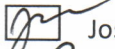


**Preliminary Plan Amendment 11988285A in Response to a Violation - Hopkins Property, Lot 12**

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Joshua Kaye, Senior Planner, DARC, [Joshua.Kaye@montgomeryplanning.org](mailto:Joshua.Kaye@montgomeryplanning.org), 301-495-4658



Mark Pfefferle, Chief, DARC, [Mark.Pfefferle@montgomeryplanning.org](mailto:Mark.Pfefferle@montgomeryplanning.org), 301-495-4730

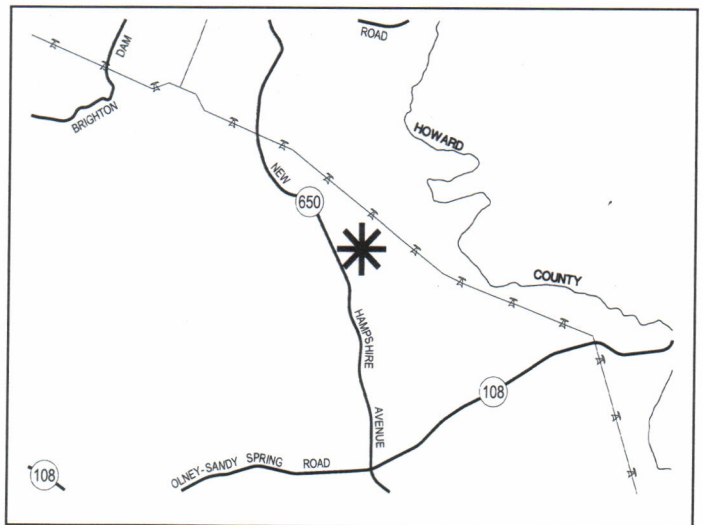
**Completed: 11-21-12**

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**Description**

**Limited Amendment, Preliminary Plan No. 11988285A, Hopkins Property, Lot 12**

RC zone; 2.06 acres; one existing lot containing a single-family residential dwelling; request to relocate a portion of the existing conservation easement onsite; located at 321 Haviland Mill Road, 700 feet north of the intersection with Brooke Road & New Hampshire Avenue in Brookeville; Sandy Spring/Ashton Master Plan.



**Summary**

- Staff Recommendation: Approval with conditions.
- Application submitted pursuant to a Notice of Violation issued on April 17, 2012.
- Proposal to relocate 17,218 square feet of conservation easement onsite.
- Existing and proposed conservation easements to be recorded by plat as Category I and referenced in Liber 13178 at Folio 412 of the Montgomery County land records.
- Plant 0.13 acres of afforestation within Category I conservation easement.

**STAFF RECOMMENDATION:** Approval of the limited amendment to the Preliminary Plan and associated planting plan, subject to the following conditions:

1. Applicant must submit a complete record plat application within three (3) months from the mailing date of the Planning Board Resolution approving the limited amendment to the Preliminary Plan. The existing easement remains in full force and effect until the new record plat is recorded.
2. Applicant must install 0.13 acres of afforestation within the designated areas of the Category I conservation easement and install permanent easement markers, as shown in the planting plan submitted on November 2, 2012. Planting must occur during the first planting season after the Planning Board Resolution is mailed. A two-year management and maintenance agreement must be executed prior to accepting any plantings.
3. All other conditions of Preliminary Plan No. 119882850 that were not modified herein, as contained in the Planning Board's Resolution mailed April 18, 1991, remain in full force and effect.

#### **BACKGROUND**

The Montgomery County Planning Board approved Preliminary Plan No. 119882850 "Hopkins Property", on April 11, 1991 and issued a written opinion on April 18, 1991. The approval granted fifteen (15) lots on 75.83-acres of land in the RC zone. The subdivision was approved prior to the effective date of the County's Forest Conservation Law (Chapter 22A of the County Code). The Planning Board; however, upon consideration of site conditions, did require a conservation easement to protect sensitive environmental features on the property, see condition No. 6, Planning Board's Opinion approving Preliminary Plan No. 119882850 (Attachment 1). The developer recorded the conservation easement agreement in the Montgomery County land records in Liber 10508 at Folio 583. The conservation easement is shown and referred to on record plat No. 18652, recorded in the Montgomery County land records on May 28, 1992.



**Figure 1: Hopkins Property Subdivision Lots 1-15  
(Green indicates existing conservation easements)**

On March 29, 2011, Mr. & Mrs. Stanley Naudus (Applicant) purchased Lot 12, improved with an existing single family home in as-is condition. The property was offered for-sale by Bank United after foreclosure occurred. According to the Applicant, their title search did not reveal any encumbrances on the property, errors, or omissions. Shortly after the Applicant took possession of the property, they realized that the location of the home was built within a recorded conservation easement. The Applicant contacted M-NCPPC to inform Staff of their situation and asked for help correcting the violation, so they could then make a legal claim against their title company.

A building permit was issued for the property on November 3, 1998, by the Department of Permitting Services (DPS). DPS then approved the location of the home and issued a use and occupancy permit to the owner of the property at that time. There is no record of M-NCPPC performing any inspections on lot 12 or correspondence from the builder requesting any inspections during the time the home was under construction. If the developer or builder had contacted M-NCPPC prior to construction (as required), the location of the house within the conservation easement would have been recognized and

corrected before construction started. Based on the events that took place, Staff believes that the violation should be corrected with a limited preliminary plan amendment to relocate a portion of the conservation easement on the property, rather than proposing the Applicant to remove the home altogether from the easement.

On April 17, 2012, an onsite easement inspection was conducted by Staff at the request of the Applicant. A Notice of Violation (NOV) was issued at that time, because the home was found to be located within a recorded conservation easement. The NOV instructed the Applicant to submit a limited preliminary plan amendment to correct the violation (Attachment 2).

The submission of the preliminary plan of subdivision made the property subject to the forest conservation law, Montgomery County Code Chapter 22A, so the Applicant was required to submit a forest conservation exemption (FCE) application. The FCE application was submitted on April 26, 2012, under 22A-5(a) (existing single lot exemption). Staff confirmed the FCE on May 8, 2012.

#### **SITE DESCRIPTION**

Lot 12 is located at 321 Haviland Mill Road in Brookeville, MD and is 2.06 acres in size. The existing area of the conservation easement is approximately 38% of the total lot area, or 0.78 acres. The lot gently slopes downhill from the southwest to the northeast. The property is located within the Hawlings River watershed, a Use IV-P stream. The Countywide Stream Protection Strategy (CSPS) rates this watershed as good. The property is also located within the Patuxent River Primary Management Area (PMA). The subdivision is not serviced by public water and sewer. All of the lots in the subdivision are served by individual well and septic systems.



**Figure 2: Hopkins Property Subdivision, Lot 12**

**PROPOSAL**

On June 27, 2012, the Applicant submitted an amendment to Preliminary Plan of subdivision No. 119882850 to relocate 17,218 square feet of the existing conservation easement to a portion of the lot not already encumbered by a single family home, public utility easement (P.U.E.), or other easements (Attachment 3). 4,931 square feet of the proposed conservation easement relocation will be planted with native trees and shrubs. Afforestation areas are shown in the submitted planting plan (Attachment 4). 16,532 square feet of existing conservation easement on the lot will remain unchanged.

Both the existing and proposed conservation easements will be recorded by plat as Category I and will be referenced in Liber 13178 at Folio 412 of the Montgomery County land records.

### **PLANNING BOARD REVIEW AUTHORITY**

Montgomery County Code Chapter 50-32; allows the Planning Board to exercise special controls for environmentally sensitive areas as it relates to the subdivision of land in (a) stream valleys and flood plains, (b) unsafe land, and (c) trees, forests, and environmentally sensitive areas. *Environmentally sensitive areas* are defined as critical habitats for wildlife or plant species, slopes over 25% or over 15% with highly erodible soils, wetlands, floodplains, perennial and intermittent streams, and stream buffers.

In combination with the Environmental Guidelines first adopted by the Planning Board in 1983, and the regulations adopted in Chapter 50-32 on the Montgomery County Code, the Planning Board has the authority to: (a) delete or rearrange proposed lots, roads, utilities, and other facilities; (b) establish building restriction and land disturbance limit lines, and other protective measures or conditions; (c) require conservation easements, deed restrictions, or covenants over portions of lots or parcels to be recorded.

### **STAFF REVIEW**

The limited amendment to the Preliminary Plan is in response to a conservation easement violation, which was proactively brought to our attention by the Applicant. The NOV issued, required the Applicant to modify the conservation easement, so that it is not encumbered by a permanent structure, PUE, or other easements. Staff believes the proposal submitted by the Applicant fulfills the original intent of condition No. 6 of the Planning Board Opinion approving Hopkins Property Subdivision, and satisfies the remedial action requirements specified in the NOV.

Staff worked with the Applicant during the review process and suggested portions of the conservation easement that could potentially be relocated and supported by the Planning Board. Alternatively, several other options were discussed, such as; (1) removing the single family home from the easement, and (2) taking the easement offsite and purchasing mitigation credits in an approved forest conservation bank in another part of the County. Staff felt that alternative (1) was simply not a realistic solution due to the economic hardship it would cause the Applicant to endure, and alternative (2) albeit possible, would not protect the existing environmental features on the property as the original subdivision approval intended. As submitted, the proposed amendment will still protect the environmentally sensitive areas identified on the property.

In total, approximately 17,218 square feet of the existing conservation easement is proposed to be relocated onsite; 14,300 square feet of area around the existing house on the southeast portion of the property, and 2,900 square feet of PUE on the west side of the property along New Hampshire Avenue. Existing conservation easements are proposed to remain over the SVB on the northeast portion of the property, and an additional 4,350 square feet of area on the west side of the property. Two afforestation areas are proposed to be planted with native trees and shrubs. Area "A" is approximately 4,930 square feet and located on the western side of the property. Area "B" is approximately 870 square feet and located on the northeast side of the property within the SVB, currently not forested. Additional SVB noted onsite could not be protected, due to its location within an existing septic

easement. County legislation prevents the overlapping of conservation easements with septic, storm water, or other utility easements on real property.

Staff also requested the Applicant to re-record the conservation easements as Category I for the following reasons: 1) the existing forest on the subject property is part of a larger high priority contiguous forest that extends off the lot and subdivision, into the adjoining lots, parcels, and parkland; and 2) the conservation easement as recorded allows current and future property owners the ability to remove understory and any tree less than 6 inches in diameter within the easement, at any time, and maintain the ground cover as lawn, thereby prohibiting natural regeneration of the forest. In fact, without the protection of the understory problems such as erosion, non-native invasive plant growth, and long-term tree canopy loss can result.

The current proposal will result in forest stands that are at least 50 feet wide and greater than 10,000 square feet, thereby meeting the minimum standard required by the current Forest Conservation Law.

Staff believes that the proposed 1:1 conservation easement "swap" onsite, and associated planting requirement is appropriate mitigation for the Planning Board to approve this application as suggested.

#### **NOTIFICATION and OUTREACH**

The subject property was properly signed with notification of the upcoming Preliminary Plan amendment prior to the June 27, 2012 submission. All adjoining and confronting property owners, civic associations, and other registered interested parties will be notified of the upcoming public hearing on the proposed amendment. As of the date of this report, Staff has received no inquiries. Any comments received hereafter will be forwarded to the Planning Board.

#### **RECOMMENDATION**

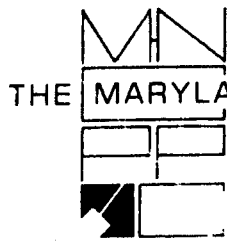
Staff recommends that the Planning Board approve this limited Preliminary Plan of subdivision and corresponding planting plan with the conditions specified above.

#### **ATTACHMENTS**

1. Planning Board Opinion for Hopkins Property Subdivision Plan No. 119882850
2. Notice of Violation
3. Submitted Preliminary Plan
4. Submitted Planting Plan

Hopkins 3-26

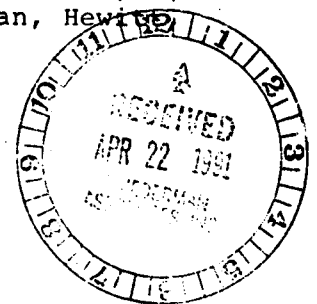
Date of Mailing: April 18, 1991



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Action: Approved Staff Recommendation with Modifications (Motion of Comm. Henry, seconded by Comm. Floreen, with a vote of 5-0; Comms. Henry, Floreen, Bauman, Hewitt and Keeney voting in favor.)



MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-88285  
NAME OF PLAN: HOPKINS PROPERTY

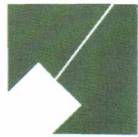
On 11-02-88, LEONARD ASSOC. INC. , submitted an application for the approval of a preliminary plan of subdivision of property in the RC zone. The application proposed to create 15 lots on 75.83 ACRES of land. The application was designated Preliminary Plan 1-88285. On 04-11-91, Preliminary Plan 1-88285 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing , the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-88285 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-88285, subject to the following conditions:

1. Conditions of Health Department memo dated 1-15-91
2. No new driveways to New Hampshire Avenue (Route 650)
3. Improvements as required on New Hampshire Avenue to be approved by MDSHA
4. Access and improvements as required on Haviland Mill Road to be approved by MCDOT
5. Dedication of New Hampshire Avenue (Route 650) 40' from center line and provide for 70' right-of-way on Haviland Mill Road
6. Record plat to reflect delineation of 100-year floodplain, stream buffer and conservation easement as depicted on 5-24-89 plan
7. Other necessary easements

" ATTACHMENT 1 "



8. Submit revised plan for technical staff approval showing house locations fronting Haviland Mill Road with minimum building restriction line (BRL) 90' and 60' BRL on New Hampshire Avenue (Rt 650). Show BRL's on record plat



" ATTACHMENT 2 "

## NOTICE OF VIOLATION

FOR MONTGOMERY COUNTY, MARYLAND, the undersigned issuer, being duly authorized, states that:

On, 4-17-12 the recipient of this NOTICE, Mr. Stan Naudus  
Date Recipient's Name

who represents the property owner, (Same)  
Property Owner's Name

is notified that a violation of the Montgomery County Zoning Ordinance (Chapter 50-41) exists at the following location: 321 Haviland Mill Road, Brookeville, MD 20833

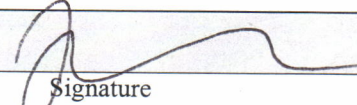
<b>Plan No. 119882850</b>	<b>Explanation: Conservation Easement Violation</b>
---------------------------	---

VIOLATION:	
<input type="checkbox"/>	<b>Lighting</b> has been substituted and/or installed in the wrong location
<input type="checkbox"/>	<b>Impervious Surface</b> has been substituted and/or installed in the wrong location
<input type="checkbox"/>	<b>Retaining Wall</b> has been substituted and/or installed without approval
<input type="checkbox"/>	<b>Landscaping</b> has been substituted and/or installed in the wrong location
<input type="checkbox"/>	<b>Entrance Monument</b> has been installed without approval and/or installed using an unapproved design change
<input type="checkbox"/>	<b>Recreation Equipment</b> has been substituted and/or installed using an unapproved layout change
<input type="checkbox"/>	<b>Fencing</b> has been substituted and/or installed in an unapproved location
<input type="checkbox"/>	<b>Materials</b> have been substituted and/or not installed per the approved specifications
<input checked="" type="checkbox"/>	<b>Other: House Built in Conservation Easement. Pre-FC Law Liber/Folio: 10508/583 Plat No. 18652</b>

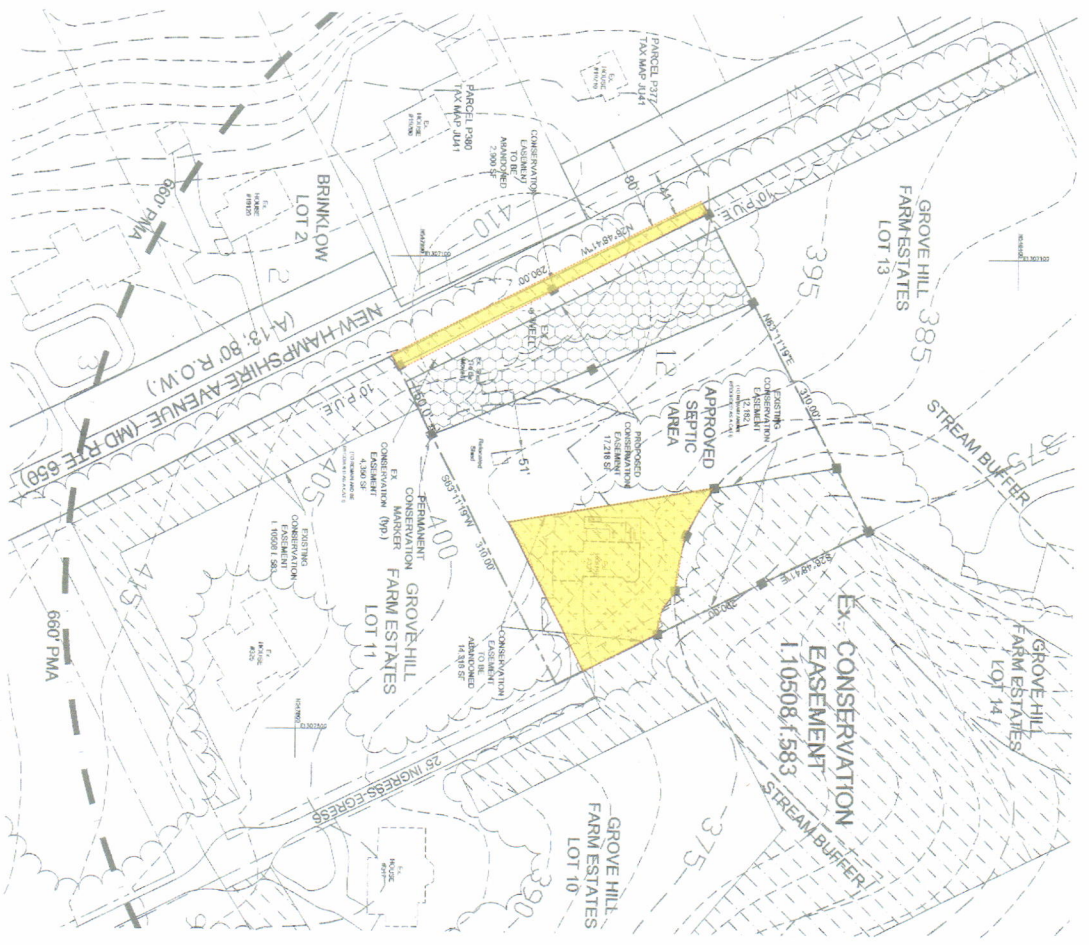
**Failure to comply with this NOV by 9/28/12 may result in i) issuance of a citation, ii) issuance of a Stop Work Order, and/or iii) issuance of a Notice of Hearing to appear before the Planning Board for appropriate Administrative Action. Recipient is to call the inspector at 301-495-4658 when the corrective action is complete. The following corrective action(s) must be performed as directed and within any timeframes specified below:**

<input type="checkbox"/>	Submit details for proposed materials
<input type="checkbox"/>	Install elements per the approved certified site plan
<input type="checkbox"/>	Submit a substitution request for recreation equipment
<input type="checkbox"/>	Submit existing conditions plan
<input type="checkbox"/>	Schedule and attend a meeting with staff to determine appropriate corrective action to be performed by a date certain. Failure to complete the corrective action by the date assigned may result in i) issuance of a citation, ii) issuance of a Stop Work Order, and/or iii) issuance of a Notice of Hearing to appear before the Planning Board for appropriate Administrative Action.

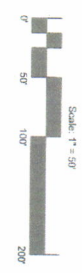
**Other: (1) Submit a limited preliminary plan amendment to M-NCPPC and Revise the record plat to carve out the house from the easement, and add it back to another area on the property at a 1:1 ratio. (2) Plant ten 2" caliper native shade trees within the new easement area.**

MNCPPC Inspector Josh Kaye  4-17-12  
Printed Name Signature Date

RECEIVED BY: Stan Naudus Cheng Naudus Cheng Shu Naudus 4/17/12



Surveyor's Certificate  
I hereby certify that the foregoing subdivision conforms to the  
Laws of Maryland and that I am a duly Licensed Professional Surveyor  
and that the knowledge and belief based upon ordinary practice and usual  
care and diligence that the same are true and correct.  
Signature: Stanley & Cheng Naudus  
Date: 5/9/12  
Exp. Date: 5/9/15



- NOTES:**
1. AREA OF PROPERTY - 2.06 Acres
  2. EXISTING ZONING - RC (CLUSTER DEVELOPMENT METHOD)
  3. SITE IS SERVED BY PRIVATE WELL AND SEPTIC SYSTEM
  4. EXISTING SEWER & WATER SERVICE CATEGORIES: S-6, W-6
  5. LOCATED IN THE HAWKINGS RIVER WATERSHED AND PATUXENT RIVER PMA
  6. PROPERTY LOCATED ON TAX MAP 1041; MESSC SHEET 228W01
  7. UTILITIES (as available), Washington Gas, Verizon, PECO

**ZONING STANDARDS:**

ZONE/RC	Req'd.	Prop'd.
Lot Size	Min. 4,000 sq. ft.	200 sq. ft.
Front Setback	30' min.	20'
Sideyard	10' min. 30' max.	10' or greater
Rearyard	35' min.	43'
Building Height	30' max.	30' or less
Lot Coverage	40% max.	100% or less (25% max. in front)
Lot Area	120' min.	200'
Street Frontage	60' min.	200'
Lot Area	1,000 sq. ft.	1,000 sq. ft.

- LEGEND:**
- PROPERTY LINE
  - CLUSTER CHANGE
  - EXISTING CONSERVATION EASEMENT
  - EXISTING CONSERVATION EASEMENT
  - PROPOSED CONSERVATION EASEMENT
  - PROPOSED CONSERVATION EASEMENT
  - PROPOSED CONSERVATION EASEMENT
  - PROPOSED CONSERVATION EASEMENT

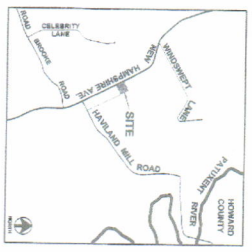
**PRELIMINARY PLAN NOTE:**

1. THE SUBJECT PROPERTY IS PART OF THE HOPKINS PROPERTY PRELIMINARY PLAN #18882850 WHICH WAS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ON APRIL 11, 1991.
2. THIS PLAN IS SUBMITTED AS A LIMITED PRELIMINARY PLAN AMENDMENT IN ORDER TO RELOCATE PART OF THE EXISTING CONSERVATION EASEMENT THAT IS ENCUMBERED BY THE EXISTING HOUSE, YARD AND PUBLIC UTILITY EASEMENT (PUE).

**LIST OF AMENDMENT ITEMS:**

1. 33,750 SQUARE FEET OF CONSERVATION EASEMENTS CURRENTLY EXIST ON THE LOT.
2. THIS PLAN PROPOSES TO RELOCATE 17,218 SF OF EXISTING CONSERVATION TO A PORTION OF THE LOT THAT IS NOT ENCUMBERED BY THE EXISTING HOUSE OR PUE.
3. 12,287 SF OF EXISTING FOREST WILL BE PLACED INTO A CONSERVATION EASEMENT AND THE REMAIN 4,931 SF OF THE PROPOSED EASEMENT WILL BE PLANTED WITH TREES AND SHRUBS PER THE PLATING PLAN FOR THE PROPERTY.
4. EXISTING AND PROPOSED CONSERVATION EASEMENTS TO BE RECORDED AS A CATEGORY I CONSERVATION EASEMENT REFERENCED BY LIBER: 13178, FOLIO 412 AND RECORDED BY RECORD PLAT.

PREPARED FOR:  
**Stanley & Cheng Naudus**  
321 Haviland Hill Road  
Brooksville, MD 20833  
301-774-0432



" ATTACHMENT 3 "

PRELIMINARY PLAN  
LIMITED PLAN AMENDMENT  
**HOPKINS PROPERTY**  
Lot 12, Grove Hill Farm Estates  
Montgomery County, Maryland



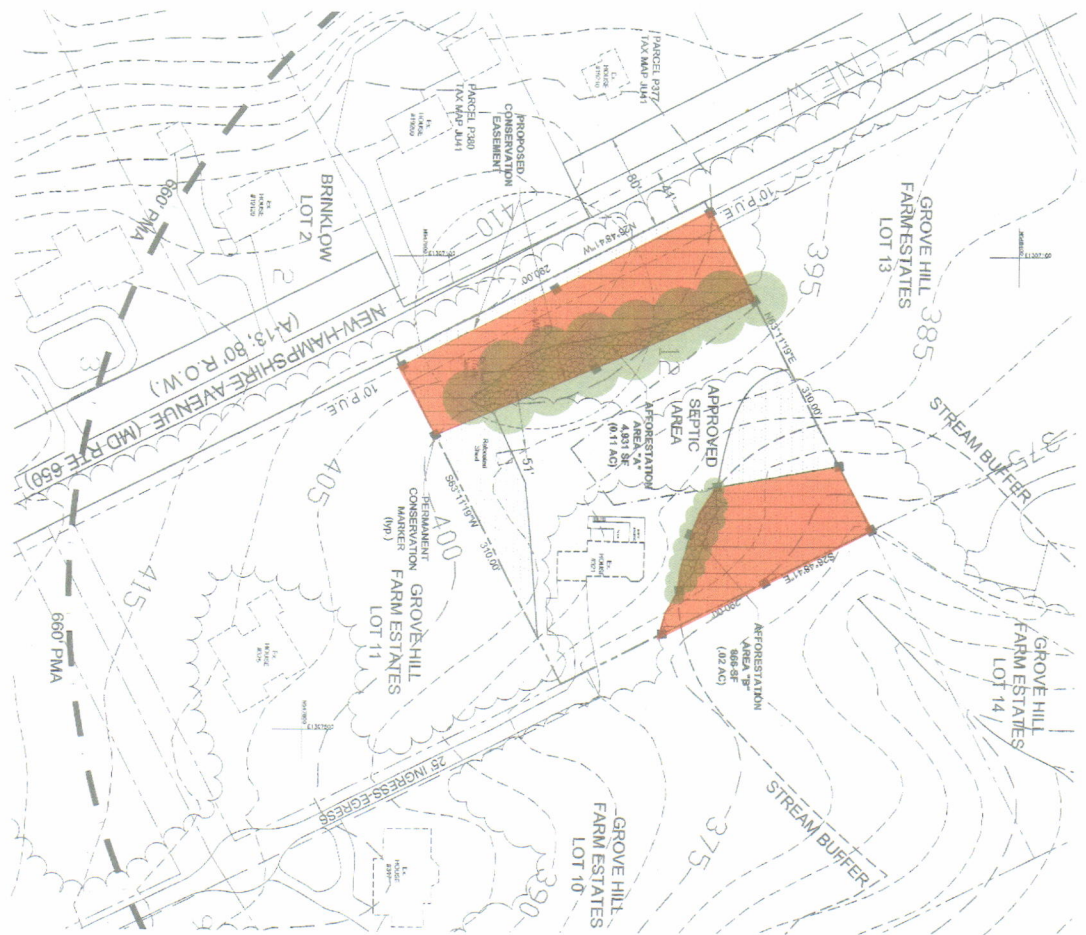
Benning & Associates, Inc.  
Land Planning Consultants  
8513 Shady Grove Court  
Columbia, MD 20877  
(301) 644-6101

date: 5/9/12  
scale: 1" = 50'



Sheet 1 of 1

Revision	5/12/12
1	11/12

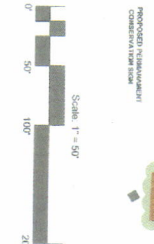


- NOTES:**
1. AREA OF PROPERTY - 2.06 Acres
  2. EXISTING ZONING - RC (CLUSTER DEVELOPMENT METHOD)
  3. SITE IS SERVED BY PRIVATE WELL AND SEPTIC SYSTEM
  4. EXISTING SEWER & WATER SERVICE CATEGORIES: 3-B, W-6
  5. LOCATED IN THE HAWKINS RIVER WATERSHED AND PATUENT RIVER PMA
  6. PROPERTY LOCATED ON TAX MAP J44, WSSC SHEET 25H0101
  7. UTILITIES (as available): Washington Gas, Verizon, PERCO

**ZONING STANDARDS:**

ZONE	Req.	Prov.
Lot Size	1/4 Acre	2.06 Acre
Front Setbacks	25' Min.	25'
Sideyards	5' Min. or 10% of lot width	5'
Rearyard	5' Min.	5'
Building Height	35' Max.	35'
Lot Coverage	30% Max.	30%
Lot Width	120' Min.	120'
Building Line	5' Street	5'
Frontage	100' Min.	100'
Frontage	100' Min.	100'

- LEGEND:**
- PROPOSED PLANTING
  - PROPOSED CONSERVATION EASEMENT
  - EXISTING CONSERVATION EASEMENT
  - PROPOSED PLANTING
  - PROPOSED CONSERVATION EASEMENT
  - PROPOSED PLANTING
  - PROPOSED CONSERVATION EASEMENT



- PLANTING REQUIREMENTS**
1. AFFORESTATION FOR OPEN PROPERTY: 0.13 AC
  2. PROPOSED PLANTING DENSITY:
- 200 TREES 30' - 1" CAL. / ACRE
  - 33 TREES 12-24" HEIGHT / ACRE
  - 200 x 4.13 AC = 81 TREES
  - 33 x 4.13 AC = 5 TREES
  - 20 TREES x 7.7M = 20 TREES
  - 4 TREES x 7.7M = 4 TREES

**PLANT SCHEDULE - RECOMMENDED SPECIES LIST**

QUANTITY	SIZE	SCIENTIFIC NAME	COMMON NAME	SPACING	COMMENTS
5	3/4" - 1" CAL.	QUERCUS BICOLOR	RED BELLIED	30' x 30'	048
5	3/4" - 1" CAL.	QUERCUS PRINCEPI	WHITE BELLIED	30' x 30'	048
5	3/4" - 1" CAL.	QUERCUS LAEVIS	WHITE OAK	30' x 30'	048
5	3/4" - 1" CAL.	QUERCUS LAEVIS	WHITE OAK	30' x 30'	048
5	3/4" - 1" CAL.	QUERCUS LAEVIS	WHITE OAK	30' x 30'	048
5	3/4" - 1" CAL.	QUERCUS LAEVIS	WHITE OAK	30' x 30'	048
5	3/4" - 1" CAL.	QUERCUS LAEVIS	WHITE OAK	30' x 30'	048
5	3/4" - 1" CAL.	QUERCUS LAEVIS	WHITE OAK	30' x 30'	048
5	3/4" - 1" CAL.	QUERCUS LAEVIS	WHITE OAK	30' x 30'	048
5	3/4" - 1" CAL.	QUERCUS LAEVIS	WHITE OAK	30' x 30'	048

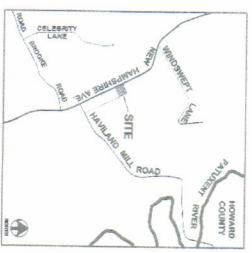
**AFFORESTATION AREA "A" (0.02 AC) 1 Tree, 1 Shrub**

QUANTITY	SIZE	SCIENTIFIC NAME	COMMON NAME	SPACING	COMMENTS
1	18" - 24" HEIGHT	QUERCUS LAEVIS	WHITE OAK	12' x 6'	048
1	18" - 24" HEIGHT	QUERCUS LAEVIS	WHITE OAK	12' x 6'	048
1	18" - 24" HEIGHT	QUERCUS LAEVIS	WHITE OAK	12' x 6'	048
1	18" - 24" HEIGHT	QUERCUS LAEVIS	WHITE OAK	12' x 6'	048
1	18" - 24" HEIGHT	QUERCUS LAEVIS	WHITE OAK	12' x 6'	048
1	18" - 24" HEIGHT	QUERCUS LAEVIS	WHITE OAK	12' x 6'	048
1	18" - 24" HEIGHT	QUERCUS LAEVIS	WHITE OAK	12' x 6'	048
1	18" - 24" HEIGHT	QUERCUS LAEVIS	WHITE OAK	12' x 6'	048
1	18" - 24" HEIGHT	QUERCUS LAEVIS	WHITE OAK	12' x 6'	048
1	18" - 24" HEIGHT	QUERCUS LAEVIS	WHITE OAK	12' x 6'	048



ATTACHMENT 4

PREPARED FOR:  
**Stanley & Cheng Naudus**  
 321 Haviland Mill Road  
 Brookeville, MD 20833  
 301-774-1432



PLANTING PLAN  
**HOPKINS PROPERTY**  
 Lot 12, Groves Hill Farm Estates  
 Montgomery County, Maryland

**B&A**  
 Benning & Associates, Inc.  
 Land Planning Consultants  
 477 Sandy Grove Court  
 Gaithersburg, MD 20877  
 (301) 946-8240

date: 8/24/12  
 scale: 1" = 50'



Sheet 1 of 2  
 Revision