



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

**MCPB**  
**Item # 1B**  
**1-30-2020**

**MEMORANDUM**

**DATE:** January 17, 2020

**TO:** Montgomery County Planning Board

**FROM:** Stephen Smith, Coordinator  
Jay Beatty, Senior Planner  
D.A.R.C. Division  
(301) 495-4522 & (301) 495-2178

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for January 30, 2020

*SS*  
*JB*

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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 plat. The following plats are included:

**220200120**      **Windridge**

**Plat Name:** Windridge  
**Plat #:** 220200120

**Location:** Located on the south side of Darnestown Road (MD 28), 225 feet west of the intersection with Bellingham Drive  
**Master Plan:** Potomac Sub-Region 2002 Master Plan  
**Plat Details:** RC zone; 1 lot  
**Owner:** Windridge Vineyards, LLC

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120190020 (MCPB Resolution No. 19-063), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plans.

PLAT No.

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT BEING HEREIN IS CORRECT, THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I AM A LICENSED SURVEYOR OF THE STATE OF MARYLAND. I HAVE BEEN DULY SWORN TO AND MY COMMISSION IS VALID AND UNREVOKED. I HAVE BEEN DULY SWORN TO AND MY COMMISSION IS VALID AND UNREVOKED. I HAVE BEEN DULY SWORN TO AND MY COMMISSION IS VALID AND UNREVOKED.

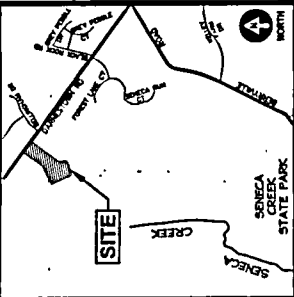
DATE: 1/2/20  
 SURVEYOR: Jeff Allen  
 OFFICE: ALLEN LAND SURVEYING  
 1000 W. WINDY HILL ROAD  
 ROCKVILLE, MD 20858  
 EXPIRATION DATE: JULY 31, 2020

LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD	WIDTH
1. N 37°59'54" E	14.00'
2. S 51°54'04" E	883.23'
3. S 39°02'51" W	132.6'
4. N 52°03'10" W	885.01'

DEDICATION AREA  
 9,392 SQ. FT. OR 0.216 ACRES  
 SHOWN THUS: **WINDRIDGE**

### VICINITY MAP

SCALE 1" = 200'

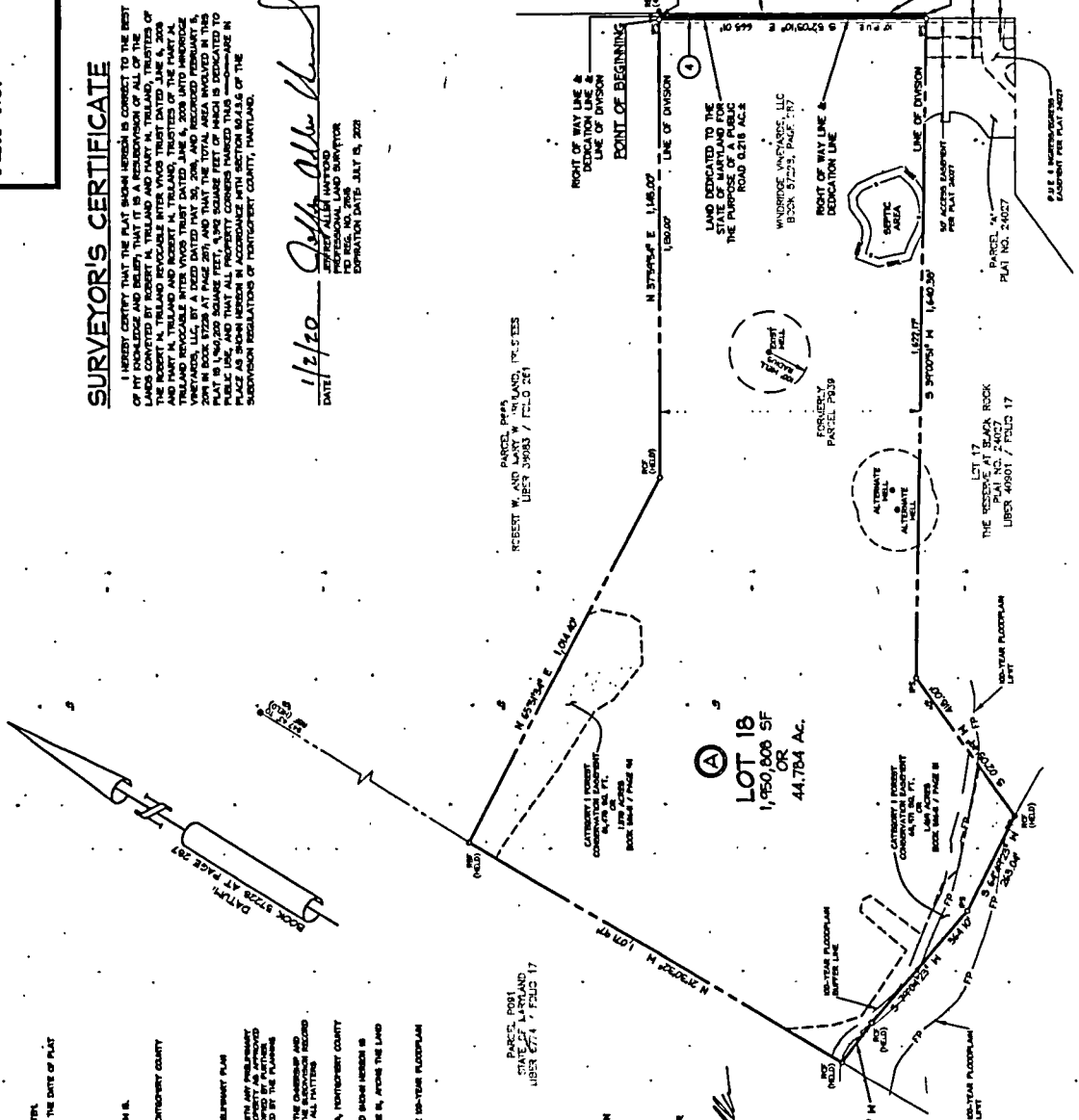


MD 28  
 DARNESTOWN ROAD  
 LIBER H / FOLIO 508  
 OF EXISTING RIGHT-OF-WAY PER  
 ACT OF GENERAL ASSEMBLY

SUBDIVISION RECORD PLAT  
 LOT 18, BLOCK A

## WINDRIDGE

A RESUBDIVISION OF PARCEL PB99  
 DARNESTOWN (6TH) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 200' AUGUST, 2019



### NOTES

1. THE PROPERTY SHOWN HEREON IS DIVIDED BY PRIVATE, ON-SITE WELLS AND SEPTIC SYSTEMS.
2. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE ZONE AS OF THE DATE OF PLAT.
3. THE PROPERTY IS SHOWN ON THE TWP 18N.
4. THIS PROPERTY IS SHOWN ON THE TWP 18N.
5. THIS PROPERTY IS SHOWN ON M&DC 30-FOOT SHIRT 222 IN. S. 20 IN. S. AND 222 IN. S.
6. PLATS 2019-01 FOR P.F.A.A. PER TWP, COMMUNITY PLAN, NATURE ADDRESSING.
7. 30-FOOT SEPTIC BASIN RESTRICTION LINES (SRL) ARE SUBJECT TO CHANGE WITH MONTGOMERY COUNTY.
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9. SEPTIC AREA IS SHOWN BY DASHED LINE. SEPTIC AREA IS SHOWN BY DASHED LINE.
10. 30-FOOT SEPTIC BASIN RESTRICTION LINES (SRL) ARE SUBJECT TO CHANGE WITH MONTGOMERY COUNTY.
11. THE SEPTIC AREA IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY MONTGOMERY COUNTY.
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### OWNERS' CERTIFICATE

WE, THE UNDERSIGNED, VENDOR, LLC, GRANTOR OF THE PROPERTY SHOWN AND DECEASED HERSON, HERSON ADJOINT TRUST PLAT OF INDEPENDENCE, AS PARTNER, GRANT A 30-FOOT PUBLIC UTILITY EASEMENT, SEPTIC HERSON TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD DEDICATION OF THIS AND PROVISIONS OF PUBLIC UTILITY EASEMENT, AS DECLARATION IN LIBER BOOK AT FOLIO 287 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

DATE: 12/24/2019  
 JERRY SUITE  
 MANAGING MEMBER

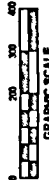
### PLAT TABULATION

AREA OF LOTS	1,950,808 SF
AREA OF LOT(S)	44.784 AC. FT.
AREA OF PUBLIC UTILITY EASEMENT	9,392 SQ. FT.
TOTAL AREA	1,960,200 SF (44.900 ACRES)

The Maryland National Capital Park and Planning Commission  
 Montgomery County Planning Board  
 Approved: \_\_\_\_\_  
 M.N.C.P. & P.C. Record File No. \_\_\_\_\_



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 Rockville, MD 20850  
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 info@cos-engineering.com



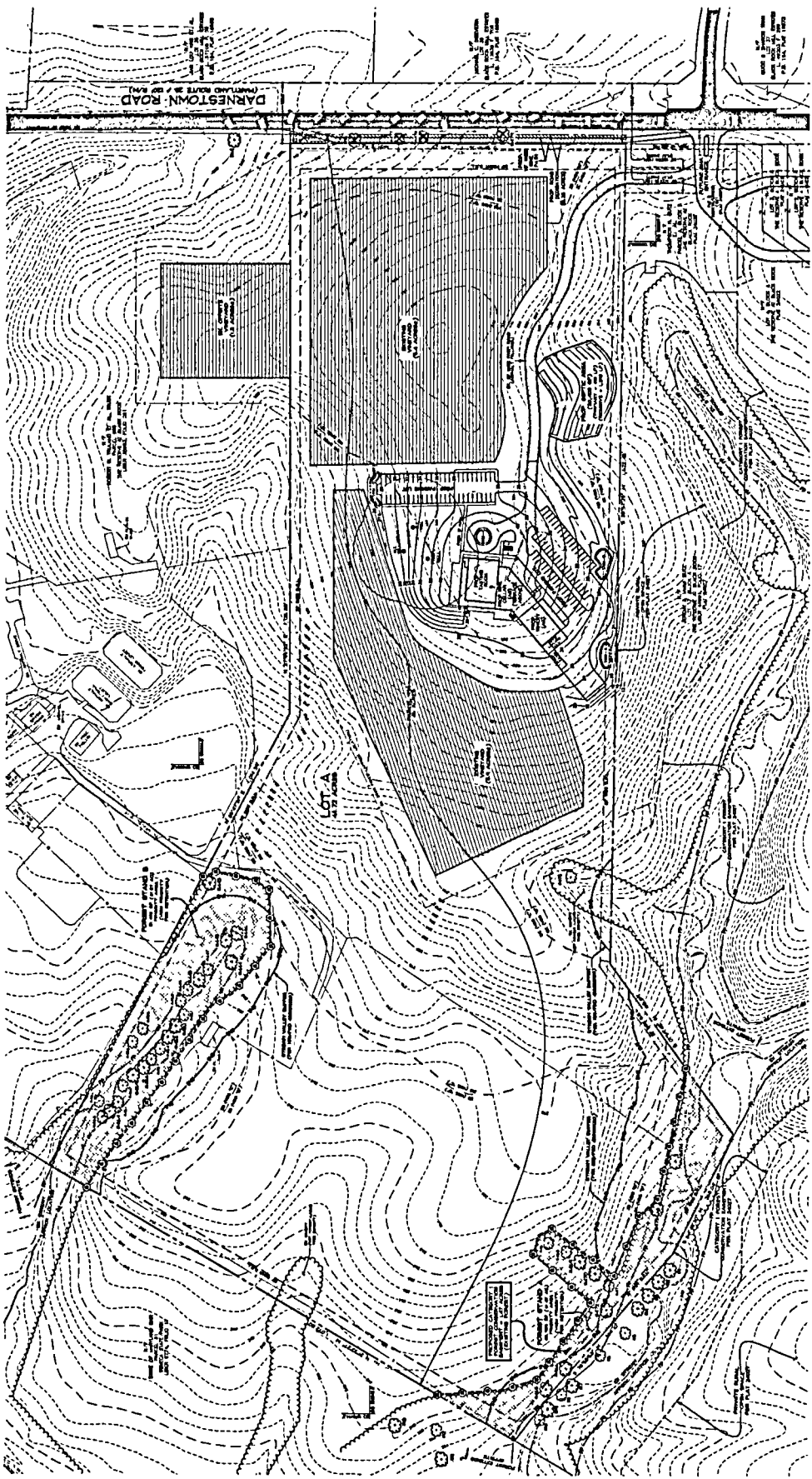
Recorded  
 Plat No. \_\_\_\_\_



# PRELIMINARY PLAN MNC&P No. 120190020

**TABLE DATA**

LINE NO.	DATE	BY	DESCRIPTION
1	07/2018	JSC	INITIAL DESIGN
2	06-597	JSC	REVISED DESIGN
3			FINAL DESIGN
4			CONSTRUCTION



**LEGEND**

	BUILDING FOOTPRINT AS SHOWN IN THE APPROVED PLANS OR AS SHOWN IN THE AS-BUILT RECORDS
	PARKING SPACE
	DRIVEWAY
	ROAD CENTERLINE
	EASEMENT BOUNDARY
	UTILITY LINE
	SPOT ELEVATION
	CONTOUR LINE
	DRAINAGE DITCH
	STREAM
	TREE
	FENCE

**PROFESSIONAL ENGINEER CERTIFICATION**

I, the undersigned, being a duly licensed Professional Engineer in the State of Maryland, hereby certify that I am the author of this Preliminary Plan, and that it represents my true and correct design for the project described herein, and that I am not providing engineering services to any other party for the same project.

*Card A. Schmitt*

**CONTRACTOR**

ANY CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES BEFORE COMMENCING CONSTRUCTION.

**APPLICANT:** WINDRIDGE MINING LLC  
 5000 WINDRIDGE ROAD  
 WINDRIDGE, MARYLAND 21787

**ATTORNEY:** JONATHAN M. HAYES  
 5000 WINDRIDGE ROAD  
 WINDRIDGE, MARYLAND 21787

**ENGINEER:** CARD A. SCHMITT, P.E.  
 5000 WINDRIDGE ROAD  
 WINDRIDGE, MARYLAND 21787

**15700 DARNESTOWN ROAD**  
**PARCEL 939**  
**PROPOSED SINGLE LOT SUBDIVISION (LOT A)**  
**WINDRIDGE MINERY**  
**PRELIMINARY PLAN**

4 OF 7  
PP-4

CARD A. SCHMITT  
 LICENSE NO. 17431  
 STATE OF MARYLAND