

**Attachment 4 - Site Plan**  
 S-2590 Landscape Contractor  
 26721 Purdum Road

5-1-03  
 DATE

SURVEYOR'S CERTIFICATE  
 I, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE  
 THE PLAN SHOWN HEREON IS CORRECT AND IS AN  
 ACCURATE STATEMENT OF DEEDS AND PLATS OF RECORD AND THAT  
 EXISTING BUILDINGS WERE FIELD LOCATED. THIS PLAN WAS PREPARED  
 WITHOUT BENEFIT OF A TITLE REPORT.

WILLIAM L. WILKS  
 REG. PROF. LAND SURVEYOR  
 NO. REG. NO. 10721



120 ACRE  
 90' WIDE  
 FOREST  
 CONSERVATION  
 EASEMENT

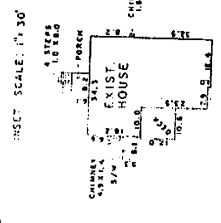
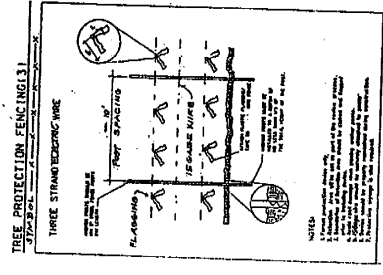
- TREES
1. TRIPLE CHESTNUT OAK
  2. ONE STUMP
  3. 36" WHITE OAK
  4. 2.8" CHESTNUT OAK

- SITE DATA
1. PROPOSED AGRICULTURAL - 2500<sup>2</sup>
  2. POLE BUILDING
  3. NEW IMPERVIOUS AREA - 6,500<sup>2</sup>
  4. LIMITS OF DISTURBED AREA - 19,800<sup>2</sup>
  5. TOTAL WOODED AREA - 316 AC.

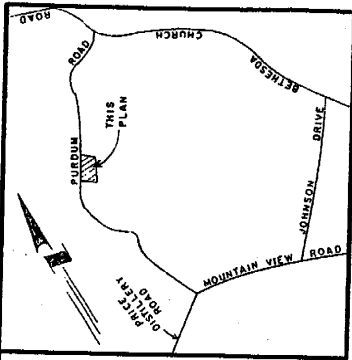
TO NEAREST HOUSE 1000'  
 OVER 1000'  
 ZONING IS RD T  
 D. D. FUSTER, ET UX  
 L. 17879 F. 641

**EXHIBIT 13**  
 PRELIMINARY  
 SPECIAL EXCEPTION PLAN  
 FOR HORTICULTURAL NURSERY  
 AND LANDSCAPE CONTRACTOR  
 26721 PURDUM ROAD

**BROWN PROPERTY**  
 LIBER-24071 FOLIO-D-267  
 DAMASCUS ELECTION DISTRICT NO. 12  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE - 1" = 50'  
 FEBRUARY, 2003  
 TRI-COUNTY SURVEYS, INC.  
 DAMASCUS, MD. 20872  
 PHONE-301-831-3455



VICINITY MAP SCALE - 1" = 2000'



- GENERAL NOTES**
1. BOUNDARY INFORMATION FROM DEEDS AND PLATS OF RECORD
  2. FIVE FOOT TOPOGRAPHY WAS OBTAINED FROM M.C.P. & P.C.
  3. TOTAL AREA OF PROPERTY IS 3.30 ACRES
  4. THIS IS A PLAN FOR ALL LINES
  5. THE SUBJECT PROPERTY IS AN EXCEPTION TO THE SUBDIVISION PLATTING REQUIREMENTS WHICH BOUNDARIES HAVE NOT CHANGED IN SIZE OR SHAPE SINCE JUNE 1, 1958
  6. THE SPECIAL EXCEPTION APPROVAL REQUIRES A MINIMUM BUILDING SETBACK FROM ANY PROPERTY LINE OF 50 FEET, INCLUDING PARKING AREAS
  7. PARKING SPACES PROVIDED: 12
  8. PARKING SPACES REQUIRED: 12
  9. 1 FOR 1 1/2 EMPLOYEES 10' X 20' - 4
  10. 1 FOR 1 BUSINESS VEHICLE - 4
  11. 1 HANDICAP SPACE 12' X 30' - 1
  12. 2 FOR OWNERS RESIDENCE - 2
  13. ZONING IS RURAL DENSITY TRANSFER, NOT PERMITTING 1 LOT
  14. ZONING STANDARDS: RD ZONE
    - A. FRONT YARD SETBACK - 50 FEET
    - B. SIDE YARD SETBACK - 20 FEET
    - C. REAR YARD SETBACK - 40 FEET
    - D. REAR YARD SETBACK - 35 FEET
    - E. MINIMUM LOT FRONTAGE AT B.R.L. - 125 FEET
    - F. MINIMUM LOT FRONTAGE AT STREET - 25 FEET
  15. TAX MAP IS: EX 13, TAX PARCEL IS: P55
  16. TAX ACCOUNT NO. IS 00927362
  17. WELLS - SPRING WELL, N-6
  18. WELLS - SPRING WELL, N-6
  19. WELLS - SPRING WELL, N-6
  20. WELLS - SPRING WELL, N-6
  21. WELLS - SPRING WELL, N-6
  22. WELLS - SPRING WELL, N-6
  23. WELLS - SPRING WELL, N-6
  24. WELLS - SPRING WELL, N-6
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  44. WELLS - SPRING WELL, N-6
  45. WELLS - SPRING WELL, N-6
  46. WELLS - SPRING WELL, N-6
  47. WELLS - SPRING WELL, N-6
  48. WELLS - SPRING WELL, N-6
  49. WELLS - SPRING WELL, N-6
  50. WELLS - SPRING WELL, N-6

OWNER:  
 SCOTT BROWN  
 10840 BETHESDA CHURCH ROAD  
 DAMASCUS, MD. 20872  
 PHONE: 301-674-2677

**Front Access of Property**



**Front Gravel Access to Property**



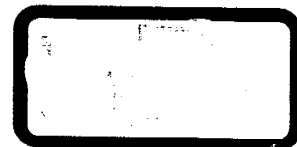
**Northern View of Purdum Road**



**Southern View of Purdum Road**

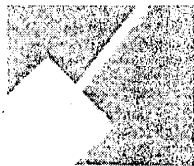


Year	Manufacturer	Model	Gross Vehicle Weight
1	1965 International	17 Load Star	24000
2	1990 Ford	F-250 Truck	7000
3	1992 Chevrolet	K1500 4x4 Truck	7000
4	2003 Chevrolet	K3500 CrewCab 4x4 Dually	10000
5	2003 Chevrolet	4500 Kodiak Med.Duty	18000
6	2003 Chevrolet	Silverado 2500HD PickUp	9200
7	1998 Kaufman	16' Trailer	10000
8	2000 Homemade	16' Trailer	5000
9	2002 Homemade	16' Trailer	10000
10	2002 Homemade	Heavy Duty Trailer	20000
11	2003 Top Brand	Trailer	10000
12	2000 New Holland	LS170 Skidsteer	
0			0



**Attachment 7- Environmental  
Planning Memo**

S-2590 Landscape Contractor  
26721 Purdum Road



**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING  
COMMISSION**  
Department of Park & Planning, Montgomery County, Maryland  
8787 Georgia Avenue, Silver Spring, Maryland 20910

**MEMORANDUM**

**DATE:** November 12, 2003  
**TO:** Malaika Abernathy, Community-Based Planning Division  
**VIA:** Mary G. Dolan, Environmental Planning, County-wide Planning Division  
**FROM:** Katherine Nelson, Environmental Planning, County-wide Planning Division  
**SUBJECT:** Board of Appeals Petition No. S-2590  
26721 Purdum Road, Damascus

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Environmental Planning staff recommends **approval** of this request with the following conditions:

- Final Forest Conservation Plan approval by M-NCPPC Environmental Planning staff prior to issuance of sediment and erosion control permit.
- Department of Permitting Services (DPS) approval of a Stormwater Management Plan consistent with Final Forest Conservation Plan.

**Discussion**

The subject property is a 5.3 acre site within the Bennett Creek watershed, a Use I watershed with good water quality. Three (3) acres in the rear of the property are forested. Forest in the southern corner of the property is highest priority forest containing specimen trees. All planning and zoning options should be used to preserve this forest. The remainder of the forest is disturbed with informal roads and some dumping. It is in this area that development is proposed to take place.

Forest Conservation law requires that approximately 2.75 acres of forest must be preserved on-site (with no off-site mitigation), because the site is zoned Agricultural. Although the proposed site layout and forest conservation concept meets this requirement, staff believes a greater amount of high quality forest can be saved by adjusting the site layout to reduce fragmentation of the forest and concentrate preserved forest in one area.

**Forest Conservation**

A Natural Resource Inventory/Forest Stand Delineation has been submitted and approved. A Preliminary Forest Conservation Plan has been submitted, but not yet approved.

**Environmental Guidelines**

There are no tributaries or stream valley buffers on site. This site is not within a Special Protection Area or Primary Management Area.

**Water Quality**

This site is located in the Little Bennett Headwaters subwatershed of the Bennett Creek watershed. Maryland Department of the Environment classifies these waters as Use I suitable for water contact recreation and protection of aquatic life. Montgomery County Department of Environmental Protection considers stream and habitat conditions to be good and designates this as a Watershed Preservation Area. The subwatershed carries this designation because of the high stream quality and the existence of extensive parkland that functions to preserve watershed conditions.

**Stormwater Management**

The applicant has not submitted a Stormwater Management Concept Plan to DPS. DPS will require a plan indicating water quality and quantity treatment before issuance of a sediment and erosion control permit.

**Noise**

The Department of Environmental Protection administers the Montgomery County Code Chapter 31B Noise Control and may require a noise study to test noise disturbance and determine mitigation if needed at a later time.

Trucks used for the proposed use may be considered a point or mobile source of noise. The Montgomery County *Staff Guidelines for the Consideration of Transportation Noise Impacts in Land Use Planning and Development* recommend that in permanent rural areas of the county where residential zoning is for five or more acres per dwelling unit, a maintenance level of 55 dBA be applied. If the Department of Environmental Protection requires a noise test and determines the noise level to be greater than 55 dBA, staff recommends that mitigation measures be used to reduce noise level at the property lines.

**Dust and Air Quality**

There should be no objectionable fumes, dust, or odors resulting from the proposed use.