



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

**MCPB**  
**Item #**  
**4/1/10**



**MEMORANDUM**

**DATE:** March 22, 2010

**TO:** Montgomery County Planning Board

**VIA:** Rose Krasnow, Chief *RAX*  
Catherine Conlon, Subdivision Supervisor *CC*  
Development Review (Build) Division

**FROM:** Patrick Butler, Planner (301.495.4561) *P.B.*  
Development Review (Build) Division

**REVIEW TYPE:** Pre-Preliminary Plan of Subdivision for a Minor Subdivision that requires a Planning Board decision regarding creation of a lot in the RDT zone that is greater than 5 acres in size.

**APPLYING FOR:** 1 lot for 1 one-family detached dwelling unit

**PROJECT NAME:** MDR Friends Aplenty

**CASE #:** 720090100

**REVIEW BASIS:** Chapter 50, Montgomery County Subdivision Regulations

**ZONE:** RDT

**LOCATION:** On Bucklodge Road at the intersection with Darnestown Road.

**MASTER PLAN:** Agriculture & Rural Open Space

**APPLICANT:** MDR Friends Aplenty, LLC

**ENGINEER:** Patton Harris Rust & Associates, Inc.

**FILING DATE:** February 4, 2009

**HEARING DATE:** April 1, 2010

**RECOMMENDATION:** Binding Planning Board approval subject to the following conditions:

- 1) Approval under this preliminary plan is limited to 1 lot for 1 one-family detached residential dwelling unit.
- 2) The Applicant must dedicate approximately 6,257 square feet of right-of-way for Bucklodge Road (MD117) along the property frontage to provide a total of 35 feet from the centerline as shown on the preliminary plan.
- 3) The Applicant must satisfy provisions for access and improvements as required by the Maryland State Highway Administration prior to issuance of access permits.
- 4) The record plat must reference the off-site common ingress/egress and utility easements over all shared driveways that provide access to the proposed lot.
- 5) The Applicant must submit a final forest conservation plan to M-NCPPC staff for review and approval prior to recordation of the lot.
- 6) The Applicant must comply with the conditions of the Montgomery County Department of Permitting Services (MCDPS), Well and Septic Section approval dated November 18, 2009. These conditions may be amended by MCDPS, as long as the amendments do not conflict with other conditions of the preliminary plan approval.
- 7) The Applicant must comply with the conditions of the Montgomery County Department of Permitting Services (MCDPS), Stormwater Management Section approval dated November 10, 2008. These conditions may be amended by MCDPS, as long as the amendments do not conflict with other conditions of the preliminary plan approval.
- 8) At the time of record plat application, the applicant must provide proof to MNCPPC staff of the availability of a TDR for the proposed lot. A note referencing this fact must be included on the record plat.
- 9) The Applicant must record a covenant on the remainder parcel to document that density and TDRs have been utilized for the lot and reference it on the record plat.
- 10) The record plat must contain the following note: "Agriculture is the preferred use in the Rural Density Transfer Zone. All agricultural operations shall be permitted at any time, including the operation of farm machinery, and no agricultural use shall be subject to restriction because it interferes with other uses permitted in the Zone."
- 11) Prior to recordation of the plat for this lot, the Applicant must record a covenant in the land records that both protects the view shed for the historic resource on the lot, and protects the location of the historical entrance and access road in perpetuity. This covenant must be approved by MNCPPC staff prior to approval of the record plat.
- 12) The record plat must include a note that states MNCPPC Historic Preservation Section staff must review any new construction, grading, tree removal, building demolition and/or site modifications located within the approved lot containing the identified Locational Atlas Resource.
- 13) The record plat must reflect a Category I Conservation Easement over all forest conservation area.
- 14) Other necessary easements must be shown on the record plat.
- 15) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for eighty-five (85) months from the date of mailing of the Planning Board resolution.

**SITE DESCRIPTION** (Attachment A – Vicinity Map)

MDR Friends Aplenty, “Property” or “Subject Property”, consists of approximately 190.26 acres in the RDT zone. The Property is located on Bucklodge Road at the intersection with Darnestown Road in the Agriculture and Open Space (AROS) Master Plan Area. The surrounding area can be characterized as rural with a mixture of forest, farms, and low density residential development. The proposed lot is located within the parcel boundary (P010) of Locational Atlas Resource #18/18 **John Dade Farm**. The entire 190-acre parcel is the historic environmental setting for the historic resource. This property is one of the resources being evaluated for designation under the Monocacy-Seneca Master Plan for Historic Preservation Amendment. The Property is located in the Seneca Creek Watershed (Use I-P). There are approximately 66.83 acres of forest, 1.46 acres of wetlands, and 12.15 acres of environmental buffers onsite. Currently, none of the environmental features are expected to be impacted.



**PROJECT DESCRIPTION** (Attachment B – Proposed Plan)

The Applicant proposes to record 1 lot, 19.19 acres in size, which will retain an existing one-family detached dwelling unit that is listed on the County’s atlas of historic resources on the west

central portion of the Property. The remaining portion of the Property, approximately 170.93 acres, is not proposed to be recorded and will remain in an agricultural easement as farm fields. The dwelling unit will be served by an on-lot private well and an off-lot sand mound septic system, which has been approved by the Well and Septic section of MCDPS. The lot is bisected by an existing ingress-egress easement that provides access to an AT&T cell tower in the middle of the farm, and a driveway that serves an adjacent lot that is not part of this application. Access for the proposed lot is proposed via the existing private driveway from Bucklodge Road that will cross the farm remainder rather than be in the pipestem for the proposed lot. The shared ingress and egress easements to account for all of these will be shown on the record plat.

## **ANALYSIS AND FINDINGS**

### **Minor Subdivision Requirements**

The proposed lot is to be platted pursuant to Section 50-35A(a)(8) of the Subdivision Regulations. This section establishes the ability to plat up to five (5) lots in the RDT zone through the minor subdivision process after Planning Staff *or* Planning Board approval of a pre-preliminary plan. Applications for minor subdivision under Section 50-35A(a)(8) must meet the following criteria:

- a. Written approval for a proposed septic area must be received from the Montgomery County Department of Permitting Services, Well and Septic Section prior to recordation of the plat;
- b. Any required street dedications along the frontage of the proposed lot(s) must be shown on the record plat;
- c. An easement must be recorded for the balance of the property noting that density and TDR's have been utilized for the new lots. Reference to this easement must be reflected in the record plat for the lots;
- d. Lots created in the RDT zone through the minor subdivision procedure must not exceed an average lot size of five (5) acres in size unless approved by the Planning Board in the review of a pre-preliminary plan of subdivision; and
- e. Forest conservation requirements must be satisfied prior to recording of the plat.

Staff has reviewed this Application based on the criteria above and has determined that:

- (a) MCDPS approved the proposed well and septic plan on November 18, 2009.
- (b) Dedication for Bucklodge Road is shown on the preliminary plan in accordance with the Master Plan of Highways and will be reflected on the future record plat.
- (c) The proposed subdivision accounts for a portion of the total density currently allowed on the property by the Subdivision Regulations and Montgomery County Zoning Ordinance, however, the applicant must provide Staff with information verifying a TDR is available at the time of record plat.
- (d) The proposed lot is 19.19 acres in size, which exceeds the five (5) acres allowed under Section 50-35A(8)(d), therefore, this Application has been submitted as a pre-preliminary plan for review by Staff, and subject to approval by the Planning Board. Justification for the larger lot size is discussed below.

(e) The applicant has submitted a preliminary forest conservation plan and is required to have an approved final forest conservation plan prior to recording a plat.

#### Lot Size Greater Than Five (5) Acres

The gross tract area of the parent parcel is 190.23 acres, while the proposed lot is approximately 19.19 acres in size. The proposed 19.19 acre lot and the remaining 170.93 acres of the parent parcel correspond with an agricultural easement that has already been placed on the property by the Agricultural Preservation Advisory Board (APAB). The Applicant sold six (6) of eight (8) Transferable Development Rights (TDRs) associated with the subject property. One (1) TDR was retained for the proposed 19.19 acre lot, while the other was retained in order to construct a farm house on the remainder at a later date. MNCPPC staff did not participate in the establishment of the agricultural easement upon which the proposed lot is based, but the Applicant contends that many factors were considered when establishing the boundaries. The eastern property boundary was established to include the proposed main septic field for the existing house, while the western boundary was to accommodate three proposed well sites for the existing house. The northern boundary was created to include all the accessory structures and to provide what the applicant felt was an appropriate environmental setting for the farm house. Given these constraints, the Applicant was not able to propose a smaller residential lot. The Applicant did not wish to increase the size of the proposed lot because it would further encroach into the existing operating farm fields of the farm remainder.

In the RDT zone, staff would prefer to see the smallest lot size possible for an exclusively residential lot; however, a larger lot is desirable in this situation to preserve the historic context of the existing dwelling and accessory structures. In fact, staff would prefer that the proposed lot line be expanded from the southwest corner to Route 117/Bucklodge Road to create a buffer around the historic environmental setting and preserve the historic access to the house. Because of the existing agricultural easement, the Applicant prefers to maintain the proposed lot line, but has agreed to record a covenant in the Land Records for the farm remainder parcel to protect the historic driveway entrance to the historic resource and its view shed (Attachment C – View Shed). Although protecting a historic resource and its environmental setting within the boundaries of the lot or parcel on which it is located is the strong preference of staff and the Historic Preservation Commission, the proposed lot configuration and easement will avoid the potential need for renegotiation of the agricultural easement in this case. Given these circumstances, staff recommends approval of the proposed lot with the associated easement. It should be noted that until this historic resource is formally reviewed by the Historic Preservation Commission (HPC) as part of the master plan amendment, the environmental setting for the resource continues to be the boundary of the original parcel P010.

#### Master Plan Compliance

The Property is located within the boundaries of the Approved and Adopted Functional Master Plan for the Preservation of Agricultural and Rural Open Space (AROS). The following items in the AROS plan are pertinent to the review of this proposal:

- “This Plan focuses on the preservation of farmland but it also tries to establish a policy

framework that will contribute to the continuation of farming in the County” (Foreword, p. i, emphasis original).

- “This Plan recommends...
  - “Preservation of critical masses of farmland....
  - “Applications of incentives and regulations to preserve farmland and... to encourage agricultural use of the land.
- “The Plan also recognizes that some residential development will occur even in productive areas. Therefore, residential development options are available in farming areas but only on a limited basis and in a manner that is consistent with preservation policies” (Preservation Framework, p. 35).

The 19.19 acre lot area is a tract of ground not subject to, and purposely excluded from, an Agricultural Easement conveyed to Montgomery County in July 2008. The Agricultural Preservation Advisory Board (APAB) has reviewed the size and configuration of the 19.19 acre lot and determined that it has the optimum layout to accommodate the preservation of the remaining 171- acre farm and to ensure the preservation of the existing historic house and the equestrian usage of the 19.19 acre lot. All of the land surrounding the proposed 19.19 acre lot is subject to the Agricultural Easement and protected from development with the exception of one additional lot, the location of which is subject to evaluation and approval by the APAB. The owners have agreed to a covenant that any future residence will not be placed in the view-shed between Bucklodge Road and the historic home and to preserve the environmental setting. The covenant will be recorded in the Montgomery County Land records prior to recordation of the Final Record Plat for the 19.19 acres. Staff recommends approval of the proposed Pre-Preliminary Plan as it is consistent with the recommendations of the Master Plan.

## **Public Facilities**

### **Roads and Transportation Facilities**

The proposed lot and associated use does not generate 30 or more vehicle trips during the morning or evening peak-hours. Therefore, the application is not subject to Local Area Transportation Review. The Subject Property is located in the Rural West Policy Area and generates fewer than three weekday peak-hour-trips. Therefore, Policy Area Mobility Review is not required.

Bucklodge Road is classified as a country road, and the required right-of-way is 70 feet. The applicant must dedicate approximately 6,257 square feet along the Property frontage to provide a total of 35 feet from the centerline, which is shown on the pre-preliminary plan. Sidewalks are not required along the Property frontage in the RDT zone. Proposed vehicle and pedestrian access to the lot will be safe and adequate.

### **Other Public Facilities and Services**

Other public facilities and services are available and will be adequate to serve the proposed dwelling unit. The application has been reviewed by the Montgomery County Fire and Rescue

Service who have determined that the Property has appropriate access for fire and rescue vehicles. Other public facilities and services, such as police stations, schools, firehouses and health services, are operating within the standards set by the Growth Policy Resolution currently in effect. Electrical and telecommunications services are also available to serve the Property.

## **Environment**

### **Environmental Guidelines**

Environmental Planning staff approved the Natural Resource Inventory/Forest Stand Delineation for the site on February 15, 2007. The NRI/FSD identifies the environmental constraints and forest resources on the subject property. There are 66.83 acres of forest, 1.46 acres of wetlands, and 12.15 acres of environmental buffers. The proposed lot has no environmental impacts to any of these features. Therefore, staff finds this plan in compliance with the Montgomery County Environmental Guidelines.

### **Forest Conservation**

The Applicant submitted a forest conservation plan that is currently under review by Environmental Planning Staff and must be approved prior to record plat submission. The requirements will likely be met with a combination of onsite forest retention and afforestation planting either onsite or off-site.

## **Compliance with the other Requirements of the Subdivision Regulations and Zoning Ordinance**

This application has been reviewed for compliance with the Montgomery County Code, Chapter 50, the Subdivision Regulations. The application meets all applicable sections. The proposed lot size, width, shape and orientation are appropriate for the location of the subdivision. The lot was reviewed for compliance with the RDT zone as specified in the Zoning Ordinance. The lot as proposed will meet all the dimensional requirements for area, frontage, width, and setbacks in that zone.

## **Citizen Correspondence and Issues**

The applicant notified adjacent and confronting property owners as well as community groups and civic associations of the application submission to MNCPPC, as required. As of the date of this report, no concerns from these parties have been brought to Staff's attention.

## **CONCLUSION**

The proposed lot complies with Chapter 50, the Subdivision Regulations, and with the Montgomery County Zoning Ordinance, and is consistent with the recommendations of the Functional Master Plan for Preservation of Agriculture and Rural Open Space. Access and public facilities will be adequate to serve the proposed lot, and the application has been reviewed by the

applicable county agencies, all of whom have recommended approval of the plan. Therefore, Staff recommends approval of the application with the conditions listed above.

**Attachments**

Attachment A – Vicinity Map

Attachment B – Proposed Plan

Attachment C – Historic View Shed

Attachment D – Agency Correspondence



**MDR-FRIENDS APLENTY (720090100)**



Map compiled on February 13, 2009 at 1:01 PM | Site located on base sheet no - 224NW17 | Data of Orthophotos: April 2006 - Used with permission from Montgomery County Government

**NOTICE**

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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 1:4400 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 20910-2566

**Key Map**

**North Arrow**

**Graphic Scale**

0 600  
 1 inch = 600 feet  
 1 : 7200

**Essex & Technology Center**



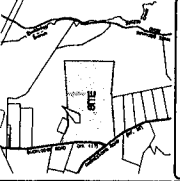
Attachment B

PRE-DEVELOPMENT PLAN

REVISIONS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UU, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ

MENDS APLENTY-LOT 1  
1800 BUCKLUDGE ROAD  
LOVDS, MARYLAND 20841  
17TH ELECTION DISTRICT  
SOMERBY COUNTY, MARYLAND

VICINITY MAP  
SCALE: 1"=500'



**OWNER:**  
MCKR - FRIENDS APLENTY, LLC  
1524 WYOMING AVE. SUITE 200  
CROFT CHASE, MD 20816

**DEVELOPER:**

**ENGINEERS:**  
Patton Harris Rust & Associates, P.C.  
Engineers, Surveyors, Planners, Landscape Architects  
12600 Massachusetts Road, Suite 200, Germantown, MD 20876  
T 301.224.4500 F 301.224.8418

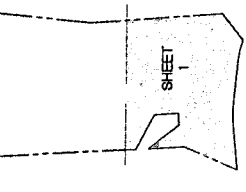
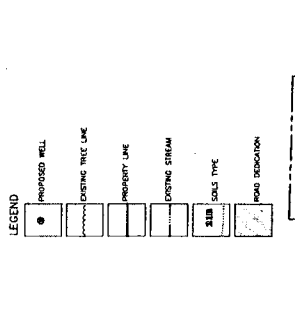
NO.	REVISION	DATE	BY

- GENERAL NOTES**
- 1. ALL DISTANCES ARE IN FEET UNLESS OTHERWISE NOTED.
  - 2. DIMENSIONS TO FACE UNLESS SPECIFICALLY NOTED OTHERWISE.
  - 3. SEE EXISTING RECORDS FOR ALL UNDERGROUND UTILITIES.
  - 4. THE PROPERTY BOUNDARIES SHOWN ON THIS PLAN ARE BASED ON THE DEEDS REFERENCED HEREIN.
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  - 15. THE PROPERTY BOUNDARIES SHOWN ON THIS PLAN ARE BASED ON THE DEEDS REFERENCED HEREIN.

- PROPOSED DEVELOPMENT**
- PROPOSED WELL
  - EXISTING TREE LINE
  - PROPOSED TREE LINE
  - PROPOSED UTILITY LINE
  - EXISTING STREAM
  - PROPOSED STREAM
  - EXISTING ROAD
  - PROPOSED ROAD

**LEGEND**

- PROPOSED WELL
- EXISTING TREE LINE
- PROPOSED TREE LINE
- PROPOSED UTILITY LINE
- EXISTING STREAM
- PROPOSED STREAM
- EXISTING ROAD
- PROPOSED ROAD



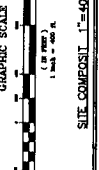
SHEET INDEX

**SURVEYOR'S CERTIFICATE**  
I, THE UNDERSIGNED, HAVE BEEN EMPLOYED BY THE ENGINEER, SURVEYOR, PLANNER, LANDSCAPE ARCHITECT, OR ARCHITECT, AS INDICATED ABOVE, TO CONDUCT A SURVEY OF THE ABOVE DESCRIBED PROPERTY, AND TO PREPARE THIS PLAN THEREON. I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF MARYLAND, AND THAT I AM A MEMBER IN GOOD STANDING OF THE SURVEYING BOARD OF MARYLAND.

MCKR - FRIENDS APLENTY, LLC  
1524 WYOMING AVE. SUITE 200  
CROFT CHASE, MD 20816



MATCH LINE SEE SHEET 2 OF 2

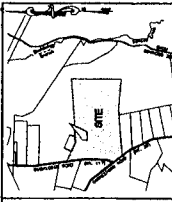


SITE COMPOSIT - 1"=600'



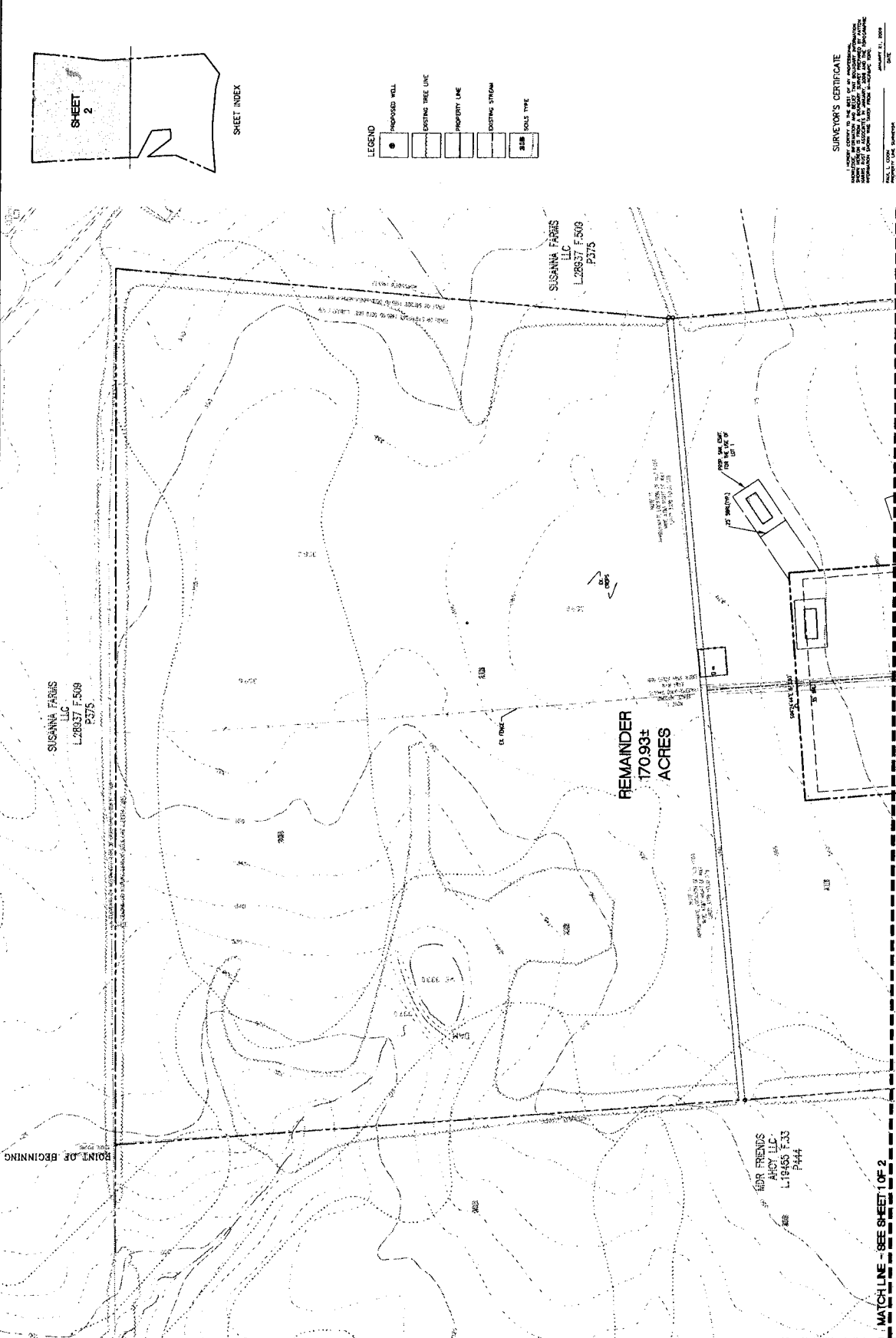
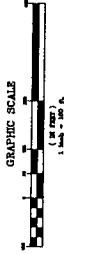
PRE-REVIEWED PLAN  
 MDR-FRIENDS APLENTY-LOT 1  
 DATE BY  
 REVISION  
 NO.

OWNER  
 MDR-FRIENDS APLENTY, LLC  
 1400 WESTMINSTER AVE  
 SUITE 100  
 CHEVY CHASE, MD 20845  
 DEVELOPER  
 Patton Harris Rust & Associates, PC  
 Engineers, Surveyors, Planners, Landscape Architects  
 17850 Lakeside Road, Suite 200, Gaithersburg, MD 20878  
 F 301.924.4300 P 301.924.4348  
 VICINITY MAP  
 SCALE: 1"=2000'



**SURVEYOR'S CERTIFICATE**  
 I, the undersigned, being duly sworn, do hereby certify that the above described information was obtained from the records of the State Department of the General Land Office, the State Department of the Transportation, the State Department of the Natural Resources, the State Department of the Planning and Policy, the State Department of the Public Safety, the State Department of the Health and Human Resources, the State Department of the Education, the State Department of the Environment and the State Department of the Public Health.

DATE: 11/19/19  
 SURVEYOR: DAVID W. BUCHHEIT, P.E.  
 LICENSE NO. 13210  
 STATE OF MARYLAND



SHEET 2

POINT OF BEGINNING

REMAINDER  
 170.931  
 ACRES

SUSANNA FARMS  
 LLC  
 L28637 F.509  
 P375

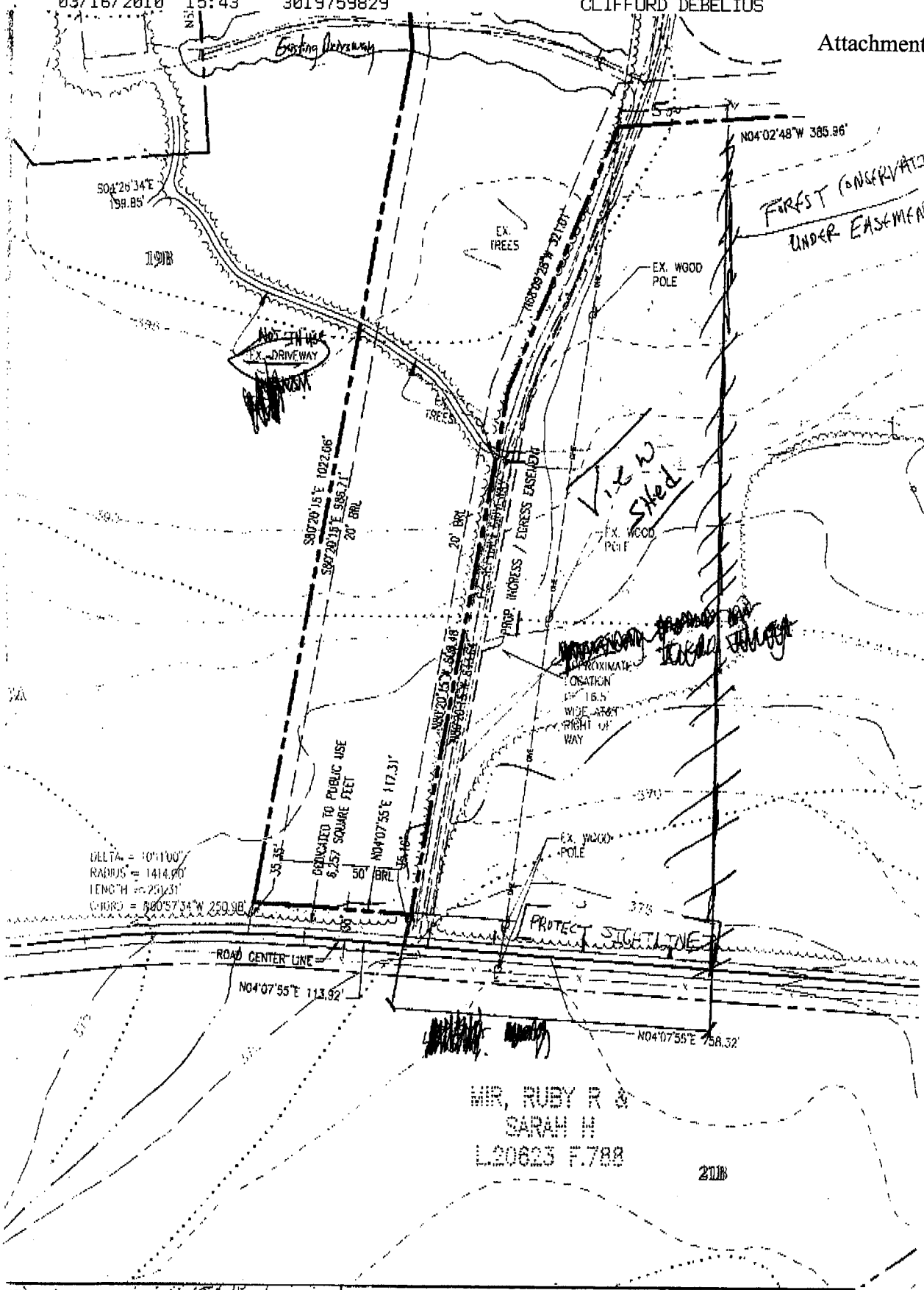
SUSANNA FARMS  
 LLC  
 L28637 F.509  
 P375

MDR-FRIENDS  
 APLENTY LOT 1  
 L19555 F.53  
 P44

POINT OF BEGINNING

MATCH LINE - SEE SHEET 1 OF 2

GRAPHIC SCALE  
 1" = 100'  
 1" = 200'



DELTA = 10°1'00"  
 RADIUS = 1414.90'  
 LENGTH = 250.431'  
 CHORD = 800°57'34"W 250.98'

DEDICATED TO PUBLIC USE  
 6,257 SQUARE FEET

FOREST CONSERVATION  
 UNDER EASEMENT

VIEW SHED

APPROXIMATE  
 LOCATION  
 OF 16.5'  
 WIDE AREA  
 RIGHT OF  
 WAY

PROTECT SIGHTLINE

MRS. RUBY R &  
 SARAH H  
 L20623 F.788

211B



DEPARTMENT OF TRANSPORTATION

Isiah Leggett  
County Executive

Arthur Holmes, Jr.  
Director

March 13, 2009

Ms. Catherine Conlon, Subdivision Supervisor  
Development Review Division  
The Maryland-National Capital  
Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

RE: Pre-Preliminary Plan #7-20090100  
MDR-Friends Aplenty

Dear Ms. Conlon:

We have completed our review of the above referenced pre-preliminary plan. This plan was reviewed by the Development Review Committee at its meeting on March 9, 2009. We recommend submission of a record plat along with the appropriate supporting information which addresses the following comments:

1. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
2. Provide dedication for future widening of Bucklodge Road (MD 117) in accordance with Maryland State Highway Administration (MSHA) requirements.
3. Provide access and improvements to Bucklodge Road (MD 117) in accordance with MSHA requirements.
4. Provide an ingress/egress easement for the driveway serving Parcel 861.
5. Wells and septic systems cannot be located within the right of way or within slope or drainage easements.
6. Coordinate with Montgomery County Fire and Rescue Services regarding the requirements for emergency vehicle access.

**Division of Traffic Engineering and Operations**

101 Orchard Ridge Drive, 2nd Floor • Gaithersburg, Maryland 20878  
Customer Service 240-777-6000 • Main Office 240-777-2190 • 240-777-6013 TTY • 240-777-2080 FAX  
trafficops@montgomerycountymd.gov

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Ms. Catherine Conlon  
Pre-Preliminary Plan No. 7-20090100  
March 13, 2009  
Page 2

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Ms. Linda Duhamel at [linda.duhamel@montgomerycountymd.gov](mailto:linda.duhamel@montgomerycountymd.gov) or (240) 777-6000.

Sincerely,



Gregory M. Leck, Manager  
Division of Traffic Engineering and Operations  
Development Review Group

Cc: PBS, Inc., Applicant  
MDR Friends Aplenty, LLC, Owner  
Patricia Monday, Patton Harris Rust & Associates, Inc.  
Joseph Y. Cheung, DPS RWPPR  
Sarah Navid, DPS RWPPR  
Shahriar Etemadi, M-NCPPC TPD  
Linda Duhamel, DOT DTEO  
David C. Adams, DOT DTEO  
Preliminary Plan Folder  
Preliminary Plan Notebook



DEPARTMENT OF PERMITTING SERVICES


Isiah Leggett  
County Executive

Carla Reid  
Director

MEMORANDUM

November 18, 2009

TO: Cathy Conlon, Development Review  
Maryland National Capital Park and Planning Commission

FROM: Carla Reid, Director  
Department of Permitting Services 

SUBJECT: Status of Pre-Preliminary Plan: MDR Friends Aplenty Lot 1  
720090100

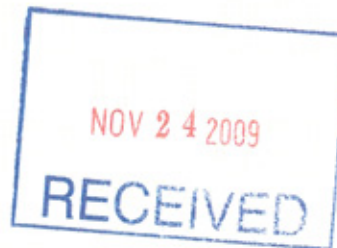
This is to notify you that the Well & Septic Section of MCDPS approved the subject plan on November 17, 2009.

Approved with the following reservations:

1. The record plat must be at the same scale as the Pre-Preliminary plan, or submit an enlargement of the plat to match the Pre-Preliminary plan.
2. The approved sand mound sites must be protected from physical disturbance and compaction of the soil. Prior to the issuance of any permits, the sand mound sites must be staked and fenced using 4-foot high "orange construction fencing".
3. Any physical disturbance or compaction of a sandmound site could render that site non-functional and therefore negate this approval.

If you have any questions, please contact Kim Beall at (240) 777-6315.

cc: Patton Harris Rust & Associates  
File





DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett  
County Executive

Carla Reid Joyner  
Director

November 10, 2008

Mr. Paul Sun  
Harris, Patton, Rust and Associates  
12850 Middlebrook Road, Suite 2000  
Germantown, MD 20874

Re: Stormwater Management **CONCEPT** Request  
for MDR-Friends A plenty  
Preliminary Plan #: not available  
SM File #: 234738  
Tract Size/Zone: 19.19 acres/RDT  
Total Concept Area: 19.19 acres  
Lots/Block: NA  
Parcel(s): P010  
Watershed: Little Seneca

Dear Mr. Sun:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept consists of on-site water quality control and onsite recharge via The Environmentally Sensitive Development Credit. Channel protection volume is not required because the one-year post development peak discharge is less than or equal to 2.0 cfs.

The following item will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. As long as there is no land disturbance of over 5,000 sq. ft., less than 100 cu. yds. of excavation or fill and no new house constructed, no sediment control permit and plan will be required.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is not required.

The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.



If you have any questions regarding these actions, please feel free to contact William Campbell at 240-777-240-777-6345.

Sincerely,



Richard R. Brush, Manager  
Water Resources Section  
Division of Land Development Services

RRB:dm

cc: C. Conlon  
S. Federline  
SM File # 234738

QN - less than 2cfs; Acres: 19.19  
QL - onsite; Acres: 19.19  
Recharge is provided