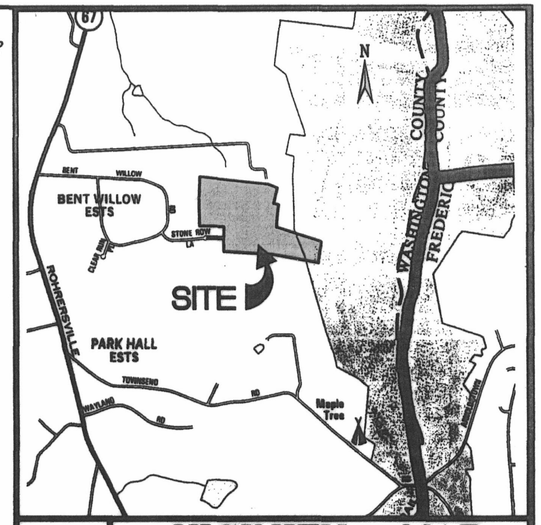
SOIL LEGEND

		HYD. SOIL GROUP
AmD.	AIRMONT COBBLY LOAM, 3–8% SLOPES, EXTREMELY STONY (1)	C
BbD.	BAGTOWN COBBLY LOAM, 15–25% SLOPES, RUBBLY (1)	C
CcB.	CATOCTIN–MYERSVILLE CHANNERY LOAMS, 3–8% SLOPES	C
CcC.	CATOCTIN–MYERSVILLE CHANNERY LOAMS, 8–15% SLOPES	C
DeB.	DEKALB–ROCK OUTCROP COMPLEX, 3–8% SLOPES	C
DgF.	DEKALB–BAGTOWN–ROCK OUTCROP COMPLEX, 25–65% SLOPES	C
MwB.	MYERSVILLE GRAVELLY LOAM, 3–8% SLOPES (3)	B
MwC.	MYERSVILLE GRAVELLY LOAM, 8–15% SLOPES	B
RhB.	ROHRERSVILLE–LANTZ SILT LOAMS, 0–8% SLOPES (1) (2) (4)	D
ThD.	THURMONT GRAVELLY LOAM, 15–25% SLOPES (1)	B
WrD.	WEVERTON VERY FLAGGY LOAM, 15–25% SLOPES	B
WrE.	WEVERTON VERY FLAGGY LOAM, 25–45% SLOPES	B

NOTES:

(1) RESTRICTED SOIL
(2) HYDRIC SOIL
(3) PRIME FARMLAND
(4) +.35 K FACTOR



VICINITY MAP

SCALE: 1" = 2000'

TAX MAP 81 PARCEL 57 GRID 23

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AREA TABULATION

GROSS LOT AREA LOT 1	= 50.42 ACRES
LESS R/W DEDICATION	= 0.250 ACRES
NET LOT AREA LOT 1	= 50.17 ACRES
GROSS LOT AREA LOT 2	= 57.67 ACRES
LESS R/W DEDICATION	= 0.250 ACRES
NET LOT AREA LOT 2	= 57.42 ACRES

EX. LANE TO BE ABANDONED
STREAM BUFFER EXPANDED TO LIMITS OF WETLAND BUFFER
IRON PIPE FOUND
EX. WELL
EXISTING SEPTIC SYSTEM
10,000 S.F. S.R.A.
25' WETLAND BUFFER
N/F LEAN R. BOWERS L.835 F.302
N82°56'29"W 1912.51'
FENCE POST
N65°08'45"W 268.25'
REBAR & CAP FOUND
WETLANDS AS SHOWN NATIONAL WETLANDS INVENTORY KEEDTSVILLE, MD. – WV QUAD (PFO1A).
JON SCOTT L.1489 F.850
KATHERINE EVANS L.747 F.241
S02°03'29"W 867.57'
WILLIAM LIVELSBERGER L.1328 F.119
S01°28'22"E 111.86'
CARROLL POWERS L.765 F.905
S00°16'21"E 416.39'
LOT 2
2,511,913 sq. ft.
57.67 acres
3695 STONE ROW LANE
10,000 S.F. SEPTIC RESERVE AREA (TYP.)
*LOT 2 MAY CHOOSE WHICH SEPTIC FIELD TO USE.
IRON PIPE FOUND
COR. POST ON STN. WALL
S87°50'32"E 671.47'
BENT WILLOW FARM SECTION E LOT 18 N/F CRAIG OLIVE L.1364 F.151
BENT WILLOW FARM SECTION E LOT 17 N/F VALARIE GILL L.1816 F.566
S00°01'30"E 312.03'
STONE ROW LANE
SHARED DRIVEWAY
10,000 S.F. SEPTIC RESERVE AREA (TYP.)
SEE SHEET 2 FOR DETAILS
BENT WILLOW FARM SECTION E LOT 16
WELL (TYP.)
EDWIN KUMSHER L.648 F.374
S00°04'48"E 325.83'
50' MBSL (TYP.)
DILAPIDATED FARM HOUSE, BARN & SILO
STREAM BUFFER EXPANDED TO LIMITS OF WETLAND BUFFER
STREAM BUFFER
AREA OF SUSPECTED WETLANDS
S55°53'29"W 1667.96'
FOREST EASEMENT SEE SHEET 3
PROPOSED HOUSE (TYP.) 4,000 S.F.
FOREST ACCESS EASEMENT
PROPOSED WELL (TYP.)
WIDTH VARIES
N/F WILLIAM G. PSILLAS, JR. L.1534 F.856
N13°08'30"E 655.45'
N75°37'09"W 140.18'
REBAR & CAP FOUND
N08°03'19"E 337.70'
REBAR AND CAP FOUND
N04°19'32"E 296.74'
REBAR IN STN. PILE FOUND
SLOPES THAT EXCEED 25%
N71°40'32"W 1319.39'
LOT 1
2,196,107 sq. ft.
50.42 acres
3694 STONE ROW LANE
25' RIGHT-OF-WAY FOR THE PURPOSE OF INGRESS AND EGRESS FOR ADJOINERS
REBAR IN STN. PILE FOUND
STREAM BUFFER
N09°17'09"E 600.70'
APPALACHIAN TRAIL CONFERENCE L.993 F.86
300' TRAIL BUFFER
APPALACHIAN TRAIL
APPALACHIN TRAIL DISK
S79°20'47"E 1296.48'
PLANTED STONE FOUND
N/F JOHN R. COATES L.435 F.443
S85°37'54"E 1349.46'
N/F FRANCIS B. WARREN L.1095 F.16
STATE OF MARYLAND DEPT. OF NAT. RES. L.1187 F.49
SLOPES THAT EXCEED 25%

PLAT NO. 8078
DATE DEC 15 2004
WASHINGTON COUNTY

NOTE:
VARIANCE WAS GRANTED ON 12/1/2003 (SV-03-033) FOR LOTS 1 & 2 TO HAVE PANHANDLES EXCEEDING 400'.

LOTS 1 & 2 SHALL NOT BE FURTHER SUBDIVIDED WITHOUT PLANNING COMMISSION APPROVAL.

NOTE:
ADDRESS ASSIGNMENTS:
LOT 1 3694 STONE ROW LANE
LOT 2 3695 STONE ROW LANE
ADDRESS IS BASED ON THE ENTRANCE LOCATION. IF DRIVEWAY IS CONSTRUCTED IN A DIFFERENT LOCATION, ADDRESS IS VOID AND THE OWNER MUST REAPPLY TO THE WASHINGTON COUNTY PLANNING COMMISSION FOR A NEW ADDRESS ASSIGNMENT.

NOTE:
MONETARY CONTRIBUTIONS SPECIFIED BY ARTICLE V OF THE ADEQUATE PUBLIC FACILITIES ORDINANCE ARE DUE AND PAYABLE UPON APPLICATION FOR BUILDING PERMITS FOR CONSTRUCTION ON LOT 1 SHOWN AND APPROVED ON THIS PLAT.

GRAPHIC SCALE
200 0 100 200 400
(IN FEET)
1 inch = 200 ft.

OWNER/DEVELOPER
DAN RYAN BUILDERS
60 THOMAS JOHNSON DR.
FREDERICK, MD 21702
PHONE: 301-696-0200
FAX : 301-696-0441

PRELIMINARY/FINAL PLAT
LOTS 1 & 2

DAUGHERTY PROPERTY
SITUATED ON THE EAST SIDE OF STONE ROW LANE
WASHINGTON COUNTY, MARYLAND

File No. S-04-134
SHEET 1 OF 4

DRAWN BY: CRC	DATE: MARCH, 2004
CHECKED BY: R.E.T.	DATE: MARCH, 2004
SCALE: 1"=200'	

FOX & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS
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FAX: (301)733-1853
82 WORMAN'S MILL CT. STE. 'G'
FREDERICK, MARYLAND 21701
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FAX: (301)293-6009

DISTRICT 8
TAX MAP No. 81
DWG. No. C - 2529

P102684
MSA CSU 2167 6054-1

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