



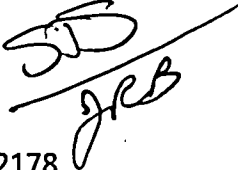

MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item # 1B
12-5-2019

MEMORANDUM

DATE: November 20, 2019

TO: Montgomery County Planning Board

FROM: Stephen Smith, Coordinator 
Jay Beatty, Senior 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 December 5, 2019

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:

220190450 & 220190460

Cabin Branch

220200070

Hampshire Knolls

Plat Name: Cabin Branch
Plat #: 220190450 & 220190460

Location: Located approximately in the area bounded by Woodcock Way to the west and Stilt Street to the east

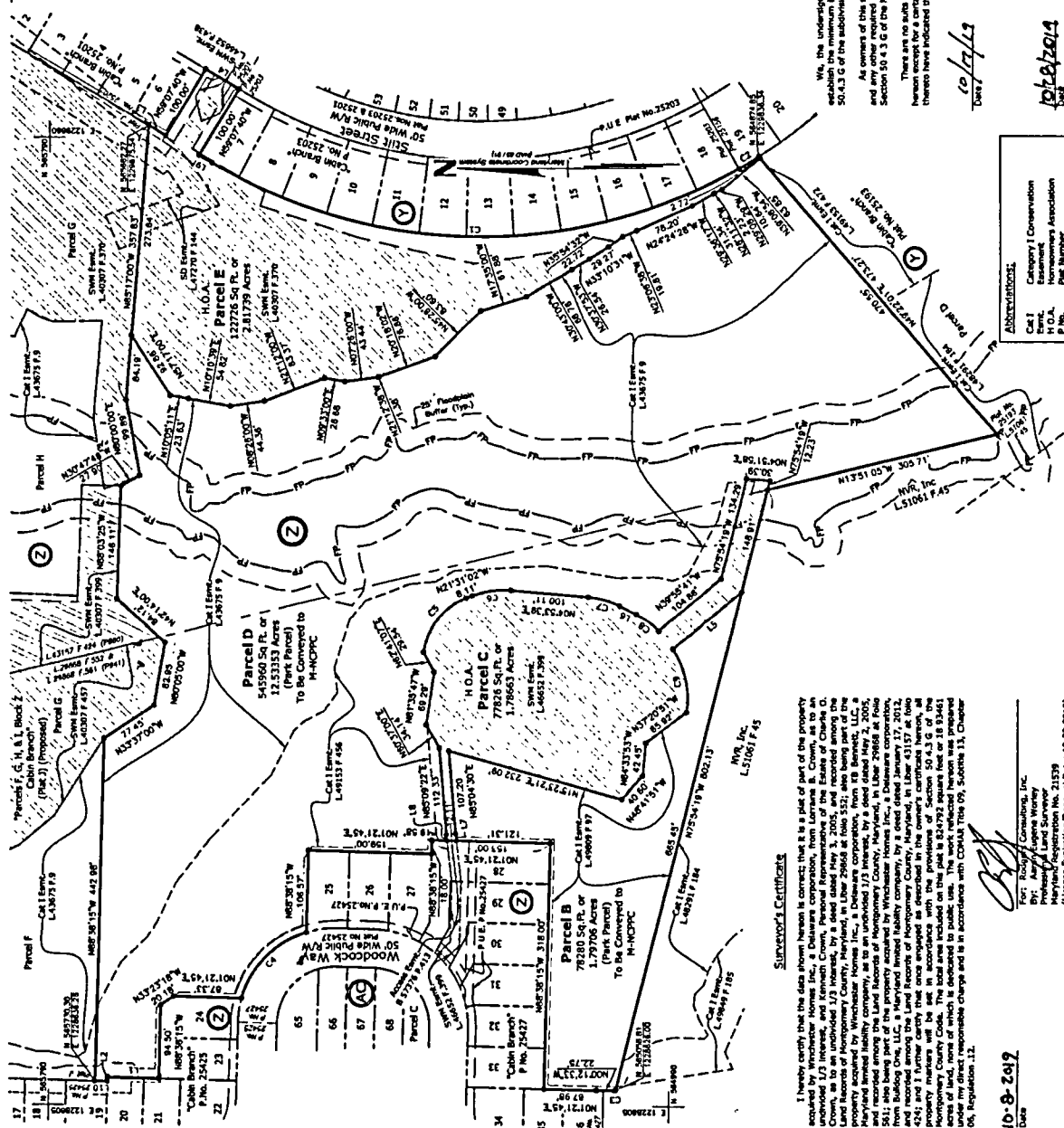
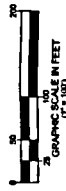
Master Plan: Clarksburg Master Plan

Plat Details: CRT zone; 8 parcels

Owner: Winchester Homes, Inc.

These 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 Nos. 82006029A and 820120150 (Certified Site Plans dated September 14, 2012 and 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.



Curve Table

Curve	Radius	Length	Chord	Bearing	Data
C1	873.07	713.06	24.17	89°23'10"E	64°23'11"
C2	613.09	34.39	11.17	81°10'53"W	2°49'48"
C3	375.07	1.67	0.87	80°23'27"W	0°14'08"
C4	125.07	124.31	67.84	81°23'27"W	50°59'00"
C5	88.07	81.39	31.64	81°15'13"W	64°28'27"
C6	111.07	31.17	21.07	80°18'42"W	38°24'42"
C7	111.07	31.17	21.07	80°18'42"W	38°24'42"
C8	111.07	31.17	21.07	80°18'42"W	38°24'42"
C9	120.87	85.17	44.78	83.98	87°02'12"E

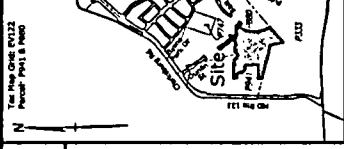
General Notes:

- The property is served by public water and sewer systems only.
- The Plat: 4 Parcels, Curvature Zoned, CRT.
- The Map: EV, WSSC 207 Sheet No. 231NW14.
- All terms, conditions, agreements, limitations and requirements associated with any preliminary Plan, Site Plan, Project Plan or other plan, including development of this property, approved by the Montgomery County Planning Board are incorporated by reference and shall be deemed a part of this Plat. The official public file for each case is maintained by the Planning Board and available for public review during normal business hours.
- The subdivision record plat is not intended to affect any matter affecting the ownership and use, nor every matter respecting 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 subdivision control permit.
- The Plat is limited to the uses and conditions of Preliminary Plan No. 12003108, Site Plan No. 62006025A, entitled "Cabin Branch" and the Final Forest Conservation Plan of Compliance No. 62006025A.
- Bearings and distances shown hereon are grid bearings and distances. Horizontal datum is NAD83(91). State Plane Coordinate System Zone 1800 (NAD), U.S. survey feet, based on GRS Sanitary Commission MAD 33 (average) stations 15259 and 15297. Average project elevation is 560 feet (NGVD29) and the average combined (case + elevation) factor is 0.999943906. Stationing is from the intersection of the centerline of the road with the centerline of the lot. Station 15259 is at the intersection of the centerline of the road with the centerline of the lot. Station 15297 is at the intersection of the centerline of the road with the centerline of the lot. Station 15259 is at the intersection of the centerline of the road with the centerline of the lot. Station 15297 is at the intersection of the centerline of the road with the centerline of the lot.
- Parcels C and E, Block Z, are to be conveyed to the H.O.A. and shall be maintained by the H.O.A. as a common area. The H.O.A. shall be responsible for the maintenance of the common area. The H.O.A. shall be responsible for the maintenance of the common area. The H.O.A. shall be responsible for the maintenance of the common area.
- Parcels B and D, Block Z, are to be conveyed to The Maryland-National Capital Park and Planning Commission.

Line Table

Line	Bearing	Length
L1	N01°21'45"E	66.07
L2	N89°23'27"W	1.67
L3	N81°10'53"W	2.49
L4	N81°23'27"W	50.59
L5	N81°15'13"W	31.64
L6	N80°18'42"W	21.07
L7	N80°18'42"W	21.07
L8	N80°18'42"W	21.07
L9	N83°98'	87.02
L10	N01°21'45"E	16.27

Vicinity Map: 1" = 2000'



AREAS TO BE CONVEYED

Parcel	Area	Notes
0 Lots	N/A	N/A Acres
4 Parcels	824792 sq.ft. or 18.93461 Acres	
Total Area	824792 sq.ft. or 18.93461 Acres	

Owner's Certificate

We, the undersigned, owners of the property described herein, adopt this plat of subdivision, establish the minimum building restriction lines, and guarantee compliance with the provisions of section 50.4.3.G of the subdivision regulation.

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 50.4.3.G of the Montgomery County Code.

There are no suits or actions at law, in equity, in rem, mortgages or trusts affecting the property shown herein 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.

Witness my hand and seal this 10th day of August, 2019.

10-8-2019
Date

Subdivision Record Plat
Parcels B, C, D, & E, Block Z
Cabin Branch
 Clarksburg (2nd) Election District
 Montgomery County, Maryland
 Scale: 1" = 100' November, 2018

Witnesses:
 By: *[Signature]*
 By: *[Signature]*
 By: *[Signature]*

Surveyor's Certificate

I hereby certify that the data shown hereon is correct; that it is a plat of the property acquired by Winchester Homes Inc., a Delaware corporation, from Lorraine B. Crowe, 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 29668 at folio 552; also being part of the property acquired by Winchester Homes Inc., a Delaware corporation, from Lorraine B. Crowe, 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 29668 at folio 551; also being part of the property acquired by Winchester Homes Inc., a Delaware corporation, from Lorraine B. Crowe, 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 43157 at folio 424; and I further certify that once engaged as described in the owner's certificate herein, all property markers will be set in accordance with the provisions of Section 50.4.3.G of the Montgomery County Code. The work reflected hereon was prepared under my direct responsible charge and is in accordance with COMA Title 09, Subtitle 13, Chapter 06, Regulation 17.

10-8-2019
Date

Witnesses:
 By: *[Signature]*
 By: *[Signature]*

Abbreviations:

C&T	Category I Contamination
H.O.A.	Homeowners Association
P.No.	Project Number
P.I.E.	Public Improvement Easement
R/W	Right of Way
SD	Storm Drain
S.E.	Stormwater Management
T.S.E.	Temporary Storm Easement

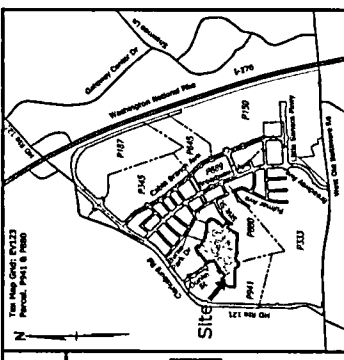
RODGERS CONSULTING
 10111 Rockville Pike, Suite 100, Rockville, MD 20850
 Phone: 301-761-1111
 Fax: 301-761-1112
 Email: info@rogersconsulting.com

Montgomery County Department of Permitting Services
 Approved: *[Signature]*
 Date: 10-8-2019

Montgomery County Planning Board
 Approved: *[Signature]*
 Date: 10-8-2019

Montgomery County Department of Permitting Services
 Approved: *[Signature]*
 Date: 10-8-2019

Montgomery County Department of Permitting Services
 Approved: *[Signature]*
 Date: 10-8-2019



- General Notes:**
- This property is served by public water and sewer systems only.
 - This Plan: 4 Parcels, Curvature Zoned: CRT.
 - This Map: EV, WSSC 2007 Sheet No. 231/0014.
 - All terms, conditions, agreements, limitations and requirements associated with the subdivision are shown on this plan and shall be a part of the development of this property, approved by the Montgomery County Planning Board as intended to survive and not be extinguished by the recording of the plan, unless expressly contemplated by the plan as approved. The plan shall be subject to the terms and conditions of the subdivision and shall be available for public review during normal business hours.
 - The subdivision record plat is not intended to show every matter affecting the 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 herein 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 subdivision control permit.
 - This plat is limited to the uses and conditions of Preliminary Plan No. 220031100, Site Plan No. 02060202A, entitled "Cabin Branch" and the Final Forest Conservation Plan of Compliance No. 02060103.
 - Measurements and distances shown herein are grid bearings and distances. The bearings and distances were measured by a Licensed Professional Surveyor (L.P.S.) using a total station. The bearings and distances were measured in accordance with the National Geodetic Survey (NGS) U.S. National Geodetic Survey (NGS) datum. Controlling stations include Washington Suburban Sanitary Commission (WSSC) traverse stations 19259 and 10597. Average project elevation (MAD) is 99.99 feet. The average combined (same 1) elevation (MAD) is 99.99 feet. East 1227838.768 19299 North 563008.492 East 1227838.768 16597 North 575747.658 East 1227838.768
 - The property is the subject of an approved MUD/SD (M-NCPC Ref. #4-020040) dated April 10, 2003 (M-NCPC Ref. #4-020040), dated April 2, 2003 and (M-NCPC Ref. #4-020040), dated July 10, 2003.
 - Parcels G, and I, Block Z, are to be conveyed to the H.O.A. and shall be maintained by the Homeowners Association. Said parcels are subject to the terms and conditions of the subdivision and shall be recorded in the Records of Montgomery County, Maryland at Liber 28645 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 46653 at folio 466 and Book 36121 at Page 33.
 - Parcels F and H, Block Z, are to be conveyed to The Maryland-National Capital Park and Planning Commission.

Subdivision Record Plat
 Parcels F, G, H, & I, Block Z
Cabin Branch
 Clarksburg (2nd) Election District
 Montgomery County, Maryland
 Scale: 1" = 100' November, 2018

Plan No. J
 RCI Job No.: 5009A
 MNCPC File No. 2201/0040

Stormwater Management Estimates

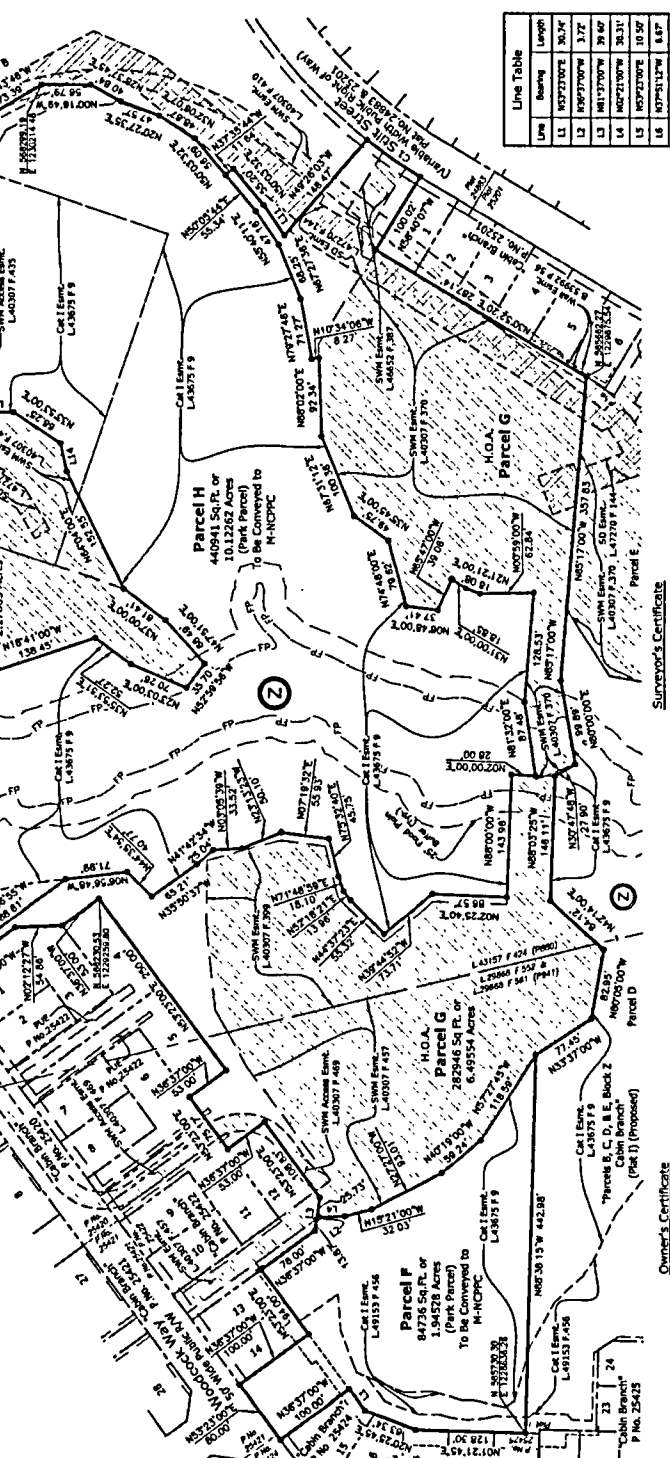
Storm Drain Estimation	170'
100 Year Floodplain	

Area Tabulation

0 Lots	N/A ac. or
4 Parcels	903524 sq.ft. or 20.74207 Acres
Total Acres	903524 sq.ft. or 20.74207 Acres

Curve Table

Curve	Radius	Length	Chord	Bearing	Date
C1	625.00'	76.00'	38.00'	76.01'	10/14/2018
C2	625.00'	76.00'	38.00'	76.01'	10/14/2018



Line Table

Line	Bearing	Length
L1	N87°27'00"	30.74'
L2	N87°27'00"	3.77'
L3	N81°37'00"	29.82'
L4	N87°27'00"	38.31'
L5	N87°27'00"	10.52'
L6	N87°31'12"	8.57'
L7	N87°36'57"	23.07'
L8	N00°00'00"	21.63'
L9	N89°00'00"	29.53'
L10	N89°41'30"	77.87'
L11	N83°38'00"	63.84'
L12	N27°29'00"	28.09'
L13	N87°27'00"	42.99'
L14	N87°27'00"	33.87'
L15	N89°13'12"	41.95'

Abbreviations:
 SWM Estm. Stormwater Management Estimate
 P.U.E. Public Utility Estimate
 SWM Stormwater Management Estimate
 SWM Stormwater Management Estimate
 T.S.E. Temporary Slope Estimate
 CRT Curvature Zone

Owner's Certificate
 We, the undersigned, owners of the property described herein, adopt this plat of subdivision; establish the minimum building restriction lines; and guarantee compliance with the provisions of Section 20-113 of the Subdivision Regulations.
 As owners of this subdivision we, our successors and assigns, will cause all property corner markers and any easements or other matters to be set by a registered Maryland Surveyor in accordance with Section 20-43.6 of the Montgomery County Code.
 There are no suits or actions at law, in equity, in rem, mortgages or trusts affecting the property shown herein, and no liens or other encumbrances of record or otherwise affecting the property shown herein have been indicated thereon.
 Witness: James J. Winchess, Jr.
 By: CAROLAN R. GUNDS
 Date: 10/17/19
 10/20/2019
 Date

Surveyor's Certificate
 I hereby certify that the data shown herein is correct; that it is a plat of part of the property located by the Maryland-National Capital Park and Planning Commission, and that the property is divided into 17 lots, and 4 parcels, as shown on this plat, and that the same were surveyed and recorded among the Records of Montgomery County, Maryland, on the 10th day of November, 2018, by me, a Licensed Professional Surveyor in and for the State of Maryland, and that the same are subject to the terms and conditions of the subdivision and shall be recorded in the Records of Montgomery County, Maryland, at Liber 28645 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 46653 at folio 466 and Book 36121 at Page 33.
 Witness: James J. Winchess, Jr.
 By: CAROLAN R. GUNDS
 Date: 10-8-2019

Owner's Certificate
 We, the undersigned, owners of the property described herein, adopt this plat of subdivision; establish the minimum building restriction lines; and guarantee compliance with the provisions of Section 20-113 of the Subdivision Regulations.
 As owners of this subdivision we, our successors and assigns, will cause all property corner markers and any easements or other matters to be set by a registered Maryland Surveyor in accordance with Section 20-43.6 of the Montgomery County Code.
 There are no suits or actions at law, in equity, in rem, mortgages or trusts affecting the property shown herein, and no liens or other encumbrances of record or otherwise affecting the property shown herein have been indicated thereon.
 Witness: James J. Winchess, Jr.
 By: CAROLAN R. GUNDS
 Date: 10/17/19
 10/20/2019
 Date

Montgomery County Department of Permitting Services
 Approved: [Signature]
 Assistant Director

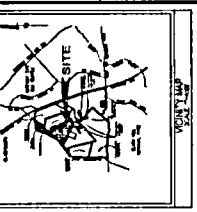
Montgomery County Planning Board
 Approved: [Signature]
 Chairman

ASS. Secretary/Treasurer
 [Signature]

RODGERS CONSULTING
 1907 Columbia Pike, Suite 400
 Rockville, MD 20850
 Phone: 301-761-1111
 Fax: 301-761-1112

Drawn: [Signature]
 Computed: [Signature]
 Checked: [Signature]
 Date: 10-8-2019
 Record: [Signature]
 Plot No. [Signature]

WINCHESTER - PHASE I SITE PLAN 82006029A CABIN BRANCH CLARKSBURG, MARYLAND



NOTES:

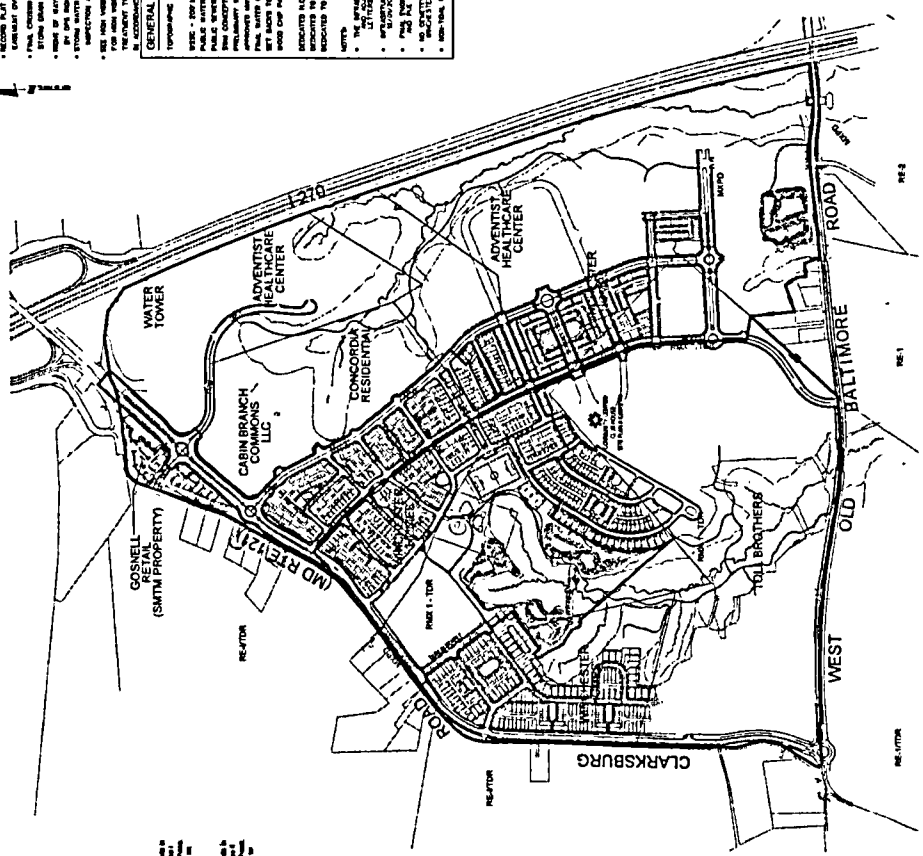
- 1. THE SHOWN INFRASTRUCTURE AND UTILITIES ARE BASED ON THE INFORMATION OF THE RECORDS OF THE PUBLIC RECORDS OFFICE. THE APPLICANT SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND INFRASTRUCTURE PRIOR TO CONSTRUCTION.
- 2. THE APPLICANT SHALL MAINTAIN ALL RECORDS OF THE PROJECT AND MAKE THEM AVAILABLE TO THE PUBLIC RECORDS OFFICE UPON REQUEST.
- 3. THE APPLICANT SHALL OBTAIN ALL NECESSARY PERMITS FROM THE RELEVANT AGENCIES PRIOR TO CONSTRUCTION.
- 4. THE APPLICANT SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
- 5. THE APPLICANT SHALL MAINTAIN ALL RECORDS OF THE PROJECT AND MAKE THEM AVAILABLE TO THE PUBLIC RECORDS OFFICE UPON REQUEST.
- 6. THE APPLICANT SHALL OBTAIN ALL NECESSARY PERMITS FROM THE RELEVANT AGENCIES PRIOR TO CONSTRUCTION.

GENERAL NOTES:

- 1. THE APPLICANT SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
- 2. THE APPLICANT SHALL MAINTAIN ALL RECORDS OF THE PROJECT AND MAKE THEM AVAILABLE TO THE PUBLIC RECORDS OFFICE UPON REQUEST.
- 3. THE APPLICANT SHALL OBTAIN ALL NECESSARY PERMITS FROM THE RELEVANT AGENCIES PRIOR TO CONSTRUCTION.

SITE DATA FOR WINCHESTER I

PLANNING	APPROVAL DATE
Subdivision Plan Amendment A	1/31/08
Subdivision Plan Amendment B	4/20/08
Subdivision Plan Amendment C	6/23/08
Subdivision Plan Amendment D	9/10/08
Subdivision Plan Amendment E	11/10/08
Subdivision Plan Amendment F	2/17/09
Subdivision Plan Amendment G	2/27/09
Subdivision Plan Amendment H	5/11/09
Subdivision Plan Amendment I	6/23/09



LEGEND:

SYMBOL	DESCRIPTION
[Symbol]	EXISTING SIDEWALK
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SEE SITE PLAN FOR LOCATION

TAX PARCEL NUMBER	PARCEL ID #	AREA
00001053	P150	4.26 AC
00018975	P150	4.26 AC
00020265	P153	1.18 AC
00020266	P147	1.18 AC
00020267	P147	1.18 AC
00020268	P147	1.18 AC
00020269	P147	1.18 AC
00020270	P147	1.18 AC
00020271	P147	1.18 AC
00020272	P147	1.18 AC

- 1. EXISTING SIDEWALK
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- 96. EXISTING DRIVE
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- 98. EXISTING DRIVE
- 99. EXISTING SIDEWALK
- 100. EXISTING DRIVE

NOTES:

PRE-CONSTRUCTION MEETING TO BE HELD WITH DPS SITE PLAN ENFORCEMENT INSPECTOR. CALL 240-777-6312 TO SCHEDULE.

ALL STREETS, ROUTES, AVENUES AND DRIVES ARE PUBLIC. ALL RESIDENTIAL ALLEYS ARE PRIVATE.

Winchester Homes, Inc.
1 Research Park, Suite 100
Rockville, MD 20850
1-800-576-1616

SWINERIDGE DEVELOPMENT
WINCHESTER HOMES, INC.
6905 Research Drive, Suite 100
Rockville, MD 20850
Phone: 301-663-6305

MSB UTILITY NOTE

THE APPLICANT SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND INFRASTRUCTURE PRIOR TO CONSTRUCTION.

ES&S DATA SHEET

ITEM	DESCRIPTION	DATE
1	GENERAL NOTES	8/12/08
2	GENERAL NOTES	8/12/08
3	GENERAL NOTES	8/12/08
4	GENERAL NOTES	8/12/08
5	GENERAL NOTES	8/12/08
6	GENERAL NOTES	8/12/08
7	GENERAL NOTES	8/12/08
8	GENERAL NOTES	8/12/08
9	GENERAL NOTES	8/12/08
10	GENERAL NOTES	8/12/08

CERTIFIED SITE PLAN COVER SHEET

WINCHESTER - 1
CABIN BRANCH
CLARKSBURG, MARYLAND

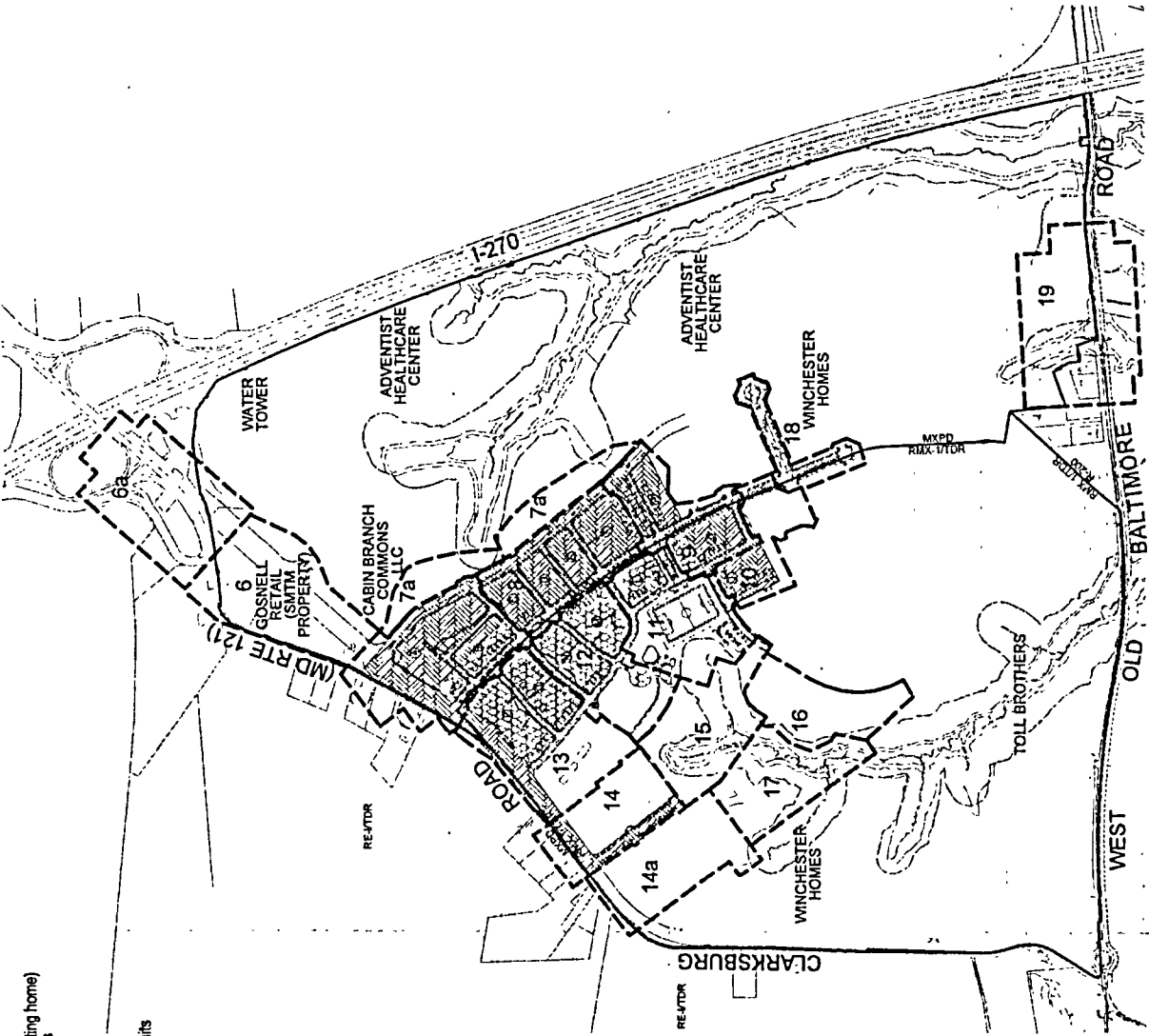
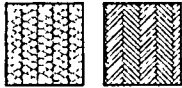
DATE: 8/12/08
BY: [Signature]

Winchester Homes, Inc.
1 Research Park, Suite 100
Rockville, MD 20850
1-800-576-1616



Phase 1:
 Total Units-175 (including existing home)
 Attached Townhouses-95 units
 Single Family - 80 units

Phase 2:
 Total- 265 units
 Attached Townhouses-228 units
 Single Family-37 units

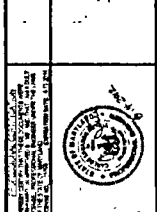


NOTE:
 SEE SHEET 2 OF THIS CERTIFIED SITE PLAN
 FOR LIMITED SITE PLAN NO. B20050150
 AND SHEET 2 OF THIS CERTIFIED SITE PLAN
 FOR LIMITED SITE PLAN NO. B20050151

Item	Proposed	Approved
1. Total Area (Acres)	120.00	120.00
2. Total Area (Sq. Ft.)	8,280,000	8,280,000
3. Total Units	440	440
4. Attached Townhouses	228	228
5. Single Family	212	212
6. Total Parking Spaces	1,100	1,100
7. Total Driveways	1,100	1,100
8. Total Stairs	1,100	1,100
9. Total Elevators	1,100	1,100
10. Total Entrances	1,100	1,100
11. Total Exits	1,100	1,100
12. Total Entrances/Exits	1,100	1,100
13. Total Entrances/Exits	1,100	1,100
14. Total Entrances/Exits	1,100	1,100
15. Total Entrances/Exits	1,100	1,100
16. Total Entrances/Exits	1,100	1,100
17. Total Entrances/Exits	1,100	1,100
18. Total Entrances/Exits	1,100	1,100
19. Total Entrances/Exits	1,100	1,100

DEVELOPER CERTIFICATE
 I, **WINCHESTER HOMES INC.**, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS SITE PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND.
 Signature: *[Signature]*
 Date: **11/14/07**
 License No. **11-10000000000000000000**
 State of Maryland
 PROFESSIONAL ENGINEER

CERTIFIED SITE PLAN SHEET REFERENCE &
 DEVELOPMENT PROGRAM PHASING PLAN
 WINCHESTER - 1
 CABIN BRANCH
 CLARKSBURG, MARYLAND
 CLARKSBURG ELECTRIC DISTRICT
 HANOVER COUNTY, MARYLAND



Item	Value
1. Total Area (Acres)	120.00
2. Total Area (Sq. Ft.)	8,280,000
3. Total Units	440
4. Attached Townhouses	228
5. Single Family	212
6. Total Parking Spaces	1,100
7. Total Driveways	1,100
8. Total Stairs	1,100
9. Total Elevators	1,100
10. Total Entrances	1,100
11. Total Exits	1,100
12. Total Entrances/Exits	1,100
13. Total Entrances/Exits	1,100
14. Total Entrances/Exits	1,100
15. Total Entrances/Exits	1,100
16. Total Entrances/Exits	1,100
17. Total Entrances/Exits	1,100
18. Total Entrances/Exits	1,100
19. Total Entrances/Exits	1,100

WINCHESTER HOMES INC.
 6000
 Greenleaf Road
 Bethesda, MD 20817
 Attn: Site Specialist
 Phone: 301-653-6655

REVISIONS
 1. 11/14/07
 2. 11/14/07
 3. 11/14/07
 4. 11/14/07
 5. 11/14/07
 6. 11/14/07
 7. 11/14/07
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 13. 11/14/07
 14. 11/14/07
 15. 11/14/07
 16. 11/14/07
 17. 11/14/07
 18. 11/14/07
 19. 11/14/07

SCALE: 1" = 100'-0"
 NORTH

NOTES:
 ALL STREETS, ROUTES, AVENUES AND DRIVES
 ARE PUBLIC. ALL RESIDENTIAL ALLEYS ARE PRIVATE.

THIS SITE PLAN REFINES AND SUPPLEMENTS
 SPECIFIC AREAS COVERED BY THE INFRASTRUCTURE
 ROADS ONLY SITE PLAN NO. B20050150 APPROVED
 JUNE 14, 2007 AND THE LIMITED SITE PLAN AMENDMENT
 NO. B20050151 APPROVED APRIL 3, 2008 AND B20050159,
 APPROVED DECEMBER 1, 2011.

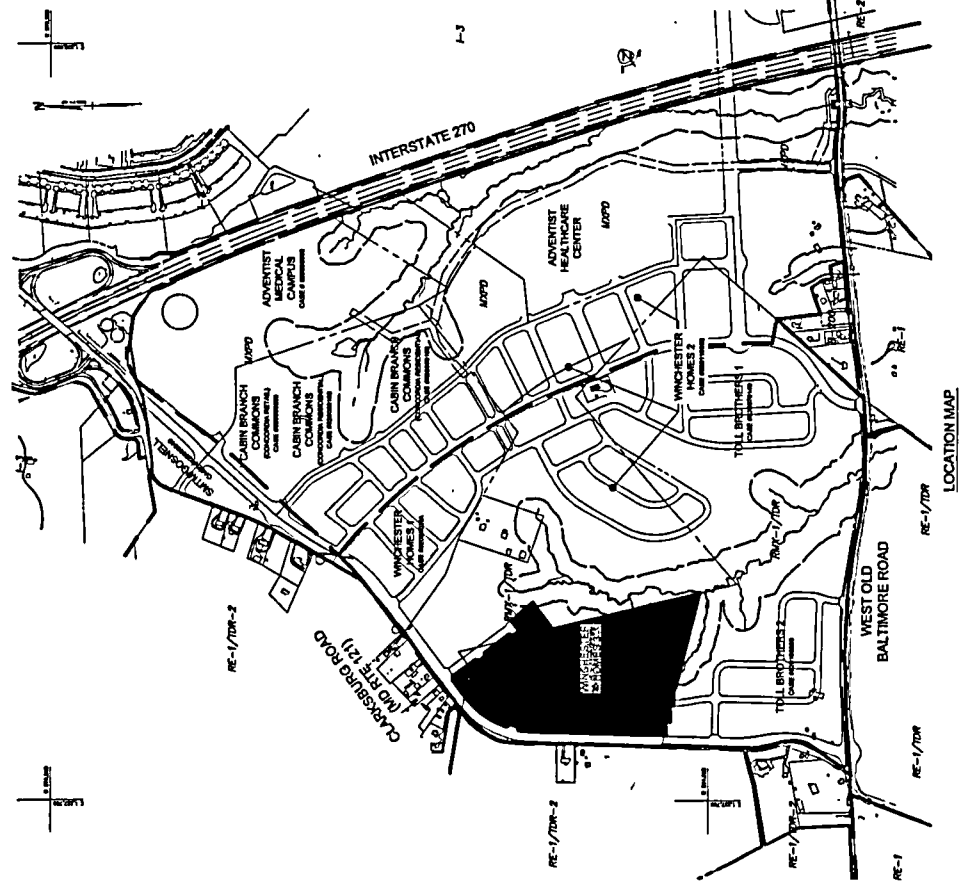
NOVALL OFFICE
 2 Research Park, Suite 100
 Rockville, MD 20850
 Tel: 301-977-1100 Fax: 301-977-1100

WINCHESTER - PHASE 3

CERTIFIED SITE PLAN 820120150

CABIN BRANCH

CLARKSBURG, MARYLAND



LOCATION MAP
SCALE: 1" = 400'

PROPOSED BARRIERS AND PROTECTION LINE CENTER

TYPE	DESCRIPTION
1	Concrete Wall
2	Concrete Post and Rail
3	Concrete Trough
4	Concrete Block
5	Concrete Pier

EXISTING BARRIERS AND PROTECTION LINE CENTER

TYPE	DESCRIPTION
1	Concrete Wall
2	Concrete Post and Rail
3	Concrete Trough
4	Concrete Block
5	Concrete Pier

EXISTING UTILITIES

PROPOSED UTILITIES

SITE PLAN NO. E0210150

DATE: 07/28/15



REGISTERED PROFESSIONAL ENGINEER
Civil, Mechanical, Electrical, and Plumbing
CIVIL, MECHANICAL, ELECTRICAL, AND PLUMBING
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CIVIL, MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERING
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CIVIL, MECHANICAL, ELECTRICAL, AND PLUMBING

RODGERS CONSULTING
ARCHITECTURE - ENGINEERING - PLANNING

WINCHESTER HOMES, INC.
6907 Rockledge Drive, Suite 800
Bethesda, Maryland 20817
Phone: (301) 805-4855
Fax: (301) 805-4979
www.winchesterhomes.com

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6907 Rockledge Drive, Suite 800
Bethesda, Maryland 20817
Phone: (301) 805-4855
Fax: (301) 805-4979
www.winchesterhomes.com

NO.	DESCRIPTION	DATE
1	CHECKED BY	
2	DATE	
3	REVISIONS	
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GRAPHIC SCALE
1" = 200'

PRELIMINARY NOT FOR CONSTRUCTION

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REVISIONS

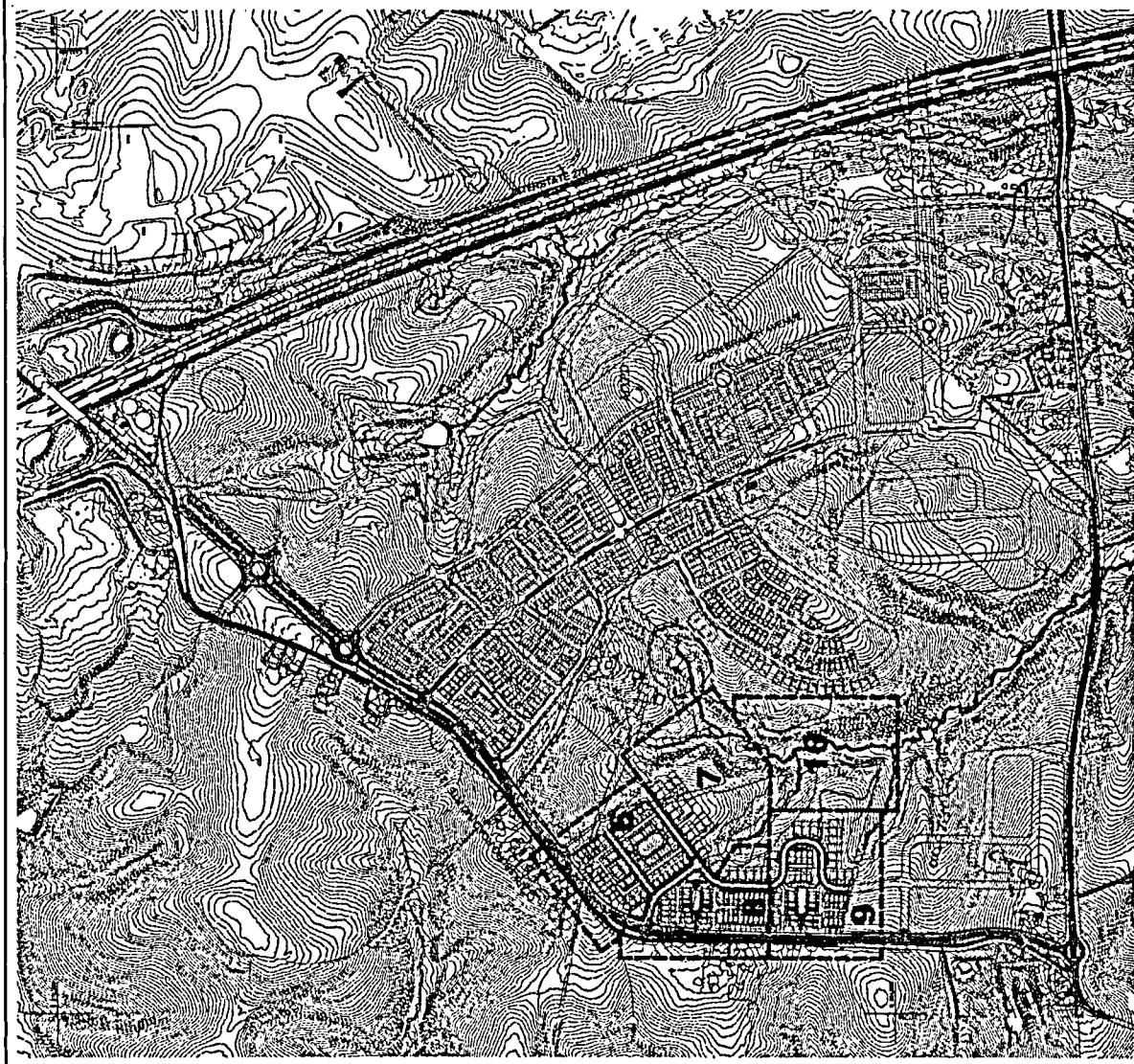
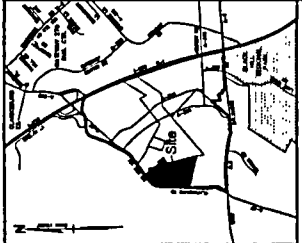
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REVISIONS

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4		
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6		



GRAPHIC SCALE
1" = 100'-0"

NO.	DESCRIPTION	DATE	BY	CHECKED

WINCHESTER HOMES, INC.
 4800 Rockledge Drive, Suite 100
 Rockledge, FL 32955
 Phone: (407) 881-4455
 Fax: (407) 881-4459
 Website: www.winchesterhomes.com

**WINCHESTER PHASE 3
 CABIN BRANCH**
 MONTGOMERY COUNTY, MARYLAND

RODGERS
 CONSULTING ENGINEERS
 10000 Parkway
 Rockville, MD 20850
 Phone: (301) 948-1000
 Fax: (301) 948-1001
 Website: www.rodgers-engineers.com

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CALL YOUR INSURANCE AGENT FOR COVERAGE INFORMATION.
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PROFESSIONAL ENGINEER
 STATE OF MARYLAND
 No. 11117
 APR 11 2010
 REGISTERED PROFESSIONAL ENGINEER

**SHEET REFERENCE AND
 COMPOSITE SITE PLAN**

SITE PLAN No. 2010-150
 State of Maryland
 No. 11117
 APR 11 2010
 REGISTERED PROFESSIONAL ENGINEER