

**Plat Name:** Mount Prospect Farm  
**Plat #:** 220210130

**Location:** Located in the southwest quadrant of the intersection of Smoky Bell Lane and Dingwell Way.

**Master Plan:** Potomac Subregion Master Plan

**Plat Details:** PD-2 zone; 18 lots, 4 parcels

**Owners:** Estate of William C. Hanson et al

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120170130 (MCPB Resolution No. 18-016) and with Site Plan No. 82017016A (Certified Site Plan dated April 3, 2019), 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.









NOTE: FINAL LOT SIZE AND DIMENSIONS TO BE DETERMINED AT SITE PLAN.

**RODGERS  
CONSULTING**

## PRELIMINARY PLAN

SCALE	1" = 50'
JOB NO.	0690P
DATE	DEC., 2015
SHEET NO.	

BY	DATE
BY DATA	
RECEIVED	
FROM	
DATE	

RELEASE FOR

DATE

[illegible]



WETLANDS  
PUBLIC TRAIL RIGHT OF WAY  
LOCAL TRENCHES  
DRAINAGE  
EXISTING AND ADJACENT PAVEMENT  
EXISTING TRAIL TO REMAIN  
PROPOSED NATURAL SURFACE TRAILS  
PROPOSED SIDEWALKS & PATHS, TRAILS  
PROPOSED PARKING  
EXISTING CONTOURS  
PROPOSED CONTOURS  
PROPOSED RETAINING WALLS  
LIMIT OF DISTURBANCE  
STREAMS  
WETLANDS  
WETLANDS INLET  
STREAM VALLEY BUFFER (SB)  
EXISTING TREE CANOPY, HEDGEROW  
PROPOSED TREE CANOPY, HEDGEROW



07-PREL-120170130-012  
PRELIMINARY PLAN #120170130  
WSSC MAPS 219NW12, GRIDS J6 & K6  
AND 218NW12, GRIDS J7, K7, J8 & K8  
TAX MAPS ER 562, GRIDS ER52 & ER62  
AND ER 563, GRIDS ER53 & ER63

NOTE: FINAL LOT SIZES AND DIMENSIONS TO BE DETERMINED AT SITE PLAN.

GRAPHIC SCALE

0 20 40 60 80 100 120 140 160 180 200

**HANSON FARM**

**RODGERS  
CONSULTING**

## PRELIMINARY PLAN

SCALE: 1" = 50'  
JOB NO: 0606P  
DATE: DEC., 2016

**APPLICANT:**  
TOLL MD XI, LP  
c/o TOLL BROS., INC.  
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