

Plat Name: Cabin Branch
Plat #: 220121890, 220130080 - 220130110

Location: Located on the south side of Clarksburg Road (MD 121), approximately 3,000 feet west of I-270.

Master Plan: Clarksburg

Plat Details: RMX-1/TDR zone; 73 lots, 9 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 plat comply with Preliminary Plan No. 12003110B (MCPB Resolution No. 08-117) and with Site Plan No. 82006029B (Certified Site Plan dated April 24, 2013), 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.

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 the following: R. G. Gossell, William G. Gossell, and Gregory F. Gossell, by a deed dated December 27, 2004 and recorded among the Land Records of Montgomery County, Maryland in Liber 38928 at folio 606; and that the plat is a true and correct copy of the original plat of Section 50-24(e) of the Montgomery County Code. The total area included on this plat is public domain, less or 6,921.15 acres of land, all of which is direct responsible charge and is in accordance with COMAR Title 09, Subtitle 13, Chapter 06, Regulation 12.

For: **Rodgers Consulting, Inc.**
 By: **Aaron Eugene Worley**
 Professional Land Surveyor
 License No. 11159
 (License Expiration Date: 12-23-2013)

7-2-2012

LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD

1	S 3031'42" W	60.85'	10	N 510'41" E	223.37'
2	R=732.00'	L=13.74'	11	CHD. N 39'54'44" E	283.33'
3	R=10.00'	L=17.12'	12	N 28'45'12" E	123.76'
4	CHD. S 78'48'07" W	15.11'	13	S 61'14'48" E	71.31'
5	R=1003.22'	L=414.28'	14	N 30'29'11" E	46.98'
6	CHD. S 41'32'43" W	411.32'	15	S 59'30'48" E	60.00'
7	S 53'23'00" W	112.09'	16	R=10.00'	L=14.66'
8	S 08'23'00" W	35.36'	17	CHD. S 11'30'27" E	13.38'
9	N 81'37'00" W	50.00'	18	R=540.01'	L=16.01'
10	N 36'37'00" W	98.73'	19	CHD. S 52'39'32" E	16.01'

DEDICATION AREA
 81394 SQ. FT. OR 1.869 ACRES
 SHOWN THUS: [Symbol]

Plat No.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	540.00'	28.83'	14.42'	28.82'	N50°16'50"W	3°08'31"
2	5040.00'	74.42'	37.21'	74.42'	N48°19'42"W	0°50'46"
3	5040.00'	325.38'	162.75'	325.37'	M44°54'55"W	3°41'52"
4	286.00'	156.38'	80.20'	154.03'	N39°31'04"W	31°13'39"
5	5040.00'	114.49'	57.25'	114.49'	N38°54'49"W	1°48'06"
6	5040.00'	109.48'	54.74'	109.48'	N37°00'13"W	1°14'41"
7	275.00'	20.80'	10.40'	20.79'	N33°41'00"E	4°20'00"
8	325.00'	34.58'	13.80'	34.57'	N33°41'00"E	4°20'00"
9	175.00'	147.85'	78.66'	143.69'	N35°08'53"W	48°24'26"
10	325.00'	57.76'	28.88'	57.69'	N25°51'10"W	10°11'00"
11	325.00'	80.23'	40.32'	80.03'	M43°41'20"W	14°08'40"
12	275.00'	67.89'	34.12'	67.72'	M43°41'20"W	14°08'40"
13	275.00'	46.88'	24.50'	46.81'	N35°31'10"W	10°11'00"
14	139.50'	77.91'	132.24'	N87°07'10"E	63°32'20"	
15	4960.00'	316.84'	158.47'	316.78'	N37°13'24"W	3°39'36"
16	286.00'	152.76'	78.25'	150.95'	M42°27'39"W	30°36'13"
17	4960.00'	172.91'	86.46'	172.80'	M44°44'25"W	1°59'51"
18	4960.00'	218.47'	109.25'	218.46'	M47°29'22"W	2°12'25"
19	460.00'	13.77'	6.89'	13.77'	N49°36'33"W	1°42'37"

Vicinity Map: 1" = 2000'

Owner's Certificate
 We, the undersigned, owners of the property described herein, adopt this plat of subdivision, dedicate the streets to public use, and guarantee compliance with the provisions of section 50-24 of the subdivision regulations.

Further, we grant to Montgomery County, Maryland, its successors, agents and assigns, Public Improvements Easements in, on and over the land designated in that certain document entitled "Dedication of Public Improvements Easements", recorded among the aforesaid Land Records in Liber 47080, at folio 462, which terms and provisions are hereby incorporated by this reference.

Further, we grant to Montgomery County, Maryland, Temporary Slope Easements designated herein as "T.S.E.", adjacent, contiguous and parallel to all public streets shown on this plat, together with the easements which shall be extinguished at such time as the public improvements on the abutting public streets have been lawfully completed and accepted for maintenance by Montgomery County, Maryland.

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

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

Winchester Homes, Inc.
 By: **Michael J. Conley**

7-3-12

Date

SUBJECT MATTER:

- This Plat: Street Dedication.
- Tax Map: EV, WSSC 200' Sheet No. 231NW14.
- 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 Montgomery County Planning Board, are hereby incorporated by reference into this plat. The recordation of this plat, unless expressly completed 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 the property shown hereon. It is intended to show only those matters which are the subject of this recordation. It is not intended to show any matters affecting title or to depict or note all matters affecting title.

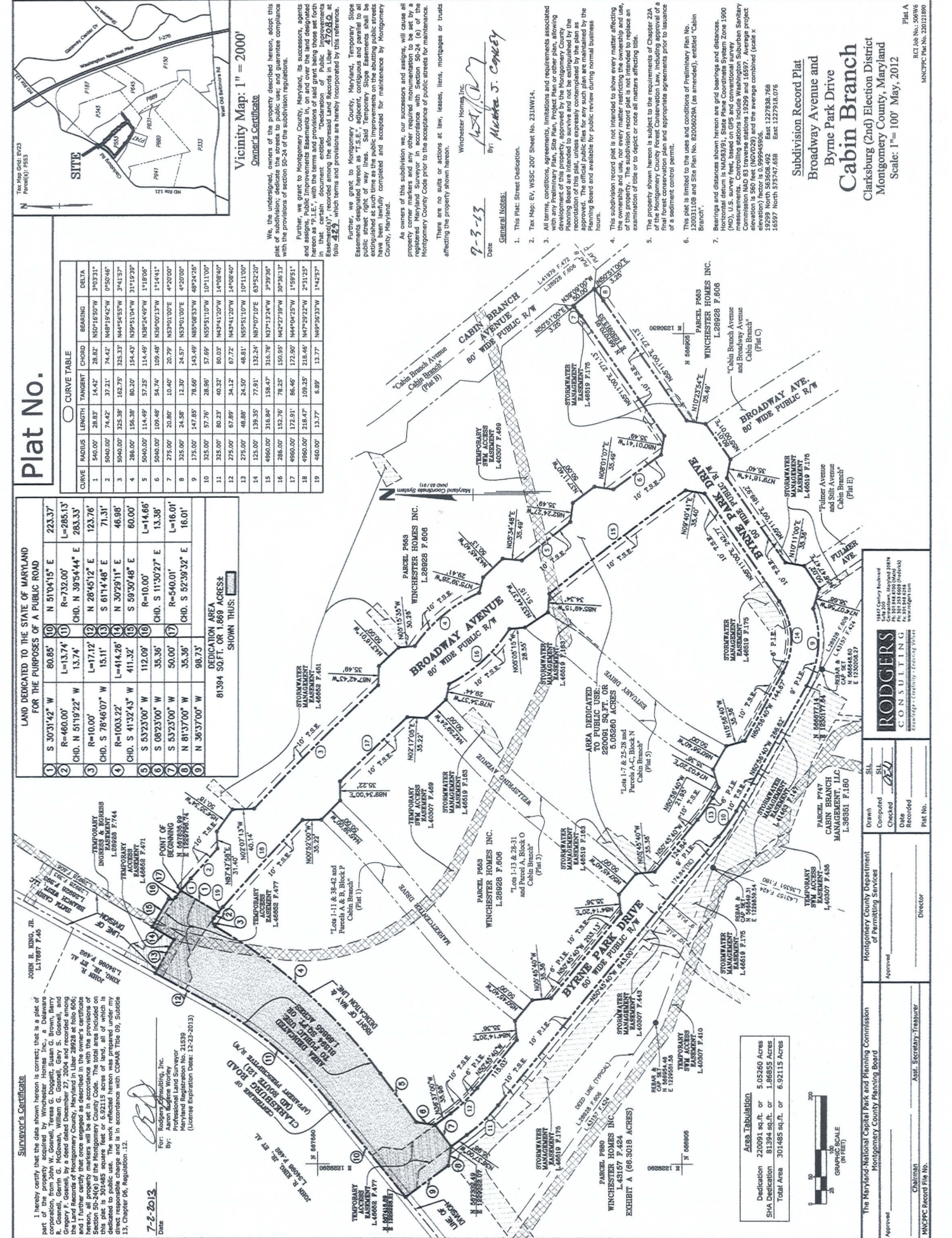
The property shown hereon is subject to the requirements of Chapter 22A of the Montgomery County Forest Conservation Law, including prior issuance of a final forest conservation plan and appropriate agreements prior to issuance of a sediment control permit.

This plat is limited to the uses and conditions of Preliminary Plan No. 120031108 and Site Plan No. 820600294 (as amended), entitled "Cabin Branch".

Bearings and distances shown hereon are grid bearings and distances. Horizontal datum is NAD83/91, State Plane Coordinate System Zone 1900 (Maryland). Controlling stations include Washington, D.C. National Survey Commission MAD 83 traverse stations 12929 and 16597. Average project elevation is 560 feet (MVD020). Vertical datum is NAVD83. Average project elevation is 15299 North 565068.492 East 1227638.768 16597 North 575747.658 East 1227918.076

Subdivision Record Plat
 Broadway Avenue and
 Byrne Park Drive
Cabin Branch
 Clarksburg (2nd) Election District
 Montgomery County, Maryland
 Scale: 1" = 100' May, 2012

Plat A
 MNCPC Plat No. 28012180



RODGERS CONSULTING
 1847 Quarry Road
 Clarksburg, Maryland 20841
 Phone: 301-331-6600
 Fax: 301-331-6600
 Email: info@rogersconsulting.com

Drawn	SLL
Checked	SLL
Date	7-2-12
Recorded	

Montgomery County Department of Permitting Services
 Approved: _____
 Director

Montgomery County Planning Board
 Approved: _____
 Chairman

Montgomery County Department of Permitting Services
 Approved: _____
 Asst. Secretary-Treasurer

Area Tabulation

Dedication	220991 sq. ft. or 5.05260 Acres
SHA Dedication	81394 sq. ft. or 1.86855 Acres
Total Area	301485 sq. ft. or 6.92115 Acres





Vicinity Map: 1" = 2000'

Area Tabulation	
16 Lot(s)	41684 sq.ft. or 0.95690 Acres
2 Parcel(s)	13828 sq.ft. or 0.31744 Acres
Dedication	25855 sq.ft. or 0.59355 Acres
Total Area	81367 sq.ft. or 1.86789 Acres

Plat No.

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

TDR Number(s)	Date	Libri/Folio	# of TDRs
177357 through 177372	11/17/2003	L260137, L2686	6
177373 through 177378	10/19/2004	L26617, L2644	6

Total number of TDRs utilized by this plat: 12

Owner's Certificate

I hereby certify that the lots shown hereon are correct; that is a part of the property acquired by Winchester Home, Inc., a Delaware corporation, from John W. Gornell, Teresa G. Gornell, Susan G. Brown, Barry R. Gornell, Gerni G. McGowan, William G. Gornell, Gary S. Gornell, and Gregory F. Gornell, by a deed dated December 29, 2008 at folio 606; and I further certify that once engaged in the owner's certificate hereon, all property markers will be set in accordance with the provisions of Section 50-24(e) of the Montgomery County Code. The plat area included on this plat is 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 05, regulation 12.

[Signature]
 For: Rodgers Consulting, Inc.
 By: Aaron Eggle, Surveyor
 Member No. 12359
 License Expiration Date: 12-23-2013

Owner's Certificate

We, the undersigned, owners of the property described hereon, adopt this plat of subdivision, establish the minimum building restriction lines; dedicate the street 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/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 the certain document entitled "Declaration of Terms and Provisions of Public Utility Easements" recorded in Liber 2624 at folio 457 among the Land Records of Montgomery County, Maryland.

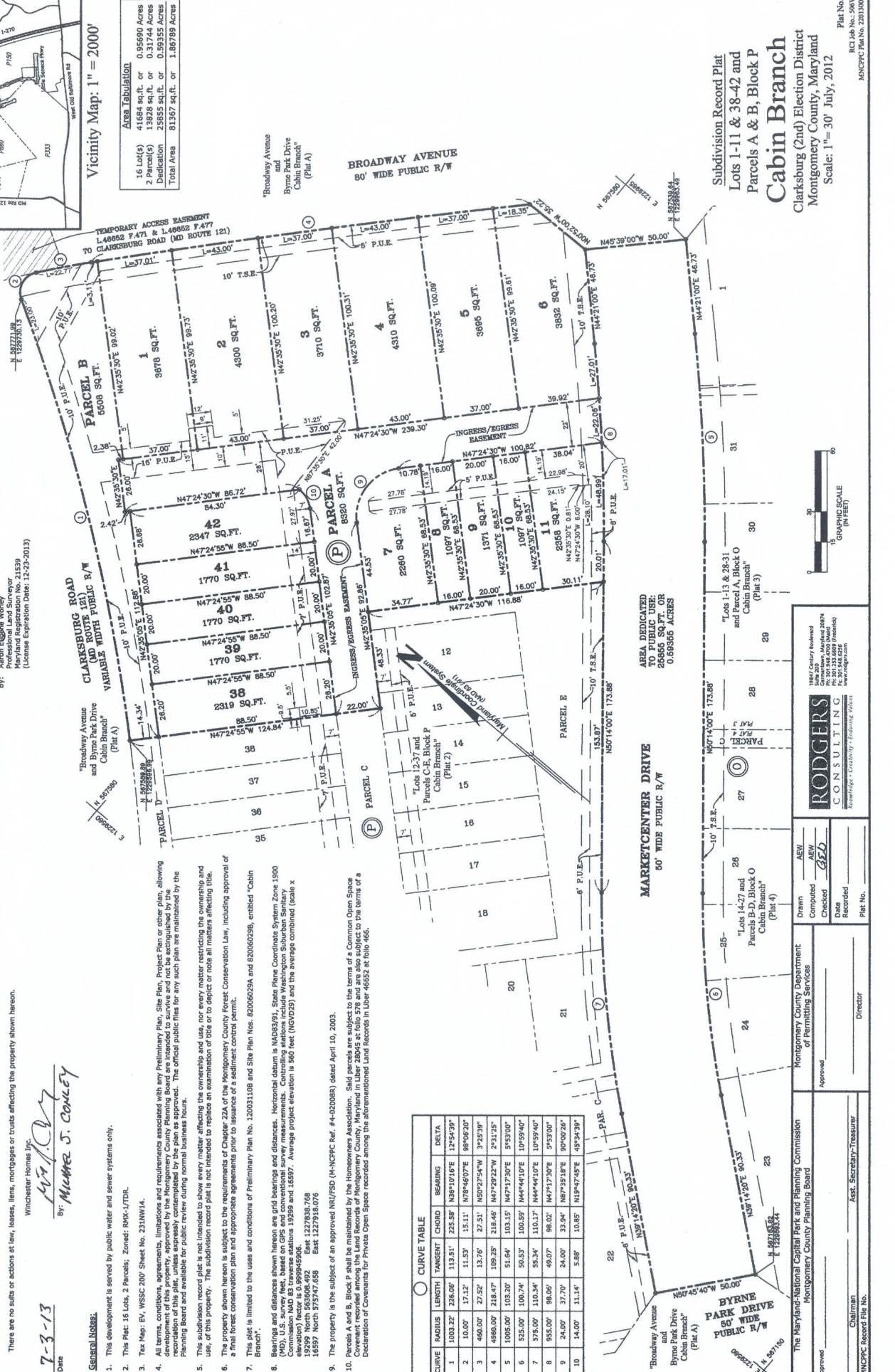
Further, we grant to Montgomery County, Maryland, Temporary Slope Easements designated hereon as "T.S.E.", adjacent, contiguous and abutting public streets and easements, and Temporary Slope Easements shall be subdivided at such time as the public improvements on the abutting public streets have been fully completed and accepted for maintenance by Montgomery County, Maryland.

Further, we establish an Ingress/Egress Easement over all of Parcel A, Block P for the benefit of Lots 1 through 42, Block P, 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 suits or actions at law, leases, liens, mortgages or trusts affecting the property shown hereon.

Winchester Home, Inc.
 By: *[Signature]* MICHAEL J. CONLEY
 Date: 7-3-13



GENERAL NOTES:

- This development is served by public water and sewer systems only.
- This Plat: 16 Lots, 2 Parcels, Zoned: RMX-1YDR.
- Tax Map: EV, WSSC 2007 Sheet No. 231N/14.
- All terms, conditions, agreements, limitations and requirements associated with any Preliminary Plan, Site Plan, Project Plan or other plan, allowing recordation of this plat, unless expressly contemplated 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.
- 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 show an examination of title or to depict or note all matters affecting title.
- The property shown hereon 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 Nos. 82006029A and 82006029B, entitled "Cabin Branch".
- Bearings and distances shown hereon are grid bearings and distances. Horizontal datum is NAD83/91, State Plane Coordinate System Zone 1800 (NAD 83). All bearings and distances are based on the 1985 datum. Vertical datum is NAVD83. Average project elevation is 360 feet (NGVD25) and the average combined (grade x elevation) factor is 0.99949506.
- 19299 North 563008-492 East 1227838-768
 16597 North 575747-658 East 1227918-076
- The property is the subject of an approved NR/FSO (M-NCPC Ref. #4-020088) dated April 10, 2003.
- Parcels A and B, Block P 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 in Liber 28045 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 46552 at folio 466.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	1003.27'	236.00'	113.51'	225.58'	N89°10'10"E	129°34'37"
2	10.00'	17.12'	11.59'	15.11'	N78°46'07"E	98°00'20"
3	460.00'	27.52'	13.76'	27.51'	N89°22'54"W	97°32'39"
4	4960.00'	218.47'	109.25'	218.46'	N87°29'22"W	73°15'25"
5	1005.00'	103.20'	51.64'	103.15'	M47°12'00"E	93°30'00"
6	525.00'	104.74'	50.53'	106.59'	M44°44'10"E	105°59'40"
7	575.00'	110.34'	55.34'	110.17'	M44°44'10"E	105°59'40"
8	955.00'	98.00'	49.07'	98.02'	M71°12'00"E	57°53'00"
9	24.00'	37.70'	24.00'	33.94'	N87°32'31"E	90°00'20"
10	14.00'	11.14'	5.86'	10.85'	N18°47'45"E	48°34'37"

AREA DEDICATED TO PUBLIC USE: 28865 SQ.FT. OR 0.659565 ACRES

MARKETCENTER DRIVE
60' WIDE PUBLIC R/W

CLARKSBURG ROAD
(MD ROUTE 121)
VARIABLE WIDTH PUBLIC R/W
(Plat A)

BROADWAY AVENUE
80' WIDE PUBLIC R/W

BYRNE PARK DRIVE
60' WIDE PUBLIC R/W
(Plat A)

Subdivision Record Plat
 Lots 1-11 & 38-42 and
 Parcels A & B, Block P
Cabin Branch
 Clarksburg (2nd) Election District
 Montgomery County, Maryland
 Scale: 1" = 30' July, 2012

1984 Century Technical
 Consulting, Inc.
 15845 Greenway
 P.O. Box 235 28800
 Raleigh, NC 27602
 www.1984ct.com

RODGERS CONSULTING
 Knowledge • Creativity • Enduring Values

Drawn: AEW
 Checked: AEW
 Computed: GED
 Date: [blank]
 Recorded: [blank]

Montgomery County Department
 of Permitting Services

Approved: _____
 Director

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

Chairman: _____
 Asst. Secretary-Treasurer: _____

Plat No.

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 shown hereon as to the lines and portions of the lots shown hereon in that certain document entitled "Declaration of Terms and Provisions of Public Utility Easements" recorded in Liber 3847 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 shown hereon as to the lines and portions of the lots shown hereon in that certain document entitled "Declaration of Public Improvements Easements" recorded in Liber 47260 at folio 429 among the land records of Montgomery County, Maryland, 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.'s, adjacent, contiguous and parallel to all public sewer 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 lawfully completed and accepted for maintenance by Montgomery County, Maryland.

Further, we establish an Ingress/Egress Easement over all of Parcel B, Block O for the benefit of Lots 1 through 31, Block O, 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 suits or actions at law, leases, liens, mortgages or trusts affecting the property shown hereon.

7-1-13
Date

Winchester Homes, Inc.
By: *Nicholas J. Conley*

Survivor's 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. G. Gossel, Gary S. Gossel, and Gregory F. Gossel, by a deed dated December 27, 2004 and recorded among the Land Records of Montgomery County, Maryland in Liber 28928 at folio 666; and I further certify that once engaged as described in the owners' Section 50-24(e) of the Montgomery County Code. The total area included on this plat is 68998 square feet or 1.58401 acres of land, none of which is dedicated to public use. The work reflected hereon was prepared under my direct responsible charge and is in accordance with COMAR Title 09, Subtitle 21, Chapter 01 and Regulations 01.12.

7-2-2013
Date

Rodgers Consulting, Inc.
By: Aaron Eugene Worthy
Maryland Registration No. 21539
(License Expiration Date: 12-23-2013)

General Notes:

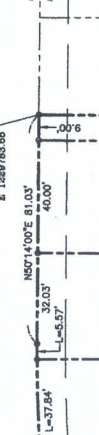
- This development is served by public water and sewer systems only.
- This Plat: 14 Lots, 3 Parcels; Zoned: RMA-1/TDR.
- Tax Map: EV, WSSC 2007 Sheet No. 231NW1.4.
- All terms, conditions, agreements, limitations and requirements associated with any Preliminary Plan, Site Plan, Project Plan or other plan, approved by the Montgomery County Planning Board, shall be deemed to be a part of this plat and shall be enforceable as if expressly contemplated by the plan as approved. The official public plat for any such plan are maintained by the Planning Board and available for public review during normal business hours.
- This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use, of this property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- The property shown hereon is subject to the requirements of Chapter 22A of the Montgomery County Forest Conservation Law, including approval of a final forest conservation plan and appropriate agreements prior to issuance of a sediment control permit.
- This plat is limited to the uses and conditions of Preliminary Plan No. 120031108 and Site Plan No. 82006029A, entitled "Cabin Branch".
- Bearings and distances shown hereon are grid bearings and distances. Horizontal datum is NAD83/91, State Plane Coordinate System Zone 1800 (MD), U.S. survey feet, based on GPS and conventional survey measurements. Controlling stations include Washington Suburban Sanitary Commission MD 83 traverse (elevation factor is 0.999945806).
- 19299 North 563608+492 East 12279318+076 18597 North 575747+688 East 12279318+076
- The property is the subject of an approved NRU/SDO (M-NCPC Ref. #4-020088) dated April 10, 2003.
- Parcels B, C and D, Block O shall be maintained by the Montgomery County Administration. Said parcels are subject to the terms of a Common Open Space Covenant recorded among the Land Records of Montgomery County, Maryland in Liber 28045 at folio 578 and is also subject to a Declaration of Covenants for Private Open Space recorded among the aforementioned Land Records in Liber 46652 at folio 466.

ACRES TABULATION

14 Lot(s)	60659 sq.ft. or 1.39257 Acres
3 Parcel(s)	8339 sq.ft. or 0.19144 Acres
Dedication	N/A sq.ft. or N/A Acres
Total Area	68998 sq.ft. or 1.58401 Acres

Curve Table

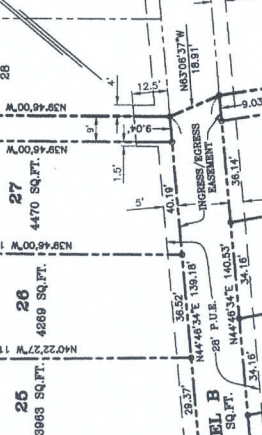
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	525.00'	100.74'	50.33'	100.93'	144°44'10"E	10°59'40"
2	1025.00'	34.64'	17.32'	34.64'	N40°12'25"E	1°56'10"
3	14.00'	23.34'	15.42'	20.73'	N02°59'33"W	95°32'14"
4	14.00'	20.64'	12.71'	18.82'	N87°00'27"E	84°27'46"



Transferable Development Rights (TDRs)

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

TDR Number(s)	Date	Liber/Folio	# of TDRs
17-7120 through 17-7126	5/10/2003	L 23917 F 82	7
Total number of TDRs utilized by this plat:			7



Subdivision Record Plat
Lots 14-27 and
Parcels B-D, Block O
Cabin Branch
Clarksburg (2nd) Election District
Montgomery County, Maryland
Scale: 1" = 30' July, 2012

RODGERS CONSULTING
Montgomery County Department of Permitting Services

Drawn: ASW
Computed: ASW
Checked: *ASW*
Data Recorded: *ASW*

Approved: _____
Montgomery County Department of Permitting Services

Approved: _____
Montgomery County Planning Board

Approved: _____
Chairman

Approved: _____
Secretary-Treasurer

Director: _____

Director: _____

15847 County Road 204
Clarksburg, Maryland 20744
Phone: 301-251-6600 (toll-free)
www.rodgers.com

RODGERS CONSULTING
Montgomery County Department of Permitting Services

Montgomery County Department of Permitting Services

Montgomery County Planning Board

Chairman

Secretary-Treasurer

Director

RECORD PLAT REVIEW SHEET

Plat Name: CASIN Branch Plat Number: 220121890
 Plan Name: CASIN Branch Plan Number: 12003110B
 Plat Submission Date: 8-3-2012
 DRD Plat Reviewer: S. SMITH
 DRD Prelim Plan Reviewer: R. WEAVER Checked: [Signature] Date 6-3-13

Background Review:

Signed Preliminary Plan - Date 6/9/2009 Checked: Initial SJS Date 8/2012
 Planning Board Resolution No. 08-117 Resolution Mailing Date 10/6/2008
 Site Plan Required? Yes No Verified By: SJS (initial)
 Site Plan Name: CASIN Branch (WIN-2) Site Plan Number: 82006029A/B
 Site Plan Signature Set - Date 4-24-2013 Checked: Initial SJS Date 6-28-2013
 Planning Board Resolution No. 11-125
 Site Plan Reviewer Check: Initial _____ Date _____

Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances ok
 Coordinates ok Plan # Road/Alley Widths _____ Easements ok Open Space ok
 Non-standard BRLs ok Adjoining Land Vicinity Map Septic/Wells N/A
 TDR note ok Child Lot note N/A Surveyor Cert Owner Cert Tax Map _____

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	<u>8-8-2012</u>	<u>8-24-2012</u>		
Research	Bobby Fleury				<u>OK</u>
SHA	Corren Giles				
PEPCO					<u>PVE's OK</u>
Parks	Doug Powell				
DRD	Keiona Clark				<u>REVISE ALLEYS NAMES</u>

Final DRD Review:

Consultant Notified (Final Mark-up): Initial SJS Date 6-28-2013
 Final Mylar & DXF/DWG Received: Initial SJS Date 7-3-2013
 Final Mylar Review Complete: Initial SJS Date 7-10-2013

Board Approval of Plat:

Plat Agenda: Initial SJS Date 7-25-2013
 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 Rest of Division: _____
 Complete Reproduction: _____
 Notify Consultant to Seal Plats: _____
 Surveyor's Seal Complete: _____
 Sent to Courthouse for Recordation: _____
 Recordation Info Entered into Hansen: _____

No. _____

WINCHESTER - PHASE I

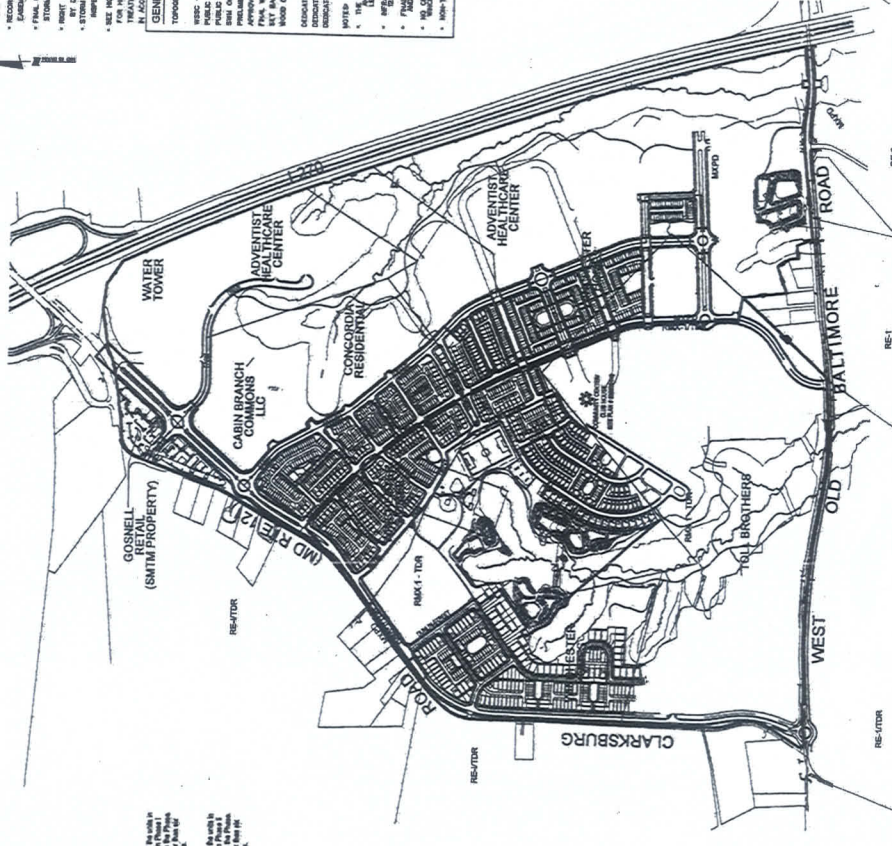
SITE PLAN 82006029AB

CABIN BRANCH

CLARKSBURG, MARYLAND

NOTES:

- 1. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 2. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 3. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 4. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 5. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 6. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 7. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 8. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 9. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 10. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 11. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 12. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 13. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 14. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 15. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 16. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 17. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 18. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 19. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 20. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 21. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 22. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 23. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 24. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 25. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 26. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 27. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 28. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 29. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 30. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 31. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 32. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 33. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 34. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 35. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 36. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 37. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 38. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 39. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 40. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 41. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 42. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 43. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 44. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 45. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 46. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 47. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 48. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 49. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 50. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 51. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 52. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 53. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 54. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 55. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 56. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 57. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 58. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 59. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 60. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 61. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 62. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 63. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 64. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 65. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 66. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 67. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 68. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 69. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 70. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 71. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 72. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 73. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 74. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 75. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 76. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 77. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 78. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 79. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 80. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 81. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 82. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 83. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 84. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 85. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 86. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 87. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 88. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 89. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 90. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 91. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 92. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 93. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 94. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 95. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 96. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 97. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 98. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 99. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.
- 100. THE SHADING AND FACILITIES ARE THE RESPONSIBILITY OF THE ARCHITECT.



PLAN	PLAN NUMBER	APPROVAL DATE
Primary Plan Amendment A	100118A	6/20/08
Primary Plan Amendment B	100118B	6/20/08
Submittal Plan	82006029	9/16/09
Submittal Plan Amendment A	82006029A	6/20/09
Submittal Plan Amendment B	82006029B	10/20/09
Primary Plan Amendment C	20118	6/15/2009
Primary Plan Amendment D	20118	2/22/2009
Primary Plan Amendment E	20118	2/22/2009
Primary Plan Amendment F	20118	2/22/2009
Primary Plan Amendment G	20118	2/22/2009
Primary Plan Amendment H	20118	2/22/2009
Primary Plan Amendment I	20118	2/22/2009
Primary Plan Amendment J	20118	2/22/2009
Primary Plan Amendment K	20118	2/22/2009
Primary Plan Amendment L	20118	2/22/2009
Primary Plan Amendment M	20118	2/22/2009
Primary Plan Amendment N	20118	2/22/2009
Primary Plan Amendment O	20118	2/22/2009
Primary Plan Amendment P	20118	2/22/2009
Primary Plan Amendment Q	20118	2/22/2009
Primary Plan Amendment R	20118	2/22/2009
Primary Plan Amendment S	20118	2/22/2009
Primary Plan Amendment T	20118	2/22/2009
Primary Plan Amendment U	20118	2/22/2009
Primary Plan Amendment V	20118	2/22/2009
Primary Plan Amendment W	20118	2/22/2009
Primary Plan Amendment X	20118	2/22/2009
Primary Plan Amendment Y	20118	2/22/2009
Primary Plan Amendment Z	20118	2/22/2009

RODGERS CONSULTING
 10000 Greenway, Clarksburg, MD 20741
 Phone: 301-803-4555

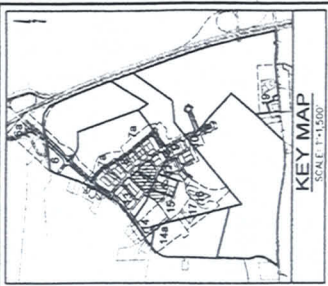
WINCHESTER HOMES INC.
 6000 Rockville Pike, Suite 100
 Bethesda, MD 20817
 Phone: 301-803-4555

DEVELOPER'S CERTIFICATE
 I, the undersigned, 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 the owner of the property described herein.

DATE: 1/1/11
 PRINTED NAME: John M. ...
 TITLE: ...

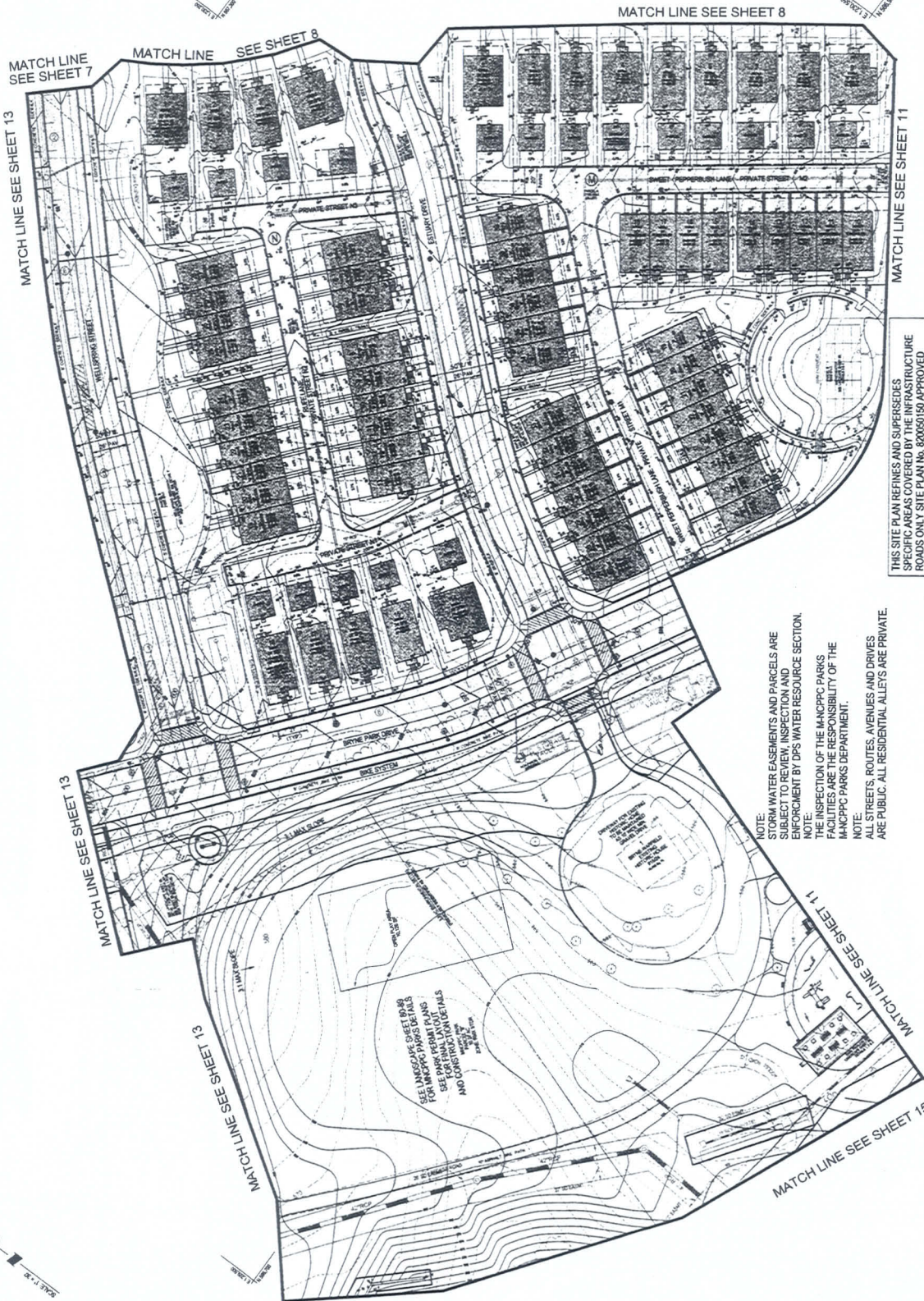
MARKETING APPROVAL STAMP
 Certified by the Planning Commission of the City of Clarksburg, Maryland, on 1/1/11.

NOTES:
 PRE-CONSTRUCTION MEETING TO BE HELD WITH DPS
 PLAN ENFORCEMENT INSPECTOR.
 CALL 260-777-6210 TO SCHEDULE.
 ALL STREETS, ROUTES, AVENUES AND DRIVES
 ARE PUBLIC. ALL RESIDENTIAL ALLEYS ARE PRIVATE.



PROPOSED DEVELOPMENT	
OWNER	MANCHESTER HOMES INC.
DESIGNER	ROCKVILLE OFFICE
DATE	12/20/10
PROJECT NO.	100000000
PROJECT NAME	CABIN BRANCH
PROJECT ADDRESS	CLARKSBURG, MARYLAND
PROJECT CITY	CLARKSBURG, MARYLAND
PROJECT STATE	MARYLAND
PROJECT COUNTY	MONTGOMERY COUNTY, MARYLAND
PROJECT ZONE	R-1
PROJECT AREA	12.00 AC.
PROJECT PERMITS	2
PROJECT PHASES	2
PROJECT STAGES	2
PROJECT TYPES	2
PROJECT USES	2
PROJECT NOTES	2
PROJECT COMMENTS	2

DEVELOPER'S CERTIFICATE
 I, the undersigned, agree to execute all the features and conditions of this site plan and to submit to the appropriate authorities the development agreement and the appropriate set of site plan documents.
 DEVELOPER: *Manchester Homes Inc.* DATE: 12/20/10
 PROJECT NAME: *Cabin Branch* TITLE: *Subdivision Manager*
 COMPANY: *Manchester Homes Inc.*
 PROJECT APPROVAL STAMP: *Rockville Office*
 PROJECT NO.: *100000000*
 PROJECT NAME: *Cabin Branch*
 PROJECT ADDRESS: *Clarksburg, Maryland*
 PROJECT CITY: *Clarksburg, Maryland*
 PROJECT STATE: *Maryland*
 PROJECT COUNTY: *Montgomery County, Maryland*



CERTIFIED SITE PLAN

WINCHESTER - 1
CABIN BRANCH
CLARKSBURG, MARYLAND
 MONTGOMERY COUNTY, MARYLAND

PROFESSIONAL CERTIFICATION
 I, the undersigned, certify that I am a duly licensed Professional Engineer in the State of Maryland and that I am duly qualified to prepare and certify this site plan.

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, 2008 AND 820050150, APPROVED DECEMBER 17, 2011.

DEVELOPER/APPPLICANT:
 MANCHESTER HOMES INC.
 6605 Belvidere, MD 20817
 Attn: Site Approval
 Phone: 301-803-4855

ENGINEER/PROFESSIONAL CERTIFICATE:
 NAME: *[Signature]*
 LICENSE NO.: *[Number]*
 EXPIRES: *[Date]*

MISS UTILITY NOTE
 THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE AREA AND HAS FOUND NO UTILITIES TO BE LOCATED IN THE PROPOSED DEVELOPMENT AREA. THE ENGINEER HAS THEREFORE ASSUMED THAT NO UTILITIES ARE PRESENT IN THE PROPOSED DEVELOPMENT AREA. THE ENGINEER HAS THEREFORE ASSUMED THAT THE PROPOSED DEVELOPMENT AREA IS FREE OF UTILITIES. THE ENGINEER HAS THEREFORE ASSUMED THAT THE PROPOSED DEVELOPMENT AREA IS FREE OF UTILITIES.

REVISIONS:

NO.	DATE	DESCRIPTION
1	12/20/10	INITIAL SUBMITTAL
2	12/20/10	REVISED PER COMMENTS
3	12/20/10	REVISED PER COMMENTS
4	12/20/10	REVISED PER COMMENTS

ROCKVILLE OFFICE
 11111 Rockville Pike, Suite 100
 Rockville, MD 20851
 Phone: 301-546-2762 / 301-546-3067

MANCHESTER HOMES INC.
 6605 Belvidere, MD 20817
 Phone: 301-803-4855

SEE INNOVATIVE SHEET 04-B FOR MANGROVE PARCEL LAYOUTS FOR PARK AREA LAYOUTS AND CONSTRUCTION DETAILS AND CONSTRUCTION DETAILS.

NOTE: WATER EASEMENTS AND PARCELS ARE SUBJECT TO REVIEW, INSPECTION AND ENFORCEMENT BY DPS WATER RESOURCE SECTION.
NOTE: THE INSPECTION OF THE MANGROVE PARKS FACILITIES ARE THE RESPONSIBILITY OF THE MANGROVE PARKS DEPARTMENT.
NOTE: ALL STREETS, ROUTES, AVENUES AND DRIVES ARE PUBLIC. ALL RESIDENTIAL ALLEYS ARE PRIVATE.

