



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

June 15, 2005

Mr. James Witmer
CAS Engineering
108 West Ridgeville Boulevard, Suite 101
Mount Airy, MD 21771

Re: Stormwater Management **CONCEPT** Request
for Butz Property
Preliminary Plan #: 1-05034
SM File #: 214192
Tract Size/Zone: 125.18 acres /RDT
Total Concept Area: 8.2 acres
Lots/Block: 1,2,3
Parcel(s): P563
Watershed: Great Seneca Creek

Dear Mr. Witmer:

Based on a review by the Department of Permitting Services Review Staff, the revised stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept consists of on-site water quality control and recharge via rooftop disconnect. 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(s)/condition(s)** will need to be addressed **during/prior to** the detailed sediment control/stormwater management plan stage:

1. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. An engineered sediment control plan must be submitted for this development.
4. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.

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.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. 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



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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 240-777-6345.

Sincerely,

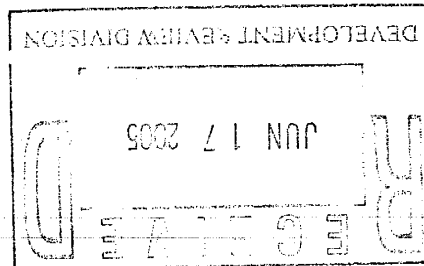


Richard R. Brush, Manager
Water Resources Section
Division of Land Development Services

RRB:dm

cc: R. Weaver
S. Federline
SM File # 214192

QN - less than 2cfs; Acres: 8.2
QL - onsite; Acres: 8.2
Recharge is provided





DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

MEMORANDUM

August 10, 2005

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

FROM: Robert Hubbard, Director
Department of Permitting Services

SUBJECT: Status of Preliminary Plan: #1-05034, Butz Property, 2 lots
3 lots GJC
9-2-05

This is to notify you that the status of the plan received in this office on July 21, 2005, is as follows:

Approved with the following reservations:

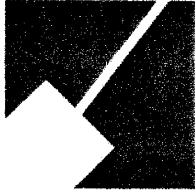
1. The record plat must be at the same scale as the preliminary plan, or submit an enlargement of the plat to match the preliminary plan.
2. All lots to use sand mound sewage disposal systems.
3. Applicant must protect all sand mound sites from physical disturbance or compaction until the houses are occupied. Any significant disturbance or compaction may negate this approval.
4. All sand mound sites are to be fenced with orange construction fencing, or a suitable substitute as approved by the Well & Septic inspector, and the fencing must remain until construction is completed.
5. Septic easement must be depicted on the record plat as it is shown on the preliminary plan.

If you have any questions, contact Gene von Gunten at (240) 777-6319.

cc: Owner
Surveyor
File



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**THE MARYLAND-NATIONAL CAPITAL PARK AND
PLANNING COMMISSION**

Department of Park & Planning, Montgomery County, Maryland
8787 Georgia Avenue, Silver Spring, Maryland 20910

MEMORANDUM

TO: Cathy Conlon, Supervisor, Development Review

FROM: Mark Pfefferle, Planning Coordinator, Environmental Planning Division *MP*

DATE: September 22, 2005

SUBJECT: Preliminary Plan 1-05034
Butz Property

The Environmental Planning staff has reviewed the preliminary plan referenced above. Staff recommends approval of the preliminary plan of subdivision with the following conditions:

1. Compliance with the conditions of approval of the preliminary forest conservation plan approved by Environmental Planning staff on August 10, 2005.

DISCUSSION

The Butz Property is a 125-acre site approximately 0.5 miles south of the intersection of Whites Ferry Road and Sugarland Road near Poolesville. The property is zoned RDT. The subject property includes two small creeks, stream buffers, floodplains, and wetlands. The streams and wetlands separate the property into 4 distinctive open areas that are used for farming. The Butz family has farmed the property for more than 40 years. In the most recent growing season, the farm was planted with food grade soybeans. In the past, the family has grown hay, wheat, barley, corn, and soybeans on the farmland. The subject property includes 14 acres of onsite forest primarily located within the wetlands and stream buffers. The subject property is entirely within the Seneca Creek watershed, a Use I-P watershed.

Environmental Guidelines

Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) 4-04130 was initially approved on February 13, 2004. The NRI/FSD was re-certified on July 19, 2005. The re-certification became necessary when a 100-year floodplain study, approved by the Department of Permitting Services, showed the floodplain larger than the one on the February 2004 approved NRI/FSD.

The 125-acre site includes 7-acres of stream buffers, 6.6-acres of wetlands, 2.4-acres of floodplains, and 14.3-acres of existing forest.

Forest Conservation

The applicant submitted a preliminary forest conservation plan as part of the preliminary plan of subdivision. Under section 22A-12(f) of the Montgomery County code properties in agricultural resource areas must plant or retain a certain percentage of the forest onsite. Section 22A-5(b) of the Montgomery County Code allows exemptions from the forest conservation requirements for agricultural properties. The applicant has submitted an "Agricultural Declaration of Intent" to continue farming approximately 111-acres of the subject property. This corresponds to Lots 1 and 2, which are 71 acres and 40 acres in size. The remainder of the property, 13.8 acres, which corresponds to lot 3, is subject to a forest conservation plan. The applicant will meet the afforestation threshold on lot 3 by preserving all existing forest on lot 3 (1.6-acres) and planting 1.86-acres of new forest within the unforested stream buffer on lot 3. The existing and new forest on lot 3 will be permanently protected by a Category I forest conservation easement

STAFF RECOMMENDATION

Environmental Planning staff recommends approval of the preliminary plan of subdivision and the preliminary forest conservation plan. The plan complies with Section 22A of the Montgomery County Code.



DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION

Douglas M. Duncan
County Executive

Arthur Holmes, Jr.
Director

January 30, 2005

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

RE: Preliminary Plan #1-05034
Butz Property

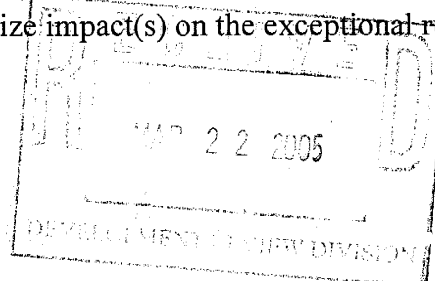
Dear Ms. Conlon:

Cathy

We have completed our review of the preliminary plan dated September 8, 2004. This plan was reviewed by the Development Review Committee at its meeting on October 18, 2004. We recommend approval of the plan subject to the following comments:

All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to MCDPS in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.

1. Necessary dedication along Sugarland Road in accordance with the master plan.
2. The sight distances study has been accepted. A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference.
3. Record plat to reflect a reciprocal ingress, egress, and public utilities easement to serve the lots accessed by the proposed private common driveway.
4. Sugarland Road is classified in the Approved and Adopted Rustic Roads Functional Master Plan as an Exceptional Rustic Road. Care should be exercised in the location and construction of the proposed driveways to minimize impact(s) on the exceptional rustic roadway features.



Division of Operations

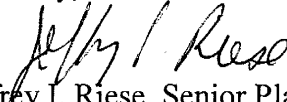
101 Orchard Ridge Drive, 2nd Floor • Gaithersburg, Maryland 20878
240/777-6000, TTY 240/777-6013, FAX 240/777-6030

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Ms. Catherine Conlon
Preliminary Plan No. 1-05034
January 30, 2005 Page 2

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact me at jeff.riese@montgomerycountymd.gov or (240) 777-2190.

Sincerely,


Jeffrey I. Riese, Senior Planning Specialist
Traffic Safety Investigations
and Planning Team
Traffic Engineering and Operations Section

m:/subd/gml/1-05034, Butz Property

Enclosures (2)

cc: Curt A. Schreffler, PE; CAS Engineering
Robert Butz & Thompson Butz
Joseph Y. Cheung; MCDPS Subdivision Development
Christina Contreras; MCDPS Subdivision Development

Lots 1, 2, 3, 4, 5

Facility/Subdivision Name: Butz Property

Preliminary Plan #: 1-05039

Street Name: Sugarland Road

Master Plan Classification: Exceptional Rustic Road

Posted Speed Limit: _____

Street/Drwy. 1 (Lot 1 / Proposed)

Street/Drwy. 2 (Lot 2 / Proposed)

Sight Distance (feet)	OK?
Right <u>400+</u>	<u>Yes</u>
Left <u>400+</u>	<u>Yes</u>

Sight Distance (feet)	OK?
Right <u>400+</u>	<u>Yes</u>
Left <u>400+</u>	<u>Yes</u>

Comments: _____

Comments: _____

GUIDELINES

Classification or Posted Speed (use higher value)	Required Sight Distance In Each Direction#
Tertiary - 25	150
Secondary - 30	200
Business - 30	200
→ Primary - 35	250
Arterial - 40	325
(45)	400
Major - 50	475
(55)	550

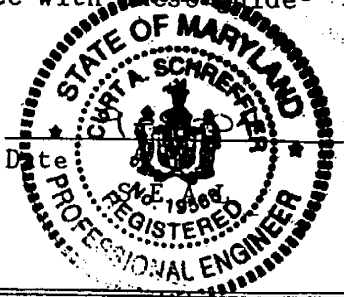
Sight distance is measured from an eye height of 3.5 feet at a point on the centerline of the driveway (or side street), 6 feet back from the face of curb or edge of traveled way of the intersecting roadway, to the furthest point along the centerline of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing.)

Source AASHTO

ENGINEER/SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Curt Schreffler
Signature



19568
PLS/P.E. MD Registration No.

Accepted By: Jeffrey A. King

Date: 1/30/05

Facility/Subdivision Name: Lots 1, 2, 3, 4, 5
Butz Property

Preliminary Plan #: 1-05034

Street Name: Sugarland Road

Master Plan Classification: Exceptional Rustic Road

Posted Speed Limit: _____

Street/Drwy. 1 (Lot 3 / Existing)

Street/Drwy. 2 (Lot 4 / Existing)

Sight Distance (feet)	OK?
Right <u>400+</u>	<u>Yes</u>
Left <u>400+</u>	<u>Yes</u>

Sight Distance (feet)	OK?
Right <u>400+</u>	<u>Yes</u>
Left <u>400+</u>	<u>Yes</u>

Comments: _____

Comments: _____

GUIDELINES

Classification or Posted Speed (use higher value)	Required Sight Distance In Each Direction#
Tertiary - 25	150
Secondary - 30	200
Business - 30	200
→ Primary - 35	250
Arterial - 40	325
(45)	400
Major - 50	475
(55)	550

Sight distance is measured from an eye height of 3.5 feet at a point on the centerline of the driveway (or side street), 6 feet back from the face of curb or edge of traveled way of the intersecting roadway, to the furthest point along the centerline of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing.)

Source AASHTO

ENGINEER/SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

C. S. Schupp
Signature



19568
PLS/P.E. MD Registration No.

Accepted By: [Signature]
Date: 1/30/05

Facility/Subdivision Name: Lots 1, 2, 3, 4, 5
Butz Property

Preliminary Plan #: 1-05034

Street Name: Sugarland Road

Master Plan Classification: Exceptional Rustic Road

Posted Speed Limit: _____

Street/Drwy. 1 (Lot 5 / Proposed)

Sight Distance (feet)	OK?
Right <u>340' +-</u>	<u>Yes</u>
Left <u>400' +</u>	<u>Yes</u>

Comments: _____

Street/Drwy. 2 (_____)

Sight Distance (feet)	OK?
Right _____	_____
Left _____	_____

Comments: _____

GUIDELINES

Classification or Posted Speed (use higher value)	Required Sight Distance In Each Direction#
Tertiary - 25	150
Secondary - 30	200
Business - 30	200
→ Primary - 35	250
H Arterial - 40	325
(45)	400
Major - 50	475
(55)	550

Source AASHTO

Sight distance is measured from an eye height of 3.5 feet at a point on the centerline of the driveway (or side street), 6 feet back from the face of curb or edge of traveled way of the intersecting roadway, to the furthest point along the centerline of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing.)

ENGINEER/SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with _____ lines.

Curt Schneider
Signature

Date

19568

PLS/P.E. MD Registration No.



Accepted By: JHR / RWA

Date: 1/30/65