

Plat Name: Winbrook
Plat #: 220140140

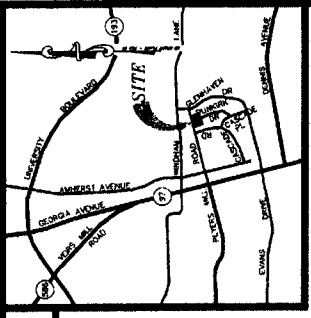
Location: Located on the south side of Plyers Mill Road, 300 feet west of Glenhaven Drive.

Master Plan: Kensington-Wheaton Master Plan

Plat Details: R-60 zone; 3 lots

Applicant: Housewright Development, Inc.

The 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 No. 120080100 (MCPB Resolution No. 08-158), 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.



VICINITY MAP
SCALE: 1" = 200'

PLAT NO.

AREA TABULATION

LOT 4	16,803 SQ. FT.	OR 0.3857 ACRES
LOT 5	12,072 SQ. FT.	OR 0.2772 ACRES
LOT 6	12,289 SQ. FT.	OR 0.2820 ACRES
DEDICATED TO PUBLIC USE		
TOTAL AREA OF THIS PLAT	41,164 SQ. FT.	OR 0.9450 ACRES

NOTES:

- 1) THE PROPERTY IS DESIGNATED AS PARCEL P.110 AND OUTLOT B ON TAX ASSESSMENT MAP NO. 41.3. THE PROPERTY IS LOCATED IN W.S.S.C. GRID 213 NW 22. THE PROPERTY IS ZONED R-60. THE PROPERTY IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SHOWN ON THE PRELIMINARY PLAN.
- 2) 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 THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF THE RECORDS OF THE MONTGOMERY COUNTY PLANNING BOARD.
- 3) ALL EASEMENTS, 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 THE RECORDING OF THIS PLAT. THE PLAT DOES NOT INTEND TO SUPERSEDE OR CONTRADICT ANY REQUIREMENTS MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS SUBJECT TO THE TERMS AND CONDITIONS WITHIN M-1000C PRELIMINARY PLAN.
- 4) THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
- 5) THE PROPERTY SHOWN HEREIN IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 22A, MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES. THE PROPERTY IS SUBJECT TO THE REQUIREMENTS TO PROVIDE A FINAL FOREST CONSERVATION PLAN PER EXEMPTION NO. 42008012E.

OWNERS CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY CERTIFY THAT THE PLAT OF SUBDIVISION OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREIN, IS A TRUE AND CORRECT REPRESENTATION OF THE SUBDIVISION OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREIN, INTO THE LOTS, BLOCKS, AND OUTLOTS SHOWN AND DESCRIBED HEREON, HEREIN, AND THAT THE SAME ARE SUBJECT TO THE EASEMENTS AND RESTRICTIONS SHOWN ON THE PRELIMINARY PLAN. WE, THE UNDERSIGNED OWNERS, HAVE BEEN ADVISED BY A PROFESSIONAL LAND SURVEYOR THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SUBDIVISION OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREIN, INTO THE LOTS, BLOCKS, AND OUTLOTS SHOWN AND DESCRIBED HEREON, HEREIN, AND THAT THE SAME ARE SUBJECT TO THE EASEMENTS AND RESTRICTIONS SHOWN ON THE PRELIMINARY PLAN. WE, THE UNDERSIGNED OWNERS, HAVE BEEN ADVISED BY A PROFESSIONAL LAND SURVEYOR THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SUBDIVISION OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREIN, INTO THE LOTS, BLOCKS, AND OUTLOTS SHOWN AND DESCRIBED HEREON, HEREIN, AND THAT THE SAME ARE SUBJECT TO THE EASEMENTS AND RESTRICTIONS SHOWN ON THE PRELIMINARY PLAN.

WILLIAM PLANK, PRESIDENT
HOUSEWRIGHT DEVELOPMENT, INC.
DATE: 4/14/14

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A PLAT OF ALL OF THE PROPERTY DESCRIBED IN A CONVEYANCE FROM DAVID GALINSKY TO HOUSEWRIGHT DEVELOPMENT, INC., DATED 10/14/10, AND THAT THE SAME ARE SUBJECT TO THE EASEMENTS AND RESTRICTIONS SHOWN ON THE PRELIMINARY PLAN. I HAVE BEEN ADVISED BY A PROFESSIONAL LAND SURVEYOR THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SUBDIVISION OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREIN, INTO THE LOTS, BLOCKS, AND OUTLOTS SHOWN AND DESCRIBED HEREON, HEREIN, AND THAT THE SAME ARE SUBJECT TO THE EASEMENTS AND RESTRICTIONS SHOWN ON THE PRELIMINARY PLAN.

RUSSELL E. REESE
PROFESSIONAL LAND SURVEYOR, MD No. 11014
EXPIRATION DATE: AUGUST 24, 2014
DATE: 4/14/14

GRAPHIC SCALE



LEGEND

- IRON PIPE FOUND & HELD
- IRON PIPE & I.D. CAP 259" SET

DATE: _____

PLAT NO. _____

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
APPROVED _____

CHARMAN _____ ASST. SECRETARY - TREASURER _____

M.N.C.P. & P.C. RECORD FILE NO. _____ DIRECTOR _____

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES
APPROVED _____

RECORD PLAT REVIEW SHEET

Plat Name: Winbrook Plat Number: 220140140
 Plan Name: Winbrook Plan Number: 170080100
 Plat Submission Date: 8-13-2013
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: R. Weaver Checked: _____ Date _____

Background Review:

Signed Preliminary Plan - Date 1-21-2010 Checked: Initial SSS Date 9-25-2013
 Planning Board Resolution No. 08-158 Resolution Mailing Date 9-15-2009
 Site Plan Required? Yes _____ No X Verified By: SSS (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 _____ Plan # _____ Road/Alley Widths _____ Easements _____ Open Space _____
 Non-standard BRLs _____ Adjoining Land _____ Vicinity Map _____ Septic/Wells _____
 TDR note _____ Child Lot note _____ Surveyor Cert _____ Owner Cert _____ Tax Map _____

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	8-14-13	8-30-13	8-16-13	OK
Research	Bobby Fleury	↓	↓	↓	↓
SHA	Corren Giles	↓	↓	↓	↓
PEPCO	RADEKOW	↓	↓	9-3-2013	PVE as shown
Parks	Doug Powell	↓	↓	↓	↓
DRD	Kelona Clark	↓	↓	8-26-13	See address plan

Final DRD Review:

Consultant Notified (Final Mark-up): Initial SSS Date 10/7/13
 Final Mylar & DXF/DWG Received: Initial SSS Date 11-15-14
 Final Mylar Review Complete: Initial SSS Date 1-22-14

Board Approval of Plat:

Plat Agenda: Initial SSS Date 5-1-14

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 Rest of Division: _____

Complete Reproduction: _____

Notify Consultant to Seal Plats: _____

Surveyor's Seal Complete: _____

Sent to Courthouse for Recordation: _____

Recordation Info Entered into Hansen: _____

No. _____

