



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

MCPB
Item # 1B
7-19-2018

MEMORANDUM

DATE: July 6, 2018

TO: Montgomery County Planning Board

FROM: Stephen Smith, Senior Planner
Jay Beatty, Planner
D.A.R.C. Division
(301) 495-4522 & (301) 495-2178

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for July 19, 2018

SS
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The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

220170020 – 220170090, 220170110 & 220170140 Cabin Branch

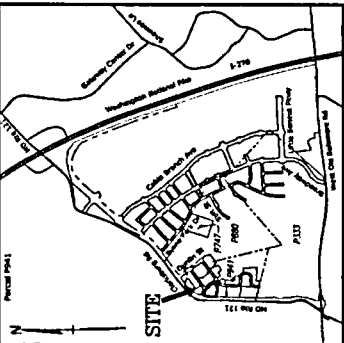
220180570 Spring Garden Estates

Plat Name: Cabin Branch
Plat #: 220170020 – 220170090, 220170110 & 220170140

Location: Located in the vicinity the intersection of Clarksburg Road (MD 121) and Dunlin Street
Master Plan Clarksburg Master Plan
Plat Details: RMX/TDR zone; 165 lots, 11 parcels
Owner: Winchester Homes, Inc.

The subdivision plats have been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 12003110B (MCPB Resolution No. 08-117), and with Site Plan No. 820120150 (Certified Site Plan dated April 19, 2013), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plans.

Plat No.

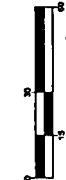
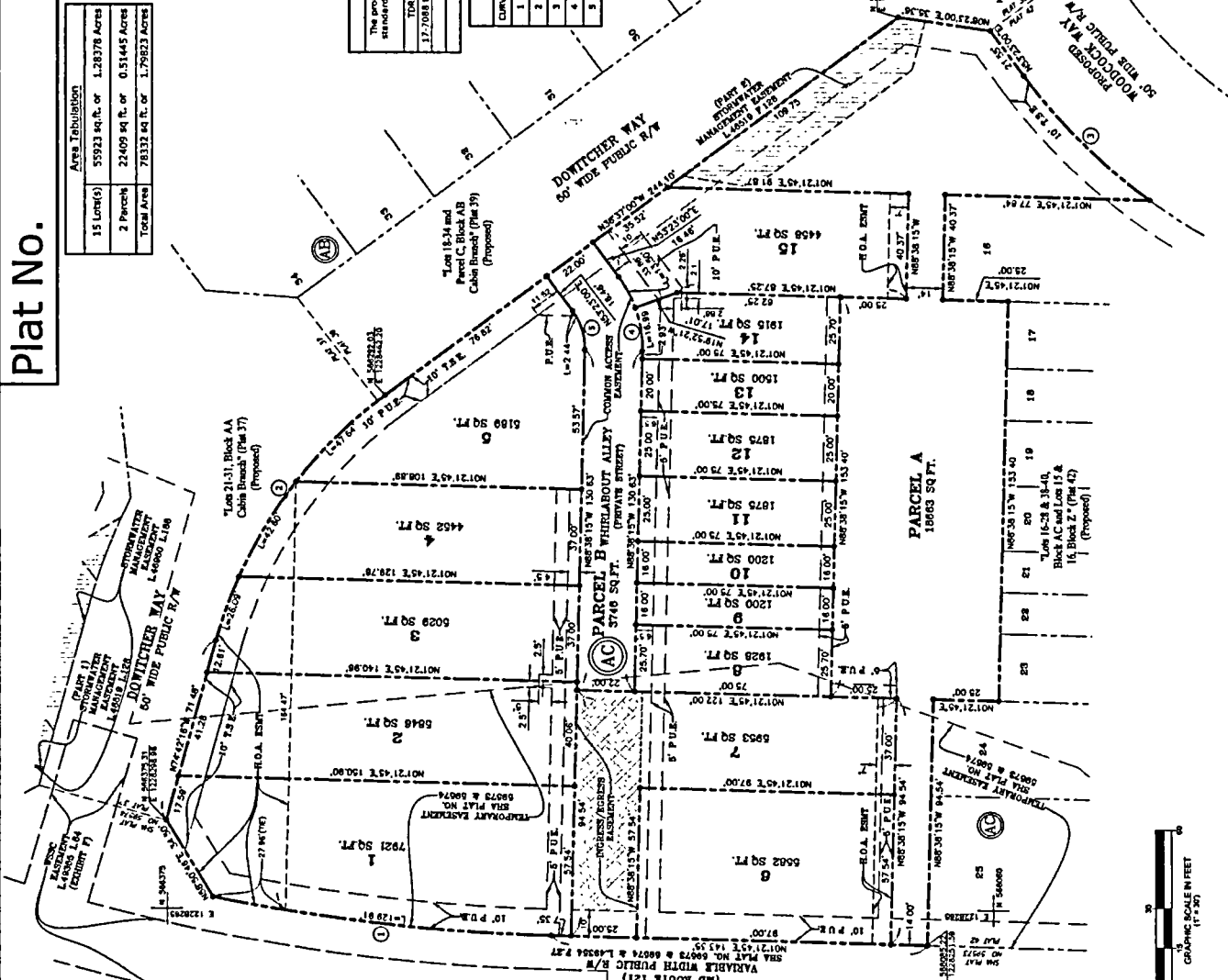


Area Tabulation	
15 Lots(4)	59333 sq. ft. or 1.28378 Acres
2 Parcels	22409 sq. ft. or 0.51445 Acres
Total Area	78332 sq. ft. or 1.79823 Acres

Vicinity Map: 1" = 2000'

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)	Date	Lot/Parcel	# of TDRs
17, 7088 through 17, 7092	4/7/2003	L33533 / 197	5
Total number of TDRs offered by this plat: 5			

CURVE TABLE			
CURVE	RADIUS	TANGENT	CHORD
1	240.00'	120.91'	55.12'
2	175.00'	114.33'	50.41'
3	225.00'	114.33'	50.41'
4	48.00'	30.49'	13.83'
5	24.00'	15.91'	6.26'
Total number of TDRs offered by this plat: 5			



Subdivision Record Plat

Lots 1-15 and
Parcels A & B, Block AC
Cabin Branch

Clarksburg (2nd) Election District
Montgomery County, Maryland
Scale: 1" = 30' June, 2018

Plat No. 41
RCD No. 41
NOCITYC Plat No. 220170069

Owner's Certificate
We, the undersigned, owners of the property described herein, adopt this plat of subdivision to establish the minimum building restriction lines, and guarantee compliance with the provisions of section 50-24 of the Montgomery County Code.

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 conditions set forth in the "Public Utility Easement" 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.", appurtenant and perpetual to all public street right of way lines. Said Temporary Slope Easements shall be relinquished 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 Ingress/Egress Easements across Lots 7, 8, 9, 10, 11, 12, 13, 14, 15, Block AC, for the use and benefit of the owners of the lots and parcels shown herein, subject to the terms and provisions set forth in a document to be recorded hereafter.

Further, we establish Homestead Easements across Lots 1-4, 6, 7, 8, 15, Block AC, as shown herein, 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 (d) of the Montgomery County Code prior to the acceptance of public streets for maintenance.

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

There are no sales or actions of law, lease, liens, mortgages or trusts affecting the property shown herein except for a certain deed of trust recorded in Liber 44178 at Folio 358 and the parties in interest therein have indicated their assent thereto.

We hereby certify that the plat of subdivision was prepared by a duly licensed and qualified Professional Land Surveyor in accordance with the provisions of the Montgomery County Code.

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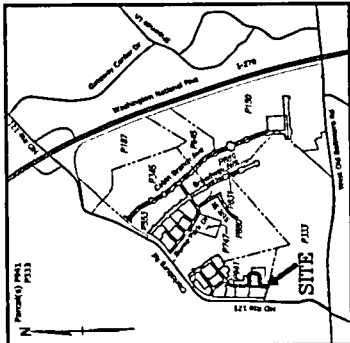
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Plat No.



Vicinity Map: 1" = 2000'

Area Tabulation	
20 Lots(s)	121837 sq ft. or 2.79698 Acres
2 Parcels	76222 sq ft. or 0.17498 Acres
Dedication	34430 sq ft. or 0.79040 Acres
Total Area	163689 sq ft. or 3.76236 Acres

General Notes:

- [illegible]

Owner's Certificate

[illegible]

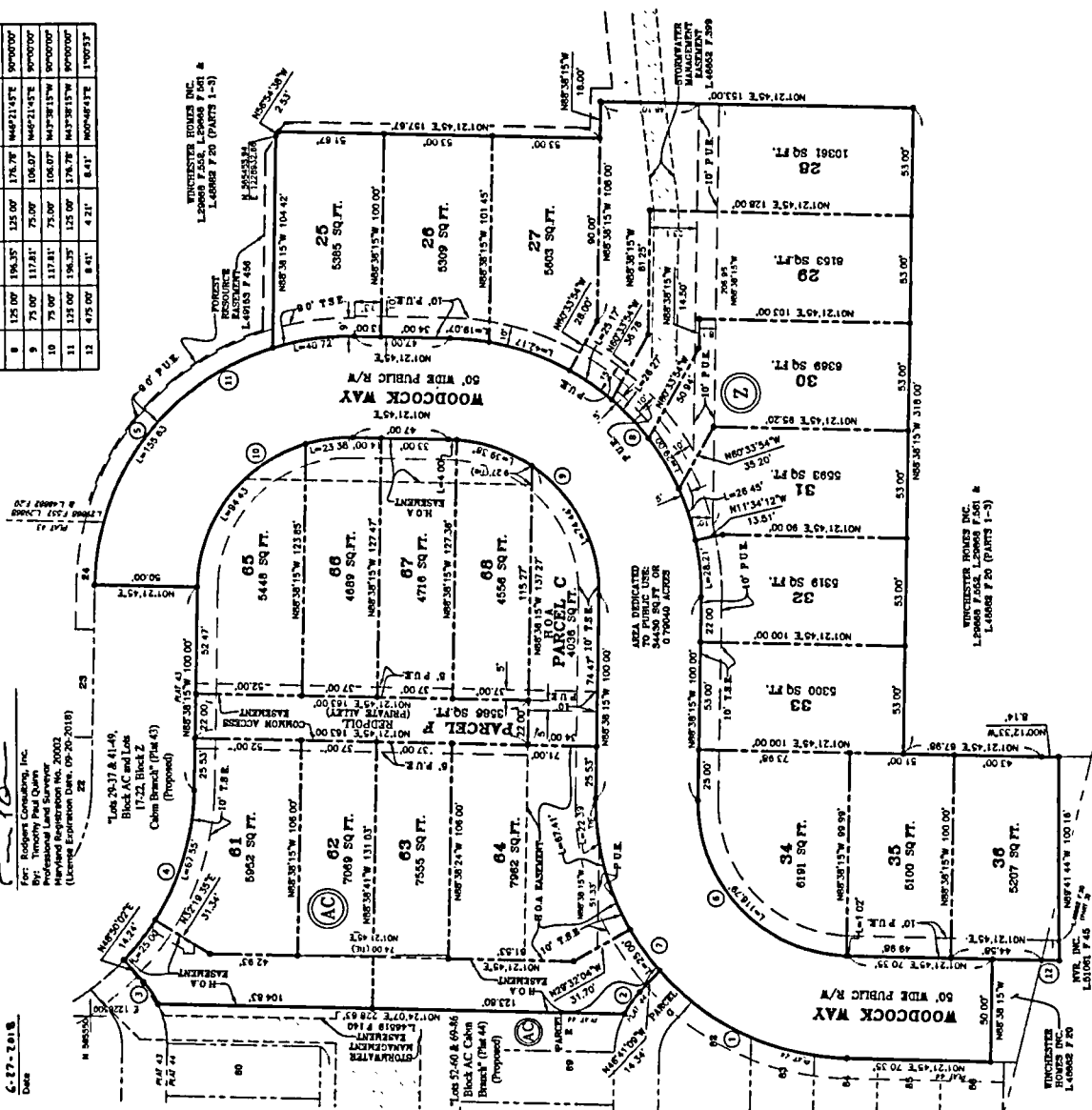
Winchester Homes Inc.
[Signature]
 By: Christopher D. Collins
 Senior Vice President
 We hereby assent to this plat of subdivision
 First Independence of America Insurance Company
[Signature]
 Arthur H. Jones, Insurance

Subdivision Record Plat
Lots 25-36, Block Z and Lots
161-68 and Parcels C & F, Block AC
Cabin Branch
Clarksburg (2nd) Election District
Montgomery County, Maryland
Scale: 1"= 40' June, 2018

Plant No. 45
 RCI Job No. 506743
 JNCTREC Plant No. 270170110

Transferable Development Rights (TDRs)			
The property shown herein is being developed in accordance with TDR standards. The following schedule of TDRs necessary for development have been conveyed to the owners:			
TDR Number(s)	Date	Lot/Tract	# of TDRs
17-6736 through 17-6741	10/6/2002	L 24768 F 579	6
Total number of TDRs utilized for this sale:			6

CURVE TABLE					
CURVE	LENGTH	TANGENT	CHORD	DELTA	PIVOT
1	125.00	103.94	158.97	82°51'10.15"	87°13'32"
2	47.00	32.95	6.52	12.91°	86°34'42.78"
3	146.00	13.00	4.49	32.86°	85°52'11.11"
4	35.00	92.55	68.51	90.45°	84°27'22.22"
5	125.00	155.62	89.72	145.77°	84°27'22.22"
6	125.00	118.81	75.00	108.07°	84°27'22.22"
7	125.00	150.39	125.00	176.78°	84°27'22.22"
8	125.00	150.35	125.00	176.78°	84°27'22.22"
9	125.00	112.81	75.00	108.07°	84°27'22.22"
10	75.00	112.81	75.00	108.07°	84°27'22.22"
11	125.00	150.35	125.00	176.78°	84°27'22.22"
12	475.00	84.37	4.21	8.41°	84°27'22.22"
13	475.00	84.37	4.21	8.41°	84°27'22.22"
14	475.00	84.37	4.21	8.41°	84°27'22.22"
15	475.00	84.37	4.21	8.41°	84°27'22.22"
16	475.00	84.37	4.21	8.41°	84°27'22.22"
17	475.00	84.37	4.21	8.41°	84°27'22.22"
18	475.00	84.37	4.21	8.41°	84°27'22.22"
19	475.00	84.37	4.21	8.41°	84°27'22.22"
20	475.00	84.37	4.21	8.41°	84°27'22.22"
21	475.00	84.37	4.21	8.41°	84°27'22.22"
22	475.00	84.37	4.21	8.41°	84°27'22.22"
23	475.00	84.37	4.21	8.41°	84°27'22.22"
24	475.00	84.37	4.21	8.41°	84°27'22.22"
25	475.00	84.37	4.21	8.41°	84°27'22.22"
26	475.00	84.37	4.21	8.41°	84°27'22.22"
27	475.00	84.37	4.21	8.41°	84°27'22.22"
28	475.00	84.37	4.21	8.41°	84°27'22.22"
29	475.00	84.37	4.21	8.41°	84°27'22.22"
30	475.00	84.37	4.21	8.41°	84°27'22.22"
31	475.00	84.37	4.21	8.41°	84°27'22.22"
32	475.00	84.37	4.21	8.41°	84°27'22.22"
33	475.00	84.37	4.21	8.41°	84°27'22.22"
34	475.00	84.37	4.21	8.41°	84°27'22.22"
35	475.00	84.37	4.21	8.41°	84°27'22.22"
36	475.00	84.37	4.21	8.41°	84°27'22.22"
37	475.00	84.37	4.21	8.41°	84°27'22.22"
38	475.00	84.37	4.21	8.41°	84°27'22.22"
39	475.00	84.37	4.21	8.41°	84°27'22.22"
40	475.00	84.37	4.21	8.41°	84°27'22.22"
41	475.00	84.37	4.21	8.41°	84°27'22.22"
42	475.00	84.37	4.21	8.41°	84°27'22.22"
43	475.00	84.37	4.21	8.41°	84°27'22.22"
44	475.00	84.37	4.21	8.41°	84°27'22.22"
45	475.00	84.37	4.21	8.41°	84°27'22.22"
46	475.00	84.37	4.21	8.41°	84°27'22.22"
47	475.00	84.37	4.21	8.41°	84°27'22.22"
48	475.00	84.37	4.21	8.41°	84°27'22.22"
49	475.00	84.37	4.21	8.41°	84°27'22.22"
50	475.00	84.37	4.21	8.41°	84°27'22.22"
51	475.00	84.37	4.21	8.41°	84°27'22.22"
52	475.00	84.37	4.21	8.41°	84°27'22.22"
53	475.00	84.37	4.21	8.41°	84°27'22.22"
54	475.00	84.37	4.21	8.41°	84°27'22.22"
55	475.00	84.37	4.21	8.41°	84°27'22.22"
56	475.00	84.37	4.21	8.41°	84°27'22.22"
57	475.00	84.37	4.21	8.41°	84°27'22.22"
58	475.00	84.37	4.21	8.41°	84°27'22.22"
59	475.00	84.37	4.21	8.41°	84°27'22.22"
60	475.00	84.37	4.21	8.41°	84°27'22.22"
61	475.00	84.37	4.21	8.41°	84°27'22.22"
62	475.00	84.37	4.21	8.41°	84°27'22.22"
63	475.00	84.37	4.21	8.41°	84°27'22.22"
64	475.00	84.37	4.21	8.41°	84°27'22.22"
65	475.00	84.37	4.21	8.41°	84°27'22.22"
66	475.00	84.37	4.21	8.41°	84°27'22.22"
67	475.00	84.37	4.21	8.41°	84°27'22.22"
68	475.00	84.37	4.21	8.41°	84°27'22.22"
69	475.00	84.37	4.21	8.41°	84°27'22.22"
70	475.00	84.37	4.21	8.41°	84°27'22.22"
71	475.00	84.37	4.21	8.41°	84°27'22.22"
72	475.00	84.37	4.21	8.41°	84°27'22.22"
73	475.00	84.37	4.21	8.41°	84°27'22.22"
74	475.00	84.37	4.21	8.41°	84°27'22.22"
75	475.00	84.37	4.21	8.41°	84°27'22.22"
76	475.00	84.37	4.21	8.41°	84°27'22.22"
77	475.00	84.37	4.21	8.41°	84°27'22.22"
78	475.00	84.37	4.21	8.41°	84°27'22.22"
79	475.00	84.37	4.21	8.41°	84°27'22.22"
80	475.00	84.37	4.21	8.41°	84°27'22.22"
81	475.00	84.37	4.21	8.41°	84°27'22.22"
82	475.00	84.37	4.21	8.41°	84°27'22.22"
83	475.00	84.37	4.21	8.41°	84°27'22.22"
84	475.00	84.37	4.21	8.41°	84°27'22.22"
85	475.00	84.37	4.21	8.41°	84°27'22.22"
86	475.00	84.37	4.21	8.41°	84°27'22.22"
87	475.00	84.37	4.21	8.41°	84°27'22.22"
88	475.00	84.37	4.21	8.41°	84°27'22.22"
89	475.00	84.37	4.21	8.41°	84°27'22.22"
90	475.00	84.37	4.21	8.41°	84°27'22.22"
91	475.00	84.37	4.21	8.41°	84°27'22.22"
92	475.00	84.37	4.21	8.41°	84°27'22.22"
93	475.00	84.37	4.21	8.41°	84°27'22.22"
94	475.00	84.37	4.21	8.41°	84°27'22.22"
95	475.00	84.37	4.21	8.41°	84°27'22.22"
96	475.00	84.37	4.21	8.41°	84°27'22.22"
97	475.00	84.37	4.21	8.41°	84°27'22.22"
98	475.00	84.37	4.21	8.41°	84°27'22.22"
99	475.00	84.37	4.21	8.41°	84°27'22.22"
100	475.00	84.37	4.21	8.41°	84°27'22.22"



Surveyor's Certificate

[illegible]

For: Rodgers Consulting, Inc.
By: Timothy Paul Quinn
Professional Land Surveyor
Maryland Registration No. 20002

0103 013.9

RODGERS

Computed	TIS
Checked	
Date	
Recorded	

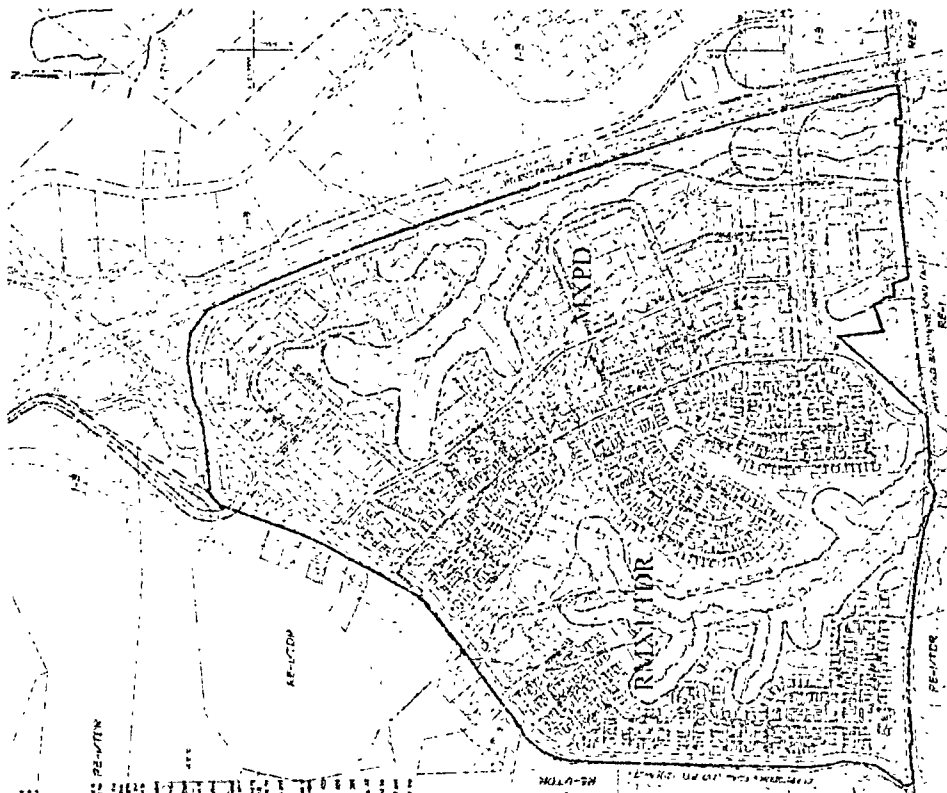
of Permitting Services
June 29, 2018
Diana Jones

Board

CABIN BRANCH
Clarksville, Maryland

1. The first part of the report, "The Situation in the United States," discusses the current state of the economy and the impact of the war on the home front. It notes that the war has led to a significant increase in government spending and a corresponding rise in the national debt. The report also mentions the impact of the war on the labor market, with many men being drafted into the military and women taking on more roles in the workforce.
2. The second part of the report, "The Situation in Europe," discusses the progress of the war in Europe. It notes that the Allies have made significant gains in the Western Front, particularly in the Battle of the Bulge. The report also mentions the impact of the war on the German economy, which is struggling to keep up with the demands of the war.
3. The third part of the report, "The Situation in Asia," discusses the progress of the war in Asia. It notes that the Allies have made significant gains in the Pacific, particularly in the Philippines and Iwo Jima. The report also mentions the impact of the war on the Japanese economy, which is struggling to keep up with the demands of the war.
4. The fourth part of the report, "The Situation in the Middle East," discusses the progress of the war in the Middle East. It notes that the Allies have made significant gains in the region, particularly in the Battle of El Alamein. The report also mentions the impact of the war on the Arab and Jewish populations in the region.
5. The fifth part of the report, "The Situation in the Far East," discusses the progress of the war in the Far East. It notes that the Allies have made significant gains in the region, particularly in the Battle of Imphal. The report also mentions the impact of the war on the Chinese and Japanese populations in the region.
6. The sixth part of the report, "The Situation in the Pacific," discusses the progress of the war in the Pacific. It notes that the Allies have made significant gains in the region, particularly in the Battle of Iwo Jima. The report also mentions the impact of the war on the Japanese and American populations in the region.
7. The seventh part of the report, "The Situation in the Atlantic," discusses the progress of the war in the Atlantic. It notes that the Allies have made significant gains in the region, particularly in the Battle of the Atlantic. The report also mentions the impact of the war on the German and American populations in the region.
8. The eighth part of the report, "The Situation in the Arctic," discusses the progress of the war in the Arctic. It notes that the Allies have made significant gains in the region, particularly in the Battle of the Arctic. The report also mentions the impact of the war on the German and American populations in the region.
9. The ninth part of the report, "The Situation in the Antarctic," discusses the progress of the war in the Antarctic. It notes that the Allies have made significant gains in the region, particularly in the Battle of the Antarctic. The report also mentions the impact of the war on the German and American populations in the region.
10. The tenth part of the report, "The Situation in the Southern Hemisphere," discusses the progress of the war in the Southern Hemisphere. It notes that the Allies have made significant gains in the region, particularly in the Battle of the Southern Hemisphere. The report also mentions the impact of the war on the German and American populations in the region.

1. *Polio*, unvaccinated (age group 15 to 19 years) in unvaccinated state (A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UU, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ).



1. The first step is to identify the problem. In this case, the problem is that the company is not meeting its financial goals.

1997

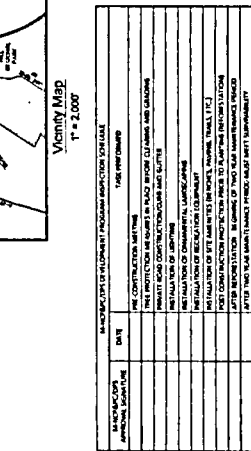
COVER SHEET

RECEIVED

CABIN BRANCH

[illegible]

PRELIMINARY NOT FOR CONSTRUCTION



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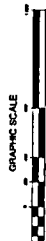
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**CALL "MISS UTILITY" AT
1-800-257-7777**
48 Hours Before Start of Construction

PROFESSIONAL CERTIFICATION

SITE PLAN COVER SHEET