



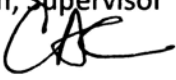
**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION


**MCPB**  
**Item # 1B**  
**9-27-2012**

**MEMORANDUM**

**DATE:** September 13, 2012

**TO:** Montgomery County Planning Board

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

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

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for September 27, 2012

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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 plats. The following plats are included:

**220120360 Winterset**

**Plat Name:** Winterset  
**Plat #:** 220120360

**Location:** Located on the north side of Glen Road at the termini of Broad Green Court and Winterset Terrace.

**Master Plan:** Potomac Subregion

**Plat Details:** R-200 zone; 5 lots  
Community Water, Community Sewer

**Applicant:** Dusty Rood (authorized representative)

This subdivision plat has been reviewed by M-NCPPC staff as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan Amendment No. 11996019B (MCPB Resolution No. 11-68), 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 plan.

# RECORD PLAT REVIEW SHEET

Plat Name: Winterset Plat Number: 220120360  
 Plan Name: Grave Falls Plan Number: 11996019B  
 Plat Submission Date: 10-3-2011  
 DRD Plat Reviewer: S. Smith  
 DRD Prelim Plan Reviewer: R. Weaver Checked: \_\_\_\_\_ Date \_\_\_\_\_

## Background Review:

Signed Preliminary Plan - Date 9-14-11 Checked: Initial SOS Date 12-14-2011  
 Planning Board Resolution No. 11-68 Resolution Mailing Date August 10, 2011  
 Site Plan Required? Yes \_\_\_\_\_ No X Verified By: SOS (initial)  
 Site Plan Name: \_\_\_\_\_ Site Plan Number: \_\_\_\_\_  
 Site Plan Signature Set - Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 Planning Board Resolution No. \_\_\_\_\_  
 Site Plan Reviewer Check: Initial \_\_\_\_\_ Date \_\_\_\_\_

Review Items: Lot # & Layout  Lot Area  Zoning  Bearings & Distances   
 Coordinates OK Plan # OK Road/Alley Widths  Easements OK Open Space N/A  
 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	<u>10-5-11</u>	<u>10-19-11</u>	<u>10/20/11</u>	<u>Revise Easements</u>
Research	Bobby Fleury			<u>10-6-11</u>	<u>Use MSP coordinates</u>
SHA	Corren Giles				
PEPCO	<u>J. Schw</u>				
Parks	Doug Powell				
DRD	Keiona Clark				

## Final DRD Review:

Consultant Notified (Final Mark-up): Initial SOS Date 12/14/2011  
 Final Mylar & DXF/DWG Received: Initial SOS Date 9-5-12  
 Final Mylar Review Complete: Initial SOS Date 9-13-12

## Board Approval of Plat:

Plat Agenda: Initial SOS Date 9-27-12  
 Planning Board Approval: \_\_\_\_\_  
 Chairman's Signature: \_\_\_\_\_

## MCDPS Approval of Plat:

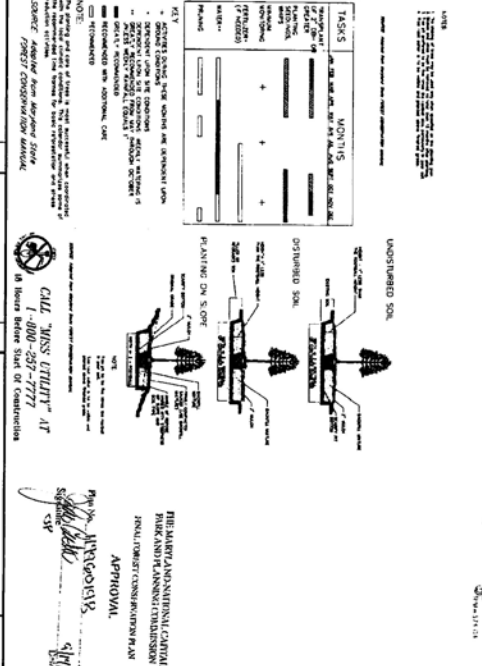
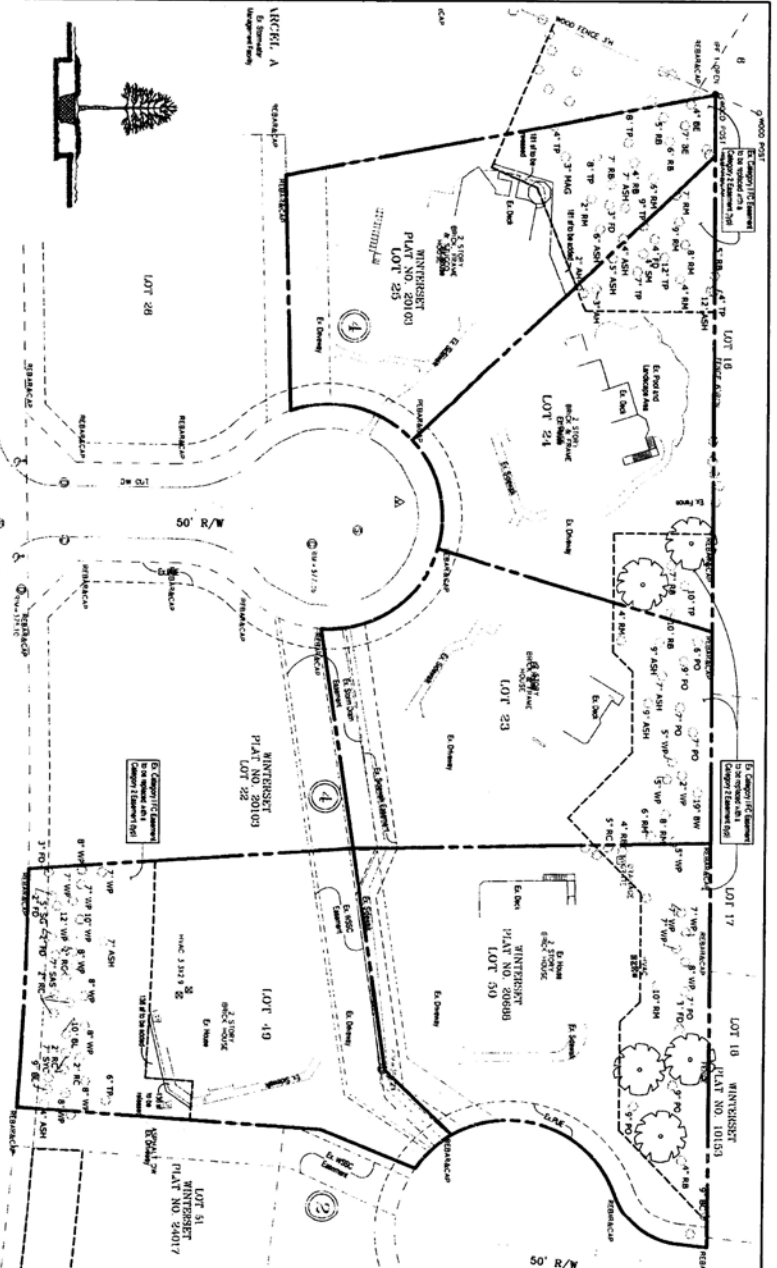
Consultant Pick-up for DPS Signature: \_\_\_\_\_  
 Final Mylar for Reproduction Rec'd: \_\_\_\_\_

## 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. \_\_\_\_\_





**PLANTING SPECIFICATIONS**

1. This information/recommendation shall be provided in accordance with the Montgomery County Code and the Montgomery County Forestry Ordinance. The preservation of the existing trees and the planting of new trees shall be in accordance with the guidelines of the Montgomery County Forestry Ordinance.

2. All plantings shall be done in accordance with the guidelines of the Montgomery County Forestry Ordinance and the American Standard for Nursery Stock established by the American Association of Nurserymen.

3. Hand-drawn plans shall show the following: species, size, quantity, location, and planting details. All plantings shall be done in accordance with the guidelines of the Montgomery County Forestry Ordinance and the American Standard for Nursery Stock established by the American Association of Nurserymen.

4. If a species is not available in the Montgomery County Forestry Ordinance, the applicant shall provide a list of alternative species and their sources to the Montgomery County Forestry Ordinance.

**GENERAL NOTES**

1. This information/recommendation shall be provided in accordance with the Montgomery County Code and the Montgomery County Forestry Ordinance. The preservation of the existing trees and the planting of new trees shall be in accordance with the guidelines of the Montgomery County Forestry Ordinance.

2. All plantings shall be done in accordance with the guidelines of the Montgomery County Forestry Ordinance and the American Standard for Nursery Stock established by the American Association of Nurserymen.

3. Hand-drawn plans shall show the following: species, size, quantity, location, and planting details. All plantings shall be done in accordance with the guidelines of the Montgomery County Forestry Ordinance and the American Standard for Nursery Stock established by the American Association of Nurserymen.

4. If a species is not available in the Montgomery County Forestry Ordinance, the applicant shall provide a list of alternative species and their sources to the Montgomery County Forestry Ordinance.

**PRODUCT SPECIFICATIONS**

1. SPECIES: All trees shall be of the species listed in the planting schedule. The trees shall be of the size and quantity specified in the planting schedule. The trees shall be of the quality specified in the planting schedule.

2. SIZE: All trees shall be of the size specified in the planting schedule. The trees shall be of the quality specified in the planting schedule.

3. QUANTITY: All trees shall be of the quantity specified in the planting schedule. The trees shall be of the quality specified in the planting schedule.

4. LOCATION: All trees shall be of the location specified in the planting schedule. The trees shall be of the quality specified in the planting schedule.

5. PLANTING: All trees shall be of the planting specified in the planting schedule. The trees shall be of the quality specified in the planting schedule.

**PRE-PLANTING SPECIFICATIONS, CONT'D**

1. The applicant shall provide a list of alternative species and their sources to the Montgomery County Forestry Ordinance.

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3. The applicant shall provide a list of alternative species and their sources to the Montgomery County Forestry Ordinance.

4. The applicant shall provide a list of alternative species and their sources to the Montgomery County Forestry Ordinance.

5. The applicant shall provide a list of alternative species and their sources to the Montgomery County Forestry Ordinance.

**QUALIFIED PROFESSIONAL CERTIFICATE**

I, the undersigned, being a duly licensed Professional Engineer in the State of Maryland, do hereby certify that the above information is true and correct to the best of my knowledge and belief, and that I am a duly licensed Professional Engineer in the State of Maryland.

Signature: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Date: \_\_\_\_\_

**LANDSCAPE CREDIT SUMMARY AND PLANTING SCHEDULE**

Lot	Required (Trees)	Existing (Trees)	Net (Trees)
19	10	5	5
20	15	10	5
21	20	15	5
22	25	20	5
23	30	25	5
24	35	30	5
25	40	35	5
26	45	40	5
27	50	45	5
28	55	50	5
29	60	55	5
30	65	60	5
31	70	65	5
32	75	70	5
33	80	75	5
34	85	80	5
35	90	85	5
36	95	90	5
37	100	95	5
38	105	100	5
39	110	105	5
40	115	110	5
41	120	115	5
42	125	120	5
43	130	125	5
44	135	130	5
45	140	135	5
46	145	140	5
47	150	145	5
48	155	150	5
49	160	155	5
50	165	160	5
51	170	165	5
52	175	170	5
53	180	175	5
54	185	180	5
55	190	185	5
56	195	190	5
57	200	195	5
58	205	200	5
59	210	205	5
60	215	210	5
61	220	215	5
62	225	220	5
63	230	225	5
64	235	230	5
65	240	235	5
66	245	240	5
67	250	245	5
68	255	250	5
69	260	255	5
70	265	260	5
71	270	265	5
72	275	270	5
73	280	275	5
74	285	280	5
75	290	285	5
76	295	290	5
77	300	295	5
78	305	300	5
79	310	305	5
80	315	310	5
81	320	315	5
82	325	320	5
83	330	325	5
84	335	330	5
85	340	335	5
86	345	340	5
87	350	345	5
88	355	350	5
89	360	355	5
90	365	360	5
91	370	365	5
92	375	370	5
93	380	375	5
94	385	380	5
95	390	385	5
96	395	390	5
97	400	395	5
98	405	400	5
99	410	405	5
100	415	410	5

**NEIGHBORHOOD MAP - NTS**

Map showing the location of the site within the neighborhood. The site is located at the intersection of [Street Name] and [Street Name]. The map includes surrounding streets, landmarks, and the proposed site location.

**FOREST CONSERVATION TABLE**

Lot	Required (Trees)	Existing (Trees)	Net (Trees)
19	10	5	5
20	15	10	5
21	20	15	5
22	25	20	5
23	30	25	5
24	35	30	5
25	40	35	5
26	45	40	5
27	50	45	5
28	55	50	5
29	60	55	5
30	65	60	5
31	70	65	5
32	75	70	5
33	80	75	5
34	85	80	5
35	90	85	5
36	95	90	5
37	100	95	5
38	105	100	5
39	110	105	5
40	115	110	5
41	120	115	5
42	125	120	5
43	130	125	5
44	135	130	5
45	140	135	5
46	145	140	5
47	150	145	5
48	155	150	5
49	160	155	5
50	165	160	5
51	170	165	5
52	175	170	5
53	180	175	5
54	185	180	5
55	190	185	5
56	195	190	5
57	200	195	5
58	205	200	5
59	210	205	5
60	215	210	5
61	220	215	5
62	225	220	5
63	230	225	5
64	235	230	5
65	240	235	5
66	245	240	5
67	250	245	5
68	255	250	5
69	260	255	5
70	265	260	5
71	270	265	5
72	275	270	5
73	280	275	5
74	285	280	5
75	290	285	5
76	295	290	5
77	300	295	5
78	305	300	5
79	310	305	5
80	315	310	5
81	320	315	5
82	325	320	5
83	330	325	5
84	335	330	5
85	340	335	5
86	345	340	5
87	350	345	5
88	355	350	5
89	360	355	5
90	365	360	5
91	370	365	5
92	375	370	5
93	380	375	5
94	385	380	5
95	390	385	5
96	395	390	5
97	400	395	5
98	405	400	5
99	410	405	5
100	415	410	5

**WINTERSET COMMUNITY**

Montgomery County, Maryland

Block 4, Parcel A, Lots 19-51

Block 2, Lots 52-100

**RODGERS CONSULTING**

10000 Greenfield Road  
 Suite 100  
 Rockville, MD 20850  
 Phone: (301) 414-1111  
 Fax: (301) 414-1112  
 Email: info@roddgers.com

**WINTERSET - JIMTED FFCP AMENDMENT**

Montgomery County, Maryland

Block 4, Parcel A, Lots 19-51

Block 2, Lots 52-100

Wintersset Community

Montgomery County, Maryland

Block 4, Parcel A, Lots 19-51

Block 2, Lots 52-100

**WINTERSET - JIMTED FFCP AMENDMENT**

Montgomery County, Maryland

Block 4, Parcel A, Lots 19-51

Block 2, Lots 52-100

Wintersset Community

Montgomery County, Maryland

Block 4, Parcel A, Lots 19-51

Block 2, Lots 52-100

**WINTERSET - JIMTED FFCP AMENDMENT**

Montgomery County, Maryland

Block 4, Parcel A, Lots 19-51

Block 2, Lots 52-100

Wintersset Community

Montgomery County, Maryland

Block 4, Parcel A, Lots 19-51

Block 2, Lots 52-100

**WINTERSET - JIMTED FFCP AMENDMENT**

Montgomery County, Maryland

Block 4, Parcel A, Lots 19-51

Block 2, Lots 52-100

Wintersset Community

Montgomery County, Maryland

Block 4, Parcel A, Lots 19-51

Block 2, Lots 52-100

**WINTERSET - JIMTED FFCP AMENDMENT**

Montgomery County, Maryland

Block 4, Parcel A, Lots 19-51

Block 2, Lots 52-100

Wintersset Community

Montgomery County, Maryland

Block 4, Parcel A, Lots 19-51

Block 2, Lots 52-100

**WINTERSET - JIMTED FFCP AMENDMENT**

Montgomery County, Maryland

Block 4, Parcel A, Lots 19-51

Block 2, Lots 52-100

Wintersset Community

Montgomery County, Maryland

Block 4, Parcel A, Lots 19-51

Block 2, Lots 52-100

**WINTERSET - JIMTED FFCP AMENDMENT**

Montgomery County, Maryland

Block 4, Parcel A, Lots 19-51

Block 2, Lots 52-100

Wintersset Community

Montgomery County, Maryland

Block 4, Parcel A, Lots 19-51

Block 2, Lots 52-100

**WINTERSET - JIMTED FFCP AMENDMENT**

Montgomery County, Maryland

Block 4, Parcel A, Lots 19-51

Block 2, Lots 52-100

Wintersset Community

Montgomery County, Maryland

Block 4, Parcel A, Lots 19-51

Block 2, Lots 52-100

**WINTERSET - JIMTED FFCP AMENDMENT**

Montgomery County, Maryland

Block 4, Parcel A, Lots 19-51

Block 2, Lots 52-100

Wintersset Community

Montgomery County, Maryland

Block 4, Parcel A, Lots 19-51

Block 2, Lots 52-100

**WINTERSET - JIMTED FFCP AMENDMENT**

Montgomery County, Maryland

Block 4, Parcel A, Lots 19-51

Block 2, Lots 52-100

Wintersset Community

Montgomery County, Maryland

Block 4, Parcel A, Lots 19-51

Block 2, Lots 52-100

**WINTERSET - JIMTED FFCP AMENDMENT**

Montgomery County, Maryland

Block 4, Parcel A, Lots 19-51

Block 2, Lots 52-100

Wintersset Community

Montgomery County, Maryland

Block 4, Parcel A, Lots 19-51

Block 2, Lots 52-100

**WINTERSET - JIMTED FFCP AMENDMENT**

Montgomery County, Maryland

Block 4, Parcel A, Lots 19-51

Block 2, Lots 52-100

Wintersset Community

Montgomery County, Maryland

Block 4, Parcel A, Lots 19-51

Block 2, Lots 52-100

**WINTERSET - JIMTED FFCP AMENDMENT**

Montgomery County, Maryland

Block 4, Parcel A, Lots 19-51

Block 2, Lots 52-100

Wintersset Community

Montgomery County, Maryland

Block 4, Parcel A, Lots 19-51

Block 2, Lots 52-100

**WINTERSET - JIMTED FFCP AMENDMENT**

Montgomery County, Maryland

Block 4, Parcel A, Lots 19-51

Block 2, Lots 52-100

Wintersset Community

Montgomery County, Maryland

Block 4, Parcel A, Lots 19-51

Block 2, Lots 52-100

**WINTERSET - JIMTED FFCP AMENDMENT**

Montgomery County, Maryland

Block 4, Parcel A, Lots 19-51

Block 2, Lots 52-100

Wintersset Community

Montgomery County, Maryland

Block 4, Parcel A, Lots 19-51

Block 2, Lots 52-100

**WINTERSET - JIMTED FFCP AMENDMENT**

Montgomery County, Maryland

Block 4, Parcel A, Lots 19-51

Block 2, Lots 52-100

Wintersset Community

Montgomery County, Maryland

Block 4, Parcel A, Lots 19-51

Block 2, Lots 52-100

**WINTERSET - JIMTED FFCP AMENDMENT**

Montgomery County, Maryland

Block 4, Parcel A, Lots 19-51

Block 2, Lots 52-100

Wintersset Community

Montgomery County, Maryland

Block 4, Parcel A, Lots 19-51

Block 2, Lots 52-100

**WINTERSET - JIMTED FFCP AMENDMENT**

Montgomery County, Maryland

Block 4, Parcel A, Lots 19-51

Block 2, Lots 52-100

Wintersset Community

Montgomery County, Maryland

Block 4, Parcel A, Lots 19-51

Block 2, Lots 52-100

**WINTERSET - JIMTED FFCP AMENDMENT**

Montgomery County, Maryland

Block 4, Parcel A, Lots 19-51

Block 2, Lots 52-100

Wintersset Community

Montgomery County, Maryland

Block 4, Parcel A, Lots 19-51

Block 2, Lots 52-100

**WINTERSET - JIMTED FFCP AMENDMENT**

Montgomery County, Maryland

Block 4, Parcel A, Lots 19-51

Block 2, Lots 52-100

Wintersset Community

Montgomery County, Maryland

Block 4, Parcel A, Lots 19-51

Block 2, Lots 52-100

**WINTERSET - JIMTED FFCP AMENDMENT**

Montgomery County, Maryland

Block 4, Parcel A, Lots 19-51

Block 2, Lots 52-100

Wintersset Community

Montgomery County, Maryland

Block 4, Parcel A, Lots 19-51

Block 2, Lots 52-100

**WINTERSET - JIMTED FFCP AMENDMENT**

Montgomery County, Maryland

Block 4, Parcel A, Lots 19-51

Block 2, Lots 52-100

Wintersset Community

Montgomery County, Maryland

Block 4, Parcel A, Lots 19-51

Block 2, Lots 52-100

**WINTERSET - JIMTED FFCP AMENDMENT**

Montgomery County, Maryland

Block 4, Parcel A, Lots 19-51

Block 2, Lots 52-100

Wintersset Community

Montgomery County, Maryland

Block 4, Parcel A, Lots 19-51

Block 2, Lots 52-100