



J&M Andrews Farm, Administrative Subdivision Plan No. 620190110

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| <input type="checkbox"/> | Sandra Pereira, Supervisor, Area 3, Sandra.Pereira@Montgomeryplanning.org 301-495-2186 |
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Completed: 10/25/19

Description

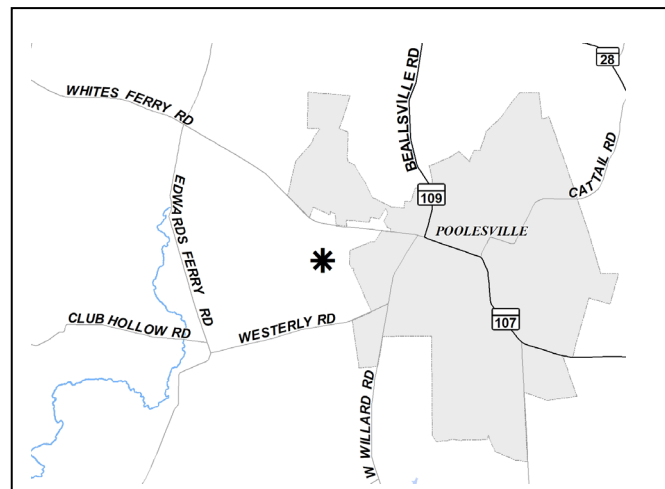
J&M Andrews Farm, Administrative Subdivision Plan No. 620190110: Application to create three lots greater than 5 acres in the Agriculture Reserve (AR) zone; 198.70 acres; on Westerly Road, west of West Willard lane and west of the Town of Poolesville; Parcel: 700; 1980 *Preservation of Agriculture and Rural Open Space Functional Master Plan*.

Recommendation – Approval with conditions

Applicant: J&M Andrews Farm, LLC.

Acceptance Date: June 13, 2019

Review Basis: Chapter 50, Chapter 59 & Chapter 22A



Summary

- Staff recommends **Approval with conditions**.
- Although this application is an Administrative Subdivision Plan, typically acted on by the Director, approval of lots greater than 5 acres in the AR zone requires Planning Board action.
- Meets the applicability requirements for Administrative Subdivision Plan to create a lot for a detached house.
- Substantially conforms to the 1980 *Preservation of Agriculture and Rural Open Space Functional Master Plan*.
- The Planning Director granted one 30-day regulatory review extension.
- The Planning Board granted one regulatory review extension, valid until November 11, 2019.
- Staff received two letters of concern related to the proposed well and septic systems.

RECOMMENDATION AND CONDITIONS

RECOMMENDATION: Approval subject to the following conditions:

1. This Administrative Subdivision Plan is limited to three lots for three single family detached dwelling units.
2. The Applicant must submit a revised forest conservation plan consistent with Chapter 22A prior to recordation of the record plat.
3. The Applicant must submit a revised administrative subdivision plan indicating "Outlot A" as a unplatted remainder not an outlot.
4. The Applicant must dedicate and show on the record plat(s) the dedication of 35 feet of right-of-way from the existing pavement centerline along the Subject Property frontage for Westerly Road and 40 feet of right-of-way from the existing pavement centerline along the Subject Property frontage for Whites Ferry Road.
5. Prior to recordation of the plat, the Applicant must record a covenant for the unplatted balance of the tract noting that density and development rights have been used for the new lots and noted on the record plat for the lots.
6. Prior to the approval of a record plat, the Applicant must receive approval of a stormwater concept plan from the Montgomery County Department of Permitting Services ("MCDPS") – Water Resources Section.
7. The Staff has reviewed and accepts the recommendations of the Montgomery County Department of Transportation ("MCDOT") in its letter dated October 2, 2019, and hereby incorporates them as conditions of the Administrative Subdivision Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDOT provided that the amendments do not conflict with other conditions of the Administrative Subdivision Plan approval.
8. The Staff has reviewed and accepts the recommendations of the MCDPS Fire Department Access and Water Supply Section in its letter dated July 16, 2019, and hereby incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which MCDPS may amend if the amendments do not conflict with other conditions of Administrative Subdivision Plan approval.
9. The Staff has reviewed and accepts the recommendations of the MCDPS – Well and Septic Section in its letter dated July 14, 2019, and hereby incorporates them as conditions of the Administrative Subdivision Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDPS – Well and Septic Section provided that the amendments do not conflict with other conditions of the Administrative Subdivision Plan approval.
10. The record plat must show necessary easements.
11. The Applicant must include with the submission of each record plat an affidavit to verify the availability of a TDR for each lot shown on that plat. Include a note referencing the affidavit on record plat.
12. The record plat(s) must contain the following note:

Agriculture is the preferred use in the Agricultural 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.

13. The Adequate Public Facility ("APF") review for the Administrative Subdivision Plan will remain valid for sixty (60) months from the date of mailing of this Planning Board Resolution.

14. The certified Administrative Subdivision Plan must contain the following note:

Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, site circulation, and sidewalks shown on the Administrative Subdivision Plan are illustrative. The final locations of buildings, structures and hardscape will be determined at the time of issuance of building permit(s). Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height, and lot coverage for each lot. Other limitations for site development may also be included in the conditions of the Planning Board's approval.

ADMINISTRATIVE SUBDIVISION SUMMARY

Section 50.6.1 of the County Code permits subdivision of land by filing an Administrative Subdivision Plan instead of a Preliminary Plan of Subdivision in limited circumstances. The necessary technical requirements of these applications must be reviewed under Section 50.4.3.

Under Section 50.6.3.B, the Planning Director must act upon the application, in writing, or may require that the application be acted upon by the Planning Board. In this particular case, the proposed lots are greater than 5 acres in the AR zone. Therefore, it is being forwarded to the Planning Board to make the necessary findings.

A Pre-submittal Community Meeting is not required. However, applicants must post signs on the development site and provide public notice that the application has been filed under Section 50.00.01.04 of the Administrative Procedures for Subdivision Plan Review.

On June 13, 2019, J&M Andrews Farm LLC ("Applicant") filed an Administrative Subdivision Plan application designated J&M Andrews Farm Administrative Subdivision Plan No. 620190110 ("Administrative Plan" or "Application"). The Application was filed for approval of three lots on 198.70 acres of land in the AR zone, located on Westerly Road, west of West Willard lane, west of Town of Poolesville (Parcel 700, Tax Map CT122) ("Subject Property"), in the Preservation of Agriculture and Rural Open Space Functional Master Plan ("Master Plan") area.

A notice of the Application was sent to all required parties by the Applicant on June 14, 2019. The notice gave the interested parties 15 days to review and comment on the contents of the Application. Staff received two letters with concerns regarding the Application, which are further discussed below in the Community Outreach section of the staff report.

PROPERTY AND VICINITY DESCRIPTION

Site Description

As depicted in the figures below, the Property is a working farm, known as J&M Andrews Farm. The surrounding area is predominately farm and agricultural land, except to the east, which is in the limits of the Town of Poolesville and developed as small lot residential detached houses. The Property is within the W-6 and S-6 water and sewer service categories, respectively. Parcel 100, which is roughly in the center of the Property, is not part of this Application

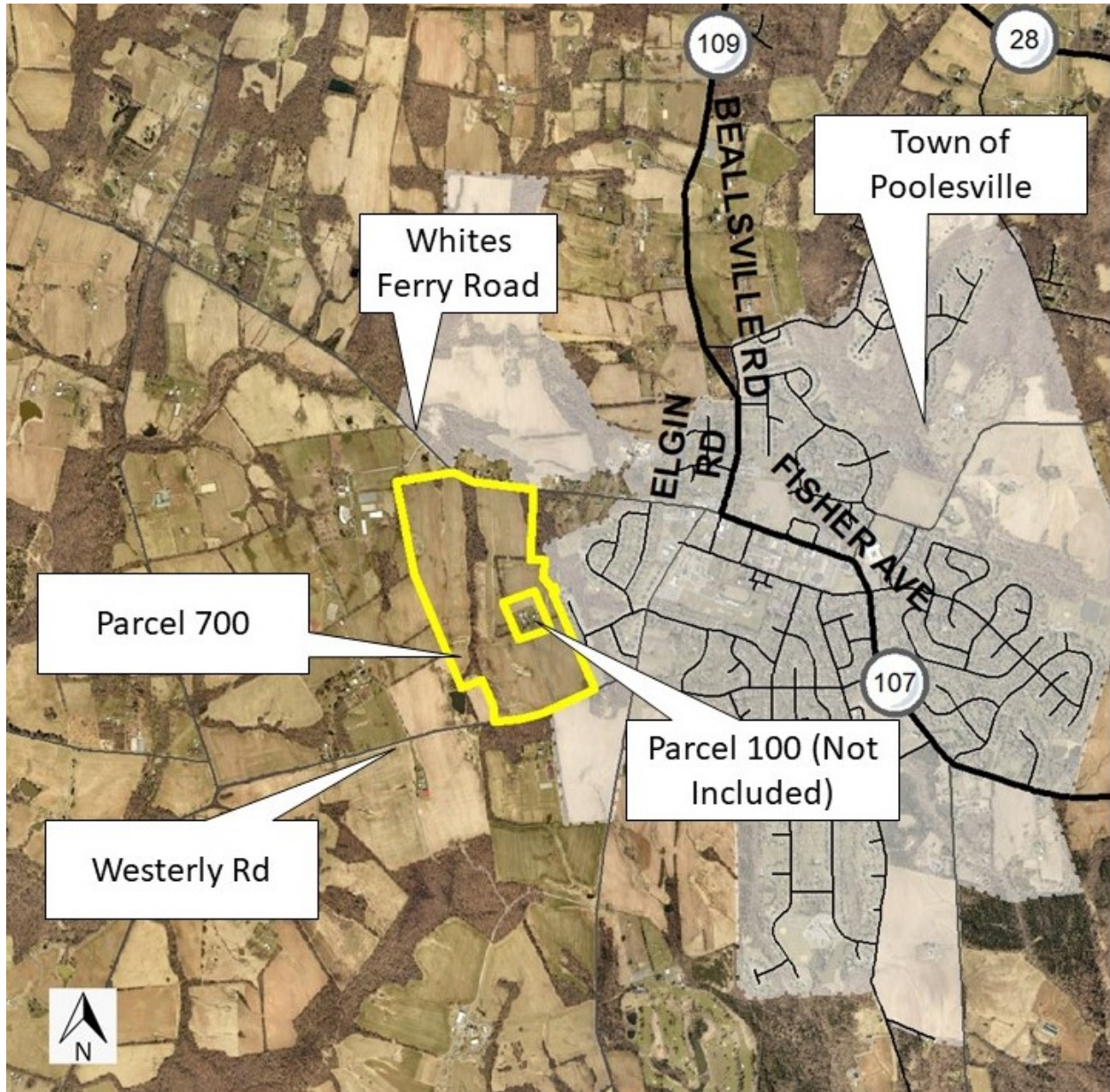


Figure 1 – Vicinity Map

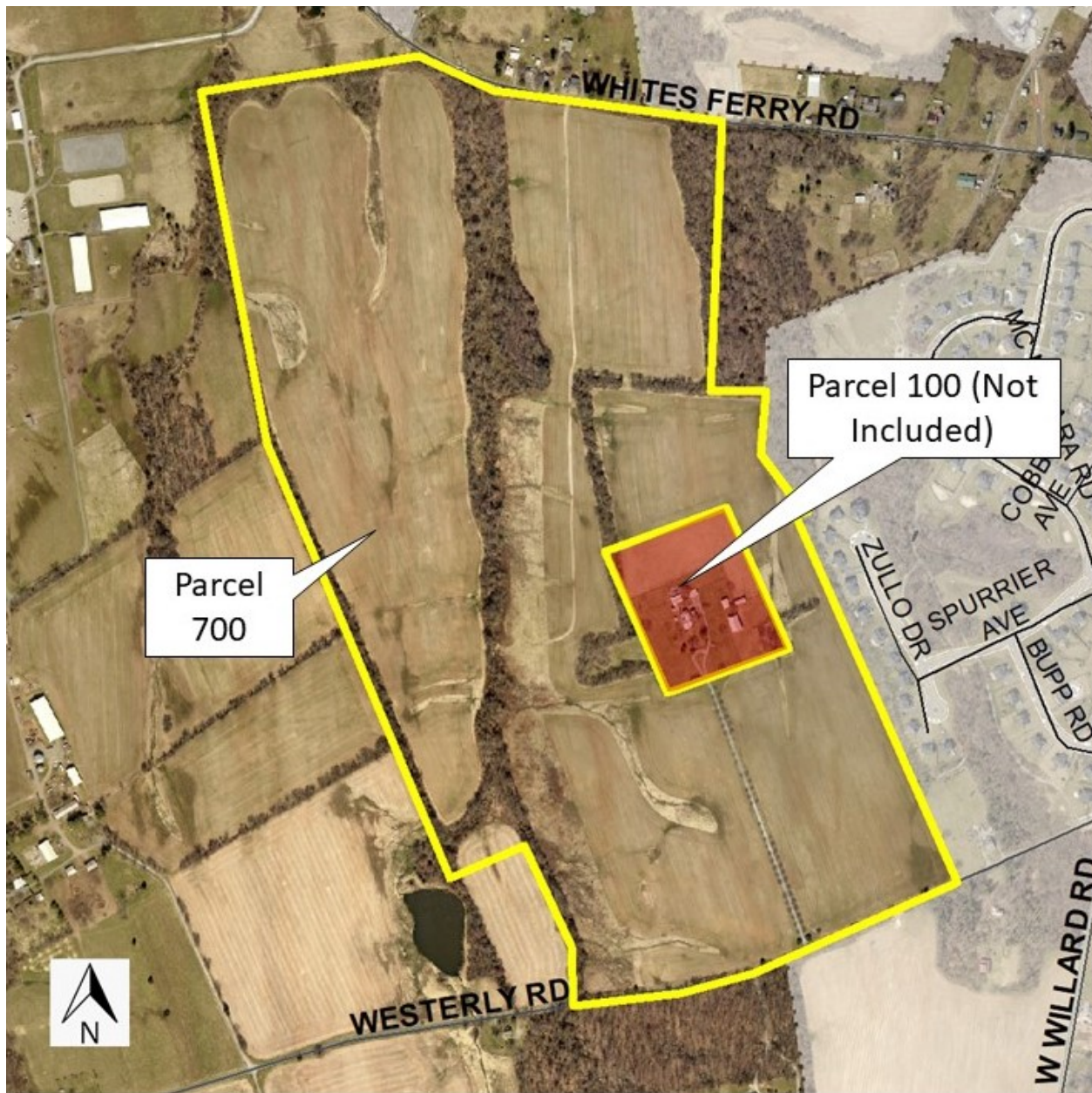


Figure 2 – Existing Property

The Property is located within the Broad Run watershed. This watershed is classified by the State of Maryland as Use Class I-P waters. The Property has rolling topography that slopes down from Westerly Road to the northern Property line at Whites Ferry Road. There are multiple forest stands and streams on the Property.

PROPOSAL

The Application proposes three lots consisting of a 26.7-acre lot, 71.07-acre lot, and a 99.46-acre lot to accommodate single-family detached structures (Attachment A). Additionally, a 1.8-acre unplatted remainder will be left to maintain the existing driveway and create public road frontage to existing Parcel 100. Parcel 100 is not part of the administrative subdivision.

The Application is consistent with Section 59.4.2.1.C of the Zoning Ordinance, which states that in the Agricultural Reserve Zone “residential uses must be located and arranged to support agriculture as the primary use and to support the rural character of the area”. This Application proposes to split the existing large farm into three separate farms, each of which will maintain enough acreage to function as farmland.

New well and septic systems will be installed to serve the lots. As conditioned, the Applicant must receive approval of a stormwater management concept from MCDPS Water Resources Section prior to record plat. As proposed, stormwater management goals will be met via drywells and a micro-infiltration trench. This Application also includes a Final Forest Conservation Plan (FFCP) No. 620190110.

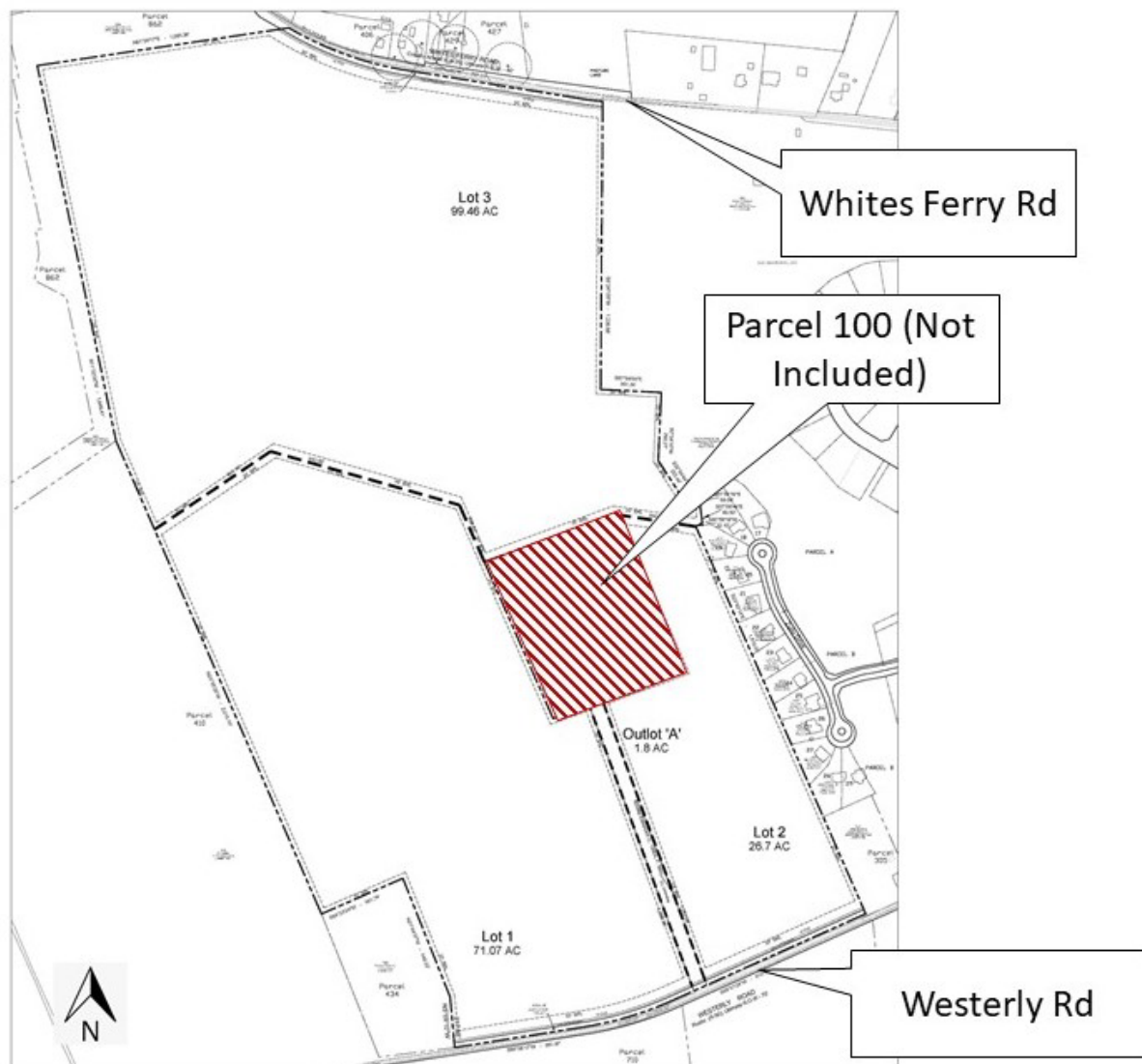


Figure 3 – Administrative Subdivision Plan (Simplified)

ANALYSIS AND FINDINGS FOR CHAPTER 50, SECTION 6.1.B - Applicability

Subdivision for creation of certain residential lots located in the Agricultural Reserve zone. Up to 5 lots for detached houses are permitted under these procedures in the AR zone if:

1. *Written approval for a proposed well and septic area is received from the Department of Permitting Services before approval of the plat;*

The Application has been reviewed by MCDPS – Well and Septic Section, which determined the proposed well and septic locations are acceptable as shown on the administrative subdivision plan and approved in a letter dated July 14, 2019 (Attachment C).

2. *Any required road dedications and public utility easements along the frontage of the proposed lots are shown on the record plat, and the applicant provides any required improvements;*

The Property has frontage on two roads, Whites Ferry Road to the north and Westerly Road to the south. Whites Ferry Road is a County Arterial (CA-35) with an ultimate right-of-way of 80 feet. Westerly road is a Rustic Road (R-50) with an ultimate right-of-way of 70 feet. All necessary dedications and public utility easements will be shown on the record plat.

3. *The requirements for adequate public facilities under Section 4.3.J are satisfied before approval of the plat;*

The Administrative Subdivision Plan proposes granting 35 feet of right-of-way from centerline of existing paving along Westerly Road and 40 feet of right-of-way from centerline of existing paving along Whites Ferry Road in accordance with the Master Plan. As discussed below, on page 10 of the report, public facilities are adequate to serve the proposed lot.

4. *A covenant is recorded for the unplatted balance of the tract noting that density and development rights have been used for the new lots and noted on the record plat for the lots;*

Prior to recordation of the plat, the Applicant will record a covenant for the unplatted balance of the tract noting that density and development rights have been used for the new lots and noted on the record plat for the lots.

5. *Lots created in the AR zone through this procedure are 5 acres or less, unless approved by the Board; and*

The proposed 26.7-acre lot, 71.07-acre lot, and a 99.46-acre lot exceed the 5-acre lot size limit associated with this procedure, and therefore requires Planning Board approval. The large acreage and farmable areas on each lot make them appropriate to establish a farm on each lot. Additionally, there will be a 1.8 acre unplatted remainder for the existing driveway for Parcel 100.

6. *Forest conservation and environmental protection requirements are satisfied before approval of the plat.*

As discussed below, a Final Forest Conservation Plan (FFCP) has been submitted with the Administrative Subdivision Plan. The Applicant has submitted a stormwater concept plan to MCDPS

– Water Resources Section for their review. As conditioned, the Applicant must have an approved stormwater concept plan and FFCP prior to approval of a record plat.

ANALYSIS AND FINDINGS – Chapter 50, Section 4.3 – Technical Review

1. The layout of the subdivision, including size, width, shape, orientation and density of lots, and location and design of roads is appropriate for the subdivision given its location and the type of development or use contemplated and the applicable requirements of Chapter 59;

- a. The block design is appropriate for the development or use contemplated

The Application proposes no new residential blocks.

- b. The lot design is appropriate for the development or use contemplated

The Administrative Subdivision Plan meets all applicable sections of the Subdivision Code. The proposed lot size, width, shape, and orientation are appropriate for the location of the subdivision, taking into account the recommendations of the Master Plan, and the intent of the AR zone, to preserve and support agriculture. In this case, by permitting three single family detached dwelling units on large acreage lots with ample farmable areas on each, it promotes the continuation of farming on each of the three lots.

- c. The Preliminary Plan provides for required public sites and adequate open areas.

The lot was reviewed for compliance with Section 50.4.3.D, “Public Sites and Adequate Public Facilities,” of the Subdivision Code. There are no Master Plan recommendations for public facilities or local recreation requirements for the Subject Property.

- d. The Lots and Use comply with the basic requirements of Chapter 59

The lot was reviewed for compliance with the dimensional requirements for the AR zone as specified in the Zoning Ordinance. The lot meets the dimensional requirements for area and width in that zone. A summary of this review is included below in the Administrative Subdivision Plan Data Table below.

With the exception of water and sewer, which is not available in this part of the County, other utilities are available along Westerly Road and Whites Ferry Road and will be brought into the site as needed.

Table 1 – Development Standards Table

AR Zone	Required by the Zone	Proposed Lot 1	Proposed Lot 2	Proposed Lot 3
Minimum Lot Area	40,000 sq. ft.	71.07 acres or 3,095,809 sq. ft.	26.7 acres or 1,166,101 sq. ft.	99.46 acres or 4,332,478 sq. ft.

Minimum Lot Frontage	25 feet	1,062 ft.	748 ft.	1,432 ft.
Minimum Lot Width at B.R.L.	125 feet	996 ft.	737 ft.	2,250 ft.
Maximum Lot Coverage	25%	10% Max (Less than 1% shown)	10% Max (Less than 1% shown)	10% Max (Less than 1% shown)
Setbacks				
Front	50 feet	995 ft.	174 ft.	625 ft.
Side	20 feet	20 feet or greater	20 feet or greater	20 feet or greater
Rear	35 feet	35 feet or greater	35 feet or greater	35 feet or greater
Building Height	50 feet max.	50 feet max.	50 feet max.	50 feet max.
Site Plan Required	No	No	No	No

2. The preliminary plan substantially conforms to the master plan;

1980 Preservation of Agriculture and Rural Open Space Functional Master Plan (AROS)

The AROS Plan, which makes recommendations for land in the AR Zone, has as its primary objectives the preservation of farmland and the creation of policies that encourage the continuation of farming and associated activities. This objective has generally been implemented by encouraging preservation of large contiguous blocks of farmable land when subdivision occurs. This proposal creates three large properties the Staff believes suitable as individual farms. Because the smaller properties will not be eligible for relief from environmental buffer requirements, stream buffers, which may bifurcate fields appropriate for agriculture. Stream buffer averaging may alleviate this potential condition. The owner has also used the building lot termination program to remove remaining development potential from the property.

With the evolution of farm activities that can be done on smaller properties, the three farms created by this proposal may successfully encourage continued farming in this part of the county and further the goals of the Master Plan.

1996 Rustic Roads Functional Master Plan

Two proposed lots will access Westerly Road (R-50) which is identified as a Rustic Road in the 1996 Rustic Roads Functional Master Plan for the portion of the road between Edwards Ferry Road and the Town of Poolesville Limits. Westerly Road has an ultimate right-of-way width of 70 feet.

The Master Plan states that the significant features of Westerly Road in this location while traveling west from Poolesville are the long open views of three farmsteads and the surrounding fields.

The new driveways and house locations are located as not to interrupt the existing viewshed, and

no tree or hedge row clearing is required to construct the driveway. As such the proposed new driveway will not adversely affect the views described in the Rustic Road Functional Master Plan. The new driveway access points from Westerly Road is the minimum width permitted by the MCDPS – Fire Access and Water Supply Section and maintains the existing character of horse pasture along this portion of the road and is therefore consistent with the intent of the Rustic Roads Master Plan.

The Rustic Roads Advisory Committee (“RRAC”) has reviewed the Application to determine if it has any effect on Westerly Road. In a letter dated September 19, 2019, (Attachment D) the RRAC determined that the committee generally supports the Proposal. The Application has also been reviewed by the MCDOT, which determined that the new driveways for lots 1 and 2 have adequate sight distance, however Lot 3 does not have adequate sight distance as shown on the Administrative Subdivision (Attachment F). Sight distance for Lot 3 can be achieved by cutting back the bank and brush removal. Sight distance will need to be accepted by MCDOT prior to recordation of plat as indicated in their letter. Lot 3 does not access a Rustic Road but rather takes access off of Whites Ferry Road.

3. Public facilities will be adequate to support and service the area of the subdivision;

Roads and Transportation Facilities

The transportation Adequate Public Facilities test is satisfied under the 2016-2020 Subdivision Staging Policy. The Property is located in the Rural West Policy Area.

Westerly Road (R-50) is a Rustic road requiring 70 feet of right-of-way in accordance to the 1996 Rustic Roads Functional Master Plan. The Application proposes to grant 35 feet of right-of-way from the centerline. This amount of right-of-way dedication conforms to the Master Plan requirements.

Whites Ferry Road (CA-35) is a Country Arterial requiring 80 feet of right-of-way in accordance to the 2018 Master Plan of Highways and Transitways Plan. The Application proposes to grant 40 feet of right-of-way from the centerline. This amount of right-of-way dedication conforms to the Master Plan requirements.

A traffic study is not required to satisfy the APF’s Local Area Transportation Review (LATR) test because the new single-family detached units do not generate 50 or more person trips during the weekday morning (6:30 to 9:30 a.m.) and evening (4:00 to 7:00 p.m.) peak periods.

An on-site well and septic system will be installed to serve the new lot. The use of a well and septic system is consistent with the existing W-6 and S-6 services categories designated for the Property. The Application has been reviewed by MCDPS – Well and Septic Section, which determined the proposed well and septic location is acceptable as shown on the administrative subdivision plan and approved in a letter dated July 14, 2019 (Attachment C).

The Application has been reviewed by the Montgomery County Department of Permitting Services, Fire Department Access and Water Supply Section, which determined that the Property has adequate access for fire and rescue vehicles as shown on the approved Fire Department Access Plan dated August 5, 2019 (Attachment F). All other public facilities and services, police

stations, and health services are currently operating within the standards set by the Subdivision Staging Policy Resolution currently in effect.

School Adequacy

With a net of three new one-family detached dwelling units, the Application falls within the *de minimis* (three units or less) exemption. Therefore, the Application is exempt from any applicable residential development *moratoria* and it is unnecessary to test the project's estimated impact on school enrollment.

4. All Forest Conservation Law, Chapter 22A requirements are satisfied;

- a. Environmental Guidelines

The Property is located within the Broad Run Watershed, which is classified by the State of Maryland as Use Class I-P waters. The Property consists of rolling topography that slopes down from Westerly Road to the northern property line. There are multiple forest stands on the Property: one in the northeast corner and one in the center of the property for a total of 23.09 acres of existing forest onsite. There are multiple streams on the Property which generally align with the existing forest stands.

Natural Resource Inventory/Forest Stand Delineation

The Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) No. 420190760 for this Property was approved on April 25, 2019. The NRI/FSD identifies the environmental constraints and forest resources on the Subject Property. The NRI/FSD calls out the Property to be a total of 199.7 acres of which 23.09 acres are existing forest. The Property contains multiple streams and their environmental buffers.

- b. Forest Conservation Plan

Chapter 50, Section 6.1 of the County Code permits subdivision of land by filing an Administrative Subdivision Plan instead of a Preliminary Plan of Subdivision in limited circumstances. Under 50.6.1.B.6, the forest conservation requirements for an Administrative Subdivision are required to be met prior to approval of the record plat.

This Application proposes to split the existing large farm into three separate farms and accommodate associated single-family detached structures, each of which will maintain enough acreage to function as farmland. The Application consists of a 26.7-acre lot, a 71.07-acre lot, and a 99.46-acre lot. The Application is consistent with Section 59.4.2.1.C of the Zoning Ordinance, which states that in the Agricultural Reserve Zone "residential uses must be located and arranged to support agriculture as the primary use and to support the rural character of the area". Areas of the Application not related to the residential portions of the site will be actively farmed and remain in agriculture.

The forest conservation plan submitted with this application requested an agricultural exemption for areas of the net tract to remain in agricultural production. During the review of this Application, Staff noticed the new language in Chapter 50 and existing language in Chapter 22A did not contemplate agricultural uses on recorded lots. Under Chapter 22A an agricultural activity is exempt if it is:

an agricultural activity that is exempt from both platting requirements under Section 50-3 and requirements to obtain a sediment control permit under Section 19-2(b)(2). Agricultural support buildings and related activities are exempt only if built using best management practices.

Chapter 50 has been revised since the exemption in Chapter 22A was written. The agricultural land exemption in Chapter 50-3 now reads:

Recordation of a plat before issuance of a building permit is not required for:

- 1. Agricultural land used for residential dwellings. An unplatted parcel of agricultural land at least 25 acres in size used for a primary dwelling unit if density and development rights are available.*

This application is not for an unplatted parcel, but for agricultural area within a platted lot as part of a subdivision. Staff believes the intent of the exemption was for land that remained in agricultural production to be exempt from the requirements of chapter 22A, but the unintended consequences from refining the language of Chapter 50 has made only unplatted parcels exempt.

The language for Chapter 50 on exceptions from platting effective prior to 2017 that Chapter 22A originally referenced read differently and was not limited to unplatted parcels. It read as follows:

Agriculture and uses located on agricultural land.

- 2. Land that is and will remain part of a farm, as defined in this chapter, but is used concurrently for a related use that requires a building permit...*

Staff believes the agricultural use of these lots falls within the intent of the Chapter 22A forest conservation exemption, as it was originally written. Staff is pursuing an amendment to Chapter 22A to clarify the intent of the agricultural exemption.

Staff is confident that the Application can satisfy all requirements of Chapter 22A, via forthcoming Forest Conservation Law changes or by complying with Chapter 22A as currently written, prior to the approval of the record plat and can meet the approval requirements of the Administrative Subdivision.

- 5. All stormwater management, water quality plan, and floodplain requirements of Chapter 19 are satisfied*

As conditioned, the Applicant must receive approval of a stormwater management concept from the MCDPS – Water Resources Section prior to record plat. As proposed, stormwater management goals will be met via drywells and a micro-infiltration trench.

- 6. Any burial site of which the applicant has actual notice or constructive notice or that is included in the Montgomery County Inventory and located within the subdivision boundary is approved under Subsection 50-4.3.*

There is no record or other evidence to suggest that a burial site is located within the boundary of the Subject Property. Therefore, this finding does not apply.

COMMUNITY OUTREACH

On June 14, 2019 the Applicant sent out an application notice to parties of record. The notice gave any interested parties 15 days to review and comment on the contents of the Application. Staff received two letters regarding the Application (Attachment H). The main concerns were related to well and septic issues, specifically the effect of new wells on the efficacy of existing wells near the Property. Additionally, there was concern about the effect of sand mounds on drinking wells and groundwater. Both parties were contacted via email and phone and referred to the plan reviewer for the lead agency on those issues Montgomery County Department of Permitting Services (MCDPS) Well and Septic Division. MCDPS Well and Septic in a letter dated October 22, 2019 (Attachment I) responded to each individual question made in the Howard letter explaining the basis and requirements of the Well and Septic process. MCDPS Well and Septic found that all requirements for approval of the well and septic systems approval have been met.

CONCLUSION

The Administrative Subdivision Plan meets the technical requirements of Section 50.4.3 of the Subdivision Regulations, and the applicable requirements of Section 50.6.1.B. The lots meet all requirements established in the Subdivision Regulations and the Zoning Ordinance and substantially conform to the recommendations of the 1980 AROS Plan. Access and public facilities will be adequate to serve the proposed lots, and the Application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan.

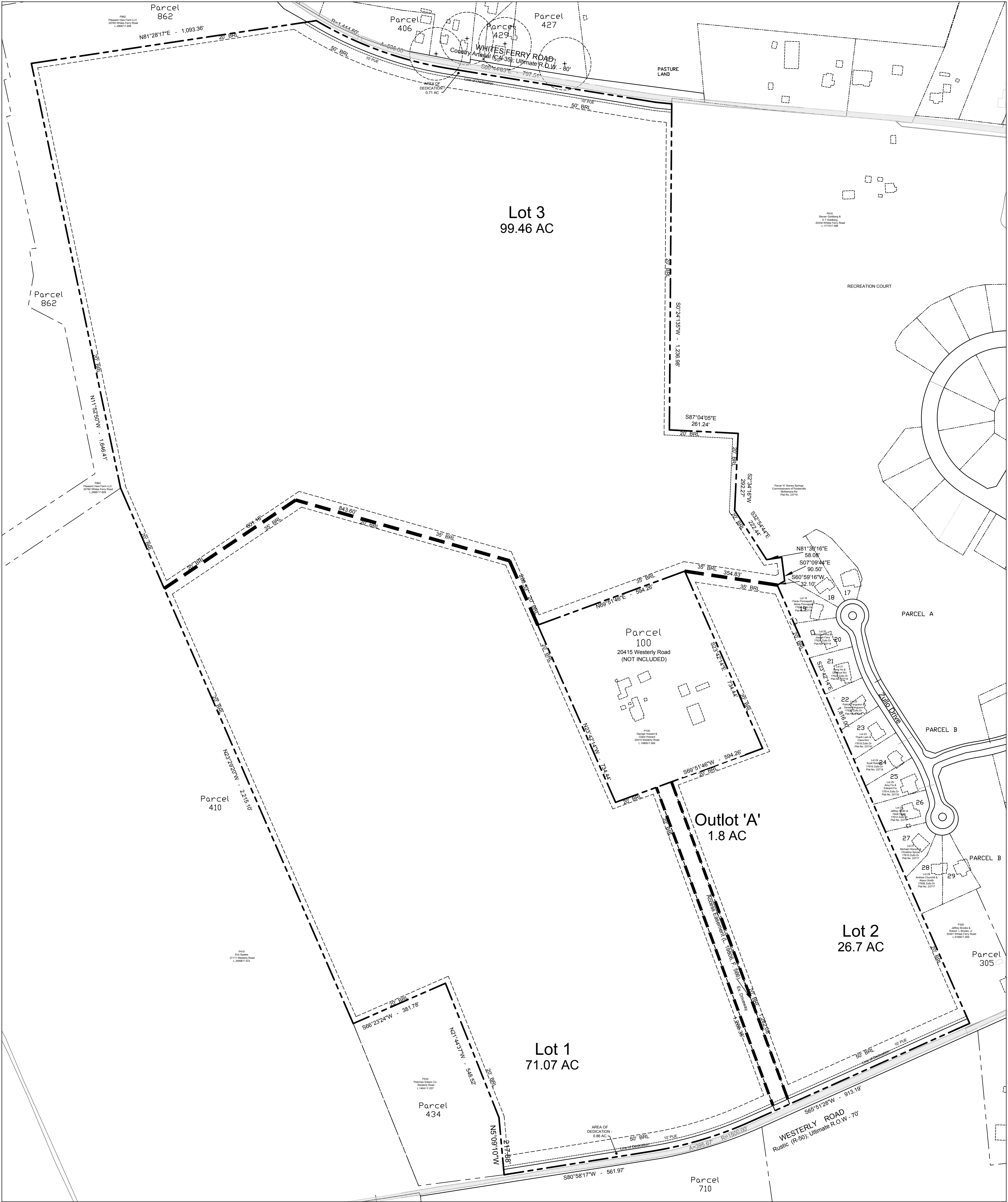
This Administrative Subdivision Plan will remain valid for 36-months from its initiation date (as defined under Section 50.4.2.G of the Subdivision Regulations), by which time a plat must be recorded in the Montgomery County Land Records, or a request for extension must be filed under Section 50.4.2.H.

Attachments

Attachment A – Administrative Subdivision Plan
Attachment B – Statement of Justification
Attachment C – Well and Septic Letter
Attachment D – Rustic Road Advisory Committee Letter
Attachment E – MCDOT Letter
Attachment F – Fire Access Letter
Attachment G – Forest Conservation Plan
Attachment H – Community Correspondence
Attachment I – MCDPS Well and Septic Community Response Letter

Andrews Farm - Administrative Subdivision Plan No. 620190110

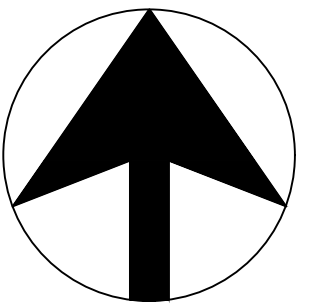
Attachment A



SHEET INDEX:

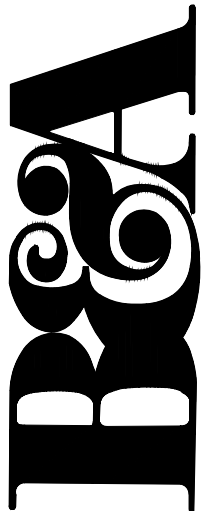
- 1. Cover Sheet / Lot Diagram
- 2. Approval Letters & Planning Board Resolution
- 3. Administrative Subdivision Plan: 1"=200'
- 4. Administrative Subdivision Plan: 1"=100' (Lots 1-2)
- 5. Administrative Subdivision Plan: 1"=100' (Lot 3)
- 6. Preliminary / Final Forest Conservation Plan: 1" = 200'
- 7. Preliminary / Final Forest Conservation Plan: 1"=100' (Lots 1-2)
- 8. Preliminary / Final Forest Conservation Plan: 1"=100' (Lot 3)
- 9. Preliminary / Final Forest Conservation Plan: Notes & Details

Revisions



date: 05/30/2019
scale: 1" = 200'

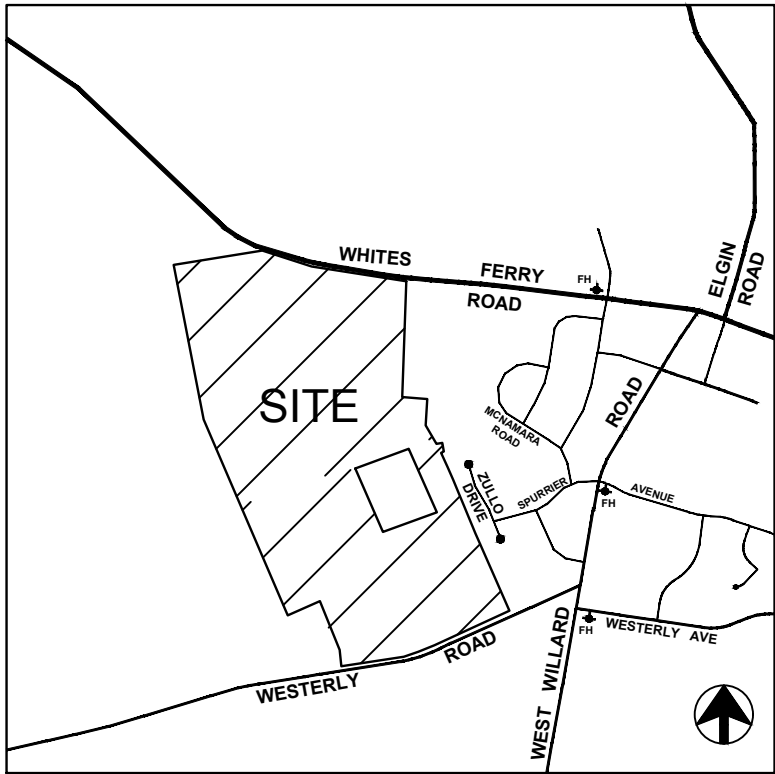
Benning & Associates, Inc.
Land Planning Consultants
8933 Shady Grove Court
Gaithersburg, MD 20877
(301) 948-0240



ADMINISTRATIVE SUBDIVISION PLAN
J & M Andrews Farm
Parcel 700, Tax Map CT122
Montgomery County, Maryland

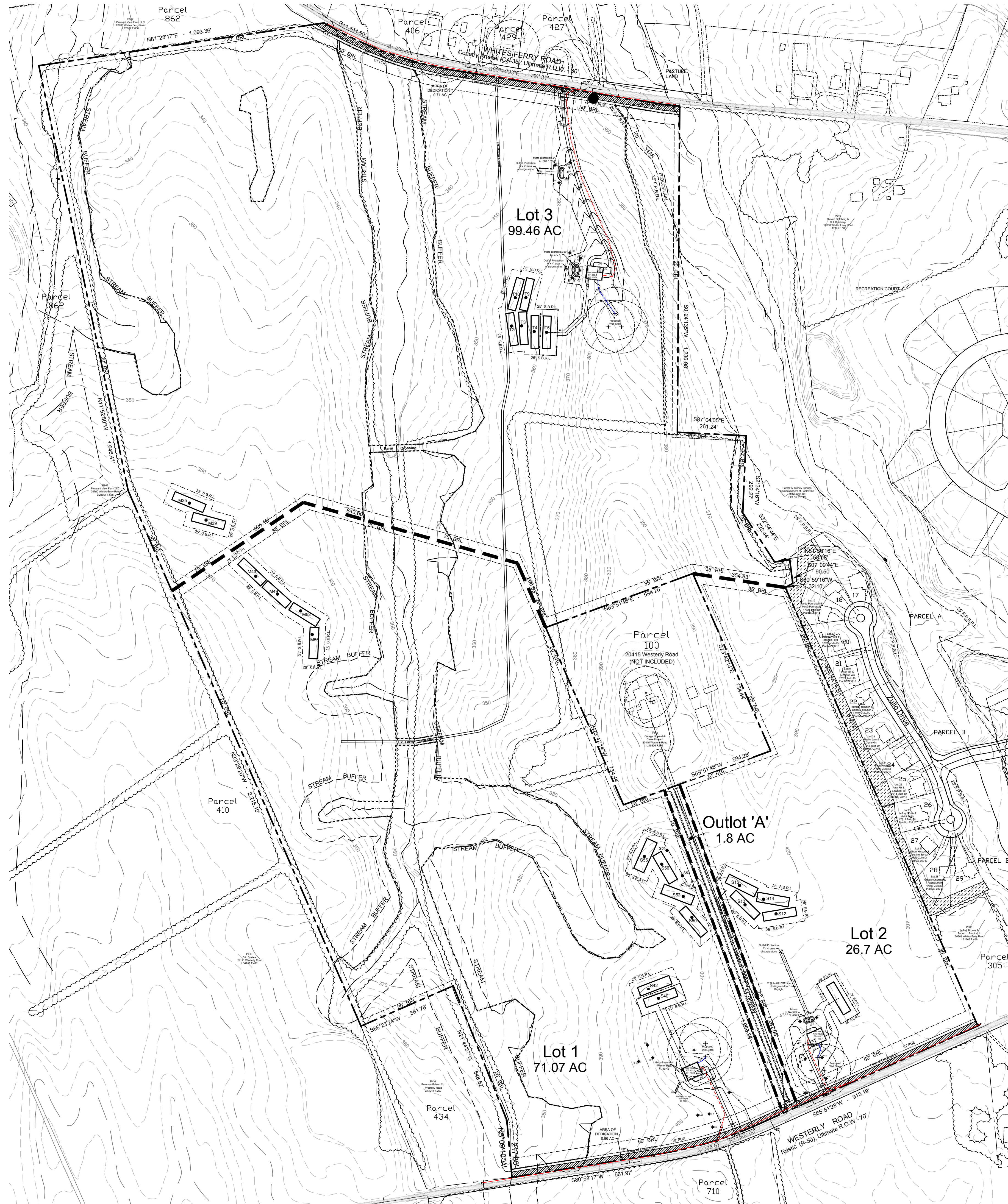
PREPARED FOR:
J & M Andrews Farm, LLC.
c/o PATRICIA B. SMITH
6310 FRIENDSHIP COURT
BETHESDA, MD 20817
301-530-9152

VICINITY MAP
1"=2,000'



WSSC GRID 224NW20
TAX MAP CT122
M-NCPIC FILE NO. 620190110
SHEET 1 OF 5

Note:
Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, site circulation, and sidewalks shown on the Preliminary Plan are illustrative. The final locations of buildings, structures and hardscape will be determined at the time of issuance of building permits. Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height, and lot coverage for each lot. Other limitations for site development may also be included in the conditions of the Planning Board's approval.



LEGEND:

- Property Line ——— N 87°04'00" W ———
- Proposed House [Symbol]
- New Lot Line - - - - -
- Sand Mound Septic System [Symbol]
- Water House Connection (from well) ——— W ———
- Ex. Contour ——— 420 ———
- Proposed Contour ——— 412 ———
- Building Restriction Line ——— 12' BRL ———
- Limit of Disturbance ——— 100 ———
- Micro-Bioretenion [Symbol]
- Ex. Canopy [Symbol]
- Ex. Building [Symbol]
- Ex. Road [Symbol]
- Area of Dedication [Symbol]
- Septic Tank [Symbol]
- Wells [Symbol]
- Environmental Buffer (from NRI/FSD) - - - - -
- Proposed Conservation Easement Line - - - - -
- New U/G Electric Service ——— E ———

NOTES:

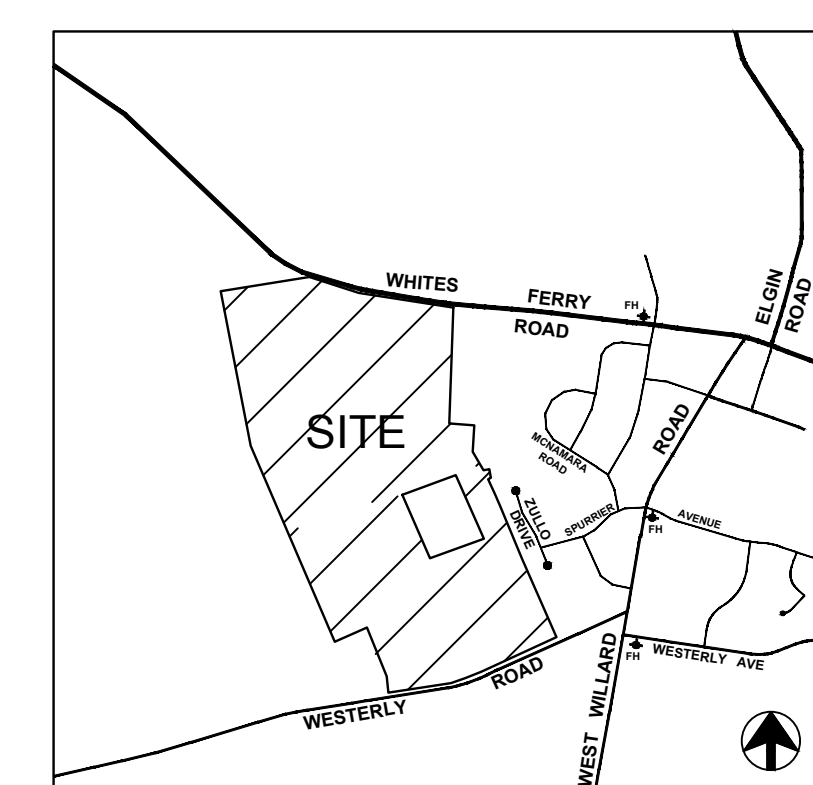
1. AREA OF PROPERTY - 198.7 AC
2. EXISTING ZONING - AR
3. NUMBER OF LOTS PERMITTED - 7
4. NUMBER OF LOTS SHOWN - 3
5. AREA TO BE DEDICATED TO STREETS - 1.57 AC
6. SITES TO BE SERVED BY PRIVATE ON-SITE SEPTIC SYSTEMS (Sand Mounds) & PRIVATE ON-SITE WELLS.
7. EXISTING SEWER & WATER SERVICE CATEGORIES: S-6, W-6
8. LOCATED IN BROAD RUN WATERSHED.
9. SOURCE OF 2-FOOT CONTOUR INTERVAL TOPOGRAPHY IS M-NCPPC SHEET 224NW20.
10. PROPERTY BOUNDARY FROM A SURVEY CONDUCTED BY THOMAS A. MADDOX, PROFESSIONAL LAND SURVEYOR.

ZONING STANDARDS

ZONE: AR	Req.	Lot 1*	Lot 2*	Lot 3*
Lot Size	40,000 sf	3,095,809 sf	1,166,101 sf	4,332,478 sf
Front Setback	50'	995'	174'	625'
Side Setback	20'	20'	20'	20'
Rear Setback	35'	35'	35'	35'
Building Height	50' Max.	50' Max.	50' Max.	50' Max.
Lot Coverage	10%	10% Max. (Less than 1% Shown)	10% Max. (Less than 1% Shown)	10% Max. (Less than 1% Shown)
Lot Width @ Building Line	125'	996'	737'	2,250'
Frontage	25'	1,062'	748'	1,432'

*some of the provided dimensional standards are subject to change with final building placement at time of permits; minimum standards of the zone will be met (no waivers requested)

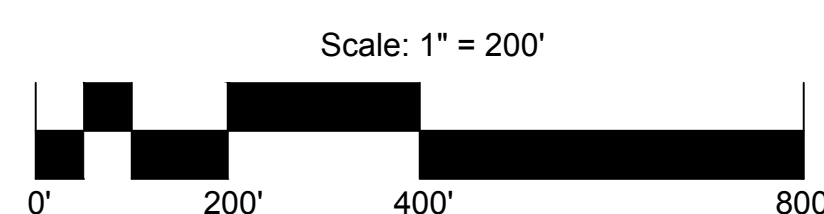
VICINITY MAP
1"=2,000'



Professional Certification

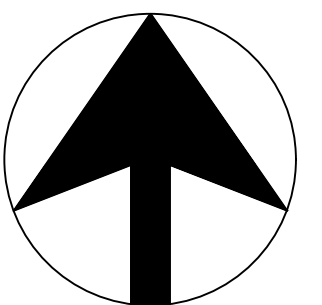
I hereby certify that the property boundary information shown hereon is based upon an actual survey of the property and is accurate to my best knowledge and belief, and that I am a duly licensed professional land surveyor under the laws of the State of Maryland, License No. 10860, Expiration Date 04/03/2020.

DocuSigned by:
Tom Maddox
Signature AE29781A94CF439... Date 6/13/2019



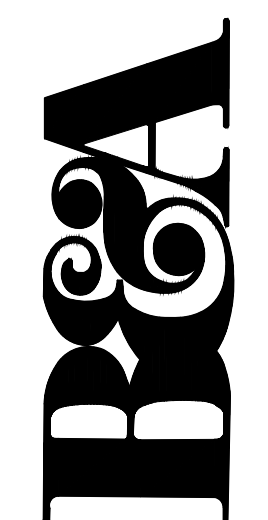
PREPARED FOR:
J & M Andrews Farm, LLC.
c/o PATRICIA B. SMITH
6310 FRIENDSHIP COURT
BETHESDA, MD 20817
301-530-9152

Revisions



date: 05/30/2019
scale: 1" = 200'

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

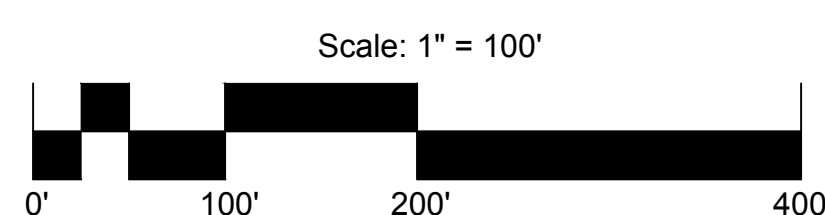


ADMINISTRATIVE SUBDIVISION PLAN
J & M Andrews Farm
Parcel 700, Tax Map CT122
Montgomery County, Maryland

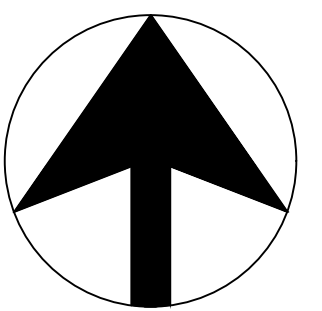
WSSC GRID 224NW20
TAX MAP CT122
M-NCPPC FILE NO.
6201190110
SHEET 3 OF 5

LEGEND:

- Property Line
Proposed House
New Lot Line
Sand Mound
Septic System
Water House Connection (from well)
Ex. Contour
Proposed Contour
Building Restriction Line
Limit of Disturbance
Micro-Bioretentation
Ex. Canopy
Ex. Building
Ex. Road
Area of Dedication
Septic Tank
Wells
Environmental Buffer (from NRI/FSD)
Proposed Conservation Easement Line
New U/G Electric Service

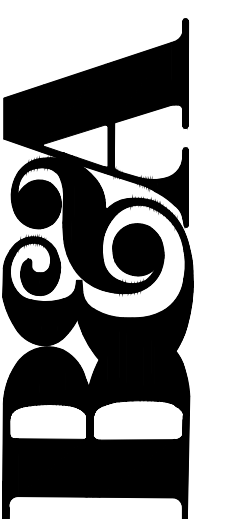


Revisions



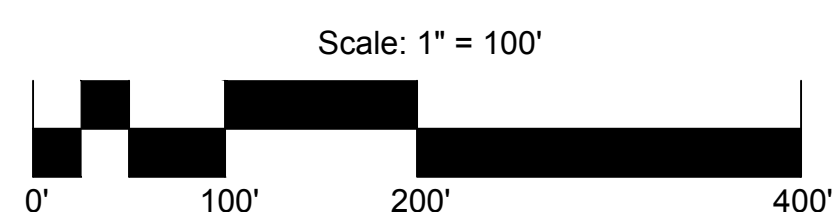
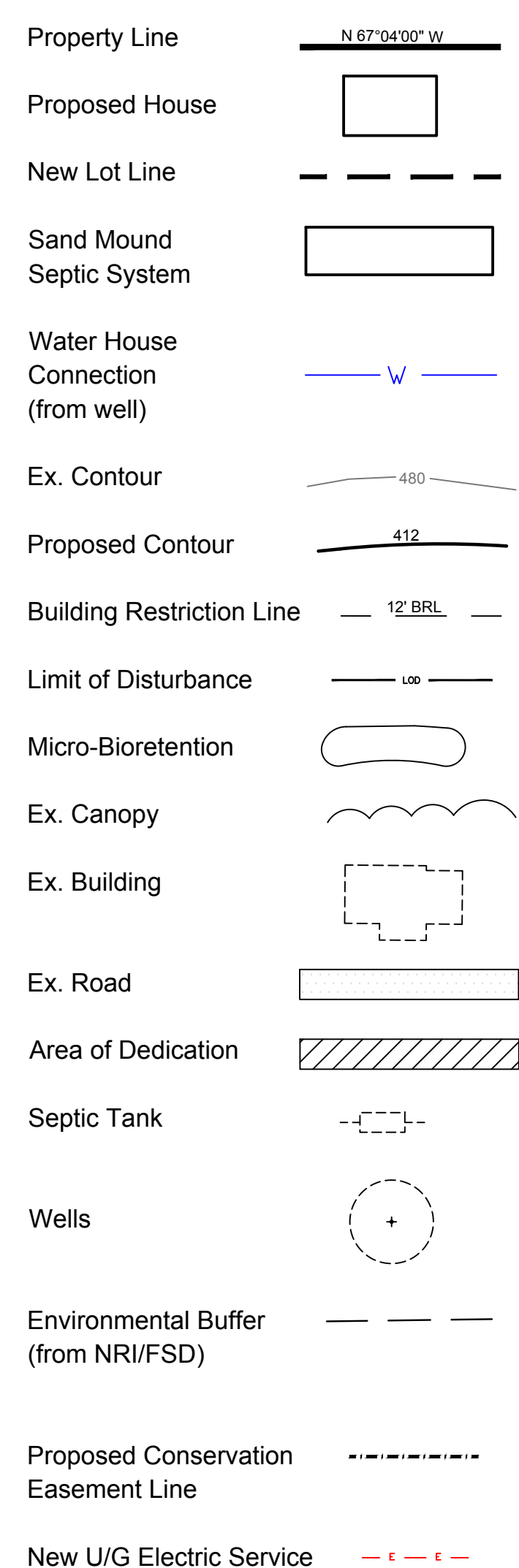
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scale: 1" = 100'

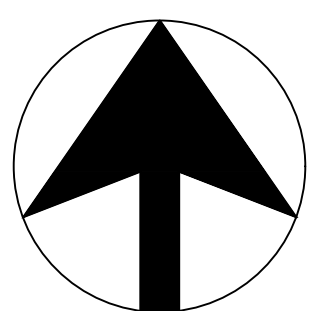
Benning & Associates, Inc.
Land Planning Consultants
8933 Study Grove Court
Gaithersburg, MD 20877
(301) 945-4246



ADMINISTRATIVE SUBDIVISION PLAN
J & M Andrews Farm
Parcel 700, Tax Map CT122
Montgomery County, Maryland

WSSC GRID 224NW20
TAX MAP CT122
M-NCPPC FILE NO.
620190110
SHEET 4 OF 5





date: 05/30/2019
scale: 1" = 100'

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

BBVA

J & M Andrews Farm
Parcel 700, Tax Map CT122
Montgomery County, Maryland

WSSC GRID 224NW20

TAX MAP CT122

M-NCPPC FILE NO.
620190110

SHEET 5 OF 5

Benning & Associates, Inc.

Land Planning Consultants
8933 Shady Grove Court
Gaithersburg, MD 20877
(301)948-0240

May 30, 2019

Mr. Richard Weaver, Chief
Planning Area 3
Montgomery County Planning Department of M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Statement of Justification for J & M Andrews Farm (MNCPPC #620190110)

Dear Mr. Weaver,

This statement accompanies an Administrative Subdivision Plan Application for the subject property. The property consists of a large farm parcel which is 198.7 acres in size according to survey records. The property is located within the AR zone and is proposed to be subdivided into 3 large farm lots. The owner has also taken steps to participate in the County's "BLT" program so no additional development of the site will occur.

Regarding the required findings of Chapter 50.4.2.D for approval of an Administrative Subdivision Plan, please note the following:

the layout of the subdivision, including size, width, shape, orientation and density of lots, and location and design of roads is appropriate for the subdivision given its location and the type of development or use contemplated and the applicable requirements of Chapter 59;

The proposed new lots meet or exceed all development standards required in the AR zone. The lots proposed are large farm lots which support the continuation of agricultural uses on the site. The property is mostly open farmland which is currently unimproved and unoccupied. The property is located in a rural part of western Montgomery County but within close proximity to the Town of Poolesville. No new roads are planned as direct access is available from Whites Ferry Road to the north and Westerly Road to the south.

the preliminary plan substantially conforms to the master plan;

The subject property was originally zoned RDT (now AR) by the 1980 Functional Master Plan for the Preservation of Agriculture and Rural Open Space. The subdivision plan is consistent with the intent of the Master Plan to preserve farm land and rural ground by

creating 3 large farm lots which will each contain large tracts of land suitable for the continuation of farming. Furthermore, the subdivision plan creates permanently protected rural open space by placing stream buffer areas and forest land within category one conservation easement. The plan proposes "stream buffer averaging" in some places to preserve usable farm ground in exchange for the preservation of additional forest areas in conservation easement outside of stream buffer areas.

public facilities will be adequate to support and service the area of the subdivision;

Existing roads are available to provide ingress and egress from the proposed lots. The roads are constructed to County standards and are maintained by State and County agencies. Water supply for fire protection is located less than one mile from the City within the limits of the Town of Poolesville. School capacity is available for the proposed new lots.

all Forest Conservation Law, Chapter 22A requirements are satisfied;

Forest Conservation Law requirements are being met by the retention of on-site forest. Since the property is and will remain in agricultural use, the owner has submitted a Declaration of Intent to affirm that the portion of the site to remain in agricultural use is exempt from forest conservation requirements. However, afforestation is required for the homesite areas. This requirement (1.63 acres) is being met by the retention of forest on the exempted portion of the site. The amount of forest to be retained in easement is 18.0 acres (11:1 ratio of requirement).

all stormwater management, water quality plan, and floodplain requirements of Chapter 19 are satisfied;

Stormwater management for the project is to be addressed by utilizing Environmental Site Design (ESD) practices. Micro Bioretention facilities are proposed to address rooftop and non-rooftop impervious areas.

CONCLUSION

The Administrative Subdivision Plan application as presented is consistent with the requirements and recommendations of all applicable master plans and is in compliance with all zoning and subdivision standards for development within the AR zone. Based upon the information provided, we respectfully request approval of this application.

Sincerely,



David W. McKee



DEPARTMENT OF PERMITTING SERVICES


Marc Elrich
County Executive

Hadi Mansouri
Acting Director

MEMORANDUM

July 14th, 2019

TO: Neil Braunstein
Development Review
Maryland National Capital Park and Planning Commission

FROM: Heidi Benham, Manager 
Well and Septic Section
Department of Permitting Services

SUBJECT: Status of Administrative Subdivision : J & M Andrews Farm
620190110

This is to notify you that the Well & Septic Section of MCDPS approved the administrative subdivision plan received in this office on July 2nd, 2019.

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. The record plat must show the wells and sand mound septic reserve areas as they are shown on this plan.
2. All lots to use sand mounds. Prior to approval of any permits for the lots, all sand mound areas must be fenced with 4-foot high orange construction fencing which must remain in place until all construction has been completed.
3. Any physical disturbance or compaction of a sand mound site could render that site non-functional and therefore negate this approval.

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

Cc: Benning & Assoc.



RUSTIC ROADS ADVISORY COMMITTEE



September 19, 2019

David W. McKee
Benning & Associates, Inc.
Land Planning Consultants
8933 Shady Grove Court
Gaithersburg, MD 20877

Re: J&M Andrews Farm, Westerly Road (rustic)
Administrative Subdivision 620190110

Dear Mr. McKee:

Thank you for referring the J&M Andrews Farm administrative subdivision to our committee. Members conducted site visits to the site, corresponded with the applicant, Patricia Smith, and reviewed the proposal at our regular meeting on August 29, 2019. We are writing in unanimous support of your May 30, 2019 plan for development of the J&M Andrews Farm with two homesites with two new 10-foot driveways entering onto rustic Westerly Road. We appreciate that the third new driveway being proposed takes access from Whites Ferry Road, a country (not rustic) road.

As there are no hedgerows or trees on the north side of Westerly Road, the Committee found no impediments to the driveway locations. The Committee discussed the idea that moving the driveways farther away from the existing driveway to the historic home located at 20415 Westerly Road would be an attractive option, and Ms. Smith indicated that it was under discussion and was a possibility. Therefore, the Rustic Roads Advisory Committee supports the plan as presented, or as potentially altered to move the locations of one or both proposed driveways.

If you have any questions, you may reach our committee through our staff coordinator, Atiq Panjshiri, at 240-777-6352 or Atiq.Panjshiri@montgomerycountymd.gov.

Respectfully,

A handwritten signature in black ink, appearing to read "Robert J. Tworkowski".

Robert J. Tworkowski, Chair
Rustic Roads Advisory Committee

Committee Members: Sarah Navid (Vice Chair), Todd Greenstone, Laura Van Etten, Dan Seamans, Lonnie Luther, Robert Wilbur, Leslie Saville (M-NCPPC)

cc: Patricia B. Smith, PBS, Inc
Josh Penn, M-NCPPC



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Al R. Roshdieh
Director

October 2, 2019

Mr. Joshua Penn, Planner Coordinator
Area 3 Planning Division
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Administrative Subdivision Plan No. 620190110
J & M Andrews Farm

Dear Mr. Penn:

We have completed our review of the Administrative subdivision Plan with a date of June 24, 2018 on e-plans. This plan was reviewed by the Development Review Committee at its meeting on July 9, 2019. We recommend approval for the plan based 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 the Department of Permitting Services 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.

Significant Plan Review Comment

1. Sight Distance:

- a. Whites Ferry Road (MD-107): We defer to MDSHA for sight distance acceptance.
- b. Westerly Road: Based on the sight distance uploaded to eplans dated June 24, 2019, we **have not** approved the sight distance and have the following comments:
 - i. Clarify if the utility pole in the vicinity of Lot 1 is blocking the line of sight distance. If the line of sight is limited by the existing utility pole, the applicant

Office of the Director

101 Monroe Street 10th Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178 FAX

www.montgomerycountymd.gov

Located one block west of the Rockville Metro Station

shall be responsible to relocate the existing utility pole to achieve the minimum required sight distance to address safety concerns.

- ii. Prior to DPS approval of the record plat, the applicant will need to submit an updated Sight Distances Evaluation certification form, for the existing and proposed driveway(s) on Westerly Road, which indicates tree trimming/relocation of utility pole has been completed to achieve a minimum of 150-feet of sight distance in each direction.

2. Storm Drain Analysis: **INCOMPLETE.**

- a. At permit stage, submit a storm drain study to DPS for review and approval, if any portion of the subject site drains to the Montgomery County public storm drain system. Analyze the capacity of the existing downstream public storm drain system and the impact of the post-development ten (10) year storm runoff on same. If the proposed subdivision drains to an existing closed section street, include spread computations in the impact analysis. The DPS may require improvements to the existing public storm drain system based on the review of the storm drain report.

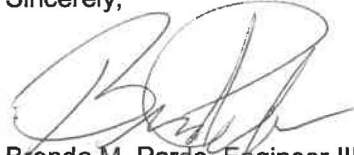
Note: ESD cannot be used to determine the runoff coefficient for storm drain analysis.

- b. We defer to MDSHA for storm drain study along Whites Ferry Road (MD-107).
3. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
4. We defer to MDSHA for any improvements along Whites Ferry Road (MD-107).
5. Permit and bond will be required as a prerequisite to DPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:
 - a. Permanent monuments and property line markers, as required by Section 50-4.3(G) of the Subdivision Regulations.
 - b. Erosion and sediment control measures as required by Montgomery County Code 19-10(02) and on-site stormwater management where applicable shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by the Department of Permitting Services (DPS) and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by the DPS.

Mr. Joshua Penn
Administrative Subdivision Plan No. 620190110
October 2, 2019
Page 3

Thank you for the opportunity to review this Administrative Subdivision plan. If you have any questions or comments regarding this letter, please contact myself for this project at brenda.pardo@montgomerycountymd.gov or (240) 777-7170.

Sincerely,



Brenda M. Pardo, Engineer III

Development Review Team

Office of Transportation Policy

SharePoint\Transportation\Director's Office\Development Review\Brenda\Administrative Subdivision\AS620190110 J&M Andrews Farm\Letter\ 620190110-J&M Andrews Farm-MCDOT Subdivision Letter_10.02.19

cc: Letters notebook

cc-e: David McKee	Benning & Associates, Inc.
Atiq Panjshiri	MCDPS RWPR
Sam Farhadi	MCDPS RWPR
Mark Terry	MCDOT DTEO
Khursheed Bilgrami	MCDOT DTEO
Rebecca Torma	MCDOT OTP



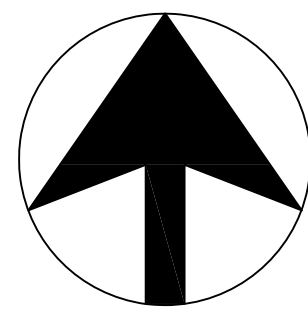
Department of Permitting Services Fire Department Access and Water Supply Comments

DATE: 16-Jul-19
TO: David McKee
Benning and Associates
FROM: Marie LaBaw
RE: J&M Andrews Farm
620190110

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **16-Jul-19**. 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.

Revisions



date: 05/30/2019

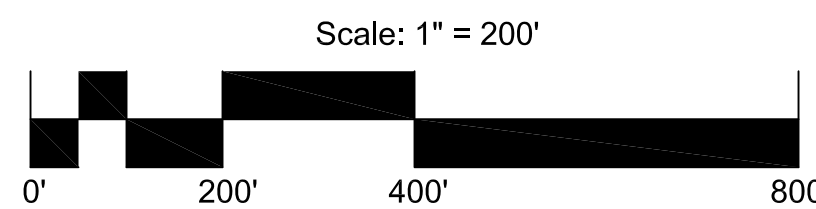
scale: 1" = 200'

Benning & Associates, Inc.
1800 Spring Creek Road
8833 Spring Creek Road
Gaithersburg, MD 20877
(301) 944-0240



PRELIMINARY / FINAL FOREST CONSERVATION PLAN

J & M Andrews Farm
Parcel 700, Tax Map CT122
Montgomery County, Maryland



FOREST CONSERVATION WORKSHEET
Andrews Farm

NET TRACT AREA:	
A. Total tract area ...	198.70
B. Land dedication acres (parks, county facility, etc.) ...	0.00
C. Land dedication for roads or utilities (not being constructed by this plan) ...	1.45
D. Area to remain in commercial agricultural production/use ...	189.11
E. Other deductions (specify) ...	0.00
F. Net Tract Area ...	8.14 *

LAND USE CATEGORY: (from *Trees Technical Manual*)
Input the number "1" under the appropriate land use,
limit to only one entry.

	ARA	MDR	IDA	HDR	MPD	CIA	
	1	0	0	0	0	0	
G. Afforestation Threshold ...					20%	x F =	1.63
H. Conservation Threshold ...					50%	x F =	4.07

EXISTING FOREST COVER:

I. Existing forest cover	=	0.00
J. Area of forest above afforestation threshold	=	0.00
K. Area of forest above conservation threshold	=	0.00

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation	=	0.00
M. Clearing permitted without mitigation	=	0.00

PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared	=	0.00
O. Total area of forest to be retained	=	0.00

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold ...	=	0.00
Q. Reforestation for clearing below conservation threshold ...	=	0.00
R. Credit for retention above conservation threshold	=	0.00
S. Total reforestation required	=	0.00
T. Total afforestation required	=	1.63
U. Credit for landscaping (may not exceed 20% of "S")	=	0.00
V. Total reforestation and afforestation required	=	1.63 **

* 8.14 acres is the area of property within LOD for lots 1-3 including initial sand mound systems,
and additional areas within new PUE on each lot
** afforestation requirement to be met by on-site retention of existing forest located on the portion
of property excluded from net tract for agricultural use
- minimum 2:1 ratio or 3.26 acres to be retained
- actual area of forest placed in category I easement - 18.0 acres

NOTES:

1. AREA OF PROPERTY - 198.7 AC
2. EXISTING ZONING - AR
3. NUMBER OF LOTS PERMITTED - 7
4. NUMBER OF LOTS SHOWN - 3
5. AREA TO BE DEDICATED TO STREETS - 1.57 AC
6. SITES TO BE SERVED BY PRIVATE ON-SITE SEPTIC SYSTEMS (Sand Mounds) & PRIVATE ON-SITE WELLS.
7. EXISTING SEWER & WATER SERVICE CATEGORIES: S-6, W-6
8. LOCATED IN BROAD RUN WATERSHED.
9. SOURCE OF 2-FOOT CONTOUR INTERVAL TOPOGRAPHY IS M-NCPPC SHEET 224NW20.
10. PROPERTY BOUNDARY FROM A SURVEY CONDUCTED BY THOMAS A. MADDOX, PROFESSIONAL LAND SURVEYOR.

FFCP NOTES:

1. The Limits-of-Disturbance may be adjusted in the field to save adjacent trees.
2. Tree sizes were obtained by measuring diameter-at-breast height with a diameter tape. Sizes for off-site trees are by ocular estimates.
3. Area of forest to be cleared is 0.00 acres.
4. All tree protection and stress reduction measures are intended to be completed within the limits of the property.
5. Locations of symbols shown on plan may have been adjusted for graphic and legibility reasons.
6. Additional root pruning may be required by the M-NCPPC inspector if determined necessary to mitigate construction related damage to adjacent save trees.

Professional Certification

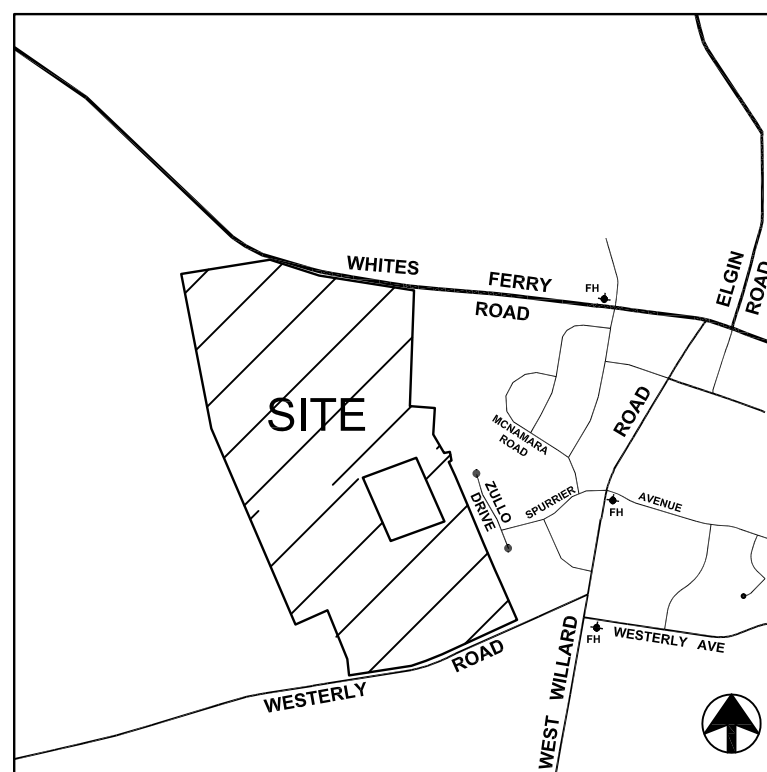
I hereby certify that this document was prepared or approved by me, and that I am a duly licensed landscape architect under the laws of the State of Maryland, License No. 2001, Expiration Date 10/21/2020.

Signature

Date



VICINITY MAP
1"=2,000'



FINAL FOREST CONSERVATION PLAN (proposed lot and off-site disturbed area only)

ACREAGE OF TRACT	ACREAGE OF TRACT REMAINING IN AGRICULTURE USE	ACREAGE OF ROAD AND UTILITY R.O.W. NOT TO BE IMPROVED	ACREAGE OF EXISTING FOREST	ACREAGE OF TOTAL FOREST RETENTION	ACREAGE OF TOTAL FOREST CLEARED	LAND USE CATEGORY	CONSERVATION THRESHOLD	AFFORESTATION THRESHOLD	FOREST WITHIN WETLANDS TO BE RETAINED	FOREST WITHIN WETLANDS TO BE CLEARED	FOREST WITHIN WETLANDS TO BE PLANTED	FOREST WITHIN 100-YEAR FLOODPLAIN TO BE RETAINED	FOREST WITHIN 100-YEAR FLOODPLAIN TO BE CLEARED	FOREST WITHIN 100-YEAR FLOODPLAIN TO BE PLANTED	FOREST WITHIN STREAM BUFFER TO BE RETAINED	FOREST WITHIN STREAM BUFFER TO BE CLEARED	FOREST WITHIN STREAM BUFFER TO BE PLANTED	FOREST WITHIN PRIORITY AREAS TO BE RETAINED	FOREST WITHIN PRIORITY AREAS TO BE CLEARED	FOREST WITHIN PRIORITY AREAS TO BE PLANTED	STREAM BUFFER- LINEAR FEET	STREAM BUFFER- AVERAGE WIDTH
198.70 AC	189.11 AC	1.45 AC	23.09 AC	18.0 AC	0.00 AC	AGRICULTURAL RESOURCE	50% = 4.07 AC	20% = 1.63 AC	5.67 AC	0.00 AC	0.00 AC	0.92 AC	0.00 AC	0.00 AC	15.0 AC	0.00 AC	0.00 AC	21.59 AC	0.00 AC	0.00 AC	8,600'	125'

WSSC GRID 224NW20

TAX MAP CT122

M-NCPPC FILE NO. 620190110

SHEET 1 OF 4

LEGEND:

- Property Line
- Proposed House
- New Lot Line
- Sand Mound
- Septic System
- Water House Connection (from well)
- Ex. Contour
- Proposed Contour
- Building Restriction Line
- Limit of Disturbance
- Micro-Bioretentation
- Ex. Canopy
- Ex. Building
- Ex. Road
- Area of Dedication
- Septic Tank
- Wells
- Environmental Buffer (from NRI/FSD)
- Proposed Conservation Easement Line
- Forest Retention Area
- Significant Tree
- Specimen Tree
- Critical Root Zone
- Conservation Easement Marker
- Buffer Averaging Area (Added)
- Buffer Averaging Area (Subtracted)
- Ex. Conservation Easement

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all of the features of the Approved Final Forest Conservation Plan No. 620190110 including financial bonding, forest planting, maintenance, and other applicable agreements.

Developer's Name: J & M Andrews Farm, LLC

Printed Company Name

Contact Person or Owner: Patricia B. Smith

Printed Name

Address: 6310 Friendship Court, Bethesda, MD 20817

Phone and Email: 301-530-9152, pbs100@verizon.net

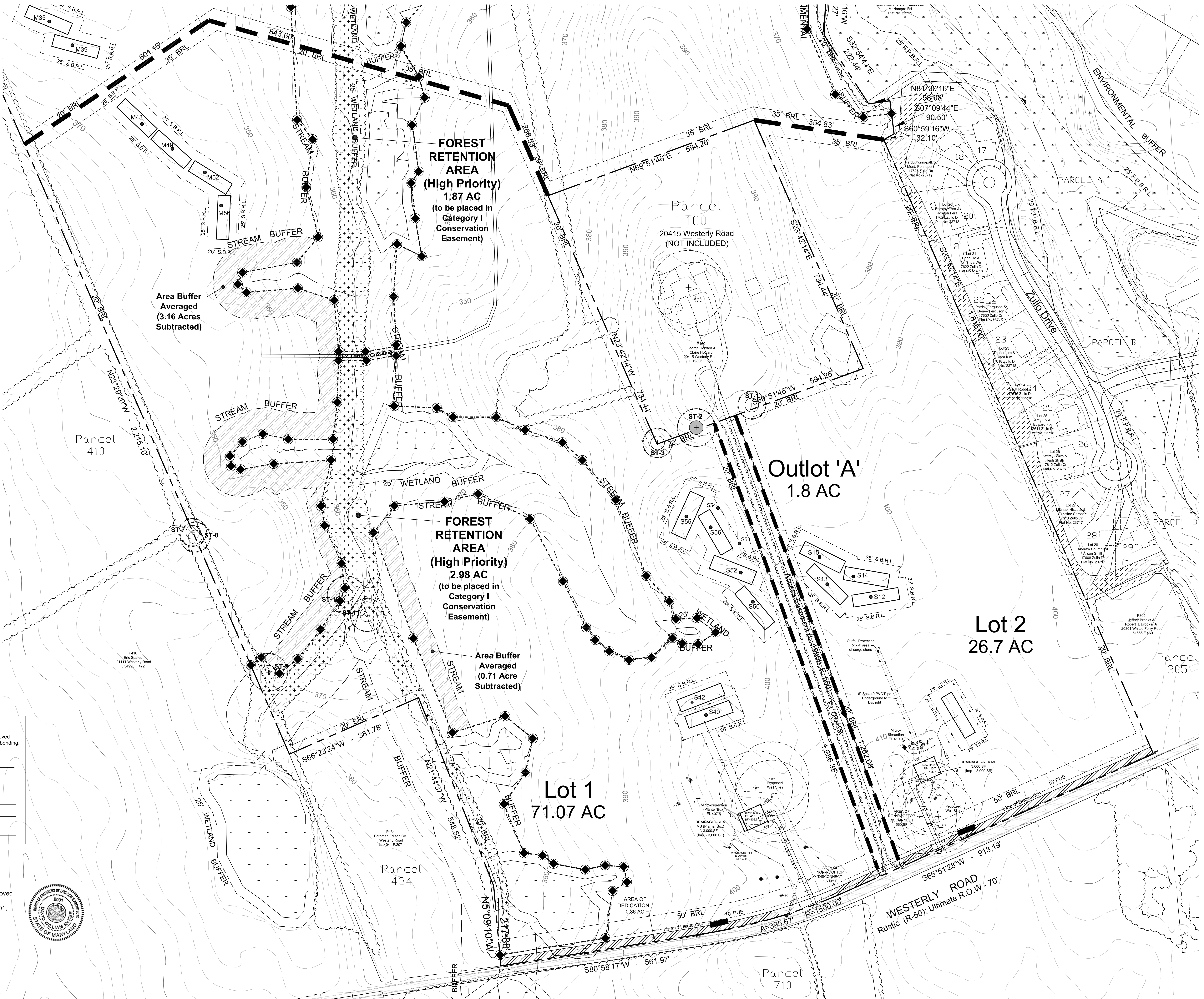
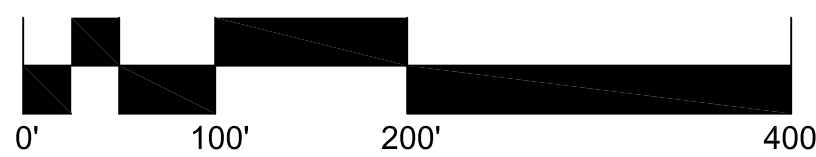
Signature:

Professional Certification

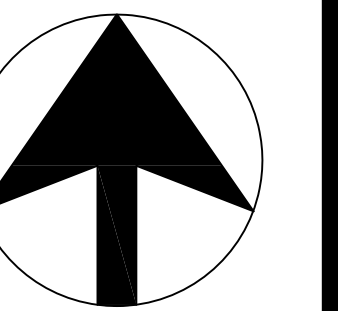
I hereby certify that this document was prepared or approved by me, and that I am a duly licensed landscape architect under the laws of the State of Maryland, License No. 2001, Expiration Date 10/21/2020.

Signature Date

Scale: 1" = 100'



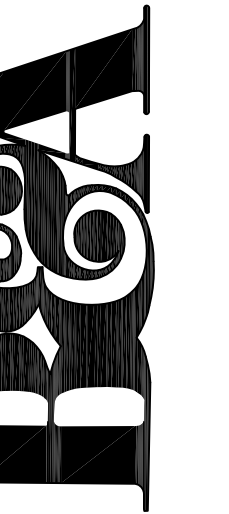
Revisions



date: 05/30/2019

scale: 1" = 100'

Benning & Associates, Inc.
Land Planning Consultants
8933 Shady Grove Court
Gaithersburg, MD 20877
(301) 784-0640



PRELIMINARY / FINAL FOREST CONSERVATION PLAN
J & M Andrews Farm
Parcel 700, Tax Map CT122
Montgomery County, Maryland

WSSC GRID 224NW20

TAX MAP CT122

M-NCPPC FILE NO.
620190110

SHEET 2 OF 4

DEVELOPER'S CERTIFICATE
The Undersigned agrees to execute all of the features of the Approved Final Forest Conservation Plan No. 620190110 including financial bonding, forest planting, maintenance, and other applicable agreements.

Developer's Name: J & M Andrews Farm, LLC
Printed Company Name
Contact Person or Owner: Patricia B. Smith
Printed Name
Address: 6310 Friendship Court, Bethesda, MD 20817
Phone and Email: 301-530-9152, pbs100@verizon.net
Signature: _____

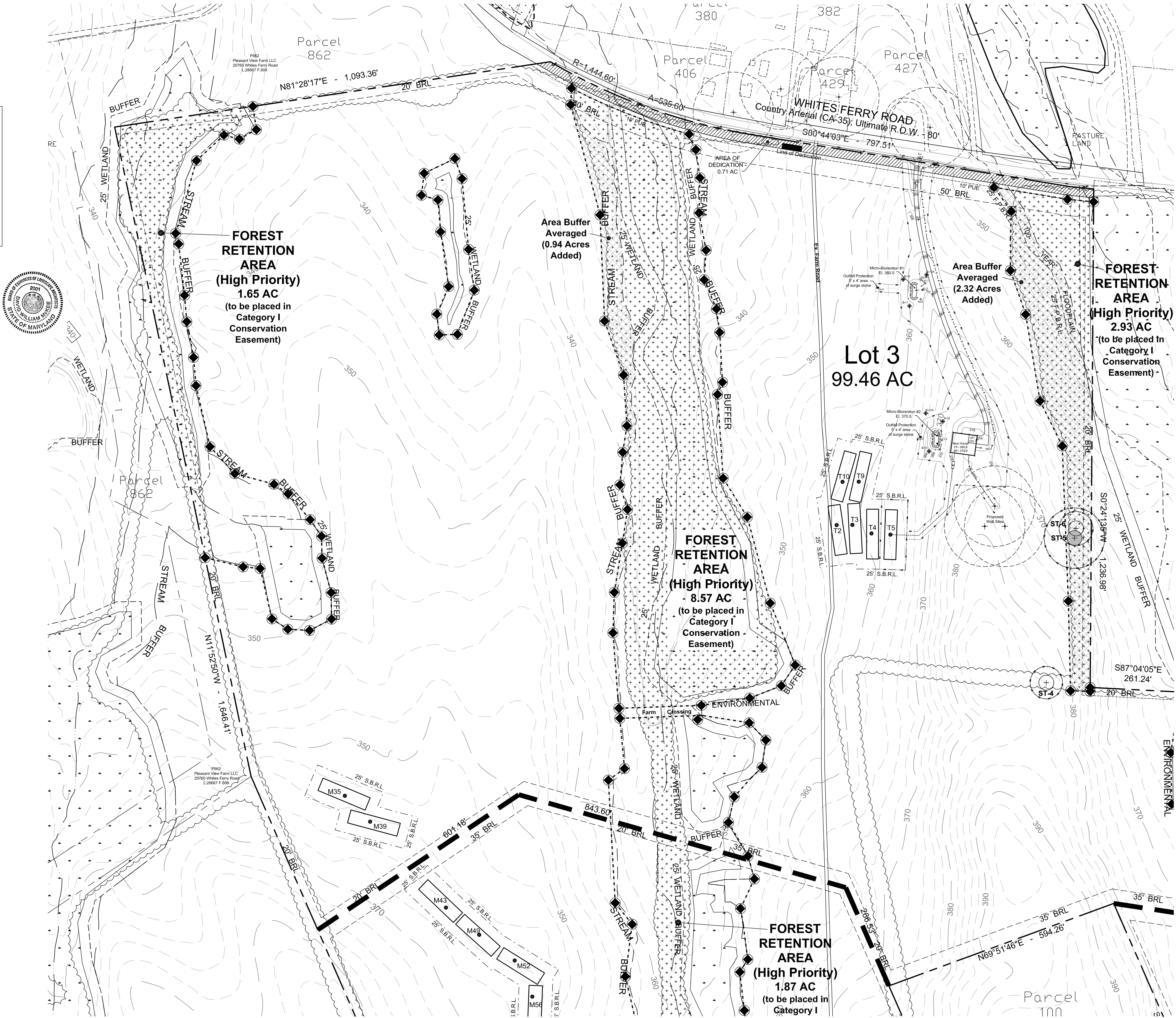
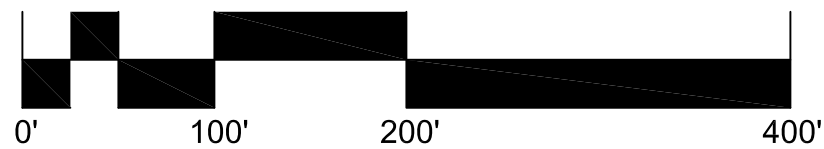
Professional Certification
I hereby certify that this document was prepared or approved by me, and that I am a duly licensed landscape architect under the laws of the State of Maryland, License No. 2001, Expiration Date 10/21/2020.

Signature _____ Date _____

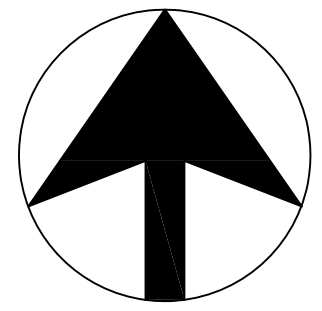
LEGEND:

- Property Line N 67°04'00" W
- Proposed House
- New Lot Line
- Sand Mound
- Septic System
- Water House Connection (from well)
- Ex. Contour 480
- Proposed Contour 412
- Building Restriction Line 12' B.R.L.
- Limit of Disturbance
- Micro-Bioretenction
- Ex. Canopy
- Ex. Building
- Ex. Road
- Area of Dedication
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- Environmental Buffer (from NRI/FSD)
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- Significant Tree ST1
- Specimen Tree ST1
- Critical Root Zone CRZ
- Conservation Easement Marker
- Buffer Averaging Area (Added)
- Buffer Averaging Area (Subtracted)
- Ex. Conservation Easement

Scale: 1" = 100'

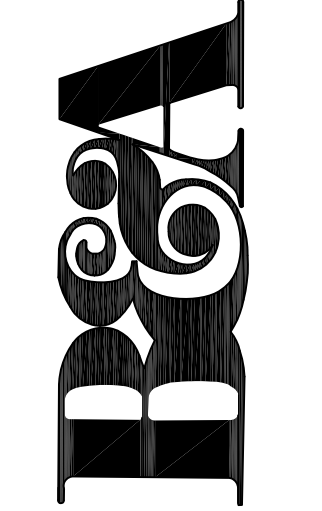


Revisions



date: 05/30/2019
scale: 1" = 100'

Benning & Associates, Inc.
Landscape Architect
8933 Gaithersburg, MD 20877
(301) 948-0240



PRELIMINARY / FINAL FOREST CONSERVATION PLAN
J & M Andrews Farm
Parcel 700, Tax Map CT122
Montgomery County, Maryland

WSSC GRID 224NW20
TAX MAP CT122
MANPCPC FILE NO.
620190110
SHEET 3 OF 4

Sequence of Events for Properties Required to Comply with Forest Conservation Plans, Exemptions from Submitting Forest Conservation Plans, and Tree Save Plans

Pre-Construction

- An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged and before any land disturbance. The property owner shall contact the Montgomery County Planning Department inspection staff before any land disturbing activities occur to verify the limits of disturbance and discuss tree protection and tree care measures. The property owner's representative, construction superintendent, International Society of Arboriculture (ISA) certified arborist or Maryland licensed tree expert that will implement the tree protection measures, Forest Conservation Inspector, and Montgomery County Department of Permitting Services (DPS) Sediment Control Inspector must attend this pre-construction meeting.
- No land disturbance shall begin before stress-reduction measures have been implemented. Appropriate stress-reduction measures may include, but are not limited to:
 - Root pruning
 - Crown reduction or pruning
 - Watering
 - Fertilizing
 - Vertical mulching
 - Root aeration matting

Measures not specified on the plan may be required as determined by the Forest Conservation Inspector in coordination with the property owner's arborist.

- A Maryland licensed tree expert, or an ISA certified arborist must perform all stress reduction measures. Implementation of the stress reduction measures must be observed by the Forest Conservation Inspector or written documentation must be sent to the Forest Conservation Inspector at 8787 Georgia Avenue, Silver Spring, MD 20910. The Forest Conservation Inspector will determine the exact method to convey the implementation of all stress reductions measures during the pre-construction meeting.
- Temporary tree protection devices shall be installed per the approved Forest Conservation Plan, exemption from submitting a Forest Conservation Plan, or Tree Save Plan and prior to any land disturbance. Tree protection fencing locations must be staked and flagged prior to the pre-construction meeting. The Forest Conservation Inspector, in coordination with the DPS Sediment Control Inspector, may make field adjustments to increase the survivability of trees and forest shown as saved on the approved plan. Temporary tree protect devices may include:
 - Chain link fence (four feet high)
 - Super silt fence with wire strung between the support poles (minimum 4 feet high) with high visibility flagging.
 - 14 gauge 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.
- Temporary protection devices must be maintained and installed by the property owner for the duration of construction project and must not be altered without prior approval from the Forest Conservation Inspector. No equipment, trucks, materials, or debris may be stored within the tree protection fence areas during the entire construction project. No vehicle or equipment access to the fenced area is permitted. Tree protection must not be removed without prior approval of Forest Conservation Inspector.
- Forest retention area signs must be installed as required by the Forest Conservation Inspector, or as shown on the approved plan.
- Long-term protection devices must be installed per the approved plan. Installation will occur at the appropriate time during the construction project. Refer to the approved plan drawing for the long-term protection measures to be installed.

During Construction

- Periodic inspections by the Forest Conservation Inspector will occur during the construction project. Corrections and repairs to all tree protection devices, as determined by the Forest Conservation Inspector, must be made within the timeframe established by the Forest Conservation Inspector.
- The property owner must immediately notify the Forest Conservation Inspector of any damage to trees, forests, understorey, ground cover, and any other undisturbed areas shown on the approved plan. Remedial actions to restore these areas will be determined by the Forest Conservation Inspector and those corrective actions must be made within the timeframe established by the Forest Conservation Inspector.

Post-Construction

- After construction is completed, the property owner must request a final inspection with the Forest Conservation Inspector. At the final inspection, the Forest Conservation Inspector may require additional corrective measures, which may include:
 - Removal and replacement of dead and dying trees
 - Pruning of dead or declining limbs
 - Soil aeration
 - Fertilization
 - Watering
 - Wound repair
 - Clean up of retention areas including trash removal
- After the final inspection and completion of all corrective measures the Forest Conservation Inspector will request all temporary tree and forest protection devices be removed from the site. Removal of tree protection devices that also operate for erosion and sediment control must be coordinated with both DPS and the Forest Conservation Inspector. No additional grading, sodding, or burial may take place after the tree protection fencing is removed.

Inspections:

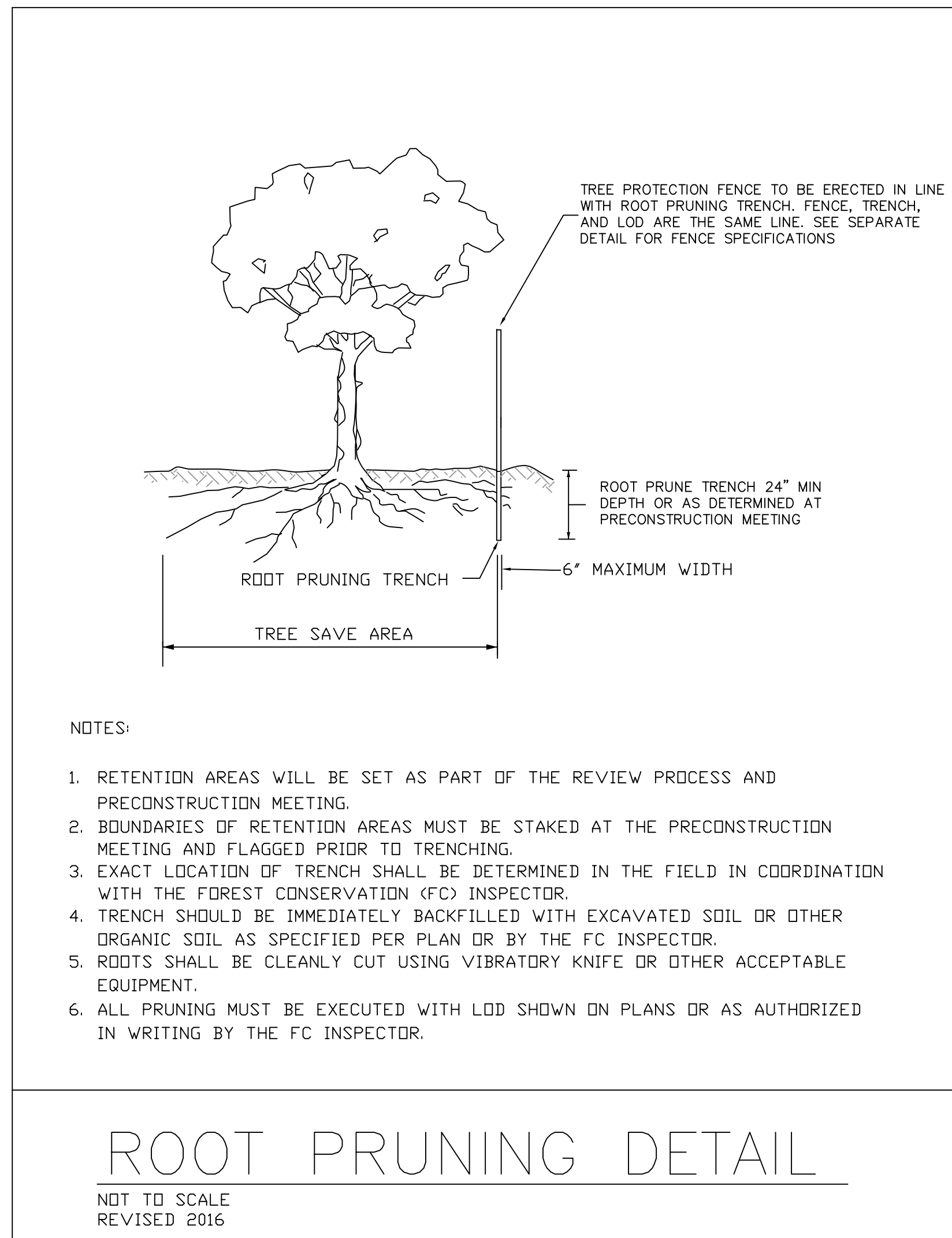
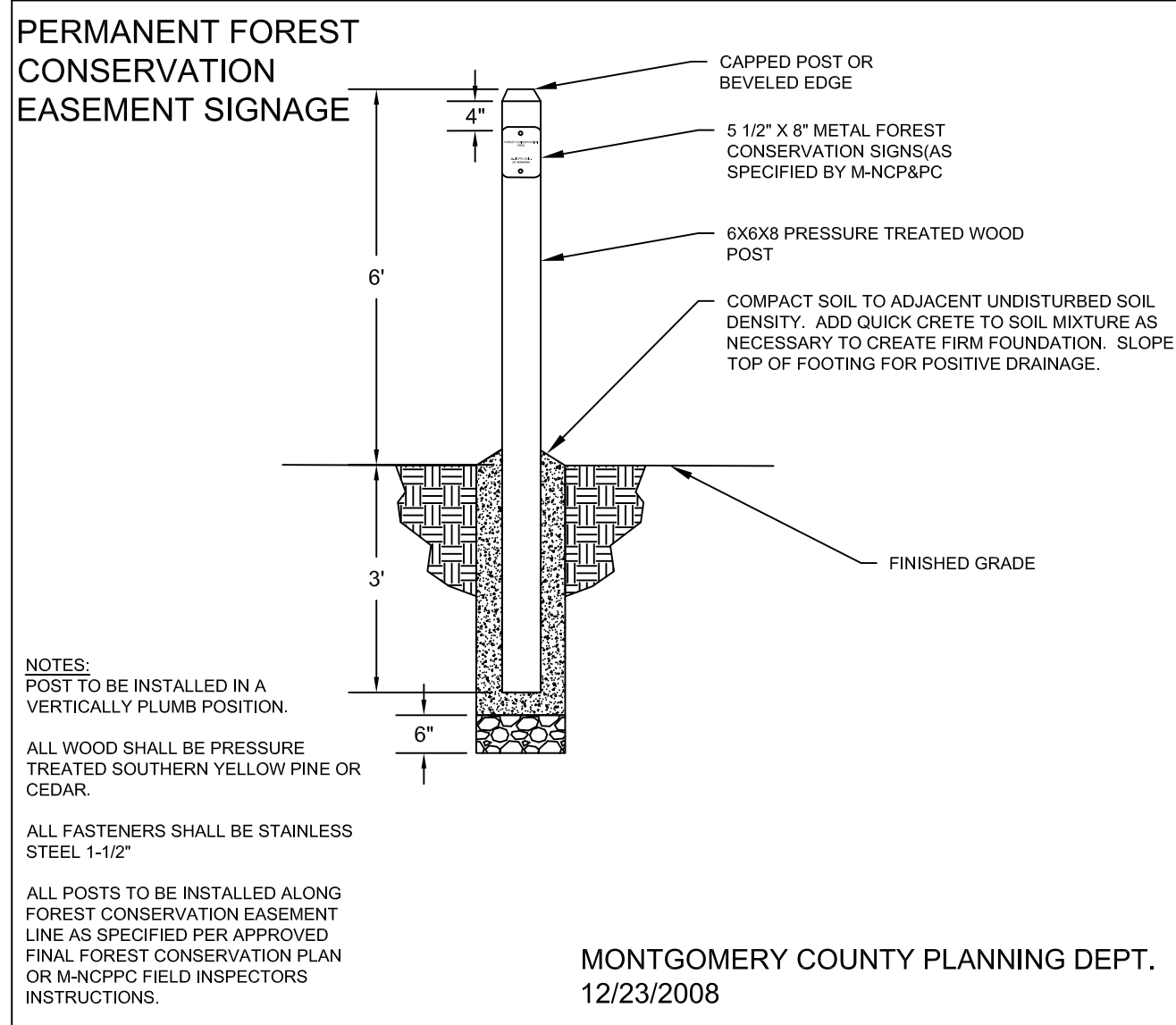
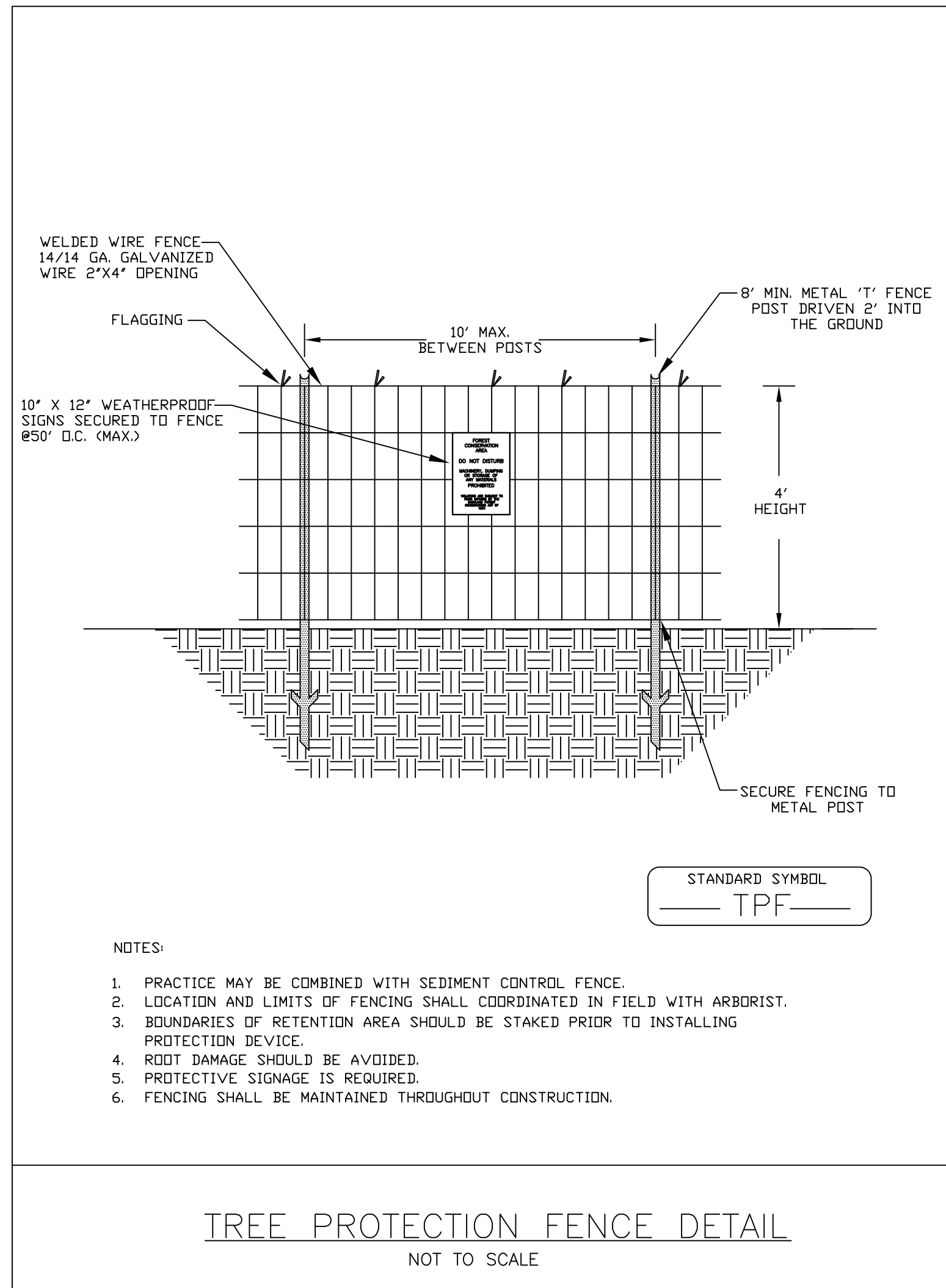
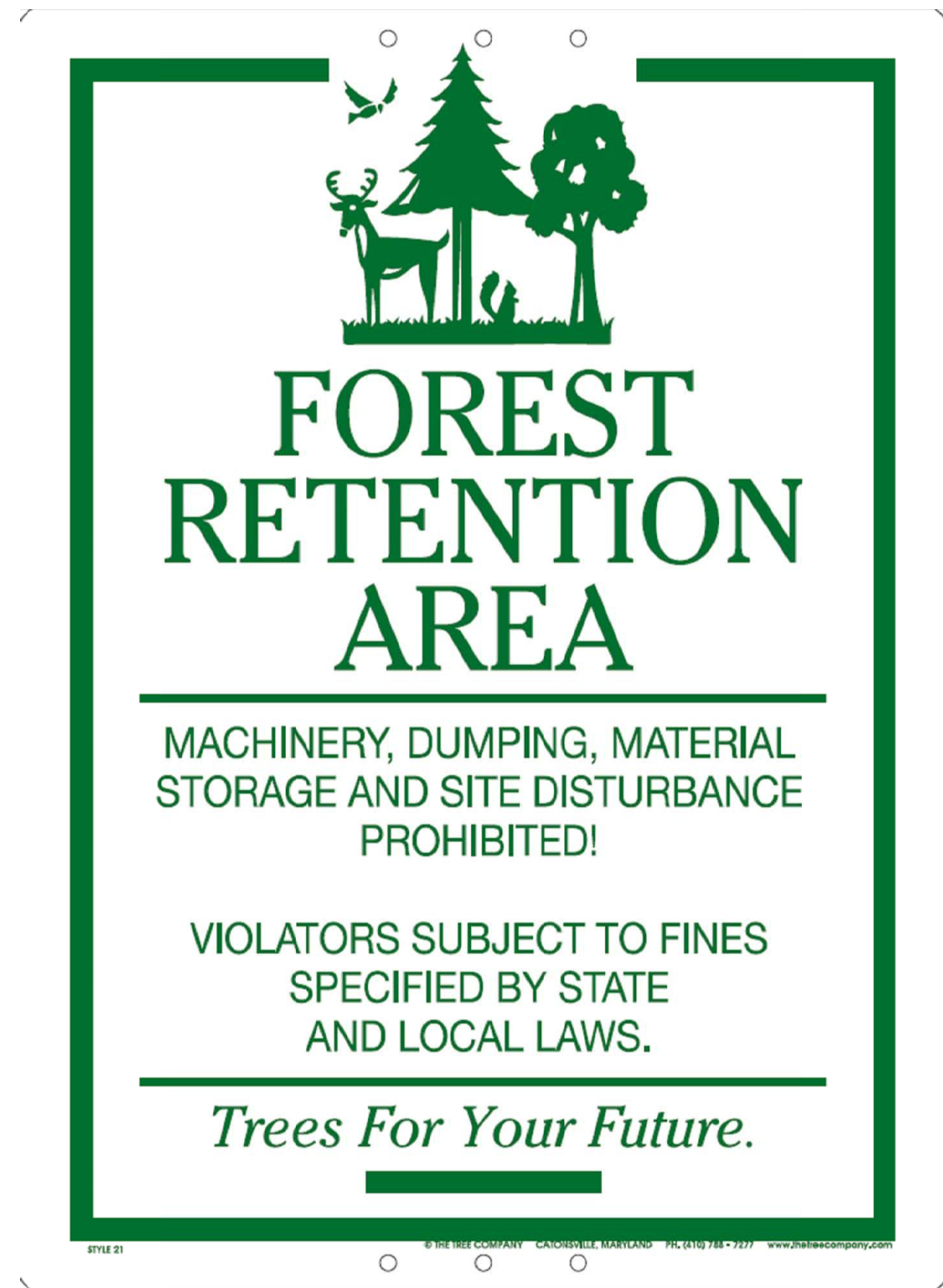
All field inspections must be requested by the applicant. Inspections must be conducted as follows:

Tree Save Plans and Forest Conservation Plans without Planting Requirements

- After the limits of disturbance have been staked and flagged, but before any clearing or grading resumes.
- After necessary stress reduction measures have been completed and the protection measures have been installed, but before any clearing or grading resumes.
- After completion of all construction activities to determine the level of compliance with the provisions of the forest conservation plan;

Additional Requirements for Plans with Planting Requirements

- Before the start of any required reforestation and afforestation planting
- After required reforestation and afforestation planting has been completed to verify that the planting is acceptable and prior to the start of the maintenance
- At the end of the maintenance period to determine the level of compliance with the provisions of the planting plan and, if appropriate, release of the performance bond.



NOTES:

- RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND PRECONSTRUCTION MEETING.
- BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PRECONSTRUCTION MEETING AND FLAGGED PRIOR TO TRENCHING.
- EXACT LOCATION OF TRENCH SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FOREST CONSERVATION (FC) INSPECTOR.
- TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH EXCAVATED SOIL OR OTHER ORGANIC SOIL AS SPECIFIED PER PLAN OR BY THE FC INSPECTOR.
- ROOTS SHALL BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.
- ALL PRUNING MUST BE EXECUTED WITH LOD SHOWN ON PLANS OR AS AUTHORIZED IN WRITING BY THE FC INSPECTOR.

ROOT PRUNING DETAIL

NOT TO SCALE
REVISED 2016

SIGNIFICANT TREE CHART						
TREE NUMBER	BOTANICAL NAME	COMMON NAME	SIZE (D.B.H.)	TREE CONDITION	COMMENTS	STATUS
ST-1	Ulmus pumila	Siberian Elm	25.0"	Moderate - Poor	Exposed wounded roots with decay, cankers coating fluid, response wood growth in trunk, possible internal decay, co-dominant leaders, broken dead limbs with decay, pruned for C-H-U, die-back	To Be Retained
ST-2	Ulmus americana	American Elm	34.1"	Poor (Hazard with target present)	Exposed wounded roots with decay, tree is actively falling, vertical crack from branch union to the root collar, 10% visible gridding roots, co-dominant leaders, adventitious limbs, die-back, broken dead limbs with decay	To Be Retained
ST-3	Acer saccharinum	Silver Maple	26.5"	Poor (Hazard with target present)	Possible basal rot, response wood growth below root collar, co-dominant leaders growing together, lost limb site has tried to compartmentalize, visible rot, adventitious limbs, vertical crack on leader, hangers in canopy, die-back, insect infestation eating leaves	To Be Retained
ST-4	Prunus serotina	Black Cherry	26.8"	Moderate - Poor	English Ivy is starting to climb the trunk, large wound approximately 12\"/>	To Be Retained
ST-5**	Morus alba	White Mulberry	40.0" (Estimate)	Moderate - Poor	On fence line, multi-stem, galls on trunk, leaders have fused together, included wood, broken dead limbs, dead leaders, dead lower limbs, adventitious limbs	To Be Retained
ST-6*	Morus alba	White Mulberry	28.0" (Estimate)	Moderate	Fence is in trunk, phototropic lean, dead limbs	To Be Retained
ST-7*	Quercus phellos	Willow Oak	44.9"	Moderate - Poor	Off-site, English Ivy is starting to climb trunk, black sooty mold is on the root collar, lost limb is now a wound with decay, broken dead limbs w decay, visible sap rot on two limbs, co-dominant leaders, hangers, mature tree	To Be Retained
ST-8	Celtis occidentalis	Common Hackberry	27.0"	Moderate	Off-site, English Ivy is climbing trunk, broken dead limbs with decay, Grapevine in canopy, co-dominant leaders	To Be Retained
ST-9*	Quercus coccinea	Scarlet Oak	34.0" (Estimate)	Poor	With Poison Ivy on trunk adjacent to fence, dead broken limbs, adventitious limbs, co-dominant leaders	To Be Retained
ST-10*	Quercus palustris	Pin Oak	34.0" (Estimate)	Moderate	Dead broken limbs with decay, sap rot, visible cavities in trunk	To Be Retained
ST-11*	Platanus occidentalis	American Sycamore	30.0" (Estimate)	Moderate	Co-dominant leaders, multi-stem, adjacent to stream	To Be Retained

Page 1 of 2

February 2017

I (we) declare, under the penalties of law, that this declaration, including any accompanying forms or statements, has been examined by me (us) and the information contained herein, to the best of my (our) knowledge, information, and belief, is true, correct and complete.

Signature of owner(s):

Printed name of owner:

Date:

NOTARY STATEMENT

State of Maryland

County of Montgomery

On this 26th day of February, 2019, before me, the undersigned individual, personally appeared Michael D. Rubin, who acknowledged to be the owner and that as such being authorized to do so, executed the foregoing instrument for the purposes therein contained.

SEAL

Signature of notary public: Michael D. Rubin

My commission expires September 16, 2019

February 2017

Professional Certification

I hereby certify that this document was prepared or approved by me, and that I am a duly licensed landscape architect under the laws of the State of Maryland, License No. 2001, Expiration Date 10/21/2020.

Signature

Date



DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all of the features of the Approved Final Forest Conservation Plan No. 620190110 including financial bonding, forest planting, maintenance, and other applicable agreements.

Developer's Name: J & M Andrews Farm, LLC
Printed Company Name

Contact Person or Owner: Patricia B. Smith
Printed Name

Address: 6310 Friendship Court, Bethesda, MD 20817

Phone and Email: 301-530-9152, pbs100@verizon.net

Signature: _____

Revisions

date: 05/30/2019

scale: N/A

Benning & Associates, Inc.
Land Planning Consultants
8933 Shady Grove Court
Gaithersburg, MD 20877
(301) 948-4240



PRELIMINARY / FINAL FOREST CONSERVATION PLAN

J & M Andrews Farm
Parcel 700, Tax Map CT122
Montgomery County, Maryland

WSSC GRID 224NW20

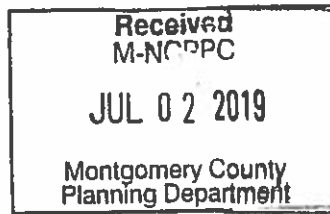
TAX MAP CT122

MNPPC FILE NO.
620190110

SHEET 4 OF 4

June 27, 2019

DARC M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910-3760



Frank and Claire Howard
20415 Westerly Road
Poolesville, MD 20837

To Whom It May Concern:

We are contacting you in response to a notice of application that we received from Benning and Associates Inc. on June 14, 2019 concerning the development of the Andrews Farm, Parcel 700 Tax Map CT122, Montgomery County, Maryland.

We reside at 20415 Westerly Rod which is a contiguous property to the proposed development. We have the following concerns and questions for the proposed development which we would like addressed.

1. Water Rights: We currently receive water from our very productive well that was dug for our farm in 2001. How do you and the developer guarantee that the proposed new wells so close in proximity to ours will not affect both the present and future water needs of our farm?
2. Sand Mound Septic System Proposal: We are concerned with the proposed sand mound systems and their effect on our water supply quality. We are concerned that the location of the sand mounds will contribute to pooling of water during rain events on the proposed development property, which will create a runoff into the local creeks and Potomac River to the Chesapeake Bay.
3. Will Montgomery County require a water level and analysis monitoring prior to digging the new wells and then monitor how the new wells will affect our well?
4. Do you plan to require the developer to drill the new wells first and monitor their effect on our adjacent well before granting approval for the housing development?
5. It has come to our attention that a geology report the 1990 Master Plan documents an underground diabase dike thousands of feet deep. We are concerned that drilling into the same aqueduct will affect water to our property.
6. We would like to have a hearing on this proposal to address our detailed concerned. Please keep us informed as this project moves forward.

Sincerely,

A handwritten signature in cursive script, appearing to read "George F. & Claire A. Howard".

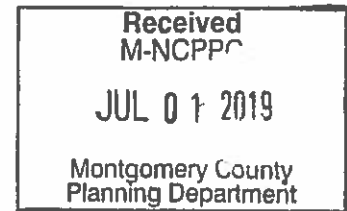
George F. & Claire A. Howard

CC: Robert J. and Patricia C Pierce

20300 Westerly Road
Poolesville, Maryland 20837
25 June 2019

DARC, M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910-3760

RE: MNCPPC File #620190110



To Whom It May Concern:

This is in response to a Notice of Application that we received from Benning & Associates, Inc. concerning the referenced project. We note that a Lead Reviewer is not listed for this project on the DAIC website at this time.

We assume that Best Management Practices (BMP) to the Maximum Extent Practicable (MEP) consistent with Maryland Stormwater Management Regulations will be fully implemented. We note that some BMP features appear on the plan.

First, and for accuracy, the Geographic Location of the property should identify that the property extends from Whites Ferry Road south to Westerly Road. In fact two of the three proposed lots are actually located on Westerly Road. As stated, those concerned about what happens along Westerly Road might be misguided into thinking that there are no impacts associated with the proposal.

It appears that from a land-surface perspective, the predominant topographic relief is to the north/northwest and discharges into Broad Run. A small portion of the property in the SE corner drains to the south – actually, does not really drain but ponds water after heavy events. While there is a culvert under Westerly Road in that corner, the culvert leads to no water feature and, in fact, allows water to “pond” on the south side of Westerly Road, immediately to the west of our property line after heavy events. Directing additional flow in that direction could adversely affect our property because the land rises gently to the south again, effectively eliminating positive drainage.

Based upon the acreage (198.7 A), the plan indicates that 7 lots could be permitted (25-acre zoning). The development plan indicates 3 lots “shown.” Are we to assume that this is phase 1 and that 4 more lots will be added in phase 2? Will there be a legal restriction on any further development of the land beyond the current 3 lots? If not then the plan needs to provide facilities for complete development of the land.

There are a bunch of small rectangles on the plan, each with an “M#”, “S#” or “T#” located in them. The legend gives no indication of rectangles with “M, S, or T#” in them. We think that these are sand mounds for septic treatment and indeed, some are connected to the houses with a symbol identified in the legend as “Septic Tank”. We assume that these lines are not really tanks, but pipelines. The rectangle on Lot 2 has no identification

alpha-numeric code, but is connected to the house by a line with a septic tank symbol. Surrounding each of the clusters of rectangles is a broken line identified as "25' S.B.R.L." Are these "Septic Building Restriction Lines?" The initialism "S.B.R.L." is not identified in the legend. There are two clusters of four each of the rectangles east and west of the outparcel drive. These do not seem to be connected to anything. If these are sand mound septic systems, what do they service? Are these actually stormwater facilities since an outfall from a micro bioretention facility discharges upslope of them?

There is considerable, undeveloped acreage (assuming 4 more lots will not be added in the future) and existing wetlands on the tract. We recommend that stormwater wetland facilities be constructed adjacent to the existing wetlands to reduce and further clean discharge into the stream running through the property.

Stormwater, however, is really a minor concern in the overall scheme of things. Poolesville and this property to the west of its boundaries is located on fractured-rock geology. Furthermore, immediately to the west of the subject parcel, a diabase dike extends down thousands of feet. This dike effectively eliminates any ground-water flow (which is primarily in a southeasterly direction towards the Potomac River) from west and northwest of the dike. This property is at the very head of ground water infiltration.

Because of the fractured-rock geology, one cannot simply drill a well and expect to get water. The Town of Poolesville over the years has drilled a number of dry wells that could not be developed. The well has to hit a water-bearing fracture to actually yield water.

We note that there appear to be 3 well "sites" (located in close proximity to each other) per proposed house site. Good luck with hitting a fracture at any of them. What happens if none yield sufficient potable water? More importantly to us and the Howards that own Parcel 100 (Outlot A) and the Town of Poolesville itself, is what effect will three (we assume that they will not actually put 9 wells into production) additional wells, upslope of the ground-water flow path do to existing wells. The wells should be drilled and pump-tested, in advance of the construction project, to ensure that there will be no adverse quantity effect? Surrounding wells need to be monitored during the test period.

One of the center points for a proposed well for Lot 2 is less than 70 feet from the road dedication area. Considering the salts, petroleum products, heavy metals and other contaminants derived from vehicular traffic is it prudent to develop a potable water supply that close to a road?

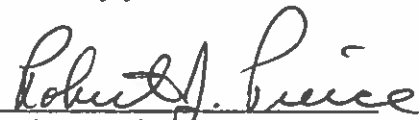
I mention the Town of Poolesville, which, by the way, did not receive the registered-mail notice from Benning & Associates, Inc. - no notice even though its Municipal Well 4 is within close proximity to the project and more importantly, the project, with its sand mound waste treatment facilities, and three new well sites sits atop the Wellhead Protection Zone for that Municipal Well.

Our understanding is that sand-mound septic systems are more expensive to construct than classic septic systems. Thus, we assume that the property did not "percolate" because the added expense will be incurred. What we don't know is what the data show as far as the potential ground-water-quality effects that sand-mound systems can have on our drinking water, the Howard's drinking water (whose well will be surrounded by the sand mounds) and whether they are appropriate in a wellhead protection zone for a municipal well. We assume the M-NCPPC has such knowledge and will apply it to protect our resources.

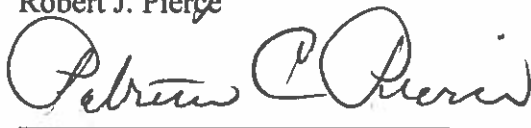
When Stoneybrook Subdivision was constructed a few years back, a new municipal well was drilled. The test of that well caused unacceptable reduction in our well water elevations, such that ultimately, the developer had to drill new wells for a number of properties, including ours. We legally challenged that development to ensure protection of our property and water rights and will not hesitate to do the same with this development. The Town of Poolesville continues to monitor our well to determine ground-water elevations.

Please keep us informed as this project moves forward. We look forward to the opportunity to provide detailed comments on it.

Sincerely yours,


Robert J. Pierce

June 25, 2019


Patricia C. Pierce

June 25, 2019



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Hadi Mansouri
Acting Director

October 22nd, 2019

Frank and Claire Howard
20415 Westerly Road
Poolesville, MD 20837

Dear Mr. and Mrs. Howard,

The Department of Permitting Services Well and Septic Section was recently forwarded your letter addressed to the Maryland National Capital Park and Planning Commission dated June 27th, 2019. In the letter you outlined concerns specifically related to your existing water supply and the proposed wells and onsite septic systems for the proposed subdivision J&M Andrews Farm.

We appreciate your concern and interest in this project. The intent of this letter is to provide a point-by-point response to your questions concerning the existing and proposed wells and septic systems.

1. *We currently receive water from our very productive well that was dug on our farm in 2001. How do you and the developer guarantee that the proposed new wells so close in proximity to ours will not affect both the present and future needs of our farm?*

Response: Based on existing information including the significant size of the proposed lots and distance to your property, there is no evidence to suggest that the new wells will adversely affect the water supply needs on your property. The nearest proposed wells from your property line are as follows: Lot 1 - 950 feet, Lot 2- 1,140 feet, Lot 3 - 1,000 feet. Additionally, there is no historical data related to groundwater scarcity in this area.

2. *Sand Mound Septic System Proposal: We are concerned with the proposed sand mound systems and their effect on our water supply quality. We are concerned that the location of the sand mounds will create a runoff into the local creeks and Potomac River to the Chesapeake Bay.*

Response: The proposed sand mounds meet the minimum distance requirements from existing and proposed water supplies as well as environmental features such as streams, springs and drainage ways. From a topographic standpoint the sand mounds are also located downgrade of your well as required by county and state regulations.

The sand mound test data conducted in 2017 demonstrates there is at least a 2-foot buffer from groundwater as required by county and state regulations. If a sand mound is designed and installed correctly, and maintained properly, the location should not direct untreated effluent to surrounding bodies of water. The system design for each mound will undergo further review by DPS prior to issuance of a septic permit.

Regarding your water supply, the completion report on file for your well, MO-94-1959, shows the total depth of well casing is 40 feet and is grouted to a depth of 30 feet. This is beyond the minimum casing and grouting requirements (20 feet and 18 feet, respectively).

3. *Will Montgomery County require a water level analysis monitoring prior to digging the new wells and then monitor how the new wells will affect our well?*

Response: No, there is no such requirement. A yield test will be required for the new wells and must demonstrate a minimum yield of 1 gallon per minute. However, in order to conserve and protect water resources, state regulations require certain water users to obtain a State Water Appropriation or Use Permit issued by MDE (Maryland Department of the Environment). Permit requests are evaluated by MDE to determine whether the amount of water requested is reasonable for the stated purpose, and to ensure that withdrawals do not have unreasonable impacts on the water resource or on neighboring users.

Subdividing land into residential lots on individual wells requires a permit in some cases. Currently, DPS does not know whether MDE will require a permit or issue an exemption in this particular case.

4. *Do you plan to require the developer to drill the new wells first and monitor their effect on our adjacent well before granting approval for the housing development?*

Response: No, there is no such requirement. However, the wells must be successfully completed and completion reports submitted for review and approval by DPS prior to issuance of septic permits or building permits for the proposed lots.

5. *It has come to our attention that a geology report the 1990 Master Plan documents an underground diabase dike thousands of feet deep. We are concerned that drilling into the same aqueduct will affect water to our property.*

Response: DPS is not familiar with the geology report. For clarification please contact the Planning Department at 301-495-4610 or the MDE Water Supply Program at 410-537-3702 or water.supply@maryland.gov.

It is also important to note that our records for your property indicate outstanding matters related to your well drilled in 2001 (MO-94-1959). On 6/30/04 and 12/12/03 this office sent correspondence concerning the need for a final Certificate of Potability. Issuance of this certificate requires two consecutive bacteria free water samples taken at least 10 days apart. Subsequently, DPS did not receive a response and the file was closed in 2005 without the benefit of completing the required samples. It is recommended that you have this testing completed and continue to test your water for bacteria and nitrates on a yearly basis.

Additionally, there are two old wells on the property intended to be abandoned and sealed upon completion of the new well in 2001. We do not have any records indicating that those wells were properly sealed. If you have a Well Abandonment Report, please forward a copy to our office. It is important that the wells are properly sealed so they do not become sources of contamination.

If you have any additional questions or concerns regarding this matter, please don't hesitate to contact me at heidi.benham@montgomerycountymd.gov or by calling 240-777-6318.

Sincerely,



Heidi Benham, LEHS
Manager, Well & Septic Section
Dept. of Permitting Services

Cc:

Joshua Penn, M-NCPPC
File