

Item # 7



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

M E M O R A N D U M

DATE: December 3, 2004
TO: Montgomery County Planning Board
FROM: Catherine Conlon
Development Review Division
(301) 495-4542
SUBJECT: Informational Maps for Subdivision Items on the
Planning Board's Agenda for December 9, 2004.

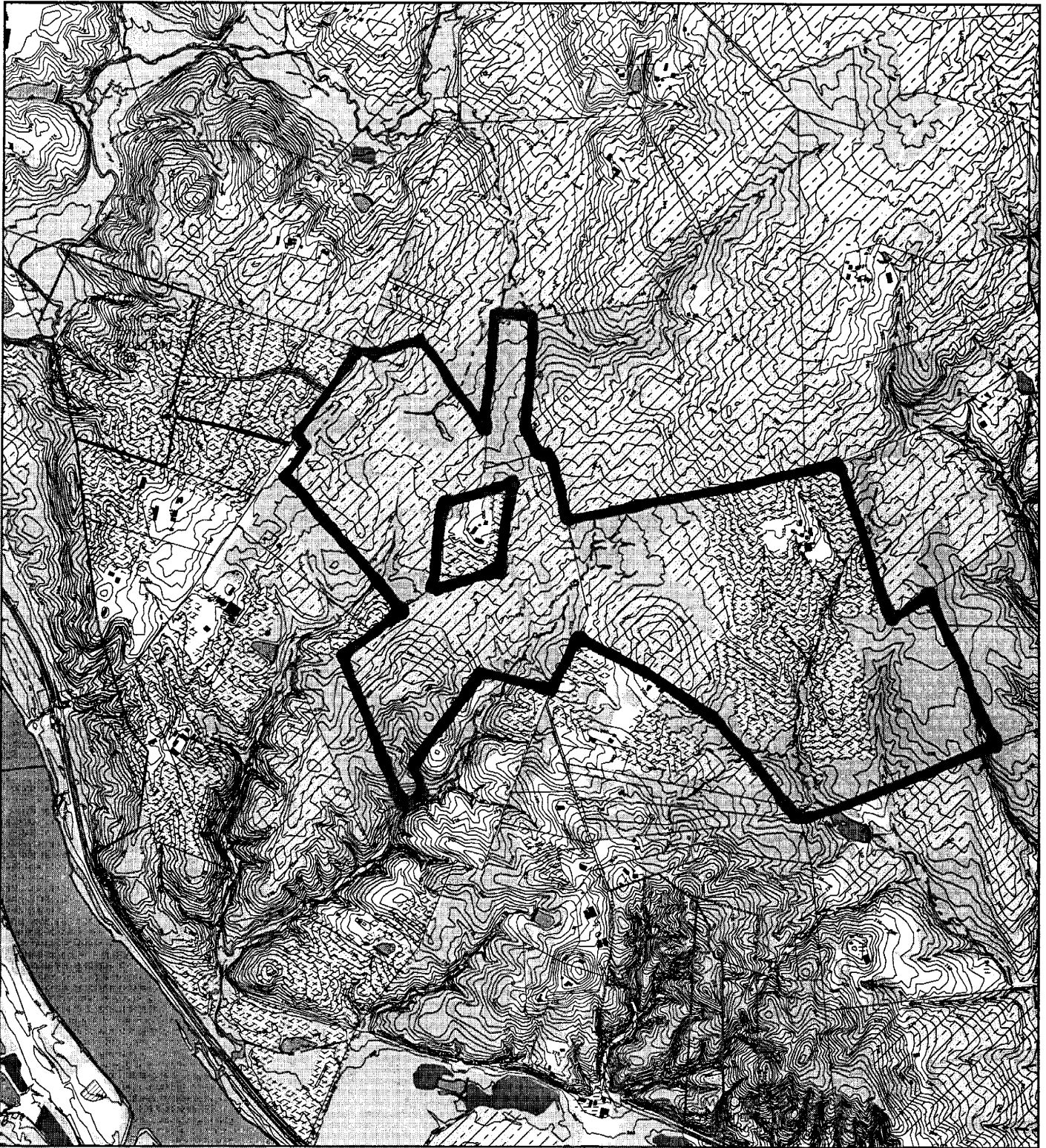
Attached are copies of plan drawings for item #06 and #07. These subdivision items are scheduled for Planning Board consideration on December 9, 2004. The items are further identified as follows:

Agenda Item #06 - Preliminary Plan 1-05028
Cater Property

Agenda Item #07 - Preliminary Plan 1-05029
Stoney Springs

Attachment

STONEY SPRINGS (1-05029)



Map compiled on December 02, 2004 at 11:56 AM | Site located on base sheet no - 221NW21

NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

Key Map

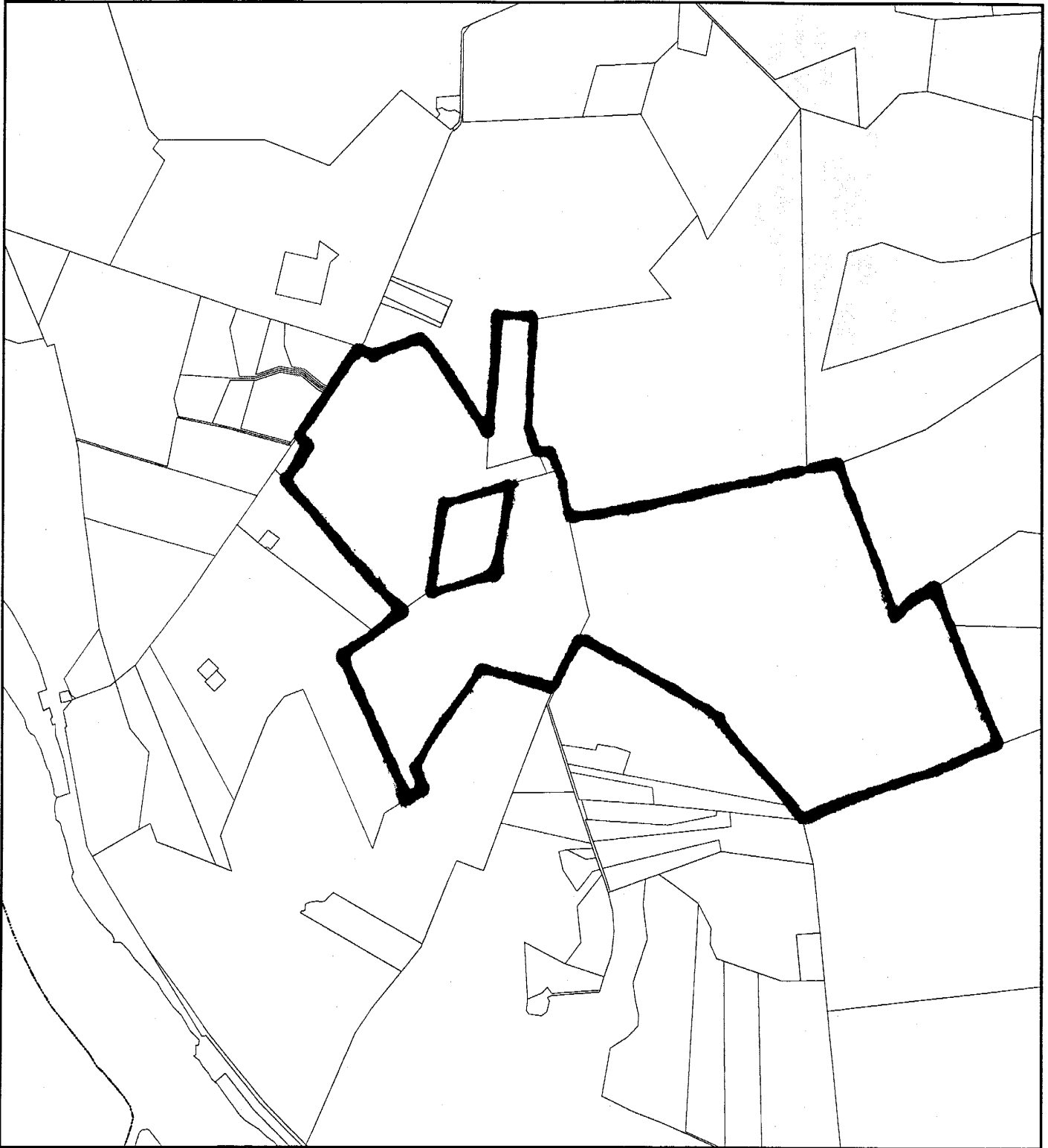


Research & Technology Center



1 inch = 2000 feet
1 : 24000

STONEY SPRINGS (1-05029)



Map compiled on December 02, 2004 at 11:43 AM | Site located on base sheet no - 221NW21

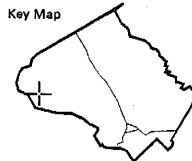
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Key Map



Research & Technology Center

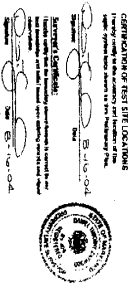
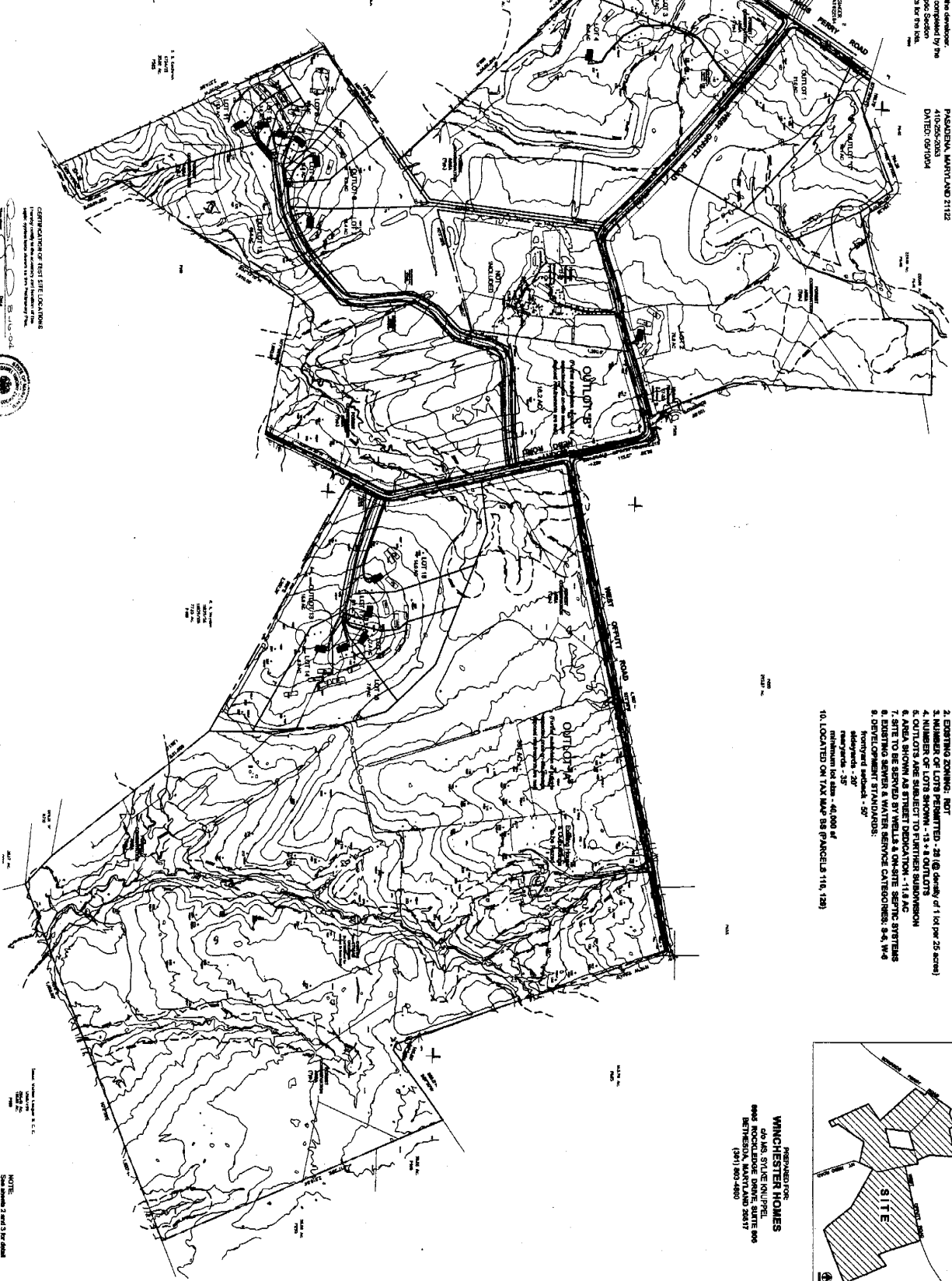


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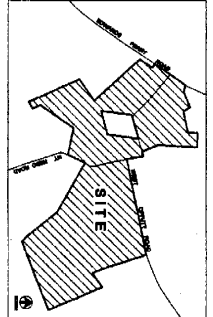
NOTE:
 All approved land around lakes shall be effectively protected from grading or other disturbance through the installation of riprap or other erosion control measures. The installation of riprap around the perimeter of each pond shall be the developer's responsibility. The protective bedding must be completed by the developer and inspected by the Well and Septic Section (MCP-9) prior to approval of any wet permits for the lake.

SOURCE OF TOPOGRAPHY:
 Winchester Homes Co., Inc.
 918 BRIDLE PATH DRIVE
 PANDORA, MARYLAND 21122
 410-255-2333
 DATE: 09/10/04

- Legend:**
- Homestead
 - Soil Type Divide
 - Forest / Tree Cover
 - Wet Slides
 - Septic Field
 - Driveway



- NOTES:**
1. AREA OF PROPERTY - 74.49 AC
 2. EXISTING ZONING - R01
 3. NUMBER OF LOTS PERMITTED - 28 (@ density of 1 lot per 2.7 acres)
 4. NUMBER OF LOTS SHOWN - 13 + 8 OUTLOTS
 5. OUTLOTS ARE SUBJECT TO FURTHER SUBDIVISION
 6. ALL LOTS TO BE DEVELOPED BY THE DEVELOPER
 7. ALL LOTS TO BE DEVELOPED BY THE DEVELOPER
 8. EXISTING SEWER & WATER SERVICE CATEGORIES: S-4, W-4
 9. DEVELOPMENT STANDARDS:
 frontyard setback - 50'
 sideyard setback - 25'
 rear yard setback - 40, 1000 ft
 minimum lot area - 40,000 sq ft
 10. LOCATED ON TAX MAP PG PARCELS 116, 120



PREPARED FOR:
WINCHESTER HOMES
 c/o MS. SYLVIA JON/PREL
 8900 ROCKLEDGE DRIVE, SUITE 800
 ESTERHART, MARYLAND 20757
 (301) 960-4400

PRELIMINARY PLAN
STONEY SPRINGS
 Montgomery County, Maryland

B&A Bennett & Associates, Inc.
 Land Planning Consultants
 893 Shady Grove Court
 Cheltenham, MD 20757
 (301) 960-4400

date: AUGUST 2004
 scale: 1" = 300'



Sheet 1 of 3

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