

Resurvey on Kilmain - Pre-Preliminary Plan No. 720150110

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Staff Report Date: 4/7/17

Description:

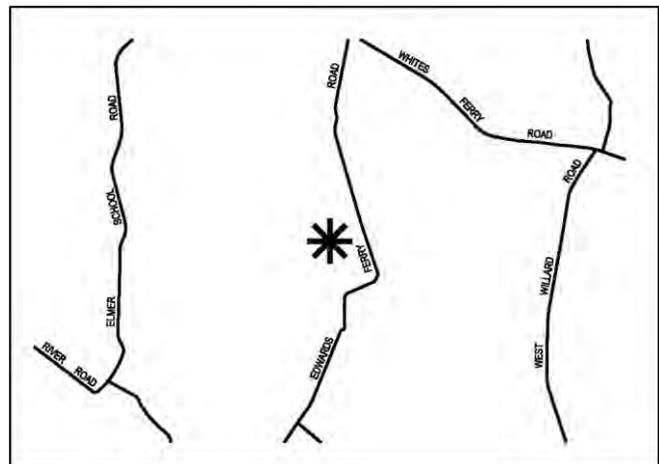
Resurvey on Kilmain - Pre-Preliminary Plan No. 720150110: Request for one, 14.51-acre lot; located on Club Hollow Road approximately 1,500 feet west of Edwards Ferry road. Agricultural Reserve Zone, *Agricultural and Rural Open Space (AROS) Master Plan.*

Accepted Date: March 30, 2015

Applicant: Leo Bassett, Jr. ("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 14.51 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 requirements 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.
2. The Applicant must dedicate and show on the record plat thirty-five (35) feet of dedication from the centerline of Club Hollow Road along the Subject property's entire frontage.
3. 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.
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 Resurvey on Kilmain property is located on the north side of Club Hollow Road, approximately 1,500 feet west of the intersection with Edwards Ferry Road, at address 21707 Club Hollow Road. The total property is 14.66 acres in size and is in the AR zone. The use of the property is primarily agricultural, and contains a main house and various agricultural structures. Club Hollow Road which runs across the property's southern boundary is a Rustic Road. The property is in the Broad Run Watershed (Use I-P) and contains two east-west running tributaries and the main stem of Broad Run. There is 3.94 acres of stream valley buffer (SVB) of which 2.87 acres is forested. Additionally, there is 3.2 acres in floodplain, and 1.1 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.

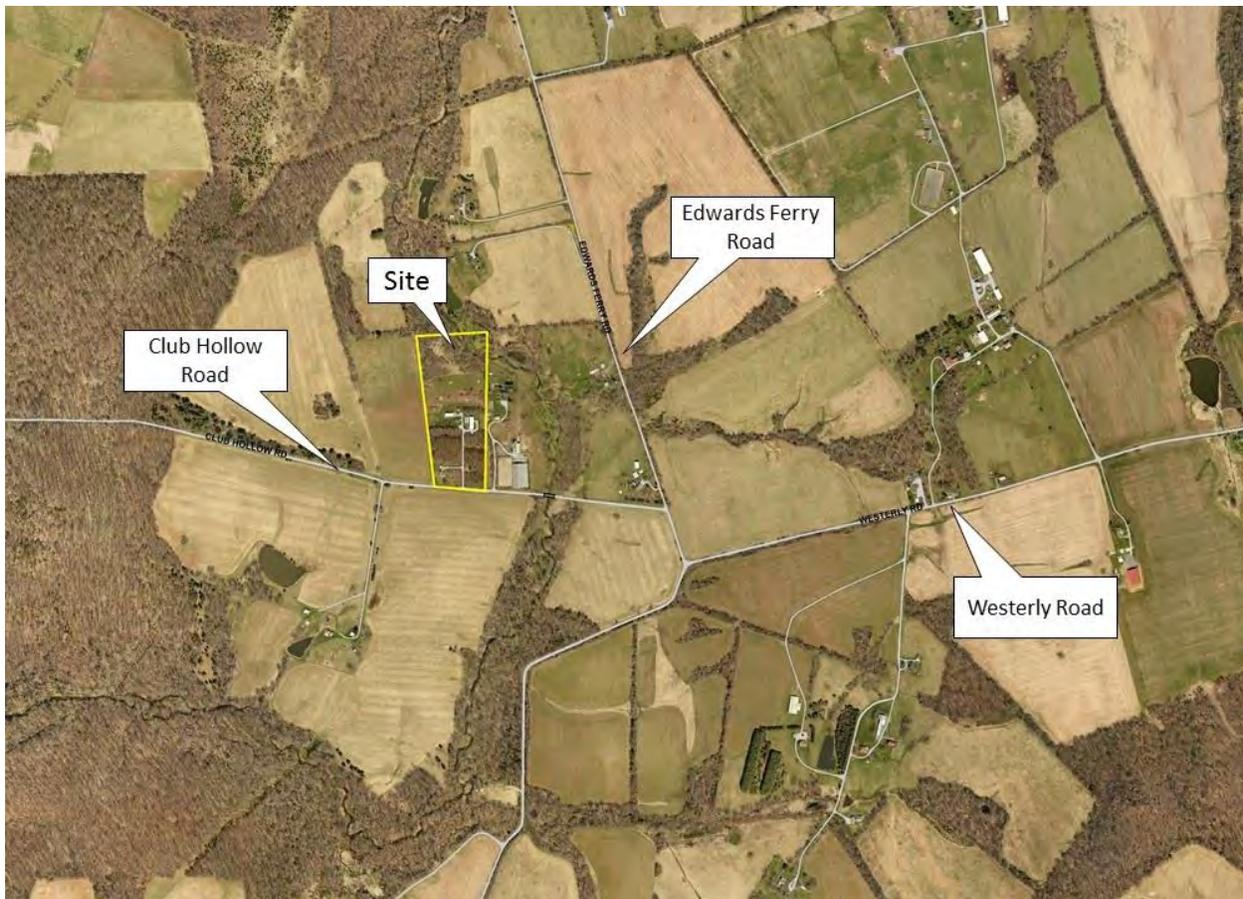


Figure 1: Aerial Photograph of Vicinity



Figure 2: Aerial Photograph of the Site

HISTORY

In 1981 when the property was rezoned from Rural Zone to RDT (AR), the subject property, parcel 510, was the same shape, size and configuration as it is today, 14.66 acres.

PROJECT DESCRIPTION

The current Application, designated Pre-Preliminary Plan number 720150110, Resurvey on Kilmain, requests approval of one (1) lot, at 14.51 acres, after dedication, to accommodate an existing one-family detached dwelling (Attachment 1). The Application is submitted under the minor subdivision process outlined in Section 50-35A(a)(8) of the Subdivision Regulations. This Section permits creating up to 5 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 14.51 acres, after dedication, and is being platted as one piece and not creating a farm reminder. The 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 majority of the subject property is used for agriculture or is environmentally sensitive. The proposed lot will be created in the same size, shape and configuration (minus dedication) 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 the Application is in substantial conformance to the Master Plan.

In addition to the Master Plan finding, the approval of the proposed lot will result in a new building and changes to frontage on Club Hollow Road which is identified as a rustic road in the Rustic Roads Functional Master Plan. The Rustic Roads Advisory Committee has reviewed the proposed lot and frontage improvements and has recommended the plan be approved with comments as detailed in the February 14, 2017 letter (Attachment 2).

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

Public Facilities

Roads and Transportation Facilities

The proposed lot does not generate 30 or more vehicle trips during the morning or evening peak-hours. Therefore, the Application is not subject to Local Area Transportation Review. Right-of-way dedication is required for Club Hollow Road in front of the portions of the Property that will be platted. 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 the existing driveway onto Club Hollow Road. Vehicular and pedestrian access for the subdivision will be adequate.

Transportation Policy Area Review

The Subject Property is located within the Rural West Policy Area for the Transportation Policy Area Review ("TPAR") test and is subject to the 2012-2016 Subdivision Staging Policy, and is exempt for both roadway and transit tests. In any case, TPAR payment would not apply because the Applicant will not receive a building permit before March 1st, 2017. As such, the Applicant will pay 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 February 1, 2016. (Attachment 3).

The plan 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 December 20, 2016 (Attachment 4).

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 Application is in 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 before March 1st, 2017, the Applicant will pay the impact fees based on the Subdivision Staging Policy currently in effect at time of permit.

3. *The size, width, shape, and orientation of the approved lots are 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 be the minimum necessary to accommodate the house and an on-site well and septic 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 14.51-acre lot envelops the entire parcel as it existed prior to 1981, and will not change the farmable area available.

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

The proposed lot 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 February 1, 2016.

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

The proposed lot fronts on a public street, Club Hollow Road. The Master Plan recommends 70 feet of right-of-way for Club Hollow Road. The Applicant will be dedicating 35 feet from centerline 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 14.66-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 14.51-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, SC2017012, 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 14.66 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 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 510 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 or 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 5) for the Property was approved on December 1, 2015. The NRI/FSD identifies the environmental constraints and forest resources on the Subject Property. There are 5.82 acres of forest, 1.71 acres of wetlands, 3.02 acres of 100-year floodplain, 3.94 acres of stream buffer, and multiple streams. There is no environmental impact associated with this application.

Forest Conservation

The Forest Conservation Plan covers 1.76 acres of the net tract area; 0.15 acres is being deducted as Right-of-way not being developed as part of this project, and 12.81 acres as agriculturally exempt. The Forest Conservation Plan will retain no existing forest, clear 0.37 acre of forest, and generate a 0.74-acre planting requirement. The applicant proposes to meet the planting requirement by retaining forest on the agricultural exempt portion of the Subject Property at a 2:1 ratio or, 1.5 acres of existing forest.

The submitted forest conservation plan, SC2017012, 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 in a memorandum dated April 23, 2015 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 (Attachment 6).

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 of 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 – Rustic Roads Advisory Committee Letter
- Attachment 3 – MCDPS Well & Septic Approval
- Attachment 4 – MCDPS Fire Access and Water Supply Approval
- Attachment 5 – Approved NRI/FSD
- Attachment 6 – MCDPS Stormwater Management Comments

- GENERAL NOTES**
- BOUNDARY INFORMATION AND TWO-FOOT CONTOUR DATA ARE BASED UPON SURVEYS PERFORMED BY CAS ENGINEERING, DATED DECEMBER, 2014.
 - TOTAL LOT AREA: PARCEL 510 = 638,589.60 SQ. FT. (14.66 ACRES)
 - PROPERTY IS LOCATED ON TAX MAP BT 341, PARCEL 510, RESURVEY ON KILMAIN.
 - PROPERTY IS LOCATED ON MISC 200' SHEET 223 NH 22.
 - PROPERTY IS LOCATED ON MONTGOMERY COUNTY SOILS SURVEY MAP No. 17, SOIL TYPE(S): 51A, 21C, AND 21B. BOHNSVILLE-MELVIN SILT LOAM AND PENN SILT LOAM.
 - PROPERTY IS LOCATED IN HYDROLOGIC SOIL GROUP 'B'.
 - FLOOD ZONES 'X' & 'A' PER F.E.I.A. FIRM MAPS, COMMUNITY PANEL NUMBER 2403C019D.
 - PROPERTY IS LOCATED IN THE LOWER BROAD RUN WATERSHED.
 - WATER CATEGORY - 6 SEWER CATEGORY - 6
 - LOCAL UTILITIES INCLUDE:
WATER & SEWER - PRIVATE WELL AND SEPTIC
ELECTRIC - PEPCO
TELEPHONE - VERIZON
GAS - WASHINGTON GAS
 - THIS PLAN CREATED WITHOUT THE BENEFIT OF A TITLE REPORT.
 - ALL OFFSITE FEATURES SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE INTENDED FOR ILLUSTRATIVE PURPOSES ONLY.
 - ALL VISIBLE WELL AND SEPTIC SYSTEMS WITHIN 100 FEET OF PROPERTY BOUNDARIES HAVE BEEN SHOWN HEREON.

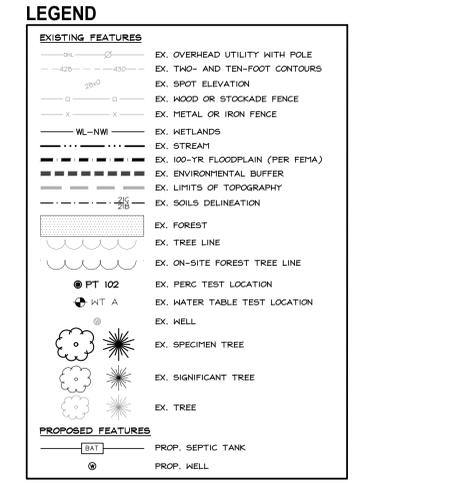
- SOILS TABLE**
- 21B PENN SILT LOAM, 3 TO 6 PERCENT SLOPES***
THIS MODERATELY FINE-TEXTURED SOIL IS MODERATELY DEEP, WELL DRAINED AND MODERATELY PERMEABLE. AVAILABLE WATER CAPACITY IS LOW. PRODUCTIVITY IS MODERATE. EROSION HAZARD IS SLIGHT. CAPABILITY SUBCLASS IS IIE.
- 21C PENN SILT LOAM, 6 TO 15 PERCENT SLOPES**
THIS MODERATELY FINE-TEXTURED SOIL IS MODERATELY DEEP, WELL DRAINED AND MODERATELY PERMEABLE. AVAILABLE WATER CAPACITY IS LOW. PRODUCTIVITY IS MODERATE. EROSION HAZARD IS MODERATE. CAPABILITY SUBCLASS IS IIE.
- 51A BOHNSVILLE-MELVIN SILT LOAM, OCCASIONALLY FLOODED**
THIS MODERATELY FINE-TEXTURED SOIL IS VERY DEEP, MODERATE TO SOMEWHAT POORLY DRAINED AND MODERATELY SLOWLY PERMEABLE. AVAILABLE WATER CAPACITY IS HIGH. PRODUCTIVITY IS HIGH. EROSION HAZARD IS SLIGHT. CAPABILITY SUBCLASS IS IIEH.
- *PRIME AGRICULTURAL SOIL (P.A.S.)

SITE / ZONING DATA

GROSS SITE AREA: 638,589.6 SQ. FT. ± (PER DEED)
DEDICATION: 6,560.7 S.F.
NET TRACT AREA: 632,028.9 SQ. FT. ±

ZONING: AR	REQUIRED	PROVIDED
MINIMUM LOT AREA	40,000 S.F.	LOT 2 632,028.9 S.F.
MINIMUM LOT FRONTAGE	25'	432.1'
MINIMUM LOT WIDTH AT B.R.L.	125'	438.6'
MAXIMUM LOT COVERAGE	10%*	PROV: 2.1% ±
MINIMUM SETBACK FROM PUBLIC RIGHT-OF-WAY	CLUB HOLLOW ROAD: 50.0' CLUB HOLLOW ROAD: 50.0'	
MINIMUM SETBACK FROM SIDE AND REAR LOT LINES	SIDES: 20' REAR: 35'	20' 35'
USE	SINGLE FAMILY RESIDENTIAL & AGRICULTURAL	SINGLE FAMILY RESIDENTIAL

*IN ACCORDANCE WITH THE MONTGOMERY COUNTY ZONING ORDINANCE, ACTUAL LOT COVERAGE TO BE VERIFIED AT BUILDING PERMIT SUBMITTAL.
NOTE: SITE / ZONING DATA PROVIDED HEREON IS SUBJECT TO CHANGE BASED ON FINAL ARCHITECTURAL AND SITE DESIGNS.

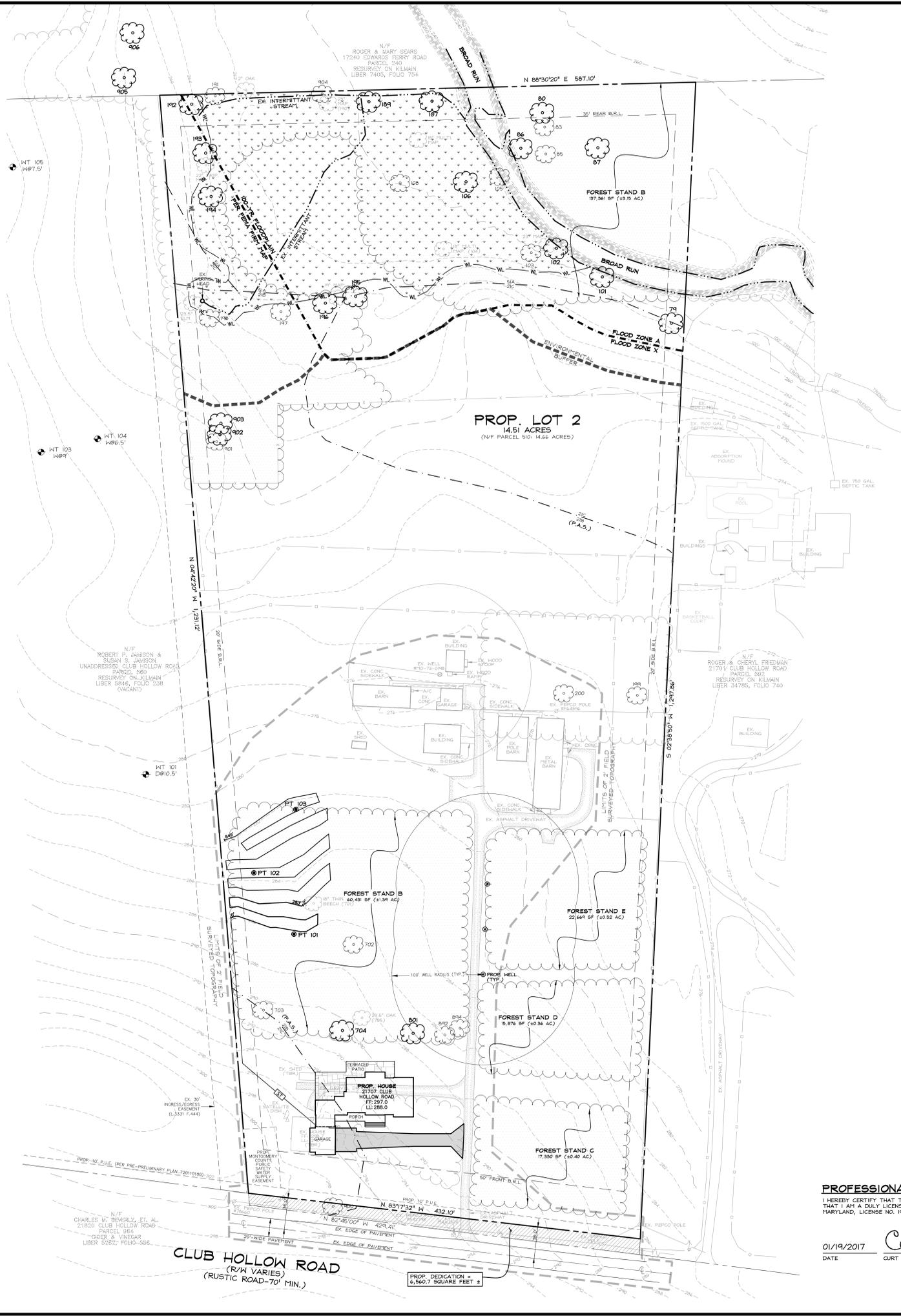


UTILITY INFORMATION

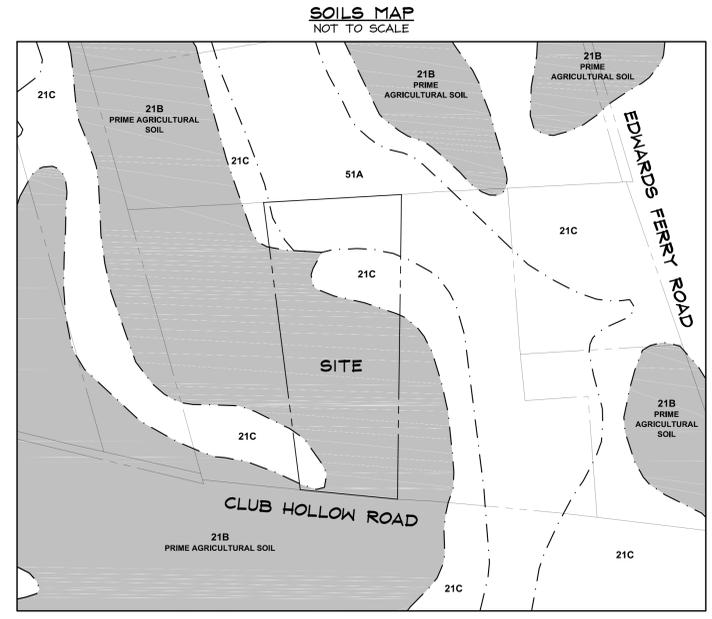
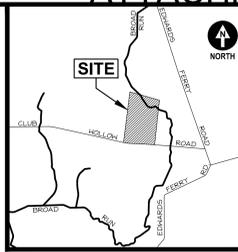
EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED. UTILITY LOCATIONS ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY.

UTILITY CO.	REQUEST DATE	BY	INFO. RECEIVED	PLAN REVISION	BY
AT&T	07/08/2014	ECT	NO FACILITIES		BOB
COMCAST	07/08/2014	ECT	NO FACILITIES		BOB
MD	07/08/2014	ECT	NO FACILITIES		BOB
PEPCO	07/08/2014	ECT	NO FACILITIES		BOB
VERIZON	07/08/2014	ECT	NO FACILITIES		BOB
WASH. GAS	07/08/2014	ECT	NO FACILITIES		BOB
W.S.S.C.	07/08/2014	ECT	NO FACILITIES		ECT
SEWER CONTRACT DRAWING	NOT AVAILABLE		NO FACILITIES		ECT
WATER CONTRACT DRAWING	NOT AVAILABLE		NO FACILITIES		ECT
W.S.S.C. CONNECTION PLUMBING CARDS	NOT AVAILABLE		NO FACILITIES		ECT

MISC UTILITY
FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-237-7777, OR LOG ON TO WWW.MISSUTILITY.MD.GOV 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY. THE COMPANY MUST NOTIFY ANY UTILITIES WITHIN 48 HOURS OF ANY WORK. THE COMPANY MUST NOTIFY ANY UTILITIES WITHIN 48 HOURS OF ANY WORK. THE COMPANY MUST NOTIFY ANY UTILITIES WITHIN 48 HOURS OF ANY WORK. THE COMPANY MUST NOTIFY ANY UTILITIES WITHIN 48 HOURS OF ANY WORK.



THIS PLAN IS FOR PLANNING BOARD APPROVAL TO CONVERT PARCEL P510 INTO A LOT OF RECORD VIA MINOR SUBDIVISION RECORD PLAT, IN ACCORDANCE WITH MONTGOMERY COUNTY CODE SECTION 50-35A(a)(8).



TREE DATA (TREES 24" AND GREATER ONLY)

TREE NO.	COMMON NAME	SPECIES NAME	DIB (IN)	COND.	COMMENTS
79	Silver Maple	Acer saccharinum	30	good	Multi.
80	Silver Maple	Acer saccharinum	30	poor	Multi., Decay/Fungus
83	Red Maple	Acer rubrum	24	good	
85	American Sycamore	Platanus occidentalis	25.5	good	
86	Silver Maple	Acer saccharinum	30	good	Multi.
87	Silver Maple	Acer saccharinum	38	good	Triple
101	Silver Maple	Acer saccharinum	30	good	Twin
102	Silver Maple	Acer saccharinum	38	good	Multi., Roots undercut at stream
103	Red Maple	Acer rubrum	24	good	Co-dominant w/ included bark
105	Red Maple	Acer rubrum	24	good	Twin (24" & 20"), Co-dominant w/ inner bark
106	Black Cherry	Prunus serotina	31.5	good	
107	Red Maple	Acer rubrum	36	good	Multi.
108	Red Maple	Acer rubrum	24	good	Multi.
189	Red Maple	Acer rubrum	32	good	Multi.
191	American Elm	Ulmus americana	25	good	
192	American Sycamore	Platanus occidentalis	33	good	
193	Red Maple	Acer rubrum	35	fair	Triple, Decay
194	Red Maple	Acer rubrum	37	fair	Twin, Decay, Topped
195	Red Maple	Acer rubrum	34	poor	Twin, Co-dominant w/ included bark, Severe decay
196	Red Maple	Acer rubrum	46	good	Co-dominant w/ included bark
197	Red Maple	Acer rubrum	38	fair	Twin, Co-dominant w/ included bark
198	Red Maple	Acer rubrum	28	good	Twin (28" & 22"), Co-dominant w/ included bark
199	Red Oak	Quercus rubra	24	good	Co-dominant at 20'
200	Red Oak	Quercus rubra	25.5	good	Heavy Ivy
702	Red Oak	Quercus rubra	25.5	good	
703	Red Oak	Quercus rubra	29	good	Slight dieback in canopy
704	Red Oak	Quercus rubra	30	good	
801	Red Oak	Quercus rubra	30.5	good	
892	Red Oak	Quercus rubra	29	good	
894	Red Oak	Quercus rubra	28	good	
900	Red Oak	Quercus rubra	28	good	Not tagged in field
901	Tree of Heaven	Ailanthus altissima	25	good	Not tagged in field, Size approximate, Accessibility limited due to junk piles
902	Bowlder	Acer negundo	30	good	Not tagged in field, Size approximate, Accessibility limited due to junk piles
903	Bowlder	Acer negundo	30	good	Not tagged in field, Size approximate, Accessibility limited due to junk piles
904	Red Maple	Acer rubrum	24	good	Not tagged in field
905	American Sycamore	Platanus occidentalis	30	good	Size & Location approximate, Offsite tree
906	Red Maple	Acer rubrum	60	good	Multi., Size & Location approximate, Offsite tree

SPECIMEN TREES ARE INDICATED WITH BOLD TYPE.

THE HOUSE SHOWN ON THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY.

PROFESSIONAL ENGINEER CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 19668, EXPIRATION DATE 3/9/2018.

01/19/2017
DATE
Curt A. Schreffler
CURT A. SCHREFFLER, PE

OWNER
LEO BASSETT, JR.
21707 CLUB HOLLOW ROAD
POOLESVILLE, MD 20837
(301) 472-8052 PHONE
leo@electronicinstruments.com



21707 CLUB HOLLOW ROAD
PROP. LOT 1 (N/F PARCEL 510)
RESURVEY ON KILMAIN
PRE-PRELIMINARY PLAN
MNCPPC NO. 720150110

21707 CLUB HOLLOW ROAD, POOLESVILLE, MD 20837

PROP. LOT 1 (N/F PARCEL 510)
RESURVEY ON KILMAIN
POOLESVILLE (3RD) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

PRE-PRELIMINARY PLAN

CIVIL • SURVEYING • LAND PLANNING

10 South Bentz Street
Frederick, Maryland 21701
301-807-8045 fax
www.casengineering.com
info@casengineering.com

CAS ENGINEERING
Experience you can build on.

DATE: 12/2014
PROJECT: 14-188
ENGINEERING: N/A
ILLUSTRATION: JSC
SCALE: 1"=50'
APPROVAL: CAS

DATE: 01/19/17
BY: JSC
PRE-PRELIMINARY PLAN SENT TO MNCPPC REQUESTING A PLANNING BOARD DATE: []

1 OF 1



RUSTIC ROADS ADVISORY COMMITTEE

February 14, 2017

Curt Schreffler, PE
CAS Engineering
10 South Bentz Steret
Frederick, MD 21071

RE: Club Hollow Road, rustic road, fire cistern easements
Bassett property, Resurvey on Kilmain, 720150110
Jamison property, Club Hollow Property, 720110100, 220141180

Dear Mr. Schreffler:

Thank you for presenting the joint fire cistern easement alternative on Club Hollow Road, a rustic road, to our committee on November 29, 2016.

There are currently two fire cistern easement areas proposed on two adjacent properties, the Bassett and Jamison properties, on this rustic road. We understand that neither property owner is being asked to install a cistern or access driveway; the easements would allow future installation by others. The Jamison easement is parallel to the road, and would involve widening the rustic road by approximately 12 feet. The Bassett easement is perpendicular to the rustic road, and involves a 32-foot wide paved driveway and fire cistern access area, close to and in clear view of the rustic road. We consider both proposals to negatively impact the character of the rustic road.

To reduce the negative impacts, a single easement is proposed at the southwestern corner of the Bassett Property. The alternative you have provided us (dated 12/13/2016) shows an easement perpendicular to the road, adjacent to the common property boundary that will accommodate the future 20-foot driveway and fire cistern. As proposed, there will be three above-ground structures that may be visible from the rustic road: a dry hydrant, a concrete slab, and a circular lid that cover an access point to the cistern vault. The proposed structures are to be approximately 41 feet outside of the proposed right-of-way. A 20-foot driveway will be located within the right-of-way to provide access to the proposed cistern.

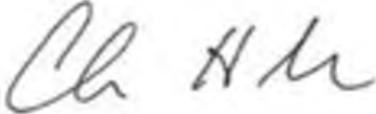
We recommend approval of this proposed fire access easement, contingent upon the removal of the other two cistern easements proposed on the Bassett and Jamison properties. At the time of permitting, if the following elements cannot be accommodated, we would like to review the final plans:

- The access driveway should be constructed at the time of installation of the cistern.
- MCDPS staff reviewing this fire access easement has indicated that the driveway can be constructed with an appropriate gravel mix; gravel is preferred to asphalt.
- The driveway apron width should match the existing 26-foot wide apron on the fire cistern installation on Stoney Creek Road, a rustic road.

- Provide screening for the above-ground structures using native plants arranged in a naturalistic design.

Thank you for your presentation and especially for your assistance in coordinating this project. If you have any questions, you may reach us through our staff coordinator Michael Knapp, at 240-777-6335 or Michael.Knapp@montgomerycountymd.gov.

Sincerely,



Christopher H. Marston, Chair
Rustic Roads Advisory Committee

Committee Members: Todd Greenstone, Thomas Hartsock, Sarah Navid, Jane Thompson, Robert Tworowski

Cc: Leo Bassett, Jr.
Robert Jamison
Jared Sims Carhart, CAS Engineering
Thomas A. Maddox, Land Surveyor
Marie LaBaw, PE, MCDPS
Joshua Penn, M-NCPPC
Stephen Smith, M-NCPPC
Carol Rubin, M-NCPPC
Richard Weaver, M-NCPPC
Leslie Saville, M-NCPPC



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

MEMORANDUM

February 1, 2016

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

FROM: Diane R. Schwartz Jones, Director
Department of Permitting Services *Diane R. Schwartz Jones*

SUBJECT: Status of Preliminary Plan: Resurvey on Kilmain – Lot 1
720150110

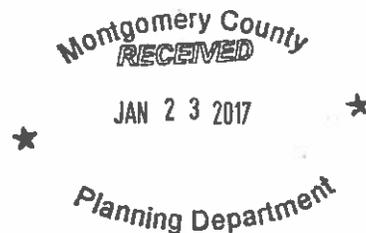
This is to notify you that the Well & Septic Section of MCDPS approved the plan received in this office on January 8, 2106.

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. The record plat must show the septic reserve area as it is shown on this plan.

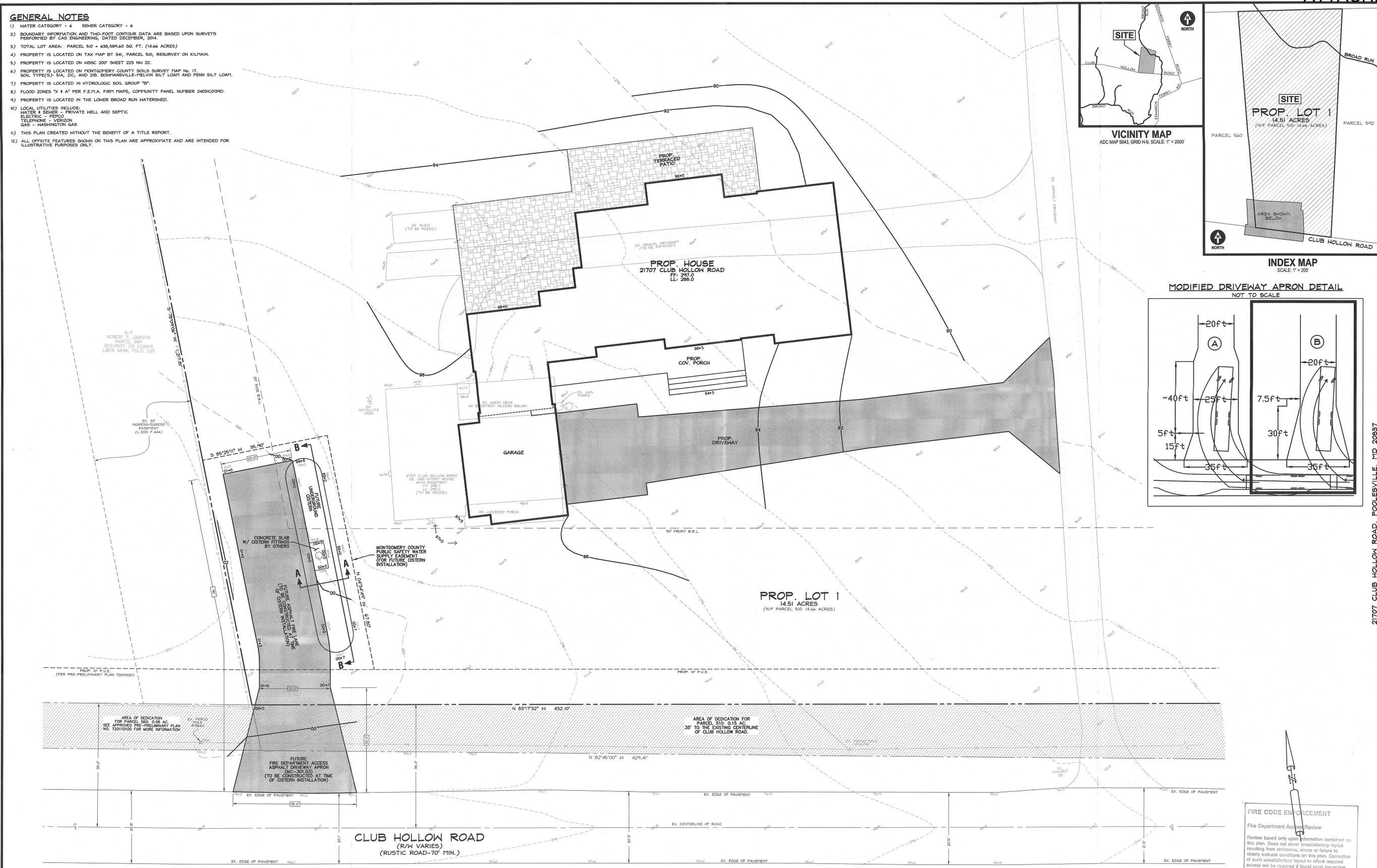
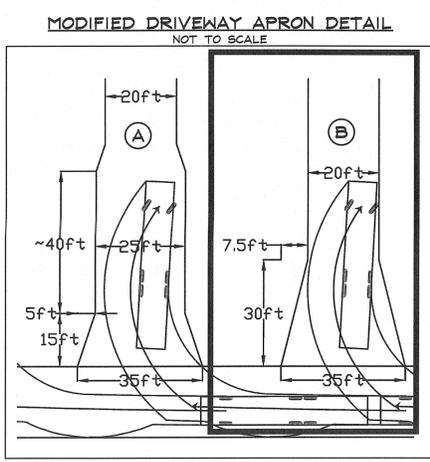
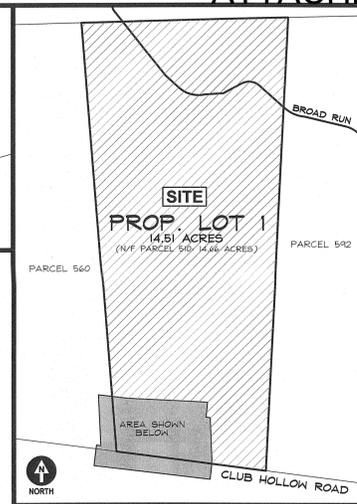
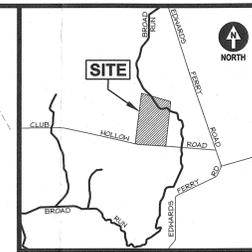
If you have any questions, please contact Heidi Scott at (240) 777-6318.

Cc: Cas Engineering
File



GENERAL NOTES

- 1) WATER CATEGORY - 6 SEWER CATEGORY - 6
- 2) BOUNDARY INFORMATION AND TWO-FOOT CONTOUR DATA ARE BASED UPON SURVEYS PERFORMED BY CAS ENGINEERING, DATED DECEMBER, 2014.
- 3) TOTAL LOT AREA: PARCEL 510 = 630,584.60 SQ. FT. (14.66 ACRES)
- 4) PROPERTY IS LOCATED ON TAX MAP BT 941, PARCEL 510, RESURVEY ON KILMAIN.
- 5) PROPERTY IS LOCATED ON M&S 2007 SHEET 223 N4 22.
- 6) PROPERTY IS LOCATED ON MONTGOMERY COUNTY SOILS SURVEY MAP No. 17, SOIL TYPE(S), 51A, 21C, AND 21B, BOMMANSVILLE-MELVIN SILT LOAM AND PENN SILT LOAM.
- 7) PROPERTY IS LOCATED IN HYDROLOGIC SOIL GROUP "B".
- 8) FLOOD ZONES "X & A" PER F.E.M.A. FIRM MAPS, COMMUNITY PANEL NUMBER 24031C0194D.
- 9) PROPERTY IS LOCATED IN THE LOWER BROAD RUN WATERSHED.
- 10) LOCAL UTILITIES INCLUDE:
WATER & SEWER - PRIVATE WELL AND SEPTIC
ELECTRIC - PERCO
TELEPHONE - VERISON
GAS - WASHINGTON GAS
- 11) THIS PLAN CREATED WITHOUT THE BENEFIT OF A TITLE REPORT.
- 12) ALL OFFSITE FEATURES SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE INTENDED FOR ILLUSTRATIVE PURPOSES ONLY.



UTILITY INFORMATION

EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED. UTILITY LOCATIONS ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY.

UTILITY CD.	REQUEST DATE	BY	INFO. RECEIVED	PLAN REVISED	BY
AT&T	07/08/2014	ECT	08/24/2014	NO FACILITIES	BCB
COMCAST	07/08/2014	ECT	08/26/2014	NO FACILITIES	BCB
MCI	07/08/2014	ECT	-	NO FACILITIES	BCB
PERCO	07/08/2014	ECT	-	NO FACILITIES	BCB
VERISON	07/08/2014	ECT	07/30/2014	NO FACILITIES	BCB
WASH. GAS	07/08/2014	ECT	07/21/2014	NO FACILITIES	ECT

MISS UTILITY

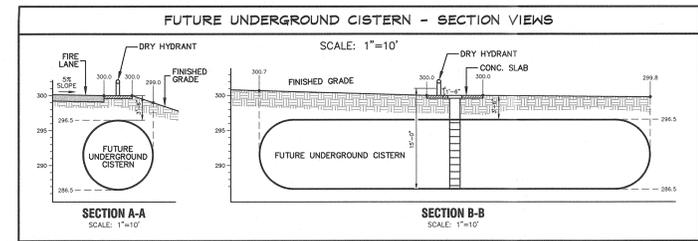
SEWER CONTRACT DRAWING	NOT AVAILABLE	NO FACILITIES	ECT
WATER CONTRACT DRAWING	NOT AVAILABLE	NO FACILITIES	ECT
HOURS-CONNECTION PLUMBING CARDS	NOT AVAILABLE	NO FACILITIES	ECT

FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-287-7772, OR LOG ON TO WWW.MISSUTILITY.COM. AS WORK IS ADVANCED, IT IS YOUR RESPONSIBILITY TO NOTIFY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 38A OF THE MONTGOMERY COUNTY CODE.

LEGEND

EXISTING FEATURES	
	EX. OVERHEAD UTILITY WITH POLE
	EX. TWO- AND TEN-FOOT CONTOURS
	EX. SPOT ELEVATION

PROPOSED FEATURES	
	PROP. CONTOUR WITH ELEVATION
	PROP. SPOT ELEVATION
	PROP. SURFACE FLOW DIRECTION

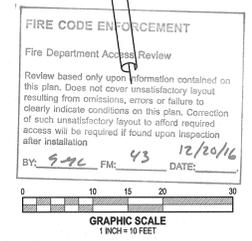


PROFESSIONAL ENGINEER CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 19564, EXPIRATION DATE 9/30/2018. THIS PLAN IS INTENDED TO SUPPLEMENT MNCPPC PRE-APPLICATION CONCEPT PLAN NO. 72015010, AND IS NOT TO BE USED FOR CONSTRUCTION.

12/20/2016 DATE
 CURT A. SCHREFFLER, PE
 CURT A. SCHREFFLER, PE

OWNER
 LEO BASSETT, JR.
 21707 CLUB HOLLOW ROAD
 POOLESVILLE, MD 20837
 (301) 472-4052 PHONE
 leo@electronicmemoservice.com



21707 CLUB HOLLOW ROAD
 PROP. LOT 1 (N/F PARCEL 510)
 RESURVEY ON KILMAIN
 FIRE DEPARTMENT ACCESS &
 CISTERN EASEMENT PLAN
 MNCPPC NO. 72015010

DATE	BY	REVISION
03/03/16	JSC	FDMP TO FIRE & RESCUE SERVICES FOR APPROVAL
07/09/16	JSC	REVISED FDMP PER PUBLIC ROAD ADVISORY COMMITTEE (TO FRS FOR INITIAL REVIEW)
11/22/16	JSC	REVISED FDMP PER FRS INITIAL REVIEW
12/19/16	JSC	REVISED FDMP TO SHIFT FRS APPROVALS & EASEMENT 10 FEET TO THE EAST
12/20/16	JSC	TO FRS FOR APPROVAL

21707 CLUB HOLLOW ROAD, POOLESVILLE, MD 20837
 PROP. LOT 1 (N/F PARCEL 510)
RESURVEY ON KILMAIN
 POOLESVILLE (3RD) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND
FIRE DEPARTMENT ACCESS & CISTERN EASEMENT PLAN

10 South Bentz Street
 Frederick, Maryland 21701
 301-407-8031 office
 301-407-8045 fax
 www.casengineering.com
 info@casengineering.com

CIVIL • SURVEYING • LAND PLANNING

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1 OF 1



Department of Permitting Services
Fire Department Access and Water Supply Comments

DATE: 20-Dec-16
TO: Curt Schreffler - curt@casengineering
CAS Engineering
FROM: Marie LaBaw
RE: Resurvey on Kilmain (21707 Club Hollow Road)
720150110

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **20-Dec-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.

***** Modified easement location *****

GENERAL NOTES

- 1) BOUNDARY INFORMATION AND TWO-FOOT CONTOUR DATA ARE BASED UPON SURVEYS PERFORMED BY CAS ENGINEERING, DATED DESCRIPTION, 2004.

NRI NOTES

- 1) SUBJECT PROPERTY IS LOCATED IN THE LOWER BROAD RUN WATERSHED (USE 1-197).

FOREST STAND ANALYSIS

FOREST STAND 'A' - FOREST RANKING 12-15 (WINTER ANALYSIS) THIS STAND CONSISTS OF A 33.15 ACRE FOREST. THE COMMON TREE SPECIES WITHIN THIS FOREST STAND ARE AMERICAN BEECH, PINEYRIDGE AND RED OAK. THE ONLY UNDERSTORY SPECIES IS AMERICAN BEECH. THE WOOD SHRUBS AND VINES CONSIST OF MOSTLY OF AMERICAN BEECH AND VINES INCLUDING GREENBRIER, GREENBRIER, MULTIFLORA ROSE AND ENGLISH IVY. THE UNDERSTORY IS MOSTLY OPEN WITH HEAVY INVASIVE GRASSES WITH AREAS NEAR OR WITHIN FLOODPLAINS. MOST SPECIES IN THESE AREAS ARE TOLERANT OF INUNDATION. OVERALL THE STAND APPEARS TO BE IN GOOD CONDITION WITH LOW LYING AREAS NEAR OR WITHIN FLOODPLAINS. MOST SPECIES IN THESE AREAS ARE TOLERANT OF INUNDATION. OVERALL THE STAND APPEARS TO BE IN GOOD CONDITION.

SOILS TABLE

- 21B PENN SILT LOAM, 3 TO 8 PERCENT SLOPES THIS MODERATELY FINE-TEXTURED SOIL IS MODERATELY DEEP, WELL DRAINED AND MODERATELY FERTILE. AVAILABLE WATER CAPACITY IS LOW. PRODUCTIVITY IS MODERATE. EROSION HAZARD IS SLIGHT. CAPABILITY SUBCLASS IS IIE.

FLOODPLAIN NOTE

100-YEAR FLOODPLAIN DENOTED HEREON IS BASED ON FEMA FIRM MAPS.

WETLANDS NOTE

WETLANDS/MATERS JURISDICTION CAN ONLY BE DETERMINED BY THE ACOE AND/OR MDE. UNTIL THESE RESOURCES HAVE BEEN CONFIRMED BY THE AGENCIES THROUGH A JURISDICTIONAL DETERMINATION AND/OR THE PERMITTING PROCESS, IF APPLICABLE, THE DELINEATION SHOWN HEREON SHOULD ONLY BE USED FOR PRELIMINARY PLANNING PURPOSES.

LEGEND

- EXISTING FEATURES
EX. OVERHEAD UTILITY WITH POLE
EX. TWO- AND TEN-FOOT CONTOURS
EX. SPOT ELEVATION
EX. HOOD OR STOCKADE FENCE
EX. METAL OR IRON FENCE
EX. WETLANDS
EX. STREAM
EX. 100-YR FLOODPLAIN (PER FEMA)
EX. ENVIRONMENTAL BUFFER
EX. LIMITS OF TOPOGRAPHY
EX. SOILS DELINEATION
EX. FOREST
EX. STEEP SLOPES (> 25%)
EX. TREE LINE
EX. ON-SITE FOREST TREE LINE
EX. SPECIMEN TREE (> 30" DBH)
EX. SIGNIFICANT TREE (> 24" DBH)

TREE DATA

(TREES 24" AND GREATER ONLY)

Table with columns: TREE NO., COMMON NAME, SPECIES NAME, DBH (IN), COND., COMMENTS. Lists various tree specimens like Silver Maple, Red Maple, American Sycamore, etc.

UTILITY INFORMATION

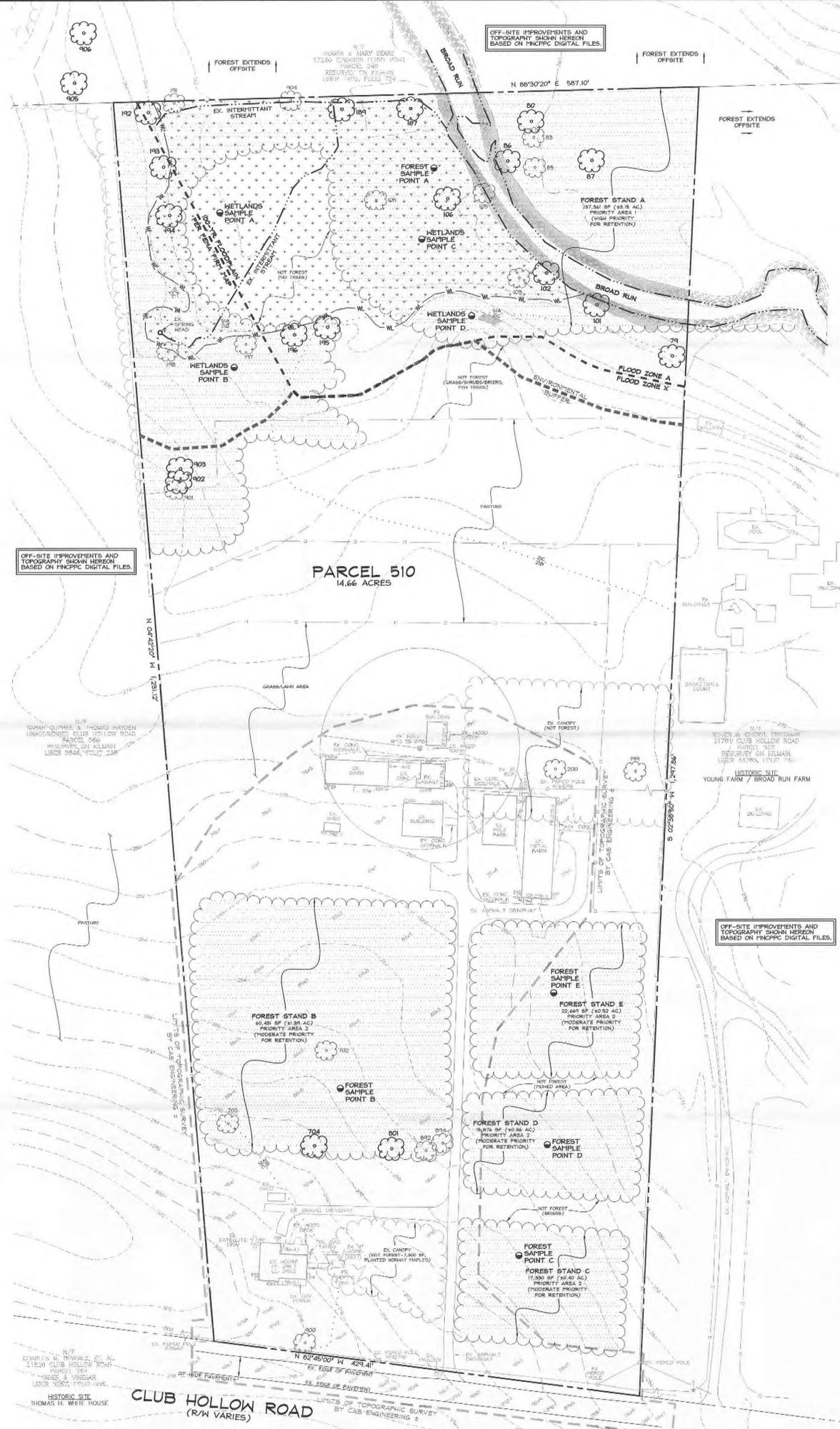
EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED. UTILITY LOCATIONS ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY.

Table with columns: UTILITY CD, REQUEST DATE, BY, INFO RECEIVED, PLAN REVISED, BY. Lists utility requests for water, sewer, gas, etc.

MISS UTILITY: FOR LIST OF UTILITIES, CALL "MISS UTILITY" AT 1-800-327-1171, OR LOG ON TO WWW.MISSUTILITY.MD.GOV. 48 HOURS IN ADVANCE OF ANY WORK IN THIS ZONE.

ENVIRONMENTAL DATA TABLE

Table with columns: FEATURE, ACREAGE. Lists environmental features like Area of Steep Slopes, Forested Floodplain Area, etc.



PRINTED BY NOV 17 2015 CAS ENGINEERING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
NRI/PSD PLAN Approved 4/20/15
NRI/PSD NO. 420151920
Data Approved: 12/1/2015
Expiration Date: 12/1/2017
Signatures: Jeffrey A. Robertson, Jeffrey A. Robertson

CERTIFICATION OF QUALIFIED PROFESSIONAL
I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH MARYLAND STATE AND MONTGOMERY COUNTY FOREST CONSERVATION LAWS, AND M-NCPPC GUIDELINES.
11/17/2015 DATE
JEFFREY A. ROBERTSON ENGINEER OR PROFESSIONAL QUALIFIED PROFESSIONAL

OWNER: LEO BASSETT, JR., 21707 CLUB HOLLOW ROAD, POOLESVILLE, MD 20837
GRAPHIC SCALE 1"=50 FEET
21707 CLUB HOLLOW ROAD * PARCEL 510 RESURVEY ON KILMAIN NATURAL RESOURCES INVENTORY / FOREST STAND DELINEATION PLAN

Project information sidebar including: DATE 12/2014, PROJECT 14-188, REVISIONS table, CLIENT RESURVEY ON KILMAIN, and a large '1 OF 1' footer.

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES
255 Rockville Pike, 2nd Floor, Rockville, Maryland 20850-4153

Date: April 23, 2015

MEMO TO: Mark Pfefferte, Supervisor for
Development Review Committee, MNCPPC

FROM: William Campbell, Senior Permitting Services Specialist
Division of Land Development Services, MCDPS

SUBJECT: Stormwater Management Concept Plan/Floodplain Review
Preliminary Plan Pre -720150110 ; Resurvey on Kilman
Subdivision Review Meeting April 27, 2015 SWM File # NA
DPS Reviewer NA

The subject plan has been reviewed to determine if it meets the requirements of Executive Regulation 7-02AM for stormwater management and Executive Regulation 108-92 AM for Floodplain. The following summarizes our findings:

SM CONCEPT PLAN PROPOSED:

- On-site: CPv WQv Both ESD
 CPv < 2cfs, not required
 Waiver: CPv WQv Both ESD
 On-site/Joint Use Central (Regional): waived to
 Existing Concept: Approved Date,
 Other

Type Proposed:

- Infiltration Retention Surface Detention Wetland Sand Filter
 Separator Sand Filter Underground Detention Non Structural Practices Other

FLOODPLAIN STATUS: 100-Year Floodplain On-Site Yes No Possibly

- Provide the source of the 100-Year Floodplain Delineation for approval:
 Source of the 100-Year Floodplain is acceptable.
 Submit drainage area map to determine if a floodplain study (>or equal to 30 acres) is required.
 Dam Breach Analysis Approved Under Review
 100 yr. floodplain study Approved Under Review

SUBMISSION ADEQUACY COMMENTS:

- Downstream notification is required.
 The following additional information is required for review: _____

RECOMMENDATIONS:

- Approve as submitted with conditions (see approval letter).
 Incomplete; recommend not scheduling for Planning Board at this time.
 Hold for outcome of the SWM Concept review.
 Comments/Recommendations: Submit a Storm water concept with a geotechnical report at the Preliminary Plan stage or if there is no Preliminary plan then with the sediment control application.