

Plat Name: Weitzer Farm
Plat #: 220170440

Location: Located on the south side of Sugarland Road, approximately 1,500 feet east of Hughes Road
Master Plan: Agriculture and Rural Open Space Master Plan
Plat Details: AR (formerly RDT zone), 1 lot
Applicant: David Weitzer

Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A(a)(8)** of the Subdivision Regulations, which states:

Plats for Certain Residential Lots located in the Rural Density Transfer Zone. Up to five lots are permitted under the minor subdivision procedure in the RDT zone provided that a pre-preliminary plan is submitted and approved by either the Planning Board or Planning Board staff, in accordance with the procedures for submission and approval of a pre-preliminary plan of subdivision. In addition:

- 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 lots must be shown on the record plat;
- c) An easement must be recorded for the balance of the property noting that density and TDRs have been utilized for the new lots. Reference to this easement must be reflected on the record plat for the lots; and
- 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.
- e) Forest conservation requirements must be satisfied prior to recording the plat.

Staff applied the above-noted minor subdivision criteria for the property included in this application and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(8) and with Pre-Preliminary Plan No. 720120050 and supports this minor subdivision record plat.



Scale: 1" = 200'
 Date: 09/20/2012

BRGA
 Brubaker & Associates, Inc.
 8115 Shady Grove Road
 Columbia, MD 21046
 410-326-7400



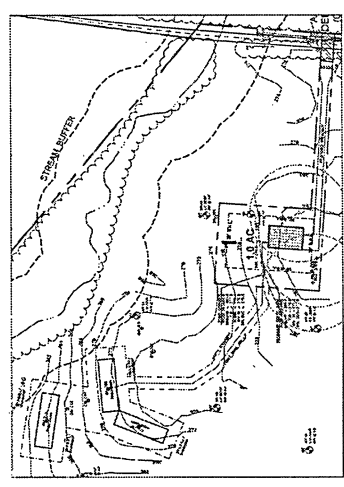
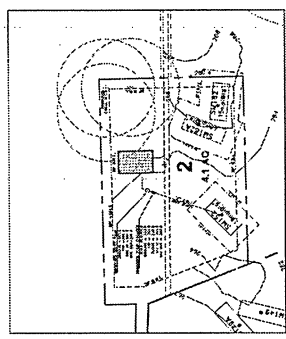
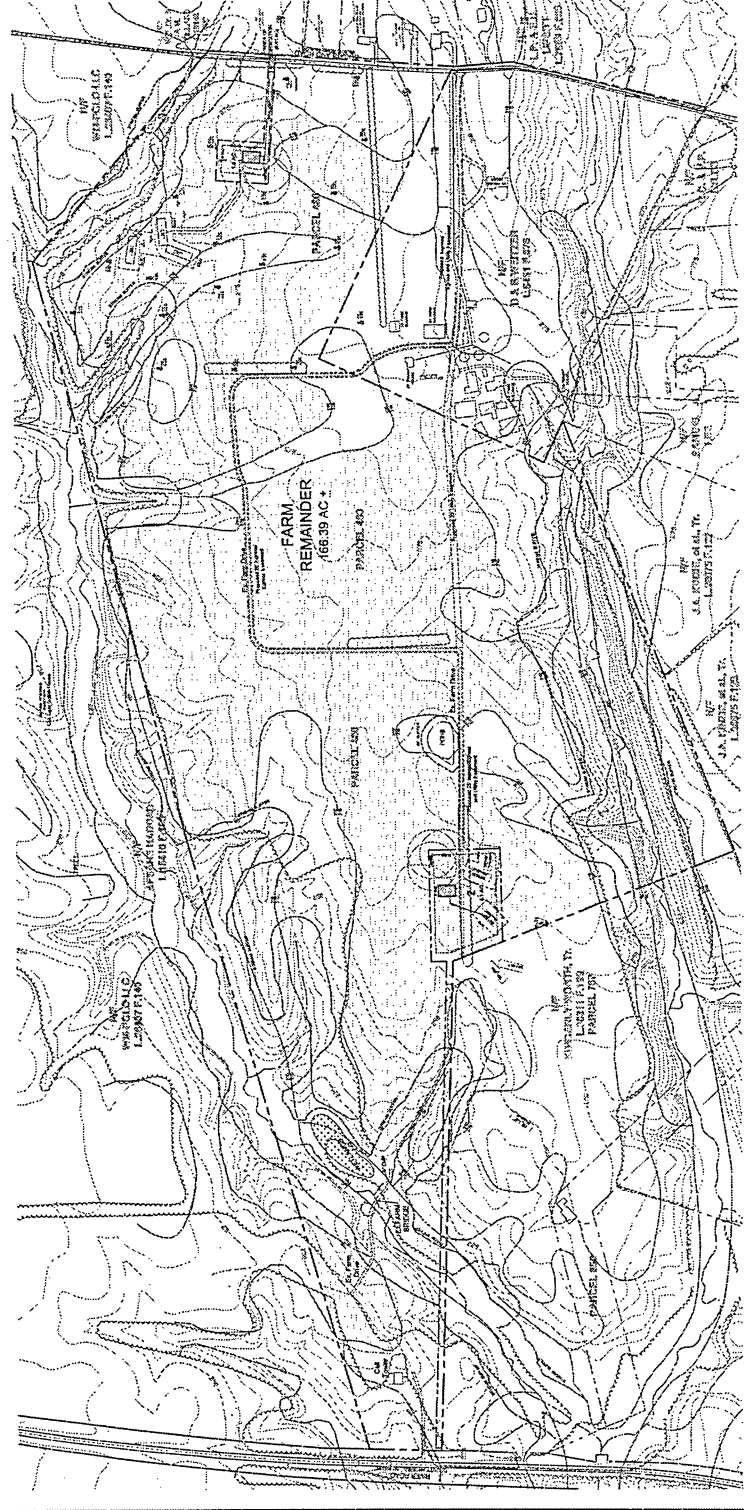
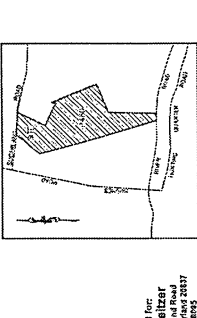
PRE-APPLICATION PLAN
 WEITZER PROPERTY
 PARCEL 480, TAX MAP CR43
 Montgomery County, Maryland

- NOTES:**
- All well and septic systems within 100' of the property have been shown per available records.
 - Lot 1 septic information, test sites and sand mound locations are shown per the MCDPS approved well and septic site plan dated 2/9/2011 for the Weitzer Property at 14871 Sugartand Road.
 - Sand mound locations and results for Lot 2 are shown per testing records from 2006 for the Worth Property at 19551 River Road.
 - Soil series 19A, 19B, 21B & 50A are prime agricultural soils.
 - Existing utility lines to be surveyed and utility easement shown to be revised as necessary prior to Plat Recordation.

SANDBOUND NOTES:
 The sand mound (sewer) sites shown on this plan are intended for the initial and final use of the property to be served. It is important that all sand mound sites be protected from physical damage until such time as they are replaced by a public sewer system. There must be no disturbance of the area of the mound and the area within 15 feet of each mound. Any such disturbance may require the special approval of the local soil or may require the installation of a sand mound. The sand mound must be constructed in accordance with the approved site plan and must be maintained with an approved vegetative cover such as grass, wildflowers, or a hardy, low-growing shrub. The sand mound must be maintained in a manner that will ensure that the sand mound remains in place until it is replaced by a public sewer system. The sand mound must be maintained in a manner that will ensure that the sand mound remains in place until it is replaced by a public sewer system.

REVISIONS:
 The sand mound (sewer) sites located on agricultural land may continue to be formed using typical best management practices, including fencing.
 All approved sand mound sites shall be sufficiently protected from grading or other approved activities around the perimeter of each sand mound site by the installation of a sand mound fence. The sand mound fence shall be constructed and maintained by the applicant and shall be in place until the sand mound is replaced by a public sewer system. The sand mound fence shall be constructed in accordance with the approved site plan and shall be maintained in a manner that will ensure that the sand mound remains in place until it is replaced by a public sewer system.

APPROVED PRELIMINARY PLAN
 770120050
 APPROVED BY: [Signature]
 DATE: [Date]



SANDBOUND DESIGN DATA: LOT 1

Structure	Area (sq ft)	Depth (ft)	Volume (cu ft)	Capacity (gallons)	Flow Rate (gpm)	Flow Rate (lpm)
1	1,000	4	4,000	1,000	10	10
2	1,000	4	4,000	1,000	10	10
3	1,000	4	4,000	1,000	10	10
4	1,000	4	4,000	1,000	10	10
5	1,000	4	4,000	1,000	10	10
6	1,000	4	4,000	1,000	10	10
7	1,000	4	4,000	1,000	10	10
8	1,000	4	4,000	1,000	10	10
9	1,000	4	4,000	1,000	10	10
10	1,000	4	4,000	1,000	10	10

SANDBOUND DESIGN DATA: LOT 2

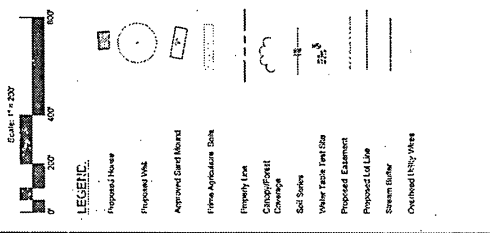
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3	1,000	4	4,000	1,000	10	10
4	1,000	4	4,000	1,000	10	10
5	1,000	4	4,000	1,000	10	10
6	1,000	4	4,000	1,000	10	10
7	1,000	4	4,000	1,000	10	10
8	1,000	4	4,000	1,000	10	10
9	1,000	4	4,000	1,000	10	10
10	1,000	4	4,000	1,000	10	10

- SUBDIVISION NOTES:**
- AREA OF PROPERTY - 571.42
 - EXISTING ZONING: RDT
 - NUMBER OF LOTS PROPOSED - 2 & FARM REMAINDER
 - AREA DEDICATED TO STREET - 0.03 AC
 - AREA DEDICATED TO PRIVATE WELLS & SEPTIC SYSTEMS
 - EXISTING SEWER & WATER SERVICE CATEGORIES: SA, W4
 - LOCATED IN POTOMAC RIVER DIRECT WATERSHED (USE 14)

ZONING STANDARDS:

ZONE	Rdt	Prov.
Lot Size	40,000 sf	43,500 sf +
Front Setback	50'	50' or more
Sideways	20' min., 40' total	20' or more
Rearyard	35'	35' or more
Building Height	50' Max.	50' or less
Lot Coverage	10% Max.	10% or less
Lot Width @ Building Line	125'	125' or more
Frontage	25'	25'*

*Water of frontage requirement requested for lot 2.



Prepared for:
 David Weitzer
 14871 Sugartand Road
 Potomac, Maryland 20857
 (301) 236-6205