

Plat Name: Cabin Branch
Plat #: 220130120 - 220130150

Location: Located in the southwest quadrant of intersection Estuary Drive and Broadway Avenue.

Master Plan: Clarksburg Master Plan

Plat Details: RMX-1/TDR zone; 68 lots, 10 parcels
Community Water, Community Sewer

Owner: Winchester Homes Inc.

The subdivision plats have been reviewed by M-NCPPC staff as documented on the attached Plat Review Checklist. Staff has determined that the plats comply with Preliminary Plan No. 12013110B (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.

15 Lots(1) 41864 sq. ft. or 0.95105 Acres
 3 Parcels(1) 23251 sq. ft. or 0.53375 Acres
 Dedication N/A sq. ft. or N/A Acres
Total Area 65115 sq. ft. or 1.48480 Acres

Transferable Development Rights (TDRs)

The property shown herein is being developed in accordance with TDR standards. The following TDRs are available for development and have been conveyed to the owners:

TDR Number(s)	Date	Liberty/No.	# of TDRs
20-7231 through 20-7239	6/5/2003	L-21183 F.576	9
20-7240 through 20-7248	6/5/2003	L-21183 F.576	9
Total number of TDRs released by this plat: 18			

STANDARD'S CERTIFICATE

I hereby certify that the data shown herein is correct; that is a part of the property acquired by Winchester Homes Inc., a Delaware corporation, from John W. Gowall, James C. Gowall, and Gregory F. Gowall, by a deed dated December 27, 2004 and recorded in the Land Records of Montgomery County, Maryland in Liber 28928 at folio 606; also being part of the property acquired by Cabin Branch Management, LLC, a Maryland limited liability company, from the Land Records of Montgomery County, Maryland in Liber 30351 at folio 180, and I further certify that once engaged as described in the owner's certificate herein, all property matters will be handled in accordance with the provisions of the Maryland Uniform Land Use Code. The total area included on this plat is 65,115 square feet (1.48480 acres) of Montgomery County land, and is dedicated to public use. The work reflected herein was prepared under my direct responsible charge and is in accordance with COMAR Title 09, Subtitle 11, Chapter 06, Regulation 12.

12-11-2013
 Date

For: **Rodgers Consulting, Inc.**
 Professional Land Surveyor
 License No. 11330
 (License Expiration Date: 12-22-2015)

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described herein, adopt the 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 herein as "P.U.E." with the terms and provisions of said grant being those set forth in certain certain easement articles "incorporated by reference" recorded in Liber 3834 at folio 457 among the land records of Montgomery County, Maryland.

Further, we grant to Montgomery County, Maryland, Temporary Slope Easements designated herein as "T.S.E.", subject to the terms and conditions set forth in the plat of subdivision. Said Temporary Slope Easements shall be incorporated at each time all the public improvements on the subject public streets have been formally completed and accepted for maintenance by Montgomery County, Maryland.

Further, we grant to the general public a Common Access Easement over all of Parcel C, Block M to provide permanent and unobstructed access to the general public in, through, over and across said easement area.

As a condition of this subdivision, we, our successors and assigns, will execute all property corner markers and any other required documentation to be set by the public utility companies in accordance with section 50-24 (f) of the Montgomery County Code prior to the acceptance of public streets for maintenance.

There are no sales or actions at law, leases, liens, mortgages or trusts affecting the property shown herein.

Winchester Homes, Inc.
 By: *V.P. Hughes, J. Conroy*
 Cabin Branch Management, LLC
 By: *Robert Conroy*
 By: *Gregory A. Hughes*
 Members, J. Conroy

MONITORING RECORD

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 L-30351 F.180

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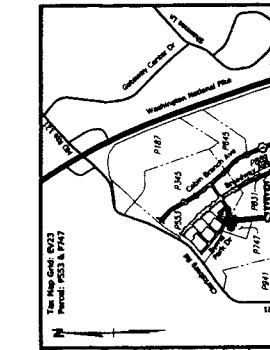
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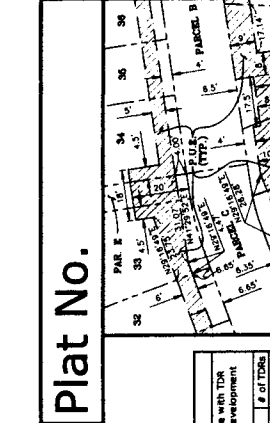
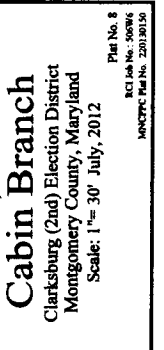
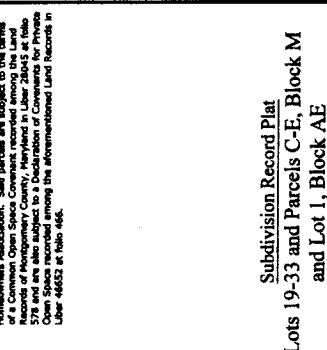
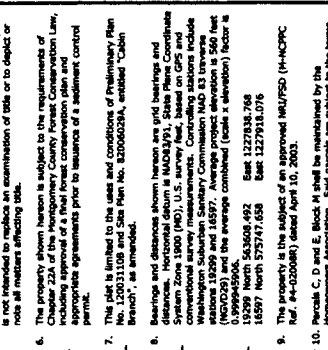
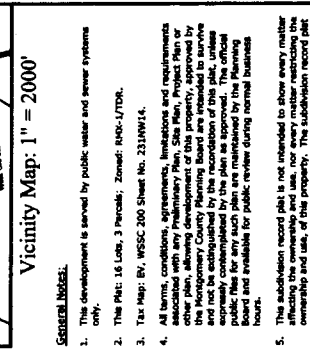
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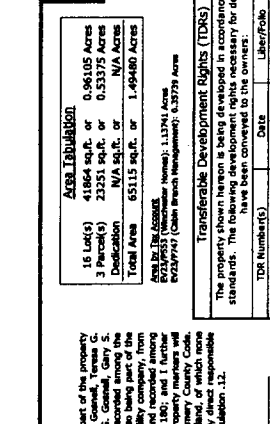
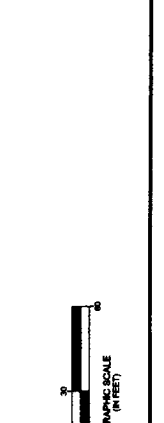
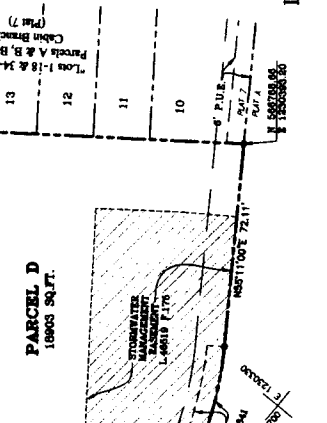
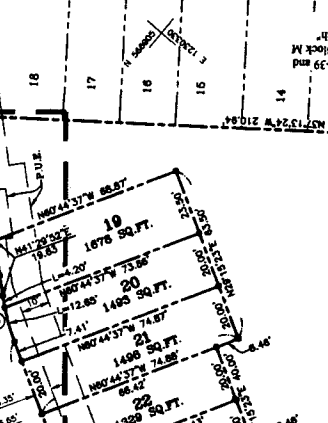
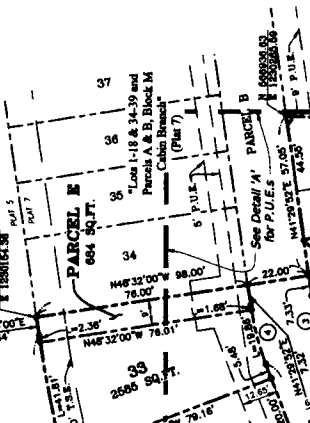
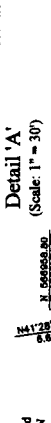
GREEN NOTES:

- The development is served by public water and sewer systems only.
- The Plat: 16 Lots, 3 Parcels; Zoned: R40-L7DR.
- Tax Map: BV, WSSC 200 Sheet No. 2319W14.
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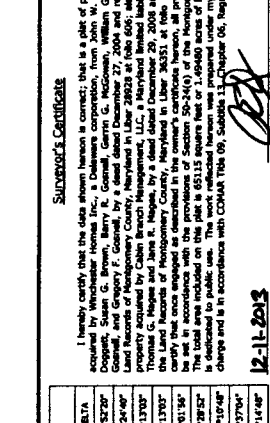
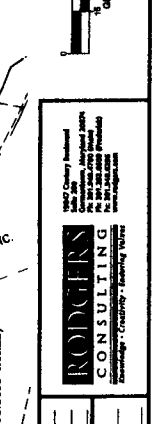
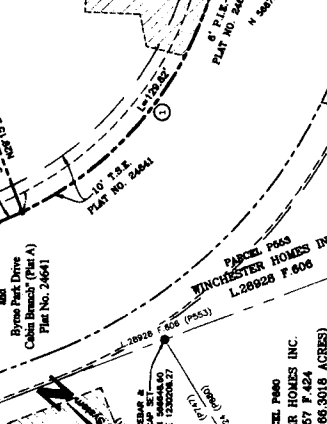
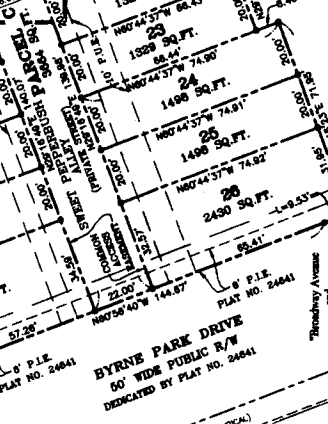
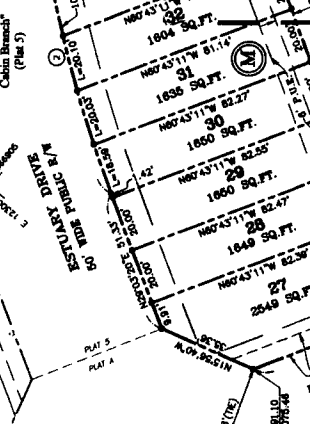
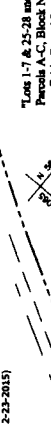
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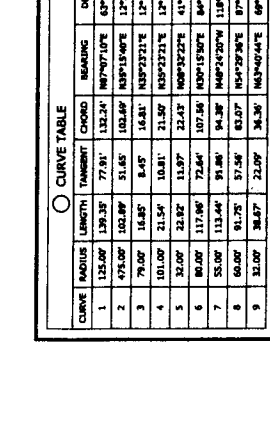
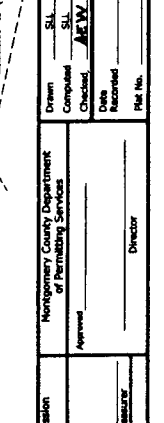
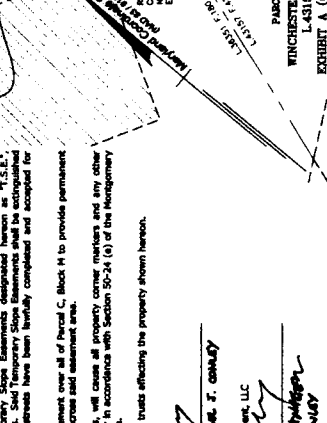
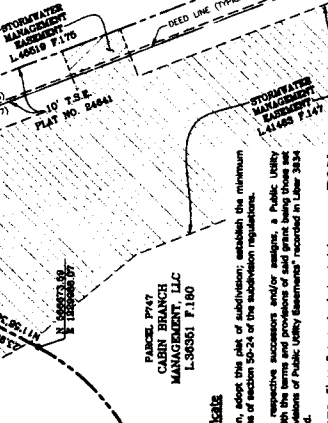
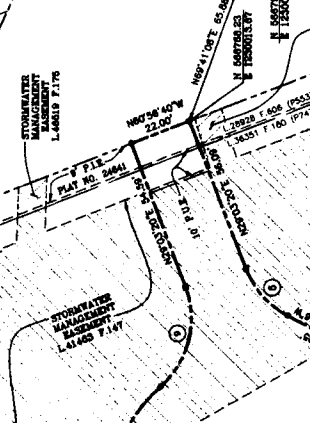
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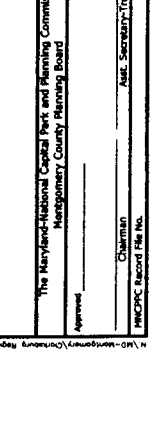
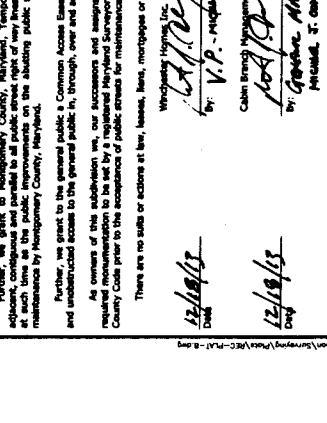
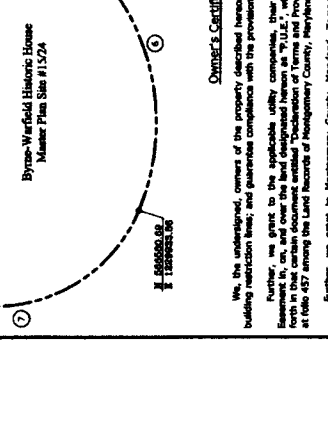
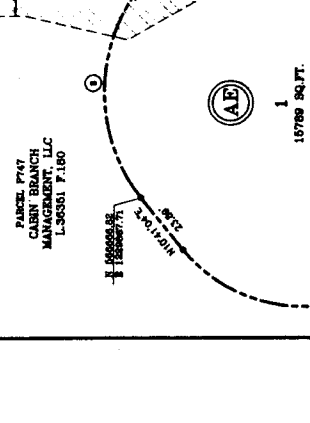
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- All terms, conditions, agreements, limitations and requirements associated with any Preliminary Plan, Site Plan, Project Plan or other plan, allowing development of this property, approved by the Planning Commission, are hereby incorporated into this plat and are not to be distinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official record for any such plan is maintained by the Planning Board and is available for public review during normal business hours.
- The subdivision record plat is not intended to show any matter affecting the ownership and use, nor every matter affecting the ownership and use, of the property. The subdivision record plat is not intended to be a substitution of title or to depict or indicate the location of any matter.
- The property shown herein is subject to the requirements of the Maryland Uniform Land Use Code, including the provisions of the Code relating to the requirements of appropriate agreements prior to issuance of a subdivision record plat.
- The plat is limited to the use and conditions of Preliminary Plan No. 130031108 and Site Plan No. 82006029A, entitled "Cabin Branch", as amended.
- Bearings and distances shown herein are grid bearings and distances. Horizontal datum is NAD83, State Plane Coordinate System. Vertical datum is MGS 85. Controlling stations include Washington Suburban Sanitary Commission M43 (Lowers) (M43D03) and M43 (Uppers) (M43U03). Average ground elevation is 567 feet (NGVD83) and the average contour (Contour Interval) is 2.0 feet (NGVD83).
- 15009 North 525040-492 East 1227933-768
 15071 North 52747-155 East 1227933-768
 The property is the subject of an approved MUPSD (M-HOPC Ref. #4-020861) dated April 10, 2003.
- Parcel C, D and E, Block M shall be maintained by the Homeowners Association. Said parcels are subject to the terms and conditions of the Homeowners Association. Parcel F, Block M is the subject of a Declaration of Covenants for Private Open Space recorded among the aforementioned Land Records in Case #6822 at folio 466.

RECORD PLAT REVIEW SHEET

Plat Name: Cabin Branch Plat Number: 220130120 - 220130150
 Plan Name: Cabin Branch Plan Number: 12003110 B
 Plat Submission Date: 8-3-2012
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: R. Weaver Checked: SSS Date 6/28/13

Background Review:

Signed Preliminary Plan - Date: 6-9-09 Checked: Initial SSS Date 6/28/2013
 Planning Board Resolution No. 08-117 Resolution Mailing Date 10/6/2008
 Site Plan Required? Yes No Verified By: SSS (initial)
 Site Plan Name: Cabin Branch Winderbar Site Plan Number: 82006029A
 Site Plan Signature Set - Date 4-24-13 Checked: Initial SSS Date 6/28/13
 Planning Board Resolution No. 11-125
 Site Plan Reviewer Check: Initial _____ Date _____

Review Items: Lot # & 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 _____ Child Lot note _____ Surveyor Cert _____ Owner Cert _____ Tax Map _____

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson				
Research	Bobby Fleury				
SHA	Corren Giles				
PEPCO					
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up): Initial SSS Date 12/9/13
 Final Mylar & DXF/DWG Received: Initial SSS Date 12-24-2013
 Final Mylar Review Complete: Initial SSS Date 1-7-2014

Board Approval of Plat:

Plat Agenda: Initial SSS Date 1/24/2014

Planning Board Approval: _____

Chairman's Signature: _____

MCDPS Approval of Plat:

Consultant 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 Plat Books for Resubdivision: _____

Complete Reproduction: _____

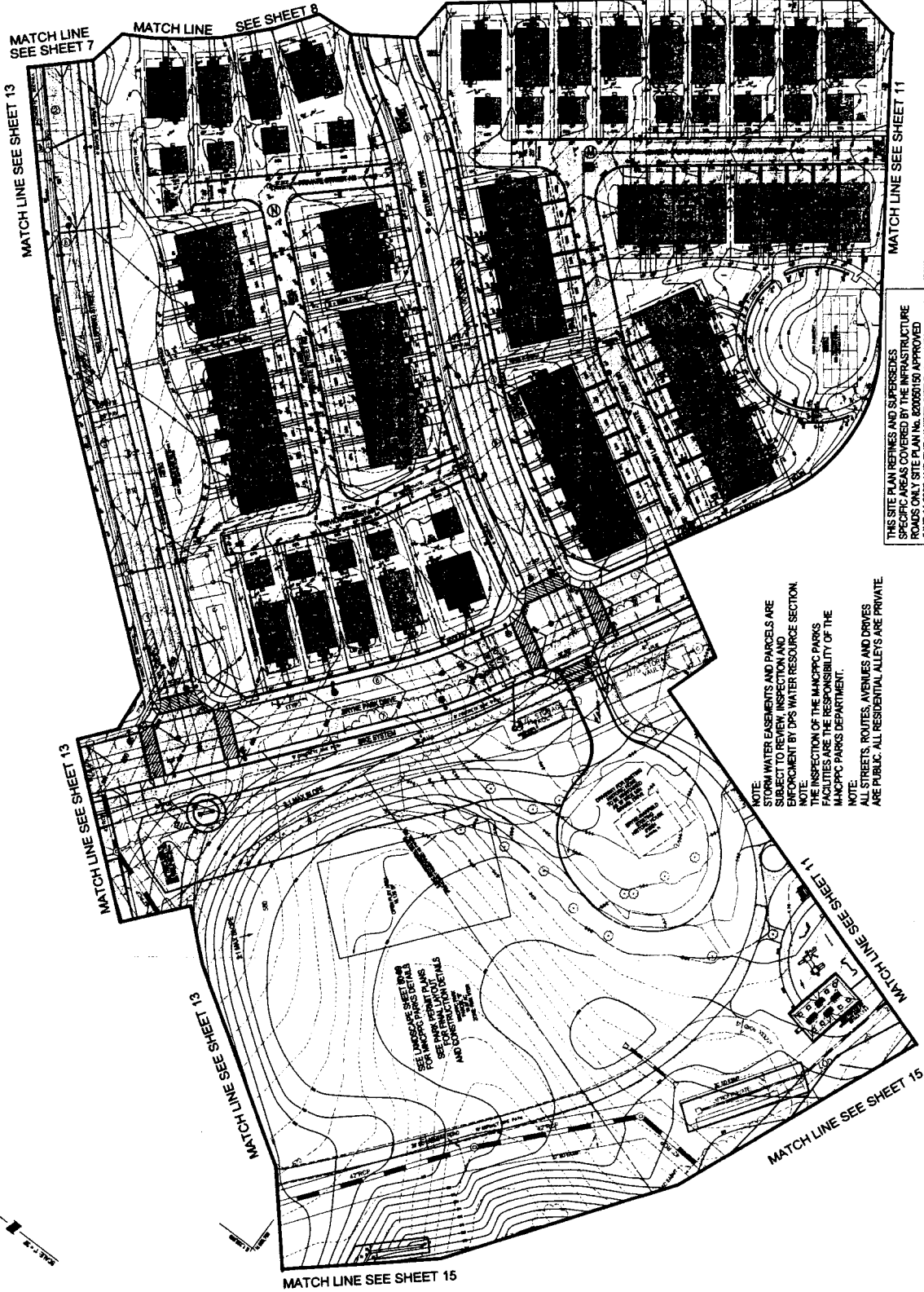
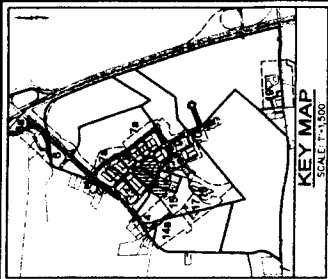
Notify Consultant to Seal Plats: _____

Surveyor's Seal Complete: _____

Sent to Courthouse for Recordation: _____

Recordation Info Entered into Hansen: _____

No. _____



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

NOTE: THE INSPECTION OF THE MANCPPO PARKS FACILITIES ARE THE RESPONSIBILITY OF THE MANCPPO PARKS DEPARTMENT.

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. B20050150 APPROVED JUNE 14, 2007 AND THE LIMITED SITE PLAN AMENDMENT No. B200754 APPROVED APRIL 3, 2006 AND B20050150, APPROVED DECEMBER 1, 2011.

MANCHESTER HOMES INC.
8805 HANOVER RD.
Baltimore, MD 21287
Phone: 301-480-4600
Fax: 301-480-4600

MANCHESTER HOMES INC. DEVELOPER/OWNER

NO.	DATE	DESCRIPTION
1	06/14/07	APPROVED
2	04/03/06	APPROVED
3	12/01/11	APPROVED

ROCKVILLE OFFICE
10000 Rockville Pike
Rockville, MD 20850
Phone: (301) 981-7700 / (301) 981-8887

NO.	DATE	DESCRIPTION
1	06/14/07	APPROVED
2	04/03/06	APPROVED
3	12/01/11	APPROVED

DEVELOPER/OWNER: MANCHESTER HOMES INC.

DESIGNER: [Signature]

DATE: 12/01/11

PROJECT: WINCHESTER - 1

CERTIFIED SITE PLAN

WINCHESTER - 1
CABIN BRANCH
CLARKSBURG, MARYLAND

MANCHESTER HOMES INC. DEVELOPER/OWNER

MANCHESTER HOMES INC.
8805 HANOVER RD.
Baltimore, MD 21287
Phone: 301-480-4600
Fax: 301-480-4600

ROCKVILLE OFFICE
10000 Rockville Pike
Rockville, MD 20850
Phone: (301) 981-7700 / (301) 981-8887

DATE: 12/01/11

PROJECT: WINCHESTER - 1

MANCHESTER HOMES INC. DEVELOPER/OWNER

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