



DATA TABLE: Landscape Contractor in the AR Zone

Development Standards	Required by 59-4.2.1.F	Required by 59-3.5.5	Provided
Minimum Lot Area	40,000 SF	2.0 Acre	3.84 Acres (167,140 SF)
Max. Property Coverage (32.70 Ac.)	10% (142,436 SF)	N/A	0.51 % (7,200 SF)
Lot Width at Front Lot Line	25-feet	N/A	365.84'
Lot Width at Front Building Line	125'	N/A	384' +/-

**PRINCIPAL BUILDING (Equipment Bldg.):**

Standard	Required	Provided
Minimum Front Setback	50'	1033.7'
Minimum Side Setback	20'	174.9'
Minimum Rear Setback	35'	1152.6'
Maximum Building Height	50'	30'

**DATA TABLE: General Development Requirements of 59-6.2 Development Standard**

Standard	Required	Provided
Employee Parking	Minimum of 0.5 Spaces per Employee	12.5
H.C. Accessible Spaces	1 per 25 spaces (1-Van H.C. Space)	1
Parking for Vehicles Operated by Business	1 per Business Vehicle plus misc. equipment	22
Total Required:		35.5
Total Provided:		37

**SITE PLAN NOTES:**  
 The purpose of this plan is the Conditional Use application for approximately 3.84 acres of a total 32.70 acre farm to be used as a Landscape Contractor's use in accordance with § 59-3.5.5. The remaining 28.86 acres will be used for agricultural purposes, including the existing 2,640 square foot Ag barn.

- The applicant currently is requesting:
  - Number of employees: 25 employees
- Types and numbers of equipment
  - 18 trucks
  - 3 flat bed or box trailers
  - 7 chippers
  - 1 bobcat - small dozer
  - multiple snowplow blades & accessories

**GENERAL NOTES**

- The property is currently owned by Chopping Investments, LLC and is designated on Tax Map EX62 as Parcel 595. The deed reference for the property is Liber 59114 at Folio 146. The deed area for the property is 32.6987 acres.
- Property lines shown are derived from the legal description for the property (Liber 59114 Folio 146) which was compiled by Terra Solutions Engineering, LLC and does not represent a field run boundary survey.
- This site is not located within a 100-Yr. floodplain. The site is in Flood Zone "X" per FEMA Panels #24031-C00045-D (effective September 9, 2006).
- Current Zoning: Agriculture Reserve (AR).
- Topographic information shown is from Montgomery County GIS compiled by Terra Solutions Engineering, LLC.
- Parking layout shown provided by Terra Solutions Engineering, LLC.
- Watershed: Little Bennett
- Use Class Stream: IHP: Per Document MD Stream Use Designation, Appendix D-9. The site does not lie within SPA or PMA.
- The wetlands shown on the Conditional Use Plan were taken as depicted on a Final Forest Conservation Plan (#SC-2009002) as prepared by Benning and Associates, Inc. and dated January 19, 2015.
- DNR RIE: The letter was issued on March 2, 2021 and has been included with the submission of this plan. It indicated that there are NO State or Federal records for endangered plant or animal species associated with this property.
- The property is not located on the Index of Historical Sites.
- If dimensions are noted, a Tree Diameter Tape was used for measurements.
- There were no State/County Champion Trees found on the property.
- The current water and sewer classifications for the property: W-6 & S-6.
- This plan was prepared without the benefit of a Title Report.

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PROJECT TEAM

ARCHITECT/OWNER:  
 Chopping Investments, LLC  
 Contact: Mr. Josh Alvarez, Amositt  
 301-646-2517  
 Contact: Mr. Jason Pollock, Hughes, Ego  
 301-765-9512

LOW OFFICE OF NEILON MOZKOWITZ, EQ  
 Contact: Mr. Nelson Mozkowitz, Eq.  
 301-444-8282  
 Contact: Mr. Jason Pollock, Hughes, Ego  
 301-765-9512

CIVIL ENGINEER/LANDSCAPE ARCHITECT/DRAWER  
 STANTEC  
 Contact: Mr. Steven J. ASIA, ACP  
 301-444-8282

Owner/Applicant:  
 Chopping Investments, LLC  
 20410 Centonex, Rockville, MD 20874  
 Phone: (301) 446-2516  
 Contact/Attn: Josh Alvarez

**SITE PLAN for Conditional Use**  
 12120 Prices Distillery Road  
 Montgomery County, Maryland

Seal  
 4/6/22

Project No. Scale  
 2026262113 1"=100'

Design: DK/JS Checked: JS  
 Drawn: DK Date: Feb. 2022  
 Sheet

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