Montgomery Planning
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

2425 Reedie Drive
Floor 14
Wheaton, MD 20902

MontgomeryPlanning.org

MEMORANDUM

DATE: March 3, 2022

TO: Montgomery County Planning Board

FROM: Stephen Smith, Coordinator, IRC Division (301)-495-4522 SJS
Jay Beatty, Senior Planner, IRC Division (301)-495-2178 JRB

SUBJECT: Item No. 3 - Summary of Record Plats for the Planning Board Agenda for March 17, 2022.

The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

220220050 & 220220220 Lucky Duck Farm

220220240 Chevy Chase Lake

Plat Name: **Lucky Duck Farm**
Plat #: **220220050 & 220220220**

Location: Located on the north side of Whites Ferry Road (MD 107), approximately 3,200 feet east of Wasche Road
Master Plan: Agriculture and Rural Open Space Plan
Plat Details: AR zone; 9 lots
Owner: William J. Rickman Revocable Trust & Janet H. Ransom Revocable Trust

The subdivision plats have been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120200180 (MCPB Resolution No. 21-060), as approved by the Board, and that any minor modifications reflected on the plats do not alter the intent of the Board's previous approval of the aforesaid plan.

PLAT No.

NOTES

1. The property shown hereon is approved for and will utilize private water and sewer services.
2. The property that is the subject of this record plat is in the AR zone as of the date of plat recordation.
3. STONE = Stone Found
   IPS = Iron Pin with Cap Set
4. The property shown hereon is located on Tax Maps BU and BT.
5. The property shown hereon is located on W.S.S.C. 200-foot sheet 225 NW 21 & 226 NW 21.
6. The property shown hereon is subject to an approved Floodplain Delineation Study (MCDPS No. 286729) dated 04/07/2021, approved 04/20/2021.
7. The Lots shown hereon are limited to the uses and conditions as required by Preliminary Plan 120200180, Kilmain ETC (Parcel 440).
8. All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan allowing development of this property and approved by the Montgomery County Planning Board are intended to survive unless modified by further action by the board. The official public files for any such plan are maintained by the Montgomery County Planning Board and are available for public review during normal business hours.
9. This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use, of this property. This subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
10. The property shown hereon is subject to the requirements of Chapter 22A, Montgomery County Forest Conservation Law, and the terms of Final Forest Conservation Plan No. 120200180 and appropriate agreements prior to issuance of a Sediment Control Permit.
11. Agriculture is the preferred use in the Agricultural Reserve Zone. All agricultural operations shall be permitted at any time, including the operation of farm machinery and no agricultural use shall be subject to restriction because it interferes with other uses permitted in the Zone.
12. Whites Ferry Road has an 80' wide Ultimate right of way.
13. The property shown hereon is subject to a Stormwater Management Right of Entry agreement as recorded in Book 58462, Page 264 among the Land Records of Montgomery County, Maryland.
14. The property shown hereon is subject to a Right of Way agreement as recorded in Book 59715, Page 214 among the Land Records of Montgomery County, Maryland.
15. The property shown hereon is subject to a Declaration of Restrictive Covenant (for Parent Tract) as recorded in B.65038 P.384 among the Land Records of Montgomery County, Maryland.

NOTES (CONTINUED)

16. The property shown hereon is located in service area categories W-6 and S-6
17. Lots 1,2,3,5,6 and 7 are approved for a 5 bedroom house. Lots to be served by sandmound septic systems only.
18. Lot 4 is approved for a 6 bedroom house. Lot to be served by sandmound septic systems only.
19. 25 foot septic building restriction lines (S.B.R.L.) are subject to change with Montgomery County Department of Permitting Services approval.

OWNERS' CERTIFICATE

The William J. Rickman Revocable Trust and Janet H. Ransom Revocable Trust, owners of the property shown and described hereon, hereby adopt this plat of subdivision and establish minimum building restriction lines as prescribed by the Montgomery County Zoning Code.

We further dedicate to public use the 4,555 square feet of land shown hereon adjacent to Whites Ferry Road.

We further grant a 25-foot Public Improvements Easement, shown hereon as "25' P.I.E." to those parties named in the document entitled "Declaration of Public Improvements Easement", as recorded in B65262 P.171 among the Land Records of Montgomery County, Maryland.

We further grant a 10-foot Public Utility Easement, shown hereon as "10' P.U.E." to those parties named in the document entitled "Declaration of Terms and Provisions of Public Utility Easements", as recorded in Liber 3834 at Folio 457 among the Land Records of Montgomery County, Maryland.

There are no suits, actions at law, leases, liens, mortgages, or trusts affecting the property shown hereon, except as indicated below.

1/25/2022 — William J. Rickman, Trustee of the William J. Rickman Revocable Trust — Witness: Katrina Riggs
Date

1/25/22 — Janet H. Ransom, Trustee of the Janet H. Ransom Revocable Trust — Witness: Katrina Riggs
Date

We, MidAtlantic Farm Credit, ACA, owners of a deed of trust dated September 2, 2020 and recorded October 6, 2020 in Book 60683 at Page 79 hereby consent to this plat of subdivision.

1/25/2022 — MidAtlantic Farm Credit, ACA, Matthew Rittenour, Regional Lending Manager — Witness
Date

CAS ENGINEERING
10 South Bentz Street
Frederick, Maryland 21701
301-607-8031 office
www.casengineering.com
info@casengineering.com

PLAT TABULATION

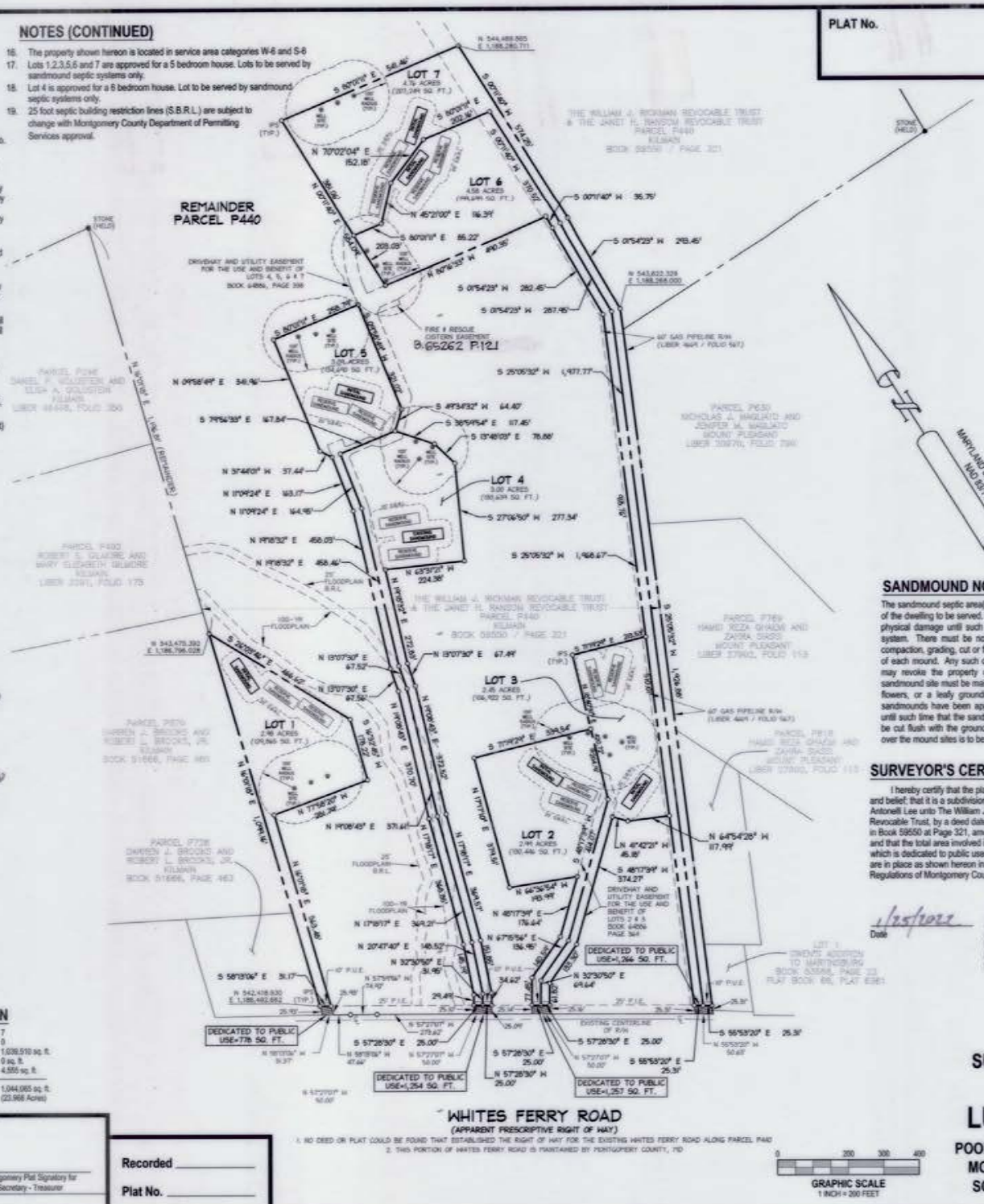
Number of Lots	7
Number of Parcels	0
Area of Lot(s)	1,039,510 sq. ft.
Area of Parcel(s)	0 sq. ft.
Area of Street Dedication	4,555 sq. ft.
Total Area	1,044,065 sq. ft. (23.968 Acres)

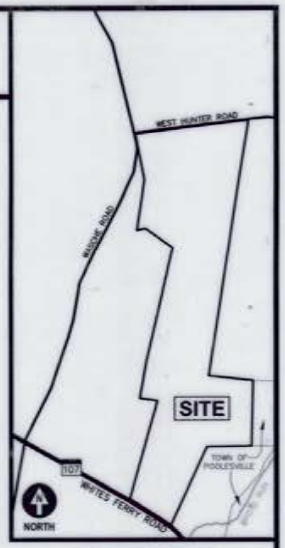
Department of Permitting Services
Montgomery County, Maryland
Date: 2/23/2023
Approved: Director

The Maryland National Capital Park and Planning Commission
Montgomery County Planning Board
Approved: Chair — Montgomery Plat Signatory for Secretary - Treasurer

M.N.C.P. & P.C. Record File No.

Recorded _____
Plat No. _____





VICINITY MAP
SCALE: 1" = 2000'

SANDMOUND NOTE

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

SURVEYOR'S CERTIFICATE

I hereby certify that the plat shown hereon is correct to the best of my knowledge and belief; that it is a subdivision of part of the lands conveyed by The Estate of Antonelli Lee unto The William J. Rickman Revocable Trust and The Janet H. Ransom Revocable Trust, by a deed dated November 2, 2018, and recorded December 5, 2020 in Book 59550 at Page 321, among the Land Records of Montgomery County, Maryland, and that the total area involved in this plat is 1,044,065 square feet, 4,555 square feet of which is dedicated to public use, and that all property corners marked thus —○— are in place as shown hereon in accordance with Section 50.4.3.g of the Subdivision Regulations of Montgomery County, Maryland.

1/25/2022 — Jeffrey Allen Hammond, Professional Land Surveyor, MD Reg. No. 21515, Expiration Date: 07/13/2023
Date

SUBDIVISION RECORD PLAT

LOTS 1 - 7

LUCKY DUCK FARM

POOLESVILLE (3RD) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 200' SEPTEMBER 2021

NOTES

1. The property shown hereon is approved for and will utilize private water and sewer services.
2. The property that is the subject of this record plat is in the AR zone as of the date of plat recordation.
3. STONE = Stone Found
   IPS = Iron Pin with Cap Set
   PPF = Pinch Pipe Found
   RCF = Rebar and Cap Found
4. The property shown hereon is located on Tax Maps BU and BT.
5. The property shown hereon is located on W.S.S.C. 200-foot sheet 225 NW 21 & 226 NW 21.
6. The property shown hereon is subject to an approved Floodplain Delineation Study (MCDPS No. 286729) dated 04/07/2021, approved April 20, 2021.
7. The Lots shown hereon are limited to the uses and conditions as required by Preliminary Plan 120200180, Kilmain ETC (Parcel P440).
8. All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan allowing development of this property and approved by the Montgomery County Planning Board are intended to survive unless modified by further action by the board. The official public files for any such plan are maintained by the Montgomery County Planning Board and are available for public review during normal business hours.
9. This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use, of this property. This subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
10. The property shown hereon is subject to the requirements of Chapter 22A, Montgomery County Forest Conservation Law, and the terms of Final Forest Conservation Plan No. 120200180 and appropriate agreements prior to issuance of a Sediment Control Permit.
11. The Forest Conservation Easement (Category 1) shown hereon are subject to the provisions contained in a Forest Conservation Agreement recorded in Book 64586, at Page 291, among the Land Records of Montgomery County, Maryland.
12. Agriculture is the preferred use in the Agricultural Reserve Zone. All agricultural operations shall be permitted at any time, including the operation of farm machinery and no agricultural use shall be subject to restriction because it interferes with other uses permitted in the Zone.
13. Nine development rights are available for this property per the analysis performed by Francoise M. Carrier of Bregman, Berbert, Schwartz & Gilday, LLC, dated March 25, 2019.
14. West Hunter Road has a 70' wide Ultimate right of way.
15. Wasche Road has a 70' wide Ultimate right of way.
16. The property shown hereon is subject to a Stormwater Management Right of Entry agreement as recorded in Book 58462, Page 264 among the Land Records of Montgomery County, Maryland.
17. The property shown hereon is subject to a Right of Way agreement as recorded in Book 59715, Page 214 among the Land Records of Montgomery County, Maryland.
18. The property shown hereon is subject to a Declaration of Restrictive Covenant (for Parent Tract) as recorded in B 65036 P. 384 among the Land Records of Montgomery County, Maryland.

OWNERS' CERTIFICATE

The William J. Rickman Revocable Trust and Janet H. Ransom Revocable Trust, owners of the property shown and described hereon, hereby adopt this plat of subdivision and establish minimum building restriction lines as prescribed by the Montgomery County Zoning Code.

We further dedicate to public use the 8,818 square feet of land shown hereon adjacent to West Hunter Road.

We further grant a 10-foot Public Utility Easement, shown hereon as "10' P.U.E." to those parties named in the document entitled "Declaration of Terms and Provisions of Public Utility Easements", as recorded in Liber 3834 at Folio 457 among the Land Records of Montgomery County, Maryland.

There are no suits, actions at law, leases, liens, mortgages, or trusts affecting the property shown hereon, except as indicated below.

1/25/2022 — William J. Rickman, Trustee — Witness: Katina Riggs
Date — William J. Rickman, Trustee of the William J. Rickman Revocable Trust — Witness

1/25/22 — Janet H. Ransom, Trustee — Witness: Katina Riggs
Date — Janet J. Ransom, Trustee of the Janet H. Ransom Revocable Trust — Witness

We, MidAtlantic Farm Credit, ACA, owners of a deed of trust dated September 2, 2020 and recorded October 6, 2020 in Book 60683 at Page 79 hereby consent to this plat of subdivision.

1/28/2022 — MidAtlantic Farm Credit, ACA, Matthew Rohrbaugh, Regional Lending Manager — Witness
Date

Department of Permitting Services
Montgomery County, Maryland
Date: 2/23/2022
Approved: Mitra Pedoeem
Director

The Maryland National Capital Park and Planning Commission
Montgomery County Planning Board
Approved: _____ Chair _____ Montgomery Plat Signatory for Secretary - Treasurer

M.N.C.P. & P.C. Record File No.

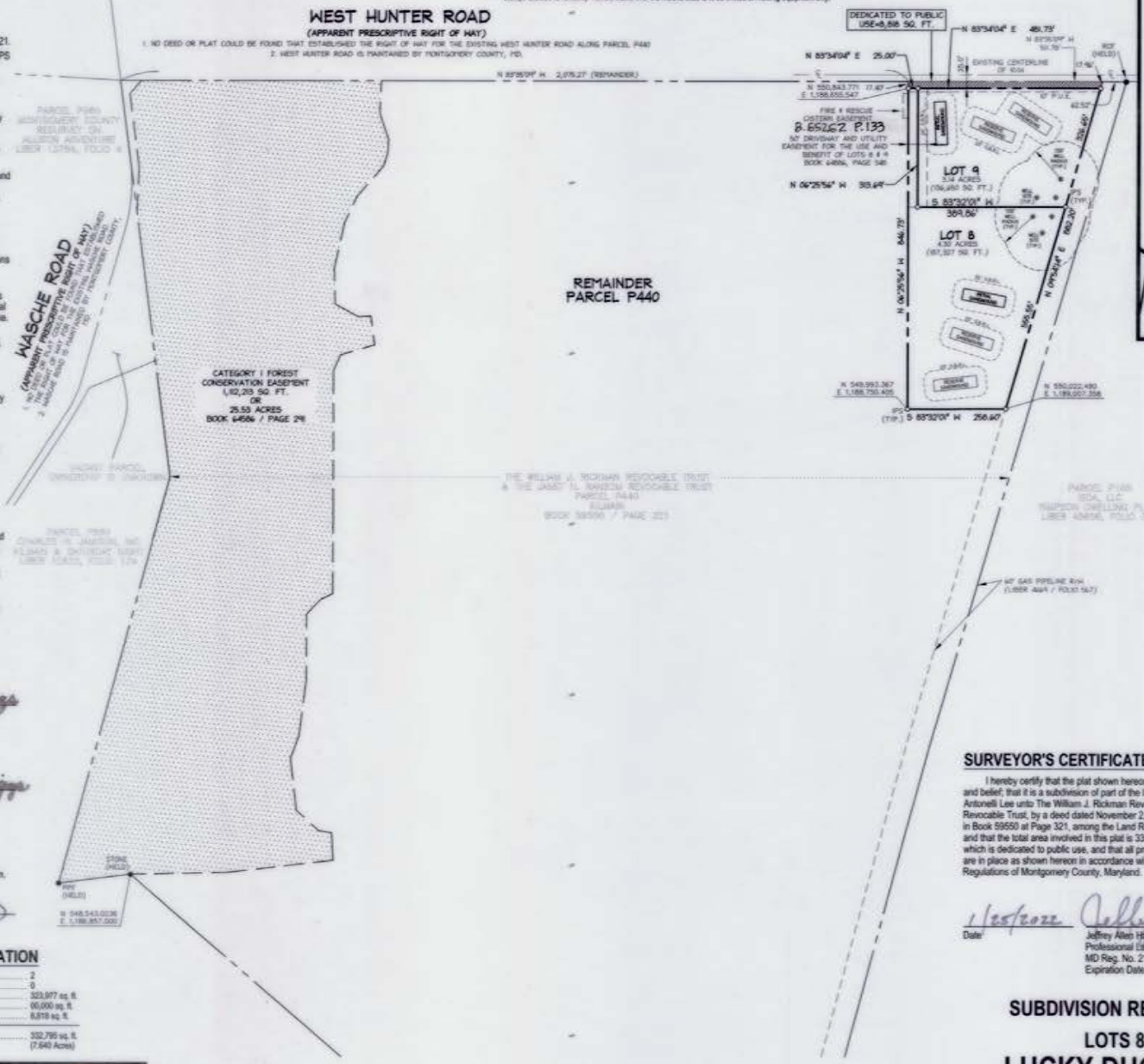
NOTES (CONTINUED)

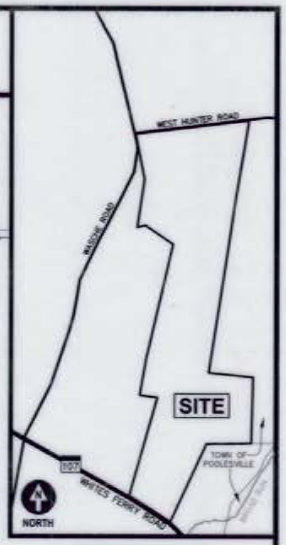
19. The property shown hereon is located in service area categories W-6 and S-6.
20. Lots 8 & 9 are approved for a 6 bedroom house. Lots to be served by sandmound septic systems only.
21. 25 foot septic building restriction lines (S.B.R.L.) are subject to change with Montgomery County Department of Permitting Services approval.

SANDMOUND NOTE

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

PLAT No.





VICINITY MAP
SCALE: 1" = 2000'

PLAT TABULATION

Number of Lots	2
Number of Parcels	0
Area of Lot(s)	323,977 sq. ft.
Area of Parcel(s)	00,000 sq. ft.
Area of Street Dedication	8,818 sq. ft.
Total Area	332,795 sq. ft. (7.640 Acres)

Recorded _____
Plat No. _____

CAS ENGINEERING
10 South Bentz Street
Frederick, Maryland 21701
301-607-8031 office
www.casengineering.com
info@casengineering.com

0 200 300 400
GRAPHIC SCALE
1 INCH = 200 FEET

SURVEYOR'S CERTIFICATE

I hereby certify that the plat shown hereon is correct to the best of my knowledge and belief; that it is a subdivision of part of the lands conveyed by The Estate of Antonelli Lee unto The William J. Rickman Revocable Trust and The Janet H. Ransom Revocable Trust, by a deed dated November 2, 2018, and recorded December 5, 2020 in Book 59550 at Page 321, among the Land Records of Montgomery County, Maryland, and that the total area involved in this plat is 332,795 square feet, 8,818 square feet of which is dedicated to public use, and that all property corners marked thus —○— are in place as shown hereon in accordance with Section 50.4.3.g of the Subdivision Regulations of Montgomery County, Maryland.

1/25/2022
Date

Jeffrey Allen Hammond
Professional Land Surveyor
MD Reg. No. 21515
Expiration Date: 07/13/2023

SUBDIVISION RECORD PLAT

LOTS 8 & 9

LUCKY DUCK FARM

POOLESVILLE (3RD) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 200' SEPTEMBER, 2021

MONTGOMERY PLANNING DEPARTMENT
CERTIFICATE OF COMPLIANCE, NOT FOR FILING WITH SDAT
Certified Preliminary Plan - 120200180
APPROVAL
09/21/21

CERTIFIED PRELIMINARY PLAN
KILMAIN ETC (PARCEL P440) / 21131 WHITES FERRY ROAD
M-NCP&PC No. 120200180

PRELIMINARY PLAN 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 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.

GENERAL NOTES

1. Boundary information and two-foot contour data are based upon surveys performed by CAS Engineering, dated January, 2020. Two-foot contour data not within the delineated "Limits of CAS Engineering Survey" is based upon MNCPPC aerial topography.
2. Total parcel area: Parcel P440 = 355.36 Acres (As Surveyed)
3. Property is located on Tax Maps 87 & 89J and WSSC Grid Sheet 225 NW 21 & 226 NW 21.
4. See "Soils Table" on sheet PP-15 for on-site soils information.
5. Flood zone "X" per F.E.M.A. Firm Maps, Community Panel Number 24031C0130D, 24031C0140D & 24031C0141D.
6. Property is located in the Quarry Branch Watershed & Broad Run Watershed.
7. Water Category - 6, Sewer Category - 6
8. Local utilities include:
   Water / Sewer - Private On-site Well & Septic Systems
   Electric - Potomac Edison
   Telephone - Verizon
   Gas - N/A

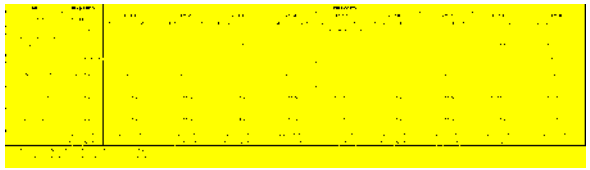
SITE / ZONING DATA - AR ZONE

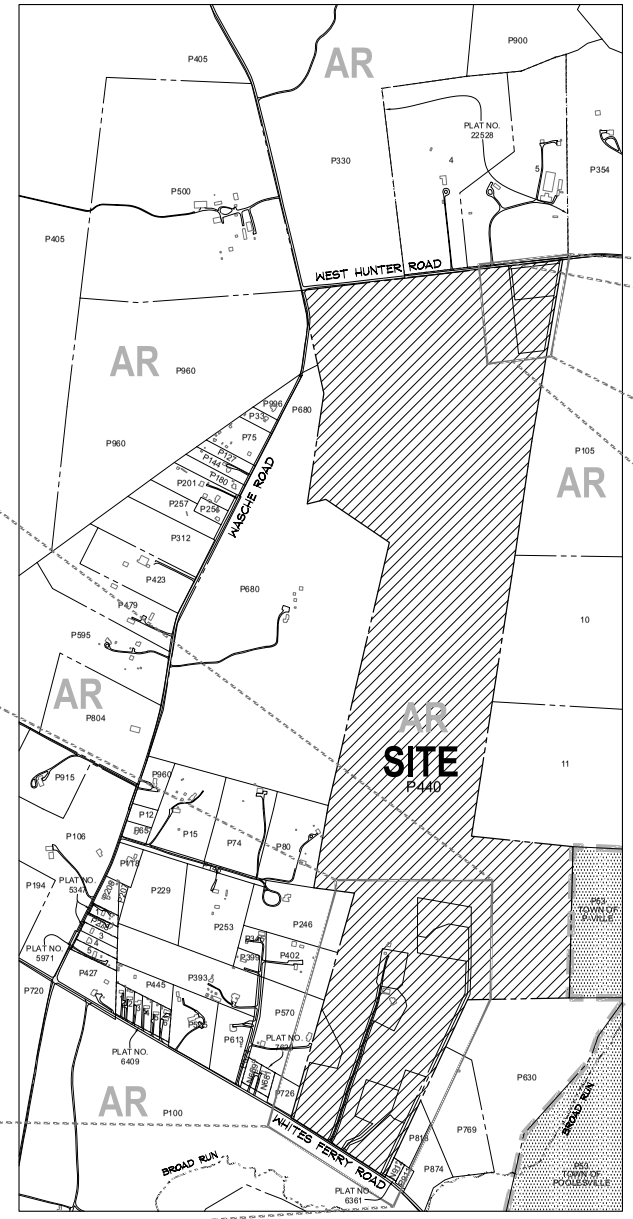
Gross Site Area (as surveyed)	15,479,367.76 Sq. Ft. (355.36 Acres)
Proposed Dedication	13,486.74 Sq. Ft. (0.31 Acres)
Parcel area to remain in agricultural use	14,102,526.02 Sq. Ft. (323.76 Acres)
Net Tract Area	1,363,355.00 Sq. Ft. (31.29 Acres)
Existing # of Units	1 Unit
Proposed # of Units	8 Units
Total # of Units	9 Units

SOILS TABLE

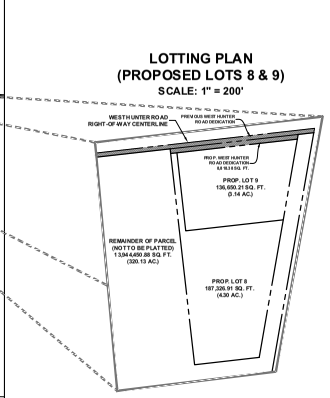
SYMBOL	SOIL	HYDIC	PRIME FARMLAND	HIGHLY ERODIBLE	SEPTIC LIMITE
18A	BADEN SILT LOAM, 0-3%	NO	YES	NO	NO
18B	BADEN SILT LOAM, 3-8%	NO	YES	NO	NO
20B	GREENVILLE SANDY LOAM, 3-8%	NO	YES	NO	NO
20C	GREENVILLE SANDY LOAM, 8-15%	NO	NO	NO	NO
21A	PENN SILT LOAM, 0-3%	NO	YES	NO	NO
21B	PENN SILT LOAM, 3-8%	NO	YES	NO	NO
21C	PENN SILT LOAM, 8-15%	NO	NO	NO	NO
22A	READINGTON SILT LOAM, 0-3%	NO	NO	NO	NO
22B	READINGTON SILT LOAM, 3-8%	NO	NO	NO	NO
23A	CROTON SILT LOAM, 0-3%	YES	NO	NO	NO
24C	MONTALTO SILT LOAM, 8-15%	NO	NO	NO	NO
24D	MONTALTO SILT LOAM, 15-25%	NO	NO	NO	NO
26B	MONTALTO SILT LOAM, 3-8%	NO	YES	NO	NO
27A	WOODSTOWN SILT LOAM, 0-3%	YES	NO	NO	NO
63A	SCHAGTICOKE LOAM, SILTY LOAM, 0-3%	YES	NO	NO	NO
63A	CODORUS SILT LOAM, 0-3%	YES	NO	NO	NO
64A	HATBOROUGH SILT LOAM, 0-3%	YES	NO	NO	NO
64B	CROOM AND BUCKS SOILS, 3-8%	NO	NO	NO	NO

APF 10-YEAR PHASING / DEVELOPMENT SCHEDULE

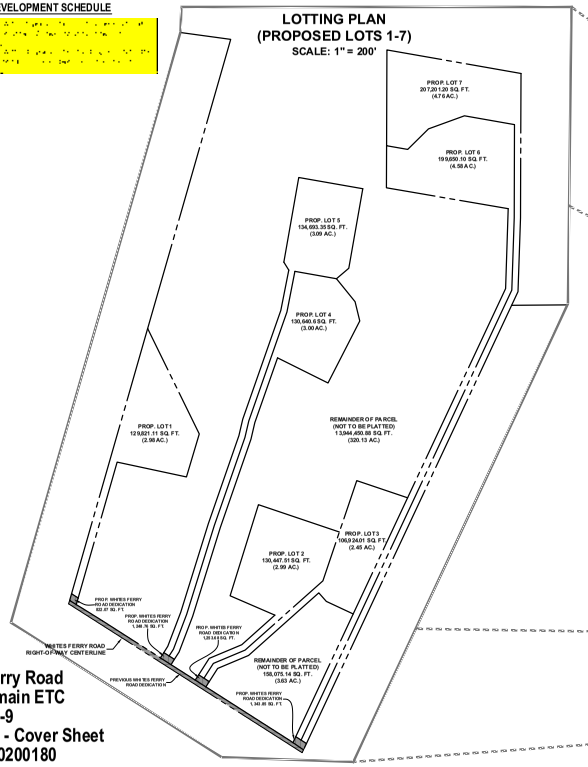




LOCAL AREA MAP
SCALE: 1" = 500'



LOTTING PLAN
(PROPOSED LOTS 8 & 9)
SCALE: 1" = 200'



LOTTING PLAN
(PROPOSED LOTS 1-7)
SCALE: 1" = 200'

OWNER/APPLICANT
William Rotenson
5 Paramus Court
North Potomac, MD 20878
(301) 325-4801 Phone
wrickman@fastracleresearch.com

21131 Whites Ferry Road
Parcel P440, Kilmain ETC
Proposed Lots 1-9
Preliminary Plan - Cover Sheet
MNCPPC No. 120200180

UTILITY INFORMATION

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

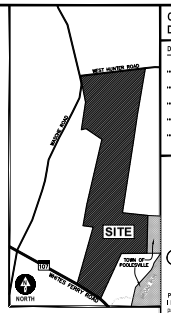
UTILITY CO.	REQUEST DATE	BY	INFO. RECEIVED	PLAN REVISED	BY
AT&T	01/02/2018	SMF			
COMCAST	01/02/2018	SMF	01/03/2018	NO FACILITIES	JSC
NCI	01/02/2018	SMF	01/18/2018	NO FACILITIES	JSC
PEPCO	01/02/2018	SMF	01/03/2018	NO FACILITIES	JSC
VERIZON	01/02/2018	SMF	01/03/2018	NO FACILITIES	JSC
WASH. GAS	01/02/2018	SMF	01/03/2018	NO FACILITIES	JSC
W.S.S.C.					
SEWER CONTRACT DRAWING		N/A (SEPTIC)		--	--
WATER CONTRACT DRAWING		N/A (WELL)		--	--
HOUSE-CONNECTION PLUMBING CARDS		N/A		--	--

MISS UTILITY

FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777, OR LOG ON TO WWW.MISSUTILITY.COM. FAILURE TO PROVIDE 48 HOURS OF ANY NOTICE IS NOT SUFFICIENT. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE.

INDEX OF DRAWINGS

NO.	SHEET TITLE
PP-1	Cover Sheet
PP-2A thru PP-2B	Approval Sheets
PP-3 thru PP-17	Preliminary Plan
FCP-1 thru FCP-16	Forest Conservation Plan



VICINITY MAP
ADC MAP 9043, SCALE: 1" = 2000'

CAS JOB NO.: 17-656
DATE: 02/2020

DATE	REVISION

CURT A. SCHREFFLER, PE
07/27/2021

PROFESSIONAL ENGINEER CERTIFICATION:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 19568, expiration date 3/8/2022.

Proposed Lots 1-9, Kilmain ETC
Parcel P440, Kilmain ETC
Poolesville (3rd) Election District, Montgomery County, MD

21131 Whites Ferry Road
Poolesville, Maryland 20837

CAS ENGINEERING-MD
10 South Bentz Street
Frederick, Maryland 21701
301-607-6631 Phone
info@casengineering.com
www.casengineering.com

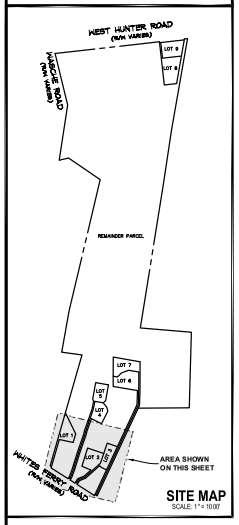
CAS ENGINEERING-DC, LLC
1001 Connecticut Avenue, NW, Suite 401
Washington, DC 20036
202-393-7200 Phone
info@cas-dc.com
www.cas-dc.com

0 250 500 750 1000
SCALE: 1 INCH = 500 FEET

SHEET TITLE:
Preliminary Plan
Cover Sheet

PP-1

MONTGOMERY PLANNING DEPARTMENT
CERTIFICATION OF ENGLISH, CHARTS, AND AND FIGURES SHOWN BOW
Certified Preliminary Plan - 120200180
APPROVAL
09/21/21



SITE MAP
SCALE: 1"= 1000'

PRELIMINARY PLAN 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 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.

LEGEND

EXISTING FEATURES

- Ex. Underground Electric
- Ex. Overhead Utility with Pole
- Ex. Two- And Ten-foot Contours
- Ex. Spot Elevation
- Ex. Wood or Stockade Fence
- Ex. Culvert Head Wall
- Ex. Sandmound / Water Table Test Loc.
- Ex. Tree Canopy
- Ex. Forest Canopy
- Ex. Perennial/ Intermittent Stream
- Ex. Ephemeral Channel / Offsite Stream
- Ex. Wetlands
- Ex. Environmental Buffer
- Ex. Culvert
- Ex. Property Lines
- Ex. Easement Boundary
- Significant Tree (DBH >24")
- Specimen Tree (DBH >30")
- Ex. 100-Yr Floodplain (Per Approved MCDPS Study No. 286729)
- Ex. Soil Boundary

PROPOSED FEATURES

- Limit Of Disturbance (L.O.D.)
- Prop. Septic Line
- Prop. Contour with Elevation
- Prop. Spot Elevation
- Prop. SWM Planter Box w/ Underdrain
- Prop. Micro-Bioretention w/ Berm, Underdrain Overflow & Riprap
- Prop. PVC Drain Pipe
- Prop. Category I Forest Conservation Easement
- Prop. Septic Tank and Pump Chamber
- Prop. Primary Well
- Prop. Alternate Well

OWNER/APPLICANT
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21131 Whites Ferry Road
Parcel P440, Kilmain ETC
Proposed Lots 1-9
Preliminary Plan
MNCPPC No. 120200180

SHEET PP-5

REMAINDER PARCEL (NOT TO BE PLATTED)
320.13 ACRES
(13,944,450.58 SQ. FT.)

PROPOSED INGRESS/EGRESS EASEMENT FOR THE USE OF LOTS 4-7

LOT 1
2.76 ACRES
(120,621.11 SQ. FT.)

PROP. HOUSE
(5 BEDROOM)
FF: 334
LL: 324

LOT 2
2.49 ACRES
(108,447.51 SQ. FT.)

PROP. HOUSE
(5 BEDROOM)
FF: 328
LL: 312

LOT 3
2.48 ACRES
(108,108.00 SQ. FT.)

PROP. HOUSE
(5 BEDROOM)
FF: 322.5
LL: 322.5

REMAINDER PARCEL (NOT TO BE PLATTED)
320.13 ACRES
(13,944,450.58 SQ. FT.)

REMAINDER PARCEL (NOT TO BE PLATTED)
6.62 ACRES
(288,076.14 SQ. FT.)

100-YEAR FLOODPLAIN APPROVED UNDER MCDPS FLOODPLAIN NO. 286729

OFFSITE FOREST AREA

CROSS SLOPE DRIVEWAY @ 25 MIN.

LOT 1 LIMITS OF DISTURBANCE (LOD): 84,500 S.F. ±

LOT 2 LIMITS OF DISTURBANCE (LOD): 85,400 S.F. ±

LOT 3 LIMITS OF DISTURBANCE (LOD): 85,700 S.F. ±

CROWN, DRIVE & CENTER AND CROSS SLOPE @ 25 MIN.

ONSITE POTOMAC EDISON POLES AND OVERHEAD UTILITIES SUBJECT TO RIGHT-OF-WAY EASEMENTS
L.50ft / F.50ft
L.30ft / F.28ft
L.30ft / F.38ft

LIMITS OF DISTURBANCE TO MEET ENTRANCE (LOD): 2,500 S.F. ±

PROP. ROW DEDICATION = 1,348.76 SQ. FT.

EXISTING DRIVEWAY ENTRANCE TO BE MODIFIED TO 20-FT MIN FOR AT LEAST 40-FT FROM WHITES FERRY ROAD E.O.P.

LOT 1 RIGHT-OF-WAY LIMITS OF DISTURBANCE (LOD): 2,200 S.F. ±

LOTS 4 & 5 RIGHT-OF-WAY LIMITS OF DISTURBANCE (LOD): 1,200 S.F. ±

LOTS 2 & 3 RIGHT-OF-WAY LIMITS OF DISTURBANCE (LOD): 2,400 S.F. ±

WHITES FERRY ROAD
(NO SIDEWALK OR CURB MAINTAINED)
(EXISTING R/W VARIES - 50' ULTIMATE R/W)

EX. FARM POND

HISTORIC SITE
EAST OAKS
M:17-24

CAS JOB NO.:	17-656
DATE:	02/2020

DATE	REVISION

CURT A. SCHREFFLER, PE
07/27/2021

PROFESSIONAL ENGINEER CERTIFICATION: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 19668, expiration date 3/8/2022.

Proposed Lots 1-9, Kilmain ETC
Parcel P440, Kilmain ETC
Poolesville (3rd) Election District, Montgomery County, MD

21131 Whites Ferry Road
Poolesville, Maryland 20837

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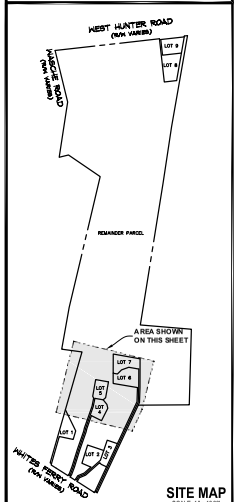
0 25 50 75 100
SCALE: 1 INCH = 50 FEET

SHEET TITLE:
Preliminary Plan

PP-4

MONTGOMERY PLANNING DEPARTMENT
CONVERSION OF ONE LOT TO ONE AND ONE FURNISH SOME SUBS
Certified Preliminary Plan - 120200180
APPROVAL
09/21/21



SITE MAP
SCALE: 1"= 1000'

PRELIMINARY PLAN 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 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.

LEGEND

EXISTING FEATURES

- Ex. Underground Electric
- Ex. Overhead Utility with Pole
- Ex. Two-And Ten-foot Contours
- Ex. Spot Elevation
- Ex. Wood or Stockade Fence
- Ex. Culvert Head Wall
- SM 3A-E, WT 300 — Ex. Sandmound / Water Table Test Loc.
- Ex. Tree Canopy
- Ex. Forest Canopy
- Ex. Perennial / Intermittent Stream
- Ex. Ephemeral Channel / Offsite Stream
- WL — Ex. Wetlands
- 50B — Ex. Environmental Buffer
- Ex. Culvert
- Ex. Property Lines
- Ex. Easement Boundary
- 909 — Significant Tree (DBH >24")
- 907 — Specimen Tree (DBH >30")
- 100-Yr — Ex. 100-Yr Floodplain (Per Approved MCDPS Study No. 28672.29)
- 239 / 230 — Ex. Soil Boundary

PROPOSED FEATURES

- Limit Of Disturbance (L.O.D.)
- Prop. Septic Line
- 324 — Prop. Contour with Elevation
- 284+0 — Prop. Spot Elevation
- Prop. SWM Planter Box w/ Underdrain
- Prop. Micro-Bioretention w/ Berm, Underdrain Overflow & Riprap
- Prop. PVC Drain Pipe
- Prop. Category I Forest Conservation Easement
- Prop. Septic Tank and Pump Chamber
- PROP. WELL — Prop. Primary Well
- ALT. WELL — Prop. Alternate Well

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Preliminary Plan
MNCPPC No. 120200180

CAS JOB NO.: 17-656
DATE: 02/2020

DATE	REVISION

CURT A. SCHREFFLER, PE
07/27/2021

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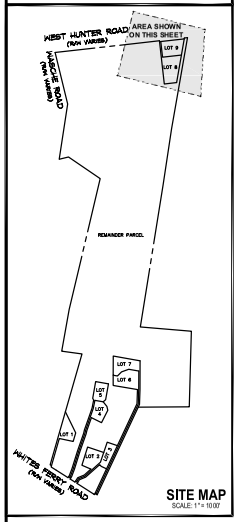
0 25 50 75 100
SCALE: 1 INCH = 50 FEET

SHEET TITLE:
Preliminary Plan

PP-5

MONTGOMERY PLANNING DEPARTMENT
CHAIRMAN'S SIGNATURE CERTIFICATE, PUBLIC USE FACILITIES SITE PLAN
Certified Preliminary Plan - 120200180
APPROVAL
09/21/21



SITE MAP
SCALE: 1"= 1000'

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LEGEND

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- Ex. Tree Canopy
- Ex. Forest Canopy
- Ex. Perennial / Intermittent Stream
- Ex. Ephemeral Channel / Offsite Stream
- WL — Ex. Wetlands
- SB — Ex. Environmental Buffer
- Ex. Culvert
- Ex. Property Lines
- Ex. Easement Boundary
- 309 — Significant Tree (DBH >24")
- 307 — Specimen Tree (DBH >30")
- 100-Yr Floodplain (Per Approved MCDPS Study No. 286729)
- 239 / 230 — Ex. Soil Boundary

PROPOSED FEATURES

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- 324 — Prop. Contour with Elevation
- 394+0 — Prop. Spot Elevation
- Prop. SWM Planter Box w/ Underdrain
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- Prop. PVC Drain Pipe
- Prop. Category I Forest Conservation Easement
- ST / DT — Prop. Septic Tank and Pump Chamber
- PROP. WELL — Prop. Primary Well
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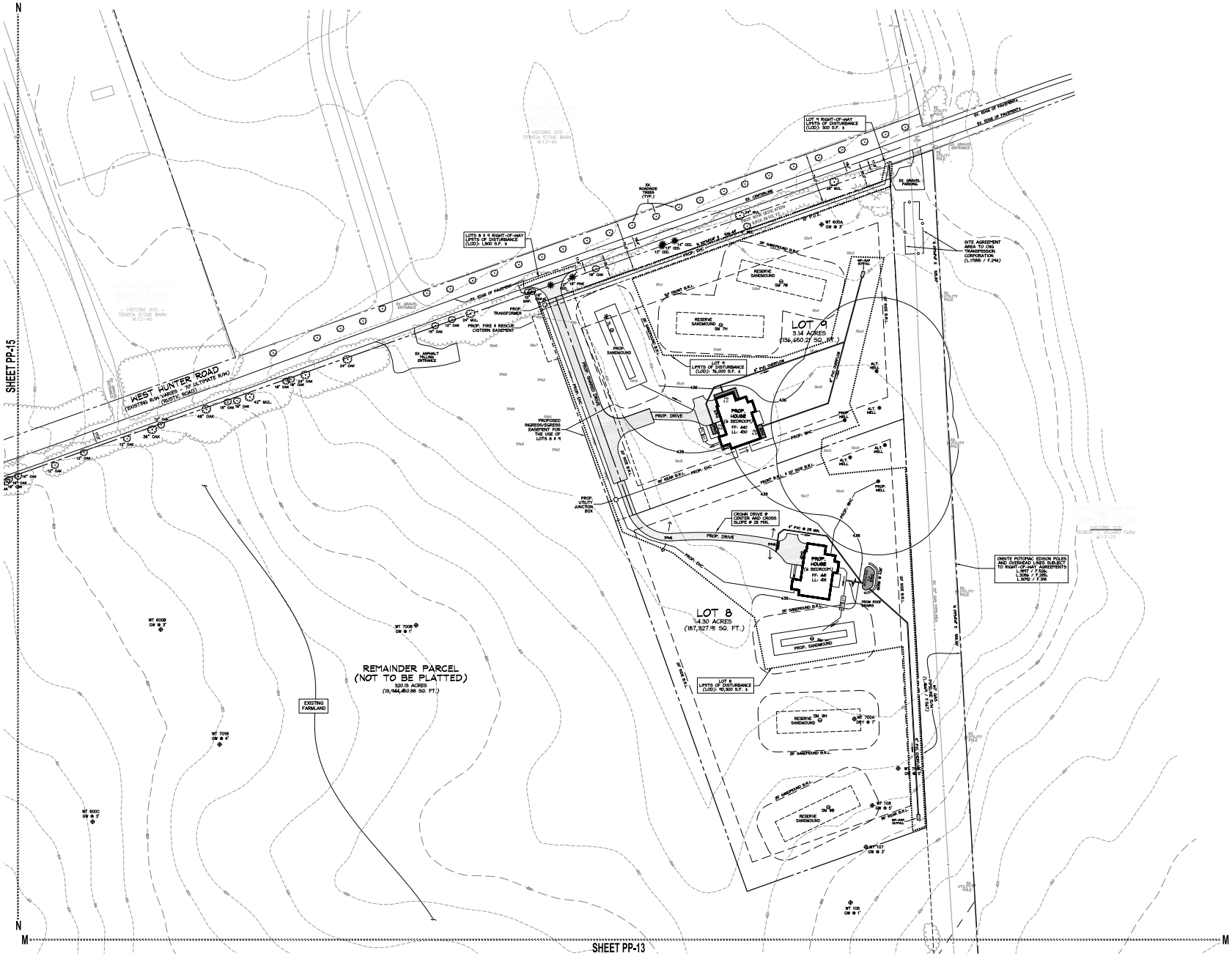

CAS JOB NO.:	17-656
DATE:	02/2020

DATE	REVISION

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0 25 50 75 100
SCALE: 1 INCH = 50 FEET

SHEET TITLE:
Preliminary Plan

PP-14