Plat Name: **Cabin Branch**
Plat #: **220170010**

Location: Located in the vicinity the intersection of Clarksburg Road (MD 121) and Dunlin Street
Master Plan Clarksburg Master Plan
Plat Details: CRT (formerly RMX/TDR) zone; 20 lots, 2 parcels
Owner: Winchester Homes, Inc.

This subdivision plat has 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.

General Notes:

1. This property is served by public water and sewer systems only.
2. This Plat- 20 Lots, 2 Parcels Zoned: CRT (formerly RMX-1/TDR).
3. Tax Map: EV, WSSC 200' Sheet No. 231NW14.
4. 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 intended to survive and not be extinguished by the 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.
5. 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.
6. 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.
7. This plat is limited to the uses and conditions of Preliminary Plan No. 120031108 and Site Plan No. 820120150, entitled "Cabin Branch".
8. Bearings and distances shown hereon are grid bearings and distances. Horizontal datum is NAD83/91, State Plane Coordinate System Zone 1900 (MD), U.S. survey feet, based on GPS and conventional survey measurements. Controlling stations include Washington Suburban Sanitary Commission NAD 83 traverse stations 19299 and 16597. Average project elevation is 560 feet (NGVD29) and the average combined (scale x elevation) factor is 0.999945906.
   19299 North 543608.492 East 1227838.768
   16597 North 575747.658 East 1227918.076
9. The property is the subject of an approved NRI/FSD (M-NCPPC Ref. #4-02006R) dated April 10, 2003 (M-NCPPC Ref. #4-02010R), dated April 2, 2003 and (M-NCPPC Ref. #4-02007R), dated April 10, 2003.
10. Parcels A & B, Block AA 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 46652 at folio 466 & Book 56182 Page 53.

Surveyor's Certificate

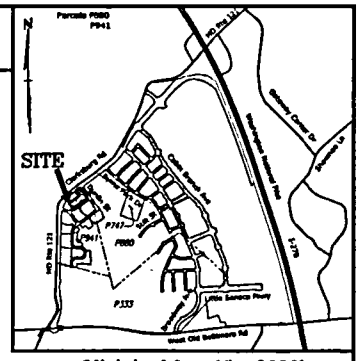
I hereby certify that the data shown hereon is correct; that it is a plat of part of the property acquired by Winchester Homes Inc., a Delaware corporation, from Lorraine B. Crown, as to an undivided 1/3 interest, and Kenneth Crown, Personal Representative of the Estate of Charlie O. Crown, as to an undivided 1/3 interest, by a deed dated May 3, 2005, and recorded among the Land Records of Montgomery County, Maryland, in Liber 29868 at folio 552; also being part of the property acquired by Winchester Homes Inc., a Delaware corporation, from KB Bennett, LLC, a Maryland limited liability company, as to an undivided 1/3 interest, by a deed dated May 2, 2005, and recorded among the Land Records of Montgomery County, Maryland, in Liber 29868 at folio 561; 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 dated January 17, 2012, and recorded among the Land Records of 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 markers will be set in accordance with the provisions of Section 50-24(e) of the Montgomery County Code. The total area included on this plat is 97150 square feet or 2.23021 acres of land, of which 19900 square feet or 0.45684 acres 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 13, Chapter 06, Regulation .12.

7-12-2018
Date

For: Rodgers Consulting, Inc.
By: Timothy Paul Quinn
Professional Land Surveyor
Maryland Registration No. 20002
(License Expiration Date: 09-20-2018)

Area Tabulation		
20 Lots(s)	54226 sq.ft. or	1.24481 Acres
2 Parcels	23024 sq.ft. or	0.52856 Acres
Dedication	19900 sq.ft. or	0.45684 Acres
Total Area	97150 sq.ft. or	2.23021 Acres

Area by Tax Account
P880 (Winchester): 0.39367 Acres
P941 (Winchester): 1.83654 Acres



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; 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 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 Public Improvements Easement(s)", 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.", 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 lawfully completed and accepted for maintenance by Montgomery County, Maryland.

Further, we establish an Ingress/Egress Easement over all of Parcel A, Block AA, for the use and benefit of Lots 1 through 31, Block AA, 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 except for a certain deed of trust recorded in Liber 44178 at folio 388 and the parties in interest thereto have indicated their assent below.

Winchester Homes Inc.

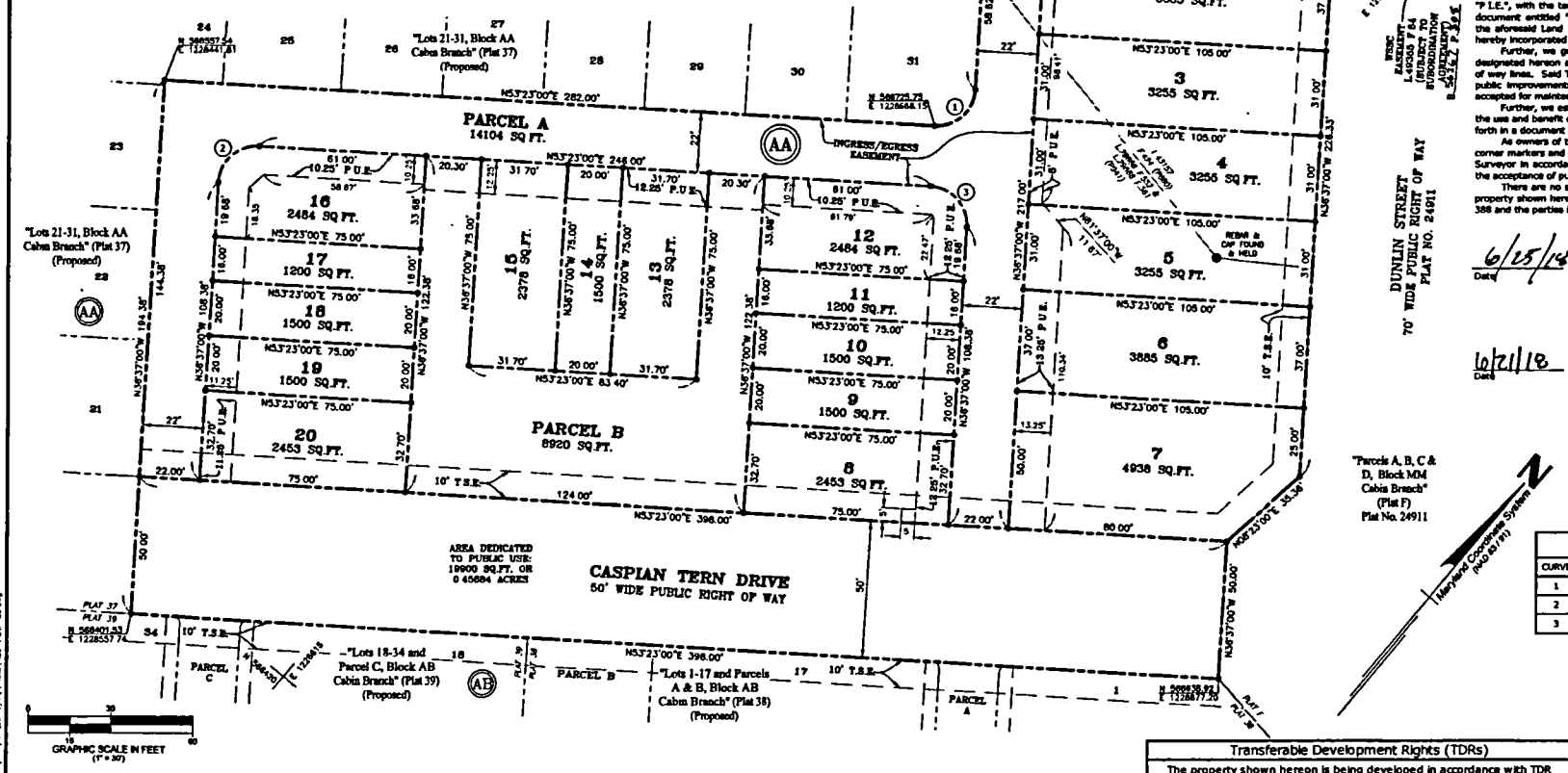
6/25/18
Date

By: Christopher D. Collins
Senior Vice President

We hereby assent to this plat of subdivision:
First Indemnity of America Insurance Company

6/21/18
Date

By: Arthur H. [illegible], Trustee



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	14.00'	21.99'	14.00'	19.80'	N08°23'00"E	90°00'00"
2	14.00'	21.99'	14.00'	19.80'	N08°23'00"E	90°00'00"
3	14.00'	21.99'	14.00'	19.80'	N81°37'00"W	90°00'00"

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
17-6920 through 17-6925	10/8/2002	L.22092 F.472	6
		Total number of TDRs utilized by this plat:	6

Subdivision Record Plat
Lots 1-20 and
Parcels A & B, Block AA
Cabin Branch
Clarksburg (2nd) Election District
Montgomery County, Maryland
Scale: 1"= 30' June, 2018

Plat No. 36
RCI Job No.: 506W5
MNCPPC Plat No. 22017001B

The Maryland-National Capital Park and Planning Commission
Montgomery County Planning Board
Approved _____
Chairman _____ Asst. Secretary-Treasurer
MNCPPC Record File No.

Montgomery County Department of Permitting Services
Approved July 16, 2018
Director

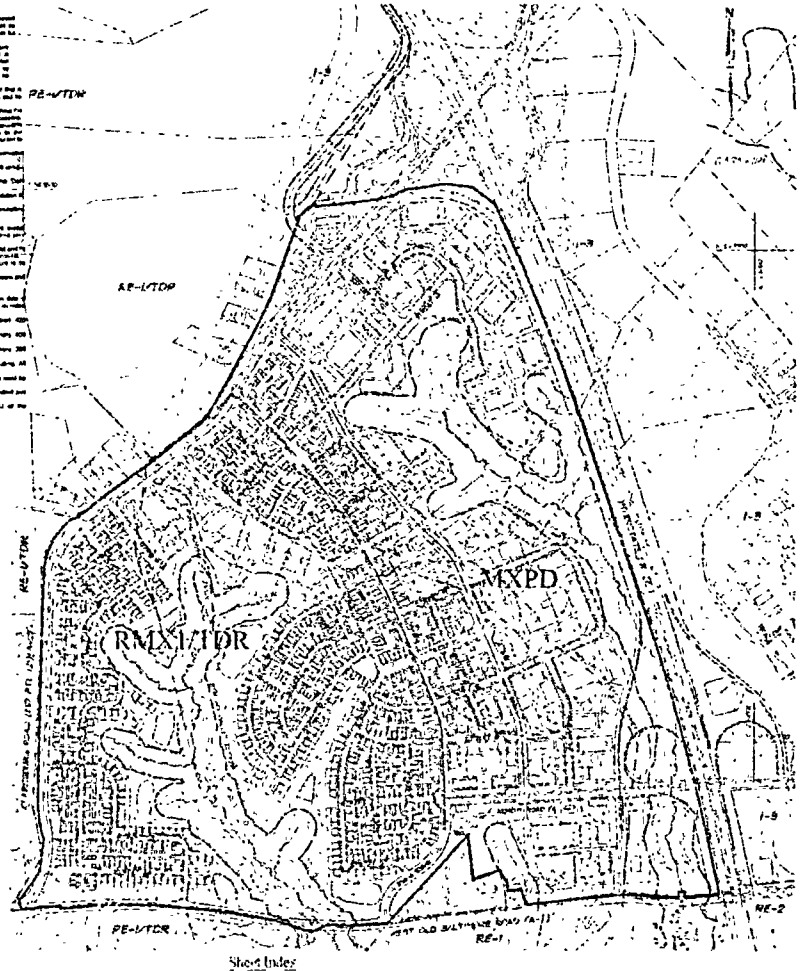
Drawn SLL
Computed SLL
Checked _____
Date Recorded _____
Plat No. _____

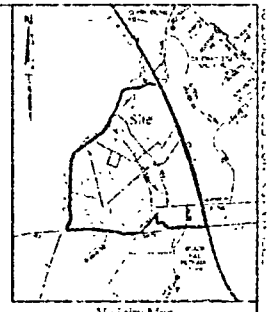
RODGERS CONSULTING
Knowledge · Creativity · Enduring Values
19847 Century Boulevard Suite 200 Germantown, Maryland 20874
Ph: 301 948 4700 (main)
Ph: 301 253 6609 (Frederick)
Fx: 301 948 6256
www.rodgers.com

N:\MD-Montgomery\Clarksburg Region\Surveying\Plats\REC-PLAT-36.dwg

CABIN BRANCH
Clarksburg, Maryland

PRELIMINARY PLAN





Vicinity Map

LEGEND

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Sheet Index

Owners List*

COVER SHEET

CABIN BRANCH
Clarksburg, Maryland

PRELIMINARY NOT FOR CONSTRUCTION

PREVIOUSLY APPROVED
(CASE #820060290)

DUNLIN STREET
(BY OTHERS)

LIMITS OF THIS PLAN

PROPOSED CLARKSBURG ROAD
(MD RTE 121) RELOCATION
(BY CABIN BRANCH MANAGEMENT LLC)

SILVERROO ALLEY
(PRIVATE STREET AA2)

PARCEL A

SILVERROO LANE
(PRIVATE STREET AA1)

PARCEL A

CASPIAN TERN WAY

KINGFISHER ALLEY (PRIVATE STREET AB1)

PARCEL A

AA

AB

RAZORBILL ALLEY (PRIVATE STREET AB2)

PARCEL C

WOODCOCK WAY

MATCH LINE - SEE SHEET 7

MATCH LINE - SEE SHEET 8

MICHAEL H. MULLIN & JULIA A. COX LRB
L.09547 F.081
P566

DALLAS G. & M. E. BLAIR
L.02014 F.463
P568

DAVID & ROXANA JARAY
L.30998 F.777
P436

HERBERT W. & MARGARET E. BARLOW
L.32330 F.297
P819

EDNA L. LARRAMY
L.00916 F.348
P624

SHILOH FARM INVESTMENTS, LLC
L.29681 F.508
P600

SHILOH FARM INVESTMENTS, LLC
L.29680 F.544
P600

LIMITS OF THIS PLAN

620

GRAPHIC SCALE

1 INCH = 20 FT

KEY MAP
1" = 1,000'
MONTGOMERY COUNTY
ADC MAP # 4628 J-6
WSSC MAP # 231 NW 14

PROPOSED BUILDING RESTRICTION LINE SHAFT

SITE PLAN No. 820120150

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

PROFESSIONAL CERTIFICATION

ALL ROADWAY AND BIKE PATH IMPROVEMENTS SHOWN WITHIN THE PUBLIC RIGHT OF WAY FOR MD 121 (CLARKSBURG ROAD) WILL BE BUILT BY CABIN BRANCH MANAGEMENT LLC UNDER A MARKETING PHASE OF THIS PROJECT

NO SURFACE FEATURES SHALL BE LOCATED WITHIN ANY EASEMENT.

LOT SIZES ARE SUBJECT TO MINOR MODIFICATIONS AT THE TIME OF RECORD PLAT REVIEW BUT WILL REMAIN ORIGINALLY CONSISTENT WITH THE SITE PLAN AND SHALL COMPLY WITH THE STATED MINIMUM/MAXIMUM DEVELOPMENT STANDARDS.

THIS SITE PLAN REPRESENTS AND SUPERSEDES CERTAIN AREAS COVERED BY THE INFRASTRUCTURE ROUGH ONLY SITE PLAN No. 820090160 APPROVED JUNE 14, 2007 THE LIMITED SITE PLAN AMENDMENT No. 820090160 APPROVED APRIL 2, 2008 AND THE LIMITED SITE PLAN AMENDMENT No. 820090160 APPROVED DECEMBER 1, 2011.

NOTE: ALL STREETS, ROUTES, AVENUES AND DRIVES ARE PUBLIC. ALL RESIDENTIAL ALLEYS ARE PRIVATE. GRADING AS SHOWN COORDINATES WITH PROPOSED GRADE OF ADJACENT PHASE. SEE SEDIMENT CONTROL PLAN FOR INTERIM/PHASED GRADING.

NOTE: UTILITIES SHOWN ARE FOR INFORMATIONAL PURPOSES AND ARE SUBJECT TO CHANGE AT FINAL ENGINEERING.

REVISION	DATE	REVISION	DATE	REVISION	DATE

Owner/Developer:
WINCHESTER HOMES, INC.
6905 Rockledge Drive, Suite 800
Bethesda, Maryland 20817
Phone: (301) 897-4255
Fax: (301) 897-9229
Contact: Sylke Kaappel

WINCHESTER PHASE 3

CABIN BRANCH

ELECTION DISTRICT NO. 2
MONTGOMERY COUNTY, MARYLAND

RODGERS CONSULTING
Knowledge Creativity Enduring Values

RELEASE FOR

SITE PLAN

RECEIVED
APR 17 2012
MONTGOMERY COUNTY
PLANNING DEPARTMENT

SCALE 1" = 30'
JOB No. 8094W
DATE MAR. 2012
SHEET No. 6 of 27

CABIN BRANCH WINCHESTER - PHASE 3 SITE PLAN