

PLAT NO's. 220060720 to 220060760

Rock Creek Ridge

Located on Needwood Road, approximately 1,300 feet southwest of Muncaster Mill Road;

RNC Zone, 24 Lots, 9 Parcels

Community Water, Community Sewer

Master Plan Area: Upper Rock Creek

Winchester Homes, Inc., Applicant

The record plats have been reviewed by MNCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plats comply with Preliminary Plan No. 120050380, formerly 1-05038 and Site Plan No. 820050320 formerly 8-05032, as approved by the Board; and that any minor modifications reflected on the plats do not alter the intent of the Board's previous approvals of the preliminary plan and site plan.

RECORD PLAT REVIEW SHEET

Plat Name: Rock Creek Ridge **Plat File Number:** 220060720-0790
Submission Date: 9/30/05 **Due Date:** _____
DRD Plat Reviewer: TA **DRD Prelim. Plan Reviewer:** Cathy Conlon

Initial DRD Review:

Signed Preliminary Plan: Date 4/20/05 Checked: Initial TA Date 10/16/05
 Planning Board Opinion: Date 3/15/05 Checked: Initial TA Date 6/16/05
 Site Plan Required For this Development? Yes No _____ Verified By: TA (Initial)
 Site Plan Name: Rock Creek Ridge Site Plan Number: 8-05032
 Planning Board Opinion: Date June 14/05 Checked: Initial PW Date 1/20
 Site Plan Signature Set: Date 1/11/06 Checked: Initial PW Date 1/20
 Lot #'s & Layout Lot Area Zoning Bearings & Distances Coordinates Plan # _____
 Road/Alley Widths Easements Open Space Non-standard BRLs Adjoining Land
 Vicinity Map Septic/Wells _____ TDR note _____ Surveyor Cert. _____ Owner Cert. _____ Tax Map _____
 Child Lot Note _____
 Site Plan Reviewer Plat Approval: Checked Initial PW Date 1/20

Agency Reviews Req'd	Reviewer	Date Sent	Date DUE	Date Rec'd	Comments
Envir.	(specify by plan)	<u>10/10/05</u>	<u>10/24/05</u>	<u>10/31/05</u>	<u>NO REVIEW</u>
Research	Bobby Fleury	"	"	<u>10/11/05</u>	<u>No Comments</u>
St. Hwy.	Doug Mills	"	"		
DPS	Granville Campbell	"	"		
PEPCO	Jose Washington	"	"		
Parks	Doug Powell	"	"		
DRD	Steve Smith	"	"	<u>10/18/05</u>	

Final DRD Plat Review:

DRD Review Complete: Initial PW Date 1/24/06
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified - (Pick up Mark-up): Initial TA Date 1/27/06
 Final Mylar w/Mark-up & PDF Rec'd.: Initial TA Date 2/7/06

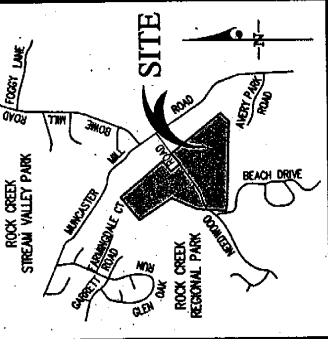
Board Approval of Plat:

Plat Agenda _____
 Planning Board Approval: _____
 Chairman's Signature: _____
DPS Approval of Plat:
 Engineer Pick-up for DPS Signature: _____
 Final Mylar for Reproduction Rec'd: _____

Plat Reproduction:

Addressing: _____
 File Card Update: _____
 Final Zoning Book Check: _____
 Update Address Books with Plat #: _____
 Update Green Books for Resubdivision: _____
 Notify Engineer to Seal Plats: _____
 Engineer Seal Complete: _____
 Complete Reproduction: _____
 Send to Courthouse for Recordation: _____

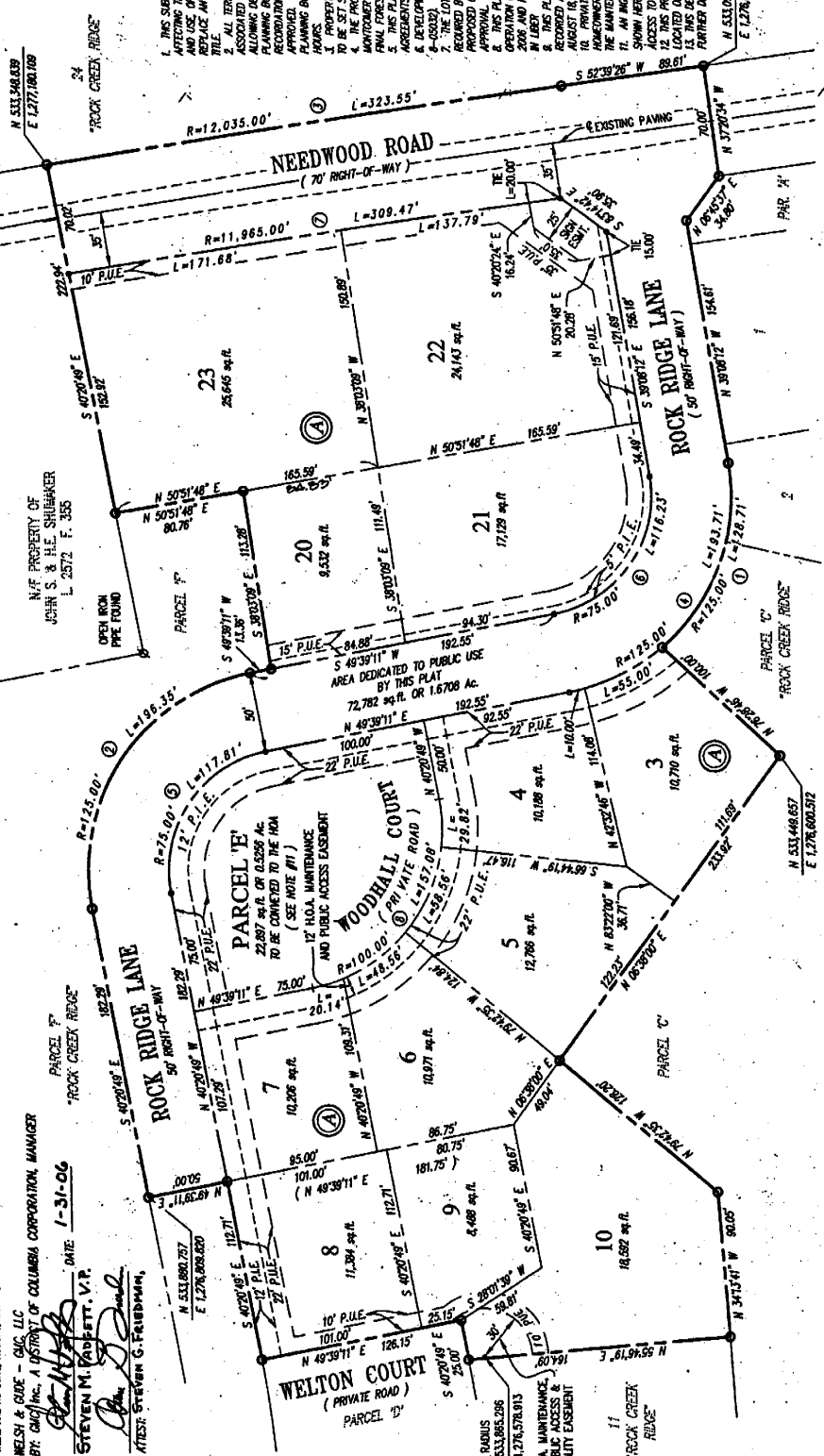
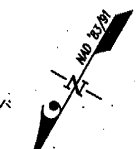
No. _____



VICINITY MAP
SCALE 1"=2,000'

1. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EASY WATER AFFECTION OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DETECT OR NOTE ALL MATTERS AFFECTING TITLE.
2. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, AND/OR SUBDIVISION RECORD PLAT ARE HEREBY INCORPORATED BY REFERENCE INTO THIS RECORD PLAT. ANY ALTERATIONS TO ANY SUCH PLAN OR PLAN SHALL BE EXTENDED BY THE RECORDING OFFICE TO THIS PLAT, UNLESS EXPRESSLY CONTEMPLATED BY THE APPROVED PUBLIC PLAN FOR ANY SUCH PLAN AS MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
3. PROPERTY MARKERS LOCATED IN THE FIELD MARKED THIS. PROPERTY MARKERS NOT SHOWN HEREON ARE LIMITED TO THE USES AND CONDITIONS AS RECORDED BY PRELIMINARY PLAN 1-COOR ENTITLED WOODLAND PROPERTY, ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
4. THIS PLAT IS SUBJECT TO A RECORDED CONVEYANCE FOR COMMON OPEN SPACES AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND ON AUGUST 18, 2004 IN DEED BOOK 114,000, PAGES 1-10. THE COMMON OPEN SPACES ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF THESE PRIVATE FACILITIES.
5. THE MAINTENANCE OF THESE PRIVATE FACILITIES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OF THESE PRIVATE FACILITIES.
6. THIS PLAT IS SUBJECT TO A RECORDED CONVEYANCE FOR COMMON OPEN SPACES AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND ON AUGUST 18, 2004 IN DEED BOOK 114,000, PAGES 1-10. THE COMMON OPEN SPACES ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF THESE PRIVATE FACILITIES.
7. THE LOTS SHOWN HEREON ARE LIMITED TO THE USES AND CONDITIONS AS RECORDED BY PRELIMINARY PLAN 1-COOR ENTITLED WOODLAND PROPERTY, ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
8. THIS PLAT IS SUBJECT TO A RECORDED CONVEYANCE FOR COMMON OPEN SPACES AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND ON AUGUST 18, 2004 IN DEED BOOK 114,000, PAGES 1-10. THE COMMON OPEN SPACES ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF THESE PRIVATE FACILITIES.
9. THIS PLAT IS SUBJECT TO A RECORDED CONVEYANCE FOR COMMON OPEN SPACES AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND ON AUGUST 18, 2004 IN DEED BOOK 114,000, PAGES 1-10. THE COMMON OPEN SPACES ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF THESE PRIVATE FACILITIES.
10. THIS PROPERTY IS ZONED RNC 40. THE DATE OF PLAT RECORDED AND IS LOCATED ON THE MAPS OF THE STATE OF MARYLAND. THE PLAT RECORDED UNDER THE OPTIONAL METHOD, RNC ZONE, NO FURTHER DENSITY IS PERMITTED.

PLAT No. _____



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SUBDIVISION RECORD PLAT IS A CORRECT AND TRUE REPRESENTATION OF THE LAND AND RECORDS OF MONTGOMERY COUNTY, MARYLAND AS RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN DEED BOOK 114,000, PAGES 1-10. I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF MARYLAND AND THAT I AM NOT PROVIDING ANY PROFESSIONAL SERVICES TO ANY OTHER PARTY. I HEREBY CERTIFY THAT I AM NOT PROVIDING ANY PROFESSIONAL SERVICES TO ANY OTHER PARTY. I HEREBY CERTIFY THAT I AM NOT PROVIDING ANY PROFESSIONAL SERVICES TO ANY OTHER PARTY.

David S. Weber
 DATE: 1/31/06
 TITLE: SURVEYOR
 ADDRESS: 3000 WINDING WINE, SUITE 200 - BETHESDA, MD 20814
 TEL: 301-460-4600 FAX: 301-460-4600

CURVE TABULATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	12,035.00'	128.71'	78.72'	121.10'	N 05°30'20" W	87°53'45"
2	12,035.00'	128.71'	78.72'	121.10'	S 05°30'20" E	87°53'45"
3	12,035.00'	128.71'	78.72'	121.10'	N 05°30'20" W	87°53'45"
4	12,035.00'	128.71'	78.72'	121.10'	S 05°30'20" E	87°53'45"
5	12,035.00'	128.71'	78.72'	121.10'	N 05°30'20" W	87°53'45"
6	12,035.00'	128.71'	78.72'	121.10'	S 05°30'20" E	87°53'45"
7	12,035.00'	128.71'	78.72'	121.10'	N 05°30'20" W	87°53'45"
8	12,035.00'	128.71'	78.72'	121.10'	S 05°30'20" E	87°53'45"
9	12,035.00'	128.71'	78.72'	121.10'	N 05°30'20" W	87°53'45"
10	12,035.00'	128.71'	78.72'	121.10'	S 05°30'20" E	87°53'45"

OWNER'S CERTIFICATE

WELSH & GORE - GAC, LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADMITS THIS PLAT OF SUBDIVISION, ESTABLISHES THE NUMBER AND BEARING OF THE RESTRICTION LINES, BOUNDARIES, AND THE PUBLIC IMPROVEMENTS TO BE CONSTRUCTED AND PROVIDES OF SAID GRANT BEING MADE SET FORTH IN THIS CERTAIN RECORD PLAT. THE PUBLIC IMPROVEMENTS TO BE CONSTRUCTED AND PROVIDED BY THIS RECORD PLAT ARE TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION OF THESE PRIVATE FACILITIES. THE HOMEOWNERS ASSOCIATION OF THESE PRIVATE FACILITIES SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THESE PRIVATE FACILITIES. THE HOMEOWNERS ASSOCIATION OF THESE PRIVATE FACILITIES SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THESE PRIVATE FACILITIES. THE HOMEOWNERS ASSOCIATION OF THESE PRIVATE FACILITIES SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THESE PRIVATE FACILITIES.

WELSH & GORE - GAC, LLC
 BY: *David S. Weber*
 DATE: 1-31-06
 TITLE: SURVEYOR

STEVEN M. RAFFERTY, V.P.
 ATTEST: STEVEN G. FRISBAND, MGR

RECORDED: _____
 PLAT NO.: _____
 DRAWN BY: WEG
 CHECKED BY: P.W.
 G.I.P. FILE NO.: 01-151

APPROVED _____
 CHAIRMAN
 M.N.C.P. & P.C. RECORD FILE NO. _____

APPROVED _____
 ASST. SECRETARY/TREASURER

APPROVED _____
 DIRECTOR

FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS ONLY
 MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES