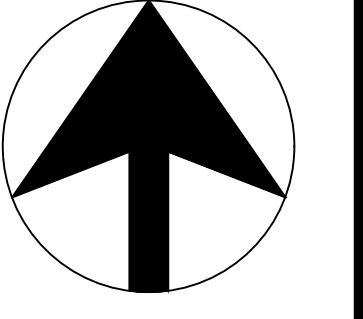


# 19101 DARNESTOWN ROAD ADMINISTRATIVE SUBDIVISION PLAN NO. 620260050

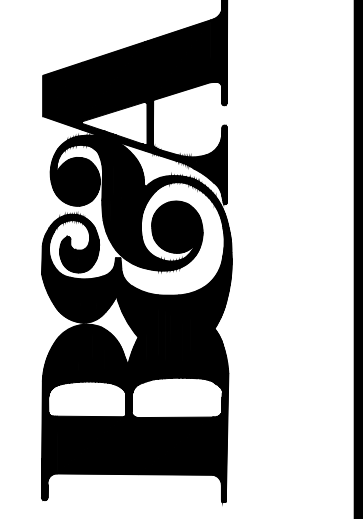
Revisions

Rev. 12-26-25



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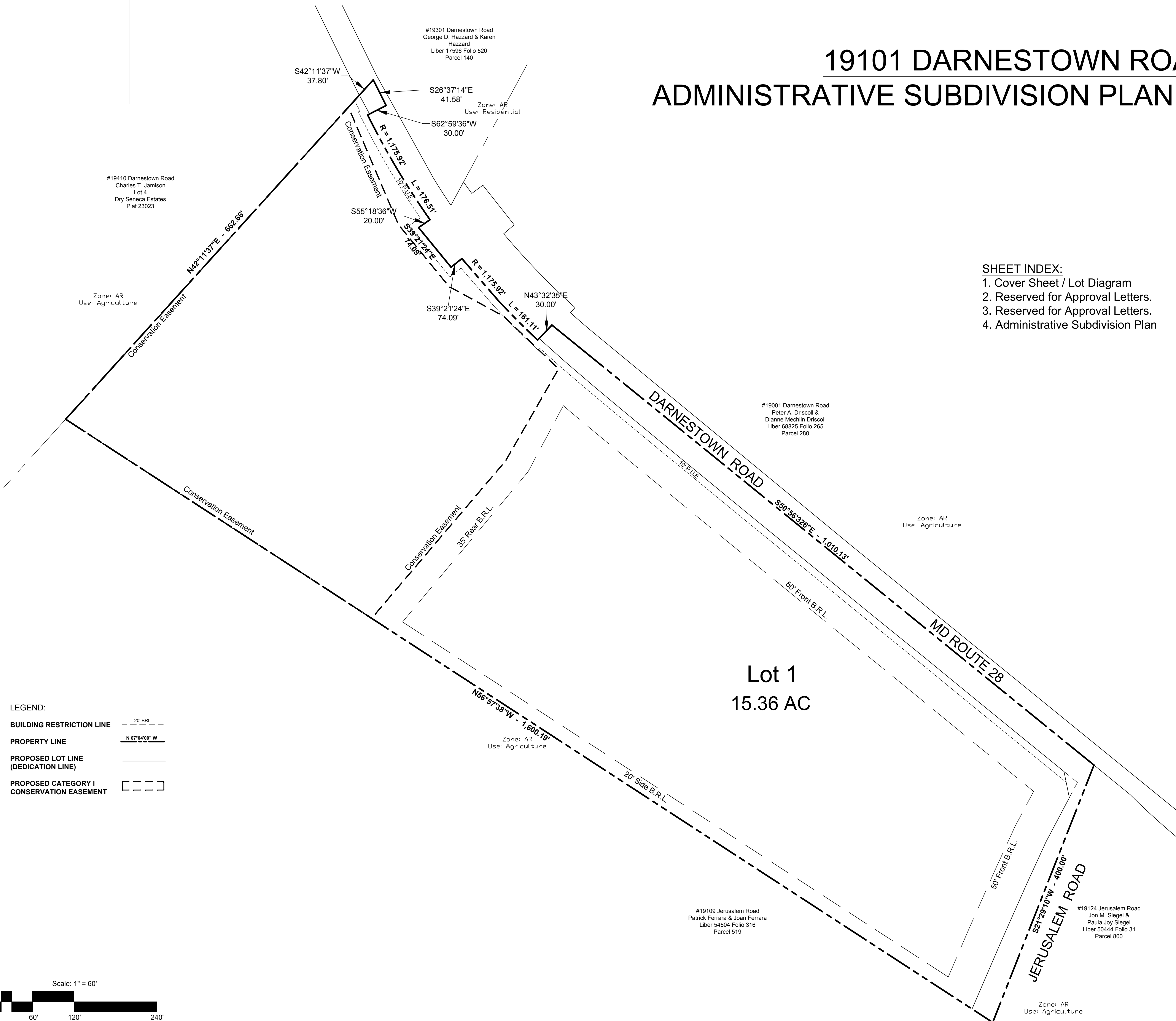
Benning & Associates, Inc.  
Land Planning Consultants  
8933 Shady Grove Court  
Gaithersburg, MD 20877  
(301) 948-1040



Administrative Subdivision Plan  
**19101 Darnestown Road**  
Parcel 409; Tax Map: CU341  
Election District 03  
Montgomery County, Maryland

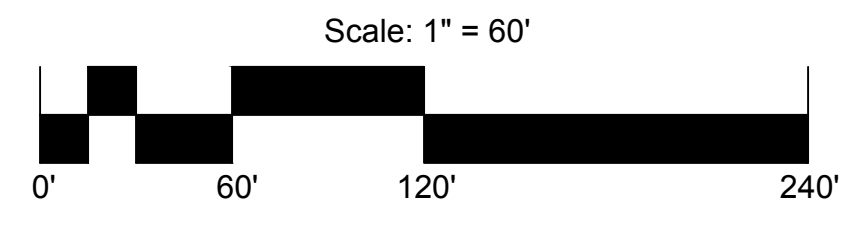
WSSC GRID 220NW19  
TAX MAP CU341  
ELECTION DISTRICT 03  
M&C/PPC FILE NO.  
620260050  
SHEET 1 OF 4

- SHEET INDEX:**
- Cover Sheet / Lot Diagram
  - Reserved for Approval Letters.
  - Reserved for Approval Letters.
  - Administrative Subdivision Plan



**LEGEND:**

BUILDING RESTRICTION LINE	--- 20' B.R.L. ---
PROPERTY LINE	--- N 67°04'00" W ---
PROPOSED LOT LINE (DEDICATION LINE)	---
PROPOSED CATEGORY I CONSERVATION EASEMENT	[ - - - - ]



**PROFESSIONAL CERTIFICATE:**  
I hereby certify that these documents were prepared or approved by me and that I am a registered Landscape Architect under the laws of the State of Maryland. Registration No. 2901, Expiration date 10-21-2026.

Signature: *Michael Maddox* Date: 10-16-2025

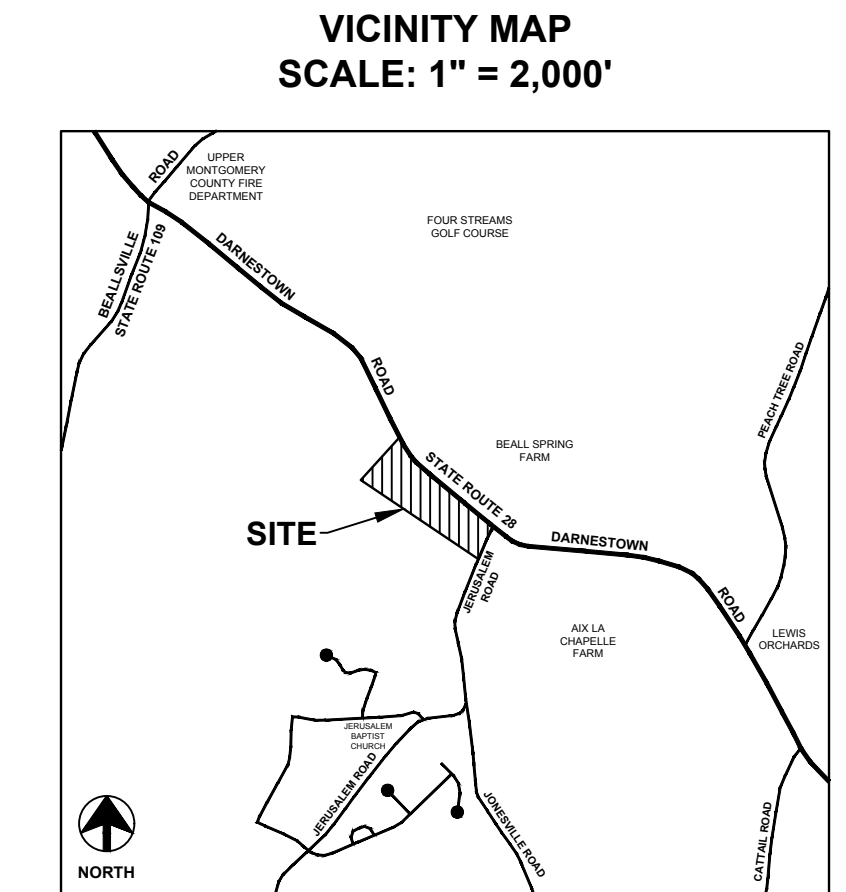


**Surveyor's Certification:**  
I hereby certify that I am a duly licensed professional land surveyor licensed to practice in the State of Maryland. I hereby affirm the accuracy of boundary lines, topographic data, and other engineering and survey data shown on this plan.

Signature: *Michael Maddox* Date: 10-16-2025 Exp. Date: 10-12-2027



**Owner:**  
**Andrea Burton**  
619 Pheasant Street  
Gaithersburg, MD 20878  
(301) 254-5589  
aburton30@me.com

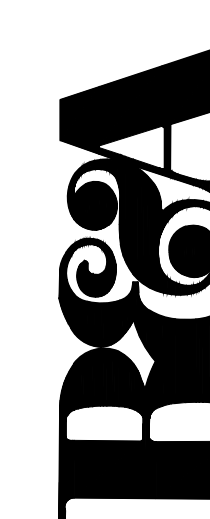


Revisions


date: 10/16/2025

scale:

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(301) 948-0240



THIS SHEET RESERVED FOR  
FUTURE USE.

Administrative Subdivision Plan  
**19101 Darnestown Road**  
Parcel 409; Tax Map: CU341  
Election District 03  
Montgomery County, Maryland

WSSC GRID 220N/119

TAX MAP: CU341

ELECTION DISTRICT - 03

M-NCPPC FILE NO.  
620200050

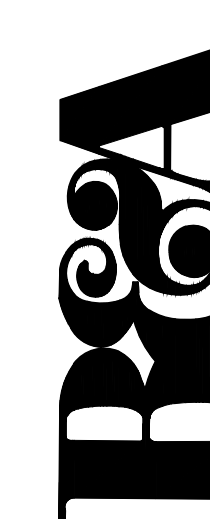
SHEET 2 OF 4

Revisions


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Administrative Subdivision Plan  
**19101 Darnestown Road**  
 Parcel 409; Tax Map: CU341  
 Election District 03  
 Montgomery County, Maryland

WSSC GRID 220N/119

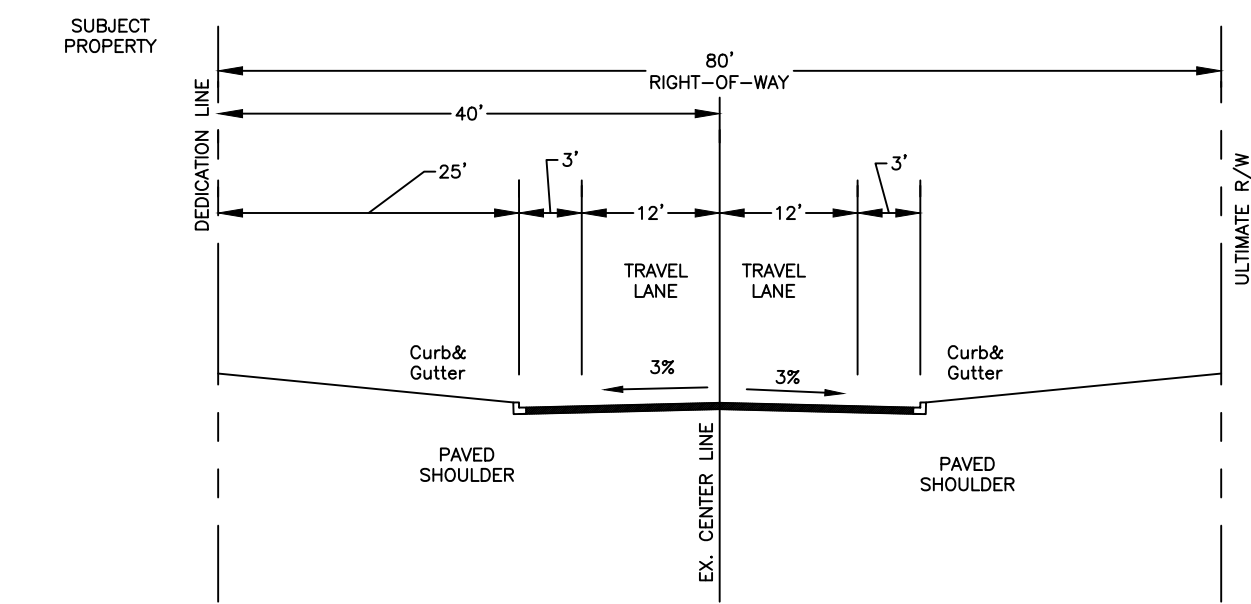
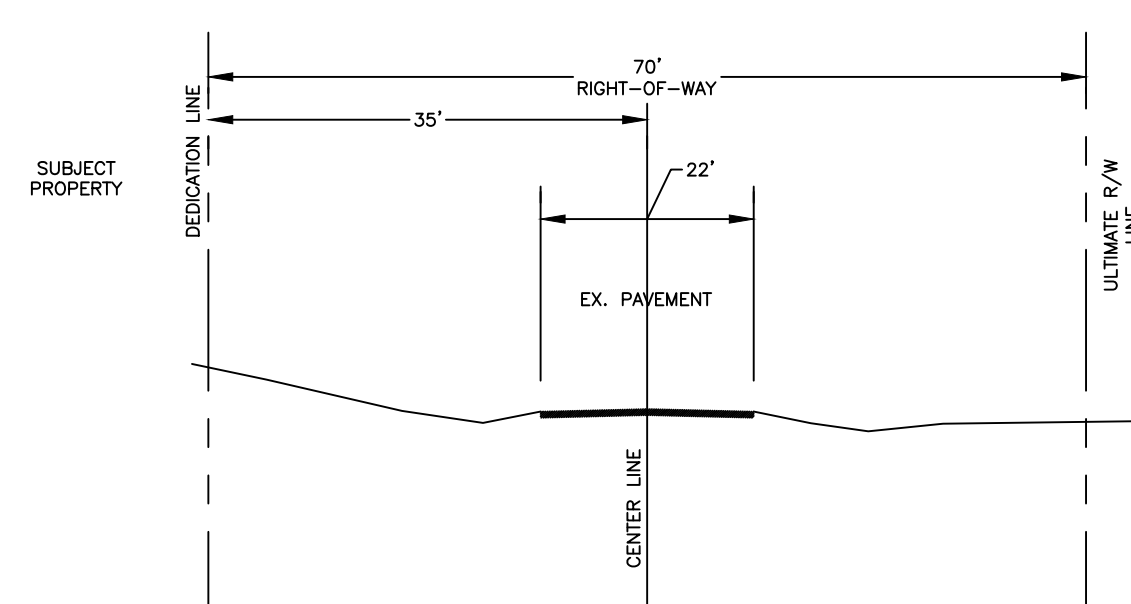
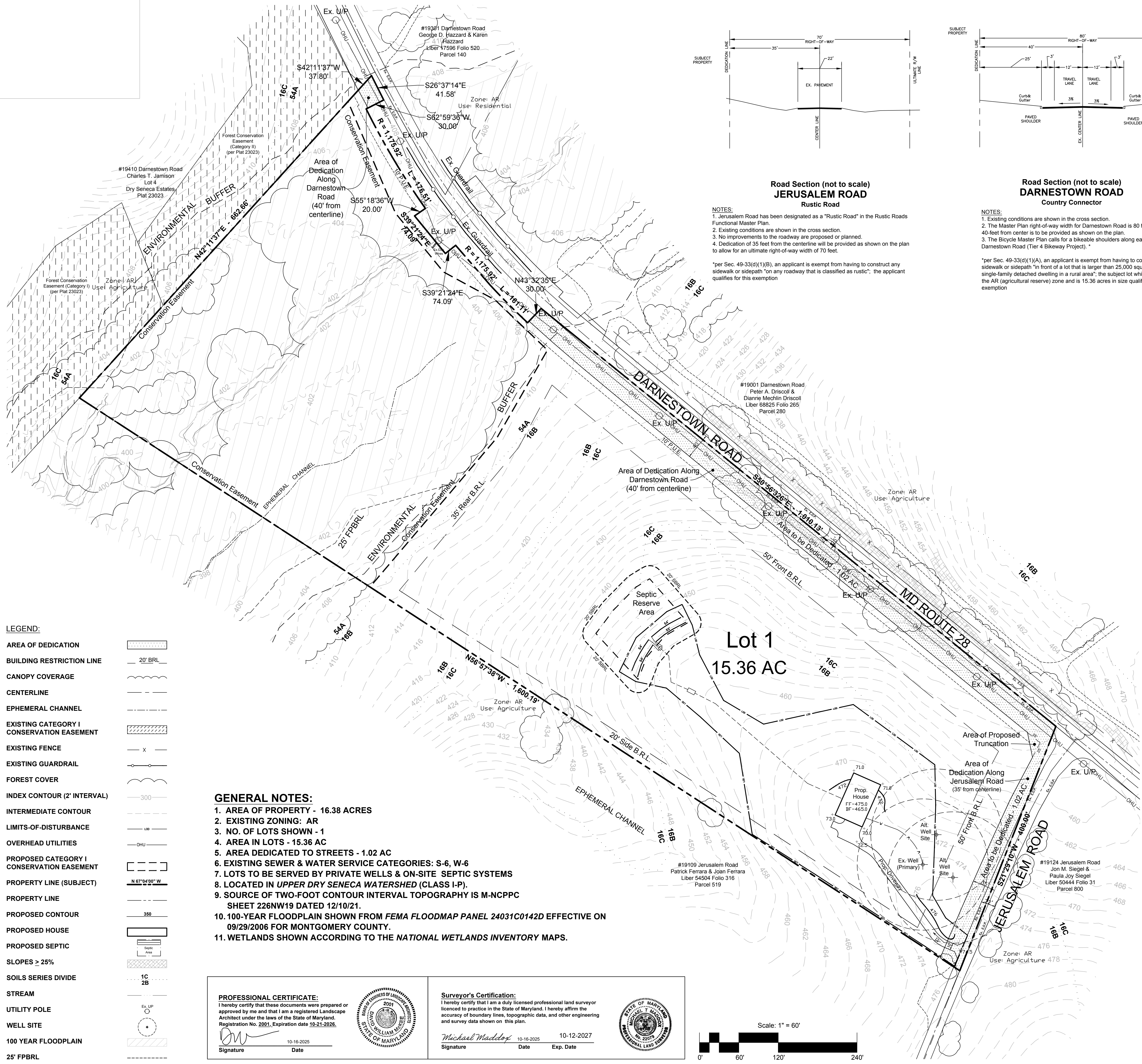
TAX MAP: CU341

ELECTION DISTRICT - 03

M-NCPPC FILE NO.

620260050

SHEET 3 OF 4



Road Section (not to scale)  
JERUSALEM ROAD  
Rustic Road

Road Section (not to scale)  
DARNESTOWN ROAD  
Country Connector

NOTES:  
1. Jerusalem Road has been designated as a "Rustic Road" in the Rustic Roads Functional Master Plan.  
2. Existing conditions are shown in the cross section.  
3. No improvements to the roadway are proposed or planned.  
4. Dedication of 35 feet from the centerline will be provided as shown on the plan to allow for an ultimate right-of-way width of 70 feet.

NOTES:  
1. Existing conditions are shown in the cross section.  
2. The Master Plan right-of-way width for Darnestown Road is 80 feet. Dedication 40-feet from center line to be provided as shown on the plan.  
3. The Bicycle Master Plan calls for a bikeable shoulders along each side of Darnestown Road (Tier 4 Bikeway Project). \*

\*per Sec. 49-33(d)(1)(B), an applicant is exempt from having to construct any sidewalk or sidepath "in front of a lot that is larger than 25,000 square feet for a single-family detached dwelling in a rural area", the subject lot which is located in the AR (agricultural reserve) zone and is 15.36 acres in size qualifies for this exemption

\*per Sec. 49-33(d)(1)(A), an applicant is exempt from having to construct any sidewalk or sidepath "in front of a lot that is larger than 25,000 square feet for a single-family detached dwelling in a rural area", the subject lot which is located in the AR (agricultural reserve) zone and is 15.36 acres in size qualifies for this exemption

**LEGEND:**

AREA OF DEDICATION	[Symbol]
BUILDING RESTRICTION LINE	[Symbol]
CANOPY COVERAGE	[Symbol]
CENTERLINE	[Symbol]
EPHEMERAL CHANNEL	[Symbol]
EXISTING CATEGORY I CONSERVATION EASEMENT	[Symbol]
EXISTING FENCE	[Symbol]
EXISTING GUARDRAIL	[Symbol]
FOREST COVER	[Symbol]
INDEX CONTOUR (2' INTERVAL)	[Symbol]
INTERMEDIATE CONTOUR	[Symbol]
LIMITS-OF-DISTURBANCE	[Symbol]
OVERHEAD UTILITIES	[Symbol]
PROPOSED CATEGORY I CONSERVATION EASEMENT	[Symbol]
PROPERTY LINE (SUBJECT)	[Symbol]
PROPERTY LINE	[Symbol]
PROPOSED CONTOUR	[Symbol]
PROPOSED HOUSE	[Symbol]
PROPOSED SEPTIC	[Symbol]
SLOPES ≥ 25%	[Symbol]
SOILS SERIES DIVIDE	[Symbol]
STREAM	[Symbol]
UTILITY POLE	[Symbol]
WELL SITE	[Symbol]
100 YEAR FLOODPLAIN	[Symbol]
25' FPBRL	[Symbol]

- GENERAL NOTES:**
1. AREA OF PROPERTY - 16.38 ACRES
  2. EXISTING ZONING: AR
  3. NO. OF LOTS SHOWN - 1
  4. AREA IN LOTS - 15.36 AC
  5. AREA DEDICATED TO STREETS - 1.02 AC
  6. EXISTING SEWER & WATER SERVICE CATEGORIES: S-6, W-6
  7. LOTS TO BE SERVED BY PRIVATE WELLS & ON-SITE SEPTIC SYSTEMS
  8. LOCATED IN UPPER DRY SENECA WATERSHED (CLASS I-P).
  9. SOURCE OF TWO-FOOT CONTOUR INTERVAL TOPOGRAPHY IS M-NCPPC SHEET 226NW19 DATED 12/10/21.
  10. 100-YEAR FLOODPLAIN SHOWN FROM FEMA FLOODMAP PANEL 24031C0142D EFFECTIVE ON 09/29/2006 FOR MONTGOMERY COUNTY.
  11. WETLANDS SHOWN ACCORDING TO THE NATIONAL WETLANDS INVENTORY MAPS.

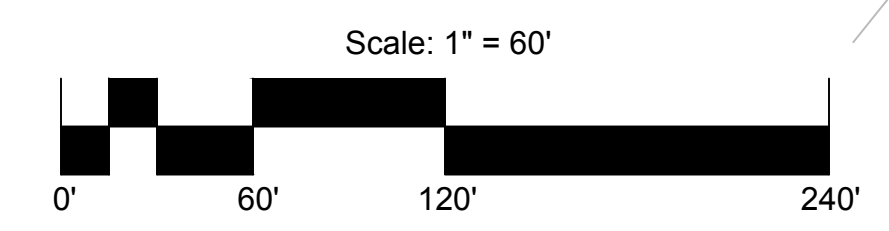
**PROFESSIONAL CERTIFICATE:**  
I hereby certify that these documents were prepared or approved by me and that I am a registered Landscape Architect under the laws of the State of Maryland. Registration No. 2991, Expiration date 10-21-2026.

Signature: [Signature] Date: 10-16-2025



**Surveyor's Certification:**  
I hereby certify that I am a duly licensed professional land surveyor licensed to practice in the State of Maryland. I hereby affirm the accuracy of boundary lines, topographic data, and other engineering and survey data shown on this plan.

Signature: [Signature] Date: 10-16-2025 Exp. Date: 10-12-2027



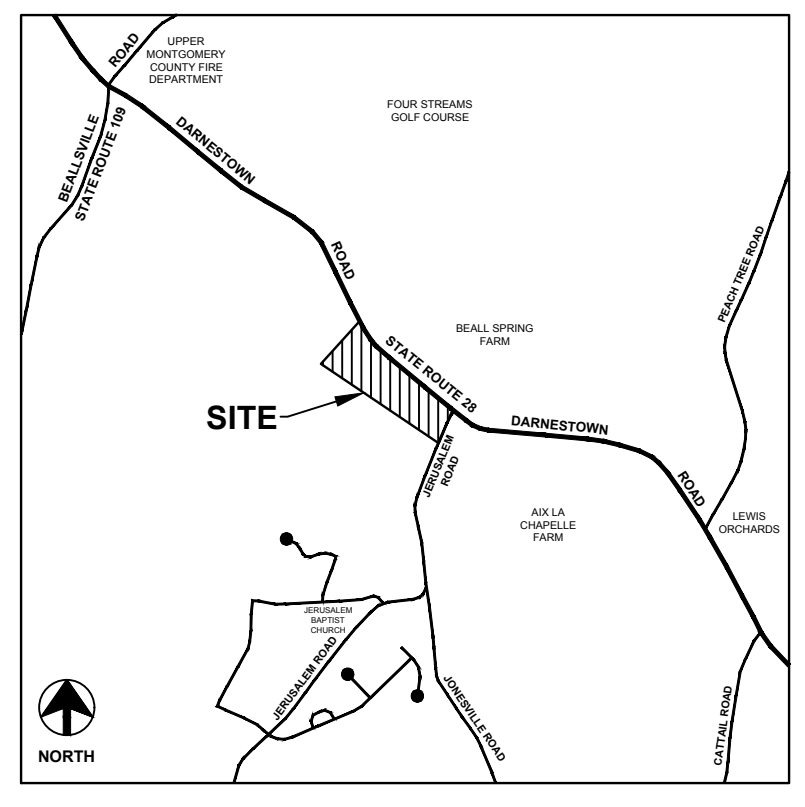
**DEVELOPMENT STANDARDS:**

AR Zone*		
ZONE: AR*	Req.	Lot 1
Lot Area	5 AC (Min.)	15.36 AC
Front Setback (Principal Building)	50' (Min.)	50' or more
Side Setbacks (Principal Building)	20' (Min.)	20' or more
Rear Setback (Principal Building)	35' (Min.)	35' or more
Building Height (Principal and Accessory Buildings)	50' (Max.)	50' or Less
Lot Coverage	10% (Max.)	10% Max.
Lot Width @ Building Line	300' (Min.)	365'
Lot Width @ Front Lot Line	25' (Min.)	~334'
Front Setback (Accessory Structures)	50' (Min.)	50' or More
Side Setback (Accessory Structures)	15' (Min.)	15' or More
Rear Setback (Accessory Structures)	15' (Min.)	15' or More

\*lot area and width requirements of the RURAL zone are applicable to the proposed lot\*\*  
\*\*per Section 7.7.1 D.9, a lot or parcel in the Agricultural Reserve (AR) zone "is exempt from the minimum lot area requirements and lot width requirements of the AR zone, but must satisfy the requirements of the zone applicable to it before its classification to the AR zone if the lot or parcel was created before January 6, 1981"

Note:  
The Applicant must schedule an on-site pre-construction meeting with M-NCPPC inspection staff before any demolition, clearing, or grading occurs on-site. This Applicant, along with their representative, must attend the pre-construction meeting with the M-NCPPC inspector. A copy of the approved Certified Administrative Subdivision Plan is required to be on-site at all times.

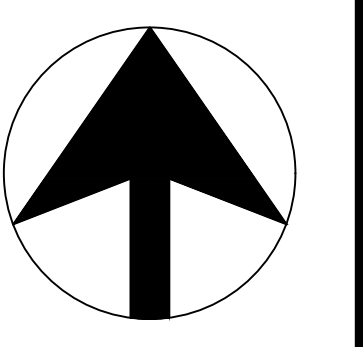
VICINITY MAP  
SCALE: 1" = 2,000'



Owner:  
**Andrea Burton**  
619 Pheasant Street  
Gaithersburg, MD 20878  
(301) 254-5589  
aburton30@me.com

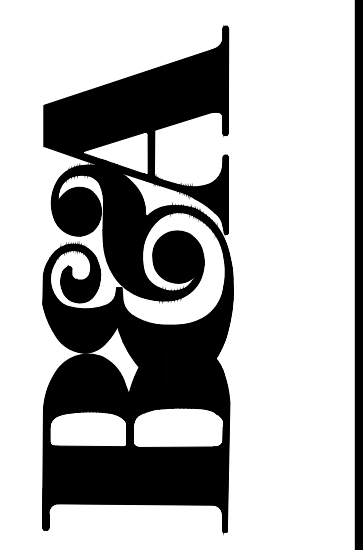
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