

Plat Name: Butler Farm
Plat #: 220200290

Location: Located on the west side of Davis Mill Road, approximately 2,900 feet north of Wildcat Road.
Master Plan: Agriculture and Rural Open Space Master Plan
Plat Details: AR (formerly RDT) zone; 3 lots
Owner: T.W.S. Land Barons, L.L.P.

Staff recommends approval of this minor subdivision plat in accordance with Pre-Preliminary Plan No. 720160030 and pursuant to **Section 50-35A(a)(8)** of the Subdivision Regulations in effect at the time of the application submittal, which states:

Plats for Certain Residential Lots located in the Rural Density Transfer Zone. Up to five lots are permitted under the minor subdivision procedure in the RDT zone provided that a pre-preliminary plan is submitted and approved by either the Planning Board or Planning Board staff, in accordance with the procedures for submission and approval of a pre-preliminary plan of subdivision. In addition:

- 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;
- b) Any required street dedications along the frontage of the proposed lots must be shown on the record plat;
- c) An easement must be recorded for the balance of the property noting that density and TDRs have been utilized for the new lots. Reference to this easement must be reflected on the record plat for the lots; and
- 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.
- e) Forest conservation requirements must be satisfied prior to recording the plat.

Staff applied the above-noted minor subdivision criteria for the property included in this application and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(8) and with Pre-Preliminary Plan No. 720160030 and supports this minor subdivision record plat.



date: Roy, 03-01-19
 scale: 1" = 200'

B&A
 Berning & Associates, Inc.
 1000 West 10th Street
 (301) 241-4240

PRE-APPLICATION PLAN (MINOR SUBDIVISION)
 BUTLER FAMILY PROPERTIES
 22200 & 22440 Davis Mill Road
 Montgomery County, Maryland

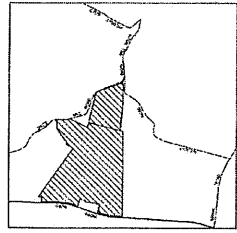
- NOTES: (Parcel 777)
1. Total area of project - 181.31 ac
 2. Total number of lots permitted in the AR Zone - 7
 3. No. of lots proposed by this plan - 3 + Farm Remainder
 4. Method of Development Proposed - Standard
 5. Area to be dedicated to streets by this plan - 0.37 ac.
 6. Property is located in the Wildcat Creek watershed.
 7. Existing sewer and water service categories: S-6, W-6
 8. Lot to be served by on-site wells and septic systems.
 9. Property does not contain any prime soils.
 10. Utilities as available: Washington Gas, Verizon, Potomac Edison
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- NOTES: (Parcel 880)
1. Total area of project - 35.56 ac
 2. Total number of lots permitted in the AR Zone - 1
 3. No. of lots proposed by this plan - 1 + Farm Remainder
 4. Method of Development Proposed - Standard
 5. Area to be dedicated to streets by this plan - 0.03 ac.
 6. Property is located in the Wildcat Creek watershed.
 7. Existing sewer and water service categories: S-6, W-6
 8. Lot to be served by on-site wells and septic systems.
 9. Property does not contain any prime soils.
 10. Utilities as available: Washington Gas, Verizon, Potomac Edison

ZONING STANDARDS:

ZONE: AR	Req.	Prov.
Lot Size	40,000 sf or more	40,000 sf or more
Front Setback	50'	50' or more
Sideyard	20'	20' or more
Rearyard	35'	35' or more
Building Height	40' Max.	40' or less
Lot Coverage	15% Max.	15% or less
Frontage	125'	125' or more

VICINITY MAP
 SCALE: 1" = 2,000'



Prepared by:
 T.W.S. Land Barons, L.L.P. &
 Shirley B. Butler
 c/o Wade F. Butler
 22440 Davis Mill Road
 Germantown, MD 20874
 (301) 942-3376

4/27/2018
 4/27/2018
 4/27/2018



APPROVED SITE PLAN
 FOR A
 MINOR SUBDIVISION
 Montgomery County, Maryland
 22200 & 22440 Davis Mill Road
 4/27/2018

NOTE:
 SOURCE OF TOPOGRAPHY:
 Aerial Photo, 2014

- LEGEND:
- Proposed House with Proposed Garage
 - Existing Buildings
 - Proposed Septic
 - Proposed Well/Existing Well
 - Septic Buffer
 - Soil Survey Divide
 - Stream
 - Property Line
 - County Coverage
 - Shades 2-25%

Revised	By	Date

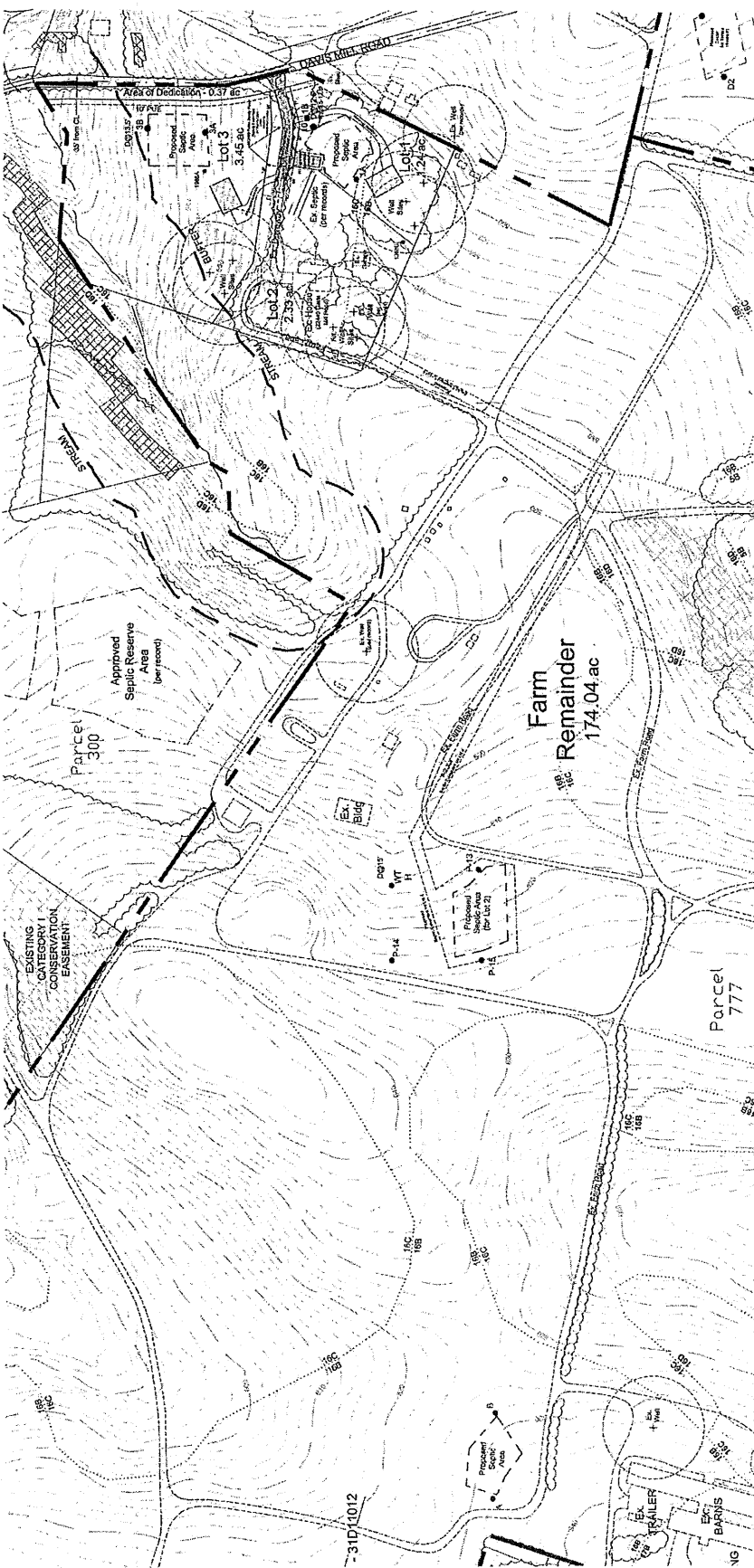


date: Rev. 03-01-19
scale: 1" = 100'

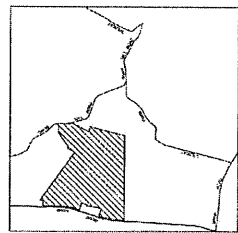
Designing & Associates, Inc.
1107 Peachtree Corners
Columbus, GA 31906
(770) 455-4546



PRE-APPLICATION PLAN (MINOR SUBDIVISION)
BUTLER FAMILY PROPERTIES
22200 & 22440 Davis Mill Road
Montgomery County, Maryland



VICINITY MAP
SCALE: 1" = 2,000'



APPROVED SKETCH PLAN
FOR A
MINOR SUBDIVISION
Montgomery County Subdivision Regulations
Approved by: *[Signature]*
Date: 4/1/19

Prepared for
T.W.S. Land Barons, L.L.P. & Shirley B. Butler
c/o Wade F. Butler
22440 Davis Mill Road
Germantown, MD 20876
(301) 943-3378

- LEGEND:**
- Proposed House
 - Existing Buildings
 - Proposed Septic Area
 - Proposed Septic Trenches
 - Proposed / Existing Well
 - Stream Buffer
 - Set Back Divide
 - Property Line
 - Canopy Coverage
 - Percolation / Water Table
 - Test Location
 - Slopes 2-25%

Source of Topography
The topographic map of this property is shown herein was obtained from the Montgomery County Planning Department.



Sheet 3 of 4
 Revision
 Date
 Description



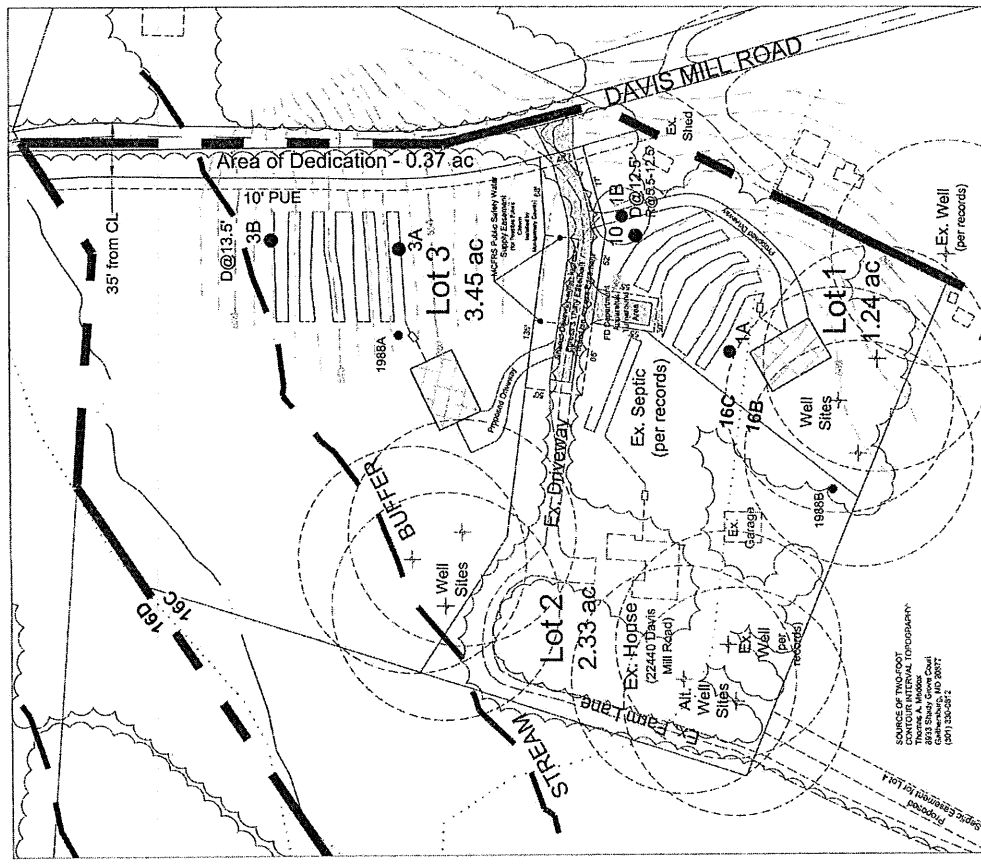
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 Date: Rev. 03-01-19

Beating & Associates, Inc.
 Land Planning Consultants
 8033 Sandy Crest Court
 Gaithersburg, MD 20877
 (301) 941-0210

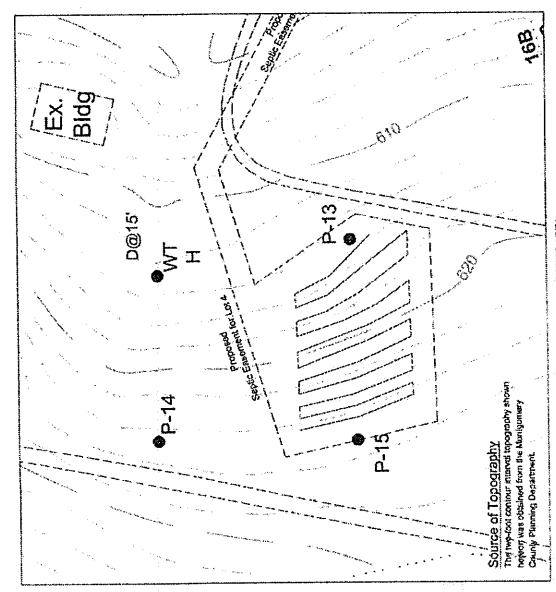


PRE-APPLICATION PLAN (MINOR SUBDIVISION)
 BUTLER FAMILY PROPERTIES
 22200 & 22440 Davis Mill Road
 Montgomery County, Maryland

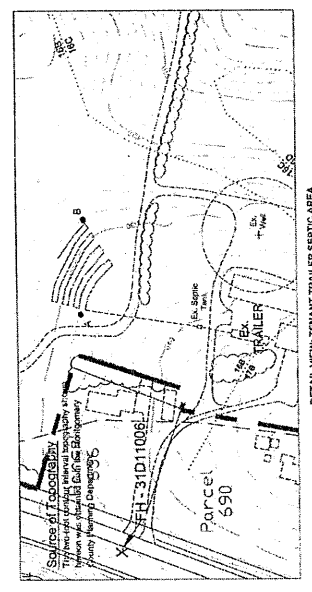
APPROVED SKETCH PLAN
 FOR A
 MINOR SUBDIVISION
 Montgomery County Subdivision Regulation
 Approved by: [Signature]
 Date: 11/18/14



DETAIL VIEW: LOTS 1, 3
 1" = 50'



DETAIL VIEW: LOT 3 SEPTIC AREA
 1" = 50'



DETAIL VIEW: BUTLER SEPTIC AREA
 1" = 100'

Lot	Area (Ac)	Depth (ft)	Flow (MGD)	Time (min)	Area (Ac)	Depth (ft)	Flow (MGD)	Time (min)	Area (Ac)	Depth (ft)	Flow (MGD)	Time (min)
1	1.24	22.5	1.0	10	2.33	10.0	1.0	10	3.45	10.0	1.0	10
2	1.24	22.5	1.0	10	2.33	10.0	1.0	10	3.45	10.0	1.0	10
3	1.24	22.5	1.0	10	2.33	10.0	1.0	10	3.45	10.0	1.0	10
4	1.24	22.5	1.0	10	2.33	10.0	1.0	10	3.45	10.0	1.0	10

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Source of Topography
No two-foot contour interval topography shown herein was obtained from the Montgomery County Planning Department.