

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

MCPB
Item # 5
June 16, 2005



MEMORANDUM

DATE: June 10, 2005

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief *RK*
Catherine Conlon, Acting Supervisor *CC*
Development Review Division

FROM: Dolores M. Kinney, Senior Planner (301) 495-1321 *DMK*
Development Review Division

REVIEW TYPE: Preliminary Plan Review

APPLYING FOR: Subdivision of Parcel 899

PROJECT NAME: Barnesville Road

CASE #: 1-05069

REVIEW BASIS: Chapter 50, Montgomery County Subdivision Regulations

ZONE: RE-1

LOCATION: Located on the south side of Barnesville Road (117),
approximately 2,000 feet west of the intersection with White
Ground Road (MD 121).

MASTER PLAN: Boyds

APPLICANT: Wolf's Cow, LLC

FILING DATE: February 3, 2005

HEARING DATE: June 16, 2005

STAFF RECOMMENDATION: Approval, pursuant to Chapter 50, Montgomery County Subdivision Regulations and subject to the following conditions:

- 1) Approval under this preliminary plan is limited to one (1) lot and one (1) outlot.
- 2) Compliance with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits.
- 3) Record plat to reflect a Category I easement over all onsite afforestation areas.
- 4) Applicant to construct a split rail fence to protect and delineate the planting areas.
- 5) Compliance with conditions of MCDPWT letter dated, June 6, 2005 unless otherwise amended.
- 6) Access and improvements as required to be approved by MDSHA prior to issuance of access permits.
- 7) The applicant shall dedicate all road rights-of-way shown on the approved preliminary plan to the full width mandated by the Master Plan unless otherwise designated on the preliminary plan.
- 8) Record plat to reflect common ingress/egress and utility easements over all shared driveways.
- 9) Compliance with the conditions of the MCDPS stormwater management approval dated February 22, 2005.
- 10) Compliance with conditions of the MCDPS (Health Dept.) septic approval.
- 11) Other necessary easements.

SITE DESCRIPTION:

Parcel 899 ("Subject Property") is located on the south side of Barnesville Road, approximately 2,000 feet west of the intersection with White Ground Road (Attachment A). It is zoned RE-1 and contains 5 acres.

PROJECT DESCRIPTION:

This is a preliminary plan of subdivision to create one (1) lot and one (1) outlot (Attachment B). The proposed lot will be served by private well and standard private septic. The outlot is proposed at this time because septic has not yet been approved to permit consideration of the outlot as a buildable lot. The applicant anticipates that a standard septic system can be approved for the outlot. Once septic approval has been granted by the Department of Permitting Services (DPS), the outlot will qualify for minor subdivision conversion to a lot. Access to the proposed lots will be directly from Barnesville Road.

DISCUSSION OF ISSUES

Master Plan Compliance

The Boyds Master Plan does not specifically identify the Subject Property for discussion but does give general guidance and recommendations to maintain the rural residential character, which this plan does.

Forest Conservation

There are 0.4 acres of forest on the property. Much of the existing forest will be removed to accommodate the septic field. The remainder of this forest is shown for preservation but not protected in a conservation easement because the remainder does not meet the legal definition of forest. The applicant will meet the forest conservation requirements through planting 1.4 acres of forest onsite and protecting those areas with a Category I Forest Conservation Easement.

ANALYSIS

Staff's review of Preliminary Plan #1-05069, Barnesville Road, indicates that the plan conforms to the recommendations of the Boyds Master Plan. The proposed preliminary plan is consistent with the master plan goal to maintain the area's rural residential character. Staff also finds that the proposed preliminary plan complies with Chapter 50 of the Montgomery County Code, Subdivision Regulations, in that private water and septic facilities will be adequate to support and service the proposed lot. Staff further finds that the size, width, shape, and orientation of the proposed and future lots are appropriate for the location of the subdivision.

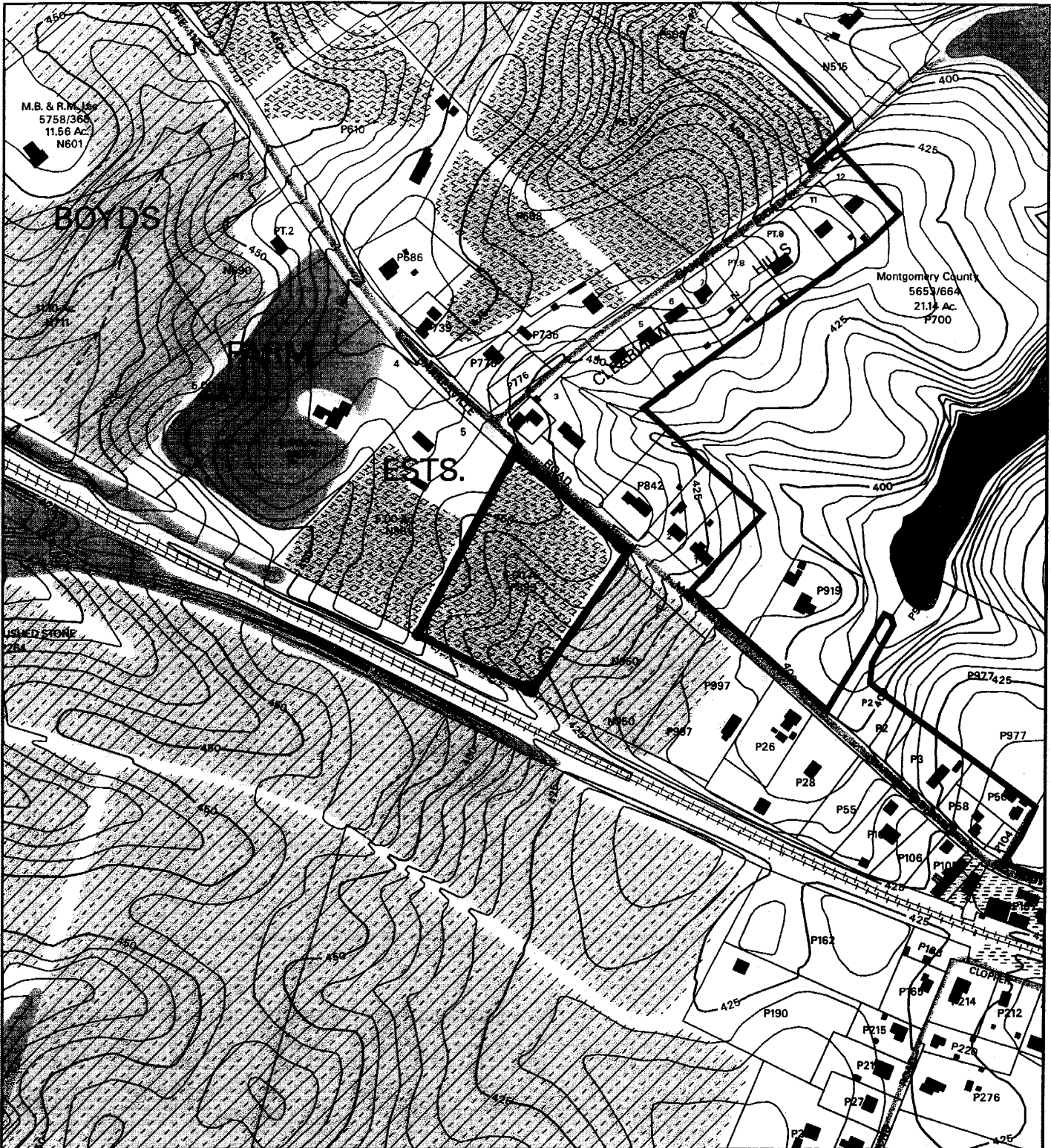
CONCLUSION:

Staff finds that Preliminary Plan #1-05069, Barnesville Road, conforms to the Boyds Master Plan and meets all necessary requirements of the Subdivision Regulations. As such, Staff recommends approval of the preliminary plan.

Attachments

Attachment A Vicinity Development Map
Attachment B Proposed Development Plan

BARNESVILLE ROAD - PARCEL 899 (1-05069)



Map compiled on March 02, 2005 at 10:40 AM | Site located on base sheet no - 228NW15

NOTICE

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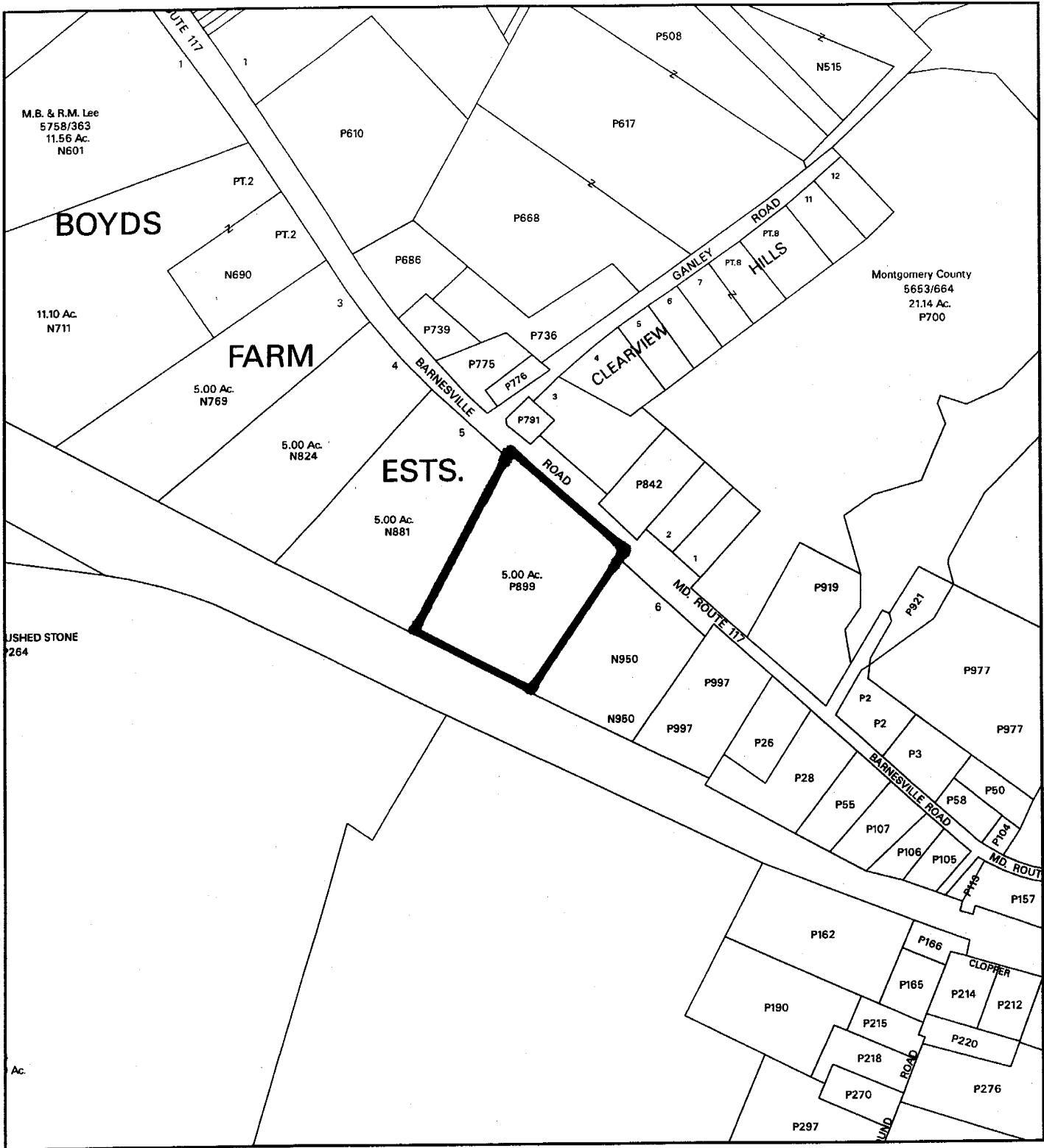
Key Map

Research & Technology Center

0 400

1 inch = 400 feet
1 : 4800

BARNESVILLE ROAD - PARCEL 899 (1-05069)



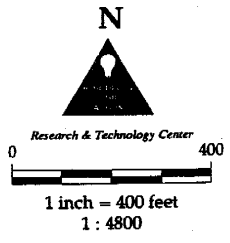
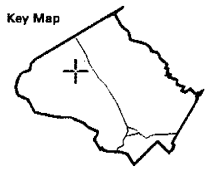
Map compiled on March 02, 2005 at 10:44 AM | Site located on base sheet no - 228NW15

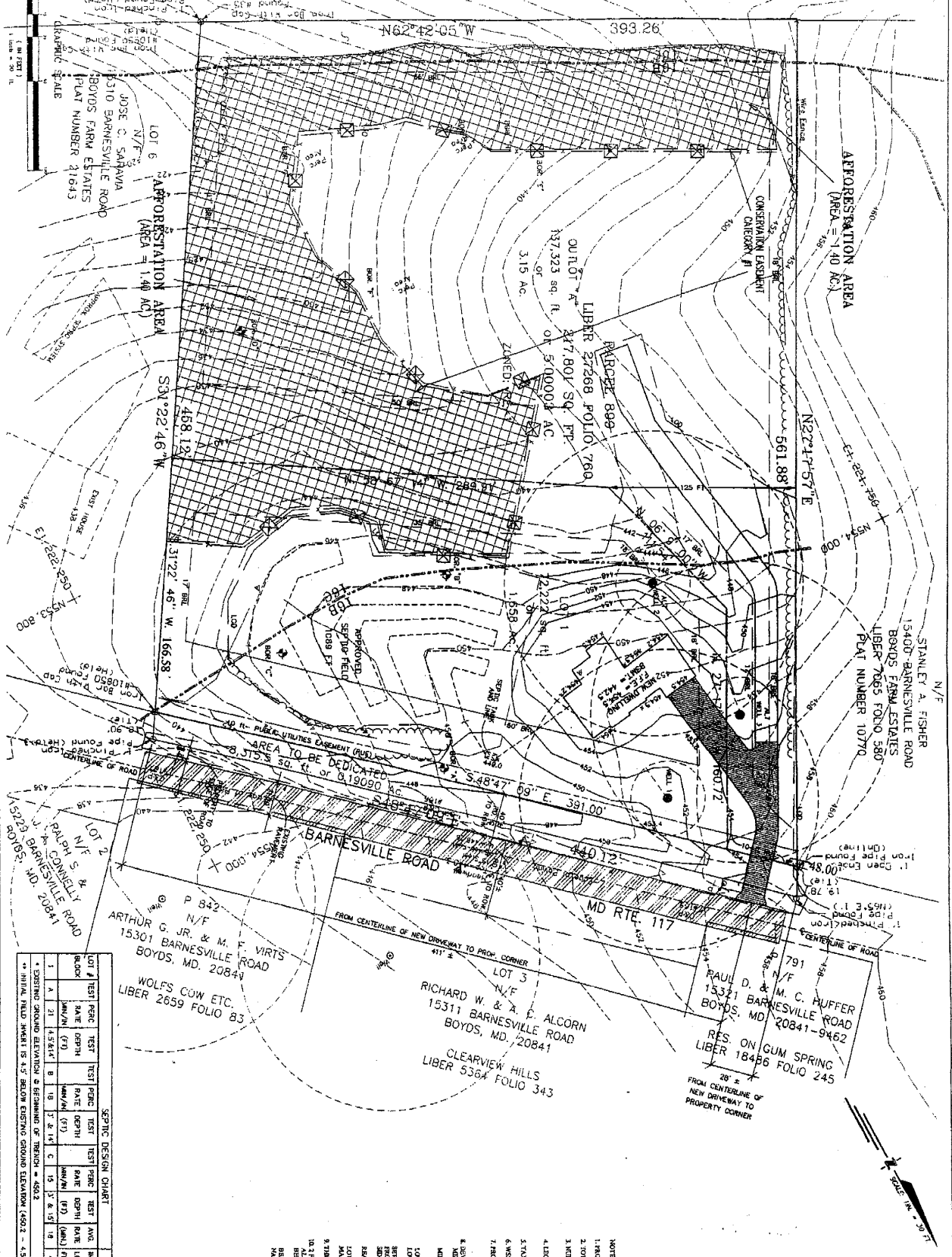
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PRELIMINARY PLAN
WOLFS COW
Barnesville Road - Parcel 899

DEVELOPER:
Wolfs Cow, LLC
18303 Chestnut Road, Boyds, MD 20841
attn: THOMAS REINHEIMER
TEL # 301.331.1898

11TH ELECTION DISTRICT

MARYLAND



SEPTIC DESIGN CHART

LOT #	TEST	TEST	TEST	TEST	TEST	TEST	TEST	TEST	TEST	TEST	TEST	TEST	TEST	TEST
1	A	21	15.81 FC	B	10	17	2.14	C	15	3'	8.15	19	44.7'	148.5'
RAISE	DEPTH	DEPTH	DEPTH	DEPTH	DEPTH	DEPTH	DEPTH	DEPTH	DEPTH	DEPTH	DEPTH	DEPTH	DEPTH	DEPTH
RAISE	DEPTH	DEPTH	DEPTH	DEPTH	DEPTH	DEPTH	DEPTH	DEPTH	DEPTH	DEPTH	DEPTH	DEPTH	DEPTH	DEPTH

* DISTINGUISHING ELEVATION IS BEGINNING OF TRENCH = 459.2
** INITIAL FIELD MEASUREMENT IS 4.5' BELOW ESTIMATING GROUP ELEVATION (459.2 - 4.5) IS 444.7

P 842
N/F
ARTHUR G. JR. & M. F. VIRTS
15301 BARNESVILLE ROAD
BOYDS, MD. 20841

WOLFS COW ETC.
LIBER 2659 FOLIO 83

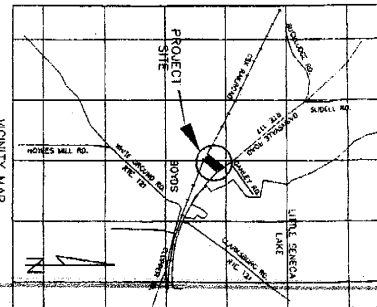
LOT 3
N/F
RICHARD W. & A. P. ALCORN
15311 BARNESVILLE ROAD
BOYDS, MD. 20841

CLEARVIEW HILLS
LIBER 5364 FOLIO 343

RES. ON GUM SPRING
LIBER 18486 FOLIO 245

RAUL D. & M. C. HUFFER
BOYDS, MD. 20841-9462

STANLEY A. FISHER
13400 BARNESVILLE ROAD
BOYDS, FARM ESTATES
LIBER 7065 FOLIO 580
PLAT NUMBER 10770



DATE: APRIL 7, 2009
SCALE: 1" = 30'
CHECKED BY: [Signature]
DESIGNED BY: [Signature]
DRAWN BY: [Signature]

RAZTEC ASSOCIATES, INC.
10111

NOTES:

1. PROPERTY ZONED: RES-1
2. TOTAL AREA OF PROPERTY: 3.8 ACRES
3. NUMBER OF LOTS PROPOSED: 1 SINGLE FAMILY LOT
4. LEGAL DESCRIPTION: PARCELS 899, FOLIO 790, BOYDS, MD 20841
5. TAX MAP: 277 NW 15
6. WESC 2ND MAP
7. HARBOR
8. SURROUNDING FEATURES: 4.600 SQUARE FEET 1.6 ACRES (1.18 SQ. FT.) 2.770 SQUARE FEET (0.06 AC.) 1.570 AC. TOTAL 4.630 AC. TOTAL 1.210 AC. TOTAL 3.420 AC.
9. THE SITE IS LOCATED IN THE SPECIAL CREW VA/TREASD DISTRICT.
10. THE DEVELOPMENT SHOWN IS BASED ON A FIELD SURVEY BY THE SURVEYOR AND IS BASED ON THE SURVEY AND PLAT FOR THIS SITE AND RECORDS THEREON. THE SURVEY AND PLAT FOR THIS SITE AND RECORDS THEREON ARE THE BASIS FOR THE DESIGN AND CONSTRUCTION OF THIS DEVELOPMENT. THE SURVEY AND PLAT FOR THIS SITE AND RECORDS THEREON ARE THE BASIS FOR THE DESIGN AND CONSTRUCTION OF THIS DEVELOPMENT.