

**PLAT NO. 22006048 to 220060510**

Stoney Springs

Located on the south side of West Offut Road and east of Mount Nebo Road

RDT Zone, 14 Lots, 1 Outlot

Private Water, Private Septic

Master Plan Area: Agricultural & Rural Open Space

Winchester Homes, Inc., Applicant

The record plats have been reviewed by MNCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plats comply with Preliminary Plan No. 120050290, formerly 1-05029, as approved by the Board; and that any minor modifications reflected on the plats do not alter the intent of the Board's previous approval of the preliminary plan.

**RECORD PLAT REVIEW SHEET**

Plan Name: Stoney Springs Plan Number: 120050290  
 Plat Name: Stoney Springs Plat Number: 220060480  
 Plat Submission Date: 9/9/05  
 DRD Plat Reviewer: Piera Weiss  
 DRD Prelim Plan Reviewer: Cathy Conlon

**Initial DRD Review:**

Signed Preliminary Plan - Date 12/30/05 Checked: Initial CAC Date 1/17/06  
 Planning Board Opinion - Date 12/30/05 Checked: Initial CAC Date 1/17/06  
 Site Plan Req'd for Development? Yes      No X Verified By:      (initial)  
 Site Plan Name:      Site Plan Number:       
 Planning Board Opinion - Date      Checked: Initial      Date       
 Site Plan Signature Set - Date      Checked: Initial      Date       
 Site Plan Reviewer Plat Approval: Checked: Initial      Date     

Review Items: Lot # & Layout CAC Lot Area CAC Zoning CAC Bearings & Distances CAC  
 Coordinates CAC Plan # CAC Road/Alley Widths CAC Easements CAC Open Space n/a  
 Non-standard BRLs n/a Adjoining Land CAC Vicinity Map CAC Septic/Wells CAC  
 TDR note      Child Lot note n/a Surveyor Cert CS Owner Cert      Tax Map CAC  
 Trail Easement LIF sig needed sig needed

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Josh Penn	11/16/05	11/25/05	11/22/05	no comments
Research	Bobby Fleury			11/17/05	"
SHA	Doug Mills			11/28/05	"
PEPCO	Jose Washington			12/22/05	OK
Parks	Doug Powell				OK
DRD	Steve Smith			12/22/05	OK

**Final DRD Review:**

DRD Review Complete:  
 (All comments rec'd and incorporated into mark-up)  
 Engineer Notified (Pick up Mark-up):  
 Final Mylar w/Mark-up & PDF Rec'd:

Initial PW Date 3/16/06  
TA 1/31/06  
TA 3/23/06

**Board Approval of Plat:**

Plat Agenda:  
 Planning Board Approval:  
 Chairman's Signature:

TA 3/23/06  
TA 4/6/06

**DPS Approval of Plat:**

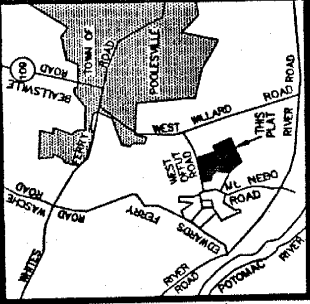
Engineer Pick-up for DPS Signature:  
 Final Mylar for Reproduction Rec'd:

**Plat Reproduction:**

Addressing:  
 File Card Update:  
 Final Zoning Book Check:  
 Update Address Books with Plat #:  
 Update Green Books for Resubdivision:  
 Notify Engineer to Seal Plats:  
 Engineer Seal Complete:  
 Complete Reproduction:  
 Sent to Courthouse for Recordation:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

No. \_\_\_\_\_



**VICINITY MAP**  
SCALE 1" = 2 MILES  
TAN MAP BS, #110 & #120

**PLAT NO.**

**PROPERTY ZONE - A07**  
APPLICABLE TO THE PROPOSED LOT IN THE RURAL  
DENSITY TRANSFER ZONE. ALL APPLICABLE  
DESIGN, CONSTRUCTION, AND MAINTENANCE  
REQUIREMENTS OF THE ZONING ORDINANCE  
AND THE ZONING BOARD SHALL BE SUBJECT TO RESTRICTIONS  
BECAUSE IT INTERFERES WITH OTHER PERMITTED USES IN  
THE ZONE.  
LOT 4, BLOCK C USES TWO DMR.

24 THIRDS ARE AVAILABLE FOR PROPOSED PLAN NUMBER  
1-1-0000, WHICH IS APPROVED FOR 14 LOTS AND ONE  
DUPLEX. THE TENS ARE APPROVED IN THE TRANSFER  
OF DEVELOPMENT RIGHT EASTWARD RECORDED IN LIBER  
AT FOLIO 3209, MONTGOMERY COUNTY, MARYLAND.  
MONTGOMERY COUNTY, MARYLAND.  
ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS  
PROPERTY IS SUBJECT TO THE STANDARD ZONING  
MONTGOMERY COUNTY ZONING ORDINANCE, SECTION  
586-1.10 FOR THE R07/T01 ZONE CLASSIFICATION.  
ONE TRANSFERABLE DEVELOPMENT RIGHT (TDR) MUST BE  
AVAILABLE FOR EACH SINGLE FAMILY STRUCTURE FOR  
PROPERTIES IN THE A07 ZONE.

**ENGINEERS CERTIFICATE:**

I, HERBERT CERRY, THAT THE LIMITS OF THE 100 YEAR FLOOD PLAIN  
SHOWN ON THIS PLAN ARE AN ACCURATE REFLECTION OF THE FLOOD PLAIN  
STUDY RETAINED ELSEWHERE ON THIS PLAN.  
DATE: RAYMOND A. MORRIS, REGISTERED PROFESSIONAL ENGINEER NO.  
14620

**SURVEYORS CERTIFICATE:**

I, HERBERT CERRY, THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THE PLAN  
SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THAT LAND DESCRIBED IN A  
CERTAIN INSTRUMENT, TO-WIT: THE DEED TO MONTEGUE HOMES INC. DELAWARE CORPORATION, BY DEED  
DATED JANUARY 10, 2008 AND RECORDED IN LIBER 31644 AT FOLIO 571 AMONG THE LAND RECORDS  
OF MONTGOMERY COUNTY, MARYLAND.  
ALL PROCEEDING SURVEYS AND OTHER SURVEYS AS REFERRED TO IN THE OWNERS CERTIFICATE HEREON  
ACCORDANCE WITH THE PROVISIONS OF SECTION 50-24(a) OF THE MONTGOMERY COUNTY CODE.  
THE TOTAL AREA SHOWN ON THIS PLAN IS 317,780 ACRES OF LAND, OF WHICH 2,313.56 ACRES  
ARE DEDICATED TO PUBLIC USE.

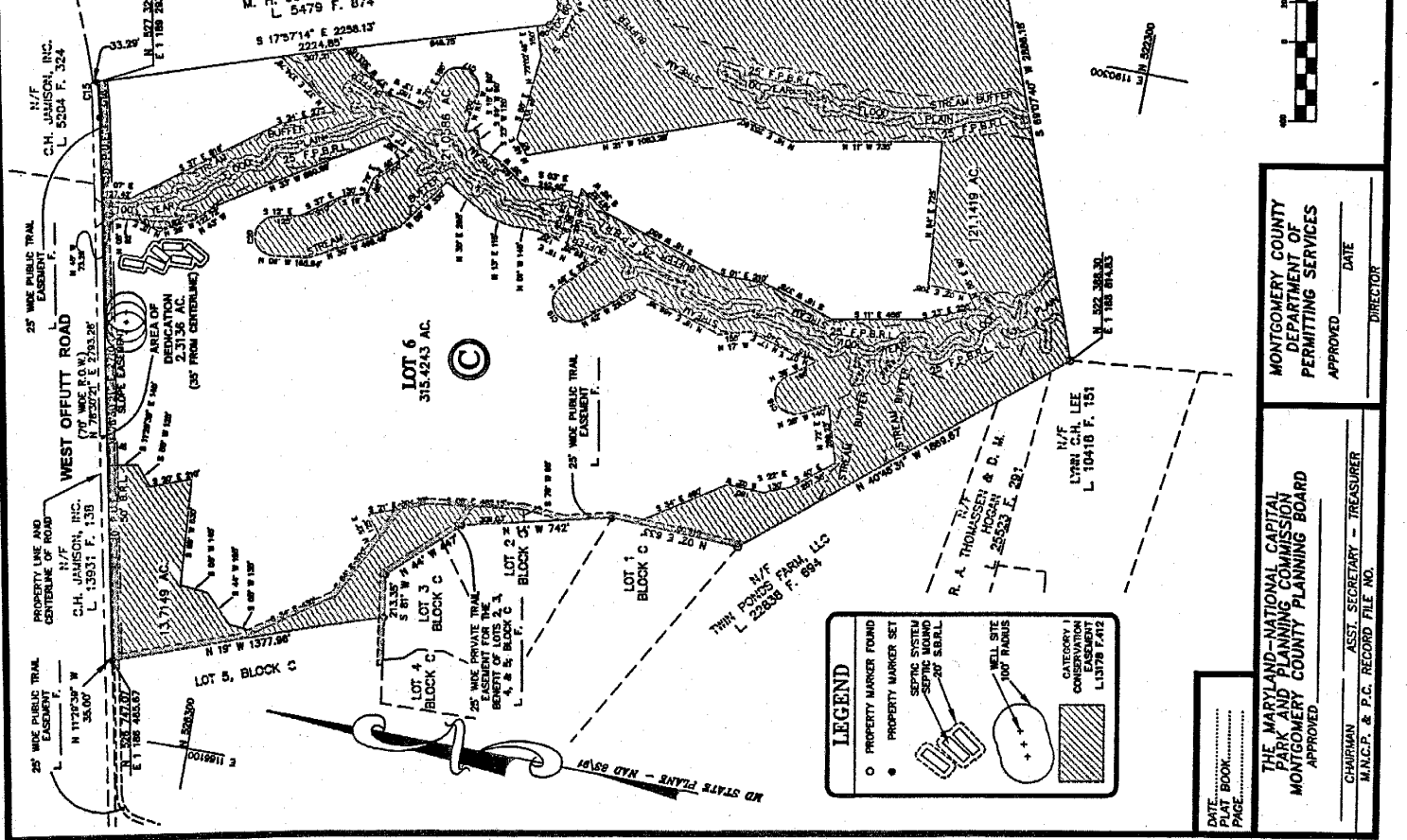
**OWNERS CERTIFICATE:**

WE, MONTEGUE HOMES INC., DELAWARE CORPORATION, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, DO HEREBY  
ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, DEDICATE THE STREETS TO THE FIRM WITH AS  
SHOWN HEREON TO PUBLIC USE AND GRANT SLOPE EASEMENTS, ADJACENT AND CONTIGUOUS TO WEST OFFUTT ROAD TO A  
DISTANCE OF FIFTY (50) FEET, OR AS SHOWN; FOR THE CONSTRUCTION, RECONSTRUCTION AND MAINTENANCE OF A PUBLIC ROAD. SLOPE  
EASEMENTS SHALL BE DEDICATED AFTER ALL PUBLIC IMPROVEMENTS HAVE BEEN COMPLETED AND ACCEPTED FOR MAINTENANCE BY  
THE APPROPRIATE PUBLIC AGENCY.  
WE FURTHER GRANT A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT, SHOWN HEREON AS "U" LINE, TO THOSE PARTIES NAMED IN  
THE DOCUMENT ENTITLED, "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS," AS RECORDED IN LIBER 3034 AT  
FOLIO 117 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.  
WE FURTHER ESTABLISH FOR THE PURPOSES OF A FOREST BANK AND FUTURE FOREST CREDITS FOR OUR USE ON OTHER SITES, A  
CONSERVATION EASEMENT IN ACCORDANCE WITH THE DOCUMENT ENTITLED: "CONSERVATION EASEMENT AGREEMENT, CATEGORY 'A',  
RECORDED IN LIBER 13178 AT FOLIO 412 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.  
WE FURTHER ESTABLISH FOR THE PURPOSES OF A FOREST BANK AND FUTURE FOREST CREDITS FOR OUR USE ON OTHER SITES, A  
CONSERVATION EASEMENT IN ACCORDANCE WITH THE DOCUMENT ENTITLED: "CONSERVATION EASEMENT AGREEMENT, CATEGORY 'B',  
RECORDED IN LIBER 13178 AT FOLIO 412 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.  
WE FURTHER ESTABLISH FOR THE PURPOSES OF A FOREST BANK AND FUTURE FOREST CREDITS FOR OUR USE ON OTHER SITES, A  
CONSERVATION EASEMENT IN ACCORDANCE WITH THE DOCUMENT ENTITLED: "CONSERVATION EASEMENT AGREEMENT, CATEGORY 'C',  
RECORDED IN LIBER 13178 AT FOLIO 412 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.  
WE HEREBY CERTIFY THAT WE ARE REGISTERED PLANNERS AND SURVEYORS, IN ACCORDANCE WITH SECTION 50-24(a) OF THE  
MONTGOMERY COUNTY CODE PRIOR TO OCCUPANCY OF ANY NEW HOMES.  
THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.  
IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND AFFIXED OUR CORPORATE SEALS AND SIGNED AS PRESIDENT AND VICE PRESIDENT  
ON THIS 15TH DAY OF APRIL, 2006.

DATE: DANIEL T. CARWOOD, REGISTERED PROPERTY LINE SURVEYOR, NO. 405

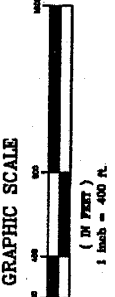
**NOTES**  
SETBACK BUILDING RESTRICTIONS LINES ARE SUBJECT TO CHANGE UPON  
COUNTY DEPARTMENT OF PERMITTING SERVICES.  
ALLOTTED CONSERVATION EASEMENTS AND PROVISIONS  
OWNER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY APPROVED BY THE  
MONTGOMERY COUNTY ZONING BOARD ON THE DATE STATED HEREON.  
MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES.  
CONTAINED BY THE PLAN AS APPROVED BY THE OFFICIAL PUBLIC FILE FOR  
ANY SUCH PLAN ARE APPROVED BY THE PLANNING BOARD AND ARE  
AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.  
THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY DETAIL  
AFFECTING THE INTERESTS OF THE PARTIES TO THIS SUBDIVISION RECORD PLAT IS  
NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEFINE OR  
NOTE ALL UNTERS AFFECTING TITLE.  
FOR PRIVATE WATER & SEPTIC SYSTEMS ONLY.  
LOT 4, BLOCK C IS APPROVED FOR A SEPTIC  
SEWERAGE ADOPTED SYSTEM. ALL SAND AND CLOACAL SITES  
SHALL BE PROTECTED FROM ANY PROPOSED  
DISTURBANCE OR SOIL COMPACTION. DISTURBANCE  
BY THE DEVELOPER SHALL BE THE APPROVAL  
OF THIS LOT FOR CONSTRUCTION.  
THE SOURCE OF THE 100 YEAR FLOOD PLAIN SHOWN  
HEREON WAS OBTAINED FROM THE FLOOD HAZARD  
MAPPING AND ANALYSIS REPORT DATED MAY  
7, 2004 AND APPROVED BY MAPPING IN A LETTER  
DATED AUGUST 1, 2004.  
THIS PLAN IS SUBJECT TO THE LIMITATIONS AND  
CONDITIONS OF THE STONEY SPRINGS PRELIMINARY  
DEVELOPMENT PLAN APPROVED BY THE  
MONTGOMERY COUNTY PLANNING BOARD AND  
MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES  
ON THIS DATE.

**NOTE ALL UNTERS AFFECTING TITLE.**  
FOR PRIVATE WATER & SEPTIC SYSTEMS ONLY.  
LOT 4, BLOCK C IS APPROVED FOR A SEPTIC  
SEWERAGE ADOPTED SYSTEM. ALL SAND AND CLOACAL SITES  
SHALL BE PROTECTED FROM ANY PROPOSED  
DISTURBANCE OR SOIL COMPACTION. DISTURBANCE  
BY THE DEVELOPER SHALL BE THE APPROVAL  
OF THIS LOT FOR CONSTRUCTION.  
THE SOURCE OF THE 100 YEAR FLOOD PLAIN SHOWN  
HEREON WAS OBTAINED FROM THE FLOOD HAZARD  
MAPPING AND ANALYSIS REPORT DATED MAY  
7, 2004 AND APPROVED BY MAPPING IN A LETTER  
DATED AUGUST 1, 2004.  
THIS PLAN IS SUBJECT TO THE LIMITATIONS AND  
CONDITIONS OF THE STONEY SPRINGS PRELIMINARY  
DEVELOPMENT PLAN APPROVED BY THE  
MONTGOMERY COUNTY PLANNING BOARD AND  
MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES  
ON THIS DATE.



**CURVE TABLE**

CURVE	BANKS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C15	2034.06	80.21	0274.46	45.11	N 28°20'17" E	80.20
C16	2034.06	171.08	0436.56	86.60	N 28°20'16" E	172.03
C17	100.00	298.71	107300.00	177.88	S 13°30'00" W	198.73
C18	100.00	298.71	107300.00	177.88	S 13°30'00" E	198.73
C19	100.00	298.71	107300.00	177.88	N 45°30'00" E	198.73
C20	100.00	298.71	107300.00	177.88	N 45°30'00" E	198.73



**MONTGOMERY COUNTY  
DEPARTMENT OF  
PERMITTING SERVICES**

DATE: \_\_\_\_\_ DATE: \_\_\_\_\_  
PAGE: \_\_\_\_\_ DIRECTOR: \_\_\_\_\_  
CHAIRMAN: \_\_\_\_\_ ASST. SECRETARY - TREASURER: \_\_\_\_\_  
M.A.N.C.F. & P.C. RECORD FILE NO. \_\_\_\_\_

**LEGEND**  
O PROPERTY MARKER FOUND  
● PROPERTY MARKER SET  
SEPTIC SYSTEM  
SEPTIC MANHOLES  
SEPTIC S.B.R.L.  
WELL SITE  
100' RADIUS  
CATEGORY 1  
CONSERVATION EASEMENT  
L1578.7412

**SURDIVISION RECORD PLAT  
LOT 6  
BLOCK C  
STONEY SPRINGS**  
ELECTION DISTRICT NO. 3  
MONTGOMERY COUNTY, MARYLAND  
APRIL 2006 SCALE 1" = 400'

**MADDOX**  
INCORPORATED  
ENGINEERS & SURVEYORS  
110 PARK AVENUE  
ROCKVILLE, MARYLAND 20850-8800  
(301) 768-1801

**RECORD PLAT REVIEW SHEET**

Plan Name: Stoney Springs Plan Number: 120050290  
 Plat Name: Stoney Springs Plat Number: 220060490  
 Plat Submission Date: 9/9/05  
 DRD Plat Reviewer: Piera Weiss  
 DRD Prelim Plan Reviewer: Cathy Conlon

**Initial DRD Review:**

Signed Preliminary Plan - Date 12/30/05 Checked: Initial CAC Date 1/17/06  
 Planning Board Opinion - Date 12/20/05 Checked: Initial CAC Date 1/17/06  
 Site Plan Req'd for Development? Yes      No X Verified By:      (initial)  
 Site Plan Name:      Site Plan Number:       
 Planning Board Opinion - Date      Checked: Initial      Date       
 Site Plan Signature Set - Date      Checked: Initial      Date       
 Site Plan Reviewer Plat Approval: Checked: Initial      Date     

Review Items: Lot # & Layout CAC Lot Area CAC Zoning CAC Bearings & Distances CAC  
 Coordinates CAC Plan # CAC Road/Alley Widths CAC Easements CAC Open Space n/a  
 Non-standard BRLs n/a Adjoining Land CAC Vicinity Map CAC Septic/Wells CAC  
 TDR note      Child Lot note n/a Surveyor Cert CAC Owner Cert      Tax Map CAC  
 Trail Easement L/F      sig needed      sig needed     

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Josh Penn	11/16/05	11/25/05	11/22/05	no comments
Research	Bobby Fleury			11/17/05	11
SHA	Doug Mills			11/28/05	11
PEPCO	Jose Washington			12/22/05	OK
Parks	Doug Powell				OK
DRD	Steve Smith			12/22/05	OK

**Final DRD Review:**

	Initial	Date
DRD Review Complete:	<u>    </u>	<u>3/16/06</u>
(All comments rec'd and incorporated into mark-up)		
Engineer Notified (Pick up Mark-up):	<u>TA</u>	<u>1/31/06</u>
Final Mylar w/Mark-up & PDF Rec'd:	<u>TA</u>	<u>3/23/06</u>
<b>Board Approval of Plat:</b>		
Plat Agenda:	<u>TA</u>	<u>3/23/06</u>
Planning Board Approval:	<u>TA</u>	<u>4/6/06</u>
Chairman's Signature:	<u>    </u>	<u>    </u>
<b>DPS Approval of Plat:</b>		
Engineer Pick-up for DPS Signature:	<u>    </u>	<u>    </u>
Final Mylar for Reproduction Rec'd:	<u>    </u>	<u>    </u>
<b>Plat Reproduction:</b>		
Addressing:	<u>    </u>	<u>    </u>
File Card Update:	<u>    </u>	<u>    </u>
Final Zoning Book Check:	<u>    </u>	<u>    </u>
Update Address Books with Plat #:	<u>    </u>	<u>    </u>
Update Green Books for Resubdivision:	<u>    </u>	<u>    </u>
Notify Engineer to Seal Plats:	<u>    </u>	<u>    </u>
Engineer Seal Complete:	<u>    </u>	<u>    </u>
Complete Reproduction:	<u>    </u>	<u>    </u>
Sent to Courthouse for Recordation:	<u>    </u>	<u>    </u>

No.



# RECORD PLAT REVIEW SHEET

Plan Name: Stoney Springs Plan Number: 120050290  
 Plat Name: Stoney Springs Plat Number: 220060900  
 Plat Submission Date: 9/9/05  
 DRD Plat Reviewer: Piera Weiss  
 DRD Prelim Plan Reviewer: Cathy Carter

## Initial DRD Review:

Signed Preliminary Plan - Date 12/30/05 Checked: Initial CAC Date 1/17/06  
 Planning Board Opinion - Date 12/20/05 Checked: Initial CAC Date 1/17/06  
 Site Plan Req'd for Development? Yes      No X Verified By:      (initial)  
 Site Plan Name:      Site Plan Number:       
 Planning Board Opinion - Date      Checked: Initial      Date       
 Site Plan Signature Set - Date      Checked: Initial      Date       
 Site Plan Reviewer Plat Approval: Checked: Initial      Date     

Review Items: Lot # & Layout CAC Lot Area CAC Zoning CAC Bearings & Distances CAC  
 Coordinates CAC Plan # CAC Road/Alley Widths CAC Easements CAC Open Space n/a  
 Non-standard BRLs n/a Adjoining Land OK Vicinity Map CAC Septic/Wells CAC  
 TDR note      Child Lot note n/a Surveyor Cert OK Owner Cert      Tax Map CAC  
 Trail Easement L/F sig needed sig needed

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Josh Penn	11/16/05	11/25/05	11/22/05	no comments
Research	Bobby Fleury			11/17/05	''
SHA	Doug Mills			11/28/05	''
PEPCO	Jose Washington			12/22/05	OK
Parks	Doug Powell				OK
DRD	Steve Smith			12/22/05	OK

## Final DRD Review:

DRD Review Complete:  
 (All comments rec'd and incorporated into mark-up)  
 Engineer Notified (Pick up Mark-up):  
 Final Mylar w/Mark-up & PDF Rec'd:

## Board Approval of Plat:

Plat Agenda:  
 Planning Board Approval:  
 Chairman's Signature:

## DPS Approval of Plat:

Engineer Pick-up for DPS Signature:  
 Final Mylar for Reproduction Rec'd:

## Plat Reproduction:

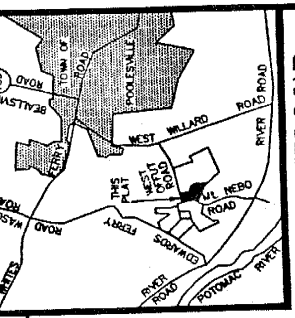
Addressing:  
 File Card Update:  
 Final Zoning Book Check:  
 Update Address Books with Plat #:  
 Update Green Books for Resubdivision:  
 Notify Engineer to Seal Plats:  
 Engineer Seal Complete:  
 Complete Reproduction:  
 Sent to Courthouse for Recordation:

Initial

Date

     3/16/06  
TA 1/31/06  
TA 3/23/06  
TA 3/23/06  
TA 4/6/06  
           
           
           
           
           
           
           
           
         

No.



**VICINITY MAP**

SCALE: 1" = 2 MILES  
TAX MAP BS. P110 & P120

**NOTES:**  
SEPTIC FIELD BUILDING RESTRICTION LINES ARE SUBJECT TO CHANGE UPON APPROVAL BY THE WELL DEPARTMENT OF PERMITTING SERVICES.  
ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND ALLOCATING DEVELOPMENT OF THE PROPERTY SHOWN ON THIS PLAN SHALL BE SUBJECT TO THE PROVISIONS OF THE SUBDIVISION RECORD PLAT. THIS PLAN IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPORT OR NOTE ALL MATTERS AFFECTING TITLE.

**FOR PRIVATE WELLS & SEPTIC SYSTEMS ONLY:**  
LOTS 1-5, BLOCK C ARE APPROVED FOR 8 BEDROOM HOMES AND HAVE BEEN APPROVED FOR SHAD AND STORAGE DISPOSAL SYSTEMS. ALL SHAD AND STORAGE SYSTEMS SHALL BE PROTECTED FROM ANY PHYSICAL DISTURBANCE OR SOIL COMPACTION. DISTURBANCE WITHIN THE DISPOSAL AREA MAY VOID THE APPROVAL OF THIS LOT FOR CONSTRUCTION.  
THE SOURCE OF THE 100 YEAR FLOODPLAIN SHOWN HEREON WAS TAKEN FROM A FLOODPLAIN STUDY BY MADDOX ENGINEERS & SURVEYORS, INC. DATED JULY 2, 2008, AND APPROVED BY MARYLAND PROFESSIONAL ENGINEER NO. 1-60028.  
THIS PLAN IS SUBJECT TO THE LIMITATIONS AND CONDITIONS OF THE STATED SUBDIVISION RECORD PLAT AND PRELIMINARY PLAN NUMBER 1-60028. BY CONFORMANCE WITH THAT PLAN, NO FURTHER DENSITY IS ALLOWED ON THIS PROPERTY.  
PROPERTY ZONED: R1

ADDITIONAL TO THE INTERESTED USE IN THE RURAL DENSITY TRANSFER ZONE ALL AGRICULTURAL OPERATIONS SHALL BE PROTECTED FROM ANY PHYSICAL DISTURBANCE OR SOIL COMPACTION. DISTURBANCE WITHIN THE DISPOSAL AREA MAY VOID THE APPROVAL OF THIS LOT FOR CONSTRUCTION.  
LOTS 1-5, BLOCK C USE THE 100 YEAR ONE FOR EACH LOT.  
THIS PLAN IS SUBJECT TO THE LIMITATIONS AND CONDITIONS OF THE STATED SUBDIVISION RECORD PLAT AND PRELIMINARY PLAN NUMBER 1-60028. BY CONFORMANCE WITH THAT PLAN, NO FURTHER DENSITY IS ALLOWED ON THIS PROPERTY.

THE SOURCE OF THE 100 YEAR FLOODPLAIN SHOWN HEREON WAS TAKEN FROM A FLOODPLAIN STUDY BY MADDOX ENGINEERS & SURVEYORS, INC. DATED JULY 2, 2008, AND APPROVED BY MARYLAND PROFESSIONAL ENGINEER NO. 1-60028.  
THIS PLAN IS SUBJECT TO THE LIMITATIONS AND CONDITIONS OF THE STATED SUBDIVISION RECORD PLAT AND PRELIMINARY PLAN NUMBER 1-60028. BY CONFORMANCE WITH THAT PLAN, NO FURTHER DENSITY IS ALLOWED ON THIS PROPERTY.

ADDITIONAL TO THE INTERESTED USE IN THE RURAL DENSITY TRANSFER ZONE ALL AGRICULTURAL OPERATIONS SHALL BE PROTECTED FROM ANY PHYSICAL DISTURBANCE OR SOIL COMPACTION. DISTURBANCE WITHIN THE DISPOSAL AREA MAY VOID THE APPROVAL OF THIS LOT FOR CONSTRUCTION.  
LOTS 1-5, BLOCK C USE THE 100 YEAR ONE FOR EACH LOT.  
THIS PLAN IS SUBJECT TO THE LIMITATIONS AND CONDITIONS OF THE STATED SUBDIVISION RECORD PLAT AND PRELIMINARY PLAN NUMBER 1-60028. BY CONFORMANCE WITH THAT PLAN, NO FURTHER DENSITY IS ALLOWED ON THIS PROPERTY.

ADDITIONAL TO THE INTERESTED USE IN THE RURAL DENSITY TRANSFER ZONE ALL AGRICULTURAL OPERATIONS SHALL BE PROTECTED FROM ANY PHYSICAL DISTURBANCE OR SOIL COMPACTION. DISTURBANCE WITHIN THE DISPOSAL AREA MAY VOID THE APPROVAL OF THIS LOT FOR CONSTRUCTION.  
LOTS 1-5, BLOCK C USE THE 100 YEAR ONE FOR EACH LOT.  
THIS PLAN IS SUBJECT TO THE LIMITATIONS AND CONDITIONS OF THE STATED SUBDIVISION RECORD PLAT AND PRELIMINARY PLAN NUMBER 1-60028. BY CONFORMANCE WITH THAT PLAN, NO FURTHER DENSITY IS ALLOWED ON THIS PROPERTY.

ADDITIONAL TO THE INTERESTED USE IN THE RURAL DENSITY TRANSFER ZONE ALL AGRICULTURAL OPERATIONS SHALL BE PROTECTED FROM ANY PHYSICAL DISTURBANCE OR SOIL COMPACTION. DISTURBANCE WITHIN THE DISPOSAL AREA MAY VOID THE APPROVAL OF THIS LOT FOR CONSTRUCTION.  
LOTS 1-5, BLOCK C USE THE 100 YEAR ONE FOR EACH LOT.  
THIS PLAN IS SUBJECT TO THE LIMITATIONS AND CONDITIONS OF THE STATED SUBDIVISION RECORD PLAT AND PRELIMINARY PLAN NUMBER 1-60028. BY CONFORMANCE WITH THAT PLAN, NO FURTHER DENSITY IS ALLOWED ON THIS PROPERTY.

**SUBDIVISION RECORD PLAT**  
**LOTS 1-5**  
**BLOCK C**  
**STONEY SPRINGS**  
ELECTION DISTRICT NO. 3  
MONTGOMERY COUNTY, MARYLAND  
APRIL 2016 SCALE: 1" = 200'

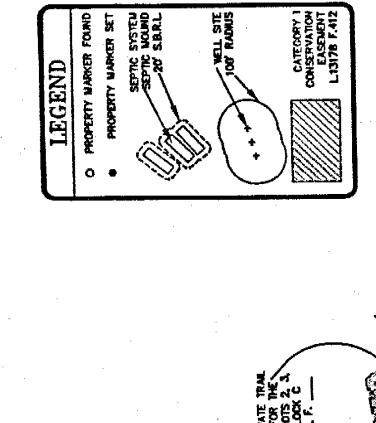
**MADDOX**  
INCORPORATED  
ENGINEERS & SURVEYORS

100 PARK AVENUE  
ROCKVILLE, MARYLAND 20850-5999  
(301) 786-9001  
AMDOXY PROJ. 05029  
02/28/16-P-3

**PLAT NO.**

**CURVE TABLE**

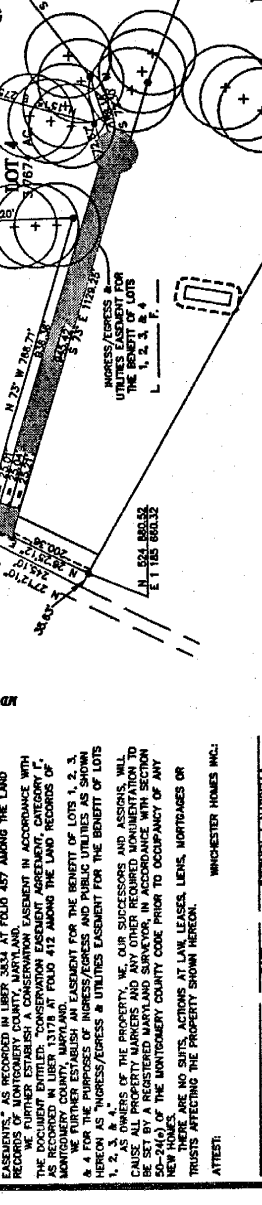
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	150.00'	104.85'	38.35°	33.33'	N 67°42'22" E	101.60'
C2	338.00'	227.00'	38.90°	118.10'	N 07°00'02" E	222.75'



**SURVEYORS CERTIFICATE:**  
I, DANIEL T. CHANDLER, REGISTERED PROFESSIONAL ENGINEER NO. 14845, HAVE EXAMINED THE RECORDS OF THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES AND THE RECORDS OF THE MONTGOMERY COUNTY ENGINEERS & SURVEYORS, INC. AND HAVE FOUND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF. I AM NOT PROVIDING A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED AS A BASIS FOR ANY DECISION OR ACTION WITHOUT THE ADVICE OF AN ATTORNEY. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED AS A BASIS FOR ANY DECISION OR ACTION WITHOUT THE ADVICE OF AN ATTORNEY. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED AS A BASIS FOR ANY DECISION OR ACTION WITHOUT THE ADVICE OF AN ATTORNEY.

**ENGINEERS CERTIFICATE:**  
I, DANIEL T. CHANDLER, REGISTERED PROFESSIONAL ENGINEER NO. 14845, HAVE EXAMINED THE RECORDS OF THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES AND THE RECORDS OF THE MONTGOMERY COUNTY ENGINEERS & SURVEYORS, INC. AND HAVE FOUND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF. I AM NOT PROVIDING A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED AS A BASIS FOR ANY DECISION OR ACTION WITHOUT THE ADVICE OF AN ATTORNEY. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED AS A BASIS FOR ANY DECISION OR ACTION WITHOUT THE ADVICE OF AN ATTORNEY. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED AS A BASIS FOR ANY DECISION OR ACTION WITHOUT THE ADVICE OF AN ATTORNEY.

**OWNERS CERTIFICATE:**  
WE, THE OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY CERTIFY THAT THE LIMITS OF THE 100 YEAR FLOOD PLAN SHOWN ON THIS PLAN ARE AN ACCURATE REFLECTION OF THE FLOOD PLAN STUDY REFERENCED ELSEWHERE ON THIS PLAN.  
DATE: \_\_\_\_\_  
REGISTERED PROFESSIONAL ENGINEER NO. 14845



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

CHAIRMAN \_\_\_\_\_ ASST. SECRETARY - TREASURER \_\_\_\_\_  
M.A.N.C.P. & P.C. RECORD FILE NO. \_\_\_\_\_

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES  
APPROVED \_\_\_\_\_ DATE \_\_\_\_\_  
DIRECTOR \_\_\_\_\_

ASSISTANT SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_  
SECRETARY \_\_\_\_\_ VICE PRESIDENT \_\_\_\_\_

ATTEST:  
WINCHESTER HOMES INC.

# RECORD PLAT REVIEW SHEET

Plan Name: Stoney Springs Plan Number: 120050290  
 Plat Name: Stoney Springs Plat Number: 220060510  
 Plat Submission Date: 9/9/05  
 DRD Plat Reviewer: Piera Weiss  
 DRD Prelim Plan Reviewer: Cathy Conlen

### Initial DRD Review:

Signed Preliminary Plan - Date 12/30/05 Checked: Initial CAC Date 11/17/06  
 Planning Board Opinion - Date 12/30/05 Checked: Initial CAC Date 11/17/06  
 Site Plan Req'd for Development? Yes  No  Verified By: \_\_\_\_\_ (initial)  
 Site Plan Name: \_\_\_\_\_ Site Plan Number: \_\_\_\_\_  
 Planning Board Opinion - Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 Site Plan Signature Set - Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 Site Plan Reviewer Plat Approval: Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_

Review Items: Lot # & Layout CAC Lot Area CAC Zoning CAC Bearings & Distances CAC  
 Coordinates CAC Plan # CAC Road/Alley Widths CAC Easements CAC Open Space n/a  
 Non-standard BRLs n/a Adjoining Land CAC Vicinity Map CAC Septic/Wells CAC  
 TDR note \_\_\_\_\_ Child Lot note n/a Surveyor Cert OK Owner Cert \_\_\_\_\_ Tax Map CAC  
 Trail Easement L/F \_\_\_\_\_ sig needed \_\_\_\_\_ sig needed \_\_\_\_\_

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Josh Penn	11/16/05	11/25/05	11/22/05	no comments
Research	Bobby Fleury			11/17/05	11
SHA	Doug Mills			11/23/05	11
PEPCO	Jose Washington			12/22/05	OK
Parks	Doug Powell				OK
DRD	Steve Smith			12/22/05	OK

### Final DRD Review:

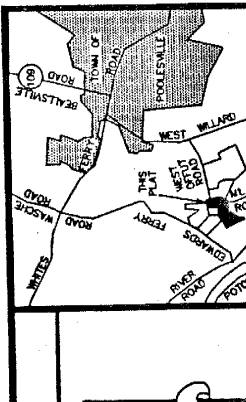
DRD Review Complete:  
 (All comments rec'd and incorporated into mark-up)  
 Engineer Notified (Pick up Mark-up):  
 Final Mylar w/Mark-up & PDF Rec'd:

**Board Approval of Plat:**  
 Plat Agenda:  
 Planning Board Approval:  
 Chairman's Signature:  
**DPS Approval of Plat:**  
 Engineer 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 Green Books for Resubdivision:  
 Notify Engineer to Seal Plats:  
 Engineer Seal Complete:  
 Complete Reproduction:  
 Sent to Courthouse for Recordation:

Initial	Date
_____	<u>3/16/06</u>
<u>TA</u>	<u>1/31/06</u>
<u>TA</u>	<u>3/23/06</u>
<u>TA</u>	<u>3/23/06</u>
<u>TA</u>	<u>4/6/06</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

No. \_\_\_\_\_





**VICINITY MAP**  
SCALE 1" = 2 MILES  
THE MAP BE, PHD & P120

**NOTES**

SEPTIC FIELD BUILDING RESTRICTIONS ARE SUBJECT TO THE APPROVAL OF THE HEALTH DEPARTMENT OF PERMITS SERVICES.

ALL TRUNK ROADS, ARTERIALS, LOCALITIES AND ROADWAYS ASSOCIATED WITH ANY PRELIMINARY PLAN SITE PLAN PROJECT OR OTHER PLAN ALLOWING DEVELOPMENT OF THE PROPERTY SHOWN HEREIN SHALL BE CONSIDERED AS A PART OF THE PUBLIC HIGHWAY SYSTEM UNLESS OTHERWISE INDICATED BY THE RECORDATION OF THIS PLAN UNLESS EXPRESSLY COMPAKED BY THE PLAN AS APPROVED. THE OUTLINEABLE FIELDS FOR ALL SEPTIC SYSTEMS SHALL BE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

THIS SUBDIVISION RECORD IS NOT INTENDED TO SHOW EVIDENCE OF TITLE OR OWNERSHIP AND USE, NOR EVIDENCE OF THE DEEDS, CONTRACTS AND RECORDS OF THE COUNTY OF MONTGOMERY. THE DEEDS, CONTRACTS AND RECORDS OF THE COUNTY OF MONTGOMERY SHALL BE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

FOR PRIVATE WELLS AND SEPTIC SYSTEMS ONLY.

LOTS 2-7, BLOCK C ARE APPROVED FOR A BEDROOM HOMES AND WILL BE CONSIDERED AS A PART OF THE PUBLIC HIGHWAY SYSTEM UNLESS OTHERWISE INDICATED BY THE RECORDATION OF THIS LOT FOR CONSTRUCTION.

THE SOURCE OF THE 100 YEAR FLOOD PLAN SHOWING HEREON WAS TAKEN FROM A FLOOD PLAN STUDY BY MARSHY ENGINEERS & SURVEYORS, INC. DATED JULY 2, 2006, AND APPROVED BY MOCS IN A LETTER DATED AUGUST 1, 2008.

THIS PLAN IS SUBJECT TO THE LIMITATIONS AND CONDITIONS OF THE STONY SPRINGS ZONING ORDINANCE AND THE SUBDIVISION RECORD IS SUBJECT TO THE ZONING ORDINANCE. THAT PLAN AND FURTHER RESTRICTIONS IS ALLOWED ON THIS PROPERTY.

PROPERTY ZONES: R10

APPLICABLE TO THE PROPOSED USE IN THE RURAL DENSITY TRANSPORT ZONE. ALL APPLICABLE REGULATIONS SHALL BE ENFORCED AT ANY TIME THAT THE PROPERTY IS USED IN A MANNER THAT IS IN VIOLATION OF ANY OF THE PERMITTED USES IN THE ZONE.

LOTS 2-7, BLOCK C USE SIX TRUCK ONE FOR EACH LOT.

28 TRUCKS ARE AVAILABLE FOR PRELIMINARY PLANNING PURPOSES WHICH ARE APPROVED FOR ONE CARRIER. THE TRUCKS ARE APPROVED AS LONG AS THEY DO NOT EXCEED THE MAXIMUM WEIGHT OF 14 THOUSAND POUNDS PER AXLE AND ARE APPROVED FOR TRANSPORT OF DEVELOPMENT RIGHTS EXCEPTED IN LIBERTY COUNTY, MARYLAND. THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS AND CONDITIONS OF THE ZONING ORDINANCE. SECTION 506-1.39 FOR THE R10/10/10 ZONE CLASSIFICATION.

ONE TRANSFERABLE DEVELOPMENT RIGHT (TDR) MUST BE AVAILABLE FOR EACH SINGLE FAMILY STRUCTURE FOR PROPERTIES IN THE R10 ZONE.

**ENGINEERS CERTIFICATE:**

HERRY CITY HAS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THE PLAN DESCRIBED BY BETTY BROWN CASEY, JOHN S. SAMA AND W. JAMES PRICE, TRUSTEES OF THE EMBURY B. CASEY FOUNDATION (M/O MONTGOMERY COUNTY, MARYLAND), ARE CORRECT AND ACCURATE AND ARE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-240 OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA SHOWN ON THIS PLAN IS 150,279 ACRES OF LAND, OF WHICH 2,907.5 ACRES ARE DESIGNATED TO PUBLIC USE.

DAMEL T. CARWOOD, REGISTERED PROFESSIONAL ENGINEER NO. 14848  
DATE: [ ] [ ] 20[ ]

**OWNERS CERTIFICATE:**

WE HEREBY CERTIFY THAT THE SUBJECT OF THE 100 YEAR FLOOD PLAN STUDY REFERENCED ELSEWHERE ON THIS PLAN.

DATE: [ ] [ ] 20[ ]

RAYMOND A. MORRIS, REGISTERED PROFESSIONAL ENGINEER NO. 14848

**ENGINEERS CERTIFICATE:**

HERRY CITY HAS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THE PLAN DESCRIBED BY BETTY BROWN CASEY, JOHN S. SAMA AND W. JAMES PRICE, TRUSTEES OF THE EMBURY B. CASEY FOUNDATION (M/O MONTGOMERY COUNTY, MARYLAND), ARE CORRECT AND ACCURATE AND ARE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-240 OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA SHOWN ON THIS PLAN IS 150,279 ACRES OF LAND, OF WHICH 2,907.5 ACRES ARE DESIGNATED TO PUBLIC USE.

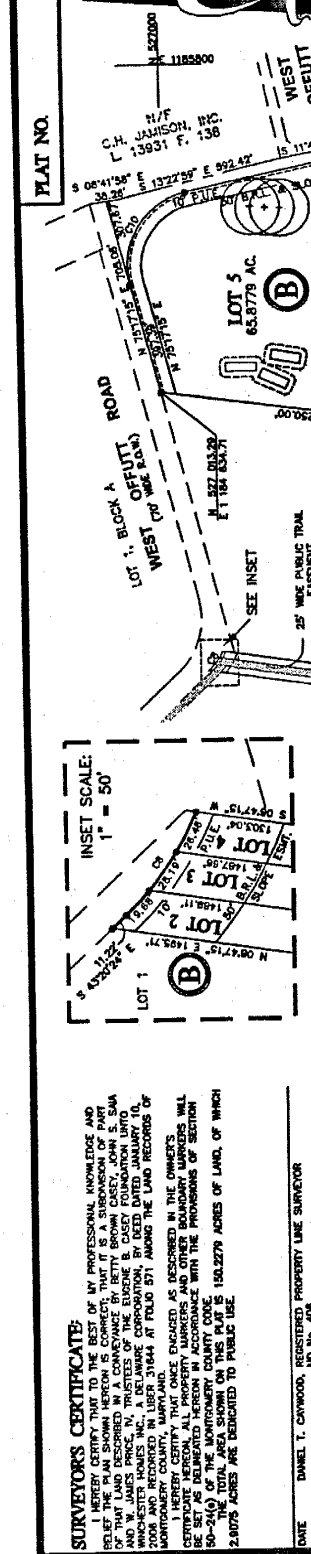
DAMEL T. CARWOOD, REGISTERED PROFESSIONAL ENGINEER NO. 14848  
DATE: [ ] [ ] 20[ ]

**OWNERS CERTIFICATE:**

WE HEREBY CERTIFY THAT THE SUBJECT OF THE 100 YEAR FLOOD PLAN STUDY REFERENCED ELSEWHERE ON THIS PLAN.

DATE: [ ] [ ] 20[ ]

RAYMOND A. MORRIS, REGISTERED PROFESSIONAL ENGINEER NO. 14848



**LEGEND**

- PROPERTY MARKER FOUND
- PROPERTY MARKER SET
- SEPTIC SYSTEM (20' RADIUS)
- WELL SITE (100' RADIUS)
- CATEGORY 1 CONSENT CHORD EASEMENT (L13178 F.412)

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	TANGENT CHORD BEARING	CHORD
C1	185.00'	76.32'	23.0704°	37.67'	84.545956'
C2	185.00'	103.83'	30.3536°	53.891'	107.4050'
C3	285.00'	178.83'	38.5017°	83.44'	178.2119'
C4	185.00'	76.32'	23.0704°	37.67'	84.545956'
C5	185.00'	103.83'	30.3536°	53.891'	107.4050'
C6	185.00'	76.32'	23.0704°	37.67'	84.545956'
C7	185.00'	103.83'	30.3536°	53.891'	107.4050'

**GRAPHIC SCALE**

1 inch = 500 ft

**INSET SCALE:** 1" = 50'

**INSET MAP**

LOT 1, BLOCK A WEST (70' WIDE R.O.W.)

LOT 2, BLOCK B WEST (70' WIDE R.O.W.)

LOT 3, BLOCK C WEST (70' WIDE R.O.W.)

LOT 4, BLOCK D WEST (70' WIDE R.O.W.)

LOT 5, BLOCK E WEST (70' WIDE R.O.W.)

LOT 6, BLOCK F WEST (70' WIDE R.O.W.)

LOT 7, BLOCK G WEST (70' WIDE R.O.W.)

**PLAT NO.**

**WEST OFFUTT ROAD**

**MOUNT NEBO ROAD (70' WIDE R.O.W.)**

**LOT 5, BLOCK C**

**LOT 4, BLOCK B**

**LOT 3, BLOCK A**

**LOT 2, BLOCK Z**

**LOT 1, BLOCK Y**

**LOT 7, BLOCK X**

**LOT 6, BLOCK W**

**LOT 5, BLOCK V**

**LOT 4, BLOCK U**

**LOT 3, BLOCK T**

**LOT 2, BLOCK S**

**LOT 1, BLOCK R**

**LOT 7, BLOCK Q**

**LOT 6, BLOCK P**

**LOT 5, BLOCK O**

**LOT 4, BLOCK N**

**LOT 3, BLOCK M**

**LOT 2, BLOCK L**

**LOT 1, BLOCK K**

**LOT 7, BLOCK J**

**LOT 6, BLOCK I**

**LOT 5, BLOCK H**

**LOT 4, BLOCK G**

**LOT 3, BLOCK F**

**LOT 2, BLOCK E**

**LOT 1, BLOCK D**

**LOT 7, BLOCK C**

**LOT 6, BLOCK B**

**LOT 5, BLOCK A**

**NOTE:**

ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS AND CONDITIONS OF THE ZONING ORDINANCE. SECTION 506-1.39 FOR THE R10/10/10 ZONE CLASSIFICATION.

ONE TRANSFERABLE DEVELOPMENT RIGHT (TDR) MUST BE AVAILABLE FOR EACH SINGLE FAMILY STRUCTURE FOR PROPERTIES IN THE R10 ZONE.

DATE: [ ] [ ] 20[ ]

STEPHEN J. BOROGLA, VICE PRESIDENT

DATE: [ ] [ ] 20[ ]

ASSISTANT SECRETARY

DATE: [ ] [ ] 20[ ]

WHEATSTONE HOMES INC.

**DATE:** [ ] [ ] 20[ ]

**PLAT BOOK:** [ ] [ ]

**PAGE:** [ ] [ ]

**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**

**MONTGOMERY COUNTY PLANNING BOARD**

**APPROVED:**

**CHAIRMAN:** [ ] [ ]

**ASST. SECRETARY - TREASURER:** [ ] [ ]

**M.A.N.C.P. & P.C. RECORD FILE NO.:** [ ] [ ] [ ] [ ]

**DATE:** [ ] [ ] 20[ ]

**DIRECTOR:** [ ] [ ]

**STONY SPRINGS**

**ELECTION DISTRICT NO. 3**

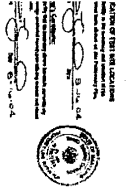
**MONTGOMERY COUNTY, MARYLAND**

**APRIL 2006 SCALE 1" = 300'**

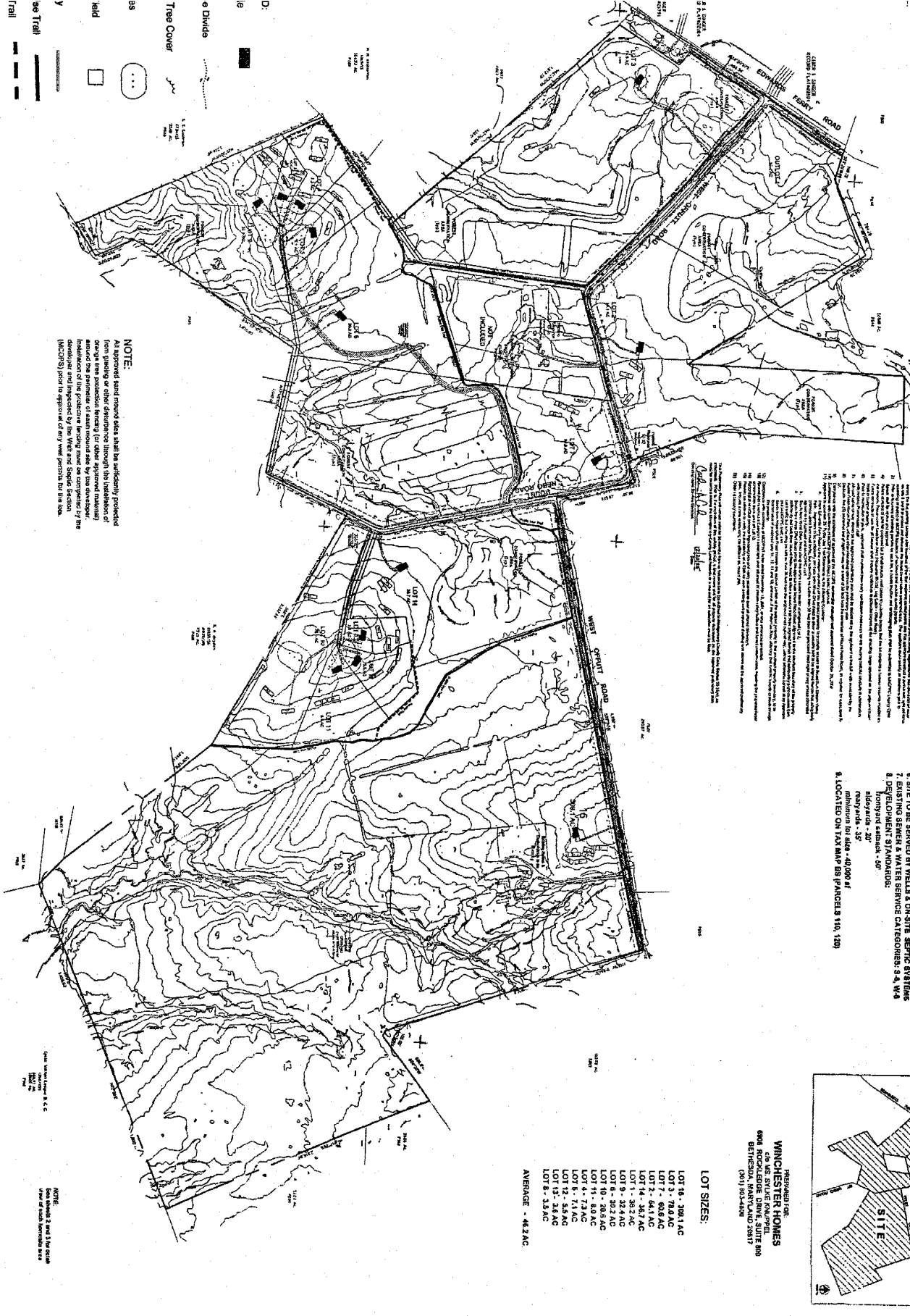
**MADDOX ENGINEERS & SURVEYORS**

REGISTERED PROFESSIONAL ENGINEERS

101 PARK SQUARE  
ROCKVILLE, MARYLAND 20850-6606  
(301) 795-0001



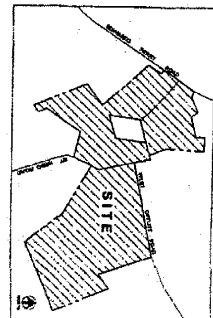
**SOURCE OF TOPOGRAPHY:**  
 WINCHESTER MAPPING, INC.  
 818 BELVA HARBOR DR.  
 PASCAGOVA, MARYLAND 21122  
 410-255-2020  
 01/25/04



**NOTES:**

1. AREA OF PROPERTY - 704.48 AC
2. NUMBER OF LOTS PROPOSED - 28 (80% Density of 1 lot per 28 acres)
3. NUMBER OF LOTS SHOWN - 18 (44.08% and 1.00%)
4. AREA SHOWN AS STREET DEDICATION - 11.5 AC
5. AREA SHOWN AS STREET DEDICATION - 11.5 AC
6. SITE TO BE SERVED BY WELLS & ON-SITE SEPTIC SYSTEMS
7. EXISTING SEWER & WATER SERVICE CATEGORIES: S-4, W-4
8. DEVELOPMENT: 21 HOMES
9. ON-SITE SEPTIC: 28
10. WELLS: 28
11. WATER: 28
12. WELLS: 28
13. WELLS: 28
14. WELLS: 28
15. WELLS: 28
16. WELLS: 28
17. WELLS: 28
18. WELLS: 28
19. WELLS: 28
20. WELLS: 28
21. WELLS: 28
22. WELLS: 28
23. WELLS: 28
24. WELLS: 28
25. WELLS: 28
26. WELLS: 28
27. WELLS: 28
28. WELLS: 28

**NOTE:**  
 All proposed land marked shall be sufficiently protected from grading or other disturbance through the installation of erosion tree protection fencing (or other approved material) around the perimeter of each mound site by the developer. The developer shall be responsible for the design, construction and maintenance of any well permits for the site.

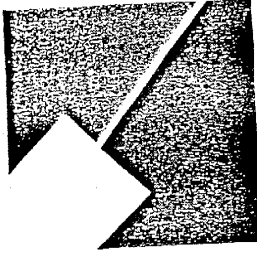


**VICINITY MAP**  
 SCALE: 1" = 1/4 MI

**RESERVED LOT**  
**WINCHESTER HOMES**  
 600 ROCKLEDGE DRIVE, SUITE 800  
 BETHESDA, MARYLAND 20817  
 (301) 555-5555

**LOT SIZES:**

LOT 16 - 289.1 AC
LOT 17 - 72.8 AC
LOT 2 - 60.8 AC
LOT 3 - 64.1 AC
LOT 4 - 38.7 AC
LOT 5 - 32.5 AC
LOT 6 - 32.5 AC
LOT 7 - 32.5 AC
LOT 8 - 32.5 AC
LOT 9 - 32.5 AC
LOT 10 - 32.5 AC
LOT 11 - 32.5 AC
LOT 12 - 32.5 AC
LOT 13 - 32.5 AC
LOT 14 - 32.5 AC
LOT 15 - 32.5 AC
LOT 18 - 32.5 AC
LOT 19 - 32.5 AC
LOT 20 - 32.5 AC
LOT 21 - 32.5 AC
LOT 22 - 32.5 AC
LOT 23 - 32.5 AC
LOT 24 - 32.5 AC
LOT 25 - 32.5 AC
LOT 26 - 32.5 AC
LOT 27 - 32.5 AC
LOT 28 - 32.5 AC
AVERAGE - 42.2 AC



Date Mailed: DEC 20 2005

Action: Approved Staff  
Recommendation.Date of Hearing: March 17, 2005.  
Motion of Commissioner Robinson,  
Seconded by Commissioner Bryant,  
with a vote of 3-2.Commissioners Robinson, Bryant and  
Perdue voting in favor. Chairman  
Berlage and Commissioner Wellington  
voting against.

## MONTGOMERY COUNTY PLANNING BOARD

## OPINION

Preliminary Plan 1-05029  
NAME OF PLAN: Stoney Springs (Casey Property)

The date of this written opinion is DEC 20 2005, 2005 (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this written opinion, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules of Procedure).

This Preliminary Plan will remain valid for 36 months from its Initiation Date (as defined in Montgomery County Code Section 50-35(h), as amended). Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded among the Montgomery County Land Records or a request for an extension must be filed.

I. INTRODUCTION

On August 14, 2004, Winchester Homes (the "Applicant") submitted an application for the approval of a preliminary plan of subdivision of property in the Rural Density Transfer ("RDT") Zone. The application proposed to create 13 lots as well as 8 outlots and unrecorded areas for future lots on approximately 704 acres of land located

at the south side of West Offutt Road and the west side of Mount Nebo Road at the intersection of West Offutt Road and Mount Nebo Road in Poolesville (the "Property" or the "Subject Property").<sup>1</sup> The Property is located within the boundaries of the Functional Master Plan for the Preservation of Agriculture and Rural Open Space ("Agricultural Master Plan" or "Master Plan"). The application was designated Preliminary Plan 1-05029 ("Plan").

On December 9, 2004 and March 17, 2005, Preliminary Plan 1-05029 was brought before the Montgomery County Planning Board ("Planning Board" or "Board") for public hearings. At the public hearings, the Planning Board heard testimony and received evidence submitted in the record on the application ("Record").

The Record closed at the conclusion of the March 17, 2005 public hearing, after action by the Planning Board. The Record includes: the information on the Preliminary Plan Application Form; the Planning Board staff-generated minutes of the Subdivision Review Committee meeting(s) on the application; all correspondence and any other written or graphic information concerning the application received by the Planning Board or its Staff following submission of the application and prior to the Board's action at the conclusion of the public hearings; all correspondence and any other written or graphic information concerning the application received from the Applicant, public agencies, and private individuals or entities; all correspondence and any other written or graphic information issued by Planning Board Staff concerning the application prior to the Board's action following the public hearings; all evidence, including written and oral testimony and any graphic exhibits, presented to the Planning Board at the public hearings.<sup>2</sup>

## **II. THE SUBJECT PROPERTY AND SURROUNDING AREA**

The Subject Property includes an existing farmhouse and outbuildings. The Property is currently fallow fields but has been actively farmed in the past. The Property includes streams, wetlands, floodplains, and 304 acres of forest. Edwards Ferry Road that adjoins a portion of the easternmost boundary of the Property is designated as "exceptional and rustic" in the approved and adopted Functional Master Plan of Rustic Roads ("Rustic Roads Master Plan"). West Offutt and Mount Nebo Roads that both border and bisect portions of the Property are designated "rustic" in the same Master Plan. The surrounding properties contain agricultural uses or forest with the exception of a cluster of residential lots abutting the Property on the west side of Edwards Ferry Road. A conservation property owned by the Izaak Walton League abuts the southeast

---

<sup>1</sup> As discussed below, the application was later amended to reduce the entire potential development to 14 lots and one outlot, with no other areas reserved for future development.

<sup>2</sup> The March 17, 2005 hearing was a continuation of the December 9, 2004 hearing, and the Record encompasses both hearings.

corner of the Property; a shooting range and related club facilities are currently operated on the Izaak Walton League property. The Property also contains a log cabin designated on the Locational Atlas as a historic resource.

### III. PROPOSED DEVELOPMENT

The current Plan proposes fourteen (14) lots and one (1) outlot on the Property. The Applicant proposes to remove all remaining transferable development rights ("TDRs") from the Property thereby creating no additional lots in the future.<sup>3</sup> The overall density on the Property will be one dwelling per 50 acres, or one dwelling per 47 acres if the outlot is ever converted to a building lot. A 25-foot public use trail easement will be located on the Property.

The current preliminary plan is a revision to an earlier preliminary plan ("Prior Plan") on the Property that was considered by the Planning Board at a public hearing on December 9, 2004. The Prior Plan was submitted after Staff comments were received on a pre-preliminary plan application (No. 7-03023) filed in January, 2003 for Staff review and septic testing purposes. The pre-preliminary plan proposed 28 potential residential lots on the Property. After Staff comments were received on the pre-preliminary plan, the Applicant filed the Prior Plan on August, 2004 for 13 lots, 8 outlots and unrecorded areas for additional lots. All the lots then proposed were to be served by private sand mound septic systems<sup>4</sup> and wells. The Staff recommended approval of the Prior Plan, with conditions. At the December 9, 2004 public hearing on the Prior Plan, issues were raised regarding the use of sand mound septic systems, the size of the proposed lots, and the density proposed for the Property. Following comments by the Planning Board regarding the Prior Plan, the Applicant requested that the action be deferred, in order to respond to the issues raised at the public hearing. The Prior Plan was substantially revised to address the Planning Board's concerns, and the Applicant submitted a revised plan that significantly reduces the density proposed in the Prior Plan.

The amended plan ("Revised Plan") includes 14 lots and 1 outlot that could be converted through the minor subdivision process to a buildable lot. These 14 lots and 1 outlot range in size from 3.5 acres to 309.1 acres. Nine of the potential fifteen lots are greater than 20 acres, and eight out of nine of these lots are greater than 30 acres. The other six lots proposed for the Subject Property range between 3.5 and 8 acres in size. The proposed lot layout consists of two areas where the smaller lots are clustered in groups of four, with the remaining land consisting of dispersed larger lots. The first cluster of four lots is located in the southwest portion of the Property at the end of a long

---

<sup>3</sup> The Applicant will serialize and convey the TDRs from the Property subsequent to the recordation of the plat.

<sup>4</sup> Sand mound septic systems are discussed in detail in Section V. of this Opinion.

driveway. Existing forest and tree cover provide visual buffering between houses on these lots and the road frontages. The second lot cluster of four lots is located on the east side of Mount Nebo Road at the end of a shared driveway that rises in elevation from the road. The clustering of these smaller lots allows large areas of generally contiguous property suitable for agricultural and related uses.<sup>5</sup>

#### IV. SUMMARY OF TESTIMONY

At the hearing, witnesses testified in support of and in opposition to the proposed preliminary plan. The witnesses focused on two main issues: (1) whether the use of sand mound septic systems are proper in the Agricultural Reserve; and (2) whether the lot sizes and density of the proposed development meet the standards and objectives of the RDT Zone and the Agricultural Master Plan.

##### A. Staff Testimony

Development Review Staff testified that the Revised Plan proposed 14 lots and 1 outlot on the Property.<sup>6</sup> Staff noted that the Property is designated as an "exceptional property" under the Legacy Open Space Program. Staff also informed the Planning Board that the 14 lots had obtained approval from appropriate County agencies for development with sand mound septic systems. Staff further testified that the proposed lots included: 6 lots between 3.5 and 8 acres in size, 1 lot of 20.6 acres, 7 lots between 30 and 78 acres in size, and an outlot of 309 acres. Staff also noted that the Applicant has agreed to sever all remaining TDRs from the Property if the Planning Board approved the application, thus precluding any future development of the Property.

Staff calculated the overall density of the proposed development to be one unit per 47 acres (compared with the one unit per 25 acres permitted under its RDT zoning) and noted that, in Staff's opinion, this plan preserved farmland by significantly reducing the number of proposed lots and by significantly increasing the proposed lot sizes from the Prior Plan. In particular, Staff noted that the proposed lot layout locates the smaller lots in a manner that preserves large contiguous farm fields, and that this layout better protects large contiguous segments of the agricultural soils on the Property.

In further describing the proposed plan to the Board, Staff identified two clusters of smaller lots within the 704-acre site and stated its conclusion that clustering the

---

<sup>5</sup> This is discussed more fully in Section V below.

<sup>6</sup> Staff summarized the issues raised by the Board in the First Hearing as concern over the use of sand mounds to achieve full density on a property that does not support the use of septic fields, and the fragmentation or loss of existing farmland because of size and location of lots within Prior Plan.

smaller lots would preserve large contiguous areas of agricultural land. Staff summarized the proposal by describing the plan as: (1) preserving 353 acres of the currently existing 395 acres of farm fields; (2) retaining 662 of the 704 acres, including 300 acres of forest, as agriculture or agricultural open space; and (3) meeting all the applicable requirements for forest conservation, including protection of the highest quality forest and environmental buffers and wetlands on site. Staff advised the Board that in its opinion residential uses are permitted uses in the RDT Zone provided that the proposed plan maximizes and prioritizes agriculture in accordance with the Agricultural Master Plan. Staff stated that the plan did a "significantly better job" than the earlier plan of protecting agricultural lands. Staff testified that the Agricultural Master Plan language regarding alternative individual septic systems<sup>7</sup> has not been interpreted as prohibiting the use of sand mound septic systems in the RDT Zone. The Staff Report identifies a total of 35 lots in the RDT Zone that have received approval for sand mound septic systems since 1999. In conclusion, Staff recommended that the Planning Board approve the preliminary plan with the conditions proposed by the Staff because the plan met all the applicable requirements of the subdivision regulations and was in compliance with the RDT Zone and the Agricultural Master Plan.

In response to Boardmember questioning, staff testified that the property had been nominated for and subsequently was added to the Legacy Open Space Functional Master Plan as a Farmland and Rural Open Space (Class II). The property had been identified as an exceptional property in the Agricultural Reserve due to the high quality of the forested wetlands on the property, the ecological connectivity that those forests provide between significant natural areas, and the large size of the agricultural fields. An additional factors supporting the exceptional site status are the rustic roads and associated rural vistas. The Legacy designation had recommended the use of easements as the preferred protection technique for this Property. Staff also testified that the recommended standard for *acquisition* of easements, were the County to purchase easements to reduce development density on the site would be to achieve a maximum density of one unit per 50 acres.

---

<sup>7</sup> The Agricultural Master Plan at page 62 provides in pertinent part:

Recommended Water and Sewerage Guidelines

\*\*\*

- Deny private use of alternative individual and community systems in all areas designated for the Rural Density Transfer Zone (RDT)
- Study the possible application of private alternative individual and community systems in rural open space areas (*Emphasis in original*)

\*\*\*