

Plat Name: Spring Meadows
Plat #: 220110310

Location: Located on the east side of Poplar Hill Road, approximately 3,800 feet south of Kelley Farm Drive
Master Plan: Potomac
Plat Details: RC zone, 2 lots
Private Well, Private Septic
Applicant: Kenneth Steben

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120090200 (MCPB Resolution No. 10-36), 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.

SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown hereon is correct; that it is a subdivision of the land described in a deed from W.C. & A.H. Miller Development Company to Kenneth E. Staben, Trustee for the Kenneth E. Staben Trust, dated April 28, 1987, said deed dated April 9, 1988 and recorded in Liber 15740 at Folio 64, and also in a deed from 14633 Stevens Road, LLC to Kenneth E. Staben Trust Dated 4/29/97, said deed dated November 14, 2003 and recorded in Liber 25889 at Folio 138. It also being a re-subdivision of "Spring Meadows", Lots 52 & 64, Block C, as shown on a plat recorded in Plat Book 141 at Plat 16333, all among the land records of Montgomery County, Maryland. I further certify that, once engaged as described in the owner's certification hereon, all monuments and all property lines and other boundary markers will be set as delineated hereon in accordance with the provisions of Section 50-24(b) of Montgomery County Code. The total area included on this plat is 42.8195 acres of land, there is no near dedication to the public use by this plat.

Thomas A. Maddox
 Thomas A. Maddox
 Registered Professional Land Surveyor
 MB 4418660
 6-1-Cell
 Date

OWNER'S CERTIFICATION

The undersigned owner of the property shown hereon, hereby adopt a this plan of subdivision, establish and grade a 10' wide Public Utility Easement shown hereon as 10' P.U.E. along Spring Meadows Drive to the center line in the above described "Terms and Provisions of Public Utility Easement" recorded in Liber 3834 at Folio 457. The owner further grants a Category I Conservation Easement as shown hereon in accordance with a framework entitled, "Conservation Easement Agreement, Category I" as recorded in Liber 13178 at Folio 412 among the land records of Montgomery County, Maryland. The owner acknowledges the 40' Access and Utility Easement over Lot 64 to serve Lot 59 shown on Plat 16333. The owner acknowledges the Septic Easement to serve Lot 59 shown on Plat 16333. The owners will cause all property corner markers and any other required monumentation to be set by a registered Maryland Land Surveyor, in accordance with Section 50-24(a) of the Montgomery County Code.

There are no suits, liens, mortgages, or trusts, affecting the property and included in this plat of subdivision, except for a certain trust for which the trustee has hereon given their consent.

David W. McKee
 David W. McKee
 Trustee
 For the Kenneth E. Staben Trust

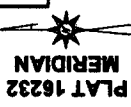
WELL SITE
 100' NON-POLLUTION
 ZONING

APPROVED _____ DATE _____
 DIRECTOR

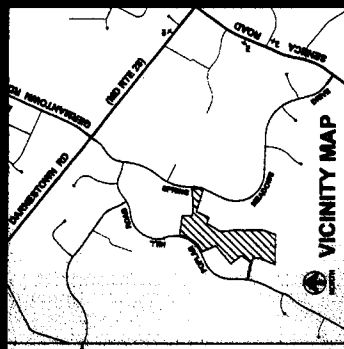
THE MARYLAND-NATIONAL CAPITAL
 IMPROVEMENT AND PLANNING COMMISSION
 BOARD AND COUNTY PLANNING BOARD
 APPROVED _____
 CHAIRMAN ASST. SECRETARY-TREASURER

PLAT NO. _____ DATE _____

PLAT NO.



PLAT 16332
 MERIDIAN



- NOTES**
1. PROPERTY ZONED BY DATE OF RECORDATION. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS OF THE MONTGOMERY COUNTY ZONING ORDINANCE.
 2. ALL LOTS ARE TO BE SERVED BY PRIVATE, ON-SITE, WELL AND SEPTIC SYSTEMS. EXISTING SEPTIC AND WELL CATEGORIES: 5, 6, W6.
 3. THIS PLAT IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN NO. 298998R, MDCR RESOLUTION 10-3A, ENTITLED "SPRING MEADOWS" PART 2 REVISIONS BOARD RESOLUTION DATED 05/11/10 AND 10/14/10 AS WELL AS ANY OTHER APPLICABLE USES. USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
 4. THE PROPERTY BROWER SUPERVISOR IS SUBJECT TO THE REQUIREMENTS OF MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING APPROVAL PRIORITY TO RESERVE OF A FOREST MANAGEMENT CONTROL PERMIT.
 5. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR DEVELOPMENT PLAN, INCLUDING BUT NOT LIMITED TO ANY PLAN APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, SHALL APPLY TO THIS PLAT AND NOT BE EXCEPTED BY THE RECORDATION OF THIS PLAT. USE OF OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
 6. THIS PLAT IS NOT INTENDED TO SHOW EASY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.
 7. PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP DS 59.
 8. THE 100 YEAR FLOOD PLAN IS AN ACCURATE REFLECTION OF THE SAME FLOOD PLAN SHOWN ON PLAT 16322.
 9. EXISTING BUILDING RESTRICTIONS WERE CREATED ON PLAT 16333 UNLESS OTHERWISE NOTED.
 10. SEPTIC BUILDING RESTRICTIONS ARE SUBJECT TO CHANGE WITH APPROVAL BY MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES.
 11. LOTS 52 & 64 ARE APPROVED FOR A 6 BEDROOM HOUSE.

SUBDIVISION RECORD PLAT
LOTS 82 & 83, BLOCK C
SPRING MEADOWS
A RESUBDIVISION OF LOTS 52 & 64
 ELECTION DISTRICT 6
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1" = 200' JUNE 2010

THOMAS A. MADDOX
 PROFESSIONAL LAND SURVEYOR
 9945 SHADY GROVE COURT
 GAITHERSBURG, MARYLAND 20877
 (301) 984-4804

CATEGORY	CONSERVATION	WELL	SEPTIC
L1	100'	100'	100'
L2	100'	100'	100'
L3	100'	100'	100'
L4	100'	100'	100'
L5	100'	100'	100'
L6	100'	100'	100'
L7	100'	100'	100'
L8	100'	100'	100'
L9	100'	100'	100'
L10	100'	100'	100'
L11	100'	100'	100'
L12	100'	100'	100'
L13	100'	100'	100'
L14	100'	100'	100'
L15	100'	100'	100'
L16	100'	100'	100'
L17	100'	100'	100'
L18	100'	100'	100'
L19	100'	100'	100'
L20	100'	100'	100'
L21	100'	100'	100'
L22	100'	100'	100'
L23	100'	100'	100'
L24	100'	100'	100'
L25	100'	100'	100'
L26	100'	100'	100'
L27	100'	100'	100'
L28	100'	100'	100'
L29	100'	100'	100'
L30	100'	100'	100'
L31	100'	100'	100'
L32	100'	100'	100'
L33	100'	100'	100'
L34	100'	100'	100'
L35	100'	100'	100'
L36	100'	100'	100'
L37	100'	100'	100'
L38	100'	100'	100'
L39	100'	100'	100'
L40	100'	100'	100'
L41	100'	100'	100'
L42	100'	100'	100'
L43	100'	100'	100'
L44	100'	100'	100'
L45	100'	100'	100'
L46	100'	100'	100'
L47	100'	100'	100'
L48	100'	100'	100'
L49	100'	100'	100'
L50	100'	100'	100'
L51	100'	100'	100'
L52	100'	100'	100'
L53	100'	100'	100'
L54	100'	100'	100'
L55	100'	100'	100'
L56	100'	100'	100'
L57	100'	100'	100'
L58	100'	100'	100'
L59	100'	100'	100'
L60	100'	100'	100'
L61	100'	100'	100'
L62	100'	100'	100'
L63	100'	100'	100'
L64	100'	100'	100'
L65	100'	100'	100'
L66	100'	100'	100'
L67	100'	100'	100'
L68	100'	100'	100'
L69	100'	100'	100'
L70	100'	100'	100'
L71	100'	100'	100'
L72	100'	100'	100'
L73	100'	100'	100'
L74	100'	100'	100'
L75	100'	100'	100'
L76	100'	100'	100'
L77	100'	100'	100'
L78	100'	100'	100'
L79	100'	100'	100'
L80	100'	100'	100'
L81	100'	100'	100'
L82	100'	100'	100'
L83	100'	100'	100'
L84	100'	100'	100'
L85	100'	100'	100'
L86	100'	100'	100'
L87	100'	100'	100'
L88	100'	100'	100'
L89	100'	100'	100'
L90	100'	100'	100'
L91	100'	100'	100'
L92	100'	100'	100'
L93	100'	100'	100'
L94	100'	100'	100'
L95	100'	100'	100'
L96	100'	100'	100'
L97	100'	100'	100'
L98	100'	100'	100'
L99	100'	100'	100'
L100	100'	100'	100'

CURVE DATA	H DIST	RADIUS	ARC	DELTA
C1	1687.5000E	50.01	1628.63	50.01
C2	1367.4203E	667.66	700.27	666.94
C3	5087.5358W	262.72	623.53	264.71

PLAT TOTALS	NUMBER OF LOTS	AREA OF LOTS	AREA OF DEDICATION	TOTAL AREA SHOWN ON PLAT
	2	42.8195 ACS	0.00 SF	42.8195 ACS

B. CANEY ET AL TR.
 L. 93M F. 343

HARLOW SUBDIVISION
 PLAT 23241

PLAT 16336

PLAT 16337

PLAT 16338

PLAT 16339

PLAT 16340

ZZ 112 310

PLAT 16341

RECORD PLAT REVIEW SHEET

Plat Name: Spring Meadows Plat Number: 220110310
 Plan Name: Spring Meadows Plan Number: 120090200
 Plat Submission Date: 9-7-10
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: R. Weaver Checked: RAW Date 2/18/11

Initial DRD Review:

Signed Preliminary Plan - Date 7-30-10 Checked: Initial SJS Date 2-11-2011
 Planning Board Resolution - Date 4-8-10 Checked: Initial SJS Date 11/12/2010
 Site Plan Req'd for Development? Yes No X Verified By: SJS (initial)
 Site Plan Name: Site Plan Number:
 Planning Board Resolution - Date Checked: Initial Date
 Site Plan Signature Set - Date Checked: Initial Date
 Site Plan Reviewer Plat Approval: Checked: Initial Date

Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances ok
 Coordinates Plan # Road/Alley Widths ok Easements ok Open Space
 Non-standard BRLs ok Adjoining Land Vicinity Map Septic/Wells ok
 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	9-8-10	9-22-10	10/4/10	ck size of CAT. I
Research	Bobby Fleury			9-10-10	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up): Initial SJS Date 2/18/2011
 Final Mylar & DXF/DWG Received: Initial SJS Date 5/20/2011
 Final Mylar Review Complete: Initial SJS Date 5/27/2011

Board Approval of Plat:

Plat Agenda: Initial SJS Date 6-9-11

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. _____

SPRING MEADOWS
PRELIMINARY PLAN
Montgomery County, Maryland



Brading & Associates, Inc.
Professional Engineers
10000 Rockville Pike, Suite 100
Rockville, MD 20850
Tel: 301-771-1100

Date: 11/20/88
Scale: 1" = 100'
Sheet: 1 of 107



Sheet 1 of 107

1	2	3	4	5	6	7	8	9	10

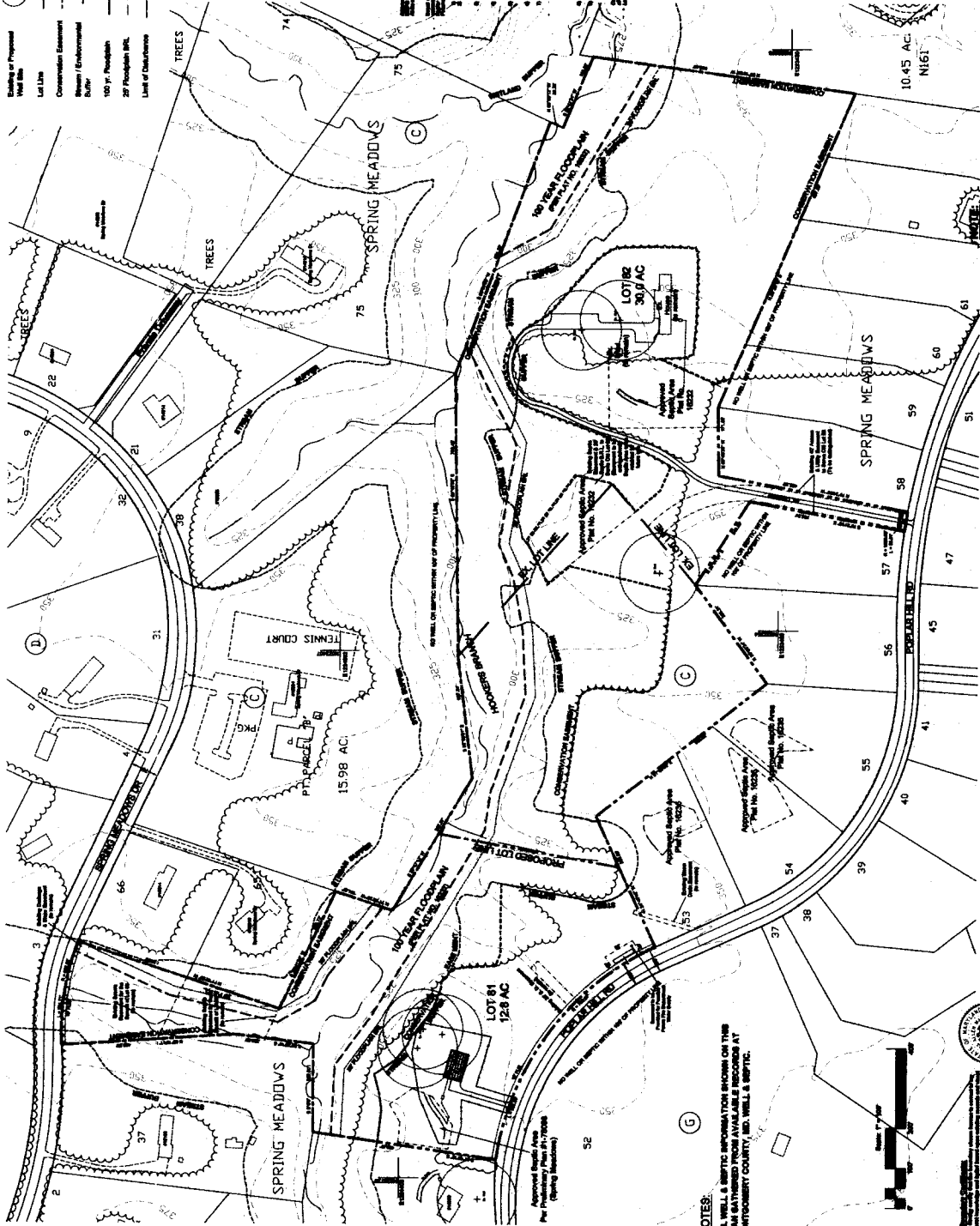
VICINITY MAP
SCALE: 1" = 3.33 MI



PREPARED FOR:
KENNETH STITTEN
10411 POPULAR HILL RD
DUMFRIES, MD 21046
301-997-2000

- NOTES:**
1. AREA OF PROPERTY - 62.4 ACRES
 2. EXISTING ZONING - RURAL CLUSTER (RC)
 3. NUMBER OF EXISTING LOTS - 2
 4. NUMBER OF LOTS BEING PROPOSED - 3
 5. AREA OF LOTS BEING PROPOSED - 1.0 AC
 6. EXISTING SEWER & WATER SERVICE CONNECTIONS:
A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.
 7. SITE TO BE SERVED BY ON-SITE WELLS AND PUMPS
 8. LOCATED IN GREAT AMERICA GREENS WATERSHED
 9. UTILITIES (see Appendix): Washington Gas, Verizon, Potomac Electric Power, etc.
 10. ALL EXISTING SHOWNS ON THIS PLAN
 11. THIS PLAN SUBMITTANCE IS REFERENCED ON PLAN NO. 10228

- LEGEND:**
- Proposed House
 - Building or Proposed
 - Well Site
 - Lot Line
 - Contour Elevation
 - Stream (Underscored)
 - Other
 - 100' P. Percolation
 - 25' Percolation
 - Line of Disturbance
 - UP



ZONING STANDARDS:

ZONE: RC	Min.	Max.
Lot Size	1.0 AC	12.0 AC or larger
Front setback	50'	50' or more
Sideyards	20' on one side 50' abutting public street	20' or more
Rearyard	20'	20' or more
Building Height	30' Max.	30' or less
Lot Coverage	10% Max.	10% or less
Lot Width @ Building Line	300'	300' or more

NOTES:

ALL WELL & SEPTIC INFORMATION SHOWN ON THIS PLAN OBTAINED FROM AVAILABLE RECORDS AT MONTGOMERY COUNTY, MD, WELL & SEPTIC.

THIS PLAN SUBMITTANCE IS REFERENCED ON PLAN NO. 10228.

APPROVED FOR THE PROJECT BY THE MONTGOMERY COUNTY BOARD OF ZONING ADJUSTMENT ON 11/18/88.

APPROVED FOR THE PROJECT BY THE MONTGOMERY COUNTY BOARD OF ZONING ADJUSTMENT ON 11/18/88.



Professional Engineer
Kenneth Stitten
10411 Popular Hill Rd
Dumfries, MD 21046
301-997-2000