

19701 Lyndenwood - Pre-Preliminary Plan No. 720150040

JP

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SP

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RAW

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Staff Report Date: 5/11/17

Description:

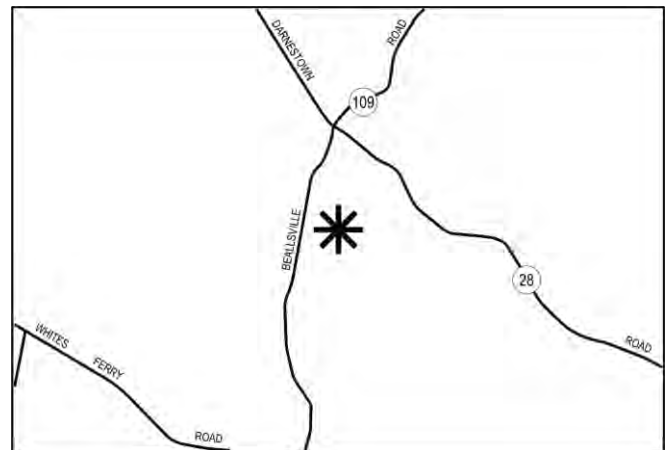
19701 Lyndenwood - Pre-Preliminary Plan No. 720150040:
Request to create one, 13.96-acre lot; located on
Lyndenwood Avenue approximately 1,000 feet east of
Beallsville Road. Agricultural Reserve Zone, *Agricultural
and Rural Open Space (AROS) Master Plan.*

Accepted Date: March 16, 2016

Applicant: Tony Chamblin ("Applicant")

Review Basis: Chapter 50

Staff Recommendation: Approval of the pre-preliminary plan prior to submittal of a minor subdivision record plat pursuant to Section 50-35A(a)(8) with conditions.



Summary

The Application requests the Planning Board approve the pre-preliminary plan prior to the submittal of a record plat for one lot, through the minor subdivision process.

- Section 50-35A(a)(8) of the County Code, allows up to five lots be approved under the minor subdivision procedure in the RDT (now AR) zone if a pre-preliminary plan is approved by the Planning Board or Planning Board Staff.
- The Planning Board must act on any minor subdivision in the RDT (AR) zone that creates an average lot size larger than five acres. The subject lot is 13.96 acres.
- This application was submitted prior to January 1, 2017 and is therefore reviewed under the Subdivision Staging Policy that was in effect on December 31, 2016.
- This application was submitted prior to February 13, 2017 and is being reviewed under the Subdivision Regulations in place before that date.

SECTION 1 – RECOMMENDATIONS AND CONDITIONS

RECOMMENDATION: Approval subject to the following conditions:

1. This Pre-Preliminary Plan is limited to one (1) lot for one (1) single-family detached home.
2. Prior to recordation of plat, the Applicant must provide an affidavit for Staff approval of the availability of one TDR for the lot shown on the plat.
3. Applicant must submit a stormwater management concept with the Sediment Control Application to DPS.
4. The record plat(s) must contain the following note:
“Agriculture is the preferred use in the Agricultural Reserve Zone. All agricultural operations shall be permitted at any time, including the operation of farm machinery and no agricultural use shall be subject to restriction because it interferes with other uses permitted in the Zone.”

SECTION 2 – SITE LOCATION AND ANALYSIS

SITE DESCRIPTION

The property is located at 17901 Lyndenwood Avenue approximately 1,000 feet east of Beallsville Road and is identified as Parcel 511 on Tax Map CU21.. The property is 13.96 acres in size and zoned AR. The property is undeveloped and contains no structures. The property is in the Upper Dry Seneca Creek Watershed (Use I-P) and contains two tributaries along its eastern side.. There is 8.10 acres of stream valley buffer (SVB) all of which is forested. Additionally, there is 2.82 acres in floodplain, and 1.5 acres that are wetlands. The property is surrounded by land located with the AR zone and the predominant land use in the vicinity is agriculture and some very low density residential.

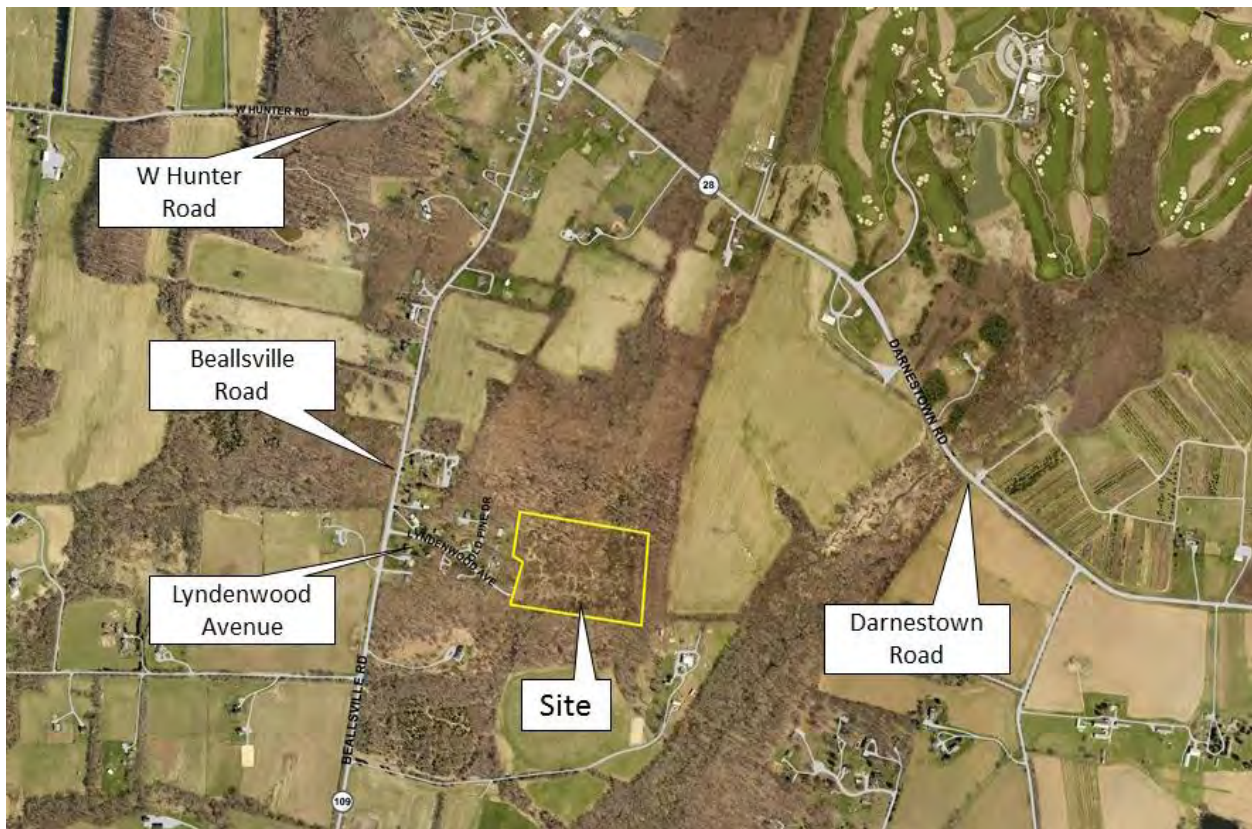


Figure 1: Aerial Photograph of the Vicinity



Figure 2: Aerial Photograph of the Site

HISTORY

The property has not changed in size or shape since it was rezoned from the Rural Zone to the Rural Density Transfer Zone (now AR) on January 6, 1981, therefore, the parcel meets the grandfathering provisions in 59.7.7.1.D.10.a of the Montgomery County Zoning Ordinance discussed in detail in following sections.

PROJECT DESCRIPTION

The current Application, designated Pre-Preliminary Plan number 720150040, 19701 Lyndenwood Avenue, requests approval of one (1) lot, at 13.96 acres to accommodate a one-family detached dwelling (Attachment 1). The Application is submitted under the minor subdivision process outlined in Section 50-35A(a)(8) of the County Code. This Section permits creating up to five lots in the RDT (now AR) zone, "if a pre-preliminary plan is submitted and approved by either the Planning Board or Planning Board staff." The proposed lot is 13.96 acres and is being platted as one piece and not creating a farm remainder. The proposed lot will be served by well and septic and is in the appropriate water and sewer categories.

SECTION 3 – ANALYSIS AND FINDINGS PRE-PRELIMINARY PLAN 720150170

1. *The Preliminary Plan substantially conforms to the Master Plan.*

The Application is located within the boundary of the Functional Master Plan for the Preservation of Agriculture and Rural Open Space of 1980 (“Master Plan”). The Master Plan contains goals and objectives for the preservation of critical masses of farmland and rural open space in the county. The Master Plan encourages the preservation of farmland and establishes policy that will contribute to the continuation of farming. The property falls within the Western Sector of the Master Plan, which was recognized in 1980 as having very little non-farm development with large undeveloped and agriculturally workable areas that lend opportunity for continuing agricultural practices. The Master Plan recommends the entire Western Sector, including the subject property, be zoned RDT and established it as a possible Transfer of Development Rights (TDR) sending area.

The subject property is undeveloped and includes environmentally sensitive areas. The proposed lot will be created in the same size, shape and configuration as it existed prior to 1981. Approval of this lot does not measurably change the amount of land area that is used for agricultural resources nor does it further fragment agricultural land; therefore, Staff finds that the Application is in substantial conformance to the Master Plan.

2. *Public facilities will be adequate to support and service the area of the approved subdivision.*

Public Facilities

Roads and Transportation Facilities

No right-of-way dedication is required for Lyndenwood Avenue because it is already terminated in a hammerhead within the existing 60-foot Right-of-Way (Figure 3). A public turnaround will be built and maintained within a public use easement that will be established on the record plat. The Application, which has also been accepted by Fire code enforcement.

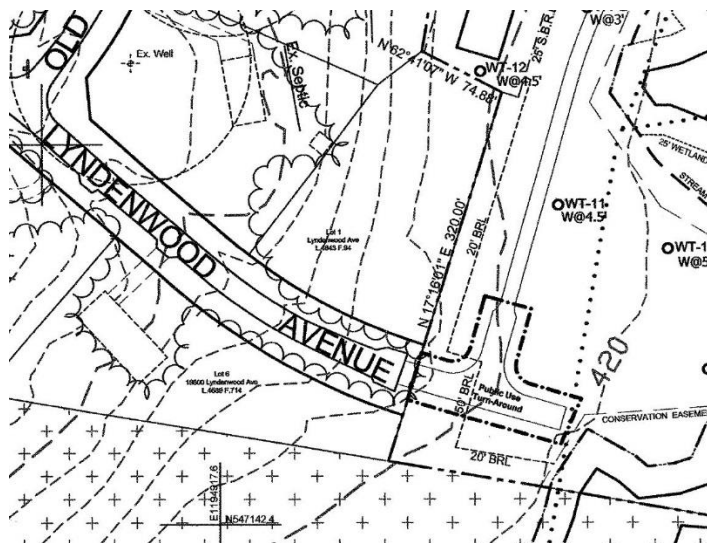


Figure 3: Public use turnaround for proposed driveway

A sidewalk is not required along the Property frontage because it is in the rural policy area. Access to the proposed dwelling unit will be from a new driveway onto Lyndenwood Avenue. Vehicular and pedestrian access for the subdivision will be adequate.

Adequate Public Facilities

The transportation Adequate Public Facilities (APF) test is satisfied under the 2012-2016 Subdivision Staging Policy since the application was submitted prior to January 1, 2017.

Local Area Transportation Review

A traffic study is not required to satisfy the APF's Local Area Transportation Review (LATR) test because one new single-family detached unit does not generate 30 or more vehicle trips during the weekday morning or evening peak-hours. Therefore, the Application is not subject to LATR.

Transportation Policy Area Review

The property is located within the Rural West Policy Area for the Transportation Policy Area Review (TPAR) test, which makes it exempt for both roadway and transit tests in accordance with the 2012-2016 Subdivision Staging Policy. However, any building permit issued after March 1st, 2017 will be subject to the impact fees based on the Subdivision Staging Policy currently in effect.

Other Public Facilities and Services

Other public facilities and services are available and will be adequate to serve the proposed lot. The well and septic systems were approved by The Montgomery County Department of Permitting Services, Well and Septic Division on June 2, 2016. (Attachment 2).

The application was reviewed by the Montgomery County Department of Permitting Services, Fire Department Access and Water Supply Division who determined that an easement for a future water tank and access easement is required for the application. The proposed fire access plan including the location of the required easements was found acceptable in a letter dated June 2, 2016 (Attachment 3).

Electrical and telecommunications services are available to serve the property. Other public facilities and services, such as schools, police stations, firehouses and health services are currently operating within the standards set by the Subdivision Staging Policy currently in effect. The property is located within the Poolesville High School cluster, which is not identified as a school moratorium area; and is not subject to a School Facilities Payment under the 2012-2016 Subdivision Staging Policy. However, because the Applicant will not receive a building permit for any structure before March 11st, 2017, the Applicant will need to pay the impact fees based on the Subdivision Staging Policy currently in effect.

- 3. The size, width, shape, and orientation of the proposed lot is appropriate for the location of the subdivision, taking into account the recommendations included in the applicable master plan, and for the type of development or use contemplated.*

This Application has been reviewed for compliance with the Montgomery County Code, Chapter 50 "Subdivision Regulations" and Chapter 59 "Zoning Ordinance". The lot meets the dimensional requirements for area, frontage, width and setbacks in the AR zone. The Planning Board has historically sought to reduce the size of new residentially-used lots in the AR zone to the minimum necessary to

accommodate the house and an on-site well and septic in order to maximize agricultural opportunities elsewhere on farmed properties. Generally, that has resulted in lots that are under three acres in size. As part of the minor subdivision requirements detailed below, the Planning Board must review any minor subdivision that creates an average lot size of five acres or larger. In this instance, the proposed 13.96-acre lot envelops the entire parcel as it existed prior to 1981, and will not change the farmable area available. The farmable area the parcel will not change because the parcel is not currently being farmed and is in a undeveloped and fallow state. In addition, under the grandfathering provision of 59.7.7.1.D.9.a, the entirety of the parcel must be platted which essentially precludes the ability to reduce the lot size to anything less than the entire 13.96 acre tract.

Section 50-35A(a)(8) (Minor Subdivision) requirements

The parcel is to be platted pursuant to Section 50-35A(a)(8) of the Subdivision Regulations. This section establishes the ability to plat up to five (5) lots in the RDT (now AR) zone through the minor subdivision process after Planning Staff or Planning Board approval of a pre-preliminary plan. Applications for minor subdivision under Section 50-35A(a)(8) must meet the following criteria:

- 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;*

The Montgomery County Department of Permitting Services, Well and Septic Division issued an approval of the existing well and septic system on June 2, 2016. (Attachment 2)

- b. *Any required street dedications along the frontage of the proposed lot(s) must be shown on the record plat;*

No dedication is required as part of this Application.

- c. *An easement must be recorded for the balance of the property noting that density and TDR's have been utilized for the new lots. Reference to this easement must be reflected in the record plat for the lots;*

The Applicant is proposing to record the entire 13.96-acre parcel; no remaining balance will be created.

- 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; and*

The proposed 13.96-acre lot envelops the entire parcel as it existed prior to 1981, and will not change the farmable area available.

- e. *Forest conservation requirements must be satisfied prior to recording of the plat.*

The submitted forest conservation plan, SC2017018, is currently under review by Staff and will be approved if the Planning Board approves the minor subdivision.

Density in the RDT zone

Per Section 59.4.2.1.F of the Zoning Ordinance, only one single-family dwelling unit per 25 acres is permitted in the AR zone. A development right has to be retained for each single family dwelling. The subject property is approximately 13.96 acres in size and would have been assigned two TDRs as part of the rezoning in 1980 that established the old RDT zone. The property cannot be platted under the current zoning standards, however there is an exemption under 59.7.7.1.D.9.a of the Zoning Ordinance. A lot or parcel in the Agricultural Reserve (AR) zone is exempt from the minimum lot area requirements and lot width requirements of the AR zone, but must satisfy the requirements of the zone applicable to it before its classification to the AR zone if the lot or parcel was created before January 6, 1981. Parcel 511 has been in the same size, shape, and configuration since prior to January 6, 1981 and can be platted under the size requirement of the Rural Zone, which is five acres.

As conditioned, prior to recordation of a plat the Applicant must provide verification for Staff approval of the availability of a development right for the lot shown on the plat and the plat must include a note referencing such.

4. *The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code Chapter 22A.*

Environmental Guidelines

The Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) #420151320 (Attachment 4) for the Property was approved on February 24, 2014 and recertified on March 29, 2016. The NRI/FSD identifies the environmental constraints and forest resources on the Subject Property. There are 13.96 acres of forest, 1.5 acres of wetlands, 2.82 acres of 100-year floodplain, 8.1 acres of stream buffer, and multiple streams. There are no environmental impacts associated with this application, other than the clearing of forest.

Forest Conservation

The Forest Conservation Plan will retain 9.48 acres of existing forest, clear 4.48 acres of forest, and does not generate any additional planting requirement.

The submitted forest conservation plan, SC2017018, is currently under review by Staff and will be approved if the Planning Board approves the minor subdivision.

5. *All stormwater management requirements shall be met as provided in Montgomery County Code Chapter 19, Article II, titled "Storm Water Management," Sections 19-20 through 19-35.*

Montgomery County Department of Permitting Services at the Development Review committee meeting on December 8, 2014 recommended approval of the application with the condition that a stormwater management concept be submitted at time of Preliminary Plan, or if there is no Preliminary Plan then it is to be submitted with the Sediment Control Application.

SECTION 4 – CITIZEN CORRESPONDENCE AND ISSUES

The Applicant notified adjacent and confronting property owners of the pre-preliminary plan submission, as required. As of the date of posting of the Staff Report, staff has not received any correspondence.

SECTION 5 – CONCLUSION

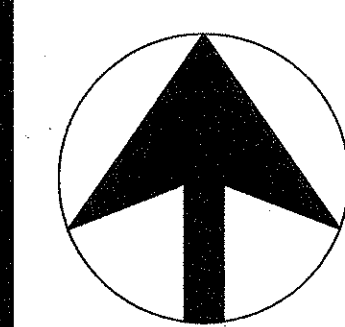
Staff recommends that the Planning Board approve this Application for the purposes of allowing it to proceed as a minor subdivision. The lot proposed under this Application meets all the requirements under Section 50-38A(a)(8) of the Subdivision Regulations pertaining to the minor subdivision process. The Application complies with the 1980 AROS Master Plan and is of the appropriate size shape, width and orientation to accommodate the residential use. The lot does not conflict with the continuation of agricultural uses on the farm remainder created by the subdivision of the Property.

Attachment 1 – Pre-Preliminary Plan

Attachment 2 – MCDPS Well & Septic Approval

Attachment 3 – MCDPS Fire Access and Water Supply Approval

Attachment 4 – Approved NRI/FSD

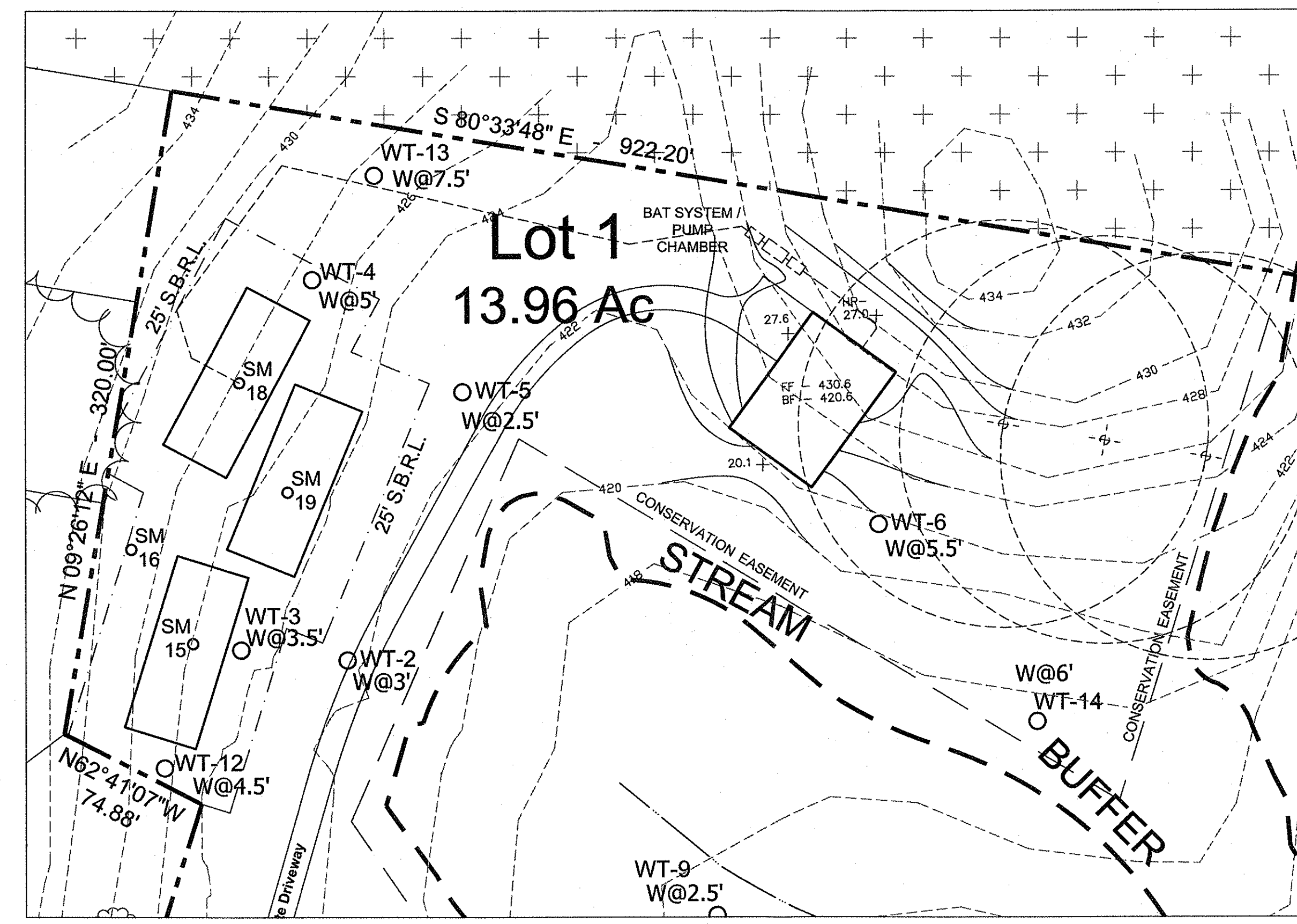
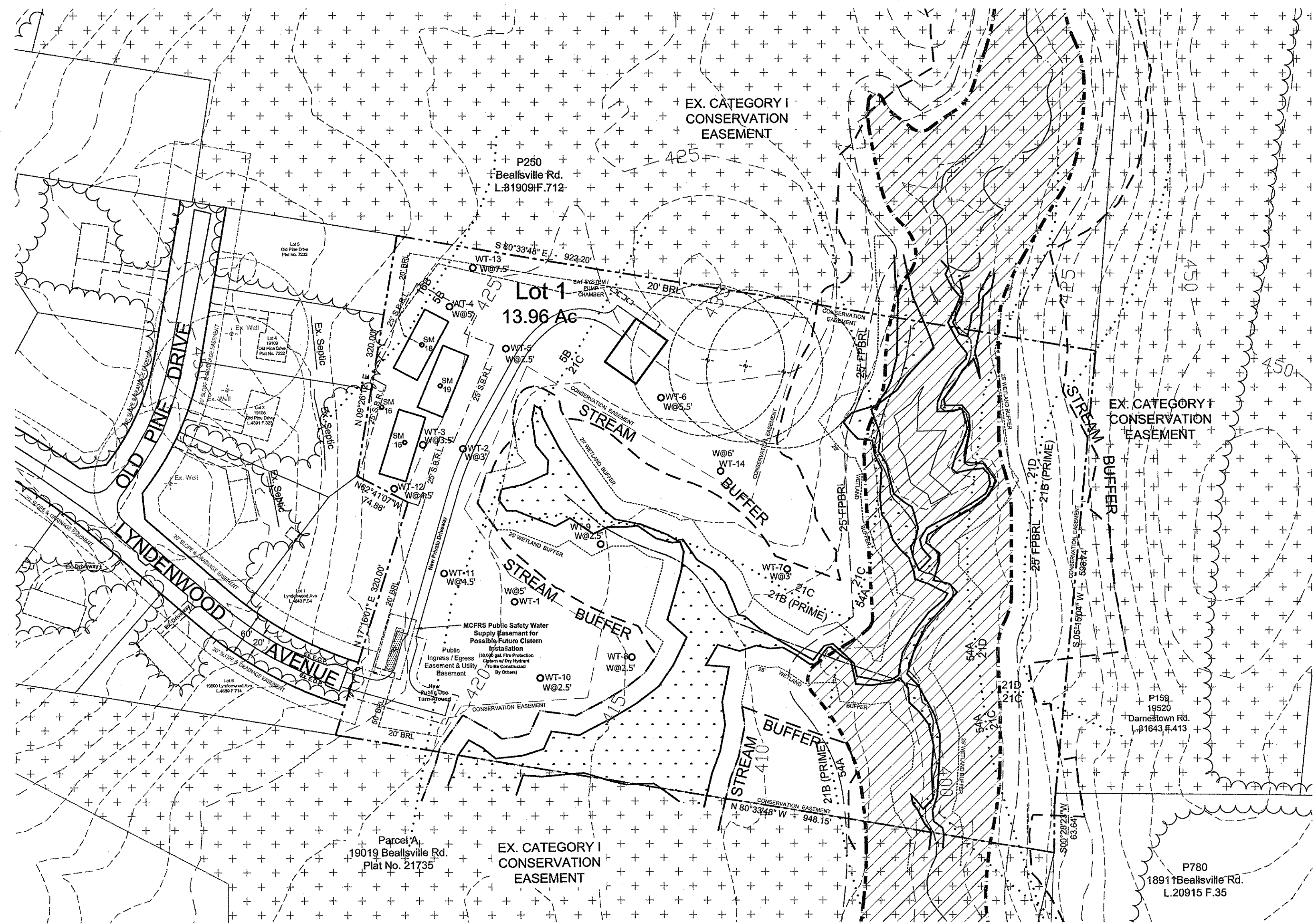


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Benning & Associates, Inc.
Land Planning Consultants
8933 Shady Grove Court
Gaithersburg, MD 20877
(301) 948-0240

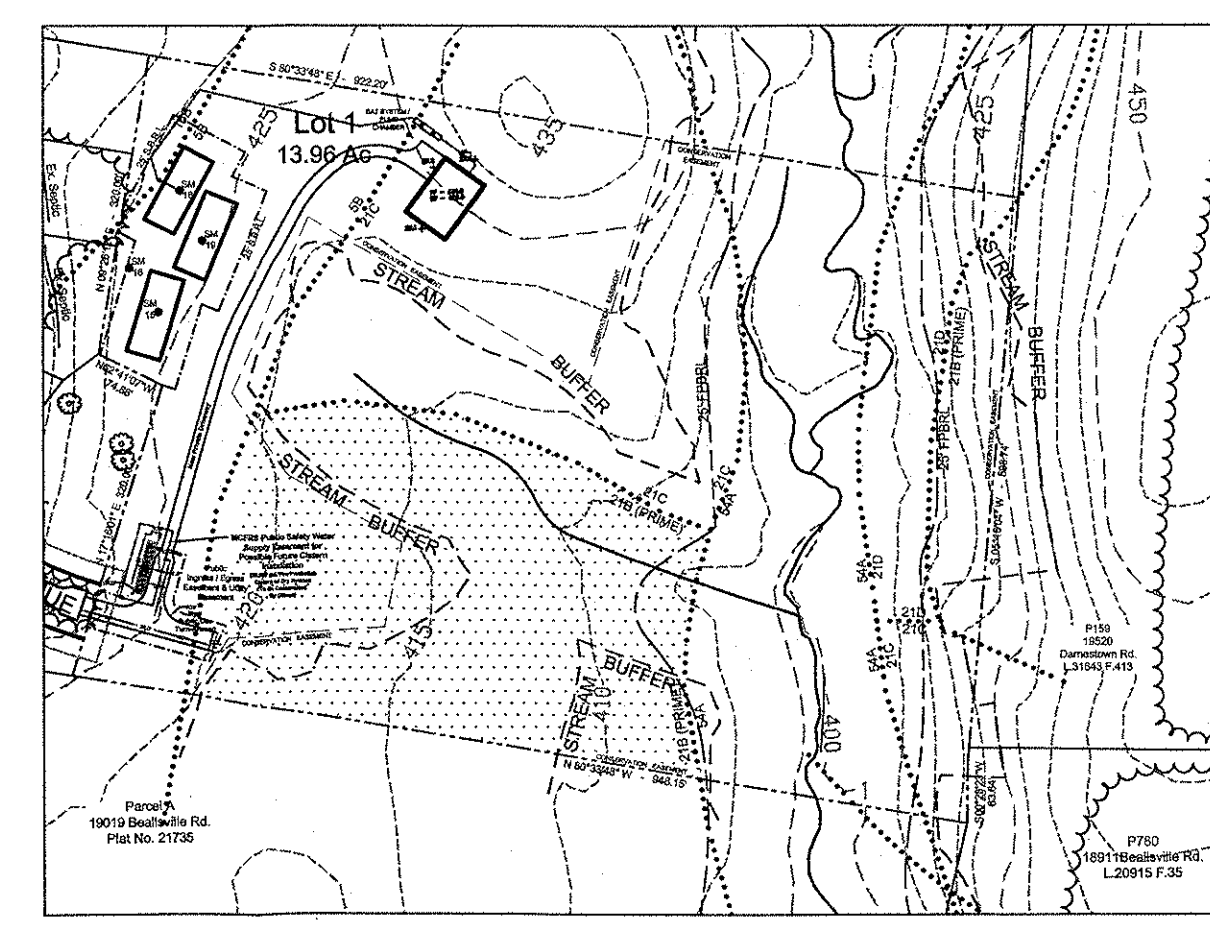


PRE-APPLICATION PLAN
19701 LYNDENWOOD AVENUE
(Tax Map CU21; P511)
Montgomery County, Maryland



Note:
Source of two-foot contour interval topography is
Potomac Valley Surveys, LLC.; August 2013.

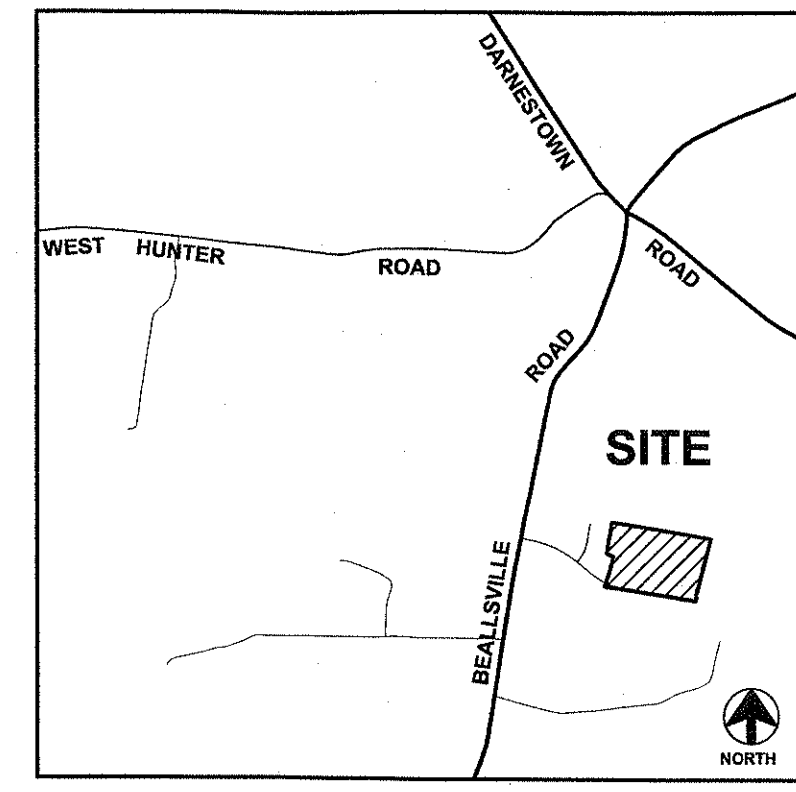
DETAIL VIEW: HOMESITE
1" = 50'



DETAIL VIEW: PRIME SOILS MAP
1" = 200'

Prime Soils (21B)

VICINITY MAP
SCALE: 1" = 2,000'



LEGEND:

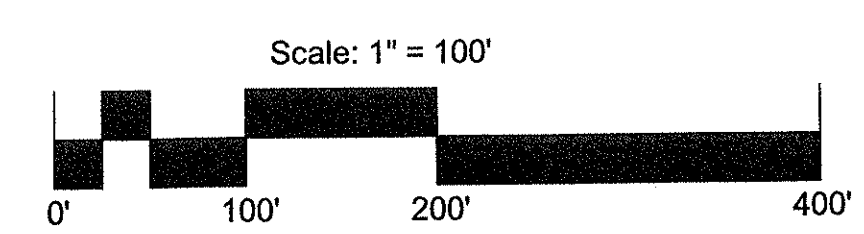
- CANOPY COVERAGE
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- PROPOSED HOUSE
- EASEMENT FOR PUBLIC USE TURN-AROUND
- SOILS SERIES DIVIDE
- PROPERTY LINE
- STREAM BUFFER
- CONSERVATION EASEMENT
- WETLAND BUFFER
- WETLAND OUTLINE
- STREAM
- WELL SITE

ZONING STANDARDS*:

ZONE: Rural*	Req.	Prov.
Lot Size	5 AC	13.96 AC
Lot Density	1 d.u. / 5 AC	1 d.u. / 13.96 AC
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	300'	666'
Frontage	25'	60'

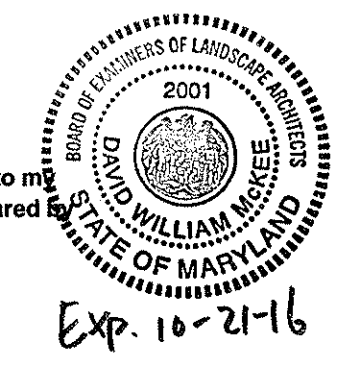
- GENERAL NOTES:**
1. AREA OF PROPERTY - 13.9638 ac
 2. EXISTING ZONING: AR*
 3. NO. OF LOTS PERMITTED - 1
 4. NO. OF LOTS SHOWN - 1
 5. LOT TO BE SERVED BY A PRIVATE WELL & ON-SITE SEPTIC SYSTEM.
 6. LOCATED IN DRY SENECA CREEK WATERSHED (CLASS I-P).
 7. SOILS SERIES 21B IS A PRIME AGRICULTURAL SOIL.
 8. ALL WELLS AND SEPTIC SYSTEMS WITHIN 100' OF THE SUBJECT PROPERTY ARE SHOWN PER AVAILABLE RECORDS.
 9. 100-YEAR FLOODPLAIN FROM A STUDY BY JAS ENGINEERING & DESIGN, LLC. APPROVED BY MCDPS ON 05/02/13.
 10. WETLAND DELINEATION BY KLEBASCO ENVIRONMENTAL, LLC., JANUARY 2014.
 11. BOUNDARY FROM A SURVEY COMPLETED BY POTOMAC VALLEY SURVEYS, LLC.
 12. TOPOGRAPHY FROM MNCPPC GIS DATA MAPS.

*in accordance with Section 59-7.7.D.9.a., the subject parcel is exempt from the area and dimensional requirements of the AR zone but is subject to the requirements of the zone in place prior to January 6, 1981 which was Rural

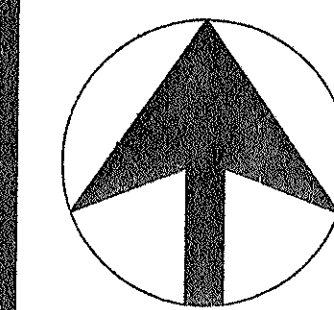


LANDSCAPE ARCHITECT'S CERTIFICATION:
I hereby certify that the information shown hereon is correct to my best knowledge and belief based and that this plan was prepared by me or by others under my direct supervision.

Signature: [Signature] Date: 7-18-16 Exp. 10-21-16



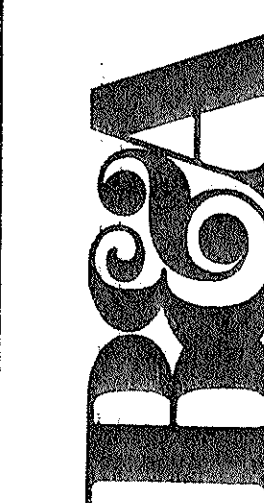
PREPARED FOR:
TONY CHAMBLIN
240 S. ASHLAND AVE.
LEXINGTON, KY 40502
859-268-2225



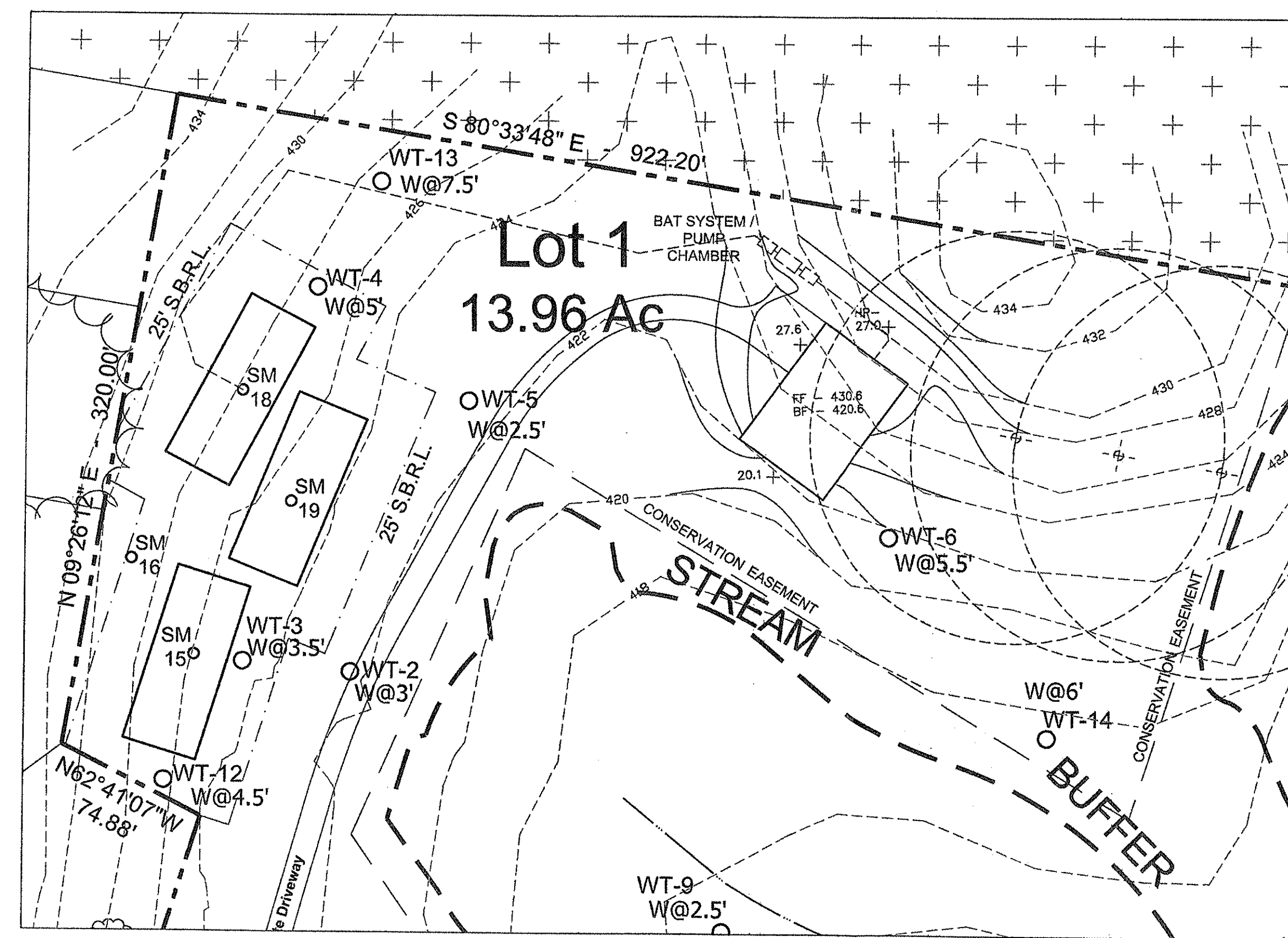
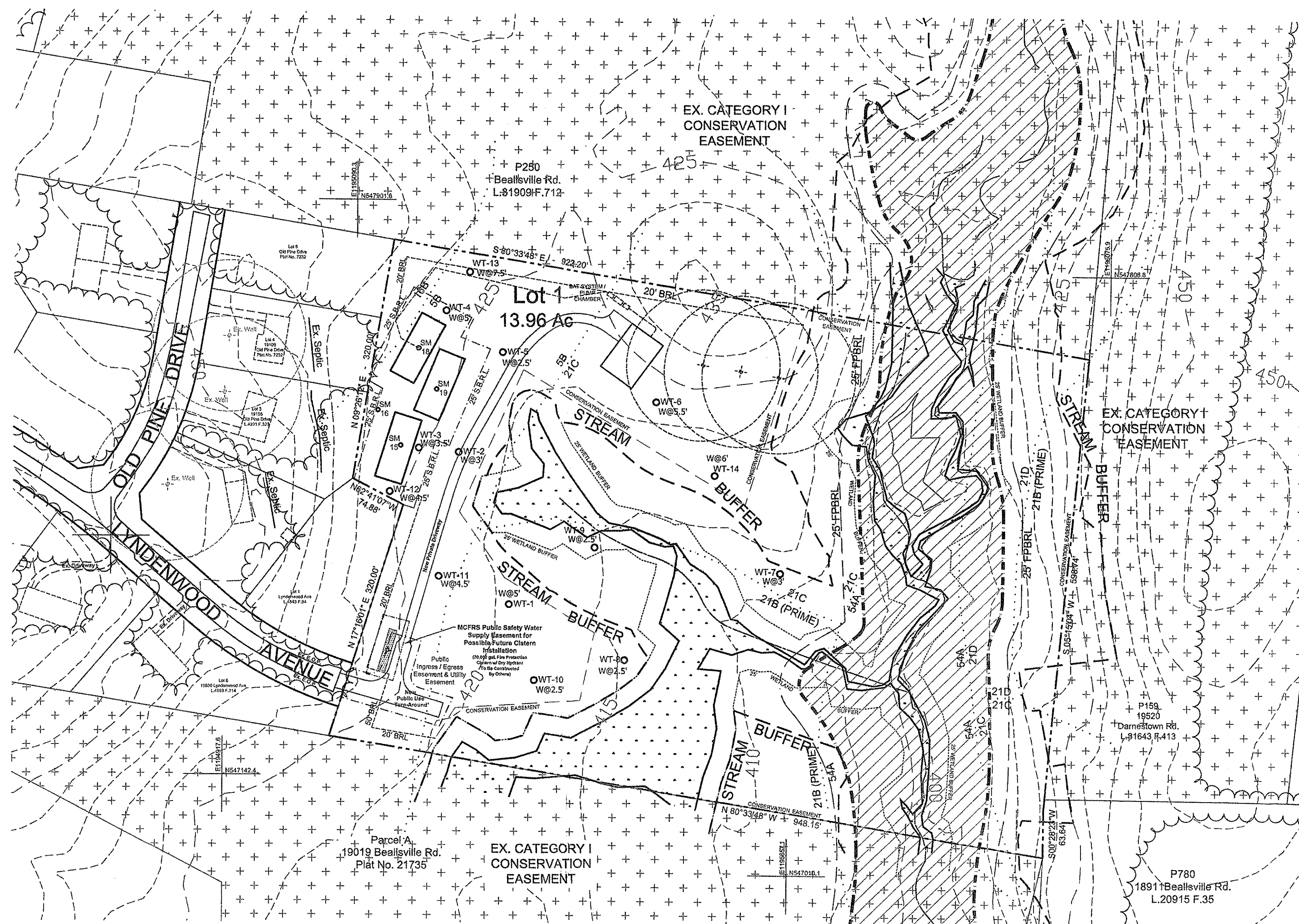
date: Rev. 5-1-16

scale: 1" = 100'

Bemming & Associates, Inc.
Land Planning Consultants
8933 Shady Grove Court
Gaithersburg, MD 20877
(301)948-0240



WELL AND SEPTIC PLAN
19701 LYNDENWOOD AVENUE
(Tax Map CU21; P511)
Montgomery County, Maryland



DETAIL VIEW: HOMESITE & SEPTIC AREA
1" = 50'

Note:
Source of two-foot contour interval topography is
Potomac Valley Surveys, LLC.; August 2013.

SANDMOUND NOTES:

1. SAND MOUNDS (non-easement):

"The sand mound septic area(s) shown on this plan are intended for the initial and future use of the dwelling to be served. It is imperative that all the sand mound sites be protected from physical damage until such time, if ever, that the property is served by a public sewer system. There must be no disturbance of the native soil, including but not limited to compaction, grading, cut or fill, etc., for the area of the mounds and the area within 25 feet of each mound. Any such disturbance may render the septic approval of the lot void; or may revoke the property owner's ability to expand the use of the property. Each sand mound site must be maintained with an approved vegetative cover such as grass, wild flowers, or a leafy groundcover. No trees or shrubs are allowed. (In cases where sand mounds have been approved on wooded sites, the trees must remain undisturbed until such time that the sand mound needs to be constructed. At that time, the trees must be cut flush with the ground surface and the stumps allowed to remain.) Vehicle traffic over the mound sites is to be limited to mowing equipment only."

"Sand mound (reserve) sites located on agricultural land may continue to be farmed using typical best management practices, including tillage."

2. All approved sandmound sites shall be sufficiently protected from grading or other disturbance through the installation of orange tree protection fencing (or other approved material) around the perimeter of each sandmound site by the developer. Installation of the protective fencing must be completed by the developer and inspected by the Well and Septic Section (MCDPS) prior to approval of any permits for the lot(s). The fencing must remain in place until all construction on the property is completed.

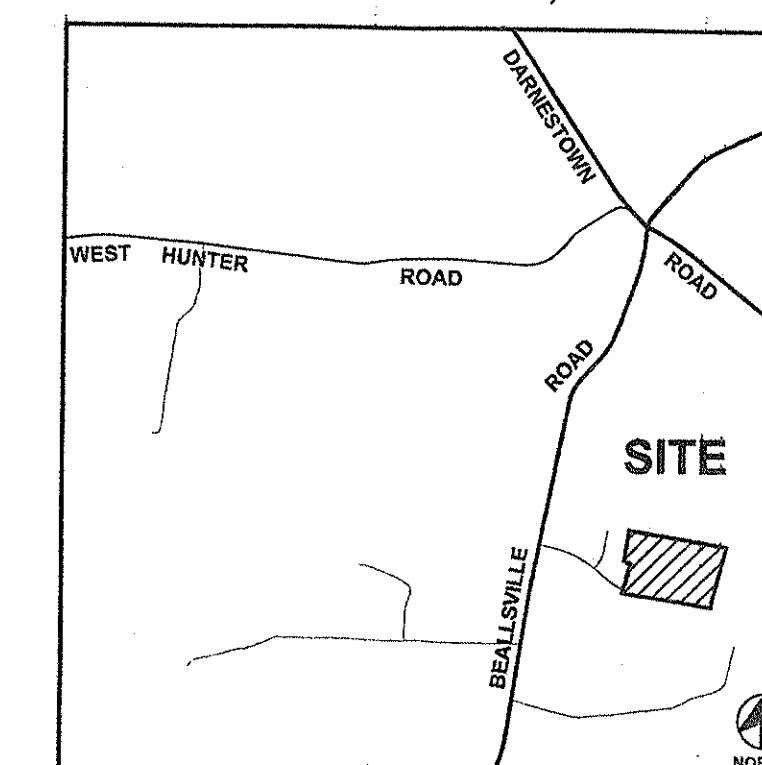
MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES
WELL AND SEPTIC

APPROVED BY H. Benham
DATE APPROVED 6-2-16

SANDMOUND DESIGN DATA: LOT 1

Sandmound	# Bed-rooms	Time (min.)	Design Rate	Slope	Absorption Bed Area	Total Mound Dimension
SM-15	6	17 MPI	900 gpd	7.0%	12' x 62.5'	36.2' x 88.0'
SM-18	6	40 MPI	900 gpd	5.0%	12' x 62.5'	34.7' x 87.3'
SM-19	6	60 MPI	900 gpd	6.0%	12' x 62.5'	35.4' x 87.7'

VICINITY MAP
SCALE: 1" = 2,000'



LEGEND:

CANOPY COVERAGE	
FLOODPLAIN	
PROPOSED SAND MOUND	
PROPOSED HOUSE	
EASEMENT FOR PUBLIC USE TURN-AROUND	
SOILS SERIES DIVIDE	
PROPERTY LINE	
STREAM BUFFER	
CONSERVATION EASEMENT	
WETLAND BUFFER	
WETLAND OUTLINE	
STREAM	
WELL SITE	

GENERAL NOTES:

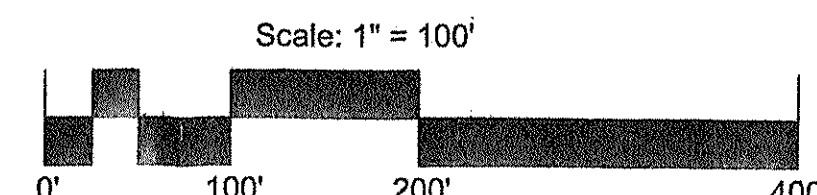
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*In accordance with Section 59-7.7.D.9.a., the subject parcel is exempt from the area and dimensional requirements of the AR zone but is subject to the requirements of the zone in place prior to January 6, 1981 which was Rural

BOUNDARY & TEST SITE CERTIFICATION:

I hereby certify that the boundary shown hereon is correct to my best knowledge based upon available records and visual observations. Test site locations shown were field surveyed and are shown accurately on this plan.

Signature D.P. Webb Date 05/21/16



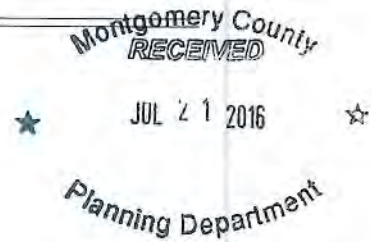
PREPARED FOR:
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240 S. ASHLAND AVE.
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Montgomery County
Planning Department
Jul 1 2016



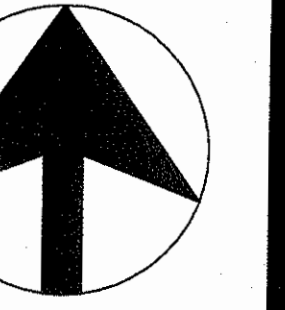
FIRE MARSHAL COMMENTS

DATE: 02-Jun-16
TO: Joshua Maisel - benninglandplan@aol.com
Benning and Associates
FROM: Marie LaBaw
RE: 19701 Lyndenwood Ave
720150040



PLAN APPROVED

1. Review based only upon information contained on the plan submitted **02-Jun-16** .Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

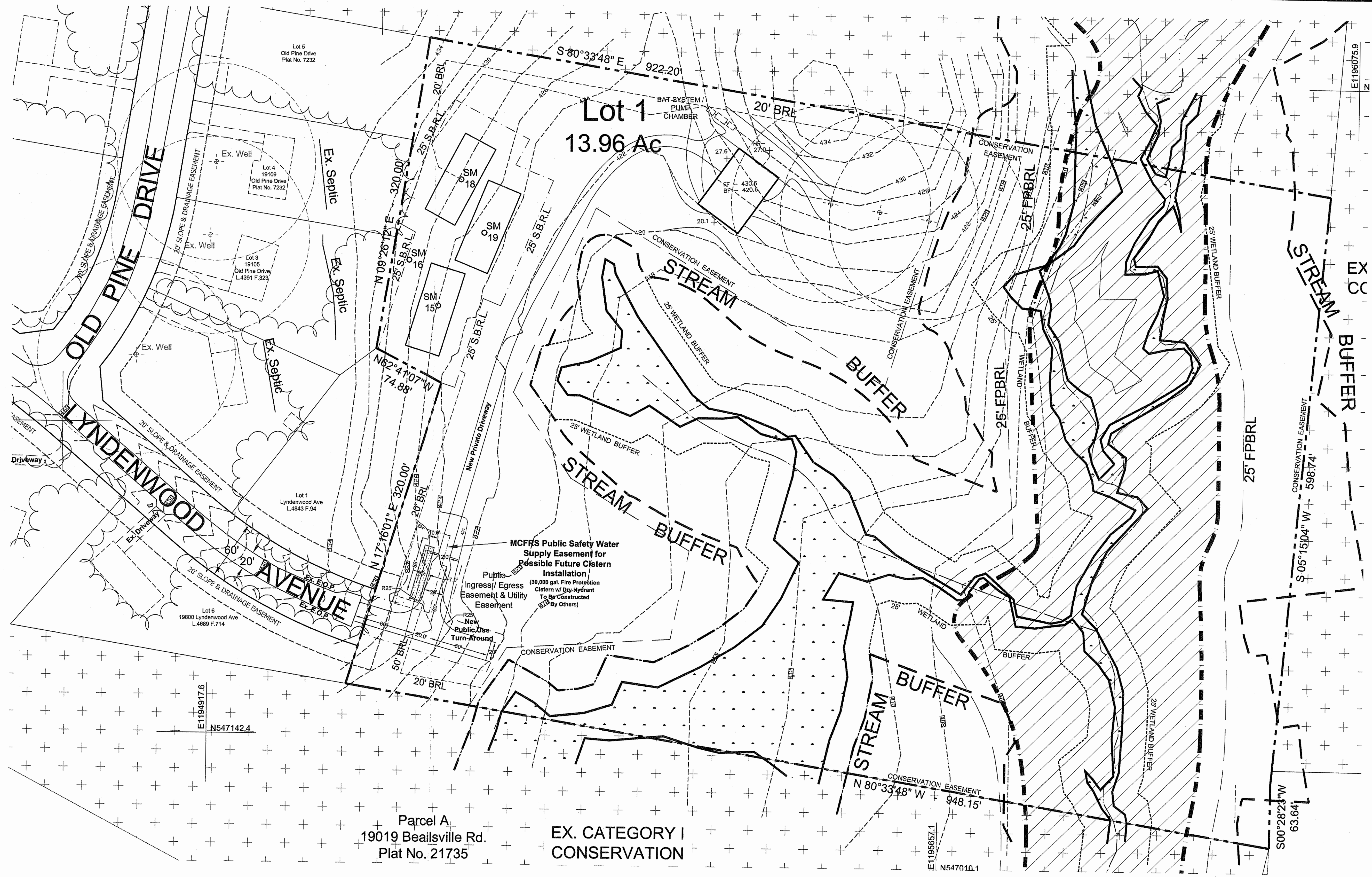


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scale: 1" = 50'

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8933 Shady Grove Court
Chillicothe, MD 20877
(301) 948-0240



ALTERNATIVE COMPLIANCE
FIRE DEPARTMENT APPARATUS ACCESS PLAN
19701 LYNDENWOOD AVENUE
(Tax Map CU21; P511)
Montgomery County, Maryland



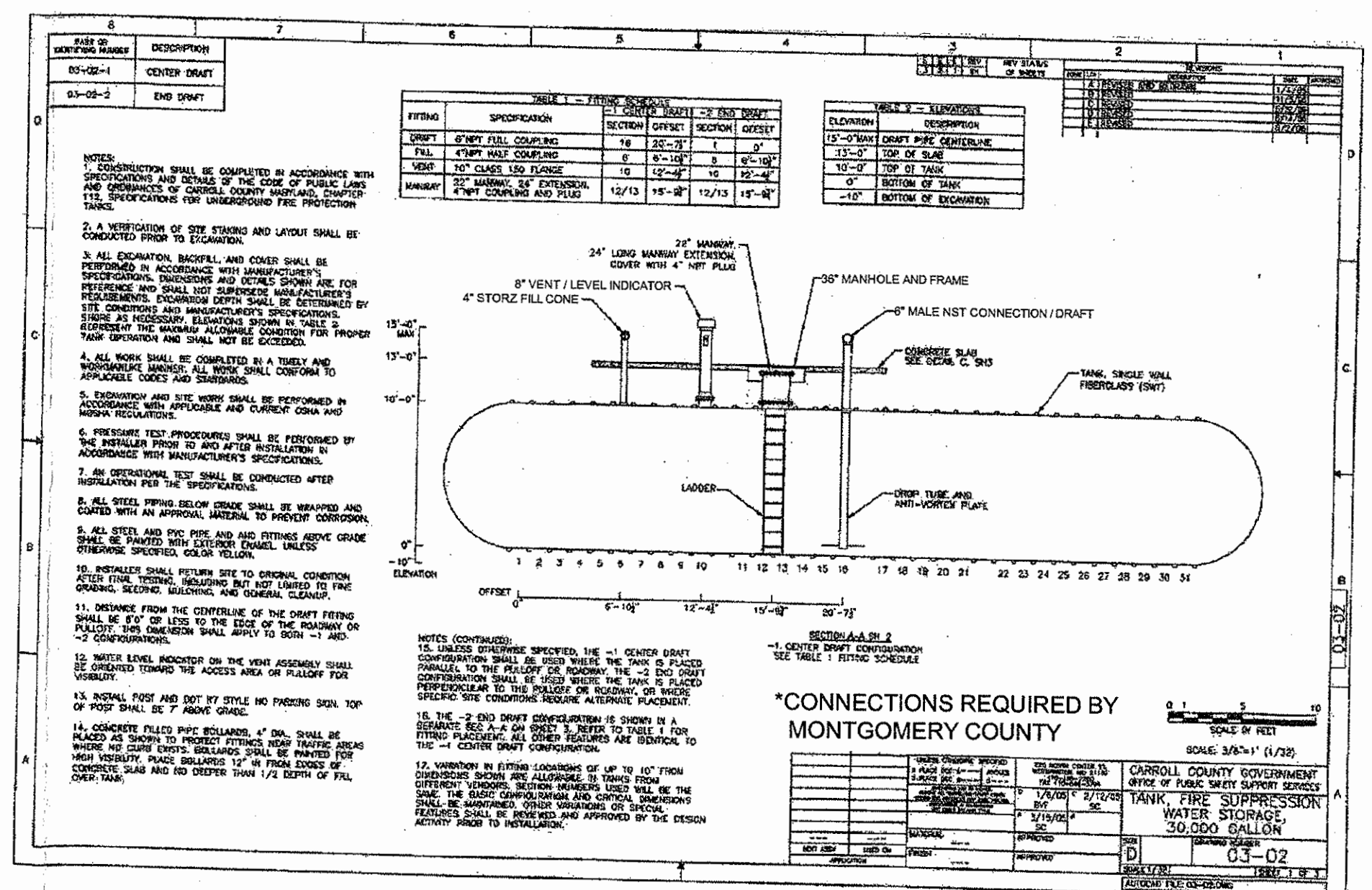
FIRE DEPARTMENT APPARATUS ACCESS & WATER SUPPLY NOTES:

- The purpose of this plan is to address requirements of Executive Regulation 29-08AM (Fire Department Apparatus Access and Water Supply) as appropriate for the proposed subdivision.
- Proposed Lot 1 is to be accessed by way of an existing paved residential street that will be improved as shown on the plan to meet Fire Department Access requirements.
- The improvements include extending the existing paved road onto Lot 1 and providing a standard **Dead-End Apparatus Turn-Around** on Lot 1. The road extension will be built to tertiary road standards with a minimum width of 20'. The **Dead-End Apparatus Turn-Around** will be constructed to meet the Fire Department access requirements. The driveway should have a minimum width of 12' for the entirety of the drive.
- The paved all-weather Fire Department Access lane must meet load-bearing requirements for Fire Department apparatus.
- For water supply, a MCFRS Public Safety Water Supply Easement is to be provided as shown on the plan and a 30,000 gallon cistern will be installed within the easement by the property owner prior to use and occupancy permit. The easement is to be recorded in the Land Records of Montgomery County prior to the recording of the subdivision plat.

LEGEND:

- Proposed Cistern
- Proposed House
- Lot Line
- Wetlands
- Stream Buffer

Parcel A
19019 Beallsville Rd.
Plat No. 21735
EX. CATEGORY I
CONSERVATION



SAMPLE TANK DETAIL
SCALE: NTS

- MONTGOMERY COUNTY TANK CONNECTION NOTES:**
1. MANHOLE, FRAME AND MANWAY MUST BE 36"
 2. 6" MALE NST DRAFT CONNECTION
 3. 8" VENT / LEVEL INDICATOR
 4. 4" STORZ FILL CONNECTION

ELEVATION	DESCRIPTION
424.0	PROPOSED CONCRETE SLAB ELEVATION
426.0	PROPOSED DRAFT PIPE CENTERLINE ELEVATION
421.0	PROPOSED TOP OF TANK ELEVATION
414.0	PROPOSED BOTTOM OF TANK ELEVATION
413.2	PROPOSED BOTTOM OF EXCAVATION ELEVATION

FRICION LOSS CALCULATIONS:

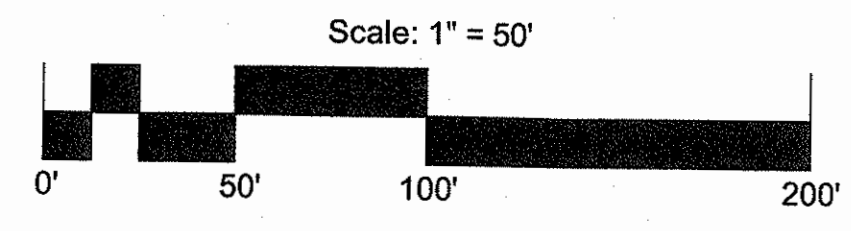
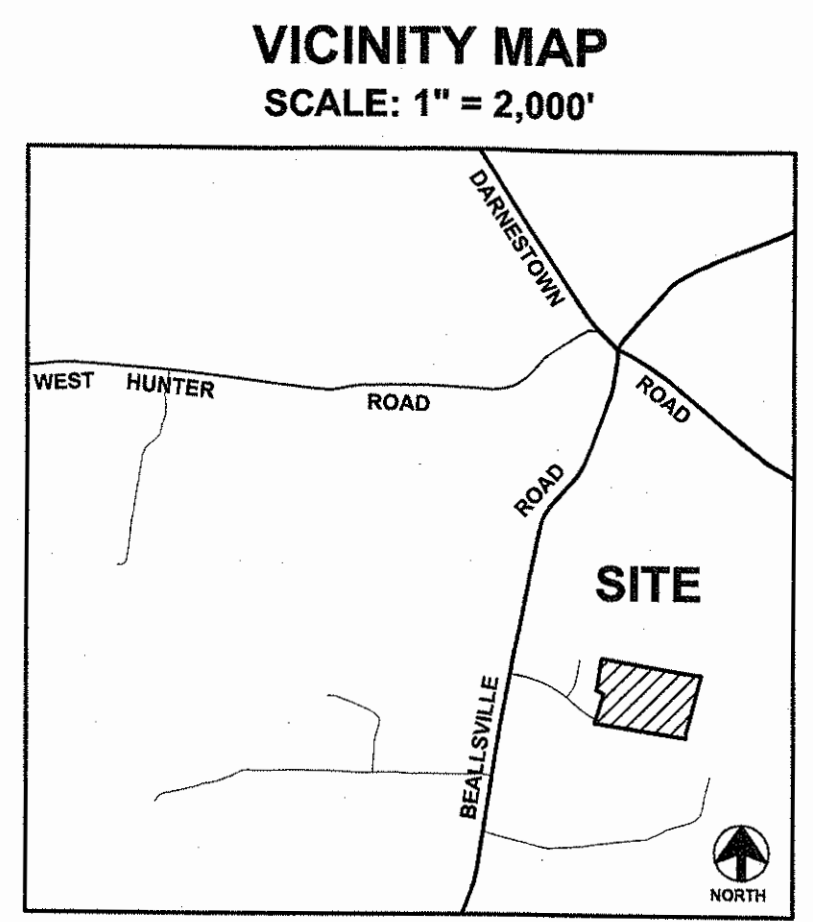
1. Static Head (Hydrant Elev. = 426.0) - (Drop Tube Invert Elev. = 414.4) = 11.6'
2. Friction Head -
Drop Tube Length: 11.6'
90° Ell: 1 x 19.92' = 19.92'
Total = 31.52'
31.52 l.f. 6" Galv. Pipe x 0.0086 l.f. = 0.3'
3. Total Head = 11.9'

FIRE CODE ENFORCEMENT

Fire Department Access Review

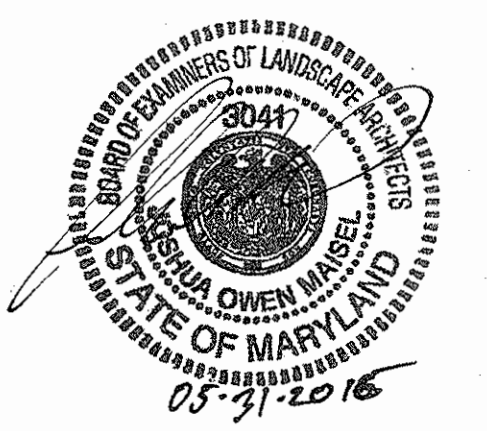
Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation.

BY: S.M.C. F.M. 4/3 DATE: 6/2/16

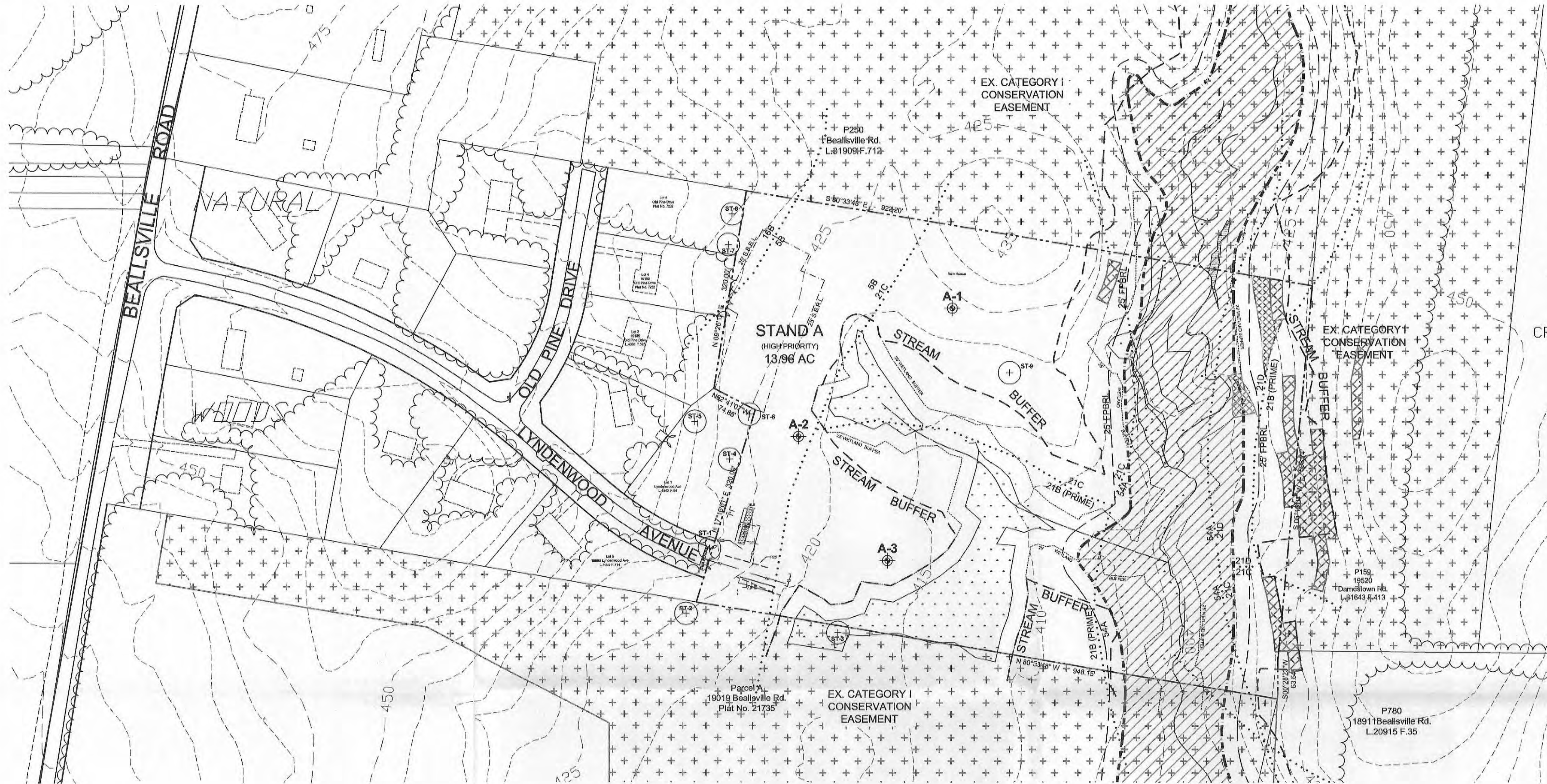


PROFESSIONAL CERTIFICATION:
I hereby certify that this plan has been prepared under my supervision and that the plan has been designed to meet the requirements of Executive Regulation 29-08 AM (Fire Department Apparatus Access and Water Supply) to my best knowledge and belief.

Signature: _____ Date: 05-21-2016



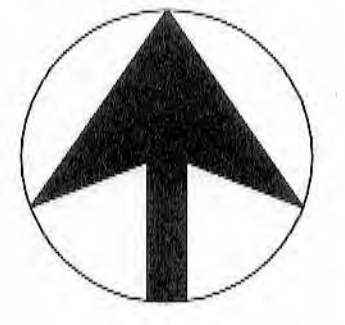
PREPARED FOR:
TONY CHAMBLIN
240 S. ASHLAND AVE.
LEXINGTON, KY 40502
859-268-2225



NOTES:

1. No trees are $\geq 75\%$ of the current County/State Champion for the species.
2. Existing conservation easements shown hereon are per available public records.
3. The floodplain shown hereon is per the FEMA Floodmap Panel 24031C0181D for Montgomery County.
4. The wetlands shown hereon are per the field delineation of Klebasco Environmental, LLC conducted on July 30, 2014. 8373 Piney Orchard Parkway Suite 207 Odenton, Maryland 21113 410-672-5990
5. Tree sizes were obtained by measuring the tree's diameter at breast height with a diameter tape. Off-site tree sizes are per ocular estimation.
6. The subject property is zoned AR.
7. The subject property is located within WSSC grid 226NW20 and Tax Map CU21.
8. 5-foot contour interval topography and from MC Map Grid 226NW20.

Sheet 1 of 1
Revisions



date: 3/24/16
scale: 1" = 100'

Bemning & Associates, Inc.
Lead Planning Consultants
8933 Shady Grove Court
Gaithersburg, MD 20877
(301) 948-0240



NATURAL RESOURCES INVENTORY: NARRATIVE

The subject property located within the Great Seneca Creek Watershed (use I-P) consists of approximately 13.96 acres of land. This property is unimproved and completely forested. A few significant/specimen trees are located on and adjacent the property as shown on the plan.

The following pertains to the entire property:

- No rare, threatened, or endangered species or their habitats were observed or are known to occur on the property.
- The site has not been designated as a historic resource.
- This site is not located within an SPA or PMA.

The forest on this property was delineated using random-sample-plotting methodology and determined to be one distinct stand based upon forest associations. Whitetail deer were observed on the property. The following is a brief description of the stand based upon general observations made during site visits on 8/15/2013 by Patrick Perry of Bemning & Associates, Inc.

STAND A (13.96 ac) - HIGH PRIORITY

Stand Structure: This stand consists of three canopy layers. The forest is dominated by Tulp Poplar 2-5.9" dbh; Tree-of-Heaven, Chestnut Oak, Blackgum, Red Maple, Hickory, American Beach, American Hornbeam, Persimmon, Pin Oak and other native hardwoods are present in the tree canopy. The percentage of canopy closure for this stand is 40%. The shrub layer consists of Multiflora Rose, Tatarian Honeysuckle, Spicebush, Tulp Poplar and other native and exotic species. The percentage of understory growth is 100%. The herbaceous layer consists of Japanese Silt Grass, Garlic Mustard, Japanese Honeysuckle, Ferns, Poison Ivy, Rush, Rubus sp., and other native and exotic species. The percentage of herbaceous cover is 100%. On average there are about 10 dead standing trees per acre. The stand on average has about 20% exotic / invasive species.

Forest Structure: Good
Environmental Features: Trees greater than 24" dbh, Stream & Buffer, Floodplain, Wetland
Evidence of Past Management: Based on aerial photography and the site inspection, it appears portions of this stand was logged around 2009 and is in various stages of natural regeneration.
Retention Potential: High
Regenerative / Transplant Potential: High
Additional Comments: This forest is high priority due to the stream, wetlands, floodplain and environmental buffer located within the stand.

SIGNIFICANT TREE CHART

TREE NUMBER	BOTANICAL NAME	COMMON NAME	SIZE(D.B.H.)	TREE CONDITION	COMMENTS
ST-1	Platanus occidentalis	American Sycamore	24"	Moderate	In ROW, compartmental vertical crack, Dieback, water sprouts, 10' lean
ST-2*	Quercus prinus	Chestnut Oak	42"	Moderate	Offsite, co-dominant leaders, included bark
ST-3*	Liriodendron tulipifera	Tulp Poplar	25"/24"	Moderate	Offsite, multi-stem, dead and broken limbs, broken scaffold limbs w/ th large compartmentalized wound
ST-4*	Liriodendron tulipifera	Tulp Poplar	45"	Moderate	Off-site, dieback, w water sprouts
ST-5	Quercus sp.	Oak species	27"	Dead	Off-site
ST-6	Prunus serotina	Black Cherry	29"	Moderate	Offsite, co-dominant leaders, canker at base, w water sprouts
ST-7*	Quercus palustris	Pin Oak	34"	Moderate	Offsite, reactionary growth
ST-8	Quercus palustris	Pin Oak	27"	Moderate	Offsite, dead limbs w/ th decay
ST-9*	Quercus rubra	Northern Red Oak	42"	Poor	Infested w/ th carpenter ants, conks on tree, lost leader, decay

* Indicates Specimen tree

RECERTIFICATION
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

NR/PSD PLAN
Approved

NR/PSD NO. 420140580
Date Approved: 3/29/2016
Expiration Date: 3/29/2018
Signature: [Signature] Date: 3/29/2016

RESOURCES DATA TABLE

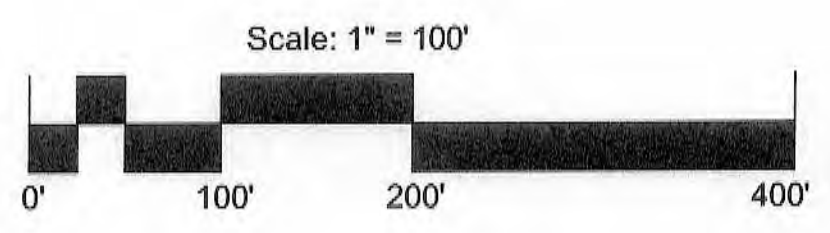
AREA IN FOREST	AREA IN STREAM BUFFER	AREA IN WETLANDS	AREA IN FLOODPLAIN	FORESTED AREA IN STREAM BUFFER	FORESTED AREA IN WETLANDS	FORESTED AREA IN FLOODPLAIN
13.96 AC	8.1 AC	1.5 AC	2.82 AC	8.1 AC	4.0 AC	2.82 AC

SOILS CHART

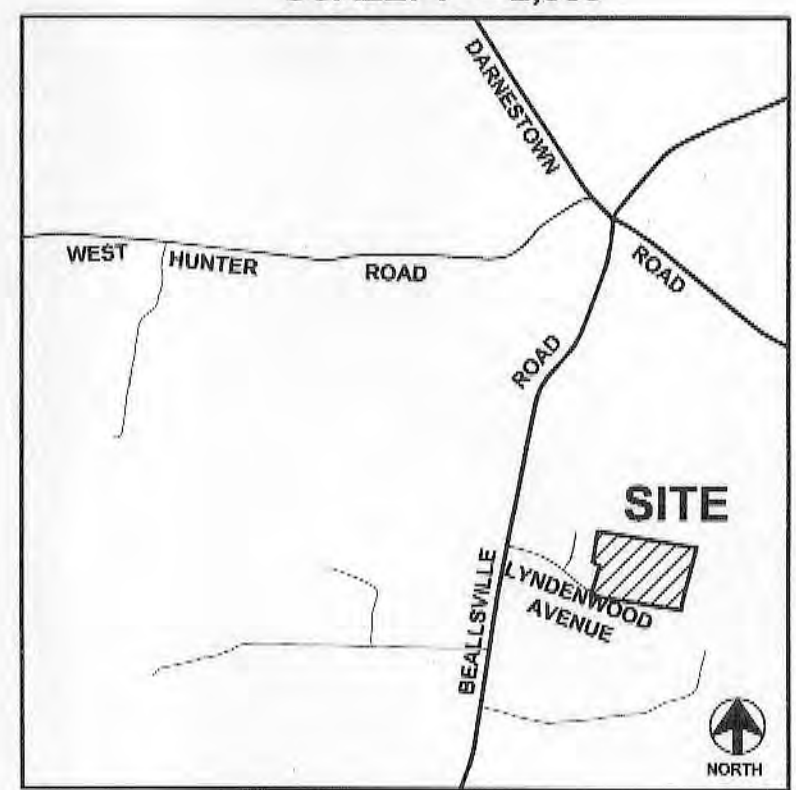
SYMBOL	NAME	K-Factor	HYDRIC	SLOPE	SEEDLING MORTALITY	COMMENTS	PRIME AGRICULTURAL	SEVERELY ERODIBLE	SERPENTINITIC
5B	Glenville silt loam	0.32	No	3-8%	Moderate	very deep & cool - moderately well drained	No	No	No
16 B	Brinklow-Blocktown Channery Silt Loam	0.28	No	3-8%	Slight	well drained & gently sloping	No	No	No
21B	Penn Silt Loam	0.32	No	3-8%	Slight	moderately deep & well drained	Yes	No	No
21C	Penn Silt Loam	0.32	No	8-15%	Slight	moderately deep & well drained	No	No	No
21D	Penn Silt Loam	0.32	No	15-25%	Slight	moderately deep & well drained	No	Yes	No
54A	Hatboro Silt Loam	0.49	Yes	0-3%	Slight	floodplain, deep, poorly drained	No	No	No

LEGEND:

- PROPERTY LINE
- CANOPY COVERAGE
- SOILS SERIES DIVIDE
- SIGNIFICANT/SPECIMEN TREES
- WETLANDS
- FLOODPLAIN
- SLOPES $\geq 25\%$
- SLOPES $\geq 15\%$ ON ERODIBLE SOILS
- EXISTING CATEGORY I CONSERVATION EASEMENT
- FOREST SAMPLING POINT
- EXISTING BUILDING



VICINITY MAP
SCALE: 1" = 2,000'



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NATURAL RESOURCES INVENTORY/
FOREST STAND DELINEATION
19701 LYNDENWOOD AVENUE
(PARCEL 511; Tax Map CU21)
Montgomery County, Maryland

Montgomery County
Planning Department
MAR 24 2016