

**BROADMEADOW FARM,
PRELIMINARY PLAN AMENDMENT NO. 12013015A**



Description

Request to modify the Adequate Public Facilities finding to allow for the existing house located on Lot 1 to remain on the existing private water well and septic system after houses have been constructed and connected to public infrastructure on Lots 2 and 3.

No. 12013015A

Completed: 5-5-2023

MCPB

Item No. 5

5-18-2023

Montgomery County

Planning Board

2425 Reddie Drive, Floor 14

Wheaton, MD 20902

Planning Staff

RS

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PB

Patrick Butler, AICP, Division Chief, Upcounty Planning, Patrick.Butler@montgomeryplanning.org 301-495-4561

LOCATION/ADDRESS

9460 River Road

MASTER PLAN

2002 Potomac Sub-Region Master Plan

ZONE

RE-2 (Residential Estate – 2)

PROPERTY SIZE

10.12 acres

APPLICANT

William L. & Katherine A. Slover

ACCEPTANCE DATE

February 27, 2023

REVIEW BASIS

Chapter 50



Summary:

- Application to modify Adequate Public Facilities finding to allow the existing house on Lot 1 to remain on private water well and septic system after Lots 2 and 3 have been developed.
- A corrected record plat will be required to be filed in the land records to remove the notes requiring connection to public sewer.
- Staff has received no correspondence from the community regarding this application.

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SECTION 1: RECOMMENDATIONS AND CONDITIONS

PRELIMINARY PLAN 12013015A

Staff recommends approval with conditions of the Preliminary Plan Amendment to modify the Adequate Public Facilities findings to allow the existing house located on Lot 1 to remain on a private septic system and water well in perpetuity. All site development elements shown on the latest electronic version of the Preliminary Plan No. 12015015A as of the date of this Staff Report submitted via ePlans to the M-NCPPC, are required except as modified by the following conditions. Preliminary Plan No. 120130150, approved in 2014, in Planning Board Resolution No. 14-38 approved three lots for three single-family detach dwelling units. The following Condition #8 modifies the previous condition, and Conditions No. 13-16 are in addition to all other conditions, which remain in full force and effect:

Modified Conditions

- 8) The Planning Board has reviewed and accepted the recommendations of the Montgomery County Department of Permitting Service (“MCDPS”) – Well and Septic Section in an email dated June 28, 2013 and letter dated March 28, 2023, and the Montgomery County Department of Environmental Protection (“MCDEP”) – Water & Wastewater Policy Group letter dated ~~May 6, 2014~~ May 24, 2021, and hereby incorporates them as conditions of the Preliminary Plan approval. Therefore, 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 and/or MCDEP Water & Wastewater Policy Group, respectively, provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.

New Conditions

RECORD PLATS

13. The Applicant must submit a revised Record Plat and rerecord the plat in the Montgomery County Land Records in order to remove the following conflicting notes:
 - a) Existing “Well and Septic Note” on Record Plat No. 25405 must be deleted.
 - b) Note No. 13 on Record Plat No. 25405 shall be modified to reflect current County agency approvals.

CERTIFIED PRELIMINARY PLAN

14. Before submittal of the Certified Preliminary Plan, the Applicant must make the following changes:
 - a) Show resolutions and approval letters on the certified set.

SECTION 2: COMMUNITY OUTREACH

The Applicant was not required to hold a public community meeting for this Application. A sign was posted on the River Road frontage and notification letters were sent to all surrounding property owners in compliance with noticing requirements.

As of date of this Staff Report, no correspondence has been received.

SECTION 3: SITE DESCRIPTION

VICINITY

The property is located at 9460 River Road and identified on Plat No. 25405 (Figure 2) including Lot 1, Lot 2, and Lot 3, Broadmeadow Farm, consisting of 10.16-acres zoned RE-2. (“Property” or “Subject Property”)

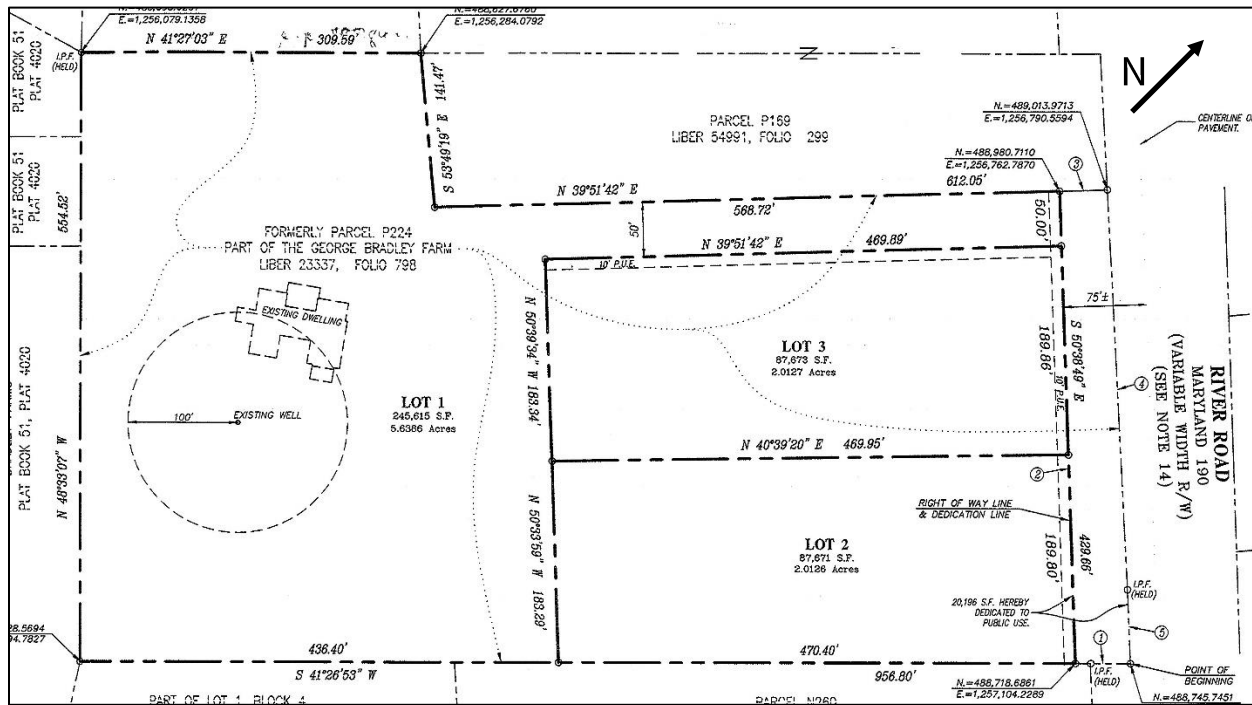


Figure 1 – Record Plat No. 25405

The Property is within the 2002 *Potomac Subregion Master Plan* (“Master Plan”) and is surrounded on three sides south of River Road by single-family detached dwellings in the Bradley Farms subdivision in the RE-2 Zone. Directly confronting, on the north side of River Road, are one-family detached homes in the Falconhurst subdivision in the RE-2 and RE-2/TDR Zones.

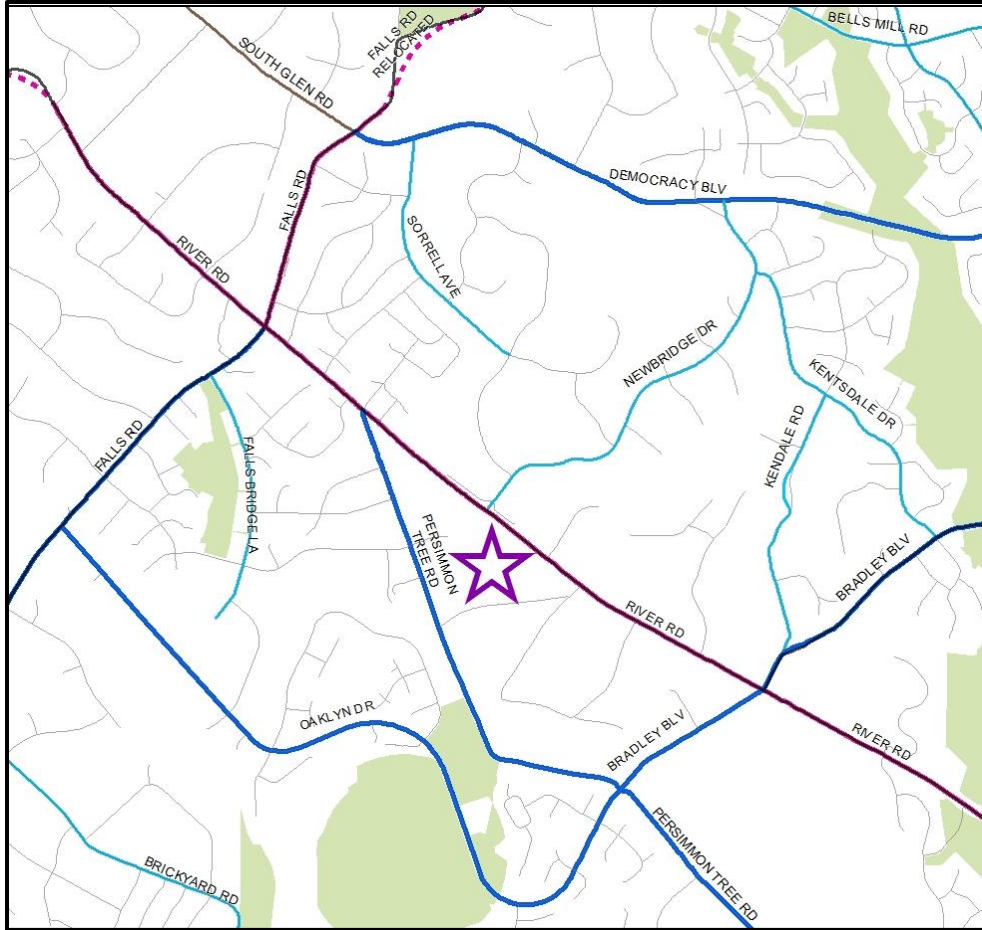


Figure 2 – Vicinity Map

PROPERTY DESCRIPTION

The Subject Property currently has two, single-family detached dwellings with horse stables and various accessory structures. Two of these lots and houses are the result of Preliminary Plan No. 120130150. The existing house on Lot 1 is located on the highest point on the Property at an elevation of 360 feet with a horse pasture gently sloping down towards the northeast with a low point of 320 feet. There are no streams or wetlands on the Property. An existing driveway to River Road currently serves the existing house on Lot 1 while a single driveway on River Road serves Lot 3. Lot 2 is currently undeveloped.

The Subject Property is located within the Cabin John Creek watershed which is classified as a Use I-P stream system. There is no forest onsite. There are numerous large trees in the vicinity of the house and stables, and along the site perimeter.

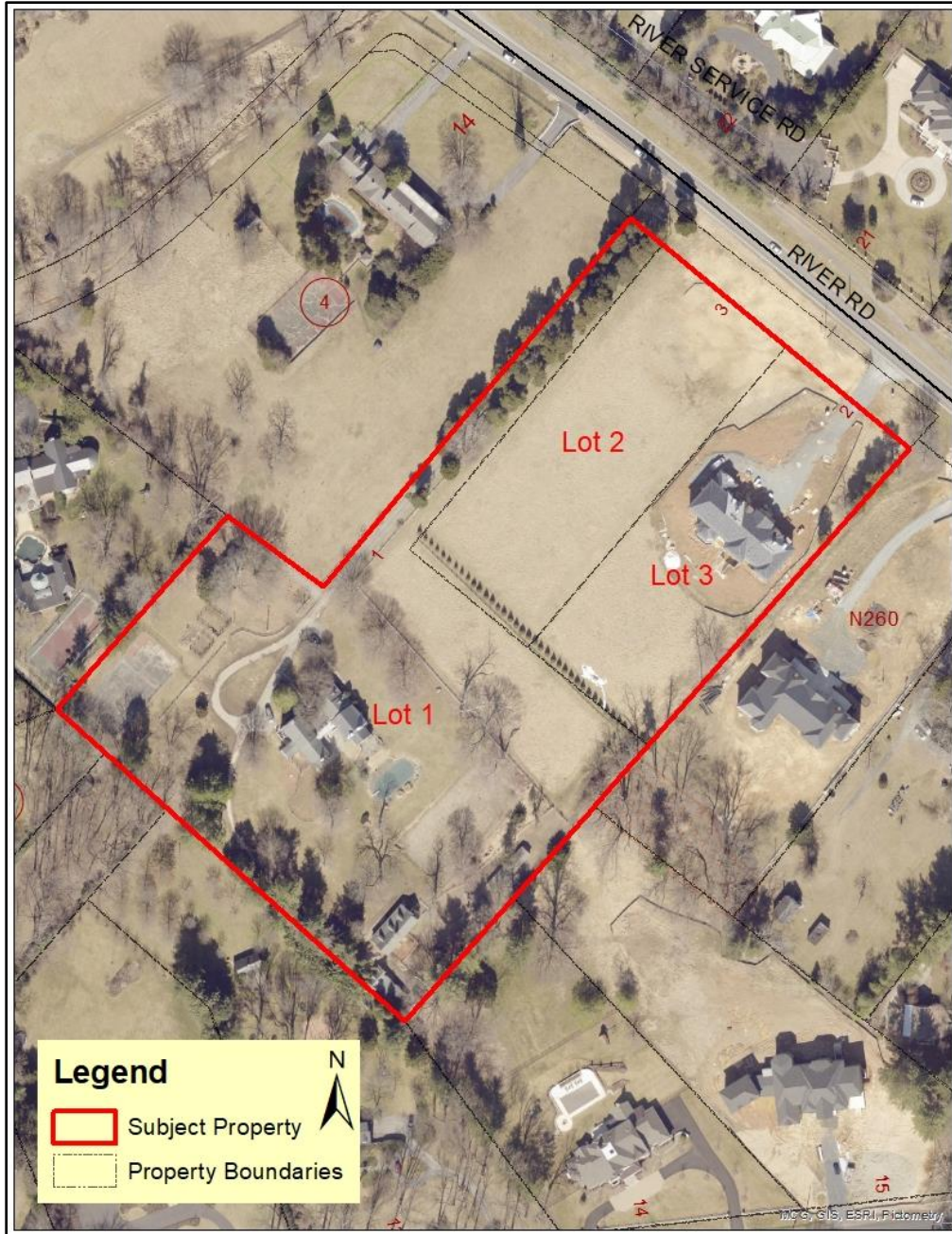


Figure 3 – Subject Property

SECTION 4: PROJECT DESCRIPTION

PREVIOUS APPROVALS

Preliminary Plan 120130150

The Preliminary Plan No. 120130150, approved by the Planning Board on July 18, 2014 with MCPB Resolution 14-38 created three lots for three detached dwelling units on 10.12 acres. This approval allowed the existing house, now located on Lot 1, to remain on the existing septic system and water well until the two other lots created by this application were developed. As of this writing, only one house on Lot 3 has been constructed (Figure 3). Lot 2 remains undeveloped at this time. The Forest Conservation Plan approved with this application did not anticipate the future impacts to construct water and sewer services through the 50-foot-wide corridor on Lot 1 leading out to River Road.

PROPOSAL

Preliminary Plan Amendment No. 12013015A (“Application” or “Preliminary Plan”) is to modify the Adequate Public Facilities finding to allow the house located on Lot 1 to remain on the existing private well and septic system in perpetuity after Lot 2 and Lot 3 have been developed as part of Preliminary Plan No. 120130150. This Application proposes no new construction. The only change would be changes to the record plat currently filed in the Montgomery County Land Records.

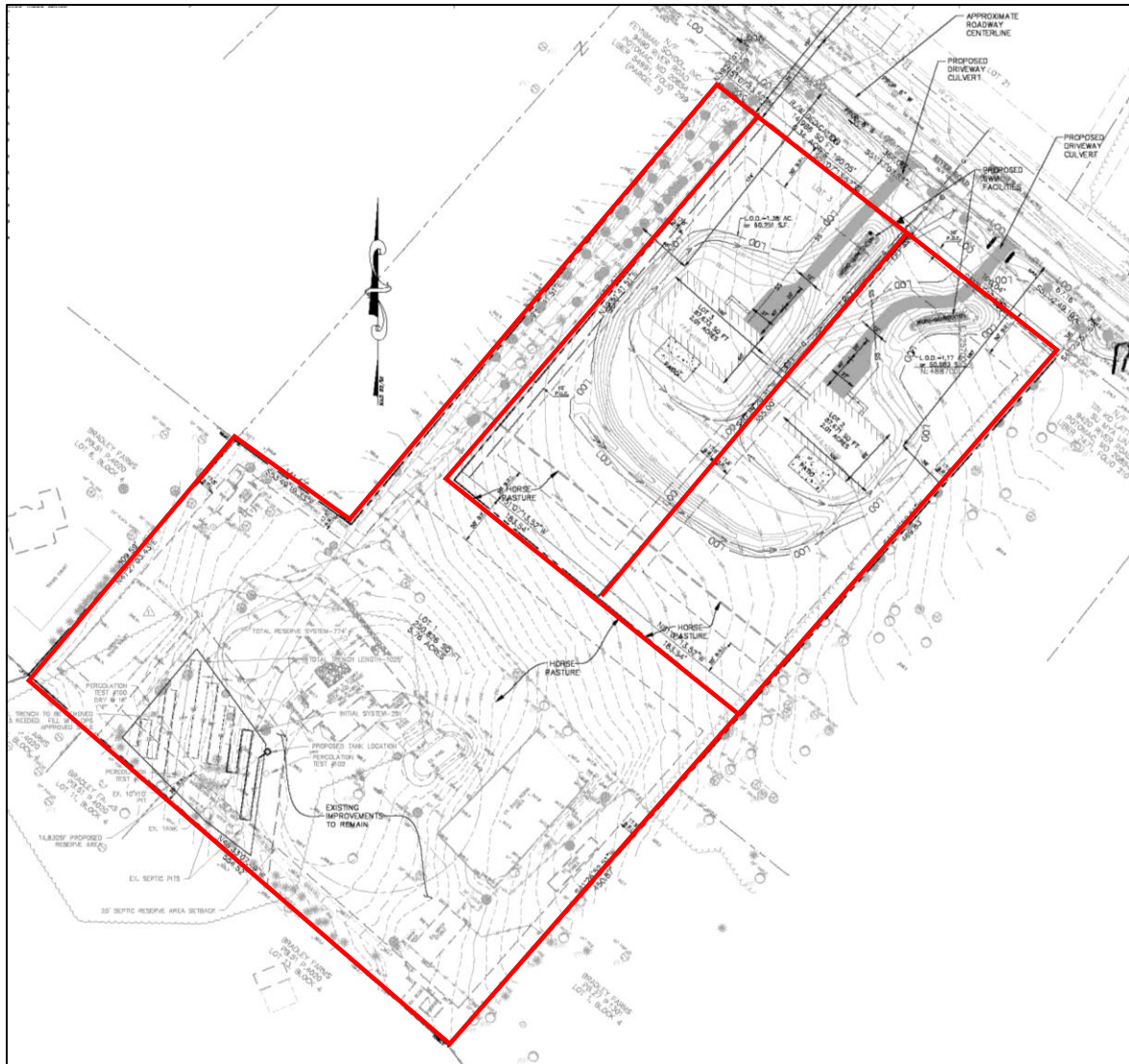


Figure 4 – Approved Preliminary Plan No. 120130150 (lots shown in red)

SECTION 5: PRELIMINARY PLAN 12013015A FINDINGS AND ANALYSIS

The Planning Board approved Preliminary Plan No. 120130150, MCPB No. 14-38, which created three (3) lots on the Subject Property with conditions. The lots approved by this preliminary plan have been platted and one house has been built on Lot 2 while Lot 3 continues to remain undeveloped.

Preliminary Plan Amendment 12013015A requests to modify the Adequate Public Facilities finding to allow for the existing house on Lot 1 to remain on private well and septic system. The proposed Preliminary Plan Amendment does not alter the intent of the previous findings, which remain applicable, except as modified below.

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

Other Public Facilities and Services

The Property is located in Tier II according to the Septic Tiers Map for Montgomery County. Tier II depicts future growth areas planned for sewer. Within Tier II, the Planning Board may approve a subdivision for any number of residential lots served by one or more septic systems.

The three lots were previously approved by MCDPS and MCDEP for development with public water and sanitary sewer. The existing house, now located on Lot 1, has a private well and septic system. Typically, water and sewer policy dictates uniform treatment of all lots within a subdivision. Under the original Preliminary Plan No. 120130150, MCDEP agreed that public water and sanitary sewer would not be required for Lot 1 until the development of Lots 2 and 3 occurred. An agreement was made with the Applicant that the existing house on Lot 1 may remain on the current well and septic systems, until such time as the approved WSSC water and sewer connections were constructed when the new homes were constructed. The owner was required to post a bond in conjunction with the record plat to ensure that the dwelling on Lot 1 would connect to public sewer and a note with these requirements was placed on the record plat filed in the land records.

The Applicant contends that a connection to public sewer and water would require significant ground disturbance, removal of established trees, and removal of portions of the existing driveways. Furthermore, the cost of these improvements is prohibitive considering that the current septic system and well are functioning properly, being maintained, and adequately support the existing home. From a regulatory perspective, the Applicant would have to amend the approved Forest Conservation Plan to expand the Limits of Disturbance, meet the requirements of the current Forest Conservation law, and possibly obtain a Tree Variance if any specimen trees were affected.

The MCDPS has reviewed and issued an approval, letter dated March 28, 2023, confirming that a septic reserve area had been established on Lot 1 as required. MCDEP also issued an approval letter, dated May 4, 2021, which granted an exception to allow for the continued use of the existing private septic system and water wells on the Subject Property. None of these approval letters or governmental action would preclude the connection to public water and sewer in the future if desired or necessary. It simply allows for the existing private sewer and water infrastructure, which are adequate to serve the Subject Property, to remain active on Lot 1.

MCDEP is the lead agency in determining whether or not this Application meets sewer and water policy. Staff is confirming the determination made by MCDEP in conjunction with MCDPS – Well and Septic Division (Attachment E).

Other utilities, public facilities and services, such as schools, electric, telecommunications, police stations, firehouses and health services are currently operating within the standards set by the 2020-2024 *Growth and Infrastructure Policy* currently in effect.

SECTION 6: CONCLUSION

As conditioned, the Preliminary Plan satisfies the findings under Sections 50.4.2.D and the applicable standards of the Zoning Ordinance, substantially continues to conform to the recommendations of the 2002 *Potomac Subregion Master Plan* and satisfy the findings of the Subdivision Regulations. Therefore, Staff recommends approval of the Preliminary Plan No. 12013015A with the conditions specified at the beginning of this report.

ATTACHMENTS

Attachment A: Statement of Justification

Attachment B: Preliminary Plan

Attachment C: Approved Forest Conservation Plan

Attachment D: Prior Approvals

Attachment E: Agency Letters

Attachment F: Record Plat No. 25405



CLARK | AZAR & ASSOCIATES

9/23/2022

Montgomery County Planning Department

RE: EX. Plan 12013015A Amendment: Statement of Justification

Ryan Sigworth, AICP,

The purpose of this amendment is to:

Modify Adequate Public Facilities Finding in Planning Board Resolution No. 14-38 to allow the existing house to remain on septic system instead of requiring connection to public sewer system.

In order to connect to the public utilities, it would require a significant ground disturbance, removal of established trees, and removal of portions of the existing driveway.

Given that the current septic system and well are functioning properly, being maintained, and adequately support the existing home it is more reasonable for the existing home to continue to utilize the existing systems.

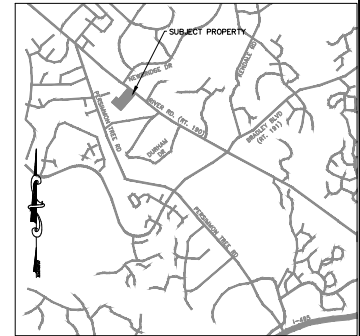
Sincerely,

CLARK | AZAR & ASSOCIATES, INC.

Jason Azar, PE

Vice President

Attachment B



VICINITY MAP
SCALE: 1" = 200'

- OWNER/APPLICANT: WILLIAM L. & KATHERINE A. SLOVER
L. 23337 F. 798
- ZONED: RE-2
 - LOCATED IN TAX MAP FP51 PARCEL P224
 - GROSS TRACT AREA: 441,156 SQ. FT. OR 10.1276 AC.
 - EXISTING USE: RESIDENTIAL
 - PROPOSED USE: RESIDENTIAL
 - WSSC 2007 SHEET: 211N909
 - WATER & SEWER CATEGORIES: W-3 / S-3
 - EXISTING HOUSE WILL BE SERVED BY EXISTING WELL AND SEPTIC. TWO (2) NEW LOTS WILL BE SERVED BY PUBLIC WATER AND SEWER.
 - WATERSHED: CABIN JOHN CREEK
 - AN EXISTING HOUSE IS LOCATED ON LOT 1 AND WILL REMAIN. TWO NEW HOUSES ARE TO BE CONSTRUCTED ON PROPOSED LOTS 2 & 3.
 - BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY SNIIDER & ASSOCIATES SURVEYORS DATED AUGUST 2012.
 - NR/750 #20130770 WAS APPROVED NOVEMBER 21, 2012.
 - THERE ARE NO MAPPED FLOODPLAINS ON THIS PROPERTY PER FEMA FLOOD INSURANCE RATE MAP NUMBER 240310340D, DATED SEPT. 29, 2006.
 - SMIP #24031 WAS APPROVED ON JANUARY 22, 2013.
 - THE WELL AND SEPTIC INFORMATION SHOWN HEREON IS BASED UPON EXCERTA DISPOSAL AND WELL CONSTRUCTION PERMIT NO. 11229 DATED 1-19-1959. THE EXISTING LOT WAS APPROVED FOR A SIX (6) BEDROOM DWELLING PER PERMIT NO. 11229.
 - UTILITY PROVIDERS SHALL BE AS FOLLOWS: TELEPHONE-VERIZON, CABLE-COMCAST, POWER-PEPO, WATER-WSSC, SEWER-WSSC, GAS-WASHINGTON GAS
 - TRAFFIC STATEMENT:
TRIP GENERATION - ADDITIONAL PEAK HOUR WEEKDAY TRIPS PER TABLE B-3
AM SEAM
2 ADDITIONAL PROPOSED RESIDENTIAL UNITS x 0.95 = 1.90 TRIPS
PM SEAM
2 ADDITIONAL PROPOSED RESIDENTIAL UNITS x 1.11 = 2.22 TRIPS
THIS SUBDIVISION IS EXEMPT FROM TPFR REVIEW BECAUSE THE SITE WILL GENERATE LESS THAN THREE (3) ADDITIONAL PEAK HOUR VEHICLE TRIPS

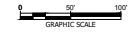
WELL AND SEPTIC NOTE:
THE THREE LOTS ARE APPROVED FOR DEVELOPMENT WITH PUBLIC WATER AND SANITARY SEWER. THE EXISTING HOUSE ON LOT 1 HAS A PRIVATE WELL AND SEPTIC SYSTEM. PUBLIC WATER AND SANITARY SEWER ARE NOT REQUIRED UNTIL THE DEVELOPMENT OF LOT 2 AND LOT 3, WHICH OCCURS AFTER PLAT RECORDED. THE WSSC WATER AND SANITARY SEWER PLANS FOR THE SUBDIVISION SHALL PROVIDE PUBLIC WATER AND SANITARY SEWER SERVICE TO LOT 1. THE EXISTING HOUSE ON LOT 1 MAY REMAIN ON THE CURRENT WELL AND SEPTIC SYSTEM UNTIL SUCH TIME AS THE APPROVED WSSC WATER AND SEWER CONNECTIONS ARE CONSTRUCTED. THE OWNER SHALL POST A BOND AT RECORD PLAT TO INSURE THAT THE DWELLING ON LOT 1 WILL CONNECT TO PUBLIC WATER AND SEWER WHEN THE DWELLING ON LOT 1 IS CONNECTED TO THE PUBLIC SYSTEM. THE EXISTING WELL AND SEPTIC SYSTEM SHALL BE ABANDONED IN ACCORDANCE WITH MONTGOMERY COUNTY STANDARDS.

CERTIFICATE OF COMPLIANCE
I, the hereby certify, to the best of my knowledge, information, and reasonable belief, that all of the information and data provided with this application is accurate, and all of the conditions and covenants provided on this plan to be consistent with the standards of the applicable laws. The certification includes, but is not limited to: Inventory information, property information and ownership, mortgage, historic resources, etc. I agree that the information shall be verified or reviewed by the Maryland National Capital Park and Planning Commission if the plan is found to be inaccurate, false or misleading.

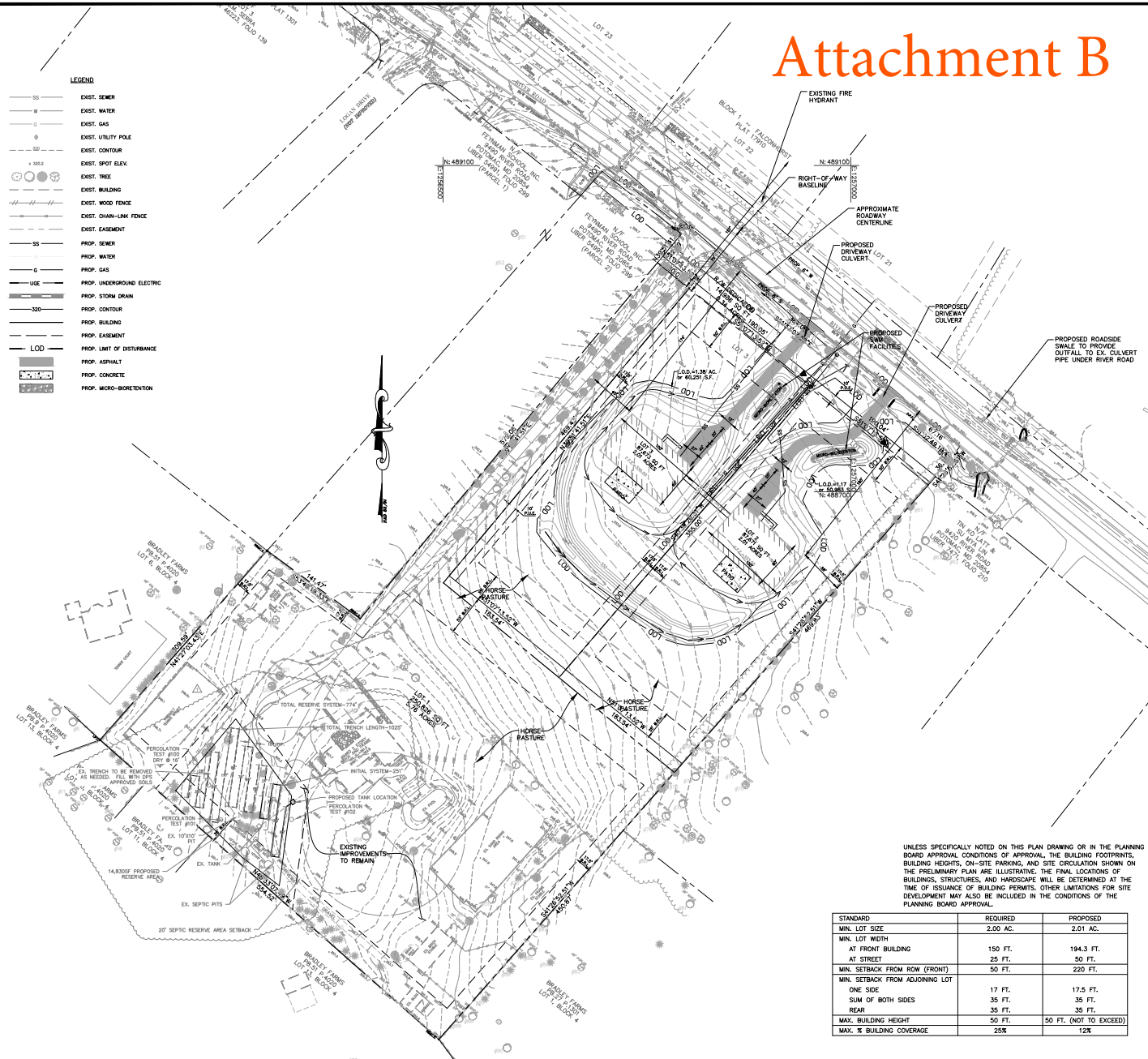
08/15/2022
Applicant or Applicant's Representative Date
Print Name: JASON AZAR
Print Company: CLARK AZAR & ASSOCIATES, INC.
Print Title: VICE PRESIDENT
Plan Name: SLOVER PROPERTY
Plan Number: 120130150

DEVELOPER'S CERTIFICATE:
The undersigned agrees to execute all the features of the Plan Approval No. 120130150, including Approval Conditions, Development Program.
Developer: William L. & Katherine A. Slover (Company) (Contact Person)
Address: 9460 River Road, Potomac, Maryland
Phone: (202) 347-7170
Signature: _____

| STANDARD | REQUIRED | PROPOSED |
|---------------------------------|----------|------------------------|
| MIN. LOT SIZE | 2.00 AC. | 2.01 AC. |
| MIN. LOT WIDTH | 50 FT. | 50 FT. |
| AT FRONT BUILDING | 150 FT. | 194.3 FT. |
| AT STREET | 25 FT. | 50 FT. |
| MIN. SETBACK FROM ROW (FRONT) | 50 FT. | 220 FT. |
| MIN. SETBACK FROM ADJOINING LOT | | |
| ONE SIDE | 17 FT. | 17.5 FT. |
| SUM OF BOTH SIDES | 35 FT. | 35 FT. |
| REAR | 35 FT. | 35 FT. |
| MAX. BUILDING HEIGHT | 50 FT. | 50 FT. (NOT TO EXCEED) |
| MAX. % BUILDING COVERAGE | 25% | 12% |



- LEGEND**
- SS EXIST. SEWER
 - W EXIST. WATER
 - G EXIST. GAS
 - U EXIST. UTILITY POLE
 - EXIST. CONTOUR
 - + 88.2 EXIST. SPOT ELEV.
 - EXIST. TREE
 - EXIST. BUILDING
 - EXIST. WOOD FENCE
 - EXIST. CHAIN-LINK FENCE
 - EXIST. EASEMENT
 - SS PROF. SEWER
 - W PROF. WATER
 - G PROF. GAS
 - U PROF. UNDERGROUND ELECTRIC
 - PROF. STORM DRAIN
 - PROF. CONTOUR
 - PROF. BUILDING
 - PROF. EASEMENT
 - PROF. LIMIT OF DISTURBANCE
 - PROF. ASPHALT
 - PROF. CONCRETE
 - PROF. MICRO-BIOTENTION



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2040 Century Blvd, Suite 220
Germantown, MD, 20874
(301) 528-2050
www.clarkazar.com
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PROFESSIONAL CERTIFICATION
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED AND APPROVED BY ME OR THAT I HAVE BEEN LICENSED PROFESSIONAL ENGINEER UNDER THE JURISDICTION OF THE STATE OF MARYLAND.
LICENSE NO. 3138
EXPIRATION DATE: 04/30/2024

22.08.15

BROADMEADOW FARM (SLOVER PROPERTY)
9460 RIVER ROAD
POTOMAC, MONTGOMERY COUNTY, MD
WSSC 2007 SHEET: 211N909 TAX MAP: FP51 P224

PRELIMINARY PLAN #
120130150

DATE: 08/15/2022
CA PROJECT NO.: 360.003
DRAWN BY: SL
CHECKED BY: JA
SHEET TITLE: PRELIMINARY PLAN

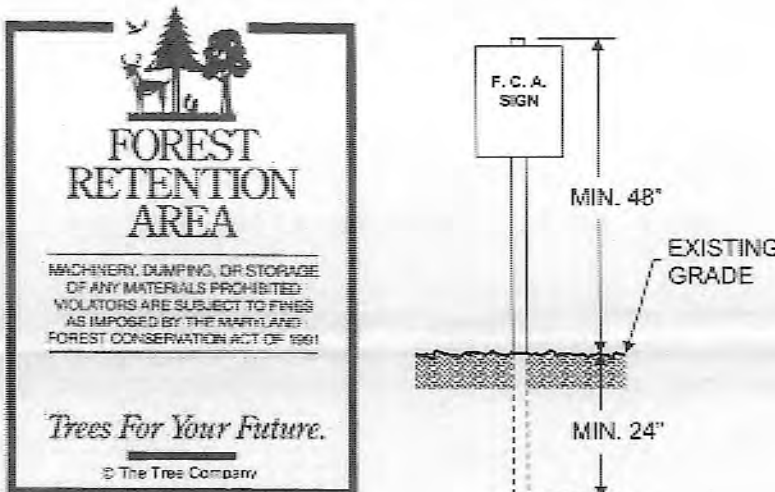
SHEET
C-1
1 OF 2

SITE NOTES

OWNER/APPLICANT: WILLIAM L. & KATHERINE A. SLOVER
PROPERTY ADDRESS: 9460 RIVER ROAD
POTOMAC, MD. 20854

- 1. WSSC 200' SHEET: #211NW09
2. TAX MAP GRID: PP-561
3. TOTAL TRACT AREA: 10.1276 ACRES
4. CURRENT ZONING: REZ
5. WATERSHED: CABIN JOHN CREEK
6. USE CLASS OF STREAM: I-P
7. WETLANDS: NONE PER NWI MAPS AND FIELD OBSERVATIONS
9/2012
8. FLOODPLAIN: LOCATED IN ZONE X PER MAP PANEL 2400490175C
9. RARE, THREATENED OR ENDANGERED SPECIES: NONE
10. HISTORIC SITES: NONE
11. TREE MEASURING DEVICE: D-TAPE
12. SPECIMEN, CHAMPION TREES, >75% CHAMPION TREES: SEE TABLE THIS SHEET
13. SPECIAL PROTECTION AREA: NONE
14. STREAMS: NONE
15. DATE FIELD WORK CONDUCTED: 9/2012
16. WORK CONDUCTED BY: JIM COOK, RPF #343

FCA SIGN DETAIL: FCA SIGNS ON POSTS



FCA SIGNS - GENERAL NOTES

- 1. FCA signs will be installed on TPD posts unless TPDs have been removed and/or posts are otherwise unavailable.
2. Sign posts will be a minimum of 1 1/2\"/>

COVERAGE TABULATION TABLE

Table with 2 columns: ACREAGE OF TRACT, QUANTITY. Rows include ACREAGE OF EX. FOREST, ACREAGE OF EXISTING WETLANDS, ACREAGE OF FORESTED WETLANDS, ACREAGE OF WETLAND BUFFERS, ACREAGE OF STREAM BUFFERS, ACREAGE OF FORESTED STREAM BUFFER, ACREAGE OF 100 YEAR FLOODPLAIN, LINEAR EXTENT OF STREAMS.

FOREST CONSERVATION DATA TABLE. Columns: DATA TYPE, QUANTITY. Rows include ZONING / LAND USE CATEGORY, TOTAL TRACT AREA, DEDICATED OR EXEMPTED LAND, NET TRACT AREA, ON-SITE FOREST RETENTION, OFF-SITE FOREST RETENTION, TOTAL FOREST CLEARING, FOREST CLEARING IN STREAM BUFFER, ON-SITE FOREST PLANTING PROVIDED, REFORESTATION, OFF-SITE FOREST PLANTING PROVIDED, WATERSHED FOR OFF-SITE RETENTION, WATERSHED FOR OFF-SITE PLANTING.

LEGEND

- PROPERTY BOUNDARY
--- CRZ CRITICAL ROOT ZONE
--- --- LIMIT OF DISTURBANCE
--- --- LIMIT OF DISTURBANCE / TREE PROTECTION

FOREST CONSERVATION PLAN NOTES

- 1. THERE IS NO "FOREST" ON THIS SITE. NO TREES WILL BE REMOVED DURING SITE DEVELOPMENT; THE LOD DOES NOT IMPACT THE CRITICAL ROOT ZONE OF ANY SPECIMEN TREES LOCATED ON THIS PLAN.
2. TREE PROTECTION DEVICES (FENCING AND SIGNS) WILL BE INSTALLED AS AND WHERE SHOWN ON THIS PLAN. SEE TPD DETAIL ON THIS PLAN.
3. AFFORESTATION REQUIREMENTS WILL BE MET VIA A MNCPPC APPROVED FOREST CONSERVATION MITIGATION BANK. OWNER/APPLICANT WILL PROVIDE MNCPPC SUCH DOCUMENTATION AS IS REQUIRED FOR PROOF OF PURCHASE OF REQUIRED CREDIT.
4. A ROADSIDE TREE PERMIT FROM MD DNR-FS IS REQUIRED BEFORE ANY WORK WITHIN THE RIGHT-OF-WAY THAT AFFECTS TREES.
5. A PORTION OF THE FRONT YARD OF LOT 1 AND THE REAR YARDS OF LOTS 2 AND 3 WILL BE USED FOR AGRICULTURAL PURPOSES (HORSE PASTURE) AS SHOWN ON THIS PLAN

SOIL TABLE

Table with 5 columns: SOILS, HYDROLOGIC GROUP, ERODIBLE, HYDRIC, K FACTOR. Row: 2B GLENELG SILT LOAM 3-8% SLOPES, B, NO, NO, 0.28

Attachment C



VICINITY MAP

SCALE: 1" = 2000'

SEQUENCE OF EVENTS

PRE-CONSTRUCTION

- 1. AN ON-SITE PRE-CONSTRUCTION MEETING IS REQUIRED AFTER THE LIMITS OF DISTURBANCE HAVE BEEN STAKED AND FLAGGED, BUT BEFORE ANY CLEARING OR GRADING BEGINS. THE PROPERTY OWNER SHOULD CONTACT THE MONTGOMERY COUNTY PLANNING DEPARTMENT INSPECTION STAFF BEFORE CONSTRUCTION TO VERIFY THE LIMITS OF DISTURBANCE AND DISCUSS TREE PROTECTION AND TREE CARE MEASURES.
2. NO CLEARING OR GRADING SHALL BEGIN BEFORE STRESS-REDUCTION MEASURES HAVE BEEN IMPLEMENTED. APPROPRIATE MEASURES MAY INCLUDE, BUT ARE NOT LIMITED TO: A. ROOT PRUNING, B. CROWN REDUCTION OR PRUNING, C. WATERING, D. FERTILIZING, E. VERTICAL MULCHING, F. ROOT AERATION MATTING

- 3. A MARYLAND-LICENSED TREE EXPERT OR AN INTERNATIONAL SOCIETY OF ARBORICULTURE-CERTIFIED ARBORIST MUST PERFORM ALL STRESS REDUCTION MEASURES. DOCUMENTATION OF STRESS REDUCTION MEASURES MUST BE EITHER OBSERVED BY THE FOREST CONSERVATION INSPECTOR OR SENT TO THE INSPECTOR AT 8787 GEORGIA AVENUE, SILVER SPRING, MD 20910.
4. TEMPORARY TREE PROTECTION DEVICES SHALL BE INSTALLED AS PER THE FOREST CONSERVATION PLAN/TREE SAVE PLAN AND PRIOR TO ANY CONSTRUCTION ACTIVITIES. TREE PROTECTION FENCING LOCATIONS SHOULD BE STAKED 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: A. CHAIN LINK FENCE (FOUR FEET HIGH), B. SUPER SILT FENCE WITH WIRE STRUNG BETWEEN SUPPORT POLES (MINIMUM 4 FEET HIGH) WITH HIGH VISIBILITY FLAGGING, C. 1.4 GAUGE, 2 INCH X 4 INCH WELDED WIRE FENCING SUPPORTED BY STEEL T-BAR POSTS (MINIMUM 4 FEET HIGH) WITH HIGH VISIBILITY FLAGGING.

- 5. TEMPORARY TREE PROTECTION DEVICES SHALL BE MAINTAINED AND INSTALLED BY THE CONTRACTOR FOR THE DURATION OF THE 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 WILL BE PERMITTED. TREE PROTECTION SHALL NOT BE REMOVED WITHOUT PRIOR APPROVAL OF THE FOREST CONSERVATION INSPECTOR.
6. FOREST RETENTION AREA SIGNS SHALL BE INSTALLED AS REQUIRED BY THE FOREST CONSERVATION INSPECTOR, OR AS SHOWN ON THE APPROVED PLAN.

- 7. MNCPPC WILL PERIODICALLY INSPECT THE PROJECT DURING CONSTRUCTION. CORRECTIONS AND REPAIRS TO TREE PROTECTION DEVICES AS DETERMINED BY THE MNCPPC INSPECTOR, MUST BE MADE WITHIN THE TIME FRAME ESTABLISHED BY THE MNCPPC INSPECTOR.
8. 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 INSPECTOR.

DURING CONSTRUCTION

- 9. AFTER CONSTRUCTION IS COMPLETED, AN INSPECTION SHALL BE CONDUCTED TO VERIFY CORRECTIVE MEASURES HAVE BEEN IMPLEMENTED. CORRECTIVE MEASURES MAY INCLUDE: A. REMOVAL AND REPLACEMENT OF DEAD AND DYING TREES, B. PRUNING OF DEAD OR DECLINING LIMBS, C. SOIL AERATION, D. FERTILIZATION, E. WATERING, F. WOUND REPAIR, G. CLEAN UP OF RETENTION AREAS

POST-CONSTRUCTION

- 10. AFTER INSPECTION AND COMPLETION OF CORRECTIVE MEASURES HAVE BEEN UNDERTAKEN, ALL TEMPORARY PROTECTION DEVICES SHALL BE REMOVED FROM THE SITE. PROTECTION DEVICES THAT OPERATE FOR EROSION AND SEDIMENT CONTROL MUST BE COORDINATED WITH BOTH THE DEPARTMENT OF PERMITTING SERVICES 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

- 1. AFTER THE LIMITS OF DISTURBANCE HAVE BEEN STAKED AND FLAGGED, BUT BEFORE ANY CLEARING OR GRADING BEGINS.
2. AFTER NECESSARY STRESS REDUCTION MEASURES HAVE BEEN COMPLETED AND PROTECTION MEASURES HAVE BEEN INSTALLED, BUT BEFORE ANY CLEARING OR GRADING BEGINS.
3. AFTER COMPLETION OF ALL CONSTRUCTION ACTIVITIES, BUT BEFORE REMOVAL OF TREE PROTECTION FENCING, TO DETERMINE THE LEVEL OF COMPLIANCE WITH THE PROVISIONS OF THE FOREST CONSERVATION PLAN.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Final Forest Conservation Plan APPROVAL

Project No.: 810-102
Drawing No.: FCP-1
Sheet: 1 OF 2

Date: MARCH 2014

HURON CONSULTING logo and address: 2841 CENTURY BLVD, GAITHERSBURG, MD, 20878

DATE: 3/10/14
DRAWN BY: SL
CHECKED BY: JA
DATE: 3/10/14

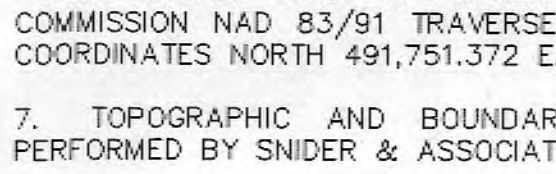
REVISIONS table with columns: NO., DATE, DESCRIPTION, REVISED BY, DATE

BROADMEADOW FARM (SLOVER PROPERTY)
9460 RIVER ROAD
POTOMAC, MONTGOMERY COUNTY, MD
WSSC 200' SHEET: 211NW09 TAX MAP: FFS1 P224
FINAL FOREST CONSERVATION PLAN

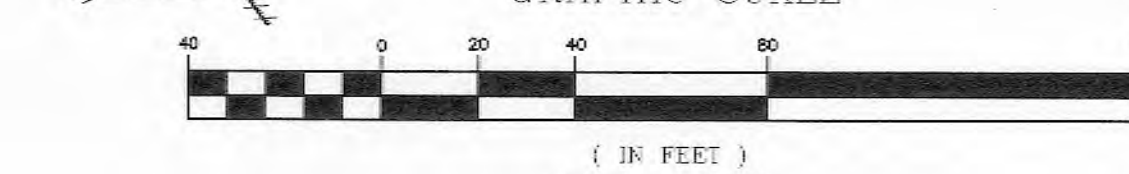
PRELIMINARY PLAN # 120130150
SCALE: HORIZONTAL: 1" = 40', VERTICAL: N/A
PROJECT NO.: 810-102
DRAWING NO.: FCP-1
SHEET: 1 OF 2
DATE: MARCH 2014

GENERAL NOTES

- 1. PROPERTY IS SHOWN IN MONTGOMERY COUNTY TAX ASSESSMENT BOOK, MAP PAGE PP-51 AS PARCEL P224 AND PROPERTY IS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MD IN LIBER 23337 AT FOLIO 798. THE PROPERTY SHOWN HEREON DOES NOT INCLUDE THE 1.871 ACRE PARCEL LISTED AS A SAVINGS AND EXCEPTION ALSO DESCRIBED IN SAID DEED
2. RB&C. INDICATES REBAR AND CAP SET. I.P.F. INDICATES IRON PIPE FOUND.
3. THE WELL AND SEPTIC INFORMATION SHOWN HEREON IS BASED UPON EXCRETA DISPOSAL AND WELL CONSTRUCTION PERMIT NO. 11229 DATED 1-19-1959 FOR #9460 RIVER ROAD. ALL LOCATIONS ARE APPROXIMATE AND SHOULD BE VERIFIED. #9460 HAS BEEN APPROVED FOR A 6 BEDROOM DWELLING PER PERMIT #11229.
4. WATER CATEGORY W-3 SEWER CATEGORY S-3
5. THE ELEVATIONS SHOWN HEREON HAVE BEEN ESTABLISHED BASED UPON WSSC VERTICAL DATUM. THE BENCH MARK SHOWN FOR THIS DATUM IS WSSC BENCH MARK #63322 R/R SPIKE IN PEPCO POLE #744428-4218 ELEVATION 325.64'.
6. THE SURVEY INFORMATION SHOWN HEREON IS IN THE MARYLAND STATE PLANE DATUM AND IS BASED UPON WASHINGTON SUBURBAN SANITARY COMMISSION NAD 83/91 TRAVERSE STATION 20305 WHICH HAS THE FOLLOWING COORDINATES NORTH 491,751.372 EAST 1,254,066.727
7. TOPOGRAPHIC AND BOUNDARY INFORMATION BASED ON FIELD SURVEY PERFORMED BY SNIDER & ASSOCIATES SURVEYORS DATED AUGUST 2012.



(IN FEET)
1 inch = 40 ft.



(IN FEET)
1 inch = 40 ft.

ENVIRONMENTAL SERVICES BY: J. Cook Consultants
NATURAL RESOURCES MANAGEMENT PROFESSIONALS
3705 Chaneyville Road, Poolesville, Maryland 20738
410-257-7886
jcook@consultants.com

DEVELOPER'S CERTIFICATE
The undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. 120130150 including, financial bonding, forest planting, maintenance, and all other applicable agreements.
Developer's Name: William & Katherine Slover
Contact Person or Owner: William L. Slover
Address: 9460 River Road 20854
Phone and Email: DUS1YS@SLOVERANDSLOVER.COM 202-549-2270
Signature: William L. Slover

Signature: [Signature] Date: [Date]

| No. | DBH | Species | Condition | Description | Off Site | Disposition |
|-----|------------|-------------------|-----------|---|-----------|-------------|
| 1 | 28, 28, 30 | yellow poplar | v. poor | extensive basal decay, poor structure | x | N/A |
| 2 | 30 | yellow poplar | poor | broken top, pruning wounds | x | N/A |
| 3 | 30 | willow oak | good | | | save |
| 4 | 32 | willow oak | good | | | save |
| 5 | 38 | mulberry | v. poor | extensive basal decay, broken limbs | x | N/A |
| 6 | 48 | pin oak | fair | multitrunked, included bark | x | N/A |
| 7 | 24 | black cherry | v. poor | dying top, trunk decay, lopsided crown | x | N/A |
| 8 | 30 | red maple | fair | limb wounds | x | N/A |
| 9 | 28 | red maple | fair | dead major limbs, trunk wounds | x | N/A |
| 10 | 32 | yellow poplar | good | | x | N/A |
| 11 | 32 | yellow poplar | fair | dead top | x | N/A |
| 12 | 24 | yellow poplar | good | | x | N/A |
| 13 | 24 | red maple | fair | multitrunked, included bark | x | N/A |
| 14 | 28 | red maple | fair | multitrunked, included bark | x | N/A |
| 15 | 28 | yellow poplar | good | | x | N/A |
| 16 | 22 | yellow poplar | good | | x | N/A |
| 17 | 40 | yellow poplar | fair | multitrunked, included bark | x | N/A |
| 18 | 25 | sugar maple | good | | | save |
| 19 | 24 | apple | v. poor | extensive basal/trunk decay | | remove |
| 20 | 30 | ornamental cherry | v. poor | extensive basal/trunk decay | | remove |
| 21 | 28 | ornamental cherry | v. poor | extensive basal/trunk decay | | remove |
| 22 | 24 | dogwood | good | multitrunked | | save |
| 23 | 28 | bradford pear | v. poor | lower trunk decay, poor structure, broken top | | remove |
| 24 | 39 | beech | good | girdling roots, minor driveway impacts | | save |
| 25 | 27 | white pine | good | | | save |
| 26 | 43 | red maple | v. poor | extensive basal/trunk decay | | remove |
| 27 | 42 | locust | v. poor | extensive basal/trunk decay | | remove |
| 28 | 38 | black walnut | fair | basal/trunk decay | | save |
| 29 | 27 | white pine | fair | poor structure, dead top | | save |
| 30 | 29 | white pine | good | | partially | N/A |
| 31 | 44 | silver maple | v. poor | extensive basal/trunk decay | | remove |
| 32 | 25 | white pine | good | poor structure | | save |
| 33 | 28 | yellow poplar | good | | x | N/A |
| 34 | 30 | locust | v. poor | basal/trunk decay, broken/dying top | | remove |
| 35 | 31 | red maple | v. poor | extensive basal/trunk decay, lopsided crown | | remove |
| 36 | 28 | white pine | good | | | save |
| 37 | 27 | locust | v. poor | extensive basal/trunk decay | | remove |
| 38 | 52 | red maple | fair | basal/trunk decay, poor structure | | save |
| 39 | 38 | red maple | fair | trunk decay, large dead limb, poor structure | | save |
| 40 | 48 | silver maple | fair | dead top, poor structure, misc. limb wounds | | save |
| 41 | 78 | silver maple | v. poor | extensive basal/trunk decay, dying top | | remove |
| 42 | 28 | red cedar | v. poor | extensive basal/trunk decay, broken top | | remove |
| 43 | 25 | red cedar | good | | | save |
| 44 | 28 | red cedar | fair | minor trunk decay, limb stubs | | save |
| 45 | 25 | red cedar | v. poor | extensive decay, nearly dead | | remove |
| 46 | 28 | red cedar | good | | | save |
| 47 | 24 | red cedar | good | | | save |
| 48 | 27 | red cedar | fair | old limb wounds, limb stubs | | save |
| 49 | 25 | red cedar | fair | old limb wounds, trunk damage | | save |
| 50 | 38 | red maple | poor | extensive basal/trunk decay | | save |
| 51 | 28 | red maple | good | | x | N/A |
| 52 | 30 | red maple | good | | x | save |
| 53 | 37 | locust | v. poor | extensive decay, nearly dead | | remove |
| 54 | 34 | red cedar | poor | trunk and limb decay | | remove |
| 55 | 28 | red cedar | fair | broken limbs | | save |
| 56 | 24 | mulberry | poor | basal/trunk decay, poor structure | x | N/A |
| 57 | 24 | red maple | fair | poor structure | x | N/A |
| 58 | 28 | red maple | fair | poor structure | x | N/A |
| 59 | 30 | red maple | fair | poor structure, included bark | x | N/A |
| 60 | 28 | red maple | fair | poor structure | x | N/A |
| 61 | 25 | red cedar | good | | partially | N/A |
| 62 | 32 | red maple | fair | poor structure | x | N/A |
| 63 | 28 | red maple | fair | poor structure | x | N/A |
| 64 | 28 | red maple | poor | broken top, poor structure | x | N/A |
| 65 | 34 | locust | v. poor | extensive decay, nearly dead | partially | N/A |
| 66 | 30 | red maple | v. poor | extensive storm damage | x | N/A |
| 67 | 34 | silver maple | fair | poor structure | x | N/A |
| 68 | 38 | silver maple | fair | poor structure, trunk/limb wounds | x | N/A |
| 69 | 27 | locust | v. poor | extensive basal/trunk decay, dead top | partially | N/A |
| 70 | 28 | black walnut | fair | poor structure | x | N/A |
| 71 | 22 | yellow poplar | v. poor | extensive basal/trunk decay | x | N/A |
| 72 | 28 | red maple | fair | poor structure | x | N/A |
| 73 | 28 | red maple | fair | poor structure | x | N/A |
| 74 | 30 | silver maple | poor | trunk and limb decay | x | N/A |
| 75 | 24 | black walnut | fair | lopsided crown, minor storm damage | partially | N/A |
| 76 | 28 | silver maple | fair | poor structure | x | N/A |
| 77 | 24 | black walnut | good | | x | N/A |
| 78 | 60 | silver maple | fair | poor structure | x | N/A |
| 79 | 28 | red maple | fair | poor structure | x | N/A |
| 80 | 24 | silver maple | fair | lopsided crown, excessive lean | x | N/A |
| 81 | 28 | silver maple | fair | poor structure | x | N/A |
| 82 | 38 | silver maple | good | | x | N/A |
| 83 | 40 | yellow poplar | v. good | | x | N/A |
| 84 | 24 | white pine | fair | poor structure | x | N/A |
| 85 | 30 | silver maple | fair | poor structure, included bark | x | N/A |
| 86 | 24 | white pine | fair | poor structure, lopsided crown | x | N/A |
| 87 | 30 | white pine | good | | x | N/A |
| 88 | 30 | silver maple | fair | poor structure, minor trunk wounds | x | N/A |
| 89 | 24 | silver maple | v. poor | poor structure, lopsided crown, storm damage | partially | N/A |
| 90 | 32 | silver maple | fair | poor structure | x | N/A |
| 91 | 30 | white pine | good | | x | N/A |

NOTE: TREES ≥ 24" DBH ARE NUMBERED AND DESCRIBED IN THE LIST ON THIS PLAN. THE DBH AND CONDITION OF OFFSITE TREES WAS ESTIMATED. TREES < 24" DBH ARE SHOWN FOR REFERENCE ONLY.

| FOREST CONSERVATION WORKSHEET | | | | | |
|--|---------|-----------|------|-----|----|
| NET TRACT AREA: | 6.49 ac | | | | |
| A. Total tract area | 10.36 | | | | |
| B. Land dedication acres (parks, county facility, etc.) | 0.00 | | | | |
| C. Land dedication for roads or other (not being constructed by this plan) | 0.51 | | | | |
| D. Area to remain in commercial/agricultural/production use | 0.00 | | | | |
| E. Other deductions (specify) | 0.00 | | | | |
| F. Net Tract Area | 9.85 | | | | |
| LAND USE CATEGORY: (From Tree Technical Manual) | | | | | |
| Input the number "1" under the appropriate land use. | | | | | |
| Limit to only one entry. | | | | | |
| ARA | MOR | IDA | HR | MPO | QA |
| 0 | 1 | 0 | 0 | 0 | 0 |
| G. Afforestation Threshold | | 20% x F = | 1.97 | | |
| H. Conservation Threshold | | 25% x F = | 2.46 | | |
| 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. Restoration for clearing above conservation threshold | | | 0.00 | | |
| Q. Restoration 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 | | | 1.97 | | |
| U. Credit for landscaping (may not exceed 20% of "S") | | | 0.00 | | |
| V. Total reforestation and afforestation required | | | 1.97 | | |

NOTE: AFFORESTATION REQUIREMENT WILL BE MET ENTIRELY OFF-SITE VIA FOREST CONSERVATION MITIGATION BANK. SEE NOTE ON SHEET 1 OF 2.



2010 CENTURY BLVD
 GERMANTOWN, MD 20874
 PHONE: (301) 592-7910
 FAX: (301) 592-7914
 www.huronconsulting.com

| DATE | DESCRIPTION | REVISED PER | DRW BY: SL | CHK BY: JA | APP BY: REH |
|---------|--------------------------|-------------|------------|------------|-------------|
| 4/17/14 | REVISED PER DRC COMMENTS | | | | |

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. 120130150 including, financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: William & Katherine Slover
 Printed Company Name

Contact Person or Owner: William L. Slover
 Printed Name

Address: 9460 River 20954

Phone and Email: DESIGNS@SloverandSlover.com

Signature: [Signature]

THE MARYLAND-NATIONAL CAPITAL
 PARK AND PLANNING COMMISSION

Final Forest Conservation Plan
 APPROVAL

Plan No. 120130150

[Signature] 4/17/14 Date

RECEIVED
 M-NCPPC
 APR - 9 2014
 MONTGOMERY COUNTY
 PLANNING DEPARTMENT

ENVIRONMENTAL SERVICES BY:
J. Cook Consultants
 NATURAL RESOURCES MANAGEMENT PROFESSIONALS

3705 Chansyville Road
 Springs, Maryland 20738
 410-257-7898
 jcookconsultants@mindspring.com

[Signature] 4/17/14

James Cook, RPF # 343, Qualified Professional
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BROADMEADOW FARM (SLOVER PROPERTY)
 9460 RIVER ROAD,
 POTOMAC, MONTGOMERY COUNTY, MD

WSSC 200' SHEET: 211NN09 TAX MAP: FFS1 P224

FINAL FOREST CONSERVATION PLAN

PRELIMINARY PLAN #
 120130150

SCALE
 HORIZONTAL: N/A
 VERTICAL: N/A

PROJECT NO.:
 810-102

DRAWING NO.:
 FCP-2

SHEET:
 2 OF 2

DATE: NOVEMBER 2013



MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

JUL 18 2014

MCPB No. 14-38
Preliminary Plan No. 120130150
Broadmeadow Farm (Slover Property)
Date of Hearing: June 5, 2014

RESOLUTION

WHEREAS, under Montgomery County Code Chapter 50, the Montgomery County Planning Board is authorized to review preliminary plan applications; and

WHEREAS, on April 10, 2013, William L. and Katherine A. Slover ("Applicant") filed an application for approval of a preliminary plan of subdivision that would create three lots on 10.13 acres (P115) of land in the RE-2 zone, located at 9460 River Road, approximately 600 feet east of Newbridge Drive, Potomac, ("Subject Property"), in the Rural West Policy Area of the Potomac Subregion Master Plan ("Master Plan") area; and

WHEREAS, Applicant's preliminary plan application was designated Preliminary Plan No. 120130150 Broadmeadow Farm (Slover Property) ("Preliminary Plan" or "Application"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and other governmental agencies, Staff issued a memorandum to the Planning Board, dated May 22, 2014, setting forth its analysis and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, on June 5, 2014, the Planning Board held a public hearing on the Application, and at the hearing heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, at the hearing the Planning Board voted to approve the Application, subject to certain conditions, by the vote as certified below;

NOW, THEREFORE, BE IT RESOLVED THAT, the Planning Board approves Preliminary Plan No. 1201301150 to create three lots on the Subject Property, subject

Approved as to
Legal Sufficiency

Amara 4/5/14
9801 Georgia Avenue, Silver Spring, Maryland 20910 Phone: 301.495.4605 Fax: 301.495.1320
M-NCPPC Legal Department
www.montgomeryplanningboard.org E-Mail: mcp-chair@mncppc-mc.org

to the following conditions:¹

- 1) This Preliminary Plan is limited to three lots for one detached dwelling unit each.
- 2) The Applicant must comply with the conditions of approval of the Forest Conservation Plan approved as part of this Preliminary Plan, subject to:
 - a) Prior to land-disturbing activities, a certificate of compliance documenting purchase of off-site forest mitigation credits in accordance with the forest conservation plan must be approved by the M-NCPPC Office of General Counsel and recorded in the Land Records of Montgomery County, Maryland, by the Applicant.
- 3) The Planning Board has accepted the recommendations of the Montgomery County Department of Transportation ("MCDOT") in its letter dated March 11, 2014, and hereby incorporates them as conditions of the Preliminary Plan approval. Therefore, 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 Preliminary Plan approval.
- 4) Prior to issuance of access permits, the Applicant must satisfy the provisions for access and improvements as required by the Maryland State Highway Administration ("MSHA").
- 5) The Planning Board has accepted the recommendations of the MSHA; Highway Hydraulics Division in its letter dated November 12, 2013, and hereby incorporates them as conditions of the Preliminary Plan approval. Therefore, the Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MSHA provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
- 6) The Planning Board has accepted the recommendations of the Montgomery County Department of Fire and Rescue Services ("MCFRS") in its memorandum dated May 5, 2014, and hereby incorporates them as

¹ For the purpose of these conditions, the term "Applicant" shall also mean the developer, the owner or any successor(s) in interest to the terms of this approval.

conditions of the Preliminary Plan approval. Therefore, the Applicant must comply with each of the recommendations as set forth in the memorandum, which may be amended by MCFRS provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.

- 7) The Planning Board has accepted the recommendations of the Montgomery County Department of Permitting Service ("MCDPS") – Water Resources Section in its stormwater management concept letter dated January 22, 2013, and hereby incorporates them as conditions of the Preliminary Plan approval. Therefore, the Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDPS – Water Resources Section provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
- 8) The Planning Board has accepted the recommendations of the Montgomery County Department of Permitting Service ("MCDPS") – Well and Septic Section in an email dated June 28, 2013 and the Montgomery County Department of Environmental Protection ("MCDEP") – Water & Wastewater Policy Group letter dated May 6, 2014, and hereby incorporates them as conditions of the Preliminary Plan approval. Therefore, 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 and MCDEP Water & Wastewater Policy Group, respectively, provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
- 9) The Applicant must dedicate and show on the record plat(s) the following dedication mandated by the Potomac Subregion Master Plan:
 - Seventy-five (75) feet from the existing pavement centerline along the Subject Property frontage for River Road.
- 10) The Applicant must construct all road improvements within the right-of-way shown on the Certified Preliminary Plan in accordance with road code standards. Only those roads (or portions thereof) expressly designated on the Certified Preliminary Plan, "To Be Constructed By _____" are excluded from this condition.
- 11) The Certified Preliminary 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, and site circulation 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. Other limitations for site development may also be included in the conditions of the Planning Board's approval.

- 12) The Adequate Public Facility ("APF") review for the Preliminary Plan will remain valid for eighty-five (85) months from the date of mailing of this Planning Board Resolution.

BE IT FURTHER RESOLVED that, having considered the recommendations and findings of its Staff as presented at the hearing and as set forth in the Staff Report, which the Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Planning Board FINDS, with the conditions of approval, that:

1. *The Preliminary Plan substantially conforms to the Master Plan.*

The subdivision comports with the low density character of the residential wedge recommended by the Master Plan. The Master Plan allows for the limited provision of community sewer service for areas zoned RE-2 within and at the periphery of the proposed sewer envelope. The Subject Property is within the approved sewer service envelope.

The Master Plan recommends a minimum right-of-way of 150 feet for River Road. As conditioned, the Applicant will dedicate approximately 75 feet from the centerline of River Road to meet this requirement.

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

The approved lots will not generate 30 or more vehicle trips during the morning or evening peak-hours. Therefore, the Application is not subject to Local Area Transportation Review. The Subject Property is located in the Rural West Policy Area which is exempt from Transportation Policy Area Review. Sidewalks are not required because the RE-2 zone (large lots) is in the rural area defined by the County Road Code. Vehicular and pedestrian access for the Subject Property will be safe and adequate.

Other public facilities and services are available and will be adequate to serve the approved lots. Public water and sewer systems have been approved by MCDPS to serve the dwelling units. Gas, electrical and telecommunications services are available to serve the Subject Property. Other public facilities and services, such as schools, police stations, firehouses and health services are currently operating within the standards set by the Subdivision Staging Policy currently in effect.

- 3. The size, width, shape, and orientation of the approved lots are appropriate for the location of the subdivision.*

The approved lots are 5.76, 2.0 and 2.0 acres respectively to accommodate one existing and two proposed single-family detached dwelling units. The lots are oriented in a traditional perpendicular fashion to the street upon which they front and similar to the majority of lot orientations in the general area.

- 4. The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A.*

As conditioned, the Forest Conservation Plan complies with the requirements of the Forest Conservation Law. There is no forest disturbance, but there is a forest mitigation requirement of 1.97 acres. In order to preserve the existing and future use of this property as a horse farm, forest mitigation requirements will be met off-site at a forest mitigation bank. No specimen trees will be disturbed as part of this Forest Conservation Plan.

- 5. All storm water management requirements shall be met as provided in Chapter 19, article II, title "storm water management", Section 19-20 through 19-35.*

This finding is based in part upon the determination by MCDPS and MSHA that the Stormwater Management Concept Plan meets applicable standards. The MCDPS-Water Resources Section approved a stormwater management concept for the Application by letter dated January 22, 2013.

BE IT FURTHER RESOLVED, that this Preliminary Plan will remain valid for 60 months from its initiation date (as defined in Montgomery County Code Section 50-35(h)), and that prior to the expiration of this validity period, a final record plat for all property delineated on the approved Pre-Preliminary Plan must be recorded in the Montgomery County Land Records, or a request for an extension must be filed; and

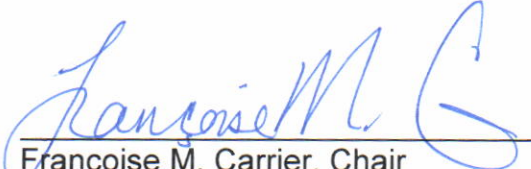
BE IT FURTHER RESOLVED, that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is JUL 18 2014 (which is the date that this Resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

* * * * *

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission on motion of Commissioner Anderson, seconded by Commissioner Presley, with Chair Carrier, Vice Chair Wells-Harley, and Commissioners Anderson, Dreyfuss, and Presley voting in favor at its regular meeting held on Thursday, June 5, 2014, in Silver Spring, Maryland.



Françoise M. Carrier, Chair
Montgomery County Planning Board



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Marc Elrich
County Executive

Adam Ortiz
Director

MEMORANDUM

May 24, 2021

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

FROM: Alan Soukup, Senior Planner, Water Supply and Wastewater Unit
Intergovernmental Affairs Division, Department of Environmental Protection

SUBJECT: Onsite Systems for Properties Designated as Service Area Categories 1 or 3

Our office has received a request to allow the use of a private, onsite sanitary system for the following property designated as service area category 1 or 3 in the County’s Water and Sewer Plan: This memo revises and supersedes the previous findings issued by DEP on May 3, 2021.

Your office advised DEP that the existing septic system for the main house on this property will not be replaced. Rather, the work underway by the owner will establish reserve areas for the existing system as required by State and County regulations.

Address: 9460 River Road, Potomac

Property I.D.: Lot 1, Broadmeadow Farm; tax acct. no. 00852448 (SDAT: FP51; WSSC: 211NW09)
 Owners: William and Katherine Slover Service Areas: **W-1** and **S-3***
 Zoning: RE-2 Property Size: 5.63 ac.
 Planning Area: Potomac – Cabin John Watershed: Cabin John Creek
 *DEP will update the sewer category from S-3 to S-1 now that a sewer main abuts this lot.

APPLICANT’S REQUEST

Request for: Existing Well Existing Septic System
 New or Repair/Replacement Well New or Repair/Replacement Septic System
 Non-Potable Well (Including Irrigation Wells)

Applicant’s Explanation:(*Summarized by DEP*): Rather than continue to use the existing septic systems, the owners have agreed to replace the existing septic systems on Lot 1 with systems that satisfy current standards. The owners have also requested the continued use of the existing water supply wells. The reasons they cite for this request include:

- The distance of the house on the lot from where public water and sewer mains will be available along River Road in the future which will make the onsite hookups too costly.
- The potential damage to existing cedar trees lining the driveway access resulting from the construction of water and sewer hookups.



The applicants propose adding reserve areas for one existing septic system serving the main house. They will continue to use the two existing septic systems and two existing wells serving the main house and the guest house. .

DEP FINDINGS

Properties designated as categories 1 or 3 are generally expected to use public (community) water and sewerage systems. This office has reviewed the preceding request and has made the following findings:

- DPS can allow the continued use of two existing septic systems and two existing wells for the subject property.
- DPS has determined that the existing septic system for the main house will meet County requirements once reserve areas are established. DPS can pursue the establishment of reserve areas for the existing septic system serving the main house under this exception. These reserve areas should be issued under **interim permits**.
 - This property does not have access to public water/sewer service is at this time. The provision of public service would require an extension of approximately _____ feet from the nearest, accessible water/sewer main. The cost and/or timing of extending public service favor the interim use of an on-site system. .
 - Although public water and sewer service is available to this site, the onsite cost of providing public service at this time is restrictive. The buildings on the site are located approximately 700 feet from the front property line where existing water and sewer mains are installed.
 - The Water and Sewer Plan currently designates the property as category W-3, under which, its service policies do allow for the use of interim on-site systems.
- DPS can pursue the use of a **well permit for non-potable uses only** for the subject property.
- DPS **cannot** pursue the use of an interim permit well for the subject property; public water service is available.
- DPS **cannot** pursue the use of a non-potable well for the subject property; public water service is available.
- DPS **cannot** pursue the use of an interim permit septic system for the subject property; public sewer service is available.
- Additional findings:

Onsite systems permit approvals: DEP advises the property owner that concurrence with this request to pursue the use of the onsite systems proposed does not constitute the County's approval of those systems. That responsibility resides with the Department of Permitting Services.

Interim Onsite Permits and future public service connection: Note that interim, onsite system permits usually require the property owners to connect to public sanitary systems within one year of the time that the public service becomes available, as specified in the County's Water and Sewer Plan. In this case, the requirement is not effective as public water and sewer mains are available to the property. The owners may connect to public service at any time.

Preliminary Plan No. 120130150 & Plat No. 25405: The Broadmeadow Farm subdivision plat (see page 4) that establishes Lots 1 - 3 includes specific language requiring the provision of public water and sewer service to the house on Lot 1 upon the installation of WSSC service connections, as follows:

“The three lots are approved for development with public water and sanitary sewer. The existing house on Lot 1 has a private well and septic system. Public water and sanitary sewer are not required until the development of Lot 2 and Lot 3, which occurs after plat recordation. The WSSC water and sanitary sewer plans for the subdivision shall provide public water and sanitary sewer service to lot 1. The existing house on Lot 1 may remain on the current well and septic system until such time as the approved WSSC water and sewer connections are constructed. The owner

shall post a bond at record plat to [ensure] that the dwelling on Lot 1 will connect to public water and sewer. When the dwelling on Lot 1 is connected to the public system, the existing well and septic system shall be abandoned in accordance with Montgomery County standards.”

M-NCPPC will need to determine whether any revisions to the preliminary plan and/or plat are needed to accommodate the continued use of onsite systems for Lot 1.

Future Public Water and Sewer Service Access to Lot 1: The applicants noted a concern about possible damage to existing cedar trees lining the driveway to Lot 1 that could result from construction of onsite water and sewer utilities (hookups) along the driveway. WSSC has advised that the applicants have proposed mitigation of potential damage to these trees by establishing an easement through and along the east side of Lot 3 for the onsite water and/or sewer utilities needed to serve Lot 1. (See the map on page 5.) This would require approval of non-abutting service connections by WSSC. DEP supports the requested relocation for these service connections and the establishment of an easement through Lot 3 for the future uninstallation of onsite public service utilities for Lot 1 if needed.

If you have any questions concerning this case, please contact me either at 240-777-7716 or at alan.soukup@montgomerycountymd.gov.

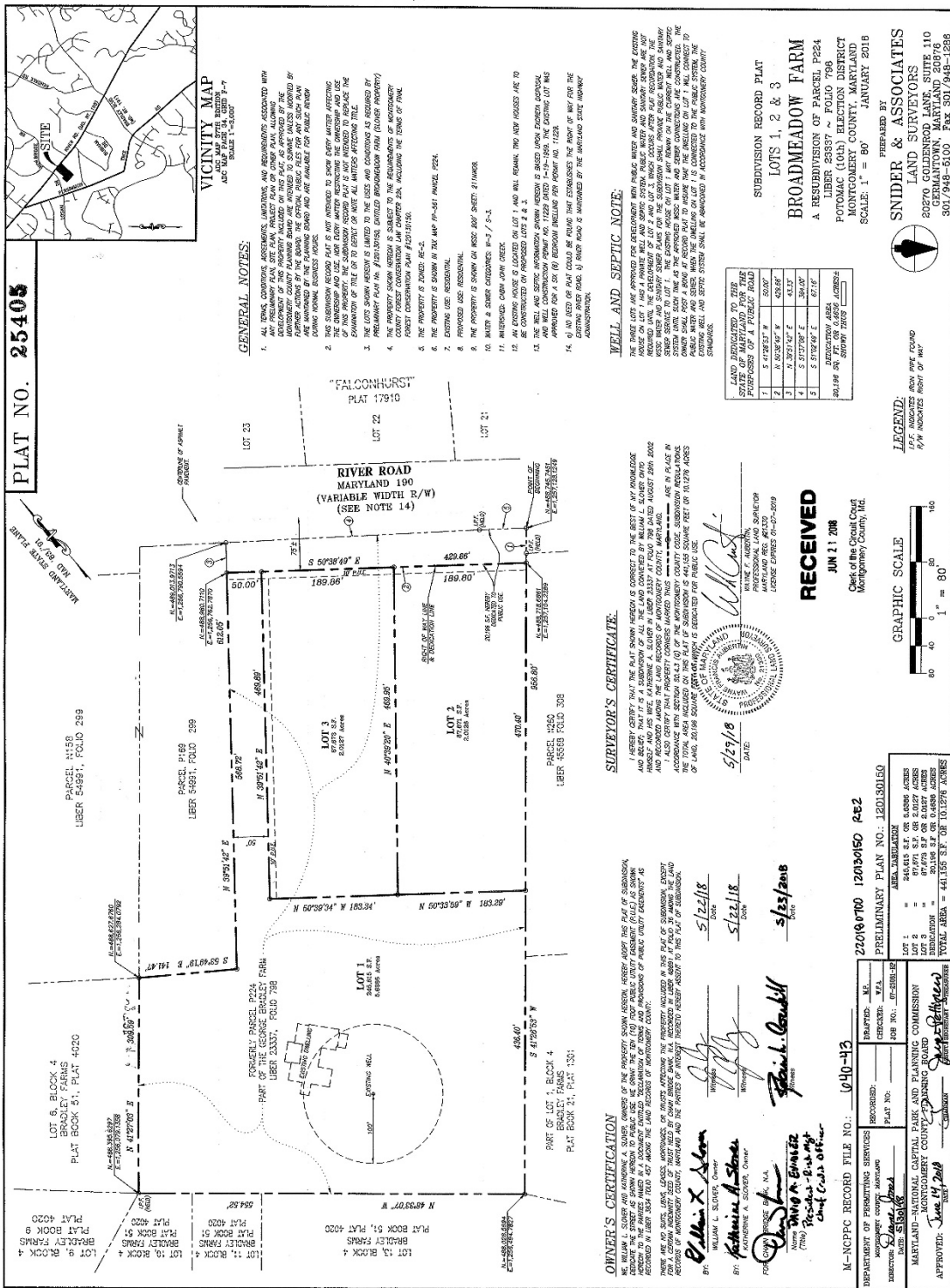
Attachment(s)

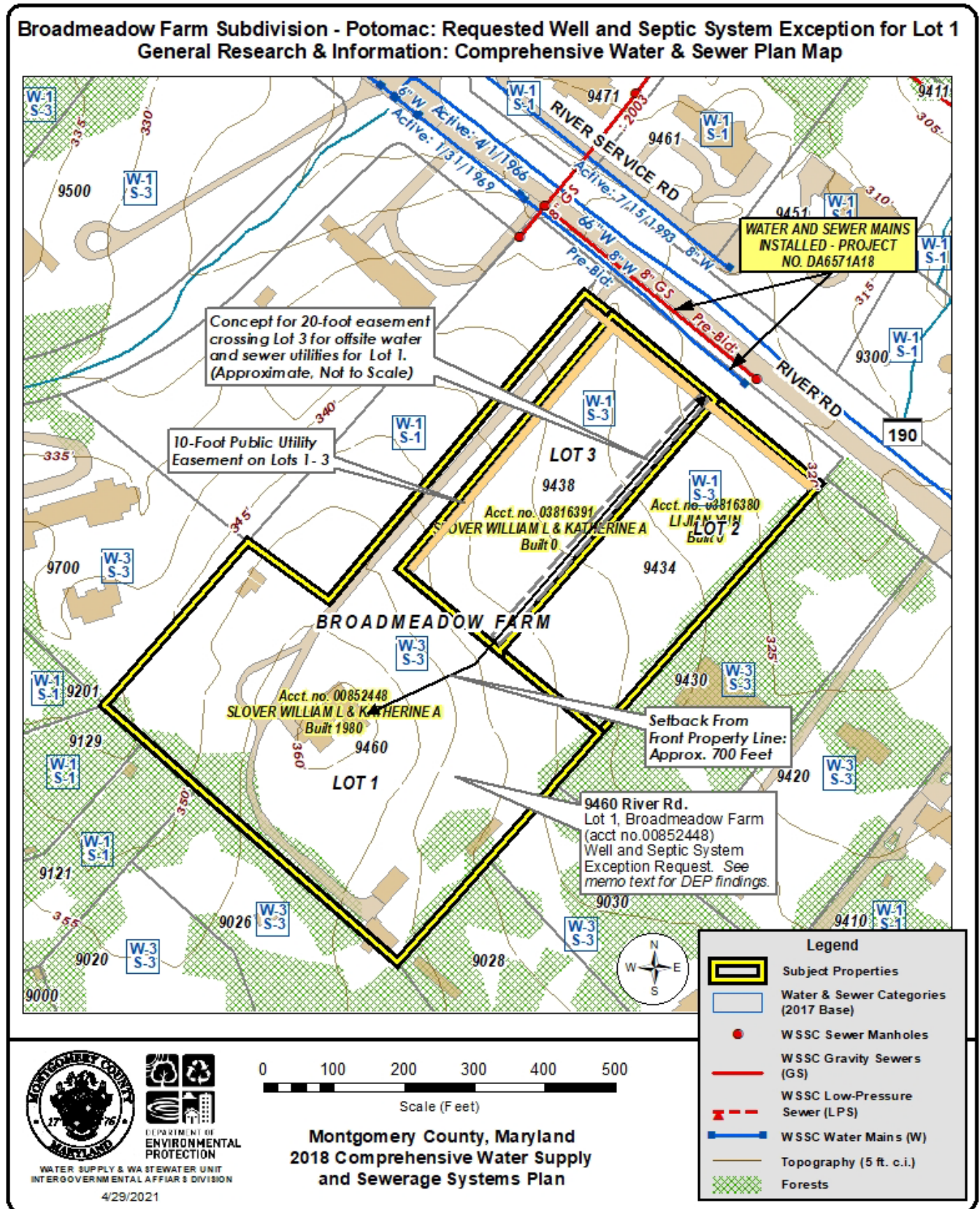
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R:\Programs\Water_and_Sewer\well-septic\exceptions\alpha-street\Q-R\river-rd-9460--\river-rd-9460--dep-rv-exception-memo--correction-2021-0524.docx

cc: Steve Shofar, Manager, Intergovernmental Affairs Division, DEP
Victor Salazar, Chief, Zoning, Well and Septic & Code Compliance Division, DPS
Kim Beall, Jason Flemming and Megan Wilhelm, Well and Septic Section, DPS
Ray Chicca and Tom Gingrich, Development Services Division, WSSC
Luis Tapia, Permit Services Unit, WSSC
Patrick Butler, Katherine Nelson and Ryan Sigworth, Upcounty Planning Division, M-NCPPC
Christina Sorrento, Intake and Regulatory Coordination Division
William and Katherine Slover

Subdivision Plat No. 25405: Broadmeadow Farm, Lots 1-3





Septic System Design Chart

| Lat | Meat of | Test | Test | Test | Test | Test | Test | Test | Average test | Initial trench | Total trench | Some | |
|-----|---------|------|------|------------|------|--------|----------|--------|--------------|----------------|--------------|--------|------|
| # | bottom | rate | rate | depths | rate | depths | rate | depths | rate | length | length | depth | |
| 1 | 5 | 100 | 24 | 5.5' & 16' | 101 | 25 | 5' & 16' | 102 | 30 | 3' & 16' | 280' | 1,000' | 2.5' |

* On the Internet, "workman safety" prior to placement of the seepage lines the depth of stone in deep unbarred trenches shall be extended to within not less than four
 ** Initial trench length calculated based on Table 1 of Montgomery County Executive Regulation No. 26-93AM



- LEGEND**
- SEPTIC RECEIVING AREA
 - 50' SEPTIC RECEIVING AREA STRUCK
 - 100' WELL STRUCK
 - PROPERTY LINE
 - EX. BUILDING
 - EX. FENCE
 - EX. TRUCK
1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SEPTIC SYSTEM ACT AND REGULATIONS.
 2. THE PROJECT IS LOCATED WITHIN THE JURISDICTION OF SHA.
 3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SEPTIC SYSTEM ACT AND REGULATIONS.
 4. THE PROJECT IS LOCATED WITHIN THE JURISDICTION OF SHA.
 5. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SEPTIC SYSTEM ACT AND REGULATIONS.
 6. THE PROJECT IS LOCATED WITHIN THE JURISDICTION OF SHA.
 7. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SEPTIC SYSTEM ACT AND REGULATIONS.
 8. THE PROJECT IS LOCATED WITHIN THE JURISDICTION OF SHA.
 9. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SEPTIC SYSTEM ACT AND REGULATIONS.
 10. THE PROJECT IS LOCATED WITHIN THE JURISDICTION OF SHA.
 11. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SEPTIC SYSTEM ACT AND REGULATIONS.
 12. THE PROJECT IS LOCATED WITHIN THE JURISDICTION OF SHA.
 13. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SEPTIC SYSTEM ACT AND REGULATIONS.
 14. THE PROJECT IS LOCATED WITHIN THE JURISDICTION OF SHA.
 15. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SEPTIC SYSTEM ACT AND REGULATIONS.

WILLIAM AND KATHERINE SLOVER RESIDENCE

9460 RIVER ROAD
POTOMAC, MARYLAND 20854

DATE: 06/25/2013

CAD PROJECT NO.: 200102

DRAWN BY: JLM

CHECKED BY: JLM

SHEET TITLE: SEPTIC PLAN

NO. _____ DATE _____ DESCRIPTION _____

SHEET NO. 13 OF 15

SHEET TITLE: SEPTIC PLAN

CS&K | AZAR & ASSOCIATES
CONSULTANTS AND ENGINEERS
10711 DODD ROAD
POTOMAC, MD 20854
A Member United Brotherhood of Carpenters & Joiners of America

C-150

SHEET
SEPTIC
PLAN



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

M E M O R A N D U M

March 28th, 2023

TO: Ryan Sigworth, Lead Reviewer
Development Review
Maryland National Capital Park and Planning Commission

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

SUBJECT: Preliminary Plan: Broadmeadow Farm
12013015A - Amendment

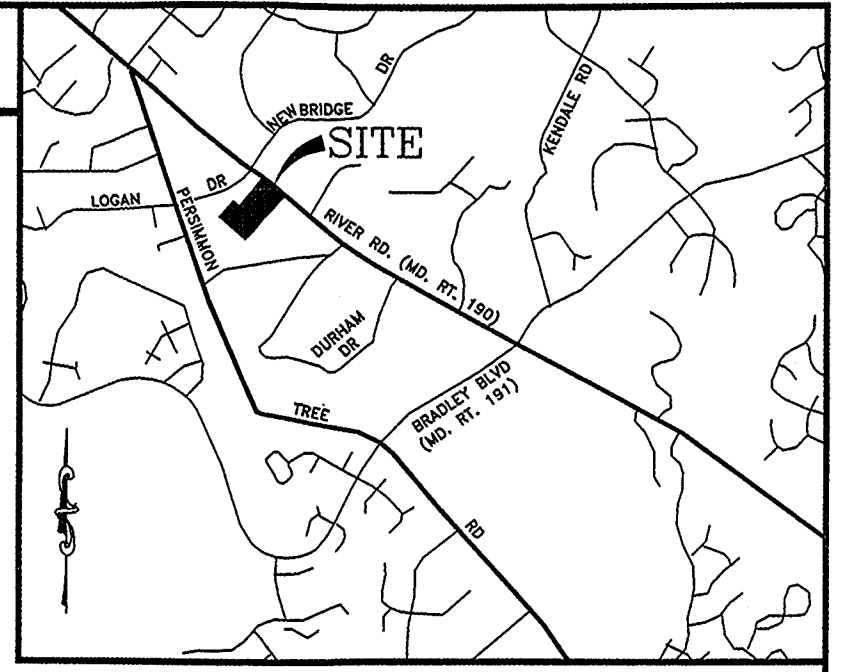
This is to notify you that the Well & Septic Section of MCDPS approved the amendment to the preliminary plan for the subject property.

- A revised septic plan was approved on 1/13/2022 to establish a future septic reserve area for the existing dwellings on Lot 1 due to public sewer no longer being provided to Lot 1.

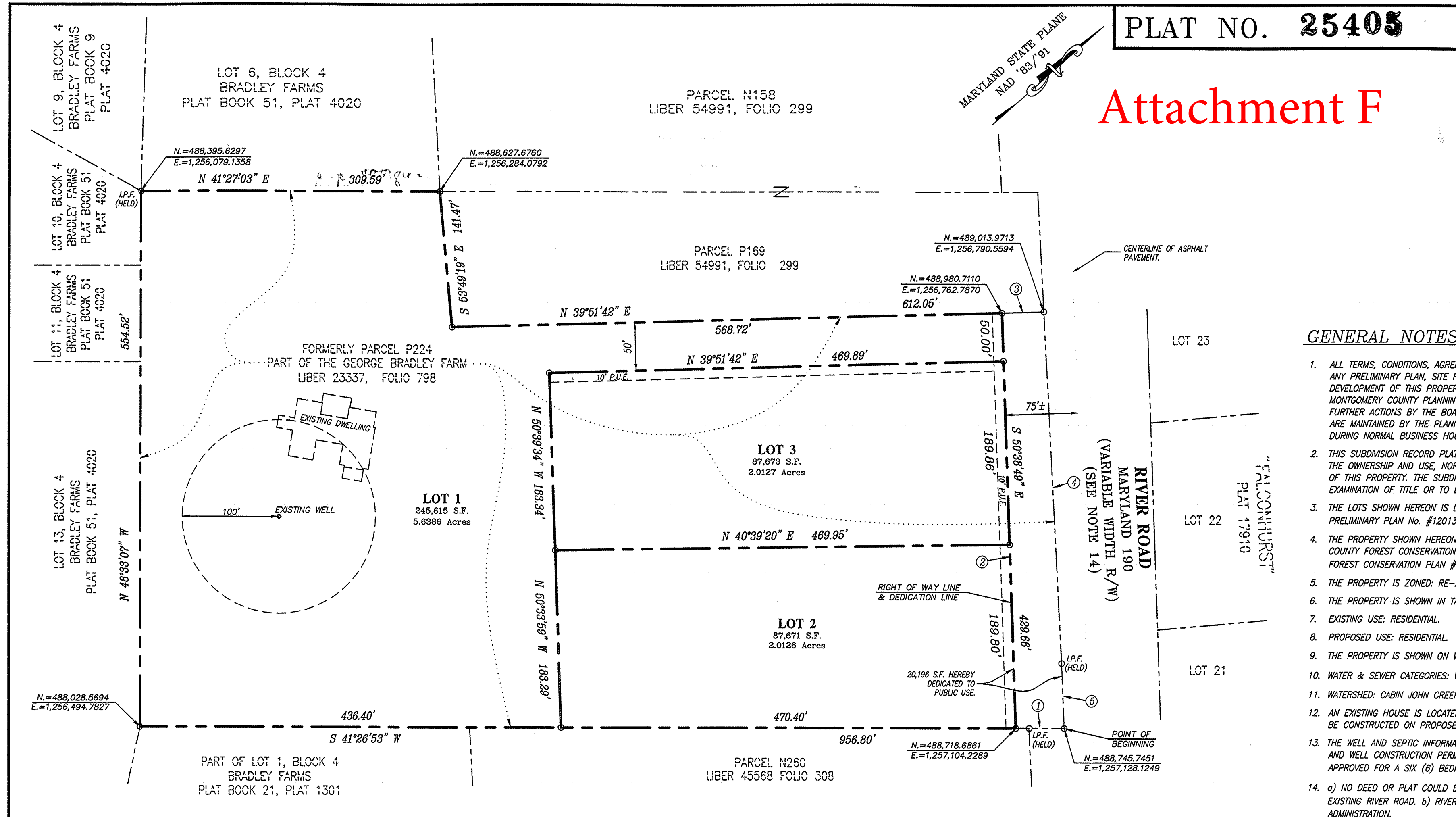
If you have any questions, please contact Heidi Benham at (240) 777-6318.

PLAT NO. 25405

Attachment F



VICINITY MAP
ADC MAP 37TH EDITION
ADC MAP PAGE 34, GRID F-7
SCALE 1"=3,000'



GENERAL NOTES:

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY INCLUDED ON THIS PLAT, AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTIONS BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. 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. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE THE EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
3. THE LOTS SHOWN HEREON IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN No. #120130150, ENTITLED BROADMEADOW FARM (SLOVER PROPERTY)
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF MONTGOMERY COUNTY FOREST CONSERVATION LAW CHAPTER 22A, INCLUDING THE TERMS OF FINAL FOREST CONSERVATION PLAN #120130150.
5. THE PROPERTY IS ZONED: RE-2.
6. THE PROPERTY IS SHOWN IN TAX MAP FP-561 PARCEL P224.
7. EXISTING USE: RESIDENTIAL.
8. PROPOSED USE: RESIDENTIAL.
9. THE PROPERTY IS SHOWN ON WSSC 200' SHEET: 211NW05.
10. WATER & SEWER CATEGORIES: W-3 / S-3.
11. WATERSHED: CABIN JOHN CREEK.
12. AN EXISTING HOUSE IS LOCATED ON LOT 1 AND WILL REMAIN. TWO NEW HOUSES ARE TO BE CONSTRUCTED ON PROPOSED LOTS 2 & 3.
13. THE WELL AND SEPTIC INFORMATION SHOWN HEREON IS BASED UPON EXCRETA DISPOSAL AND WELL CONSTRUCTION PERMIT NO. 11229 DATED 1-19-1959. THE EXISTING LOT WAS APPROVED FOR A SIX (6) BEDROOM DWELLING PER PERMIT NO. 11229.
14. a) NO DEED OR PLAT COULD BE FOUND THAT ESTABLISHES THE RIGHT OF WAY FOR THE EXISTING RIVER ROAD. b) RIVER ROAD IS MAINTAINED BY THE MARYLAND STATE HIGHWAY ADMINISTRATION.

OWNER'S CERTIFICATION

WE, WILLIAM L. SLOVER AND KATHERINE A. SLOVER, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, DEDICATE THE STREET AS SHOWN HEREON TO PUBLIC USE. WE GRANT THE TEN (10) FOOT PUBLIC UTILITY EASEMENT (P.U.E.) AS SHOWN HEREON TO THE PARTIES NAMED IN A DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" AS RECORDED IN LIBER 3834 FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY.

THERE ARE NO SUITS, LIENS, LEASES, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION, EXCEPT FOR A CERTAIN INDEMNITY DEED OF TRUST HELD BY CHAIN BRIDGE BANK, N.A. RECORDED IN LIBER 48691 AT FOLIO 36 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND THE PARTIES OF INTEREST THERETO HEREBY ASSENT TO THIS PLAT OF SUBDIVISION.

BY: William L. Slover 5/22/18
WILLIAM L. SLOVER, Owner Date

BY: Katherine A. Slover 5/22/18
KATHERINE A. SLOVER, Owner Date

FOR CHAIN BRIDGE BANK, N.A.
David A. Emlinger 5/23/2018
Name: DAVID A. EMLINGER Date
(Title) President - Risk Mgt Chief Credit Officer

Patrick J. Condit
Witness

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 ALL THE LAND CONVEYED BY WILLIAM L. SLOVER ONTO HIMSELF AND HIS WIFE, KATHERINE A. SLOVER IN LIBER 23337 AT FOLIO 798 DATED AUGUST 29th 2002 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I ALSO CERTIFY THAT PROPERTY CORNERS MARKED THUS ARE IN PLACE IN ACCORDANCE WITH SECTION 50.4.3 (g) OF THE MONTGOMERY COUNTY CODE, SUBDIVISION REGULATIONS. THE TOTAL AREA INCLUDED ON THIS PLAT OF SUBDIVISION IS 441,155 SQUARE FEET OR 10.1276 ACRES OF LAND, 20,196 SQUARE FEET OF WHICH IS DEDICATED FOR PUBLIC USE.

DATE: 5/29/18
WAYNE F. AUBERTIN, PROFESSIONAL LAND SURVEYOR
MARYLAND REG. #21330
LICENSE EXPIRES 01-07-2019



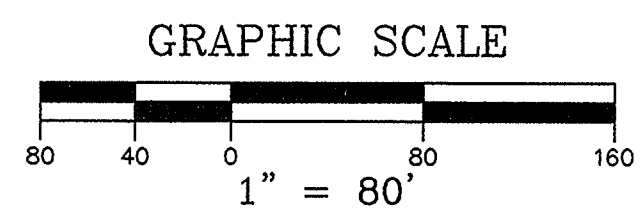
WELL AND SEPTIC NOTE:

THE THREE LOTS ARE APPROVED FOR DEVELOPMENT WITH PUBLIC WATER AND SANITARY SEWER. THE EXISTING HOUSE ON LOT 1 HAS A PRIVATE WELL AND SEPTIC SYSTEM. PUBLIC WATER AND SANITARY SEWER ARE NOT REQUIRED UNTIL THE DEVELOPMENT OF LOT 2 AND LOT 3, WHICH OCCURS AFTER PLAT RECORATION. THE WSSC WATER AND SANITARY SEWER PLANS FOR THE SUBDIVISION SHALL PROVIDE PUBLIC WATER AND SANITARY SEWER SERVICE TO LOT 1. THE EXISTING HOUSE ON LOT 1 MAY REMAIN ON THE CURRENT WELL AND SEPTIC SYSTEM UNTIL SUCH TIME AS THE APPROVED WSSC WATER AND SEWER CONNECTIONS ARE CONSTRUCTED. THE OWNER SHALL POST A BOND AT RECORD PLAT TO INSURE THAT THE DWELLING ON LOT 1 WILL CONNECT TO PUBLIC WATER AND SEWER. WHEN THE DWELLING ON LOT 1 IS CONNECTED TO THE PUBLIC SYSTEM, THE EXISTING WELL AND SEPTIC SYSTEM SHALL BE ABANDONED IN ACCORDANCE WITH MONTGOMERY COUNTY STANDARDS.

| LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD | | |
|---|---------------|---------|
| 1 | S 41°26'53" W | 50.00' |
| 2 | N 50°38'49" W | 429.66' |
| 3 | N 39°51'42" E | 43.33' |
| 4 | S 51°37'08" E | 364.00' |
| 5 | S 51°02'49" E | 67.16' |
| DEDICATION AREA 20,196 SQ. FT. OR 0.4636 ACRES± SHOWN THUS | | |

SUBDIVISION RECORD PLAT
LOTS 1, 2 & 3
BROADMEADOW FARM
A RESUBDIVISION OF PARCEL P224
LIBER 23337 ~ FOLIO 798
POTOMAC (10th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 80' JANUARY 2018

RECEIVED
JUN 21 2018
Clerk of the Circuit Court
Montgomery County, Md.



LEGEND:
I.P.F. INDICATES IRON PIPE FOUND
R/W INDICATES RIGHT OF WAY

M-NCPPC RECORD FILE NO.: 040-43

| | | |
|---|-----------------------------------|--|
| DEPARTMENT OF PERMITTING SERVICES MONTGOMERY COUNTY, MARYLAND DIRECTOR: <u>Diane Jones</u> DATE: 5/30/18 | RECORDED: _____ PLAT NO: _____ | DRAFTED: M.P. CHECKED: W.F.A. JOB NO.: 07-25081-RP |
|---|-----------------------------------|--|

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
APPROVED: June 14, 2018
CHAIRMAN: _____ ASSIST. SECRETARY: _____ TREASURER: _____

220180700 120130150 RE2

PRELIMINARY PLAN NO.: 120130150

| AREA TABULATION | |
|-----------------|---------------------------------|
| LOT 1 | = 245,615 S.F. OR 5.6386 ACRES |
| LOT 2 | = 87,871 S.F. OR 2.0127 ACRES |
| LOT 3 | = 87,873 S.F. OR 2.0127 ACRES |
| DEDICATION | = 20,196 S.F. OR 0.4636 ACRES |
| TOTAL AREA | = 441,155 S.F. OR 10.1276 ACRES |

P227196

MSA S1249-30952

040-43