



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

MCPB
Item # 1B
4-19-2012

MEMORANDUM

DATE: April 10, 2012

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Supervisor
D.A.R.C. Division *CAC*
(301) 495-4542

FROM: Stephen Smith, Senior Planner *SSS*
D.A.R.C. Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for April 19, 2012

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:

220110990 – 220111010 **Hallman Grove**

Plat Name: Hallman Grove
Plat #: 220110990 - 220111010

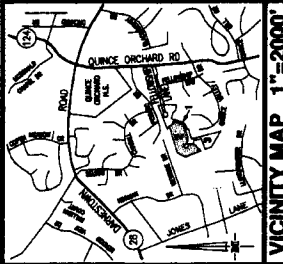
Location: Located along Fellowship Lane, approximately 700 feet west of Fellowship Way

Master Plan: Potomac Subregion

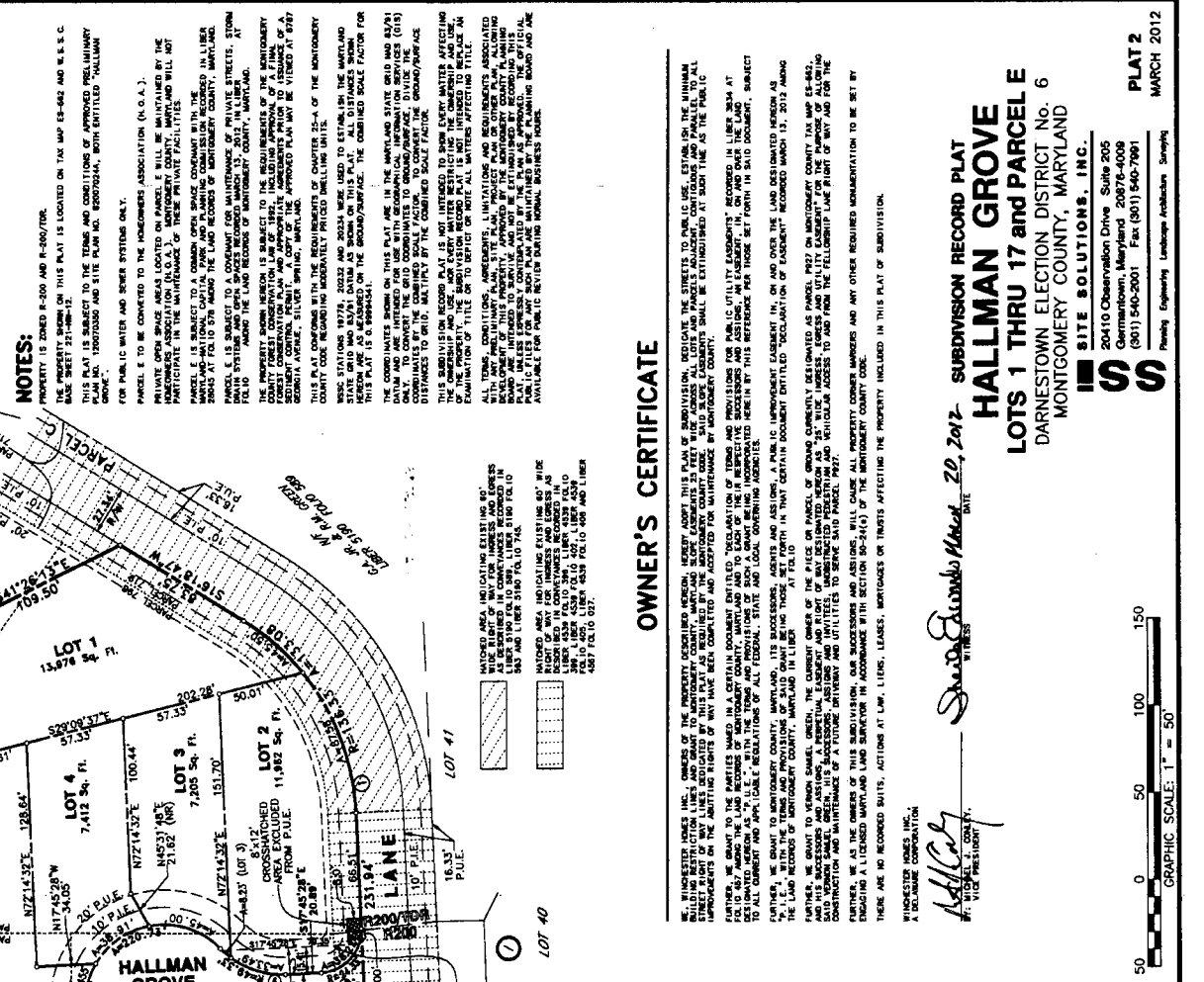
Plat Details: R-200 and R-200/TDR zones; 28 lots, 7 parcels
Community Water, Community Sewer

Owner: Winchester Homes

The subdivision plats have been reviewed by M-NCPPC staff as documented on the attached Plat Review Checklist. Staff has determined that the plats comply with Preliminary Plan No. 120070350 (MCPB Resolution No. 07-74), and Site Plan No. 82007024A (Certified Site Plan dated January 13, 2012), as approved by the Board, and that any minor modifications reflected on the plats do not alter the intent of the Board's previous approval of the aforesaid plans.



VICINITY MAP 1"=2000'

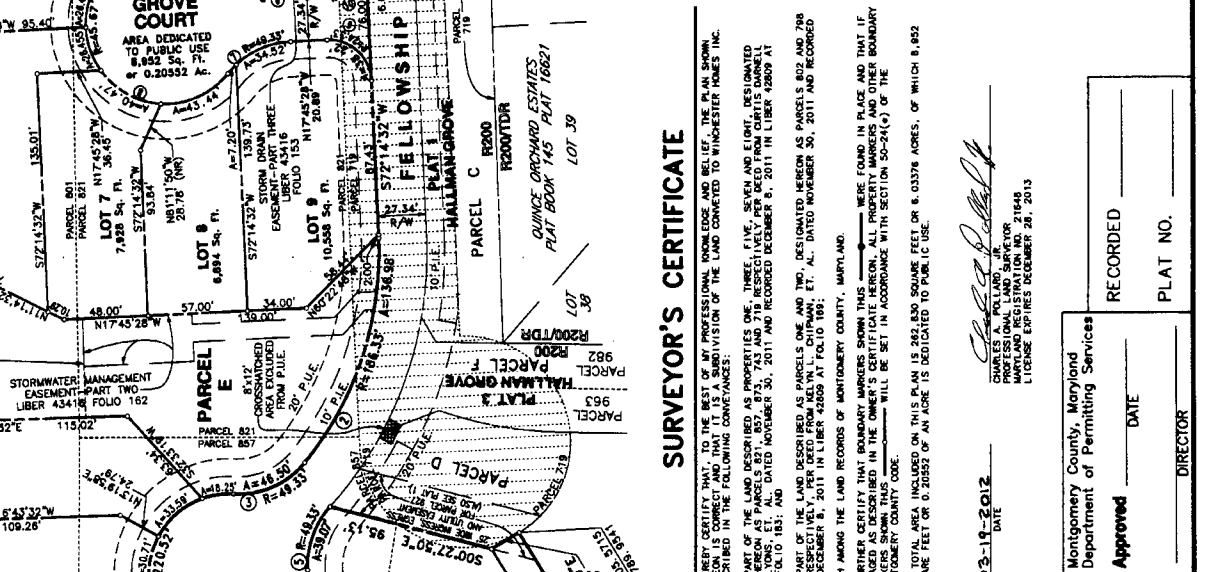
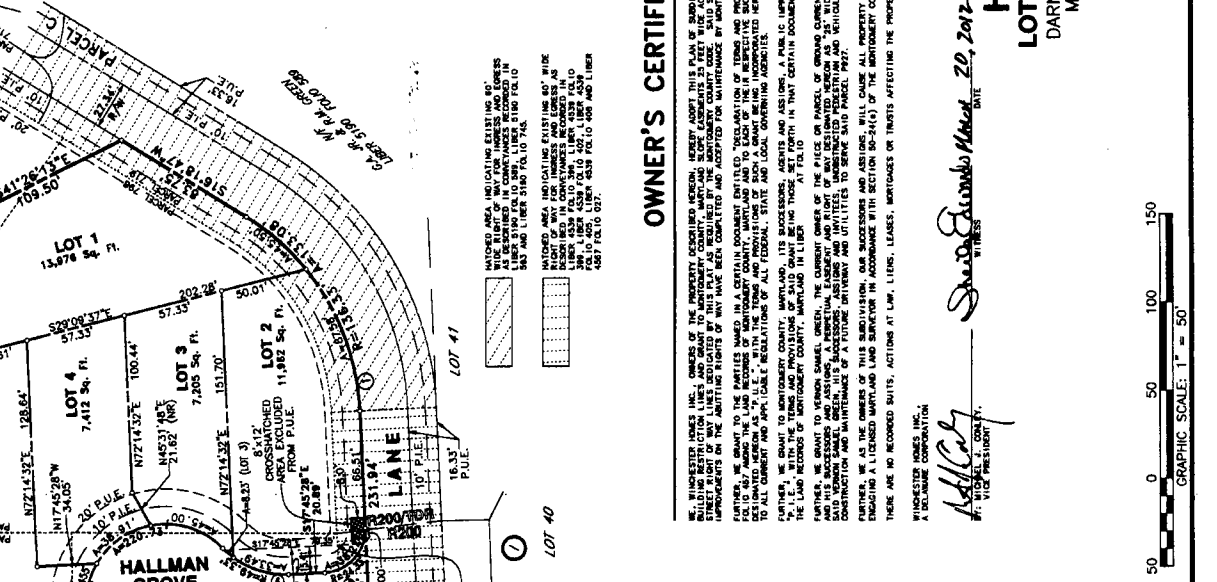


NOTES:

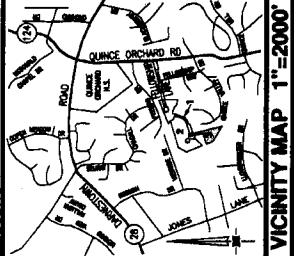
PROPERTY IS ZONED R-200 AND R-30/TDR.
 THIS PLAT IS LOCATED ON TAX MAP 62-42 AND W.E.S.C. BASE SHEET 25-188-12.
 THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF APPROVED PRELIMINARY PLAT 17-13-10, 17-13-11, 17-13-12, 17-13-13, 17-13-14, 17-13-15, 17-13-16, 17-13-17, 17-13-18, 17-13-19, 17-13-20, 17-13-21, 17-13-22, 17-13-23, 17-13-24, 17-13-25, 17-13-26, 17-13-27, 17-13-28, 17-13-29, 17-13-30, 17-13-31, 17-13-32, 17-13-33, 17-13-34, 17-13-35, 17-13-36, 17-13-37, 17-13-38, 17-13-39, 17-13-40, 17-13-41, 17-13-42, 17-13-43, 17-13-44, 17-13-45, 17-13-46, 17-13-47, 17-13-48, 17-13-49, 17-13-50, 17-13-51, 17-13-52, 17-13-53, 17-13-54, 17-13-55, 17-13-56, 17-13-57, 17-13-58, 17-13-59, 17-13-60, 17-13-61, 17-13-62, 17-13-63, 17-13-64, 17-13-65, 17-13-66, 17-13-67, 17-13-68, 17-13-69, 17-13-70, 17-13-71, 17-13-72, 17-13-73, 17-13-74, 17-13-75, 17-13-76, 17-13-77, 17-13-78, 17-13-79, 17-13-80, 17-13-81, 17-13-82, 17-13-83, 17-13-84, 17-13-85, 17-13-86, 17-13-87, 17-13-88, 17-13-89, 17-13-90, 17-13-91, 17-13-92, 17-13-93, 17-13-94, 17-13-95, 17-13-96, 17-13-97, 17-13-98, 17-13-99, 17-13-100.

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY.
 PARCEL E TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION (H.O.A.).
 PRIVATE OPEN SPACE AREAS LOCATED ON PARCELS E WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION (H.O.A.). MONTGOMERY COUNTY, MARYLAND WILL NOT PARTICIPATE IN THE MAINTENANCE OF THESE PRIVATE FACILITIES.
 MONTGOMERY NATIONAL CAPITAL PARK AND PLANNING COMMISSION IS RECORDING A LIBER PLAT 2444 FOLIO 16 AND LIBER 2489 FOLIO 492 TO ESTABLISH THE BOUNDARIES OF MONTGOMERY COUNTY, MARYLAND.
 PARCEL E IS SUBJECT TO A CONVEYANCE FOR MAINTENANCE OF PRIVATE STREETS, STORM WATER MANAGEMENT, AND SEWER SYSTEMS, RECORDING PLAT 17-13-10, 17-13-11, 17-13-12, 17-13-13, 17-13-14, 17-13-15, 17-13-16, 17-13-17, 17-13-18, 17-13-19, 17-13-20, 17-13-21, 17-13-22, 17-13-23, 17-13-24, 17-13-25, 17-13-26, 17-13-27, 17-13-28, 17-13-29, 17-13-30, 17-13-31, 17-13-32, 17-13-33, 17-13-34, 17-13-35, 17-13-36, 17-13-37, 17-13-38, 17-13-39, 17-13-40, 17-13-41, 17-13-42, 17-13-43, 17-13-44, 17-13-45, 17-13-46, 17-13-47, 17-13-48, 17-13-49, 17-13-50, 17-13-51, 17-13-52, 17-13-53, 17-13-54, 17-13-55, 17-13-56, 17-13-57, 17-13-58, 17-13-59, 17-13-60, 17-13-61, 17-13-62, 17-13-63, 17-13-64, 17-13-65, 17-13-66, 17-13-67, 17-13-68, 17-13-69, 17-13-70, 17-13-71, 17-13-72, 17-13-73, 17-13-74, 17-13-75, 17-13-76, 17-13-77, 17-13-78, 17-13-79, 17-13-80, 17-13-81, 17-13-82, 17-13-83, 17-13-84, 17-13-85, 17-13-86, 17-13-87, 17-13-88, 17-13-89, 17-13-90, 17-13-91, 17-13-92, 17-13-93, 17-13-94, 17-13-95, 17-13-96, 17-13-97, 17-13-98, 17-13-99, 17-13-100.

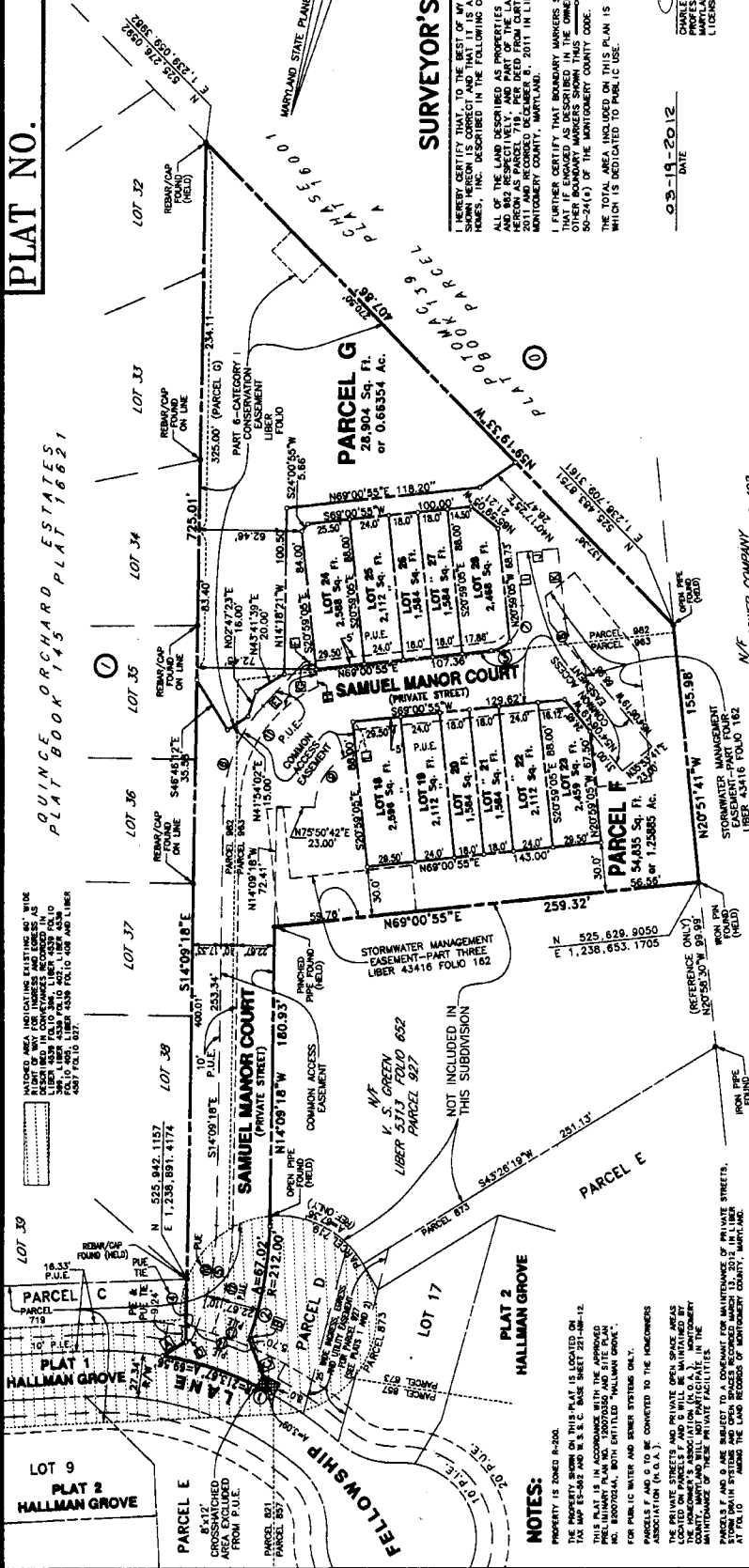
THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE OF ANY LAND WITHIN THE SUBDIVISION. THE OWNERSHIP AND USE OF ANY LAND WITHIN THE SUBDIVISION IS GOVERNED BY THE TERMS AND CONDITIONS OF ALL RECORDS AFFECTING THE LAND, INCLUDING BUT NOT LIMITED TO DEEDS, MORTGAGES, EASEMENTS, AND OTHER INSTRUMENTS. THE OWNER OF ANY LAND WITHIN THE SUBDIVISION IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THIS PLAT AND FOR OBTAINING NECESSARY PERMITS FROM THE APPLICABLE AGENCIES. THE OWNER OF ANY LAND WITHIN THE SUBDIVISION IS ALSO RESPONSIBLE FOR OBTAINING NECESSARY INSURANCE COVERAGE. THE OWNER OF ANY LAND WITHIN THE SUBDIVISION IS FURTHER ADVISED THAT THIS PLAT DOES NOT CONSTITUTE A WARRANTY OF ANY KIND, INCLUDING BUT NOT LIMITED TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE OWNER OF ANY LAND WITHIN THE SUBDIVISION IS ADVISED THAT THIS PLAT DOES NOT CONSTITUTE A WARRANTY OF ANY KIND, INCLUDING BUT NOT LIMITED TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



NO	RADIUS	ARC	DELTA	TANGENT	CHORD BEARING	CHORD
1	138.33'	133.04'	90°55'44"	72.38'	N 44°14'29" W	132.04'
2	188.33'	188.88'	42°07'15"	71.75'	N 89°41'05" W	132.81'
3	188.33'	188.88'	42°07'15"	71.75'	N 89°41'05" W	132.81'
4	188.33'	188.88'	42°07'15"	71.75'	N 89°41'05" W	132.81'
5	188.33'	188.88'	42°07'15"	71.75'	N 89°41'05" W	132.81'
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13	188.33'	188.88'	42°07'15"	71.75'	N 89°41'05" W	132.81'
14	188.33'	188.88'	42°07'15"	71.75'	N 89°41'05" W	132.81'
15	188.33'	188.88'	42°07'15"	71.75'	N 89°41'05" W	132.81'
16	188.33'	188.88'	42°07'15"	71.75'	N 89°41'05" W	132.81'
17	188.33'	188.88'	42°07'15"	71.75'	N 89°41'05" W	132.81'



VICINITY MAP 1"=2000'



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THE PLAIN SHOWN HEREON IS CORRECT AND THAT IT IS A SUBDIVISION OF THE LAND CONVEYED TO WINCHESTER HOMES, INC. DESCRIBED IN THE FOLLOWING CONVEYANCE:
 ALL OF THE LAND DESCRIBED AS PARCELS TWO AND FOUR DESIGNATED HEREON AS PARCELS 863 AND 864 AND PARCELS SEVEN AND EIGHT DESIGNATED HEREON AS PARCELS 715 AND 716, AND DEED FROM CURTIS DANIELL LYONS, ET AL. DATED NOVEMBER 30, 2011 AND RECORDED DECEMBER 8, 2011 IN LIBER 42809 AT FOLIO 183 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
 FURTHER, I CERTIFY THAT BOUNDARY MARKERS SHOWN THIS DATE HEREON WERE FOUND IN PLACE AND OTHER BOUNDARY MARKERS SHOWN THIS DATE HEREON WERE SET IN ACCORDANCE WITH SECTION 50-24(c) OF THE MONTGOMERY COUNTY CODE.
 THE TOTAL AREA INCLUDED ON THIS PLAN IS 106,522 SQUARE FEET OR 2.44541 ACRES, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

09-19-2012 DATE
 CHARLES A. POLLARD, JR.
 PROFESSIONAL LAND SURVEYOR
 LICENSE EXPIRES DECEMBER 28, 2013

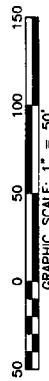
OWNER'S CERTIFICATE

I, THE UNDERSIGNED, AS OWNER OF THE PROPERTY DESCRIBED HEREON, HEREBY CERTIFY THAT THE PLAIN SHOWN ON THIS PLAN IS CORRECT AND THAT IT IS A SUBDIVISION OF THE LAND CONVEYED TO WINCHESTER HOMES, INC. DESCRIBED IN THE FOLLOWING CONVEYANCE:
 ALL OF THE LAND DESCRIBED AS PARCELS TWO AND FOUR DESIGNATED HEREON AS PARCELS 863 AND 864 AND PARCELS SEVEN AND EIGHT DESIGNATED HEREON AS PARCELS 715 AND 716, AND DEED FROM CURTIS DANIELL LYONS, ET AL. DATED NOVEMBER 30, 2011 AND RECORDED DECEMBER 8, 2011 IN LIBER 42809 AT FOLIO 183 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
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09-19-2012 DATE
 CHARLES A. POLLARD, JR.
 PROFESSIONAL LAND SURVEYOR
 LICENSE EXPIRES DECEMBER 28, 2013

SUBDIVISION RECORD PLAT
HALLMAN GROVE
LOTS 18 THRU 28
and PARCELS F & G
 DARNESTOWN ELECTION DISTRICT No. 6
 MONTGOMERY COUNTY, MARYLAND

SS SITE SOLUTIONS, INC.
 20410 Observation Drive, Suite 200
 Germantown, Maryland 20876-4008
 (301) 540-2001 Fax (301) 540-7993
 Planning Engineering Landscape Architecture Surveying



CURVE DATA

NO.	RADIUS	ARC	DELTA	TANGENT	CHORD	BEARING
1	212.00'	67.02'	19.00° 08' 48"	35.79'	68.00' 03" 33"	88.74'
2	198.00'	15.00'	01° 30' 14"	3.00'	88° 00' 00"	14.10'
3	198.00'	15.00'	01° 30' 14"	3.00'	88° 00' 00"	14.10'
4	212.00'	67.02'	19.00° 08' 48"	35.79'	88° 00' 03" 33"	88.84'
5	198.00'	15.00'	01° 30' 14"	3.00'	88° 00' 00"	14.10'
6	198.00'	15.00'	01° 30' 14"	3.00'	88° 00' 00"	14.10'
7	212.00'	67.02'	19.00° 08' 48"	35.79'	88° 00' 03" 33"	88.84'
8	198.00'	15.00'	01° 30' 14"	3.00'	88° 00' 00"	14.10'
9	198.00'	15.00'	01° 30' 14"	3.00'	88° 00' 00"	14.10'
10	212.00'	67.02'	19.00° 08' 48"	35.79'	88° 00' 03" 33"	88.84'
11	198.00'	15.00'	01° 30' 14"	3.00'	88° 00' 00"	14.10'
12	198.00'	15.00'	01° 30' 14"	3.00'	88° 00' 00"	14.10'
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18	198.00'	15.00'	01° 30' 14"	3.00'	88° 00' 00"	14.10'
19	212.00'	67.02'	19.00° 08' 48"	35.79'	88° 00' 03" 33"	88.84'
20	198.00'	15.00'	01° 30' 14"	3.00'	88° 00' 00"	14.10'
21	198.00'	15.00'	01° 30' 14"	3.00'	88° 00' 00"	14.10'
22	212.00'	67.02'	19.00° 08' 48"	35.79'	88° 00' 03" 33"	88.84'
23	198.00'	15.00'	01° 30' 14"	3.00'	88° 00' 00"	14.10'
24	198.00'	15.00'	01° 30' 14"	3.00'	88° 00' 00"	14.10'
25	212.00'	67.02'	19.00° 08' 48"	35.79'	88° 00' 03" 33"	88.84'
26	198.00'	15.00'	01° 30' 14"	3.00'	88° 00' 00"	14.10'
27	198.00'	15.00'	01° 30' 14"	3.00'	88° 00' 00"	14.10'
28	212.00'	67.02'	19.00° 08' 48"	35.79'	88° 00' 03" 33"	88.84'
29	198.00'	15.00'	01° 30' 14"	3.00'	88° 00' 00"	14.10'
30	198.00'	15.00'	01° 30' 14"	3.00'	88° 00' 00"	14.10'

SHORT LINE DATA

NO.	BEARING	DIST.
A	S 44° 17' 41" W	1.37
B	S 03° 57' 37" E	2.76
C	S 88° 00' 00" E	4.36
D	S 44° 17' 41" W	1.37
E	S 03° 57' 37" E	2.76
F	S 88° 00' 00" E	4.36
G	S 44° 17' 41" W	1.37
H	S 03° 57' 37" E	2.76
I	S 88° 00' 00" E	4.36
J	S 44° 17' 41" W	1.37
K	S 03° 57' 37" E	2.76
L	S 88° 00' 00" E	4.36

PLAT TOTALS

NUMBER OF LOTS/PARCELS	11/2
AREA OF LOTS & PARCELS	2.44541 AC.
AREA OF STREET DEDICATION	0.00000 AC.
TOTAL AREA THIS PLAT	2.44541 AC.

NOTES:
 PROPERTY IS ZONED R-00.
 THE INTERESTS AND EASEMENTS SHOWN ON THIS PLAN ARE SET FORTH ON THE PRELIMINARY PLAN NO. 5070482 AND SITE PLAN NO. 5070483, BOTH DATED "HALLMAN GROVE" FOR PUBLIC WATER AND SEWER SYSTEMS ONLY.
 PARCELS F AND G TO BE CONVEYED TO THE HOMEOWNERS OF THE PRIVATE STREETS AND PRIVATE OPEN SPACE AREAS LOCATED ON PARCELS F AND G WILL BE MAINTAINED BY MONTGOMERY COUNTY, MARYLAND, AND WILL NOT PARTICIPATE IN THE MAINTENANCE OF THESE PRIVATE FACILITIES.
 PARCELS F AND G ARE SUBJECT TO A CONVEYANCE FOR MAINTENANCE OF PRIVATE STREETS, PARCELS F AND G ARE SUBJECT TO A COMMON OPEN SPACE COVENANT WITH THE WAPLE AND NATIONAL RECORDS OF MONTGOMERY COUNTY, MARYLAND.
 THE COMMON ACCESS EASEMENT OVER PART OF PARCEL F, SHOWN AS "SAMUEL MANOR COURT", IS INTENDED TO PROVIDE ACCESS TO THE COMMON OPEN SPACE COVENANT WITH THE WAPLE AND NATIONAL RECORDS OF MONTGOMERY COUNTY, MARYLAND.
 THIS PLAN IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW OF 1978, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN AND APPROVAL BY THE MONTGOMERY COUNTY BOARD OF SUPERVISORS. A SILVER CHERRY TREE, MARYLAND, REMAINING IN PARCEL F SHALL BE PROTECTED.
 THIS PLAN CONFORMS WITH THE REQUIREMENTS OF CHAPTER 25-A OF THE MONTGOMERY COUNTY CODE REGARDING MODERATELY PRICED DWELLING UNITS.
 THE COORDINATES SHOWN ON THIS PLAN ARE IN THE MARYLAND STATE GRID AND 83/01 DATUM AND ARE INTENDED FOR USE WITH COMPANION INFORMATION SERVICES (GIS) ONLY. TO CONVERT THE GRID COORDINATES TO THE NATIONAL GRID, MULTIPLY BY THE COMBINED SCALE FACTOR TO CONVERT THE GRID/WAPLE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
 THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW ANY WRITER AFFECTING THE OWNERSHIP AND USE OF ANY EASEMENT OR RESTRICTION, ENCUMBRANCE AND USE OF THE PROPERTY, THE PLAT OR ANY MATTERS AFFECTING TITLE.
 ALL TERMS, CONDITIONS, AGREEMENTS, RELATIONS AND REQUIREMENTS ASSOCIATED WITH ANY OTHER PLAN, INCLUDING ENCUMBRANCES ON THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY BOARD OF SUPERVISORS, SHALL BE INCORPORATED INTO THIS PLAT, UNLESS EXPRESSLY CONTRADICTION BY THE PLAT. THE ATTORNEY'S FEE FOR THIS PLAT IS \$1,000.00.
 THE ATTORNEY'S FEE FOR THIS PLAT IS \$1,000.00.
 THE ATTORNEY'S FEE FOR THIS PLAT IS \$1,000.00.

Montgomery County, Maryland
 Department of Permitting Services

RECORDED _____ DATE _____

APPROVED _____ DIRECTOR _____

APPROVED _____ DATE _____

CHAIRMAN _____ ASST. SECRETARY-TREASURER _____

M.-N.C.P. & P.C. Record File No. _____

RECORD PLAT REVIEW SHEET

Plat Name: Hallman Grove Plat Number: 220110990-1010
 Plan Name: Hallman Grove Plan Number: 120070350
 Plat Submission Date: 3-16-2011
 DRD Plat Reviewer: S. Smith Checked: SOS/WM Date 2/16/12
 DRD Prelim Plan Reviewer: C. Carter

Initial DRD Review:

07-74

Signed Preliminary Plan - Date 7/25/07 Checked: Initial SOS Date 4/21/2011
 Planning Board Resolution - Date 6-21-07 Checked: Initial SOS Date 4/21/2011
 Site Plan Req'd for Development? Yes X No Verified By: SOS (initial)
 Site Plan Name: Hallman Grove Site Plan Number: 82007024A
 Planning Board Resolution - Date 12/20/11 Checked: Initial SOS Date 2-16-12
 Site Plan Signature Set - Date 1/13/12 Checked: Initial SOS Date 2-16-12
 Site Plan Reviewer Plat Approval: Checked: Initial SOS Date 2-16-12

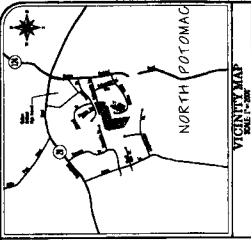
Review Items: Lot # & Layout Lot Area ok Zoning ok Bearings & Distances
 Coordinates Plan # ok Road/Alley Widths ok Easements ok Open Space ok
 Non-standard BRLs N/A Adjoining Land Vicinity Map Septic Wells N/A
 TDR note N/A Child Lot note N/A Surveyor Cert Owner Cert Tax Map

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	3-16-11	4-1-11	4-7-11	check vs. Final FCD <input checked="" type="checkbox"/>
Research	Bobby Fleury			3/17/11	ok
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark			SOS 4/21	check for St. Name Appl

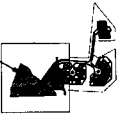
Final DRD Review:

Consultant Notified (Final Mark-up):	Initial <u>WM</u>	Date <u>2/16/12</u>
Final Mylar & DXF/DWG Received:	Initial <u>WM</u>	Date <u>3/21/12</u>
Final Mylar Review Complete:	Initial <u>WM</u>	Date <u>4/4/12</u>
Board Approval of Plat:		
Plat Agenda:	Initial <u>WM</u>	Date <u>4/19/12</u>
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____
MCDPS Approval of Plat:		
Consultant Pick-up for DPS Signature:	_____	_____
Final Mylar for Reproduction Rec'd:	_____	_____
Plat Reproduction:		
Addressing:	_____	_____
File Card Update:	_____	_____
Final Zoning Book Check:	_____	_____
Update Address Books with Plat #:	_____	_____
Update Plat Books for Resubdivision:	_____	_____
Complete Reproduction:	_____	_____
Notify Consultant to Seal Plats:	_____	_____
Surveyor's Seal Complete:	_____	_____
Sent to Courthouse for Recordation:	_____	_____
Recordation Info Entered into Hansen	_____	_____

No. _____



THIS SHEET



SITE DATA

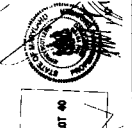
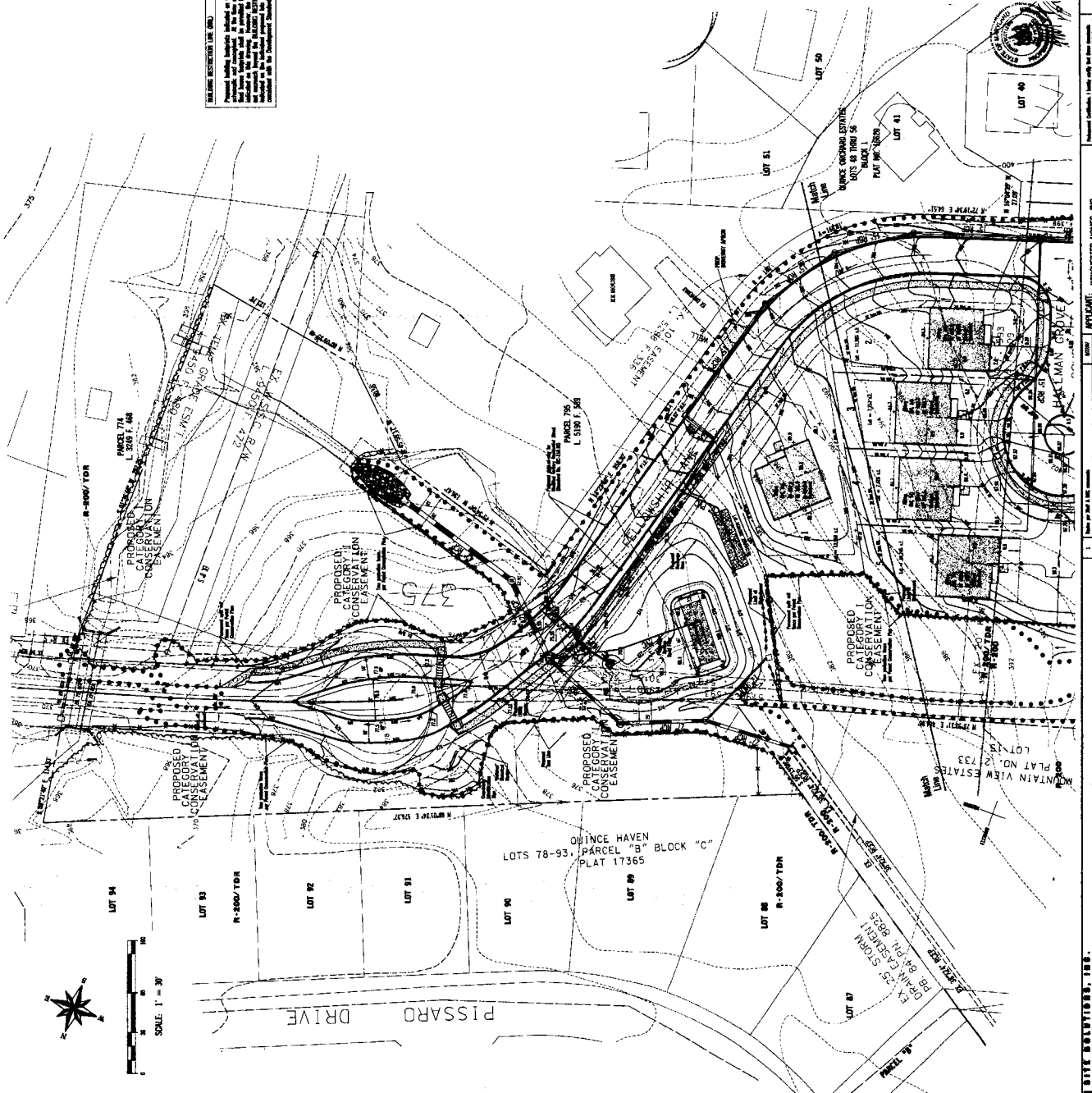
1. Show front yard, side yard, rear yard, and driveway setbacks.
2. Show all utility easements and service lines.
3. Show all existing and proposed structures, including foundations.
4. Show all proposed and existing driveways, including paving details.
5. Show all proposed and existing parking areas, including paving details.
6. Show all proposed and existing retaining walls, including paving details.
7. Show all proposed and existing fences, including paving details.
8. Show all proposed and existing hedges, including paving details.
9. Show all proposed and existing landscape features, including paving details.
10. Show all proposed and existing site furnishings, including paving details.
11. Show all proposed and existing site furniture, including paving details.
12. Show all proposed and existing site lighting, including paving details.

General Notes

1. The lot is divided into 2 lots, 1/2 acre (17,366 sq. ft.) and 1/2 acre (17,366 sq. ft.).
2. The lot is divided into 2 lots, 1/2 acre (17,366 sq. ft.) and 1/2 acre (17,366 sq. ft.).
3. The lot is divided into 2 lots, 1/2 acre (17,366 sq. ft.) and 1/2 acre (17,366 sq. ft.).
4. The lot is divided into 2 lots, 1/2 acre (17,366 sq. ft.) and 1/2 acre (17,366 sq. ft.).
5. The lot is divided into 2 lots, 1/2 acre (17,366 sq. ft.) and 1/2 acre (17,366 sq. ft.).
6. The lot is divided into 2 lots, 1/2 acre (17,366 sq. ft.) and 1/2 acre (17,366 sq. ft.).
7. The lot is divided into 2 lots, 1/2 acre (17,366 sq. ft.) and 1/2 acre (17,366 sq. ft.).
8. The lot is divided into 2 lots, 1/2 acre (17,366 sq. ft.) and 1/2 acre (17,366 sq. ft.).
9. The lot is divided into 2 lots, 1/2 acre (17,366 sq. ft.) and 1/2 acre (17,366 sq. ft.).
10. The lot is divided into 2 lots, 1/2 acre (17,366 sq. ft.) and 1/2 acre (17,366 sq. ft.).
11. The lot is divided into 2 lots, 1/2 acre (17,366 sq. ft.) and 1/2 acre (17,366 sq. ft.).
12. The lot is divided into 2 lots, 1/2 acre (17,366 sq. ft.) and 1/2 acre (17,366 sq. ft.).

DEVELOPMENT STANDARDS

ITEM	REQUIREMENT / MINIMUM	REQUIREMENT / MINIMUM
Tract Area	20,000 sq. ft. (0.46 ac.)	22.5 acres
Number of Lots	2 (50%)	2 (50%)
Lot Area	10,000 sq. ft. (0.23 ac.)	10,000 sq. ft. (0.23 ac.)
Lot Coverage	40%	40%
Setbacks	See Site Plan	See Site Plan
Driveway	See Site Plan	See Site Plan
Parking	See Site Plan	See Site Plan
Retaining Wall	See Site Plan	See Site Plan
Fence	See Site Plan	See Site Plan
Hedge	See Site Plan	See Site Plan
Site Furnishings	See Site Plan	See Site Plan
Site Lighting	See Site Plan	See Site Plan



SITE PLAN - AMENDMENT A
HALLMAN GROVE
LOTS 1-28, PARCELS A-H
MONTGOMERY COUNTY, MARYLAND

Certified Site Plan Set - SHEET 3 of 9
Hallman Grove # B2007024A

1" = 20'
1 of 2
JUL 11 2011

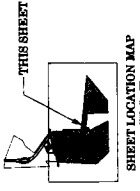
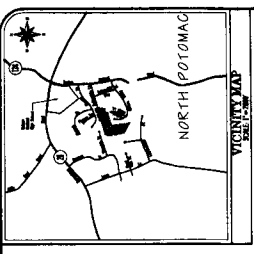
DEVELOPER CONTACTS
THE DEVELOPER'S attention is directed to the location of the Site Plan Appointed Planning Commission, Montgomery County, Maryland, and the location of the Montgomery County Planning Board, Montgomery County, Maryland.

DEVELOPER CONTACTS
Name: _____
Address: _____
Phone: _____

APPLICANT: MONTGOMERY COUNTY PLANNING BOARD
5000 Rockledge Drive / Suite 800
Bethesda, MD 20817
Tel: 301.441.2000
Fax: 301.441.3000

PREPARED BY: WINSHESTER JAMES INC.
6000 Rockledge Drive / Suite 800
Bethesda, MD 20817
Tel: 301.441.2000
Fax: 301.441.3000

SITE PLAN
DATE: _____
SCALE: _____
SHEET: _____



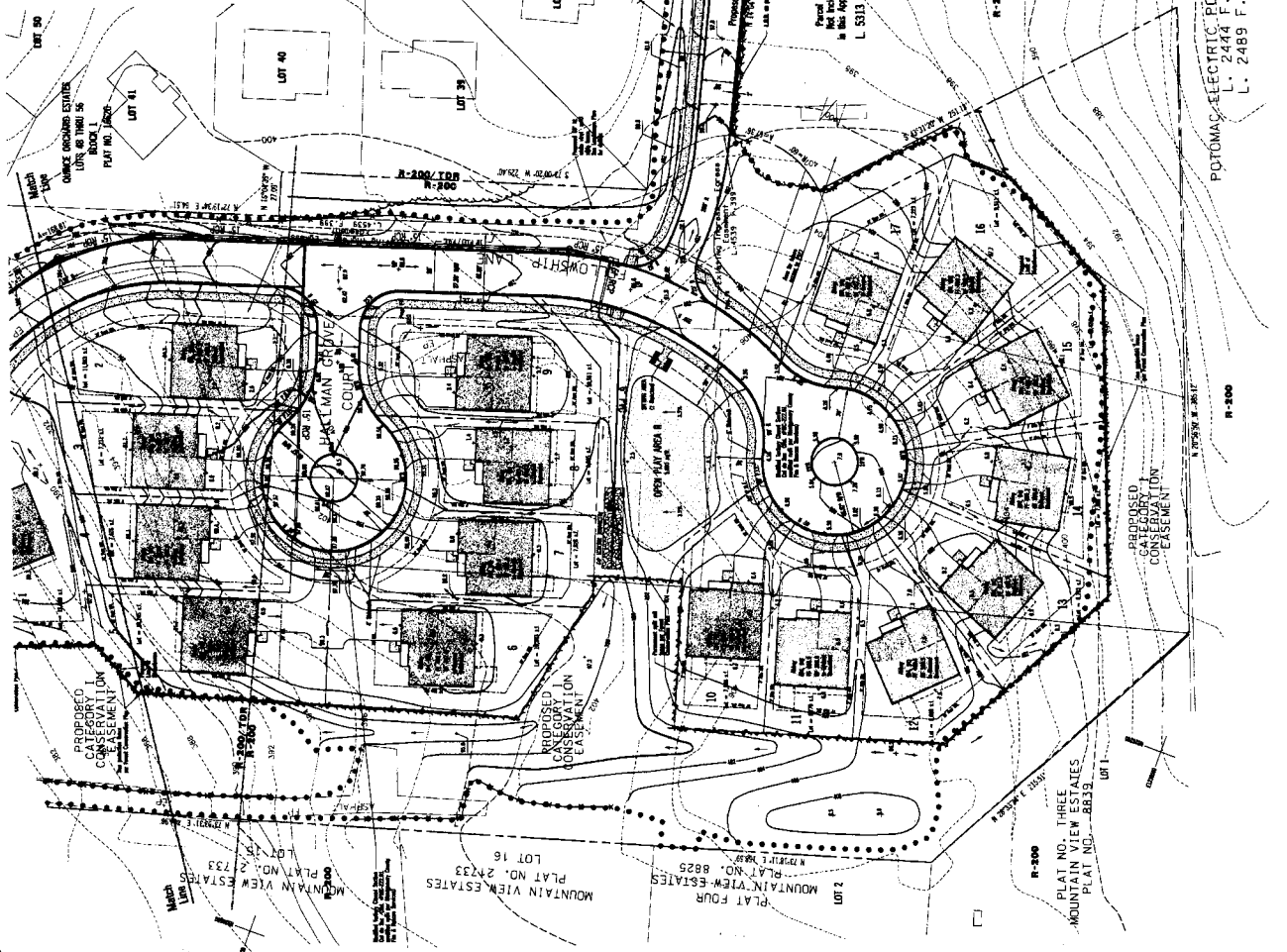
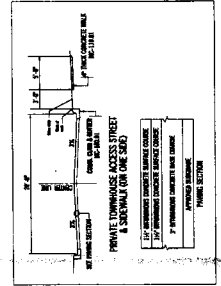
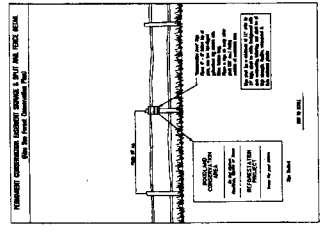
SECTION	AREA	PERCENT	PERCENT	PERCENT
1.0	1.0	1.0	1.0	1.0
2.0	2.0	2.0	2.0	2.0
3.0	3.0	3.0	3.0	3.0
4.0	4.0	4.0	4.0	4.0
5.0	5.0	5.0	5.0	5.0
6.0	6.0	6.0	6.0	6.0
7.0	7.0	7.0	7.0	7.0
8.0	8.0	8.0	8.0	8.0
9.0	9.0	9.0	9.0	9.0
10.0	10.0	10.0	10.0	10.0
11.0	11.0	11.0	11.0	11.0
12.0	12.0	12.0	12.0	12.0
13.0	13.0	13.0	13.0	13.0
14.0	14.0	14.0	14.0	14.0
15.0	15.0	15.0	15.0	15.0
16.0	16.0	16.0	16.0	16.0
17.0	17.0	17.0	17.0	17.0
18.0	18.0	18.0	18.0	18.0
19.0	19.0	19.0	19.0	19.0
20.0	20.0	20.0	20.0	20.0
21.0	21.0	21.0	21.0	21.0
22.0	22.0	22.0	22.0	22.0
23.0	23.0	23.0	23.0	23.0
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44.0	44.0	44.0	44.0	44.0
45.0	45.0	45.0	45.0	45.0
46.0	46.0	46.0	46.0	46.0
47.0	47.0	47.0	47.0	47.0
48.0	48.0	48.0	48.0	48.0
49.0	49.0	49.0	49.0	49.0
50.0	50.0	50.0	50.0	50.0

DEVELOPER CERTIFICATE
 I, the undersigned, being duly qualified, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am duly qualified to make such a statement.

 [Signature]

PLANNING APPROVAL STAMP
 Approved by the Planning Commission on [Date] at [Time].

 [Signature]



PROPOSED CATEGORY I CONSERVATION EASEMENT

 [Signature]

Certified Site Plan Set - SHEET 4 of 9
 Hallman Grove # 82007024A

SITE PLAN - AMENDMENT A
 HALLMAN GROVE
 LOTS 1-25, PARCELS A-F
 MONTGOMERY COUNTY, MARYLAND

APPLICANT: WINCHESTER HOMES, INC.
 5905 Rockledge Drive / Suite 800
 Bethesda, MD 20817
 Attention: Mr. Michael Lerner

NO.	DATE	DESCRIPTION
1	10/15/08	Initial Site Plan
2	11/10/08	Revised Site Plan
3	12/15/08	Final Site Plan
4	01/15/09	Final Site Plan
5	02/15/09	Final Site Plan
6	03/15/09	Final Site Plan
7	04/15/09	Final Site Plan
8	05/15/09	Final Site Plan
9	06/15/09	Final Site Plan
10	07/15/09	Final Site Plan
11	08/15/09	Final Site Plan
12	09/15/09	Final Site Plan
13	10/15/09	Final Site Plan
14	11/15/09	Final Site Plan
15	12/15/09	Final Site Plan
16	01/15/10	Final Site Plan
17	02/15/10	Final Site Plan
18	03/15/10	Final Site Plan
19	04/15/10	Final Site Plan
20	05/15/10	Final Site Plan
21	06/15/10	Final Site Plan
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25	10/15/10	Final Site Plan
26	11/15/10	Final Site Plan
27	12/15/10	Final Site Plan
28	01/15/11	Final Site Plan
29	02/15/11	Final Site Plan
30	03/15/11	Final Site Plan
31	04/15/11	Final Site Plan
32	05/15/11	Final Site Plan
33	06/15/11	Final Site Plan
34	07/15/11	Final Site Plan
35	08/15/11	Final Site Plan
36	09/15/11	Final Site Plan
37	10/15/11	Final Site Plan
38	11/15/11	Final Site Plan
39	12/15/11	Final Site Plan
40	01/15/12	Final Site Plan
41	02/15/12	Final Site Plan
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96	09/15/16	Final Site Plan
97	10/15/16	Final Site Plan
98	11/15/16	Final Site Plan
99	12/15/16	Final Site Plan
100	01/15/17	Final Site Plan

SITE SOLUTIONS, INC.
 8815 BRANTFORD DRIVE, SUITE 200
 ROCKVILLE, MD 20850
 (301) 483-7700 FAX (301) 483-7701
 www.site-solutions.com