



**Windridge Winery, Preliminary Plan No. 120190020**

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JP

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Completed: 05/24/19

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**Description**

**Windridge Winery, Preliminary Plan No. 120190020:**

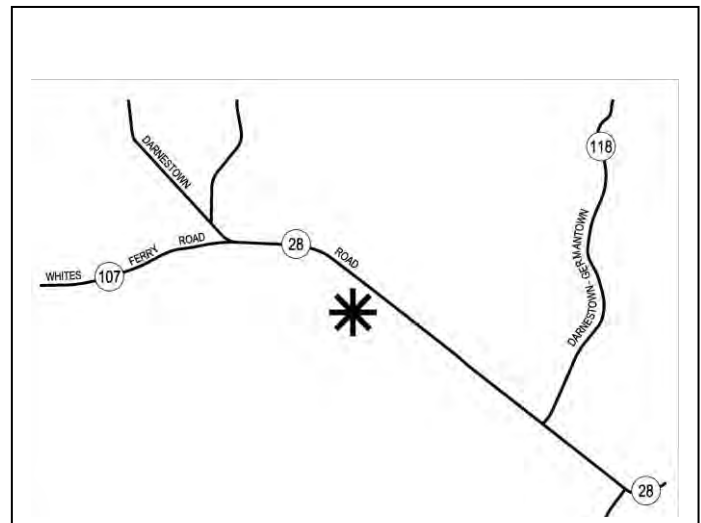
Request for 1 lot on 44.72 acres for a farm Winery Tasting Room of up to 5,000 square feet; at 15700 Darnestown Road, 500 feet northwest of Bellingham Drive; Rural Cluster Zone (RC), 2002 Potomac Subregion Master Plan.

**Recommendation** – Approval with conditions

**Applicant:** Jeremy Butz

**Acceptance Date:** 10/23/2018

**Review Basis:** Chapter 50, Chapter 59, Chapter 22A



**Summary**

- Creation of one lot on 44.72 acres of land in the RC Zone for the use of a Winery Tasting Room.
- This Preliminary Plan is related to the winery tasting room, which is a commercial/agricultural use. The farm winery operation (winery and wine cellar) and vineyards are structures/facilities that are accessories to the farming operations on-site and, therefore, are permitted uses and do not require building permits.
- Staff supports the proposal to construct a 10-foot wide shared use path along the Property frontage on MD 28, instead of the bikeable shoulders recommended in the Bicycle Master Plan.
- The Applicant is exceeding the 2.22-acre forest conservation requirement by placing all 3.34 acres of existing forest in a Category I conservation easement.
- No community correspondence has been received to date on this application.
- The Planning Board approved an extension request to extend the review period of this application until June 6, 2019.

## SECTION 1 – RECOMMENDATION & CONDITIONS

**Preliminary Plan No. 120190020:** Staff recommends approval of the Preliminary Plan subject to the following conditions:

### **General Approval**

1. This Preliminary Plan is limited to one lot and no more than 5,000 square feet of *commercial (Wine Tasting Room)* space. Other agricultural land uses permitted in the zone will continue to occur.

### **Adequate Public Facilities and Outside Agencies**

2. The Adequate Public Facility (“APF”) review for the Preliminary Plan will remain valid for sixty (60) months from the date of mailing of this Planning Board Resolution.

### Outside Agencies

3. The Planning Board accepts the recommendations of the Maryland State Highway Administration (“SHA”) in its email dated February 13, 2019 and incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as set forth in the email, which may be amended by MDSHA if the amendment does not conflict with any other conditions of the Preliminary Plan approval.
4. Before the issuance of access permits, the Applicant must satisfy the Maryland State Highway Administration’s requirements for access and improvements.
5. The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Services (“MCDPS”) – Water Resources Section in its stormwater management concept letter dated March 18, 2019 and incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDPS – Water Resources Section if the amendment does not conflict with any other conditions of the Preliminary Plan approval.
6. The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Services (“MCDPS”) – Well and Septic Section in its letter dated March 12, 2019 and incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDPS – Well and Septic Section if the amendment does not conflict with any other conditions of the Preliminary Plan approval.
7. The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Services (“MCDPS”), Fire Department Access and Water Supply Section in its letter dated February 14, 2019 and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which MCDPS may amend if the amendment does not conflict with other conditions of Preliminary Plan approval.

### Forest Conservation

8. The Applicant must comply with the following conditions of approval of Final Forest Conservation Plan 120190020, approved as part of this Preliminary Plan.

- a) The Applicant must schedule the required site inspections with M-NCPPC staff per Section 22A.00.01.10 of the Forest Conservation Regulations.
- b) The Applicant must comply with all tree protection and tree save measures shown on the approved Final Forest Conservation Plan. Tree save measures not specified on the Final Forest Conservation Plan may be required by the M-NCPPC forest conservation inspector.
- c) Prior to the start of any clearing, grading, or demolition on the Property, the Applicant must record a Category I Conservation Easement over all areas of forest retention and environmental buffers as specified on the approved Forest Conservation Plan. The Category I Conservation Easement approved by the M-NCPPC Office of the General Counsel must be recorded in the Montgomery County Land Records by deed and the Liber Folio for the easement must be referenced on the record plat.
- d) The Applicant must install permanent Category I Conservation Easement signage along the perimeter of the conservation easements.
- e) The Final Sediment Control Plan must be consistent with the final limits of disturbance shown on the approved Final Forest Conservation Plan.

## **Transportation**

### **Existing Frontage Improvements**

- 9. The Applicant must provide the following dedications and show them on the record plat(s) for the following existing roads:
  - a) All land necessary to accommodate sixty feet from the existing pavement centerline along the Subject Property frontage for Darnestown Road (MD 28).
- 10. Prior to the recordation of plat(s), the Applicant must satisfy all necessary requirements of MDSHA to construct a 10-foot wide shared use path along the Property frontage on Darnestown Road (MD 28).

## **Record Plats**

- 11. There shall be no clearing or grading of the site prior to recordation of plat(s).

### **Easements**

- 12. The record plat must show necessary easements.

### **Notes and Labels**

- 13. The record plat must reflect all areas under common ownership.

## **Certified Preliminary Plan**

- 14. The Applicant must include the stormwater management concept approval letter and Preliminary Plan Resolution on the approval or cover sheet(s).
- 15. The certified Preliminary Plan must contain the following note:  
*Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, site circulation, and sidewalks shown on the Preliminary Plan are illustrative. The final locations of buildings, structures and hardscape will be determined at the time of issuance of building permit(s). Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height, and lot coverage for each lot.*

## SECTION 2 – SITE LOCATION AND VICINITY

### Site Location

Located at 15700 Darnestown Road, 500 feet northwest of Bellingham Drive in Darnestown and is described as Parcel 939 on tax map DS (“Property”). The Property is in the Rural Cluster Zone (RC) Zone and within the 2002 Potomac Subregion Master Plan.

### Site Vicinity

The Property is bounded on the east side by Darnestown Road (MD 28) with farmland to the north and south. To the west is a forested portion of Seneca State Park. All of the surrounding Properties are within the RC Zone. There are residential dwellings to the north and to east on the opposite side of MD 28.

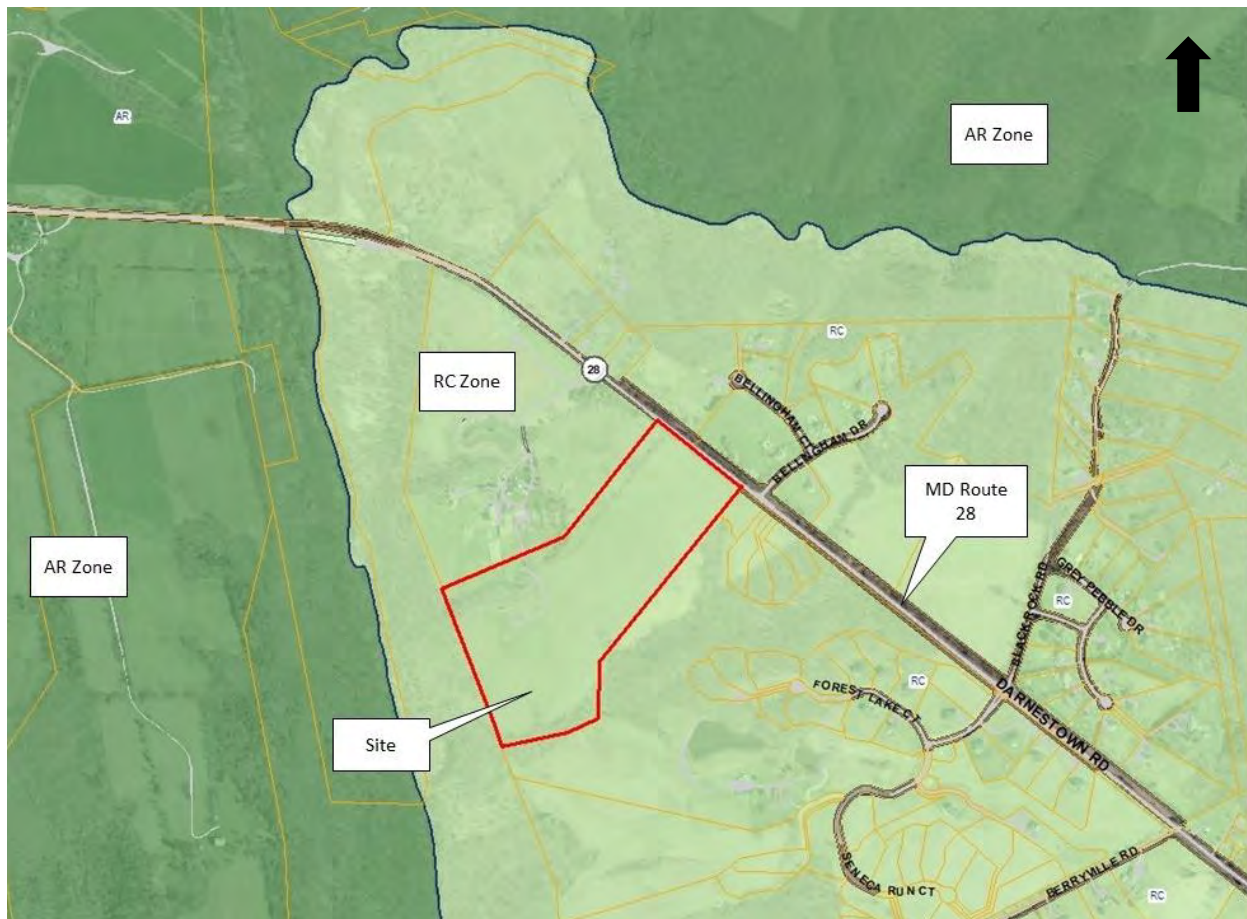


Figure 1: Vicinity Map with Zoning

## Site Description

The Property is comprised of 44.72 acres of land serving agricultural uses. The access road for the Property crosses the adjacent Parcel A, created by Plat 24027, and aligns with Bellingham Drive, a residential street, across MD Route 28.

The Property consists of rolling topography that slopes down from a high point along MD 28 to the low point along the western property line. There are two forest stands on the Property: one in the northwest corner and one in the southwest corner for a total of 3.34 acres of existing forest onsite. There are two streams on the Property which generally align with the existing forest stands. The stream on the south side of the Property begins offsite and continues through the southwest portion of the Property. The stream on the north side of the Property begins onsite and continues offsite to the west.

Currently, there are two vineyards on the Property, measuring 5.4 acres and 3.9 acres in size, and a farm access road. The Property is presently under development for the construction of a farm winery operation (winery and wine cellar). The implementation of these facilities has been performed under the supervision of the Montgomery County Soil Conservation District (MCSCD). MCSCD will continue to oversee the construction of the winery and wine cellar as shown on the Preliminary Plan. These structures/facilities are accessories to the farming operations on-site and thus do not require a building permit in the RC zone and do not require subdivision.



*Figure 2: 2017 Aerial Photograph of Site*



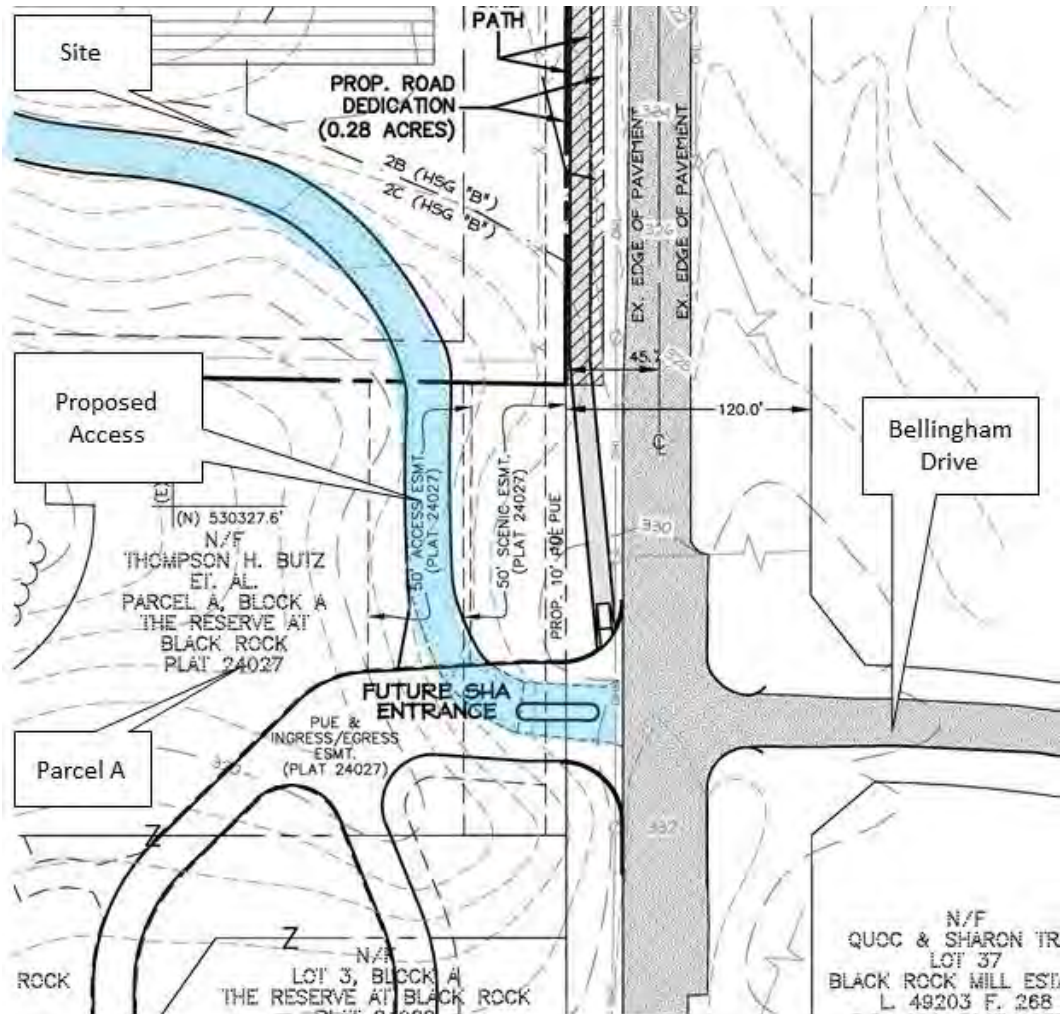


Figure 3: Proposed Site Access and Future SHA Access point

### SECTION 3 – PROPOSAL

#### Proposal

Preliminary Plan No. 120190020 was submitted on October 23, 2018 to create one lot on 44.72 acres of land in the RC Zone for a new commercial/agricultural tasting room with a gross floor area of no more than 5,000 square feet to serve a farm winery operation. A 106-space parking lot is proposed to provide parking for the tasting room. Access to the parking lot will be provided through the asphalt driveway that currently serves the vineyards and soon to be winery & wine cellar (farm accessory structures currently under construction). The access drive will be improved to meet Fire and Rescue requirements.

The proposal includes 0.28 acre of Right-of-Way dedication along its frontage on MD Route 28 and the construction of a 10-foot wide shared use path, which is separated from the roadway by approximately 15-foot wide buffer.

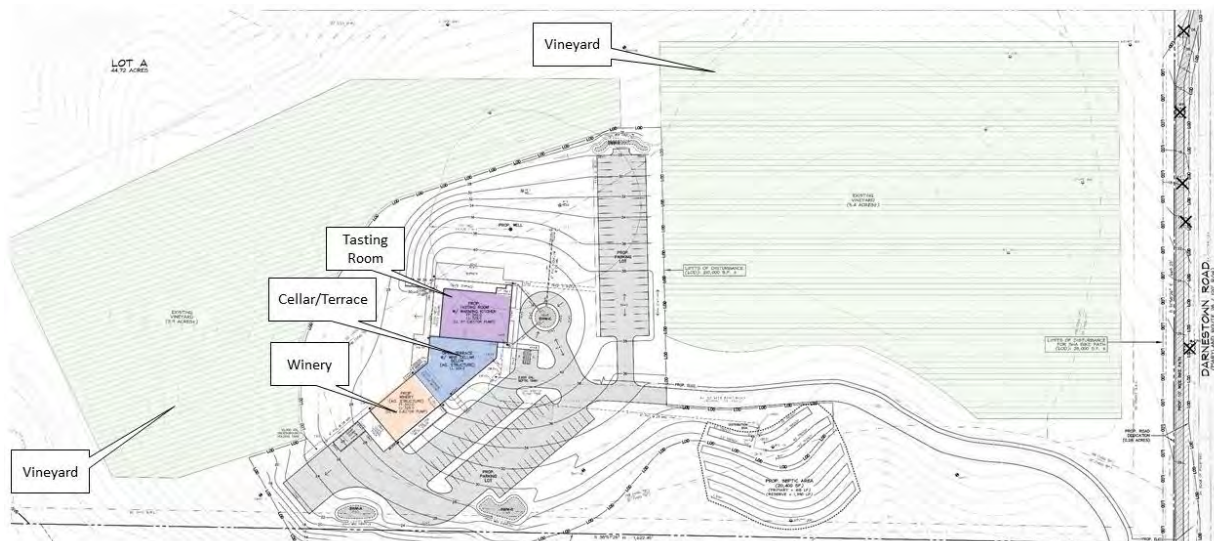


Figure 4: Property Layout

#### SECTION 4 – ANALYSIS AND FINDINGS, 50.4.2.D

1. *The layout of the subdivision, including size, width, shape, orientation and diversity of lots, and location and design of roads is appropriate for the subdivision given its location and the type of development or use contemplated and the applicable requirements of Chapter 59*

- a. *The block design is appropriate for the development or use contemplated*

The block design for the winery/tasting room use is suitable length and width, including adequate provision for pedestrians, parking, deliveries, and truck maneuvering.

- b. *The lot design is appropriate for the development or use contemplated*

Lot size, width, shape, and orientation is appropriate for the location of the subdivision and for the type of use contemplated, considering the recommendations of the master plan and the applicable requirements of Chapter 59. The dimensions of the lot are able to accommodate the proposed building and other infrastructure necessary to serve the lot, including but not limited to any accessory structure, stormwater management, parking, access drive, and off-street service.

- c. *The Preliminary Plan provides for required public sites and adequate open areas*

##### Master Planned Sites

There are no master-planned sites on the Property.

##### Local Recreation

There are no local recreation requirements on the Property.

##### Areas for public roads, utilities and storm drains

The Applicant is providing space for all required public and private roads, other internal circulation elements (sidewalks and alleys), parking and is providing all necessary easements for stormwater management facilities and public utilities.

*d. The Lot and Use comply with the basic requirements of Chapter 59*

The lot was reviewed for compliance with the dimensional requirements for the RC zone as specified in the Zoning Ordinance. The lot as proposed will meet all the dimensional requirements for area, frontage, width, and setbacks in that zone. A summary of this review is included in Table 1.

**Table 1 – Development Standards in the RC Zone**

<b>Standard</b>	<b>Required/Permitted</b>	<b>Proposed</b>
Density	1 unit/5 ac - 8 DU total	0 DU total
Minimum lot size	5 Acres	44.72 Acres or larger
Front setbacks	50 ft. min.	50 ft. or more
Side setbacks	20 ft. min., 20 ft. total	20 ft./20 ft. or more
Rear setbacks	35 ft. min.	35 ft. or more
Min Lot Width at Front Building Line	300 ft.	664 ft. or more
Min Lot Width at Front Lot Line	300 ft.	665 ft. or more
Max Lot Coverage	10%	not to exceed 10%
Max Building Height	50 ft max	50 ft. max <sup>1</sup>
Open Space	n/a	n/a
Site Plan Required	no	no
MPDUs Required	no	no

*2. The Preliminary Plan substantially conforms to the Master Plan*

The Property is located in the Darnestown Planning Area, the westernmost portion of the 2002 *Potomac Subregion Master Plan*. It is in the Rural Cluster Zone, as recommended by the Master Plan. The Master Plan intends that this area "provide a compatible mix of agricultural uses and low-density residential development that promotes agriculture and protects scenic and environmentally sensitive areas." (p 94) The proposed winery and tasting room will support continued active farming on this Property. The proposal is consistent with the Master Plan.

*3. Public Facilities will be adequate to support and service the area of the subdivision*

*a. Roads and Other Transportation Facilities*

Transportation access is adequate to serve the proposed development by this Preliminary Plan.

*i. Existing Facilities*

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<sup>1</sup> 59.4.3.4.b.5 A building used for agriculture associated with Farming must satisfy the standards of an accessory structure, except a building used for agriculture is exempt from the height requirements under Section 4.3.4.D.4.



The Subject Property is along MD 28 Darnestown Road, classified by the 2018 *Master Plan of Highways and Transitways* as a 2-lane arterial with a 120 ft. right-of-way.

ii. *Proposed public transportation infrastructure*

The Applicant will provide full dedication to accommodate the 120 feet right of way for MD 28. The 2018 *Bicycle Master Plan* recommends bikeable shoulders to be constructed on the frontage along MD 28, however, shoulders do not exist along this stretch of roadway and none will be added by the subject application. In lieu of constructing shoulders, the Applicant will construct a 10-foot wide shared use path along the frontage to accommodate cyclists and pedestrians. Staff finds that this proposal fully accommodates bike and pedestrian traffic, meeting the requirements of the Master Plan.

b. Local Area Transportation Review (LATR)

The Applicant submitted a transportation exemption statement because the Project will generate fewer than 50 new peak hour person trips during the weekday morning and evening peak periods (Attachment A). As a result of the anticipated weekday operation, the Project will not generate any weekday morning peak period person trips (6:30 AM – 9:30 AM) and is estimated to generate fewer than 50 evening peak period person trips (4:00 PM – 7:00 PM).

The Project will operate seven days a week, between 12 PM and 6 PM, with up to 10 employees each day. The majority of retail customers are anticipated during the weekend, outside the weekday peak periods, at times when adjacent roadways experience lower levels of travel demand. As a result, the LATR requirements are satisfied without further analysis.

Other Public Facilities and Services

Other public facilities and services are available and adequate to serve the proposed lot. The Subject Property has W-6 and S-6 water and sewer service categories, respectively, and well water and private septic systems. Montgomery County Department of Permitting Services, Well and Septic Division approved the plans on March 12, 2019 (Attachment B).

The Application has been reviewed by the Montgomery County Department of Permitting Services, Fire Department Access and Water Supply Section, which approved a fire department access plan on February 14, 2019 (Attachment C).

Other utilities, public facilities and services, such as electric, telecommunications, police stations, firehouses and health services are currently operating within the standards set by the Subdivision Staging Policy Resolution currently in effect. This Application is for a commercial winery use and does not propose any new dwellings units. Therefore, the Application does not generate any new students, and no school adequacy test is required.

4. *All Forest Conservation Law, Chapter 22A requirements are satisfied*

a. Environmental Guidelines

The Property is located within the Seneca Creek Watershed, which is classified by the State of Maryland as Use Class I-P waters. The Property consists of rolling topography that slopes down from a high point along MD 28 to the low point along the western property line. There are two forest stands on the Property: one in the northwest corner and one in the southwest corner for a total of 3.34 acres of existing forest onsite. There are two streams on the Property which generally align with the existing forest stands. The stream on the south side of the Property begins offsite and continues through the southwest portion of the Property. The stream on the north side of the Property begins onsite and continues offsite to the west.

#### Natural Resource Inventory/Forest Stand Delineation

The Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) 420170870 for this Property was approved on March 10, 2017. The NRI/FSD identifies the environmental constraints and forest resources on the Subject Property. The NRI/FSD calls out the Property to be a total of 44.72 acres of which 3.34 acres are high priority existing forest. The Property contains two streams and their environmental buffers, approximately 4.78 acres.

#### b. Forest Conservation Plan

A Final Forest Conservation Plan (FFCP) 120190020 for the Application was submitted as part of the Preliminary Plan Application (Attachment D).

This Property is zoned RC which is assigned a Land Use Category of Agricultural and Resource Areas (ARA) in the Land Use Table of the Environmental Guidelines. This gives the Property an afforestation requirement of 20% of the net tract and a conservation threshold of 50%.

The total tract area including offsite work was 45.57 acres, however 40.03 acres of land were exempt from forest conservation and will remain in agricultural use. Therefore, the net tract area subject to the forest conservation worksheet is 5.54 acres.

The FFCP shows no forest within the net tract area and does not propose removal of any forest. Accordingly, the Forest Conservation Worksheet results in a 1.1-acre afforestation/reforestation requirement. This requirement will be met onsite at a 2:1 ratio of forest retention, or 2.22 acres. The Applicant has proffered all 3.34 acres of existing forest on the Property in Category I conservation easement, exceeding the 2.22-acre afforestation/ reforestation requirement.

The FFCP meets all applicable requirements of Chapter 22A of the County Code. Therefore, Staff recommends approval the Final Forest Conservation Plan with the conditions cited in this Staff Report.

#### *5. All stormwater management, water quality plan, and floodplain requirements of Chapter 19 are satisfied*

The Preliminary Plan Application meets the stormwater management requirements of Chapter 19 of the County Code. The Applicant received a stormwater concept approval from MCDPS water resources division on March 18, 2019 (Attachment F). The Application will meet stormwater management goals through a variety of techniques including landscape infiltration, micro bioretention, and non-structural practices.

6. *Any burial site of which the applicant has actual notice or constructive notice or that is included in the Montgomery County Inventory and located within the subdivision boundary is approved under Subsection 50-4.3.*

There is no evidence of any burial site within the subdivision boundary.

7. *Any other applicable provisions specific to the property and necessary for approval of the subdivision is satisfied.*

There are no other provisions specific to the Property that are necessary for the approval of the subdivision.

## **SECTION 6 – CITIZEN CORRESPONDENCE AND ISSUES**

The Applicant has met all proper signage, noticing and pre-submission meeting requirements for the submitted Application. A pre-submission meeting for the Preliminary Plan was held on July 25, 2018 at 15700 Darnestown Road, Germantown, MD 20874. To date, Staff has not received any citizen correspondence.

## **SECTION 7 – CONCLUSION**

The Application meets all of the requirements established in the Subdivision Regulations and the Zoning Ordinance and conforms to the recommendations of the 2002 *Potomac Subregion Master Plan*. Access to the lot is adequate and all public facilities and utilities have been deemed adequate to serve this Application. The Application was reviewed by other applicable County agencies, all of which have recommended approval of the plans. Therefore, staff recommends approval of the Application, with the conditions as specified.

### **Attachments**

Attachment A – Traffic Exemption Statement  
Attachment B – DPS Well and Septic Letter  
Attachment C – FDA Letter  
Attachment D – Forest Conservation Plan  
Attachment E – MDSHA Correspondence  
Attachment F - MCDPS Water Resources Section Letter



Experience you can build on.

## Attachment A

### corporate office

10 south bentz street  
frederick, maryland 21701  
office 301.607.8031  
info@casengineering.com  
www.casengineering.com

civil • surveying • land planning

March 7, 2019

The M-NCP&PC  
Subdivision Development Section  
8787 Georgia Avenue, 2<sup>nd</sup> Floor  
Silver Spring, MD 20910

Attn: Planning Area 3 Reviewer

Re: **CAS Job No. 16-557**  
**Windridge Winery**  
15700 Darnestown Road, Germantown, MD 20874  
Proposed Lot A  
Preliminary Plan Application #120190020  
Traffic Exemption Statement

To whom it may concern,

The above referenced subdivision consists of 1 proposed lot for a new tasting room. The tasting room will operate 7 days a week from 12pm – 6pm with 10 employees. It is anticipated that one event will be held per month in which the attendance will exceed 100 people. The amount of new traffic generated will be less than 49 weekday peak hour trips and therefore does not necessitate the need for a traffic impact study. Furthermore, 80% of patron traffic is anticipated to occur during off-peak hours, on the weekend. This figure is based off a sales report provided from Sugarloaf Mountain Vineyard.

If you have any questions or need any additional information please do not hesitate to call.

Sincerely,

A handwritten signature in red ink, appearing to read 'J. Carhart', is written over a light blue horizontal line.

Jared Sims Carhart  
Senior Project Manager



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

Local Area Transportation Review

**TRANSPORTATION IMPACT STUDY SCOPE OF WORK AGREEMENT**

Contact Information				
Transportation Consultant (company, contact name, email, and phone number)	CAS Engineering Attn: Jared Carhart (301-703-2346, jcarhart@casengineering.com) 10 South Bentz Street Frederick, Maryland 21701			
Name of Applicant / Developer	Windridge Farm LLC			
Project Information <i>Include Tables/Graphics, As Needed</i>				
Project Name (include plan no. if known)	Windridge Winery			
Project Location (include address if known)	15700 Darnestown Road, Germantown, MD 20874			
Policy Area(s) (subdivision staging policy map)	37- Rural West	Master Plan(s) / Sector Plan Area(s)	Potomac Subregion 2002	
Application Type(s)	<input checked="" type="checkbox"/> Preliminary Plan	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Sketch/Concept/Pre-Preliminary (Optional)	<input type="checkbox"/> Amendment
	<input type="checkbox"/> Conditional Use (formerly special exception)	<input type="checkbox"/> Local Map Amendment	<input type="checkbox"/> Other: _____	
Project Description & Previous Approvals  (proposed land uses, zoning, no. of units, square footage, construction phasing, prior approvals and proposals, existing uses, site operations, year built, status of Adequate Public Facilities [APF], other relevant info)	The subject property proposed for development is currently being used as a vineyard. Proposed development includes a new agricultural winery facility (currently being built under the authority of the Soil Conservation District) and +/- 5,250 square foot tasting room. Applicable zoning for the property is RC. Development of the property proposes a total of a one (1) lot subdivision.			
1.Site Access  (proposed access location(s), existing/adjacent/opposite curb cuts, interparcel connections, access configurations and restrictions, internal circulation, private roads, parking/loading areas, other relevant info)	Access to proposed subdivision will be to/from Darnestown Road. A MSHA entrance will be proposed. The existing driveway is located in a 50' access easement and an ingress / egress easement on the adjoining subdivision southeast of the site.			



<b>2. Transportation Analysis Requirement</b>	<input type="checkbox"/> <b>Transportation Impact Study</b>  Generates <u>50 or more</u> total weekday peak hour person trips (vehicular, transit, bicycle, and/or pedestrian) with no reductions other than a credit for existing developments over 12 years old, <u>AND</u> is outside of the White Flint and White Oak Policy Areas. Fill out remainder of this form and include in transportation impact study appendix.		<input checked="" type="checkbox"/> <b>Transportation Study Exemption Statement</b>  Generates <u>49 or fewer</u> total weekday peak hour person trips (vehicular, transit, bicycle, and/or pedestrian) with no reductions other than a credit for existing developments over 12 years old, <u>OR</u> within White Flint and White Oak Policy Areas. Fill out PAR and trip generation sections below, and include with exemption statement.														
<b>3. Policy Area Review (PAR)</b>  Only for projects filed before 1/1/17	<input type="checkbox"/> <b>TPAR</b> (1/1/13 – 12/31/16) 0, 25, 50%: _____ (TPAR = Transportation Policy Area Review)	<input type="checkbox"/> <b>PAMR</b> (11/15/07 - 12/31/12) 0-50%: _____ (PAMR = Policy Area Mobility Review)	<input checked="" type="checkbox"/> <b>Exempt</b> (no square footage increase or fewer than 3 new trips) <b>or</b> 1/1/17 or later) <input type="checkbox"/> <b>No PAR</b> (7/1/03 – 11/14/07) <input type="checkbox"/> <b>PATR</b> (before 6/30/03) (PATR = Policy Area Transportation Review)														
<b>4. Transportation Mitigation Agreement (TMAg) Required?</b>	<input checked="" type="checkbox"/> <b>No</b>	<input type="checkbox"/> <b>Yes</b> (25+ Employees and in Transportation Management District [TMD])		<input type="checkbox"/> <b>Amend Existing TMAg</b>													
<b>5. Established Transportation Management District (TMD)?</b>	<input checked="" type="checkbox"/> <b>No</b>	<input type="checkbox"/> <b>Yes</b> TMD Name: _____															
<b>Transportation Impact Study Assumptions</b> <span style="float: right;"><i>Include Tables/Graphics, As Needed</i></span>																	
<b>6. Study Years / Phases</b>	Existing Year: _____		Phases / Build-out Year(s): _____														
<b>7. Study Periods</b>	<input type="checkbox"/> AM <input type="checkbox"/> PM <input type="checkbox"/> Mid-day <input type="checkbox"/> Saturday <input type="checkbox"/> Sunday <input type="checkbox"/> Other: _____																
<b>8. Study Intersections</b> (For projects generating 50 or more person trips, list all signalized & significant unsignalized intersections, and site driveways traffic counts <b>must be collected within 12-months of completed and accepted application</b> )	# of tiers of intersections to study (refer current LATR Guidelines): _____ <i>For the purpose of determining the number of tiers of study intersections, trip calculation for the subject site should also include nearby unbuilt properties in common ownership. No trip reductions should be taken in this calculation other than a credit for existing developments over 12 years old.</i> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">1)</td> <td style="width: 50%;">7)</td> </tr> <tr> <td>2)</td> <td>8)</td> </tr> <tr> <td>3)</td> <td>9)</td> </tr> <tr> <td>4)</td> <td>10)</td> </tr> <tr> <td>5)</td> <td>11)</td> </tr> <tr> <td>6)</td> <td>add more rows if necessary</td> </tr> </table>					1)	7)	2)	8)	3)	9)	4)	10)	5)	11)	6)	add more rows if necessary
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5)	11)																
6)	add more rows if necessary																
<b>9. Trip Generation</b>  (clearly cite sources and methodology including use of rates vs. equation, include trip generation for existing site, current approvals, proposed uses, and net changes)	<b>Total Person Trips</b> <small>Per Trip Generation Manual, 10th Edition - Code 970 Winery=7.31 Trips/1000 GFA 5,250 GFA = 38.4 Trips</small>	<b>Vehicle Trips*</b> N/A  Total Trips = 38.4	<b>Transit Trips*</b> N/A  Total Trips = 38.4	<b>Walking Trips*</b> N/A  Total Trips = 38.4	<b>Bicycling Trips*</b> N/A  Total Trips = 38.4												
<i>* Only required if total peak hour person trips are 50 or more. Sum of vehicle, transit, walking and biking trips shall be the equivalent of total person trips. Use table at the end of</i>																	

	<i>the form to show all calculations and assumptions for mode breakout.</i>
<b>10.Trip Reductions</b>  (include justification and supporting documentation for internal capture, pass-by, diverted, Transportation Demand Management)	
<b>11.Trip Distribution %</b>	
<b>12.Pipeline Developments to be considered as background traffic</b>  (include name, plan #, land uses, and sizes for approved but unbuilt developments or concurrently pending applications; info can be obtained from the M-NCPPC Pipeline website)	
<b>13.Pipeline Transportation Projects to be considered as background condition</b>  (fully funded County Capital Improvement Program, State Consolidated Transportation Program, developer projects, etc. within the next 6 years)	

Preliminary Mitigation Analysis		<i>*Refer to the LATR Guidelines for details on how to mitigate</i>	
14.Vehicular Analysis	<div><input type="checkbox"/> Vehicular Analysis Anticipated</div> <div>11 (Vehicular mitigation to be determined after study)</div>	<div><ul style="list-style-type: none"><li>TEST: HCM Analysis is required to be provided for all intersections analyzed in studies for: 1) “Red &amp; Orange” policy areas, and 2) intersections with a CLV of more than 1,350 in “Yellow &amp; Green” policy areas. 3) CLV analysis required for all intersections regardless of policy area. CLV assessment and signal timing worksheets are to be included in the study appendix.</li><li>MITIGATION: Required if HCM delay analyses exceed policy area standard</li></ul></div>	
15.Pedestrian Analysis	<div><input type="checkbox"/> Pedestrian Mitigation Anticipated</div>	<div><ul style="list-style-type: none"><li>TEST: If the plan generates 50 or more pedestrian peak hour trips, mitigation of surrounding pedestrian conditions is required</li><li>MITIGATION: Required if ADA non-compliance issues within 500 foot radius of site boundary and if pedestrian crosswalk delay at LATR intersections within 500 feet of site boundary is lower than Level of Service (LOS) D</li></ul></div>	
16.Bicycle Analysis	<div><input type="checkbox"/> Bicycle Mitigation Anticipated</div>	<div><ul style="list-style-type: none"><li>TEST: If the plan generates 50 or more bicycle peak hour trips and is within 0.25 miles of an existing educational institution or existing/planned bikeshare station, mitigation of surrounding bicycle conditions is required</li><li>MITIGATION: Required to make improvements to provide a low Level of Traffic Stress to any existing similar facility within 750 feet of the site boundary; Alternatively, project may provide a master planned improvement that provides an equivalent improvement in the level of traffic stress for cyclists</li></ul></div>	
17.Transit Analysis	<div><input type="checkbox"/> Transit Mitigation Anticipated</div>	<div><ul style="list-style-type: none"><li>TEST: If the plan generates 50 or more transit peak hour trips and the peak load of bus routes at bus stops within 1,000 feet of site boundary exceeds (or is worse than) peak load of LOS D (1.25 transit riders per seat during the peak period in the peak direction), mitigation of transit conditions is required</li><li>MITIGATION: Required to provide or fund improvements that would mitigate the trips exceeding the standard that are attributable to the development</li></ul></div>	
Additional Analysis or Software Required	<div><input type="checkbox"/> Queuing Analysis</div> <div><input type="checkbox"/> Signal Warrant Analysis</div> <div><input type="checkbox"/> Weaving/Merge Analysis</div>	<div><input type="checkbox"/> Accident Analysis</div> <div><input type="checkbox"/> Synchro</div> <div><input type="checkbox"/> SIDRA</div>	<div><input type="checkbox"/> VISSIM</div> <div><input type="checkbox"/> CORSIM</div> <div><input type="checkbox"/> Other _____</div>

### **M-NCPPC Clarifications**

- Transportation impact study will comply with all other requirements of the LATR Guidelines not listed on this form.
- If physical improvements are proposed as mitigation, the transportation impact study will demonstrate feasibility with regards to right-of-way and utility relocation (at a minimum).
- In the event that the development proposal significantly changes after this transportation impact study scope has been agreed to, the Applicant will work with M-NCPPC staff to amend the scope to accurately reflect the new proposal.
- A receipt from MCDOT showing that the transportation impact study review fee has been paid will be provided to M-NCPPC DARC at the time the development application is submitted.
- Minimum of seven paper copies (more if near the County line or an incorporated City) and two PDF copies of the transportation impact study and appendices will be provided.

### **Additional Assumptions / Special Circumstances for Discussion**

Site Trip Generation Estimate Worksheet				
<b>Step 1: Vehicle Trips</b>				
ITE Land use Code	970			
Development Size	5,250 GFA			
ITE trip generation estimate formula/rate* AM	N/A	Total AM Vehicle Trips	N/A	
ITE Trip generation estimate formula/rate* PM	7.31	Total PM Vehicle Trips	38.4	
<b>Step 2: Policy Area Conversion</b>				
Policy Area # & Name	37- Rural West	Trip Adjustment Factor	100 %	
Applied Policy Area Adjusted Value AM	N/A			
Applied Policy Area Adjusted Value PM	38.4			
<b>Step 3: Mode Split</b>				
			AM	PM
Auto Driver	_____ %	Results		
Auto Passenger	_____ %	Results		
Transit	_____ %	Results		
Walking	_____ %	Results		
Bicycling	_____ %	Results		

Complete one of these tables for EACH use included in the application. Enter results into "Transportation Impacts Analysis" section of the form.



AGREED

Curt A. Schreffler

**APPLICANT OR TRAFFIC CONSULTANT SIGNATURE**  
(Must be PE, PTOE, PTP, or AICP unless exempt from traffic study)

10/01/2018

DATE

Curt Schreffler, P.E.  
PRINT NAME

CAS Engineering  
COMPANY

\_\_\_\_\_  
**M-NCPPC STAFF SIGNATURE**

\_\_\_\_\_  
DATE

\_\_\_\_\_  
PRINT NAME



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
*County Executive*

Diane Schwartz Jones  
*Director*

M E M O R A N D U M

March 12<sup>th</sup>, 2019

TO: Neil Braunstein  
Development Review  
Maryland National Capital Park and Planning Commission

FROM: Heidi Benham, Manager  
Well and Septic Section  
Department of Permitting Services

SUBJECT: Status of Preliminary Plan : Windridge Winery  
15700 Darnestown Road  
120190020

This is to notify you that the Well & Septic Section of MCDPS approved the plan received in this office on February 25<sup>th</sup>, 2019.

Approved with the following reservations:

1. The record plat must be at the same scale as the preliminary plan, or submit an enlargement of the plat to match the administrative subdivision plan.
2. The record plat must show the proposed wells and septic reserve area as they are shown on this plan.

If you have any questions, please contact Heidi Benham at (240) 777-6318.



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**Department of Permitting Services**  
**Fire Department Access and Water Supply Comments**

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**DATE:** 14-Feb-19  
**TO:** Jared Carhart - jcarhart@casengineering.com  
CAS Engineering  
**FROM:** Marie LaBaw  
**RE:** Windridge Winery  
120190020

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**PLAN APPROVED**

1. Review based only upon information contained on the plan submitted **14-Feb-19** .Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

**\*\*\* See 120061230 for water supply approval: water supply shall be inspected and tested prior to occupancy \*\*\***

**\*\*\* No permeable pavement permitted for any traffic bearing surfaces unless FD access plan is amended \*\*\***

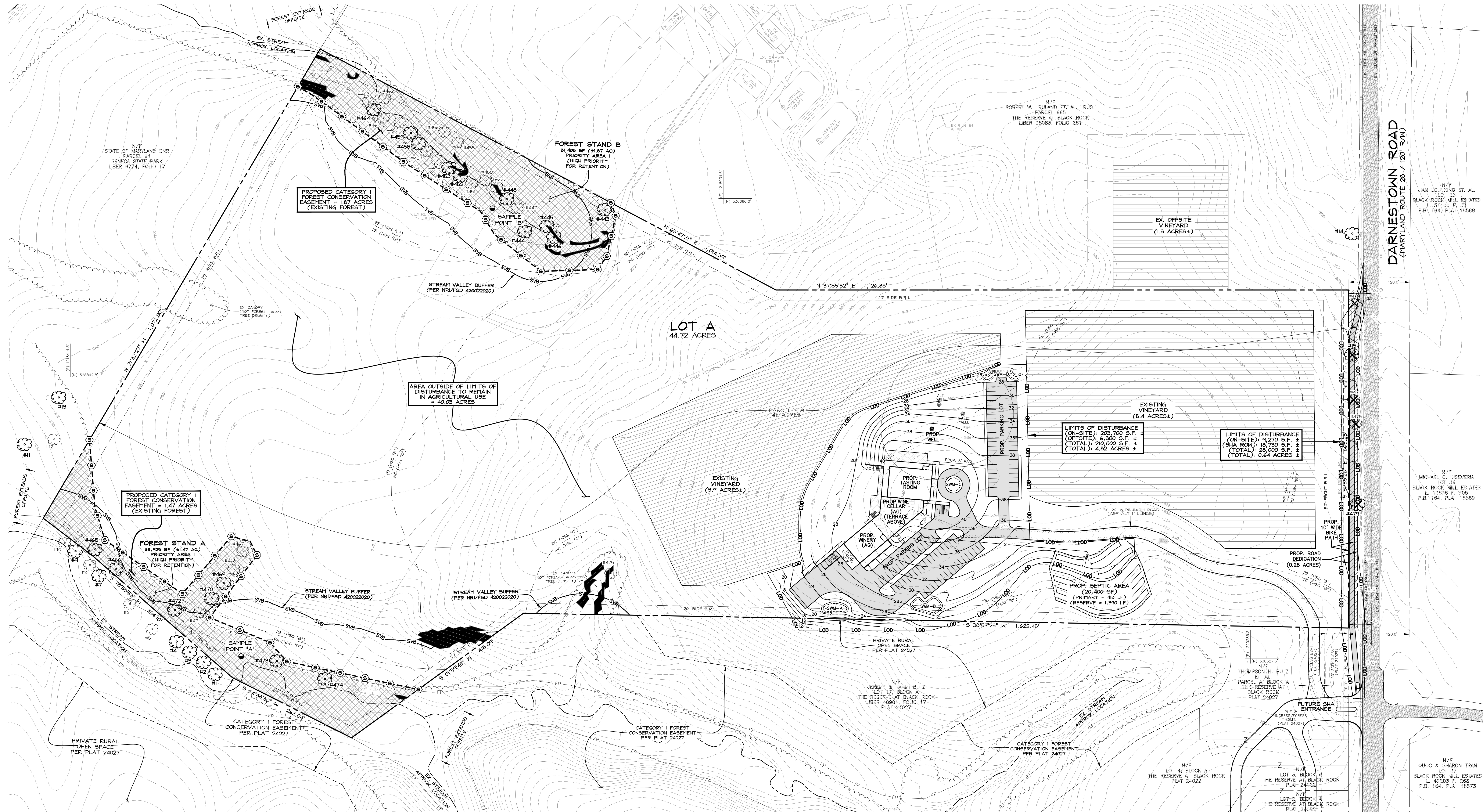


# PRELIMINARY PLAN MNCP&PC No. 120190020

## TREE DATA (TREES 24" AND GREATER ONLY)

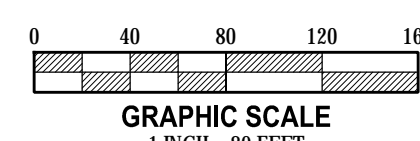
TREE NO.	COMMON NAME	SPECIES NAME	DBH (IN)	TREE NO.	COMMON NAME	SPECIES NAME	DBH (IN)	TREE NO.	COMMON NAME	SPECIES NAME	DBH (IN)	TREE NO.	COMMON NAME	SPECIES NAME	DBH (IN)
443	Sycamore	Platanus occidentalis	32	456	Shagbark Hickory	Corya ovata	27	469	Sycamore	Platanus occidentalis	32	3	Sycamore	Platanus occidentalis	30
444	Tree of Heaven	Ailanthus altissima	32	457	Green Ash	Fraxinus pennsylvanica	24	470	Sycamore	Platanus occidentalis	37	4	Sycamore	Platanus occidentalis	34
445	Sycamore	Platanus occidentalis	47	458	Chestnut Oak	Quercus prinus	34	471	Red Maple	Acer rubrum	28	5	Sycamore	Platanus occidentalis	28
446	Red Maple	Acer rubrum	42	459	Tulip Poplar	Liriodendron tulipifera	33	472	Sycamore	Platanus occidentalis	31.5	6	Sycamore	Platanus occidentalis	28
447	Red Maple	Acer rubrum	26.5	460	Red Maple	Acer rubrum	25	473	Red Maple	Acer rubrum	30	7	Sycamore	Platanus occidentalis	36
448	Red Maple	Acer rubrum	47	461	Black Walnut	Juglans nigra	24	474	Pin Oak	Quercus palustris	35	8	Sycamore	Platanus occidentalis	25
449	Pin Oak	Quercus palustris	24	462	White Oak	Quercus alba	27	475	Pin Oak	Quercus palustris	26	9	Red Maple	Acer rubrum	36
450	Green Ash	Fraxinus pennsylvanica	24	463	Red Maple	Acer rubrum	25	476	Red Maple	Acer rubrum	24	10	Sycamore	Platanus occidentalis	28
451	Black Walnut	Juglans nigra	25	464	Red Maple	Acer rubrum	34	477	Red Maple	Acer rubrum	25	11	Red Oak	Quercus rubra	33
452	Red Oak	Quercus rubra	47	465	Sycamore	Platanus occidentalis	32	478	American Elm	Ulmus americana	26	12	Red Oak	Quercus rubra	24
453	Red Maple	Acer rubrum	33	466	Red Maple	Acer rubrum	34	479	American Elm	Ulmus americana	36	13	Red Oak	Quercus rubra	33
454	Red Maple	Acer rubrum	24	467	Sycamore	Platanus occidentalis	26	1	Sycamore	Platanus occidentalis	36	14	Sycamore	Platanus occidentalis	32
455	Red Maple	Acer rubrum	24	468	Sycamore	Platanus occidentalis	27	2	Sycamore	Platanus occidentalis	30	15	Deadwood	n/a	32

SPECIMEN TREES ARE INDICATED WITH BOLD TYPE  
ALL TREE LOCATIONS SHOWN HEREON ARE APPROXIMATE.



## LEGEND

EXISTING FEATURES	PROPOSED FEATURES
EX. OVERHEAD UTILITY WITH POLE	LOD LIMITS OF DISTURBANCE (L.O.D.)
EX. TWO- AND TEN-FOOT CONTOURS	16 PROP. CONTOUR WITH ELEVATION
EX. WIRE DEER FENCE	20+5 PROP. SPOT ELEVATION
EX. SIGNIFICANT TREE (DBH >24")	PROP. RETAINING WALL
EX. SPECIMEN TREE (DBH >30")	PROP. LIMITS OF CATEGORY I FOREST CONSERVATION EASEMENT W/ SIGNAGE
EX. 100-YR FLOODPLAIN	PROP. SHM DEVICE
EX. STREAM VALLEY BUFFER	
EX. FOREST SAMPLE POINT	
EX. SOILS LINE	
EX. TREE CANOPY	
EX. STEEP SLOPES (> 25%)	
EX. FOREST	



## DEVELOPER CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE APPROVED FINAL FOREST CONSERVATION PLAN NO. 120190020 INCLUDING, FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS.

DEVELOPER NAME: WINDRIDGE FARM LLC  
CONTACT PERSON OR OWNER: JEREMY OR ROBERT BUTZ  
ADDRESS: P.O. BOX 144  
ADAMSTOWN, MD 21710  
(301) 748-4132  
EMAIL: jeremy@evellc.com  
SIGNATURE: \_\_\_\_\_

## CERTIFICATION OF QUALIFIED PROFESSIONAL

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH MARYLAND STATE AND MONTGOMERY COUNTY FOREST CONSERVATION LAWS, AND M-NMPC GUIDELINES.

DATE: JEFFREY A. ROBERTSON  
DNR/COMAR 06.19.06.0  
QUALIFIED PROFESSIONAL

## APPLICANT

WINDRIDGE VINEYARD LLC  
ATTN: JEREMY AND ROBERT BUTZ  
P.O. BOX 144  
ADAMSTOWN, MD 21710  
(301) 748-4132 PHONE  
jeremy@evellc.com

## ATTORNEY

JIM CLIFFORD  
316 EAST DIAMOND AVENUE  
GATHERSBURG, MD 20877  
(301) 840-2232 PHONE  
jclifford@debeltus.com

## OWNER

ROBERT TRULAND  
15800 DARNESTOWN ROAD  
GERMANTOWN, MD 20874

15700 DARNESTOWN ROAD  
PARCEL 939  
PROPOSED SINGLE LOT SUBDIVISION (LOT A)  
WINDRIDGE WINERY  
PRELIMINARY / FINAL FOREST CONSERVATION PLAN

15700 DARNESTOWN ROAD, GERMANTOWN, MD 20874  
LIBER 36138 / FOLIO 265  
PARCEL 939  
WINDRIDGE WINERY  
DARNESTOWN (6TH) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND  
PRELIMINARY / FINAL FOREST CONSERVATION PLAN



CAS ENGINEERING  
10 South Bentz Street  
Frederick, Maryland 21701  
301-607-8031 Phone  
info@casengineering.com  
www.casengineering.com



# PRELIMINARY / FINAL FOREST CONSERVATION PLAN

## WINDRIDGE WINERY

### 15700 DARNESTOWN ROAD

### MNCP&PC No. 120190020

#### GENERAL NOTES

- BOUNDARY INFORMATION AND TWO-FOOT CONTOUR DATA ARE BASED UPON AVAILABLE RECORDS AND MNCP&C AERIAL TOPOGRAPHY.
- TOTAL LOT AREA- PARCEL 939 = 45 ACRES (PER DEED).
- PROPERTY IS LOCATED ON TAX MAP DS AND HSSC 200 SHEET 22NN46, 22NN45, & 22NN46.
- FLOOD ZONE "X" PER F.E.M.A. FIRM MAPS, COMMUNITY PANEL NUMBER 2403C0205D.
- PROPERTY IS LOCATED IN THE SENECA CREEK WATERSHED.
- WATER CATEGORY - 6 SEWER CATEGORY - 6
- LOCAL UTILITIES INCLUDE:  
WATER & SEWER - PRIVATE WELL & SEPTIC  
ELECTRIC - PEPCO  
TELEPHONE - VERIZON  
GAS - TVA
- THIS PLAN CREATED WITHOUT THE BENEFIT OF A TITLE REPORT.

#### NRI/FSD NOTES

- SUBJECT PROPERTY IS LOCATED IN THE SENECA CREEK WATERSHED (USE 1-P).
- SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL PROTECTION OR PRIMARY MANAGEMENT AREA.
- NO RARE, THREATENED, OR ENDANGERED (R.T.E.) SPECIES WERE OBSERVED DURING OUR SITE ANALYSIS. A LETTER WAS SENT ON JANUARY 26, 2017 TO THE DEPARTMENT OF NATURAL RESOURCES TO CONFIRM THIS.
- A PORTION OF THIS PROPERTY IS LISTED AS A HISTORIC SITE (H #18-36, DARBY / OFFUTT FARM) BY THE MNCP&C IN THE 1976 LOCATIONAL ATLAS AND INDEX OF HISTORIC SITES IN MONTGOMERY COUNTY, MARYLAND.
- TREE DIAMETER MEASUREMENTS WERE OBTAINED UTILIZING A TREE DIAMETER TAPE.
- THERE ARE NO STATE AND/OR COUNTY CHAMPION TREES OR TREES 3.75" OF THE CURRENT STATE AND/OR COUNTY CHAMPION LOCATED ON THE SUBJECT PROPERTY. THERE ARE MULTIPLE SPECIMEN TREES LOCATED ON THIS PROPERTY AS SHOWN HEREON.
- THE NRI FIELD ANALYSIS FOR THIS PROJECT WAS CONDUCTED IN JANUARY, 2017 BY JAMES W. WITHER, CAS ENGINEERING.
- ONSITE LOCATIONS AND SIZES OF TREES, STREAMS, AND OTHER ENVIRONMENTAL FEATURES ARE APPROXIMATE AND BASED ON AVAILABLE MNCP&C TOPOGRAPHIC RECORDS.
- OFFSITE LOCATIONS AND SIZES OF TREES, STRUCTURES, AND OTHER IMPROVEMENTS ARE APPROXIMATE AND BASED ON AVAILABLE MNCP&C TOPOGRAPHIC RECORDS AND ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY.
- THERE ARE NO EXISTING ONSITE CONSERVATION EASEMENTS, HOWEVER, THERE IS A CATEGORY I FOREST CONSERVATION EASEMENT LOCATED ON THE ADJOINING PROPERTY AS SHOWN HEREON.
- THERE ARE NO FEMA MAPPED 100 YEAR FLOODPLAINS FOR THE SUBJECT PROPERTY. THE 100-YEAR FLOODPLAIN SHOWN ON THIS PLAN IS BASED ON THE APPROVED NRI/FSD 420022020.

#### FOREST STAND ANALYSIS

**FOREST STAND 'A'**  
THIS STAND CONSISTS OF A 31.47 ACRE FOREST. THE COMMON TREE SPECIES WITHIN THIS FOREST STAND ARE STYACONCE AND RED MAPLE. THE COMMON UNDERSTORY SPECIES INCLUDE CHERRY TREES, SPICEBUSHES, AND ALDER TREES. THE COMMON WOOD SHRUBS AND VINES INCLUDE GREENBRIARS, AND SPICEBUSHES. THE UNDERSTORY CONTAINS MOSTLY INVASIVE AREAS WITH HEAVY BRUIARS. THIS FOREST AREA INCLUDES A FLOODPLAIN. OVERALL, THE STAND APPEARS TO BE IN GOOD CONDITION BASED ON GOOD FOREST STRUCTURE AND IS A HIGH PRIORITY FOR RETENTION (FLOODPLAIN, FOREST CONDITION, SPECIMEN TREES). NO WETLANDS EXIST WITHIN THIS STAND.

**FOREST STAND 'B'**  
THIS STAND CONSISTS OF A 41.87 ACRE FOREST. THE COMMON TREE SPECIES WITHIN THIS FOREST STAND IS RED MAPLE. THE COMMON UNDERSTORY SPECIES IS ALSO RED MAPLE. THE COMMON WOOD SHRUBS AND VINES INCLUDE GREENBRIARS, JAPANESE HONEYSUCKLES, AND POISON IVY. THE UNDERSTORY IS MADE UP OF MULTIPLE AREAS CONTAINING STILT GRASS AND INVASIVE BRUIARS. THIS FOREST AREA INCLUDES A FLOODPLAIN. THERE ARE INVASIVE TREES OF HEAVEN LOCATED ALONG THE FRINGE OF THIS FOREST AND THEY APPEAR TO BE THRIVING. OVERALL, THE STAND APPEARS TO BE IN GOOD CONDITION BASED ON GOOD FOREST STRUCTURE AND IS A HIGH PRIORITY FOR RETENTION (FLOODPLAIN, FOREST CONDITION, SPECIMEN TREES). NO WETLANDS EXIST WITHIN THIS STAND.

#### SEQUENCE OF EVENTS FOR PROPERTIES REQUIRED TO COMPLY WITH FOREST CONSERVATION PLANS, EXEMPTIONS FROM SUBMITTING FOREST CONSERVATION PLANS, AND TREE SAVE PLANS

##### PRE-CONSTRUCTION

- AN ON-SITE PRE-CONSTRUCTION MEETING IS REQUIRED AFTER THE LIMITS OF DISTURBANCE HAVE BEEN STAKED AND FLAGGED AND BEFORE ANY LAND DISTURBANCE. THE PROPERTY OWNER SHALL CONTACT THE MONTGOMERY COUNTY PLANNING DEPARTMENT INSPECTION STAFF BEFORE ANY LAND DISTURBANCE OCCURS TO VERIFY THE LIMITS OF DISTURBANCE AND DISCUSS TREE PROTECTION AND TREE CARE MEASURES. THE PROPERTY OWNER'S REPRESENTATIVE, CONSTRUCTION SUPERINTENDENT, INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) CERTIFIED ARBORIST OR MARYLAND LICENSED TREE EXPERT THAT WILL IMPLEMENT THE TREE PROTECTION MEASURES, FOREST CONSERVATION INSPECTOR, AND MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES (DPS) SEDIMENT CONTROL INSPECTOR MUST ATTEND THIS PRE-CONSTRUCTION MEETING.
- NO LAND DISTURBANCE SHALL BEGIN BEFORE STRESS-REDUCTION MEASURES HAVE BEEN IMPLEMENTED. APPROPRIATE STRESS-REDUCTION MEASURES MAY INCLUDE, BUT ARE NOT LIMITED TO:
  - ROOT PRUNING
  - CROWN REDUCTION OR PRUNING
  - WATERING
  - FERTILIZING
  - VERTICAL PULCHING
  - ROOT AERATION FLATTINGMEASURES NOT SPECIFIED ON THE PLAN MAY BE REQUIRED AS DETERMINED BY THE FOREST CONSERVATION INSPECTOR. IN COORDINATION WITH THE PROPERTY OWNER'S ARBORIST.
- A MARYLAND LICENSED TREE EXPERT, OR AN ISA CERTIFIED ARBORIST MUST PERFORM ALL STRESS REDUCTION MEASURES. IMPLEMENTATION OF THE STRESS REDUCTION MEASURES MUST BE OBSERVED BY THE FOREST CONSERVATION INSPECTOR. NO EQUIPMENT, TRUCKS, MATERIALS, OR DEBRIS MAY BE STORED WITHIN THE TREE PROTECTION FENCE AREAS DURING THE ENTIRE CONSTRUCTION PROJECT. NO VEHICLE OR EQUIPMENT ACCESS TO THE FENCED AREA IS PERMITTED. TREE PROTECTION MUST NOT BE REMOVED WITHOUT PRIOR APPROVAL OF FOREST CONSERVATION INSPECTOR.
- TEMPORARY TREE PROTECTION DEVICES SHALL BE INSTALLED PER THE APPROVED FOREST CONSERVATION PLAN, EXEMPTION FROM SUBMITTING A FOREST CONSERVATION PLAN, OR TREE SAVE PLAN AND PRIOR TO ANY LAND DISTURBANCE. TREE PROTECTION FENCING LOCATIONS MUST BE STAKED AND FLAGGED PRIOR TO THE PRE-CONSTRUCTION MEETING. THE FOREST CONSERVATION INSPECTOR, IN COORDINATION WITH THE DPS SEDIMENT CONTROL INSPECTOR, MAY MAKE FIELD ADJUSTMENTS TO INCREASE THE SURVIVABILITY OF TREES AND FOREST SHOWN AS SAVED ON THE APPROVED PLAN. TEMPORARY TREE PROTECT DEVICES MAY INCLUDE:
  - CHAIN LINK FENCE (FOUR FEET HIGH)
  - SUPER SILT FENCE WITH WIRE STRUNG BETWEEN THE SUPPORT POLES (MINIMUM 4 FEET HIGH) WITH HIGH VISIBILITY FLAGGING.
  - 1/4 GAUGE 2 INCH X 4 INCH WELDED WIRE FENCING SUPPORTED BY STEEL T-BAR POSTS (MINIMUM 4 FEET HIGH) WITH HIGH VISIBILITY FLAGGING.
- TEMPORARY PROTECTION DEVICES MUST BE MAINTAINED AND INSTALLED BY THE PROPERTY OWNER FOR THE DURATION OF CONSTRUCTION PROJECT AND MUST NOT BE ALTERED WITHOUT PRIOR APPROVAL FROM THE FOREST CONSERVATION INSPECTOR. NO EQUIPMENT, TRUCKS, MATERIALS, OR DEBRIS MAY BE STORED WITHIN THE TREE PROTECTION FENCE AREAS DURING THE ENTIRE CONSTRUCTION PROJECT. NO VEHICLE OR EQUIPMENT ACCESS TO THE FENCED AREA IS PERMITTED. TREE PROTECTION MUST NOT BE REMOVED WITHOUT PRIOR APPROVAL OF FOREST CONSERVATION INSPECTOR.
- FOREST RETENTION AREA SIGNS MUST BE INSTALLED AS REQUIRED BY THE FOREST CONSERVATION INSPECTOR, OR AS SHOWN ON THE APPROVED PLAN.
- LONG-TERM PROTECTION DEVICES MUST BE INSTALLED PER THE APPROVED PLAN. INSTALLATION WILL OCCUR AT THE APPROPRIATE TIME DURING THE CONSTRUCTION PROJECT. REFER TO THE APPROVED PLAN DRAWING FOR THE LONG-TERM PROTECTION MEASURES TO BE INSTALLED.

##### DURING CONSTRUCTION

- PERIODIC INSPECTIONS BY THE FOREST CONSERVATION INSPECTOR WILL OCCUR DURING THE CONSTRUCTION PROJECT. CORRECTIONS AND REPAIRS TO ALL TREE PROTECTION DEVICES, AS DETERMINED BY THE FOREST CONSERVATION INSPECTOR, MUST BE MADE WITHIN THE TIMEFRAME ESTABLISHED BY THE FOREST CONSERVATION INSPECTOR.
- THE PROPERTY OWNER MUST IMMEDIATELY NOTIFY THE FOREST CONSERVATION INSPECTOR OF ANY DAMAGE TO TREES, FORESTS, UNDERSTORY, GROUND COVER, AND ANY OTHER UNDISTURBED AREAS SHOWN ON THE APPROVED PLAN. REMEDIAL ACTIONS TO RESTORE THESE AREAS WILL BE DETERMINED BY THE FOREST CONSERVATION INSPECTOR AND THOSE CORRECTIVE ACTIONS MUST BE MADE WITHIN THE TIMEFRAME ESTABLISHED BY THE FOREST CONSERVATION INSPECTOR.

##### POST-CONSTRUCTION

- AFTER CONSTRUCTION IS COMPLETED, THE PROPERTY OWNER MUST REQUEST A FINAL INSPECTION WITH THE FOREST CONSERVATION INSPECTOR. AT THE FINAL INSPECTION, THE FOREST CONSERVATION INSPECTOR MAY REQUIRE ADDITIONAL CORRECTIVE MEASURES, WHICH MAY INCLUDE:
  - REMOVAL AND REPAIR OF DEAD AND DYING TREES
  - PRUNING OF DEAD OR DECLINING LIMBS
  - SOIL AERATION
  - FERTILIZATION
  - WATERING
  - WOUND REPAIR
  - CLEAN UP OF RETENTION AREAS INCLUDING TRASH REMOVAL
- AFTER THE FINAL INSPECTION AND COMPLETION OF ALL CORRECTIVE MEASURES THE FOREST CONSERVATION INSPECTOR WILL REQUEST ALL TEMPORARY TREE AND FOREST PROTECTION DEVICES BE REMOVED FROM THE SITE. REMOVAL OF TREE PROTECTION DEVICES THAT ALSO OPERATE FOR EROSION AND SEDIMENT CONTROL MUST BE COORDINATED WITH BOTH DPS AND THE FOREST CONSERVATION INSPECTOR. NO ADDITIONAL GRADING, SODDING, OR BURIAL MAY TAKE PLACE AFTER THE TREE PROTECTION FENCING IS REMOVED.

#### INSPECTIONS

ALL FIELD INSPECTIONS MUST BE REQUESTED BY THE APPLICANT.

FIELD INSPECTIONS MUST BE CONDUCTED AS FOLLOWS:

##### PLANS WITHOUT PLANTING REQUIREMENTS

- AFTER THE LIMITS OF DISTURBANCE HAVE BEEN STAKED AND FLAGGED, BUT BEFORE ANY CLEARING OR GRADING BEGINS.
- AFTER NECESSARY STRESS REDUCTION MEASURES HAVE BEEN COMPLETED AND PROTECTION MEASURES HAVE BEEN INSTALLED, BUT BEFORE ANY CLEARING AND GRADING BEGINS AND BEFORE RELEASE OF THE BUILDING PERMIT.
- AFTER COMPLETION OF ALL CONSTRUCTION ACTIVITIES, BUT BEFORE REMOVAL OF TREE PROTECTION FENCING, TO DETERMINE THE LEVEL OF COMPLIANCE WITH THE PROVISIONS OF THE FOREST CONSERVATION PLAN.

##### ADDITIONAL REQUIREMENTS FOR PLANS WITH PLANTING REQUIREMENTS

- BEFORE THE START OF ANY REQUIRED REFORESTATION AND AFFORESTATION PLANTING.
- AFTER THE REQUIRED REFORESTATION AND AFFORESTATION PLANTING HAS BEEN COMPLETED TO VERIFY THAT THE PLANTING IS ACCEPTABLE AND PRIOR TO THE START THE MAINTENANCE PERIOD.
- AT THE END OF THE MAINTENANCE PERIOD TO DETERMINE THE LEVEL OF COMPLIANCE WITH THE PROVISIONS OF THE PLANTING PLAN, AND IF APPROPRIATE, RELEASE OF THE PERFORMANCE BOND.

#### ENVIRONMENTAL DATA TABLE

FEATURE	ACREAGE
AREA OF STEEP SLOPES (ONSITE ONLY)	0.23 AC.
FORESTED FLOODPLAIN AREA	1.41 AC.
ENVIRONMENTAL BUFFER AREA	4.78 AC.
TOTAL FORESTED AREA	3.34 AC.
FORESTED ENVIRONMENTAL BUFFER	2.85 AC.
100-YEAR FLOODPLAIN (PER NRI/FSD 420122020)	1.45 AC.
WETLANDS	0 AC.
FORESTED WETLANDS	0 AC.
AVERAGE WIDTH OF ENVIRONMENTAL BUFFER	100-125 FT.
LINEAR EXTENT OF STREAM	860 FT.

#### SOILS TABLE

SYMBOL	SOIL	HYDRIC	PRIME FARMLAND	HIGH ERODIBLE	SERPENTINE
2B	GENESLE SLY LOAM, S-RE	NO	YES	NO	NO
2C	GENESLE SLY LOAM, S-1SE	NO	NO	NO	NO
2D	GENESLE SLY LOAM, S-8SE	NO	NO	NO	NO
6A	BAILL SLY LOAM, C-1SE	YES	NO	NO	NO
18C	PENN SLY LOAM, S-1SE	NO	NO	NO	NO
18D	BURNS SLY LOAM, S-8SE	YES	NO	NO	NO
21C	PENN SLY LOAM, S-1SE	NO	NO	NO	NO

#### FOREST CONSERVATION WORKSHEET

NET TRACT AREA:					
A. Total tract area (includes 6,300 SF of offsite LOD & 18,730 SF of right-of-way LOD).....					
B. Land dedication acres (parks, county facility, etc.).....					
C. Land dedication for roads or utilities (not being constructed by this plan).....					
D. Area to remain in commercial agricultural production/use.....					
E. Other deductions (specify).....					
F. Net Tract Area.....					
LAND USE CATEGORY (from Trees Technical Manual)					
Input the number "1" under the appropriate land use, limit to only one entry.					
ARA	MOR	IDA	HOR	MPO	CIA
1	0	0	0	0	0
G. Afforestation Threshold.....					
H. Conservation Threshold.....					
EXISTING FOREST COVER.....					
I. Existing forest cover (within Net Tract Area).....					
J. Area of forest above afforestation threshold.....					
K. Area of forest above conservation threshold.....					
BREAK EVEN POINT:					
L. Forest retention above threshold with no mitigation.....					
M. Clearing permitted without mitigation.....					
PROPOSED FOREST CLEARING:					
N. Total area of forest to be cleared (within Net Tract Area).....					
O. Total area of forest to be retained.....					
PLANTING REQUIREMENTS:					
P. Reforestation for clearing above conservation threshold.....					
Q. Reforestation for clearing below conservation threshold.....					
R. Credit for retention above conservation threshold.....					
S. Total reforestation required.....					
T. Total afforestation required.....					
U. Credit for landscaping (may not exceed 20% of "T").....					
V. Total reforestation and afforestation required.....					

2.22 ACRES OF AFFORESTATION REQUIRED WILL BE PROVIDED BY AN ON-SITE CATEGORY I FOREST CONSERVATION EASEMENT.

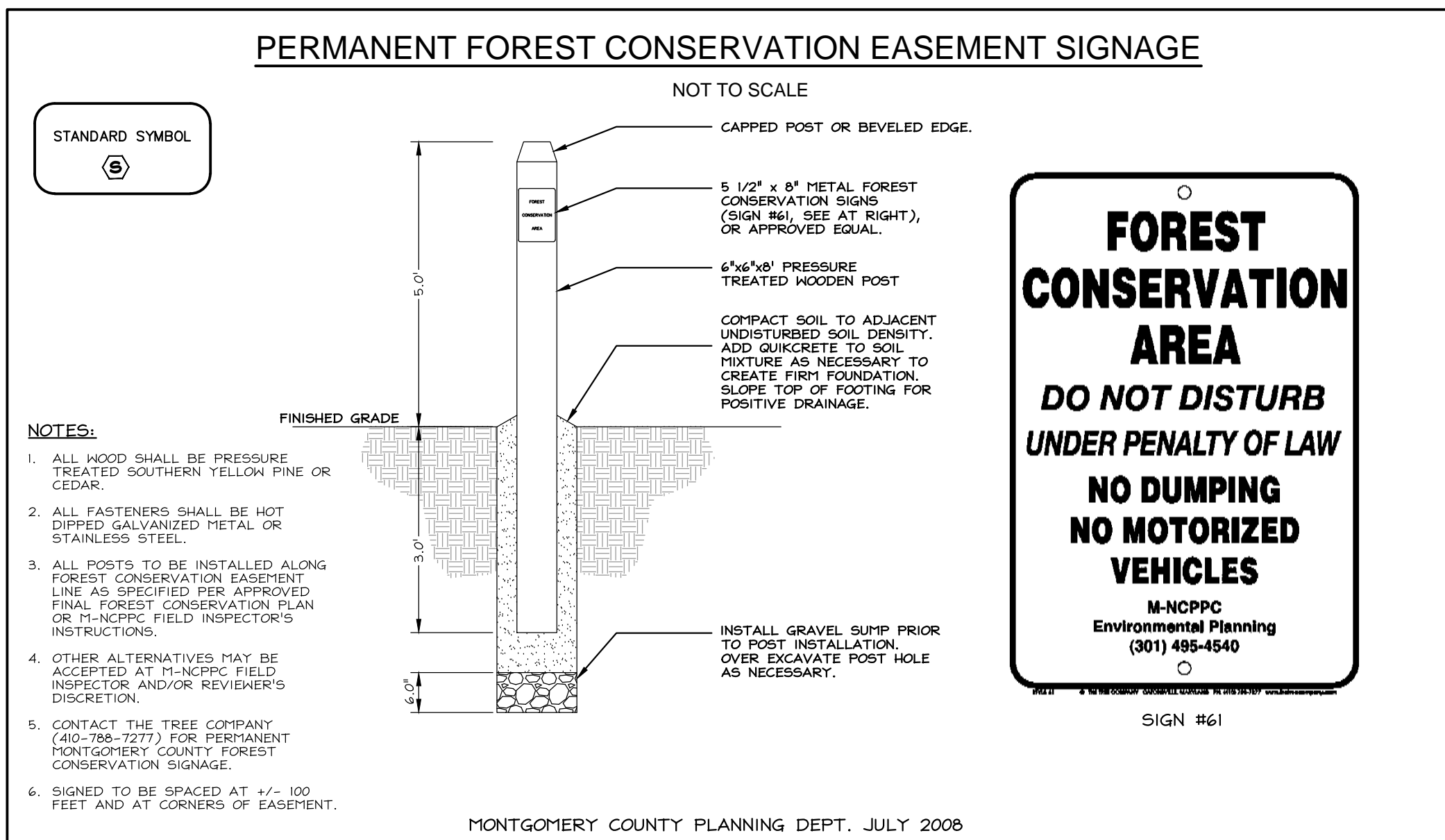
TOTAL AREA FOR PROPOSED CATEGORY I FOREST CONSERVATION EASEMENT = 3.34 ACRES

TOTAL TRACT AREA INCLUDES ENTIRE SUBJECT PROPERTY + OFFSITE LOD AREA

#### FOREST CONSERVATION TABLE

ACREAGE OF TRACT	45.57 ACRES		
ACREAGE OF TRACT REMAINING IN AGRICULTURAL USE	40.03 ACRES		
ACREAGE OF ROAD AND UTILITY ROWS WHICH WILL NOT BE IMPROVED AS PART OF THE DEVELOPMENT APPLICATION	0.00 ACRES		
ACREAGE OF EXISTING FOREST, WETLANDS, FLOODPLAINS, AND STREAM VALLEY BUFFERS (WITHIN NET TRACT AREA)	0.00 ACRES (WITHIN NET TRACT AREA)		
ACREAGE OF TOTAL FOREST RETENTION	0.00 ACRES (WITHIN NET TRACT AREA)		
ACREAGE OF TOTAL FOREST CLEARED	0.00 ACRES (WITHIN NET TRACT AREA)		
LAND USE CATEGORY AND CONSERVATION AND AFFORESTATION THRESHOLDS FROM THE SECTION 22A-12(d) OF THE FOREST CONSERVATION LAW	AGRICULTURAL AND RESOURCE AREAS (ARA) 1.11 ACRES, AFFORES. THRESHOLD 2.77 ACRES, CONSERV. THRESHOLD		
	AREA RETAINED	AREA CLEARED	AREA PLANTED
ACREAGE OF FOREST RETAINED, CLEARED AND PLANTED WITHIN WETLANDS	0.00 ACRES	0.00 ACRES	0.00 ACRES
ACREAGE OF FOREST RETAINED, CLEARED, AND PLANTED WITHIN 100-YEAR FLOODPLAIN	0.00 ACRES	0.00 ACRES	0.00 ACRES
ACREAGE OF FOREST RETAINED, CLEARED, AND PLANTED WITHIN PRIORITY AREAS	0.00 ACRES	0.00 ACRES	0.00 ACRES
ACREAGE OF FOREST RETAINED, CLEARED, AND PLANTED WITHIN PRIORITY AREAS	0.00 ACRES	0.00 ACRES	0.00 ACRES
LINEAR FEET AND AVERAGE WIDTH OF STREAM BUFFER PROVIDED	0.0 FEET	0.0 FEET	0.0 FEET

FOREST AREA, STREAM BUFFER, AREAS RETAINED, CLEARED & PLANTED PROVIDED IN THIS TABLE IS FOR THE NET TRACT AREA ONLY. SEE 'ENVIRONMENTAL DATA TABLE' ON THIS SHEET FOR ENVIRONMENTAL INFORMATION ON PROPOSED LOT A.



#### APPLICANT

WINDRIDGE VINEYARD LLC  
ATTN: JEREMY AND ROBERT BUTZ  
P.O. BOX 1494  
ADAMSTOWN, MD 21710  
(301) 840-4132 PHONE  
jeremy@evcllc.com

#### ATTORNEY

JIM CLIFFORD  
316 EAST DIAMOND AVENUE  
GATHERSBURG, MD 20877  
(301) 840-2232 PHONE  
jclifford@debellus.com

#### OWNER

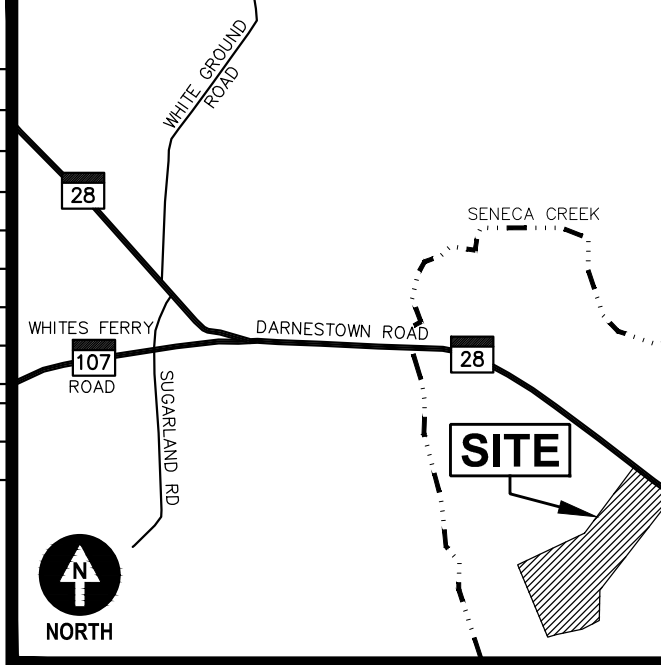
ROBERT TRULAND  
15800 DARNESTOWN ROAD  
GERMANTOWN, MD 20874



CAS ENGINEERING  
10 South Bentz Street  
Frederick, Maryland 21701  
301-607-8031 Phone  
info@casengineering.com  
www.casengineering.com

#### INDEX OF CIVIL DRAWINGS

NO.	SHEET TITLE
PP-1	COVER SHEET
PP-2	APPROVAL SHEET
PP-3	EXISTING CONDITIONS
PP-4	PRELIMINARY PLAN
PP-5	ENGINEERING PLAN (40-SCALE)
PP-6	UTILITY PLAN
PP-7	FIRE DEPARTMENT ACCESS PLAN
PPCP-1	PRELIMINARY / FINAL FOREST CONSERVATION PLAN - COVER
PPCP-2	PRELIMINARY / FINAL FOREST CONSERVATION PLAN - PLAN



VICINITY MAP  
ADC MAP 5161, GRID H-1, SCALE: 1"= 200'

DATE	PROJECT	DATE	REVISION
07/2018	16-557	09/19/18	JSC DRAFT TO CLIENT & ATTORNEY FOR REVIEW
		09/24/18	JSC DRAFT FOR SUBMITTAL
		10/02/18	JSC INITIAL SUBMITTAL TO H-NCMPC (PLANS)
		10/22/18	JSC INITIAL SUBMITTAL TO H-NCMPC (PLANS)
		02/16/19	JSC PRELIMINARY PLAN SUBMITTAL TO MCMPS - FOR WELL & SEPTIC APPROVAL
		03/07/19	JSC INITIAL POST-OSC PLAN SUBMITTAL TO H-NCMPC (PLANS)

15700 DARNESTOWN ROAD, GERMANTOWN, MD 20874  
LIBER 36188 / FOLIO 265  
PARCEL 939  
WINDRIDGE WINERY  
DARNESTOWN (6TH) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND  
PRELIMINARY / FINAL FOREST CONSERVATION PLAN



**From:** Kwesi Woodroffe <kwoodroffe@sha.state.md.us>  
**Sent:** Wednesday, February 13, 2019 11:39 AM  
**To:** Jared Sims-Carhart  
**Subject:** RE: Windridge Winery SHA Items (MNCPPC 120190020)

Good morning Jared.

I am in agreement with the Applicant's responses.

Thanks, Kwesi

**Kwesi Woodroffe**  
Maryland Department of Transportation  
State Highway Administration  
District 3 Access Management  
Regional Engineer  
9300 Kenilworth Avenue, Greenbelt, MD  
301-513-7347  
[KWoodroffe@sha.state.md.us](mailto:KWoodroffe@sha.state.md.us)

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**From:** Jared Sims-Carhart <jcarhart@casengineering.com>  
**Sent:** Tuesday, February 12, 2019 12:37 PM  
**To:** Kwesi Woodroffe <kwoodroffe@sha.state.md.us>  
**Subject:** Windridge Winery SHA Items (MNCPPC 120190020)  
**Importance:** High

Kwesi,

I am emailing you to follow up on the previous meetings we had and the DRC comments we received for the above referenced project. At a DRC meeting on 11/20/2018, the following comments were provided to the applicant, via Chris Van Alstyne of Park & Planning Transportation.

**Comment 1) The 2018 Bicycle Master Plan calls for bikeable shoulders along MD28. This should be a minimum of 5 ft in width. Implementation is subject to SHA approval.**

**(Applicant Response)** Due to the numerous impacts a 5-ft wide shoulder would create along Darnestown Road (i.e. relocation of 4 power poles and removal of numerous roadside trees) SHA has agreed to allow the applicant to provide a 10-ft wide detached shared use path in lieu of a bikeable shoulder. The path will be constructed approximately 20 feet off of the existing edge of pavement and will be aligned to provide seamless transitions to the existing / future bikeway system along Darnestown Road.

**Comment 2) Please include a 50' scenic easement (as in the lower section) to protect the viewshed along the MD 28, identified by the state as 'scenic byway'.**

**(Applicant Response)** In an email (attached) from Kandese Holford, dated 12/03/2018, it was confirmed that the subject property was not located along a Scenic Byway and therefore does not require a 50-ft scenic easement.

**Comment 3) Planning Staff will defer to SHA concerning the need for accel/decel lanes for the entrance.**

**(Applicant Response)** SHA has stated that an accel/decel lane will not be necessary for the winery entrance since it will be located outside of the Darnestown Road right-of-way and therefore will not require an SHA access permit.

If you agree with the above Applicant Responses, please confirm in a response to this email.

Thanks for all of your help!

---

**Jared Sims Carhart, P.E.**

*Senior Project Manager*

10 South Bentz Street, Frederick, MD 21701

O: 301-703-2346 | M: 303-217-1152

E: [jcarhart@casengineering.com](mailto:jcarhart@casengineering.com)

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Attachment F

DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
County Executive

Diane R. Schwartz Jones  
Director

March 18, 2019

Mr. Jared Carhart  
CAS Engineering  
10 South Bentz Street  
Frederick, MD 21701

Re: **COMBINED STORMWATER MANAGEMENT  
CONCEPT/SITE DEVELOPMENT  
STORMWATER MANAGEMENT PLAN** for  
Windridge Winery  
Preliminary Plan #: 120190020  
SM File #: 284222  
Tract Size/Zone: 44.72/RC  
Total Concept Area: 4.69ac  
Lots/Block: N/A  
Parcel(s): 939  
Watershed: Great Seneca Creek

Dear: Mr. Carhart,

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above-mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals via the use of landscape infiltration, micro bioretention and non-structural practices.

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this development.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
4. This project includes improvements within the MSHA right of way. The methodology of providing stormwater management must have written approval from MSHA and included in the MCDPS engineered sediment control plan and permit.

This list may not be all-inclusive and may change based on available information at the time.



255 Rockville Pike, 2<sup>nd</sup> Floor, Rockville, Maryland 20850 | 240-777-0311  
[www.montgomerycountymd.gov/permittingservices](http://www.montgomerycountymd.gov/permittingservices)

*Mr. Jared Carhart*  
*March 18, 2019*  
*Page 2 of 2*

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Thomas Weadon at 240-777-6309.

Sincerely,



Mark C. Etheridge, Manager  
Water Resources Section  
Division of Land Development Services

MCE: TEW

cc: N. Braunstein  
SM File # 284222

ESD: Required/Provided 6650 cf / 6852 cf  
PE: Target/Achieved: 1"/1"  
STRUCTURAL: N/A  
WAIVED: N/A