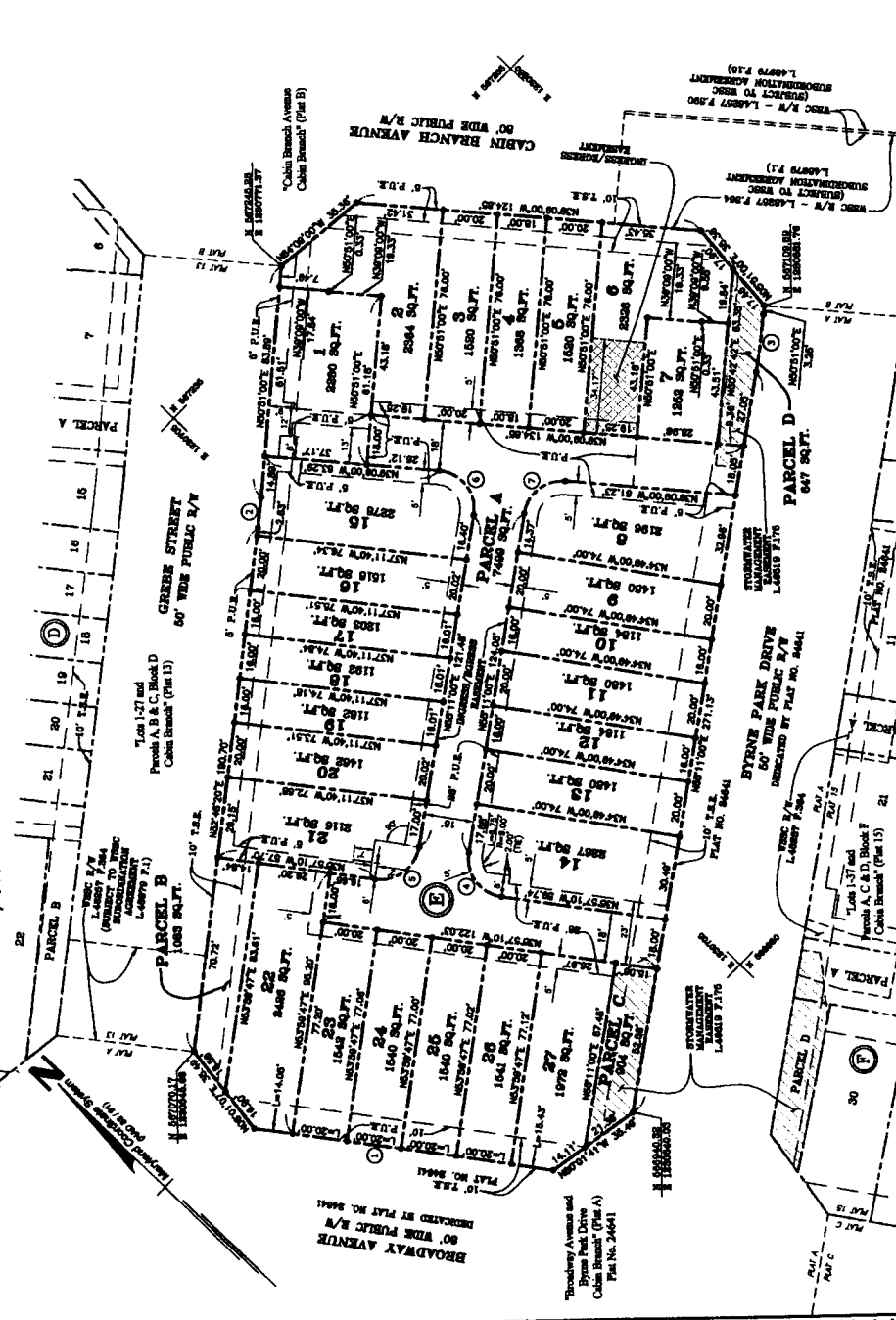
Further, we establish an Easement appurtenant over all of Parcel A, Block E, for the benefit of Lots 1 through 27, Block E, subject to the terms and provisions set forth in a document to be recorded herewith.

Further, we establish an Easement appurtenant across Lots 6, Block E, for the benefit of Lots 6 and 7, Block E, as shown herein, subject to the terms and provisions set forth in a document to be recorded herewith.

As owners of this subdivision, we, our successors and assigns, will cause all property corner markers and all other required monuments to be placed on the ground in accordance with Section 80-24 (c) of the Montgomery County Code prior to the acceptance of public streets for maintenance.

There are no suits or actions at law, in equity, in rem, mortgages or trusts affecting the property shown herein.

Witness my hand and seal this 29th day of August, 2014.
 [Signature]
 Winchester Farms, Inc.
 Winchester Farms, Inc., V.P.



GENERAL NOTES:

- The development is served by public water and sewer systems only.
- This Plat: 27 Lots, 4 Parcels; Zoned: MDD.
- The Map: BY, WBCS 200' Sheet No. 2311N14.
- All terms, conditions, agreements, limitations and requirements associated with any Preliminary Plan, Site Plan, Project Plan or other plan, showing development of the property, are hereby incorporated into this plat, unless otherwise stated. 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 any matter affecting the ownership and use, nor any 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 state all matters affecting title.
- The property shown herein is subject to the requirements of Chapter 23A 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. 620060204, entitled "Cabin Branch".
- Setbacks and distances shown herein are grid bearings and distances. Horizontal datum is NAD83/91. State Plane Coordinates System Zone 1800 (MD), U.S. survey feet, based on GRS and conventional survey measurements. Controlling stations include Washington Suburban Stationary Commission (WASDC) station 16200 in U.S. 8994990.000, average project elevation is 346 feet (807.63) and the average contour interval (contour elevation) is 19399 North 563608.492 East 1227938.788 and 16597 North 575747.658 East 1227938.076.
- The property is the subject of an approved MD/PS (M-KRPC Ref. #4-030068) dated April 10, 2003.
- Parcels A, B, C and D, Block E, shall be maintained by the Homeowners Association. Said parcels are subject to the terms and conditions of the Homeowners Association recorded among the Land Records of Montgomery County, Maryland in Liber 28458 at folio 578 and are also subject to the terms of a Declaration of Covenants for Private Open Space recorded among the aforementioned Land Records in Liber 46861 at folio 461.

AREA	REMARKS
27 Lots	49413 sq.ft. or 1.04237 Acres
4 parcels	10133 sq.ft. or 0.23143 Acres
Dedication	N/A sq.ft. or 0.00000 Acres
Total Area	59546 sq.ft. or 1.27381 Acres

Subdivision Record Plat

Lots 1-27 and

Parcels A, B, C & D, Block E

Cabin Branch

Clarkburg (2nd) Election District

Montgomery County, Maryland

Scale: 1" = 30' September, 2012

Plat No. 14
 MD REG. 20046
 MARYLAND PLAT NO. 22010020



RODGERS CONSULTING
 Surveying • Civil Engineering • Planning

Drawn: [Blank] SLL
 Checked: [Blank] SLL
 Date: [Blank] SLL
 Date: [Blank] SLL
 Date: [Blank] SLL

Montgomery County Department of Permitting Services
 Approved: *[Signature]* September 11, 2014
 Approved: *[Signature]* September 11, 2014
 Approved: *[Signature]* September 11, 2014

Plat No. 14
 MD REG. 20046
 MARYLAND PLAT NO. 22010020

Plat No. 1

SUBDIVISION CERTIFICATE

I hereby certify that the data shown hereon is correct; that is a part of the property acquired by Winchester Homes, Inc., a Delaware corporation, from John W. Winchester, Jr., a Delaware resident, and his heirs, assigns, executors, administrators, assigns, and assigns, and that the same is subject to the provisions of the Declaration of Subdivision of Public Utility Easements recorded in Liber 3654 at folio 427 of the Land Records of Montgomery County, Maryland. I further certify that the data shown hereon is correct; that is a part of the property acquired by Winchester Homes, Inc., a Delaware corporation, from John W. Winchester, Jr., a Delaware resident, and his heirs, assigns, executors, administrators, assigns, and assigns, and that the same is subject to the provisions of the Declaration of Subdivision of Public Utility Easements recorded in Liber 3654 at folio 427 of the Land Records of Montgomery County, Maryland. The total area included in this subdivision is 76,161 square feet or 1.74842 acres, of which none is dedicated to public use. The subdivision was prepared under my direct supervision and is in accordance with COMPTON Title 24, Subtitle 21, Chapter 21-111.

9-12-2014
Date
By: *[Signature]*
For: *[Signature]*
Rodgers Consulting, Inc.
10455 Greenway
Montgomery, Maryland 20894
(License Registration Date: 12-25-2013)

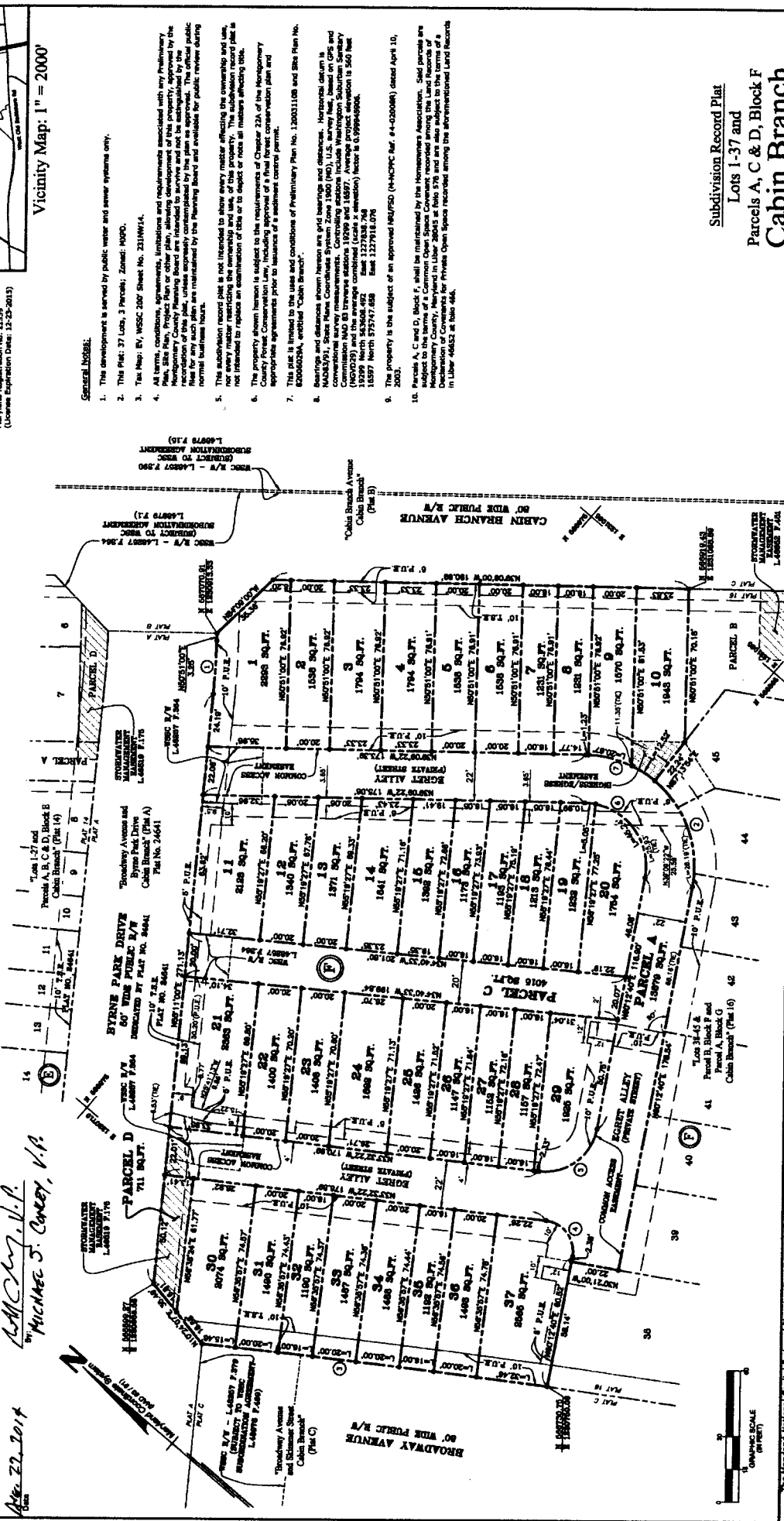
Vicinity Map: 1" = 2000'

GENERAL NOTES:

- The development is served by public water and sewer systems only.
- This Plat: 37 Lots, 3 Parcels; Zoned: R-1000.
- The Map: EV, WSC 2007 Sheet No. 231HW14.
- All terms, conditions, agreements, limitations and requirements associated with any Preliminary Plan, Site Plan, Project Plan or other plan, including developments of this property, approved by the Planning Board and recorded in the Land Records of Montgomery County, Maryland, shall be a part of this subdivision and shall be enforceable by the public. The subdivision shall be subject to the provisions of the Declaration of Subdivision of Public Utility Easements recorded in Liber 3654 at folio 427 of the Land Records of Montgomery County, Maryland. The total area included in this subdivision is 76,161 square feet or 1.74842 acres, of which none is dedicated to public use. The subdivision was prepared under my direct supervision and is in accordance with COMPTON Title 24, Subtitle 21, Chapter 21-111.
- This subdivision record plat is not intended to show any matter affecting the ownership and use, nor any 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 Home Conservation Law, including approval of a final forest conservation plan and appropriate agreements prior to issuance of a subdivision control permit.
- This plat is subject to the use and conditions of Preliminary Plan No. 120031108 and Site Plan No. 80002028, entitled "Cabin Branch".
- Boundaries and distances shown hereon are grid bearings and distances. Horizontal datum is NAD83. State Plane Coordinate System Zone 1800 (NAD), U.S. survey feet, based on GPS and Commission MD 81 traverse stations 18789 and 18807. The average combined (cross x elevation) factor is 360 Feet (MD83) and the average combined (cross x elevation) factor is 0.999999263.
- The property is the subject of an approved MUPED (M-NCPC Ref. #4-03068) dated April 10, 2005.
- Parcel A, C and D, Block F, shall be maintained by the Homeowners Association. Said parcels are subject to the terms of a Common Open Space Covenant recorded among the Land Records of Montgomery County, Maryland, and are also subject to the terms of a Declaration of Covenants for Private Open Space recorded among the aforementioned Land Records in Liber 46652 at folio 464.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	325.00'	24.58'	12.30'	24.57'	M87°01'00"W	47°00'00"
2	51.00'	54.03'	25.86'	51.54'	M85°51'11"E	86°11'30"
3	304.00'	158.84'	78.98'	159.83'	M83°00'00"W	114°00'00"
4	14.00'	22.31'	14.99'	20.44'	M13°07'00"E	87°45'00"
5	24.00'	28.13'	22.48'	33.81'	M73°35'17"W	86°14'50"
6	20.00'	30.29'	24.18'	44.22'	M10°51'39"E	89°23'00"
7	51.00'	34.42'	17.89'	33.77'	M19°42'20"W	38°07'00"

AREA	DESCRIPTION	AREA
37 (Lot 1)	57756 sq. ft. or 1.32591 Acres	
3 (Parcel A)	19405 sq. ft. or 0.44251 Acres	
	Dedication: N/A, sq. ft. or N/A Acres	
	Total Area: 76161 sq. ft. or 1.74842 Acres	



Owner's Certificate
We, the undersigned, owners of the property described hereon, do hereby certify that the data shown hereon is correct; that is a part of the property acquired by Winchester Homes, Inc., a Delaware corporation, from John W. Winchester, Jr., a Delaware resident, and his heirs, assigns, executors, administrators, assigns, and assigns, and that the same is subject to the provisions of the Declaration of Subdivision of Public Utility Easements recorded in Liber 3654 at folio 427 of the Land Records of Montgomery County, Maryland. I further certify that the data shown hereon is correct; that is a part of the property acquired by Winchester Homes, Inc., a Delaware corporation, from John W. Winchester, Jr., a Delaware resident, and his heirs, assigns, executors, administrators, assigns, and assigns, and that the same is subject to the provisions of the Declaration of Subdivision of Public Utility Easements recorded in Liber 3654 at folio 427 of the Land Records of Montgomery County, Maryland. The total area included in this subdivision is 76,161 square feet or 1.74842 acres, of which none is dedicated to public use. The subdivision was prepared under my direct supervision and is in accordance with COMPTON Title 24, Subtitle 21, Chapter 21-111.

9-12-2014
Date
By: *[Signature]*
For: *[Signature]*
Rodgers Consulting, Inc.
10455 Greenway
Montgomery, Maryland 20894
(License Registration Date: 12-25-2013)

Witness
I, the undersigned, do hereby certify that the data shown hereon is correct; that is a part of the property acquired by Winchester Homes, Inc., a Delaware corporation, from John W. Winchester, Jr., a Delaware resident, and his heirs, assigns, executors, administrators, assigns, and assigns, and that the same is subject to the provisions of the Declaration of Subdivision of Public Utility Easements recorded in Liber 3654 at folio 427 of the Land Records of Montgomery County, Maryland. The total area included in this subdivision is 76,161 square feet or 1.74842 acres, of which none is dedicated to public use. The subdivision was prepared under my direct supervision and is in accordance with COMPTON Title 24, Subtitle 21, Chapter 21-111.

Notary Public
I, the undersigned, do hereby certify that the data shown hereon is correct; that is a part of the property acquired by Winchester Homes, Inc., a Delaware corporation, from John W. Winchester, Jr., a Delaware resident, and his heirs, assigns, executors, administrators, assigns, and assigns, and that the same is subject to the provisions of the Declaration of Subdivision of Public Utility Easements recorded in Liber 3654 at folio 427 of the Land Records of Montgomery County, Maryland. The total area included in this subdivision is 76,161 square feet or 1.74842 acres, of which none is dedicated to public use. The subdivision was prepared under my direct supervision and is in accordance with COMPTON Title 24, Subtitle 21, Chapter 21-111.

Montgomery County Department of Permitting and Services
I, the undersigned, do hereby certify that the data shown hereon is correct; that is a part of the property acquired by Winchester Homes, Inc., a Delaware corporation, from John W. Winchester, Jr., a Delaware resident, and his heirs, assigns, executors, administrators, assigns, and assigns, and that the same is subject to the provisions of the Declaration of Subdivision of Public Utility Easements recorded in Liber 3654 at folio 427 of the Land Records of Montgomery County, Maryland. The total area included in this subdivision is 76,161 square feet or 1.74842 acres, of which none is dedicated to public use. The subdivision was prepared under my direct supervision and is in accordance with COMPTON Title 24, Subtitle 21, Chapter 21-111.

Montgomery County Planning Board
I, the undersigned, do hereby certify that the data shown hereon is correct; that is a part of the property acquired by Winchester Homes, Inc., a Delaware corporation, from John W. Winchester, Jr., a Delaware resident, and his heirs, assigns, executors, administrators, assigns, and assigns, and that the same is subject to the provisions of the Declaration of Subdivision of Public Utility Easements recorded in Liber 3654 at folio 427 of the Land Records of Montgomery County, Maryland. The total area included in this subdivision is 76,161 square feet or 1.74842 acres, of which none is dedicated to public use. The subdivision was prepared under my direct supervision and is in accordance with COMPTON Title 24, Subtitle 21, Chapter 21-111.

Montgomery County Home Conservation Association
I, the undersigned, do hereby certify that the data shown hereon is correct; that is a part of the property acquired by Winchester Homes, Inc., a Delaware corporation, from John W. Winchester, Jr., a Delaware resident, and his heirs, assigns, executors, administrators, assigns, and assigns, and that the same is subject to the provisions of the Declaration of Subdivision of Public Utility Easements recorded in Liber 3654 at folio 427 of the Land Records of Montgomery County, Maryland. The total area included in this subdivision is 76,161 square feet or 1.74842 acres, of which none is dedicated to public use. The subdivision was prepared under my direct supervision and is in accordance with COMPTON Title 24, Subtitle 21, Chapter 21-111.

Montgomery County Common Open Space Covenant
I, the undersigned, do hereby certify that the data shown hereon is correct; that is a part of the property acquired by Winchester Homes, Inc., a Delaware corporation, from John W. Winchester, Jr., a Delaware resident, and his heirs, assigns, executors, administrators, assigns, and assigns, and that the same is subject to the provisions of the Declaration of Subdivision of Public Utility Easements recorded in Liber 3654 at folio 427 of the Land Records of Montgomery County, Maryland. The total area included in this subdivision is 76,161 square feet or 1.74842 acres, of which none is dedicated to public use. The subdivision was prepared under my direct supervision and is in accordance with COMPTON Title 24, Subtitle 21, Chapter 21-111.

Montgomery County Declaration of Covenants for Private Open Space
I, the undersigned, do hereby certify that the data shown hereon is correct; that is a part of the property acquired by Winchester Homes, Inc., a Delaware corporation, from John W. Winchester, Jr., a Delaware resident, and his heirs, assigns, executors, administrators, assigns, and assigns, and that the same is subject to the provisions of the Declaration of Subdivision of Public Utility Easements recorded in Liber 3654 at folio 427 of the Land Records of Montgomery County, Maryland. The total area included in this subdivision is 76,161 square feet or 1.74842 acres, of which none is dedicated to public use. The subdivision was prepared under my direct supervision and is in accordance with COMPTON Title 24, Subtitle 21, Chapter 21-111.

RODGERS CONSULTING
10455 Greenway
Montgomery, Maryland 20894
(License Registration Date: 12-25-2013)

Drawn: *[Signature]* SA
Checked: *[Signature]* AS/AV
Date: *[Signature]*
Reviewed: *[Signature]*

Approved: *[Signature]*
Montgomery County Department of Permitting and Services

Approved: *[Signature]*
Montgomery County Planning Board

Approved: *[Signature]*
Montgomery County Home Conservation Association

Approved: *[Signature]*
Montgomery County Common Open Space Covenant

Approved: *[Signature]*
Montgomery County Declaration of Covenants for Private Open Space

Chairman: *[Signature]*
M-NCPC, Record Plat No. _____
Date: _____

Chairman: *[Signature]*
M-NCPC, Record Plat No. _____
Date: _____

Chairman: *[Signature]*
M-NCPC, Record Plat No. _____
Date: _____

Chairman: *[Signature]*
M-NCPC, Record Plat No. _____
Date: _____

CURVE	RADIUS	CURVE TABLE			DELTA
		LENGTH	TANGENT	CHORD	
1	5940.00'	113.15'	56.58'	113.15'	1°17'11"
2	51.00'	54.03'	26.86'	51.54'	6°04'15.8"
3	1840.00'	47.45'	23.72'	47.45'	3°04'17.8"
4	110.67'	23.35'	11.72'	23.35'	1°29'03.1"
5	5040.00'	16.24'	8.12'	16.24'	0°11'05.7"
6	88.33'	15.41'	7.77'	15.39'	0°57'49.2"
7	316.87'	57.84'	29.00'	57.75'	1°04'13.0"
8	289.33'	53.86'	27.01'	53.79'	1°04'40.0"

Owner's Certificate

We, the undersigned, owners of the property described herein, state that this plat of subdivision, establishes the minimum building restriction lines; delineate the streets to public use; and guarantees compliance with the provisions of section 50-24 of the Subdivision Regulations.

Further, we grant to the applicable utility companies, their respective successors and/or assigns, a Public Utility Easement in, on, and over the land described herein, for the installation, maintenance, operation, and use of all utility lines and structures necessary for the furnishing of utility services in and compliance with the provisions of Public Utility Law, Chapter 517, of the Annotated Code of Maryland.

Further, we grant to Montgomery County, Maryland, its successors, agents and assigns, Public Improvements Easements in, on, and over the land described herein, for the installation, maintenance, operation, and use of all utility lines and structures necessary for the furnishing of utility services in and compliance with the provisions of Public Utility Law, Chapter 517, of the Annotated Code of Maryland.

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 extinguished at such time as the public improvements on the abutting public streets have been fully completed and accepted for maintenance by Montgomery County, Maryland.

Further, we establish an Egress/Egress Easement hereon as follows: For the benefit of Lots 10 and 45, Block F, as shown hereon, subject to the terms and provisions set forth in a document to be recorded hereafter.

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 debts or actions at law, leases, liens, mortgages or trusts affecting the property shown hereon except for a certain deed of trust recorded in Liber 44178 at folio 388 and the parcels in interest therein have indicated their assent below:

DATE: 3/12/15
 BY: Michael S. Conroy, V.P.
 Winchester Homes Inc.

DATE: 3/13/15
 BY: Arthur H. Jank, Trustee
 First Independence of America Investors Company

DATE: 3/12/15
 BY: Michael S. Conroy, V.P.
 Winchester Homes Inc.

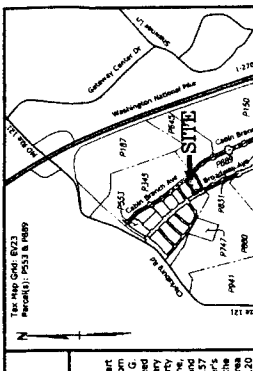
DATE: 3/13/15
 BY: Arthur H. Jank, Trustee
 First Independence of America Investors Company

Plat No.

Surveyor's Certificate

I hereby certify that the data shown hereon is correct; that is a plat of part of the same as shown on the previous survey, and that the same is in accordance with the provisions of the Subdivision Regulations of Montgomery County, Maryland. I am a duly Licensed Professional Land Surveyor, No. 21539, Maryland Registration No. 21539, (License Expiration Date: 12-23-2015).

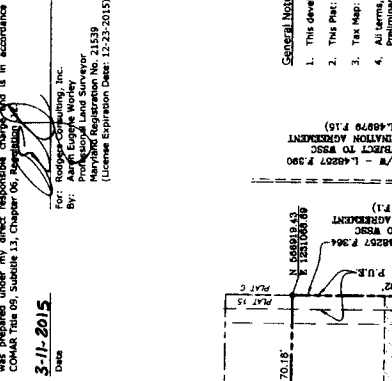
DATE: 3-12-2015
 BY: Arthur H. Jank, Trustee
 First Independence of America Investors Company



Vicinity Map: 1" = 2000'

GENERAL NOTES:

- This development is served by public water and sewer systems only.
- This Plat: 8 Lots, 2 Blocks, Zoned: MIXD.
- Tax Map: EV, WSSC 200' Sheet No. 231W14.
- All terms, conditions, assessments, limitations and restrictions associated with any preliminary Plan, Site Plan, Project Plan or other plan, showing 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 stated to the contrary. All such terms, conditions, limitations and restrictions shall be maintained by the Planning Board and available for public review during normal business hours.
- This subdivision record plat is not intended to show any matter affecting the ownership and use, nor any matter restricting the ownership and use of this property. The subdivision record plat is not intended to replace an examination of the plat 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 management plan and appropriate agreements prior to issuance of a subdivision record permit.
- This plat is limited to the uses and conditions of Preliminary Plan No. 13003108 and Size Plan No. 0206020A, entitled, "Cabin Branch".
- Bearings and distances shown hereon are grid bearings and distances. Horizontal measurements are based on the Maryland State Plane NAD 83 datum. Controlling stations include Washington Suburban Sanitary Commission MAD 83 traverse stations 19299 and 19299+1 (located at intersection of Cabin Branch and Tributary Parkway). The average of the 19299 and 19299+1 traverse stations is 1227938.768 East, 1227938.768 North, 19299+1 Station is 19299+1 North 53.606 492 East 1227938.768.
- The property is the subject of approved NR/FSO (M-HCPC Ref. #4-020088) dated April 10, 2003 and approved NR/FSO (M-HCPC Ref. #4-020108) dated April 2, 2003.
- Parcel B, Block F, and Parcel A, Block G, shall be maintained by the Homeowners Association. Said parcels are subject to the terms of a Common Open Space Agreement for the subject property located at the intersection of Cabin Branch and Tributary Parkway in Liber 29445 at folio 379. The terms and conditions of the Common Open Space Agreement for Private Open Space recorded among the aforementioned Land Records in Liber 46652 at folio 466.



Area Tabulation

8 Lots	19912 sq. ft.	or	0.80118 Acres
2 Parcels	37117 sq. ft.	or	0.85709 Acres
Dedication	15120 sq. ft.	or	0.34712 Acres
Total Area	51449 sq. ft.	or	2.09539 Acres

Lot 18, Block G, Parcel B (Winchester): 1.9735 Acres
 Parcel B (Winchester): 0.1800 Acres

Owner's Certificate

We, the undersigned, owners of the property described herein, state that this plat of subdivision, establishes the minimum building restriction lines; delineate the streets to public use; and guarantees compliance with the provisions of section 50-24 of the Subdivision Regulations.

Further, we grant to the applicable utility companies, their respective successors and/or assigns, a Public Utility Easement in, on, and over the land described herein, for the installation, maintenance, operation, and use of all utility lines and structures necessary for the furnishing of utility services in and compliance with the provisions of Public Utility Law, Chapter 517, of the Annotated Code of Maryland.

Further, we grant to Montgomery County, Maryland, its successors, agents and assigns, Public Improvements Easements in, on, and over the land described herein, for the installation, maintenance, operation, and use of all utility lines and structures necessary for the furnishing of utility services in and compliance with the provisions of Public Utility Law, Chapter 517, of the Annotated Code of Maryland.

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 extinguished at such time as the public improvements on the abutting public streets have been fully completed and accepted for maintenance by Montgomery County, Maryland.

Further, we establish an Egress/Egress Easement hereon as follows: For the benefit of Lots 10 and 45, Block F, as shown hereon, subject to the terms and provisions set forth in a document to be recorded hereafter.

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 debts or actions at law, leases, liens, mortgages or trusts affecting the property shown hereon except for a certain deed of trust recorded in Liber 44178 at folio 388 and the parcels in interest therein have indicated their assent below:

DATE: 3/12/15
 BY: Michael S. Conroy, V.P.
 Winchester Homes Inc.

DATE: 3/13/15
 BY: Arthur H. Jank, Trustee
 First Independence of America Investors Company

DATE: 3/12/15
 BY: Michael S. Conroy, V.P.
 Winchester Homes Inc.

DATE: 3/13/15
 BY: Arthur H. Jank, Trustee
 First Independence of America Investors Company

RODGERS CONSULTING

1563 Eastern Boulevard
 Suite 200
 Columbia, Maryland 21046
 Tel: 410.272.8000
 Fax: 410.244.2256
 www.rodgers.com

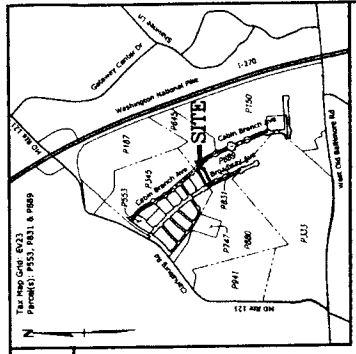
Drawn _____	Check'd _____	DATE _____	PKR No. _____
Compl'd _____	MAILED _____	PROJECT _____	
<p>Approved: <i>Michael J. Jank</i> Director</p> <p>Montgomery County Department of Permitting Services</p> <p>Approved: <i>Diana S. Jank</i> Director</p> <p>The Maryland-National Capital Park and Planning Commission</p> <p>Montgomery County Planning Board</p> <p>Chairman _____ ASST. SECRETARY/TREASURER _____</p> <p>MHCPC Record File No. _____</p>			

PLAT NO. 15

Area Tabulation

8 Lots	19912 sq. ft.	or	0.80118 Acres
2 Parcels	37117 sq. ft.	or	0.85709 Acres
Dedication	15120 sq. ft.	or	0.34712 Acres
Total Area	51449 sq. ft.	or	2.09539 Acres

Lot 18, Block G, Parcel B (Winchester): 1.9735 Acres
 Parcel B (Winchester): 0.1800 Acres



Vicinity Map: 1" = 2000'

Plat No.

Surveyor's Certificate

I hereby certify that the data shown hereon is correct; that is a plat of part of the property acquired by Winchester Homes Inc., a Delaware corporation, from John W. Gosnell, Teresa C. Doggett, Susan G. Brown, Barry R. Gosnell, Garin G. McQueen, and the heirs of the above named parties, as recorded in the Land Records of Montgomery County, Maryland, in Liber 27,204 and recorded among the Land Records of Montgomery County, Maryland in Liber 26928 at folio 696; also being part of the property acquired by Winchester Homes Inc., a Delaware corporation, from Building One, LLC, a Maryland limited liability company, by a deed recorded in the Land Records of Montgomery County, Maryland in Liber 27,117 at folio 424; and I further certify that once engaged as a surveyor in the State of Maryland, all property markers will be set in accordance with the provisions of the Surveyors' Code of Professional Conduct, which Code is hereby dedicated to public use. The work reflected hereon was prepared under my direct supervision and is in accordance with COMAR Title 09, Subtitle 13, Chapter 06, Regulation 13.01.

3-11-2015
Date

For: Rodgers Consulting, Inc.
By: Aaron Eugene Worley
Surveyor's License No. 120139
License Expiration Date: 12-23-2015

GENERAL NOTES:

- This development is served by public water and sewer systems only.
- This Plat: 9 Lots, 2 Parcels; Zoned: MDRP.
- See Map; EV, WSSC 200' Sheet No. 231N1W14.
- All utility easements, encroachments, easements and requirements associated with any preliminary plan, site plan, project plan or other plan, showing 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 stated to the contrary. All utility easements, encroachments, easements and requirements 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 affect or void 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 development control permit.
- This site is located in the east end conditions of Preliminary Plan No. 120031108 and Site Plan No. 420246209A, address: "Cabin Branch".
- Bearings and distances shown hereon are grid bearings and distances. Horizontal distances are based on the National Grid. All measurements are based on the National Grid, based on GPS and conventional survey measurements. Controlling stations include Washington Suburban Sanitary Commission MAD 83 traverse stations 12999 and 13000, and Montgomery County Department of Public Works Station 19299 North 553608.492 East 1227638.748 and the Montgomery County Department of Public Works Station 19299 North 553608.492 East 1227638.748 16587 North 575747.658 East 1227638.748.
- The property is the subject of approved MDRP/MSD (M-DCPC Ref. #4-020088) dated April 10, 2003 and approved NAUPSD (M-DCPC Ref. #4-020108) dated April 2, 2003.
- Parcels A and B, Block H, shall be maintained by the Homeowners Association. Said parcels are subject to the terms of a Common Open Space Covenant recorded in the Land Records of Montgomery County, Maryland in Liber 27,117 at folio 424 and Liber 27,117 at folio 424 and are also subject to the terms of a Declaration of Covenants for Private Open Space recorded among the aforementioned Land Records in Liber 4652 at folio 466.

Curve Table

Curve	Radius	Length	Tangent	Chord	Bearing	Delta
1	3040.00'	111.21'	55.61'	111.21'	N89°42'39"W	1°13'31"
2	110.67'	21.35'	11.72'	21.35'	N85°42'27"E	12°03'13"
3	45.00'	26.55'	13.67'	26.16'	N64°39'02"W	37°48'04"
4	25.00'	30.13'	17.20'	28.34'	N62°06'37"W	69°03'11"
5	45.00'	27.69'	14.30'	27.25'	N60°59'27"E	35°15'07"

Owner's Certificate

We, the undersigned, owners of the property described hereon, adopt the plat of subdivision; establish the minimum building restriction lines; and guarantee compliance with the provisions of section 30-24 of the subdivision regulations.

Further, we grant to the applicable utility companies, their respective successors and/or assigns, a Public Utility Easement in, on, and over the land designated hereon as "P.U.E.", with the terms and provisions of said grant being those set forth in that certain document recorded in the Land Records of Montgomery County, Maryland, in Liber 3857 at folio 457, among the Land Records of Montgomery County, Maryland.

Each of us grant to Montgomery County, Maryland, its successors, agents and assigns, Public Improvement Easements in, on and over the land designated hereon as "P.I.E.", with the terms and provisions of said grant being those set forth in that certain document entitled "Declaration of Public Improvement Easements", recorded among the aforesaid Land Records in Liber 47080 at folio 429 which terms and provisions are hereby incorporated by this reference.

Further, we grant to Montgomery County, Maryland, Temporary Slope Easements designated hereon as "T.S.E." with the terms and provisions of said grant being those set forth in that certain document titled "Temporary Slope Easements" which shall be incorporated as such into the public improvements on the abutting public streets have been lawfully completed and accepted for maintenance by Montgomery County, Maryland.

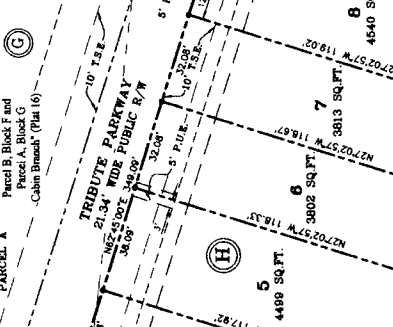
Further, we establish an Egress/Egress Easement set forth in a document to be recorded hereafter.

An owner of this subdivision, his successors and assigns, will cause all property, corner markers and any other markers shown hereon to be set by a registered Maryland Surveyor in accordance with Section 50-24 (c) of the Montgomery County Code prior to the acceptance of public streets for maintenance.

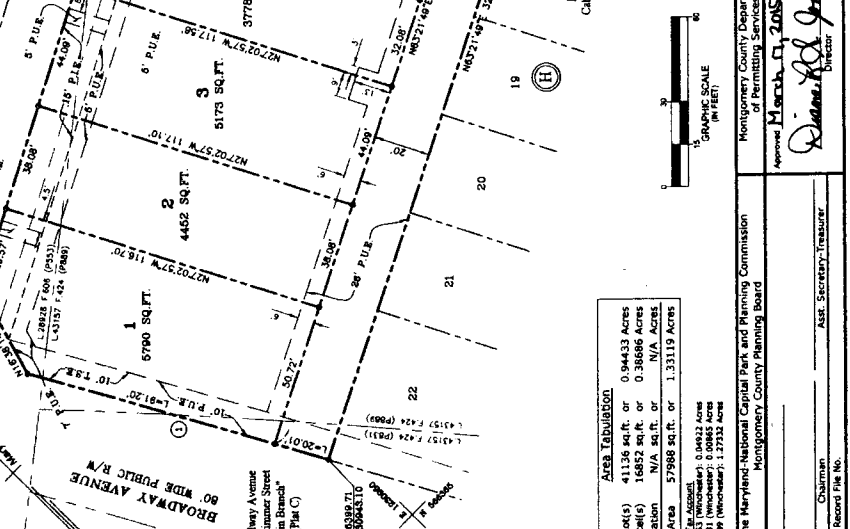
There are no suits or actions at law, in equity, lease, mortgage or trust affecting the property shown hereon except for a certain deed of trust recorded in Liber 44178 at folio 388 and the parties in interest therein have indicated their assent below.

Winchester Homes Inc.
By: Arthur H. ...
Date: 3/10/15

Winchester Insurance Company
By: Arthur H. ...
Date: 3/10/15



Detail A (Scale: 1" = 20')



ACRES TABULATION

9 Lots (S)	41136 sq. ft. or 0.94433 Acres
2 Parcels (S)	16852 sq. ft. or 0.38686 Acres
Designation	N/A sq. ft. or N/A Acres
Total Area	57988 sq. ft. or 1.33119 Acres

AREA BY THE ASSOCIATION

Parcel A	0.44822 Acres
Parcel B	0.00885 Acres
Parcel C	1.27412 Acres

Subdivision Record Plat
Lots 1-9 and
Parcels A & B, Block H
Cabin Branch
Clarksburg (2nd) Election District
Montgomery County, Maryland
Scale: 1" = 30' September, 2012

RODGERS CONSULTING
1842 Cherry Road
Clarksburg, Maryland 20744
P: 301.333.6090
F: 301.333.6091
www.rodgersconsulting.com

Director
Diana Adkins

ASST. SECRETARY/TREASURER

Chairman

Approved: **March 11, 2015**
Montgomery County Department of Permitting Services
Montgomery County Planning Board

The Maryland National Capital Park and Planning Commission
Montgomery County Planning Board

M-DCPC Ref. No. 120139

Plat No. 17
EOL 16813
M-DCPC Ref. No. 120139

GENERAL NOTES:

- The development is served by public water and sewer systems only.
- The Plat: 32 Lots, 3 Parcels; Zoned: R05-L/TDR.
- The Map: EV, WSSC 200 Sheet No. 211M14.
- All terms, conditions, agreements, limitations and requirements associated with any Preliminary Plan, Site Plan, Project Plan or other plan, showing dedication of this property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recording of this plat, unless expressly contradicted by the plan as approved. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
- The 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.
- A final fire alarm and telephone agreement is required for installation of a fire alarm or telephone system.
- This plat is limited to the uses and conditions of Preliminary Plan No. 120031108 and Site Plan No. 820060290, as amended.
- Baselines and distances shown between the 664 baselines and distances. Horizontal datum is NAD83 (U.S. State Plane Coordinate System Zone 1800 MDD). U.S. survey feet, based on GRS and conventional survey measurements. Controlling stations include Washington Suburban Sanitary Commission M40 83 traverse stations 18299 and 18597. Average project elevation is 560 feet (NGVD29) and the average combined (Grade x Area) is 560.00 feet. Easement 1227918.076 18597 North 575747.658 East 1227918.076
- This property is the subject of an approved HUD/502 (H-MCPIC Ref. #4-030688) dated April 10, 2003 and (H-MCPIC Ref. #4-030188) dated April 02, 2003.
- Parcel A, B and C shall be retained by the Homeowners Association. Said parcels are subject to the terms of a Common Open Space Declaration of Covenants for Private Open Space recorded among the aforementioned Land Records in Liber 46532 at folio 465.

Plat No.

Area	Acres
32 Lots (6)	90469 sq.ft. or 2.07688 Acres
3 Parcels (4)	20739 sq.ft. or 0.47610 Acres
Dedication	N/A sq. ft. or N/A Acres
Total Area	111208 sq. ft. or 2.55298 Acres

Transferable Development Rights (TDRs)	Total number of TDRs utilized by this plat:
The property shown hereon is being developed in accordance with TDR standards. The TDRs shown hereon are being developed in accordance with TDR standards. The TDRs shown hereon have been conveyed to the owners:	28
TDR Number(s)	
17-72111 through 17-72130	5/21/2003
17-72145 through 17-7449	9/22/2004
23-6428 through 23-6430	9/22/2004
23-6428 through 23-6430	9/22/2004
23-6428 through 23-6430	9/22/2004

Surveyor's Certificate

I hereby certify that the data shown hereon is correct; that is a plat of part of the property acquired by Winchester Homes Inc., a Delaware corporation, from John W. Ginnell, a Maryland resident, by deed recorded in Liber 46532 at folio 465, dated December 27, 2004 and recorded among the Land Records of Montgomery County, Maryland in Liber 48238 at folio 609; also being part of the property acquired by Winchester Homes Inc., a Delaware corporation, from John W. Ginnell, a Maryland resident, by deed recorded in Montgomery County, Maryland in Liber 43157 at folio 424; and I further certify that once engaged as described in the owner's certificate hereon, all property matters will be set in accordance with the provisions of the Maryland Subdivision Record Plat Act, Chapter 16, Title 66, of the Code of Maryland Annotated, which provisions are hereby incorporated by reference into this plat. The work reflected hereon was prepared under my direct supervision and is in accordance with COMAR Title 06, Subtitle 13, Chapter 06, Regulation .02.

3-10-2015
 Date
 For: Rodgers Consulting, Inc.
 By: Professional Land Surveyor
 Maryland Registration No. 20002
 (License Expiration Date: 09-30-2016)

Vicinity Map: 1" = 2000'

Owner's Certificate

We, the undersigned, owners of the property described hereon, adopt this plat of subdivision, establish the minimum building restriction lines; and guarantee compliance with the provisions of section 50-24 of the subdivision regulations.

Further, we grant to the applicable utility companies, their respective successors and/or assigns, a Public Utility Easement in, on, and over the land designated hereon as "P.U.E.", with the terms and provisions of said grant being those set forth in that certain document entitled "Declaration of Terms and Provisions of Public Utility Easements" recorded in Liber 3834 at folio 457 among the Land Records of Montgomery County, Maryland.

Further, we grant to Montgomery County, Maryland, its successors, agents and assigns, Public Improvements Easements in, on and over the land designated hereon as "P.I.E.", with the terms and provisions of said grant being those set forth in that certain document entitled "Declaration of Terms and Provisions of Public Improvements Easements" recorded in Liber 4200 at folio 429 among the Land Records of Montgomery County, Maryland.

Further, we establish an Ingress/Egress Easement over all of Parcel A, Block J for the benefit of Lots 1 through 32, Block J.

As owners of the subdivision we, our successors and assigns, will cause all property corner markers and any other required instrumentation to be set by a registered Maryland Professional Land Surveyor in accordance with the provisions of the Maryland 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 and the parties in interest therein have indicated their assent below.

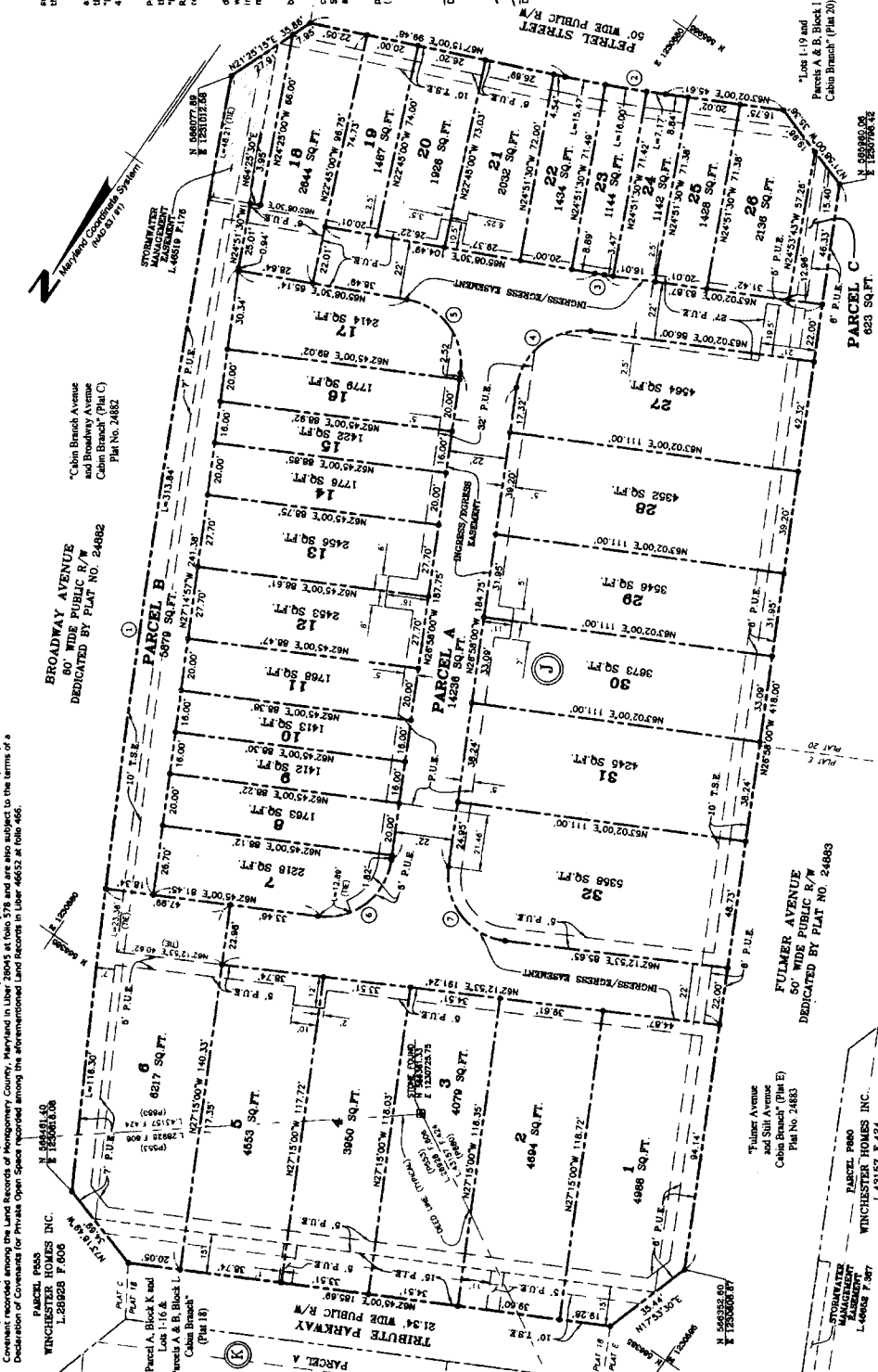
Winchester Homes Inc.
 By: *[Signature]*
 3/14/15
 We hereby assent to the plat of subdivision
 Montgomery County, Maryland
 By: *[Signature]*
 3/12/15
 recorded in Liber 44178 at folio 380

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	466.00'	430.01'	115.21'	38.83'	N06°33'4" W	4°18'0"
2	525.00'	38.84'	19.33'	38.83'	S45°00'30" W	4°13'0"
3	99.00'	3.64'	1.82'	3.64'	S64°03'15" W	2°00'30"
4	25.00'	38.27'	23.92'	35.96'	N18°02'00" E	2°00'00"
5	25.00'	38.15'	24.10'	34.70'	S76°04'45" E	8°03'30"
6	25.00'	38.16'	24.89'	35.81'	N72°32'33" W	90°49'07"
7	25.00'	38.83'	25.36'	35.81'	N72°32'33" W	90°49'07"

Subdivision Record Plat
 Lots 1-32 and
 Parcels A, B & C, Block J
Cabin Branch
 Clarksburg (2nd) Election District
 Montgomery County, Maryland
 Scale: 1" = 30' December, 2012

Plat No. 19
 MNCPC Record No. 22015096



RODGERS CONSULTING
 Montgomery County Planning Board
 Approved: *[Signature]* March 18, 2015
 Director

Montgomery County Department of Permitting Services
 Approved: *[Signature]*
 Ass. Secretary/Treasurer

Chairman
 MNCPC Record No.

Plat No.

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described herein, adopt this plat of subdivision, establish the minimum building restriction lines, 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 respective successors and assigns, a Public Utility Easement in, on, and over the land designated herein as "P.U.E.", with the terms and conditions set forth in that certain document entitled "Declaration of Terms and Provisions of Public Utility Easement" recorded in Liber 3834 at folio 437 among the Land Records of Montgomery County, Maryland.

Further, we grant to Montgomery County, Maryland, its successors, agents and assigns, Public Improvements Easements in, on and over the land designated herein as "P.I.E.", with the terms and conditions set forth in that certain document entitled "Declaration of Public Improvements Easement(s)" recorded among the aforesaid Land Records in Liber 4786 at folio 479 which terms and provisions are hereby incorporated by this reference.

Further, we establish an Ingress/Egress Easement over all of Parcel A, Block I for the benefit of Lots 1 through 24, Block I.

As contents of this subdivision plat, our successors and assigns, will cause all property corner markers and any other required monuments to be placed in accordance with the provisions of Section 50-24 (e) of the Montgomery County Code prior to the acceptance of public streets for maintenance.

1. This development is served by public water and sewer systems only.

2. This Plat: 19 Lots, 2 Parcels. Zoned: BHK-17(D).

3. Tax Map: EV, WSSC 2007 Sheet No. 231NW14.

4. All terms, conditions, agreements, restrictions and requirements associated with any Preliminary Plan, Site Plan, Project Site or other plat, recorded in the Land Records of Montgomery County, Maryland, shall be deemed to be incorporated by this plat, unless expressly contemplated by the plan as approved. The official public use for this plat shall be maintained by the Planning Board and available for public review during normal business hours.

5. This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter restricted by the Homeowners Association. Said parcels are subject to all other recorded instruments, including but not limited to a subdivision record plat is not intended to reduce an examination of title or to depict or note all matters affecting title.

6. The property shown herein is subject to the restrictions of Chapter 23A of the Montgomery County Forest Conservation Law, including approval of a final forest conservation plan and appropriate agreements prior to issuance of a subdivision record plat.

7. This plat is limited to the uses and conditions of Preliminary Plan No. 120051108 and Site Plan No. 82006790, entitled "Cabin Branch", as amended.

8. Boundaries and distances shown herein are by bearings and distances. Horizontal datum is NAD83/92, State Plane Coordinates, Maryland State Plane, North Zone. Controlling stations include Washington Suburban C&D Conventional Survey Measurements. Controlling stations include Washington Suburban C&D Conventional Survey Measurements 1959 and 16597. Average project elevation is 560 feet (NAD83/92) above mean sea level. Elevation factor is 0.999945966.

16597 North 563508.492 East 1227838.788 East 1227918.076

9. The property is the subject of an approved NOI/FSD (M-NCPC Ref. #4-020108) dated April 02, 2003.

10. Parcels A & B, Block I shall be maintained by the Homeowners Association. Said parcels are subject to all other recorded instruments, including but not limited to a subdivision record plat is not intended to reduce an examination of title or to depict or note all matters affecting title.

Consent for Private Open Space recorded among the aforementioned Land Records in Liber 46652 at folio 466.

AREA TABULATION	
19 Lots(s)	60991 sq. ft. or 1.37950 Acres
2 Parcel(s)	19071 sq. ft. or 0.41731 Acres
Dedication	22123 sq. ft. or 0.52266 Acres
Total Area	103585 sq. ft. or 2.41947 Acres

Subdivision Record Plat
Lots 1-19 and
Parcels A & B, Block I
Cabin Branch
Clarksburg (2nd) Election District
Montgomery County, Maryland
Scale: 1"= 30' December, 2012

Plat No. 20
RCL Job No. 50076
M-NCPC Plat No. 20131008

Transferable Development Rights (TDRs)

The property shown herein is being developed in accordance with TDR standards. The following development rights necessary for development have been conveyed to the owners:

TDR Number(s)	Lot(s)/Block	# of TDRs
11-7931 through 11-7206	4/57/5003	L 23/29 F 7/50
Total number of TDRs utilized by this plat:		16

CURVE TABLE

CURVE	RADIUS	TANGENT	CHORD	DELTA
1	523.00'	38.44'	19.37'	28.83'
2	478.00'	34.96'	17.49'	34.85'
3	15.00'	23.56'	15.00'	21.21'
4	15.00'	23.56'	15.00'	21.21'
5	15.00'	23.56'	15.00'	21.21'
6	15.00'	23.56'	15.00'	21.21'

STILT STREET

60' WIDE PUBLIC R/W
DEDICATED BY PLAT NO. 24883

Lot	Area (SQ. FT.)	Dimensions
1	5723	34.17' x 165.00'
2	3793	31.19' x 120.00'
3	3888	36.23' x 106.00'
4	3988	38.31' x 102.00'
5	5328	30.31' x 175.00'

PARCEL A

12148 SQ. FT.
PLAT NO. 24883

Lot	Area (SQ. FT.)	Dimensions
6	1881	35.31' x 52.00'
7	1520	33.22' x 45.00'
8	1520	33.22' x 45.00'
9	1963	35.70' x 54.00'
10	1963	35.70' x 54.00'
11	1920	35.70' x 54.00'
12	1620	35.70' x 45.00'
13	1620	35.70' x 45.00'
14	2224	41.00' x 54.00'
15	5015	33.22' x 150.00'
16	4181	30.25' x 138.00'
17	3491	32.70' x 106.00'
18	4068	35.74' x 113.00'
19	5060	35.74' x 141.00'
20	5060	35.74' x 141.00'

PARCEL B

4032 SQ. FT.
PLAT NO. 24883

Lot	Area (SQ. FT.)	Dimensions
21	1800	35.00' x 51.00'
22	1800	35.00' x 51.00'
23	1800	35.00' x 51.00'
24	1800	35.00' x 51.00'

PULMER AVENUE

60' WIDE PUBLIC R/W
0.82266 ACRES

Lot	Area (SQ. FT.)	Dimensions
25	1800	35.00' x 51.00'
26	1800	35.00' x 51.00'
27	1800	35.00' x 51.00'
28	1800	35.00' x 51.00'

PETREL STREET

60' WIDE PUBLIC R/W

Lot	Area (SQ. FT.)	Dimensions
29	1800	35.00' x 51.00'
30	1800	35.00' x 51.00'
31	1800	35.00' x 51.00'
32	1800	35.00' x 51.00'

BROADWAY AVENUE

60' WIDE PUBLIC R/W
PLAT NO. 24882

Lot	Area (SQ. FT.)	Dimensions
33	1800	35.00' x 51.00'
34	1800	35.00' x 51.00'
35	1800	35.00' x 51.00'
36	1800	35.00' x 51.00'

RODGERS CONSULTING
P.L.L.C.
10111 Riverfront
Suite 200
Clarksburg, MD 20741
Tel: 301 248 2700 (local phone)
Tel: 301 248 2700 (toll-free)
Fax: 301 248 2702 (toll-free)
www.rodgers.com

Drawn: SLL
Checked: SLL
Recorded: SLL

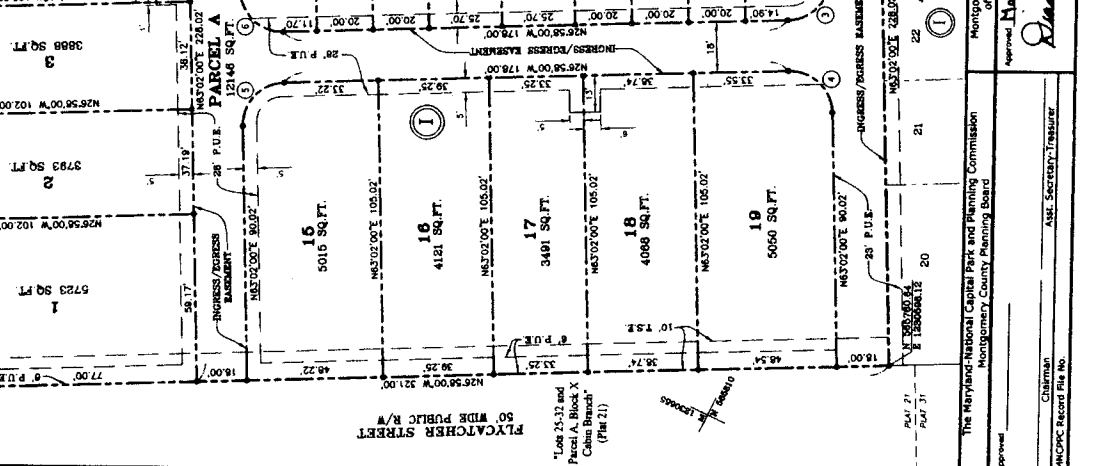
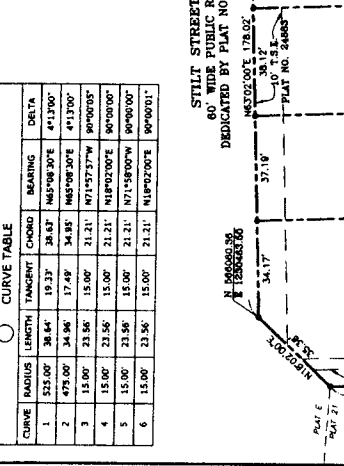
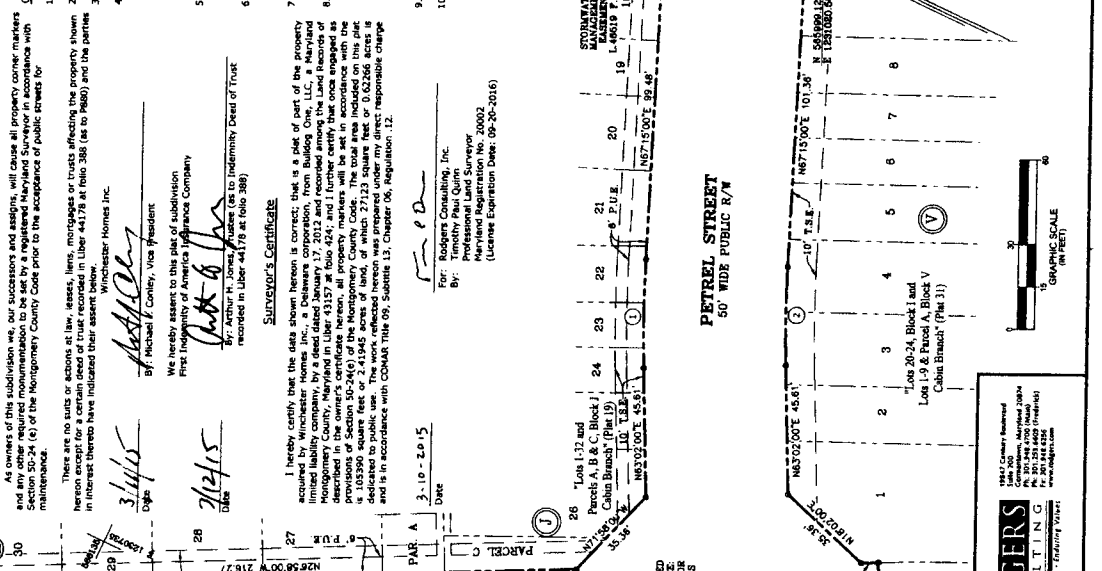
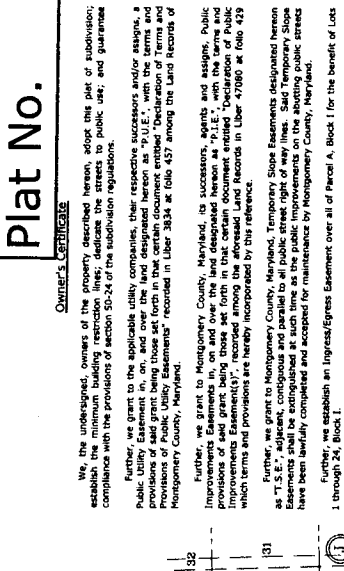
Approved: *Diane J. Jones*
Diane J. Jones, Director

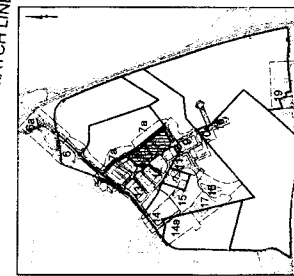
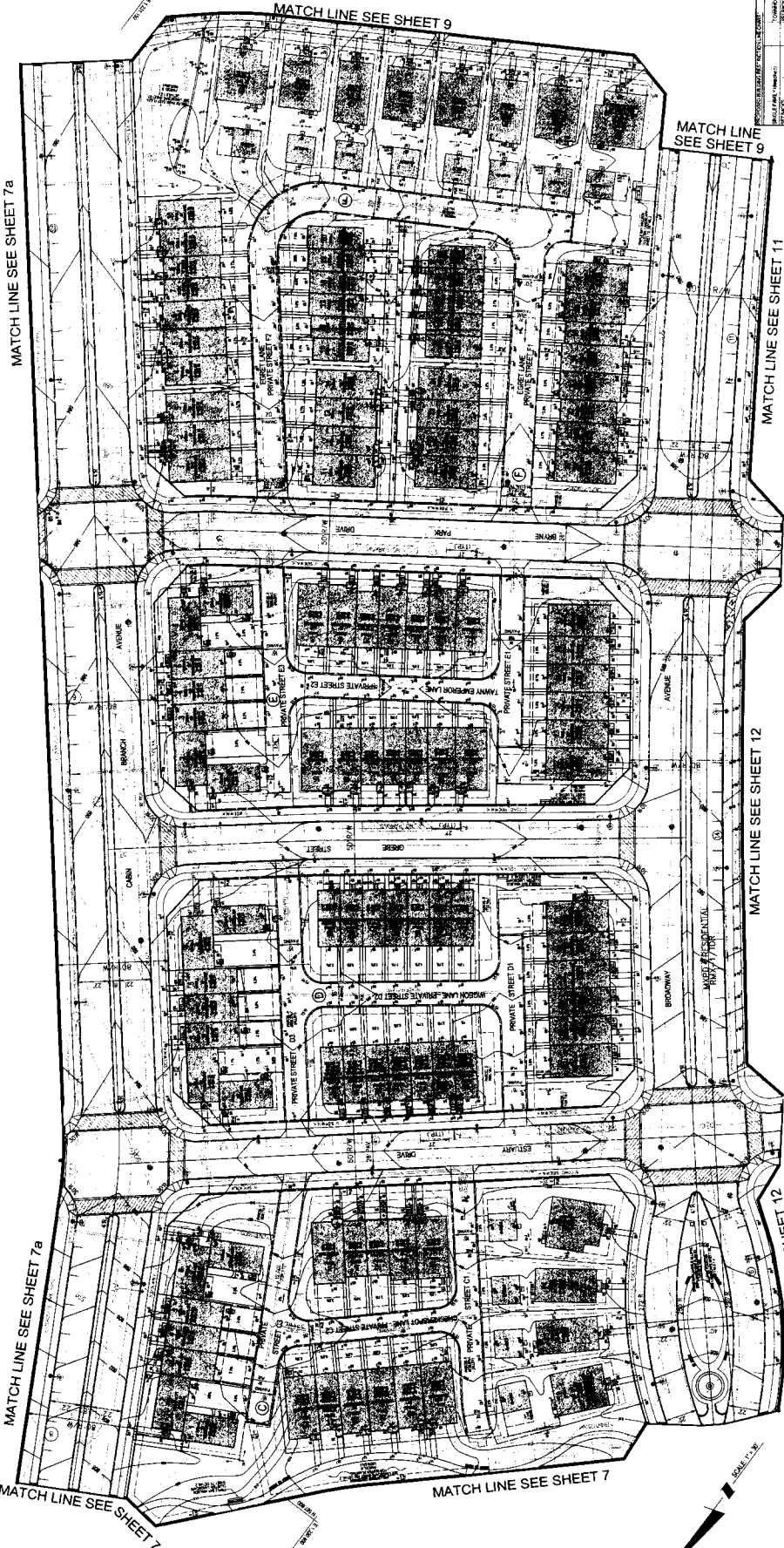
Montgomery County Department of Permitting Services

The Maryland National Capital Park and Planning Commission
Montgomery County Planning Board

Chairman: _____
Asst. Secretary/Treasurer: _____

M-NCPC Record File No. _____





KEY MAP
SCALE: 1/8"

North
 Street Name
 Lot Number

ROCKVILLE OFFICE
 2 Research Plaza, Suite 100
 Rockville, MD 20850
 (301) 582-7100 / (301) 948-9897
 www.lscertified.com

MISS UTILITY NOTE

PROVIDED INFORMATION IS BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE USER SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL UTILITIES. THE USER SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES. THE USER SHALL BE RESPONSIBLE FOR RESTORING ALL UTILITIES TO ORIGINAL OR BETTER CONDITION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL UTILITIES. THE USER SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES. THE USER SHALL BE RESPONSIBLE FOR RESTORING ALL UTILITIES TO ORIGINAL OR BETTER CONDITION.

NO.	DESCRIPTION	DATE	BY	CHKD.
1	REVISION			
2	REVISION			
3	REVISION			
4	REVISION			
5	REVISION			
6	REVISION			
7	REVISION			
8	REVISION			
9	REVISION			
10	REVISION			

OWNER/DEVELOPER/APPPLICANT
 WINCHESTER HOMES INC.
 6905 Rockledge Drive, Suite 800
 Rockville, MD 20850
 Attn: Steve Krugopol
 Phone: 301-953-4555
 Phone: 301-953-8855

THIS SITE PLAN, REFINES AND SUPERSEDES SPECIFIC AREAS COVERED BY THE INFRASTRUCTURE ROADS ONLY SITE PLAN No. 820050150 APPROVED JUNE 14, 2007 AND THE LIMITED SITE PLAN AMENDMENT No. 82005015A APPROVED APRIL 3, 2008 AND 82005015B APPROVED DECEMBER 1, 2011.



CERTIFIED SITE PLAN

WINCHESTER - 1
 CABIN BRANCH
 CLARKSBURG, MARYLAND

CLARKSBURG DISTRICT
 ADMINISTRATION CENTER - MARYLAND

NO.	DESCRIPTION	DATE	BY	CHKD.
1	REVISION			
2	REVISION			
3	REVISION			
4	REVISION			
5	REVISION			
6	REVISION			
7	REVISION			
8	REVISION			
9	REVISION			
10	REVISION			

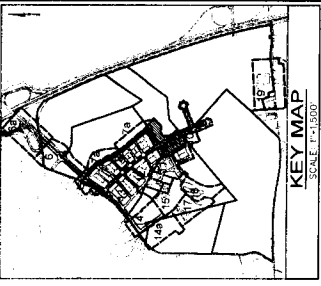
NOTE:
 STORM WATER EASEMENTS AND PARCELS ARE SUBJECT TO REVIEW, INSPECTION AND ENFORCEMENT BY DPS WATER RESOURCE SECTION.

NOTE:
 ALL STREETS, ROUTES, AVENUES AND DRIVES ARE PUBLIC. ALL RESIDENTIAL ALLEYS ARE PRIVATE.

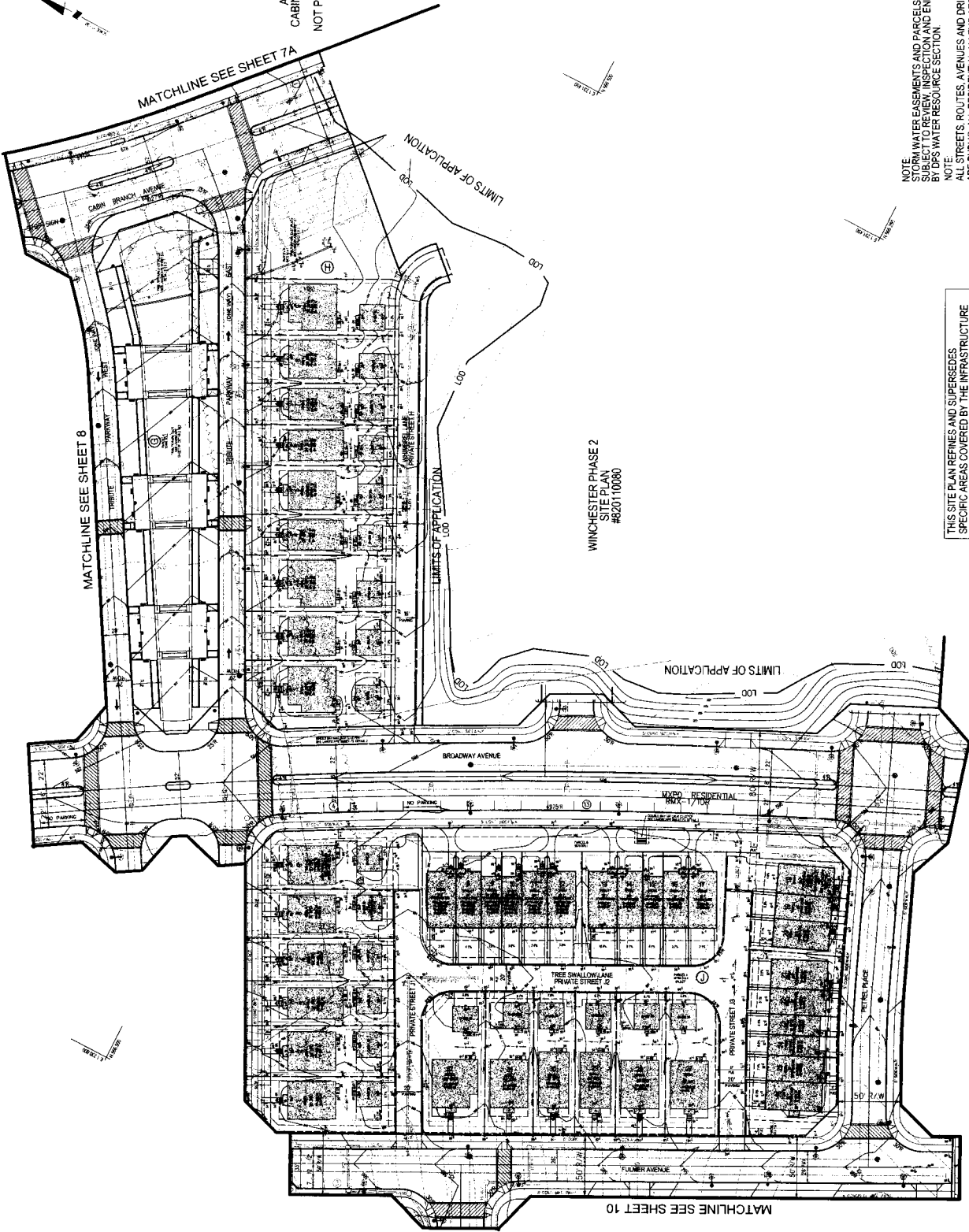
DEVELOPER'S CERTIFICATE
 I, the undersigned, hereby certify that the information furnished in this site plan is true and correct to the best of my knowledge and belief, and that I am a duly licensed Professional Engineer in the State of Maryland. I understand that any false or misleading information furnished in this site plan is a violation of the laws of the State of Maryland and may be subject to criminal and civil penalties. I understand that any violation of the laws of the State of Maryland may result in the revocation of my license and the suspension of my right to practice as a Professional Engineer in the State of Maryland.

DATE: 5/17/12
 SIGNATURE: [Signature]
 PRINTED NAME: Steve Krugopol TITLE: Development Manager
 COMPANY: Winchester Homes Inc.

MAINTENANCE APPROVAL STAMP
 Certified per Rule 11.01 of the Department of Transportation
 Approved: [Signature]
 PROJECT NO.: [Number]
 SHEET NO.: [Number]
 DATE: [Date]



ADJACENT PROPERTY
CABIN BRANCH COMMONS LLC
NOT PART OF THIS APPLICATION



WINCHESTER PHASE 2
SITE PLAN
#820110080

NOTE: STORM WATER EASEMENTS AND PARCELS ARE SUBJECT TO REVIEW, INSPECTION AND ENFORCEMENT BY DPS WATER RESOURCE SECTION.
NOTE: ALL STREETS, ROUTES, AVENUES AND DRIVES ARE PUBLIC. ALL RESIDENTIAL ALLEYS ARE PRIVATE.

THIS SITE PLAN REFINES AND SUPERSEDES SPECIFIC AREAS COVERED BY THE INFRASTRUCTURE ROADS ONLY SITE PLAN No. 820050150 APPROVED JUNE 14, 2007 AND THE LIMITED SITE PLAN AMENDMENT No. 82005015A APPROVED APRIL 3, 2008 AND 82005015B, APPROVED DECEMBER 1, 2011.

PROJECT INFORMATION	
PROJECT NAME	WINCHESTER PHASE 2
PROJECT NUMBER	#820110080
DATE	08/12/14
SCALE	AS SHOWN
DRAWN BY	[Signature]
CHECKED BY	[Signature]
DATE	08/12/14
PROJECT LOCATION	11000 BROADWAY AVENUE, CLARKSBURG, MD
CLIENT	WINCHESTER HOMES INC.
DESIGNER	ROCKVILLE OFFICE

CERTIFIED SITE PLAN

WINCHESTER - 1
CABIN BRANCH
CLARKSBURG, MARYLAND

REVISIONS:

No.	Description	Date
1	ISSUED FOR PERMIT	08/12/14

OWNER/DEVELOPER/OWNER'S NAME

WINCHESTER HOMES INC.
6900
Baltimore, MD 20881
Attn: Sybil Kruppel
Phone: 301-503-4855

PREPARED BY

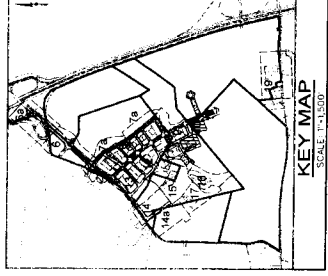
No.	Name	Date
1	DESIGNED	08/12/14
2	CHECKED	08/12/14
3	DRAWN	08/12/14

REVISIONS

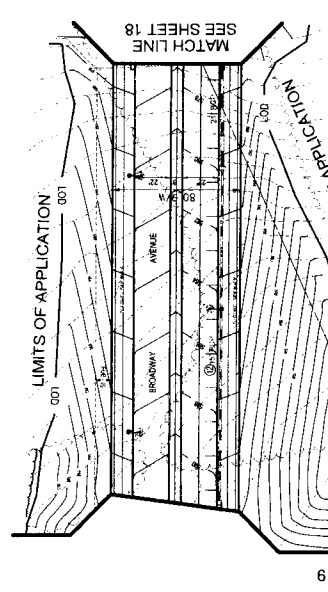
No.	Description	Date
1	ISSUED FOR PERMIT	08/12/14
2	REVISION	08/12/14
3	REVISION	08/12/14
4	REVISION	08/12/14
5	REVISION	08/12/14
6	REVISION	08/12/14
7	REVISION	08/12/14
8	REVISION	08/12/14
9	REVISION	08/12/14
10	REVISION	08/12/14
11	REVISION	08/12/14

SCALE

ROCKVILLE OFFICE
2 Research Park, Suite 100
Clarksville, MD 21226
1-201-848-2751, 301-546-6027



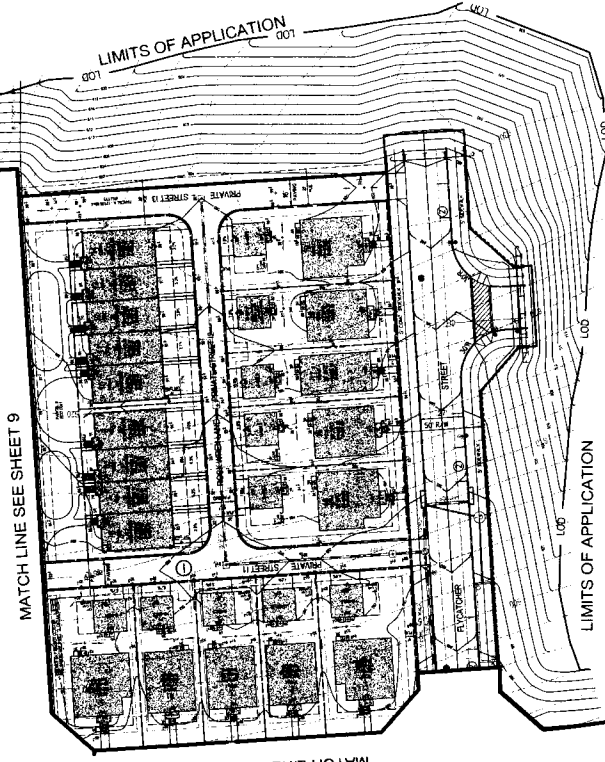
TOLL BROTHERS
PROPERTY
#820070140



MATCH LINE SEE SHEET 9

MATCH LINE SEE SHEET 9

MATCH LINE SEE SHEET 11



LIMITS OF APPLICATION

LIMITS OF APPLICATION



NO.	DESCRIPTION	DATE	BY	CHECKED
1	PRELIMINARY	06/14/11	J. S. [Signature]	J. S. [Signature]
2	REVISED	06/14/11	J. S. [Signature]	J. S. [Signature]
3	REVISED	06/14/11	J. S. [Signature]	J. S. [Signature]
4	REVISED	06/14/11	J. S. [Signature]	J. S. [Signature]
5	REVISED	06/14/11	J. S. [Signature]	J. S. [Signature]
6	REVISED	06/14/11	J. S. [Signature]	J. S. [Signature]
7	REVISED	06/14/11	J. S. [Signature]	J. S. [Signature]
8	REVISED	06/14/11	J. S. [Signature]	J. S. [Signature]
9	REVISED	06/14/11	J. S. [Signature]	J. S. [Signature]
10	REVISED	06/14/11	J. S. [Signature]	J. S. [Signature]
11	REVISED	06/14/11	J. S. [Signature]	J. S. [Signature]
12	REVISED	06/14/11	J. S. [Signature]	J. S. [Signature]
13	REVISED	06/14/11	J. S. [Signature]	J. S. [Signature]
14	REVISED	06/14/11	J. S. [Signature]	J. S. [Signature]
15	REVISED	06/14/11	J. S. [Signature]	J. S. [Signature]
16	REVISED	06/14/11	J. S. [Signature]	J. S. [Signature]
17	REVISED	06/14/11	J. S. [Signature]	J. S. [Signature]
18	REVISED	06/14/11	J. S. [Signature]	J. S. [Signature]
19	REVISED	06/14/11	J. S. [Signature]	J. S. [Signature]
20	REVISED	06/14/11	J. S. [Signature]	J. S. [Signature]

DEVELOPER'S CERTIFICATE
I HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS SITE PLAN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I AM A QUALIFIED PROFESSIONAL ENGINEER AND THE SIGNATURE IS MY OWN AND NOT THAT OF AN EMPLOYEE OR AGENT.
SIGNATURE: J. S. [Signature] DATE: 6/14/11
PRINTED NAME: John S. [Name] TITLE: Development Manager
COMPANY: Winchester Homes, Inc.

NOTE: STORM WATER EASEMENTS AND PARCELS ARE SUBJECT TO REVIEW, INSPECTION AND ENFORCEMENT BY DPS WATER RESOURCE SECTION.
NOTE: ALL STREETS, ROUTES, AVENUES AND DRIVES ARE PUBLIC. ALL RESIDENTIAL ALLEYS ARE PRIVATE.

CERTIFIED SITE PLAN
WINCHESTER - 1
CABIN BRANCH
CLARKSBURG, MARYLAND



OWNER/DEVELOPER/APPPLICANT
WINCHESTER HOMES INC.
6800 WOODBURN ROAD
BETHESDA, MD 20817
Attn: Sybil Knappe
Phone: 301-833-8855

THIS SITE PLAN REFINES AND SUPERSEDES SPECIFIC AREAS COVERED BY THE INFRASTRUCTURE ROADS ONLY SITE PLAN No. 820050150 APPROVED JUNE 14, 2007 AND THE LIMITED SITE PLAN AMENDMENT No. 820050150A APPROVED APRIL 3, 2009 AND 820050150B APPROVED DECEMBER 1, 2011.

MISC UTILITY NOTE
NO. 820050150B APPROVED APRIL 3, 2009 AND 820050150C APPROVED DECEMBER 1, 2011
THIS SITE PLAN REFINES AND SUPERSEDES SPECIFIC AREAS COVERED BY THE INFRASTRUCTURE ROADS ONLY SITE PLAN No. 820050150 APPROVED JUNE 14, 2007 AND THE LIMITED SITE PLAN AMENDMENT No. 820050150A APPROVED APRIL 3, 2009 AND 820050150B APPROVED DECEMBER 1, 2011.

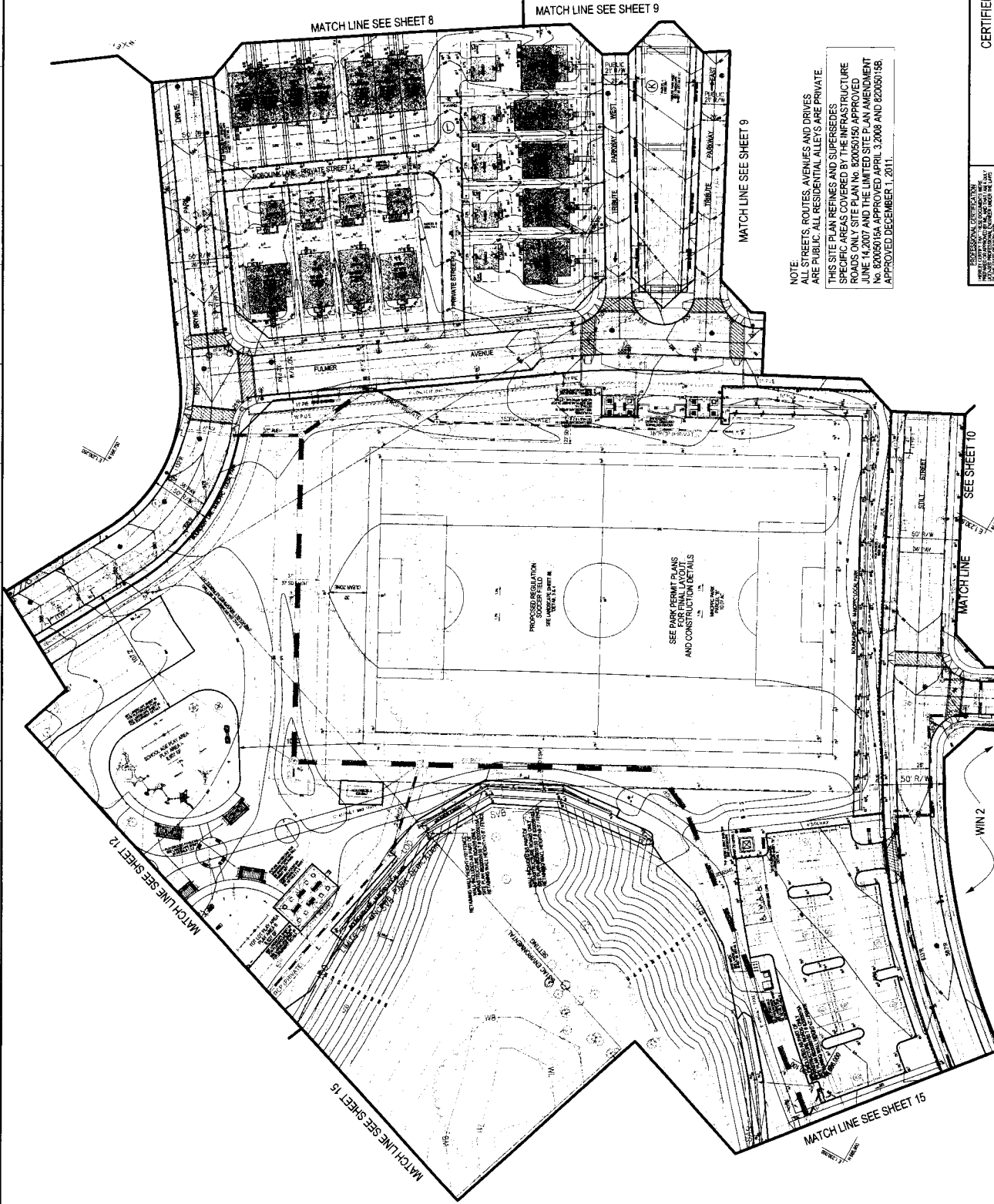
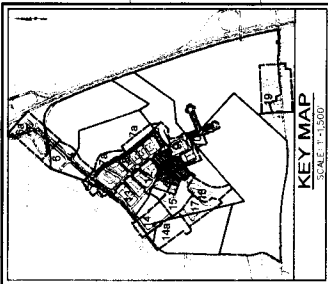
NO.	DESCRIPTION	DATE	BY	CHECKED
1	PRELIMINARY	06/14/11	J. S. [Signature]	J. S. [Signature]
2	REVISED	06/14/11	J. S. [Signature]	J. S. [Signature]
3	REVISED	06/14/11	J. S. [Signature]	J. S. [Signature]
4	REVISED	06/14/11	J. S. [Signature]	J. S. [Signature]
5	REVISED	06/14/11	J. S. [Signature]	J. S. [Signature]
6	REVISED	06/14/11	J. S. [Signature]	J. S. [Signature]
7	REVISED	06/14/11	J. S. [Signature]	J. S. [Signature]
8	REVISED	06/14/11	J. S. [Signature]	J. S. [Signature]
9	REVISED	06/14/11	J. S. [Signature]	J. S. [Signature]
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11	REVISED	06/14/11	J. S. [Signature]	J. S. [Signature]
12	REVISED	06/14/11	J. S. [Signature]	J. S. [Signature]
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14	REVISED	06/14/11	J. S. [Signature]	J. S. [Signature]
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19	REVISED	06/14/11	J. S. [Signature]	J. S. [Signature]
20	REVISED	06/14/11	J. S. [Signature]	J. S. [Signature]

ROOMVILLE OFFICE
1300 ROOMVILLE ROAD, SUITE 100
ROOMVILLE, MD 20866
1-301-848-7125 / 301-848-8967

ROCKVILLE OFFICE
1300 ROCKVILLE ROAD, SUITE 100
ROCKVILLE, MD 20850
1-301-848-7125 / 301-848-8967

CLARKSBURG OFFICE
1300 CLARKSBURG ROAD, SUITE 100
CLARKSBURG, MD 20686
1-301-848-7125 / 301-848-8967

Professional Engineer and Architect Registration Board of Maryland, Inc. License No. 123456789, State of Maryland, No. 123456789. I, [Name], a Professional Engineer and Architect, certify that the information contained in this site plan is true and correct to the best of my knowledge and belief and that I am a qualified professional engineer and the signature is my own and not that of an employee or agent. I am a Professional Engineer and Architect registered in the State of Maryland. License No. 123456789, State of Maryland, No. 123456789.



NOTE
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 THIS SITE PLAN REFINES AND SUPERSEDES SPECIFIC AREAS COVERED BY THE INFRASTRUCTURE ROADS ONLY SITE PLAN No. B20050150 APPROVED JUNE 14, 2007 AND THE LIMITED SITE PLAN AMENDMENT No. C20050154 APPROVED APRIL 3, 2008 AND B20050188 APPROVED DECEMBER 1, 2011.

OWNERS/DEVELOPER/APPPLICANT
 WINCHESTER HOMES INC.
 6905 Rockledge Drive, Suite 800
 Rockville, MD 20857
 Tel: 301-962-4000
 Fax: 301-962-4002
 Phone: 301-962-4855

MSS UTILITY NOTE
 THE PROPOSED UTILITIES SHOWN ON THIS SITE PLAN ARE BASED ON THE MOST RECENT AVAILABLE UTILITY RECORDS AND FIELD SURVEY DATA. THE UTILITY LOCATIONS AND DEPTHS SHOWN ARE APPROXIMATE AND SHOULD BE VERIFIED BY THE UTILITY OWNERS PRIOR TO CONSTRUCTION.

NO.	DATE	DESCRIPTION	BY	CHECKED
1	05/14/12	FINAL SUBMITTAL FOR PERMIT	LS	LS
2	05/14/12	REVISION FOR PUBLIC HEARING	LS	LS
3	05/14/12	REVISION FOR PUBLIC HEARING	LS	LS
4	05/14/12	REVISION FOR PUBLIC HEARING	LS	LS
5	05/14/12	REVISION FOR PUBLIC HEARING	LS	LS

ROCKVILLE OFFICE
 2 Rockville Plaza, Suite 100
 Rockville, MD 20850
 1-301-582-7500 / 301-584-9887

NO.	DATE	DESCRIPTION	BY	CHECKED
1	05/14/12	FINAL SUBMITTAL FOR PERMIT	LS	LS
2	05/14/12	REVISION FOR PUBLIC HEARING	LS	LS
3	05/14/12	REVISION FOR PUBLIC HEARING	LS	LS
4	05/14/12	REVISION FOR PUBLIC HEARING	LS	LS
5	05/14/12	REVISION FOR PUBLIC HEARING	LS	LS

DEVELOPER'S CERTIFICATE
 THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PLANS AND SPECIFICATIONS SUBMITTED FOR THE DEVELOPMENT PROGRAM AND THE SITE PLAN ARE TRUE AND CORRECT AND HAVE BEEN PREPARED BY THE UNDERSIGNED OR UNDER HIS/HER SUPERVISION.
 SIGNATURE: [Signature] DATE: 5/14/12
 PRINTED NAME: Mike Kozak TITLE: Development Manager
 COUNTY: Montgomery County, Maryland
 MUNICIPAL APPROVAL STAMP

CERTIFIED SITE PLAN
 WINCHESTER - 1
 CABIN BRANCH
 CLARKSBURG, MARYLAND

Clark A. Kozak
 Professional Engineer
 No. 12201
 State of Maryland

Clark A. Kozak
 Professional Engineer
 No. 12201
 State of Maryland

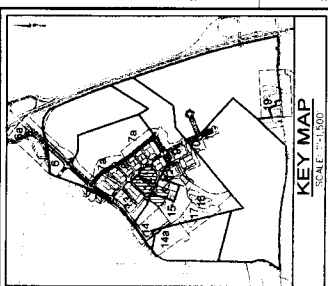
NO.	DATE	DESCRIPTION	BY	CHECKED
1	05/14/12	FINAL SUBMITTAL FOR PERMIT	LS	LS
2	05/14/12	REVISION FOR PUBLIC HEARING	LS	LS
3	05/14/12	REVISION FOR PUBLIC HEARING	LS	LS
4	05/14/12	REVISION FOR PUBLIC HEARING	LS	LS
5	05/14/12	REVISION FOR PUBLIC HEARING	LS	LS

OWNERS/DEVELOPER/APPPLICANT
 WINCHESTER HOMES INC.
 6905 Rockledge Drive, Suite 800
 Rockville, MD 20857
 Tel: 301-962-4000
 Fax: 301-962-4002
 Phone: 301-962-4855

MSS UTILITY NOTE
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NO.	DATE	DESCRIPTION	BY	CHECKED
1	05/14/12	FINAL SUBMITTAL FOR PERMIT	LS	LS
2	05/14/12	REVISION FOR PUBLIC HEARING	LS	LS
3	05/14/12	REVISION FOR PUBLIC HEARING	LS	LS
4	05/14/12	REVISION FOR PUBLIC HEARING	LS	LS
5	05/14/12	REVISION FOR PUBLIC HEARING	LS	LS

ROCKVILLE OFFICE
 2 Rockville Plaza, Suite 100
 Rockville, MD 20850
 1-301-582-7500 / 301-584-9887



NO.	DESCRIPTION	DATE	BY	CHECKED
1	PRELIMINARY	06/14/07	J. H. HARRIS	J. H. HARRIS
2	REVISED	06/14/07	J. H. HARRIS	J. H. HARRIS
3	REVISED	06/14/07	J. H. HARRIS	J. H. HARRIS
4	REVISED	06/14/07	J. H. HARRIS	J. H. HARRIS
5	REVISED	06/14/07	J. H. HARRIS	J. H. HARRIS
6	REVISED	06/14/07	J. H. HARRIS	J. H. HARRIS
7	REVISED	06/14/07	J. H. HARRIS	J. H. HARRIS
8	REVISED	06/14/07	J. H. HARRIS	J. H. HARRIS
9	REVISED	06/14/07	J. H. HARRIS	J. H. HARRIS
10	REVISED	06/14/07	J. H. HARRIS	J. H. HARRIS
11	REVISED	06/14/07	J. H. HARRIS	J. H. HARRIS
12	REVISED	06/14/07	J. H. HARRIS	J. H. HARRIS
13	REVISED	06/14/07	J. H. HARRIS	J. H. HARRIS
14	REVISED	06/14/07	J. H. HARRIS	J. H. HARRIS
15	REVISED	06/14/07	J. H. HARRIS	J. H. HARRIS
16	REVISED	06/14/07	J. H. HARRIS	J. H. HARRIS
17	REVISED	06/14/07	J. H. HARRIS	J. H. HARRIS
18	REVISED	06/14/07	J. H. HARRIS	J. H. HARRIS
19	REVISED	06/14/07	J. H. HARRIS	J. H. HARRIS
20	REVISED	06/14/07	J. H. HARRIS	J. H. HARRIS

CERTIFIED SITE PLAN

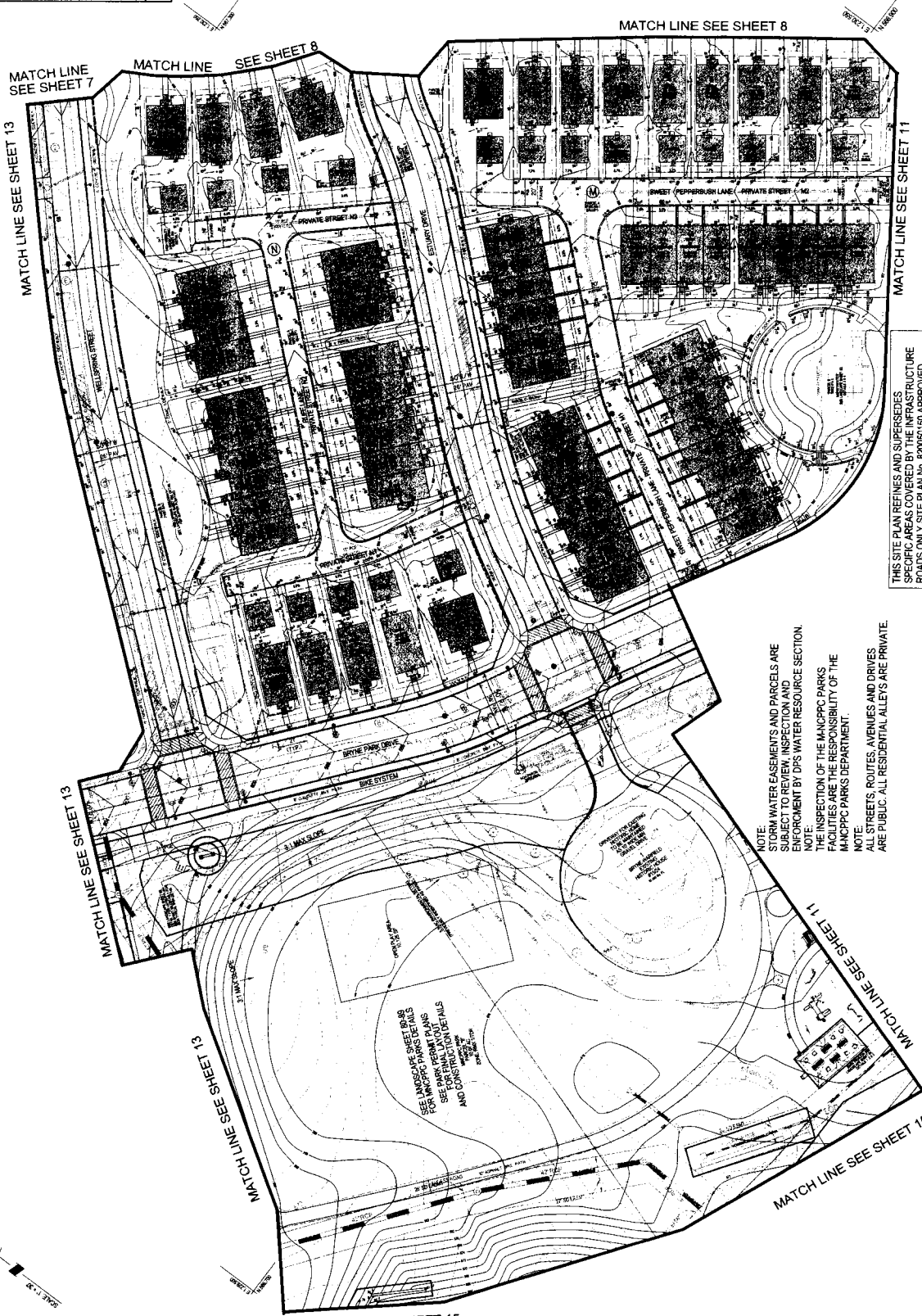
WINCHESTER-1
CABIN BRANCH
CLARKSBURG, MARYLAND

CLARKSBURG AND ELECTION DISTRICT
APPROVED COUNTY MAP/PLAN

SCALE: 1"=40'

DATE: 06/14/07

PROJECT NO: 0600000



NOTE:
STORM WATER EASEMENTS AND PARCELS ARE
SUBJECT TO REVIEW, INSPECTION AND
APPROVAL BY THE MARYLAND DEPARTMENT OF
TRANSPORTATION AND PUBLIC SAFETY.
THE INSPECTION OF THE MARYLAND
FACILITIES ARE THE RESPONSIBILITY OF THE
MARYLAND DEPARTMENT OF
TRANSPORTATION AND PUBLIC SAFETY.
NOTE:
ALL STREETS, ROUTES, AVENUES AND DRIVES
ARE PUBLIC. ALL RESIDENTIAL ALLEYS ARE PRIVATE.

THIS SITE PLAN REFINES AND SUPERSEDES
SPECIFIC AREAS COVERED BY THE INFRASTRUCTURE
ROADS ONLY SITE PLAN No. 820050150 APPROVED
JUNE 14, 2007 AND THE LIMITED SITE PLAN AMENDMENT
No. 820050154 APPROVED APRIL 3, 2008 AND 820050159
APPROVED DECEMBER 1, 2011.

WINCHESTER HOMES INC.
800
Baltimore, MD 21287
Attn: Kyle Kuciper
Phone: 301-803-4855

ON-SCREEN/ON-PAPER/PRINT

PROJECT NO: 0600000

DATE: 06/14/07

SCALE: 1"=40'

REVISIONS

NO.	DESCRIPTION	DATE	BY	CHECKED
1	FINAL SUBMITTAL FOR CERTIFIED SITE PLAN	06/14/07	J. H. HARRIS	J. H. HARRIS
2	FINAL SUBMITTAL FOR LIMITED SITE PLAN	06/14/07	J. H. HARRIS	J. H. HARRIS
3	FINAL SUBMITTAL FOR LIMITED SITE PLAN AMENDMENT	06/14/07	J. H. HARRIS	J. H. HARRIS
4	FINAL SUBMITTAL FOR LIMITED SITE PLAN AMENDMENT	06/14/07	J. H. HARRIS	J. H. HARRIS
5	FINAL SUBMITTAL FOR LIMITED SITE PLAN AMENDMENT	06/14/07	J. H. HARRIS	J. H. HARRIS
6	FINAL SUBMITTAL FOR LIMITED SITE PLAN AMENDMENT	06/14/07	J. H. HARRIS	J. H. HARRIS
7	FINAL SUBMITTAL FOR LIMITED SITE PLAN AMENDMENT	06/14/07	J. H. HARRIS	J. H. HARRIS
8	FINAL SUBMITTAL FOR LIMITED SITE PLAN AMENDMENT	06/14/07	J. H. HARRIS	J. H. HARRIS
9	FINAL SUBMITTAL FOR LIMITED SITE PLAN AMENDMENT	06/14/07	J. H. HARRIS	J. H. HARRIS
10	FINAL SUBMITTAL FOR LIMITED SITE PLAN AMENDMENT	06/14/07	J. H. HARRIS	J. H. HARRIS
11	FINAL SUBMITTAL FOR LIMITED SITE PLAN AMENDMENT	06/14/07	J. H. HARRIS	J. H. HARRIS
12	FINAL SUBMITTAL FOR LIMITED SITE PLAN AMENDMENT	06/14/07	J. H. HARRIS	J. H. HARRIS
13	FINAL SUBMITTAL FOR LIMITED SITE PLAN AMENDMENT	06/14/07	J. H. HARRIS	J. H. HARRIS
14	FINAL SUBMITTAL FOR LIMITED SITE PLAN AMENDMENT	06/14/07	J. H. HARRIS	J. H. HARRIS
15	FINAL SUBMITTAL FOR LIMITED SITE PLAN AMENDMENT	06/14/07	J. H. HARRIS	J. H. HARRIS
16	FINAL SUBMITTAL FOR LIMITED SITE PLAN AMENDMENT	06/14/07	J. H. HARRIS	J. H. HARRIS
17	FINAL SUBMITTAL FOR LIMITED SITE PLAN AMENDMENT	06/14/07	J. H. HARRIS	J. H. HARRIS
18	FINAL SUBMITTAL FOR LIMITED SITE PLAN AMENDMENT	06/14/07	J. H. HARRIS	J. H. HARRIS
19	FINAL SUBMITTAL FOR LIMITED SITE PLAN AMENDMENT	06/14/07	J. H. HARRIS	J. H. HARRIS
20	FINAL SUBMITTAL FOR LIMITED SITE PLAN AMENDMENT	06/14/07	J. H. HARRIS	J. H. HARRIS

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