

Item 11 - Correspondence

From: [Dan Seamans](#)
To: [MCP-Chair](#)
Subject: Planning Board Hearing, 12/7/23, Bucklodge Tract, Prel. Plan #11989032A
Date: Wednesday, December 6, 2023 10:53:18 AM
Attachments: [BucklodgeTract.ScottKnutsonsRework.2023-11-11.pdf](#)

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

To: Chair, MC Planning Board:

Please be advised that I have signed up to provide testimony at the above Planning Board Hearing.

Material related to some of my testimony is attached below. It has been prepared by Scott Knudson, AIA. It shows suggested revisions to the Reforestation and Landscape Plans to improve the visual impact of the Site. A modification of one of the roads to building sites is part of the effort to retain more existing, mature forest.

Other than the visual impact of the development on the community, there are substantial concerns about Zoning Uses, Toxic Runoff Pollution, Traffic and Noise, and Lighting Pollution.

A short list of concerns related to the Planning Board Staff Report are :

< The Zoning Uses are broad in scope, allowing a range of businesses some of which use toxic chemicals, have an unknown range of potential employees or will seek retail ingress and egress traffic.

< There is no Traffic Study to be done under the Exemption proposed to reveal the impact on area roads including Bucklodge Road, primarily a residential road.

< The Stormwater Management Plan has unresolved, impactful runoff conditions.

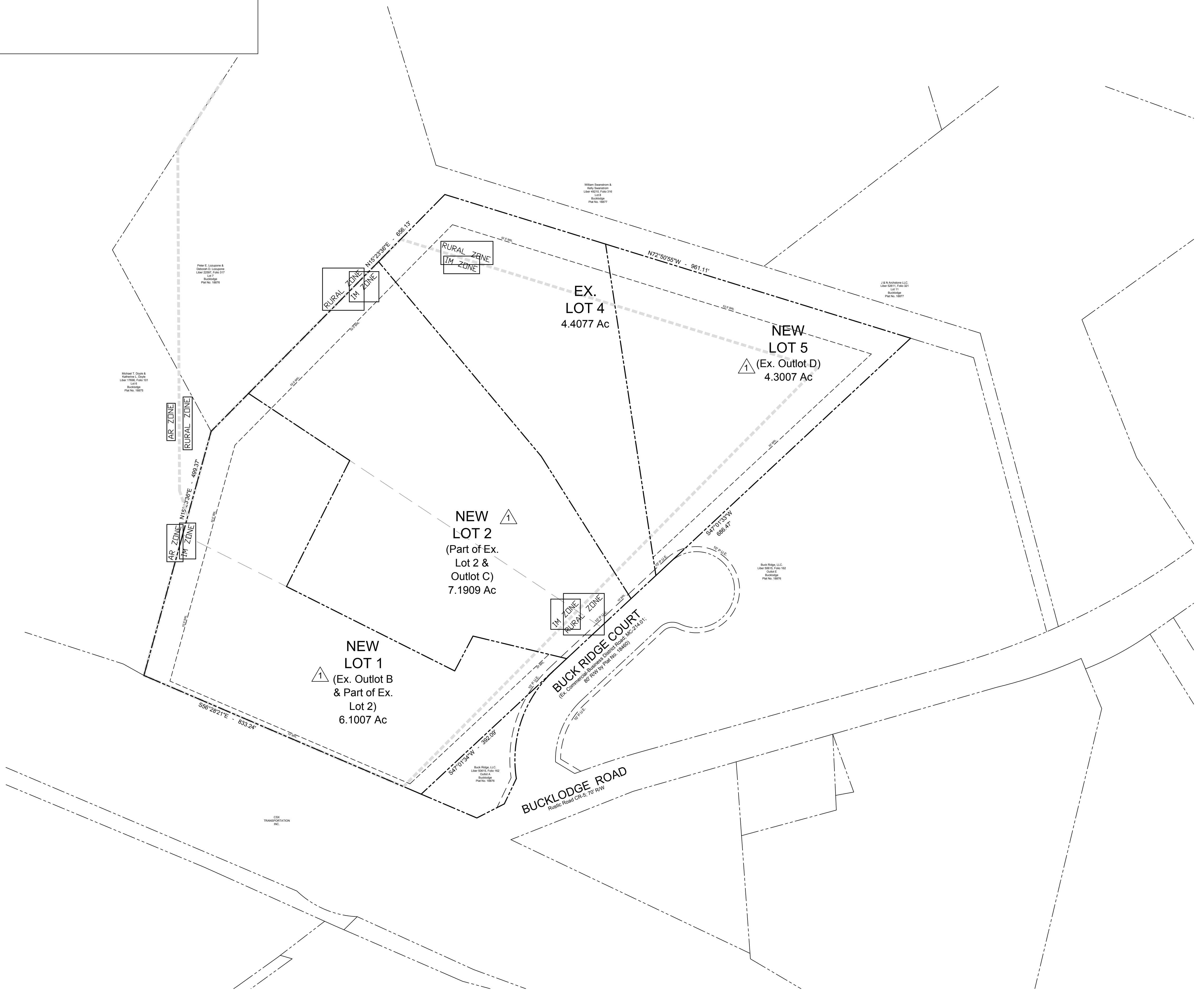
The Boyds Civic Association needs to further review and delineate these concerns. It requests the Planning Board postpone approval and keep the record open for additional inquiries from the community.

Sincerely,
Dan Seamans
President, Boyds Civic Association

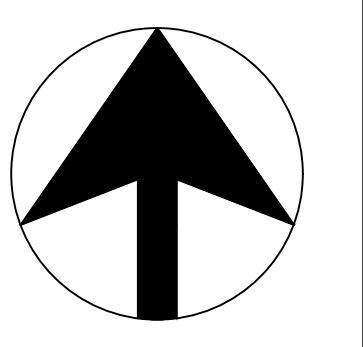
Bucklodge Tract - Preliminary Plan No. 11989032A

Revisions

Rev. 03-01-23
Rev. 05-25-23

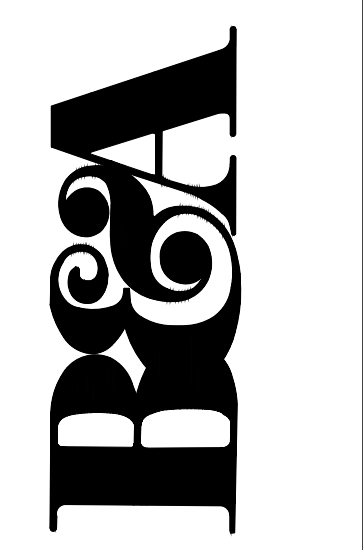


DEVELOPMENT STANDARDS: IM Zone Standard Method					
	Required	Provided			
		Lot 1	Lot 2	Lot 4	Lot 5
1. SITE					
Amenity Open Space, tract >10,000 SF)	10% of Site Area (1.8 Ac)	2.4 Acres			
2. LOT & DENSITY					
Lot Size		6.1007 Ac (265,746 SF)	7.1909 Ac (313,235 SF)	4.4077 Ac (192,000 SF)	4.3007 Ac (187,337 SF)
Gross Floor Area		15,000 SF	20,000 SF	16,667 SF	15,000 SF
Density (max) FAR	1.5	0.06	0.07	0.09	0.08
3. PLACEMENT					
Front Setback	10'	10'	10'	10'	10'
Side Street Setback	10'	N/A	N/A	N/A	N/A
Side Setback, Abutting A/R or Rural Zone	1.5 x Setback for Abutting Zone (30')	30'	N/A	N/A	30'
Side Setback, Abutting Industrial Zones	0'	0'	0'	0'	0'
Side Setback, Abutting Other Zones	10'	10'	N/A	N/A	N/A
Rear Setback, Abutting A/R or Rural Zone	1.5 x Setback for Abutting Zone (35' x 1.5 = 52.5')	52.5'	52.5'	52.5'	52.5'
Rear Setback, Abutting Industrial Zones	0'	N/A	N/A	N/A	N/A
Rear Setback, Abutting Other Zones	0'	N/A	N/A	N/A	N/A
Rear Setback, Alley	0'	N/A	N/A	N/A	N/A
3. HEIGHT					
Principal Building	45'	Will Not Exceed Maximum	Will Not Exceed Maximum	Will Not Exceed Maximum	Will Not Exceed Maximum
Accessory Structure	45'	Will Not Exceed Maximum	Will Not Exceed Maximum	Will Not Exceed Maximum	Will Not Exceed Maximum

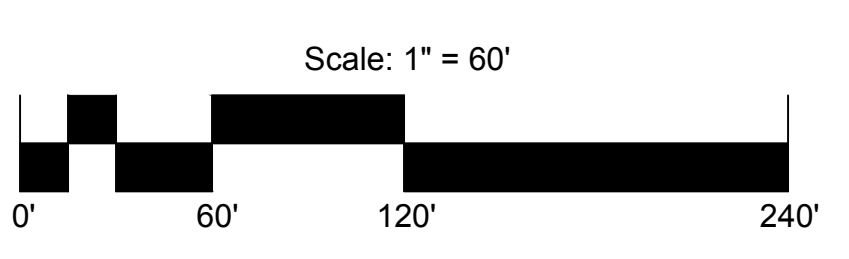


date: 05/02/2022
scale: 1" = 60'

Bemming & Associates, Inc.
1401 Plover Road
8933 Shady Grove Court
Gaithersburg, MD 20877
(301) 944-0240



LEGEND:
PROPERTY LINE (SUBJECT) ——— N 67°04'00" W
PROPERTY LINE - - - - -
ZONING LINE - - - - -



Professional Certification:
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed landscape architect registered to practice in the State of Maryland.
[Signature]
Date: 05-25-2023 Exp. Date: 10-21-2024



SHEET INDEX

- ** P1 COVER SHEET
- * P2 PRELIMINARY PLAN
- ** P3 RESERVED FOR APPROVAL LETTERS / PLANNING BOARD RESOLUTION
- ** FCP1 PRELIMINARY / FINAL FOREST CONSERVATION PLAN
- ** FCP2 PRELIMINARY / FINAL FOREST CONSERVATION PLAN
- ** FDA1 FIRE DEPARTMENT APPARATUS ACCESS & WATER SUPPLY PLAN
- ** FDA2 FIRE DEPARTMENT APPARATUS ACCESS & WATER SUPPLY PLAN
- L1 CONCEPT LANDSCAPE & LIGHTING PLAN

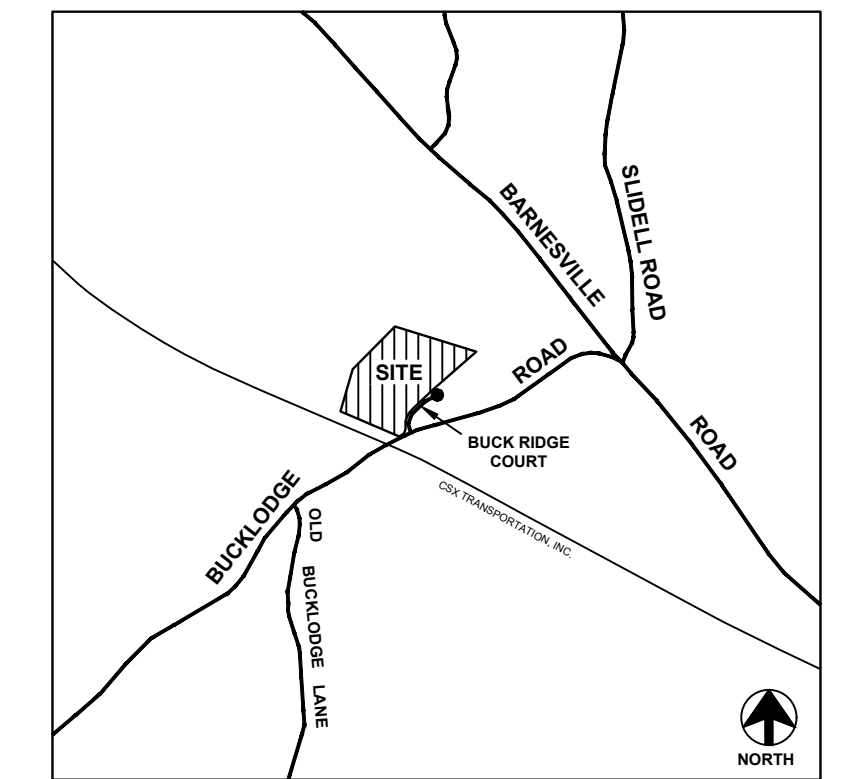
* sheets revised under this amendment
** sheets added under this amendment

LIST OF AMENDMENT ITEMS

1. The plan proposes to convert or consolidate recorded outlots B, C, and D to building lots for moderate industrial uses.
2. The plan proposes new buildings on new lots 1 and 5 and larger buildings on existing lots 2 and 4 for uses permitted in the IM zone.
3. The plan proposes to increase the overall gross floor area (GFA) approved for the site from 15,520 square feet to 66,667 square feet.
4. The plan proposes new access driveways and on-site parking areas for the proposed new buildings and uses.
5. The plan provides new on-site sewage disposal systems for the proposed new buildings on all lots.
6. A Forest Conservation Plan is being submitted as part of the plan amendment.
7. The plan proposes new on-site and off-site category one conservation easement areas for stream valley buffer protection, on-site forest retention, and forest planting.
8. A Fire Department Apparatus Access & Water Supply Plan is being submitted as part of the amendment.

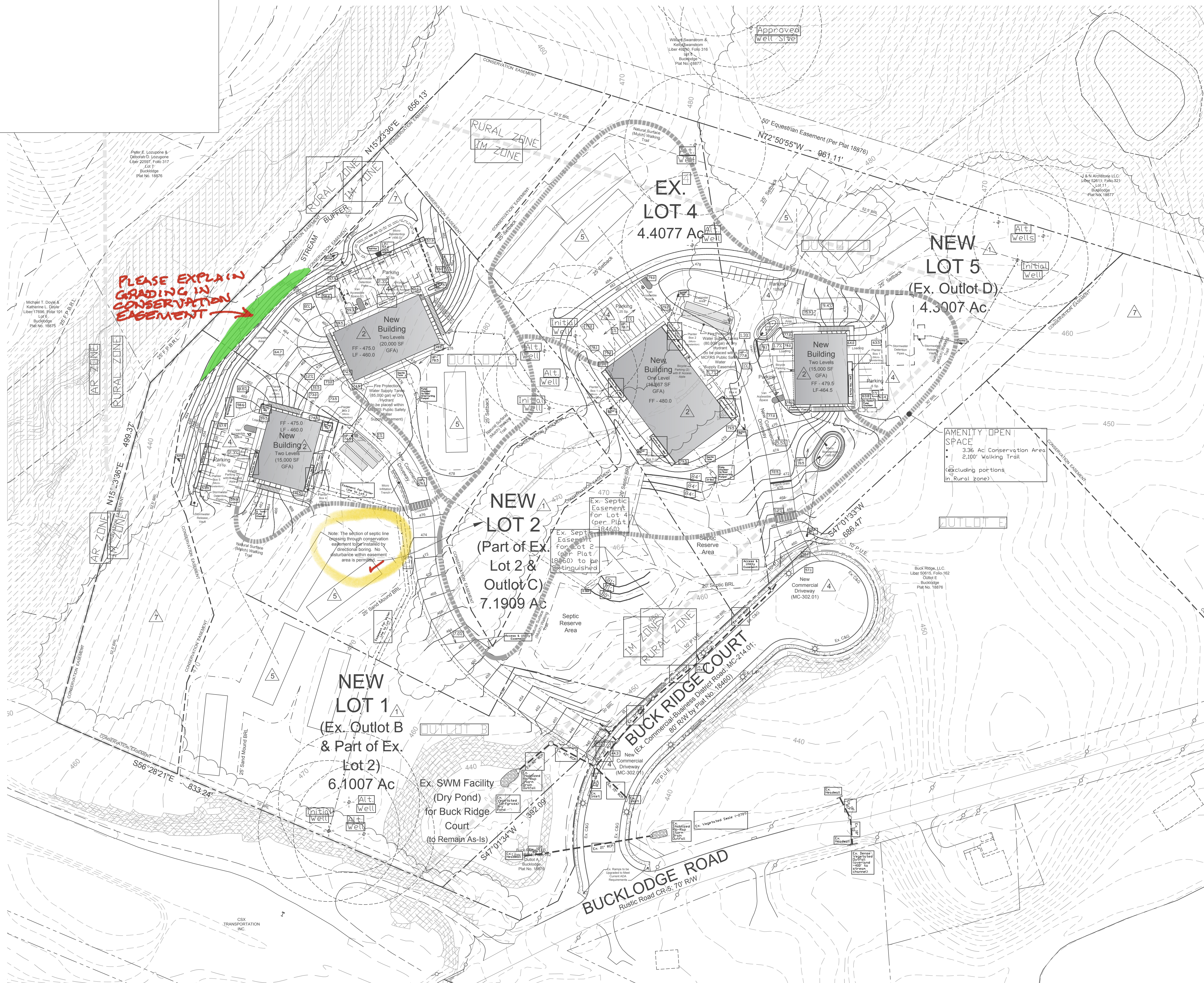
VICINITY MAP

SCALE: 1" = 2,000'



Prepared for:
Buck Ridge, LLC.
14801 Clover Road
Boys, MD 20841
(301) 972-4997

PRELIMINARY PLAN
BUCKLUDGE TRACT
(Lots 2, 4 & Outlots B, C, D of Bucklodge)
 Montgomery County, Maryland



Professional Certification:
 I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed landscape architect registered to practice in the State of Maryland.
 Signature: *DW* Date: 10-04-2023 Exp. Date: 10-21-2024

Surveyor's Certificate:
 I hereby certify that the boundary shown hereon is correct to my best knowledge and belief based upon existing records and visual observations.
 Signature: *[Signature]* Date: 3/10/2023 Exp. Date: 4/3/2024



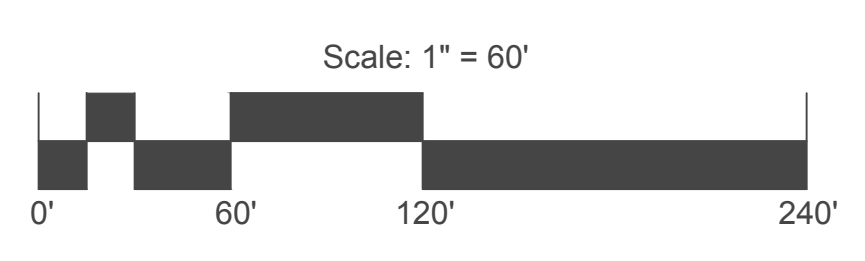
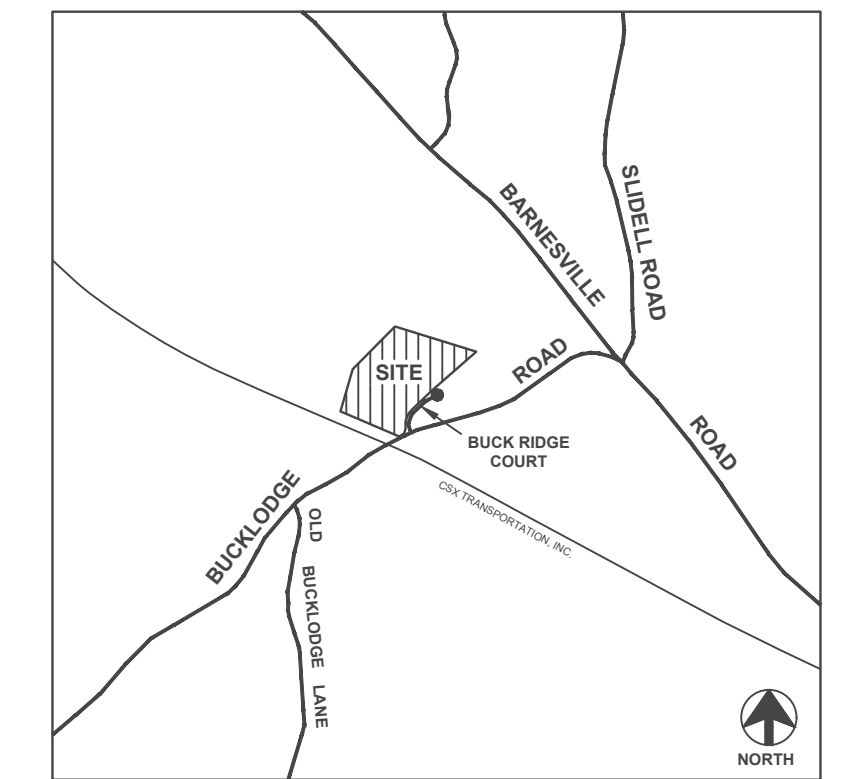
- NOTES:**
- TOTAL AREA OF PROPERTY (Area of Lots) - 22.00 AC
 - AREA IN IM (Moderate Industrial) ZONE = 18.0 AC (784,080 SF)
 - AREA IN RURAL ZONE - 4.0 AC
 - FLOOR AREA RATIO ALLOWED (FAR) IN IM ZONE - 1.5 (1,176,120 SF)
 - GROSS FLOOR AREA PROPOSED (GFA) - 15,520 SF (original approval) + 51,147 SF (new) = 66,667 SF
 - AREA PREVIOUSLY DEDICATED TO PUBLIC USE (Buck Ridge Court) - 2.3080 AC
 - BUCK RIDGE COURT IS EXISTING AS A PUBLIC STREET AND IS MAINTAINED BY THE COUNTY.
 - NUMBER OF EXISTING LOTS - 2
 - NUMBER OF EXISTING OUTLOTS - 3
 - TOTAL NUMBER OF LOTS PROPOSED - 4 (including existing lots)
 - EXISTING SEWER & WATER SERVICE CATEGORIES: S-6, W-8
 - SITE TO BE SERVED BY ON-SITE WELLS & SEPTIC SYSTEMS.
 - OPEN SPACE REQUIRED IN THE IM ZONE - 10% or 1.8 AC

LEGEND:

CANOPY COVERAGE	
CONSERVATION EASEMENT	
EXISTING BUILDING	
EXISTING CATEGORY I CONSERVATION EASEMENT	
INDEX CONTOUR (2' INTERVAL)	
INTERMEDIATE CONTOUR	
LIMITS-OF-DISTURBANCE	
PROPERTY LINE (SUBJECT)	
PROPERTY LINE	
PROPOSED BUILDING	
PROPOSED CONTOUR	
SAND MOUND SEPTIC AREA	
SEPTIC DRAINFIELD	
SLOPES > 25%	
SOILS SERIES DIVIDE	
STREAM	
STREAM BUFFER	
STREETLIGHT (Ex.)	
UTILITY POLE (Ex.)	
WATER CONNECTION	
WELL SITE	
100 YEAR FLOODPLAIN	
25' FPBRL	
ZONING LINE	
WALKING TRAIL (6-foot wide mulched path)	
STORMWATER DETENTION	

- LIST OF AMENDMENT ITEMS**
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VICINITY MAP
SCALE: 1" = 2,000'



SOURCE OF TOPOGRAPHIC SURVEY DATA:
 Potomac Aerial Surveys, Inc.
 P.O. Box 40
 Woodsboro, MD 21798
 (301) 845-9767
 Date of Photography: March 12, 2019

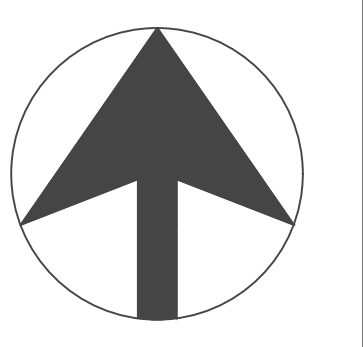
Pre-Construction Meeting Required:
 An on-site pre-construction meeting is required to be set up with the MNCPPC inspection staff before any demo, clearing, or grading occurs on-site. The owner or his designee who has signature authority, and the general contractor must attend the pre-construction meeting with the MNCPPC inspector. A copy of the approved Certified Preliminary Plan is required to be on-site at all times. To schedule an inspection with MNCPPC staff, please contact Josh Kaye at 301-495-4722.

Compliance with Section 59-6: General Development Requirements Proposed Use: Warehouse					
Required	Lot 1	Lot 2	Lot 3	Lot 4	
Parking Requirements: Sec. 6.2.4.B	1.5 sp / 1,000 SF of GFA	23 spaces	30 spaces	25 spaces	23 spaces
Sec. 6.2.5.E. Size of Spaces (Perpendicular)	8.5'x18'L	9'x18'L	9'x18'L	9'x18'L	9'x18'L
No. of Accessible Spaces	1 per 25 Sp. incl. 1 van accessible	1 (1 van accessible)	2 (1 van accessible)	1 (van accessible)	1 (van accessible)
No. of Bicycle Parking Spaces	0.5 / 10,000 SF of GFA	1	1	1	1

Prepared for:
Buck Ridge, LLC.
 14801 Clopper Road
 Boyds, MD 20841
 (301) 972-4997

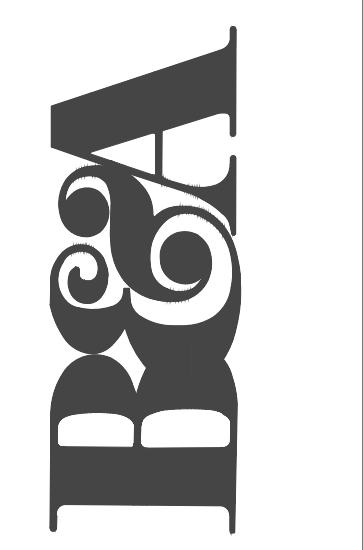
Revisions

Rev. 03-30-23
Rev. 05-25-23
Rev. 05-25-23
Rev. 10-04-23

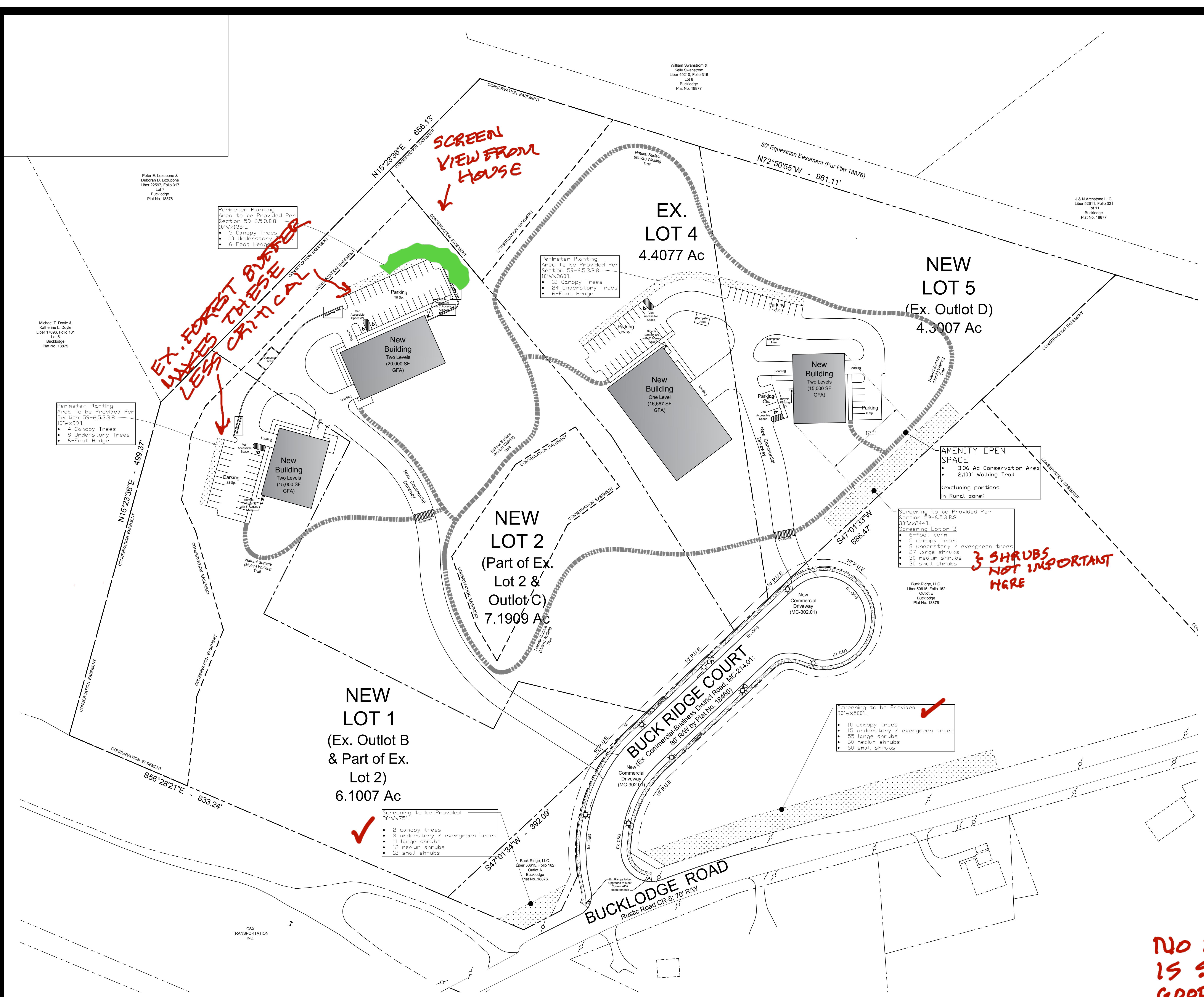


date: 05/02/2022
 scale: 1" = 60'

Bemning & Associates, Inc.
 Landscape Consultants
 8933 Shady Grove Court
 Gaithersburg, MD 20877
 (301) 944-0240



PRELIMINARY PLAN
BUCK LODGE TRACT
(Lots 2, 4 & Outlots B, C, D of Buck Lodge)
 Montgomery County, Maryland



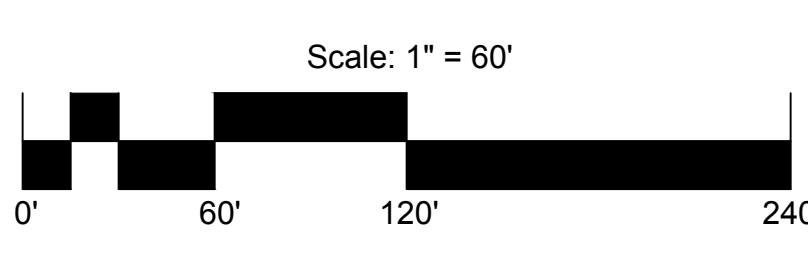
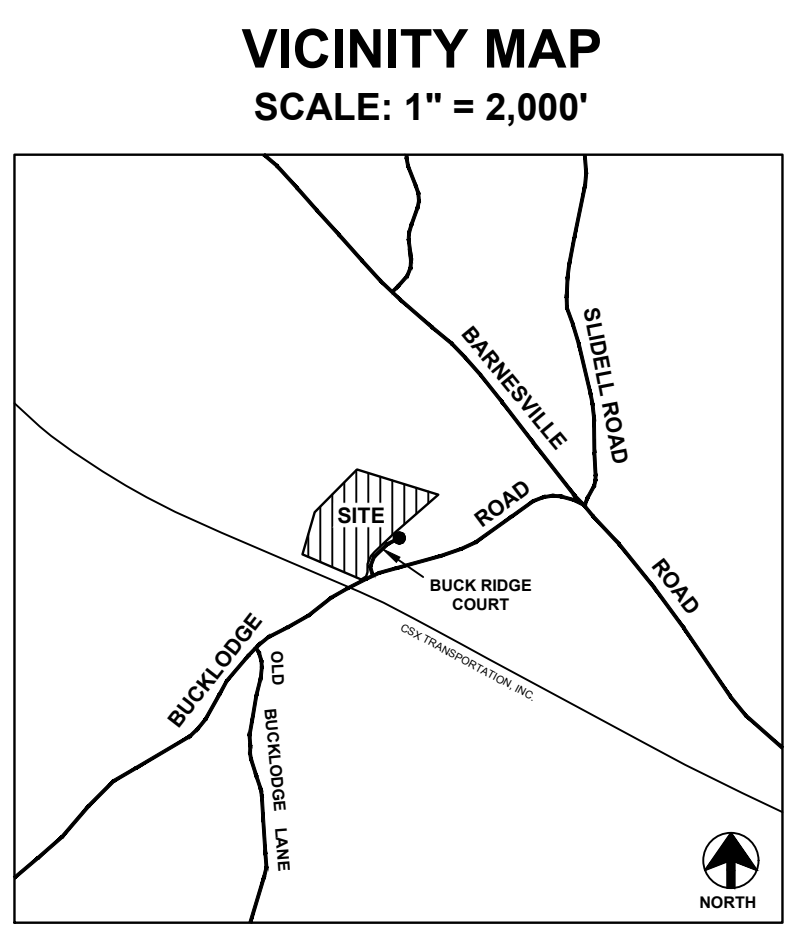
- LEGEND:**
- CONSERVATION EASEMENT
 - EXISTING BUILDING
 - PROPERTY LINE (SUBJECT)
 - PROPERTY LINE
 - PROPOSED BUILDING
 - STREETLIGHT (Ex.)
 - UTILITY POLE (Ex.)
 - WALKING TRAIL (6-foot wide mulched path)
 - LANDSCAPE SCREENING / PERIMETER PLANTING

Section 59-6.2.9.C. Parking Lot Requirements for 10 or More Spaces

Requirement	Required
Sec. 6.2.9.C.1. Landscaped Area	Min. 5% of Total Parking Area (1,324 SF)
Sec. 6.2.9.C.2. Tree Canopy	Min. 25% Coverage at 20 Years (6,619 SF)
Sec 6.2.9.C.3. Perimeter Planting	Min. 10' Wide, 6-foot Hedge, Canopy Tree Every 30 Feet, 2 Understory Trees for Every Canopy Tree



NO NEW LIGHTING IS SHOWN. GOOD, BUT CONFIRM.



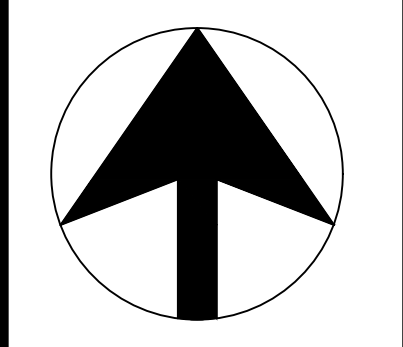
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(301) 845-9767
Date of Photography: March 12, 2019

Professional Certification:
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed landscape architect registered to practice in the State of Maryland.

Signature: [Signature] Date: 05-25-2023 Exp. Date: 10-21-2024



Revisions



date: 05/25/2023
scale: 1" = 60'

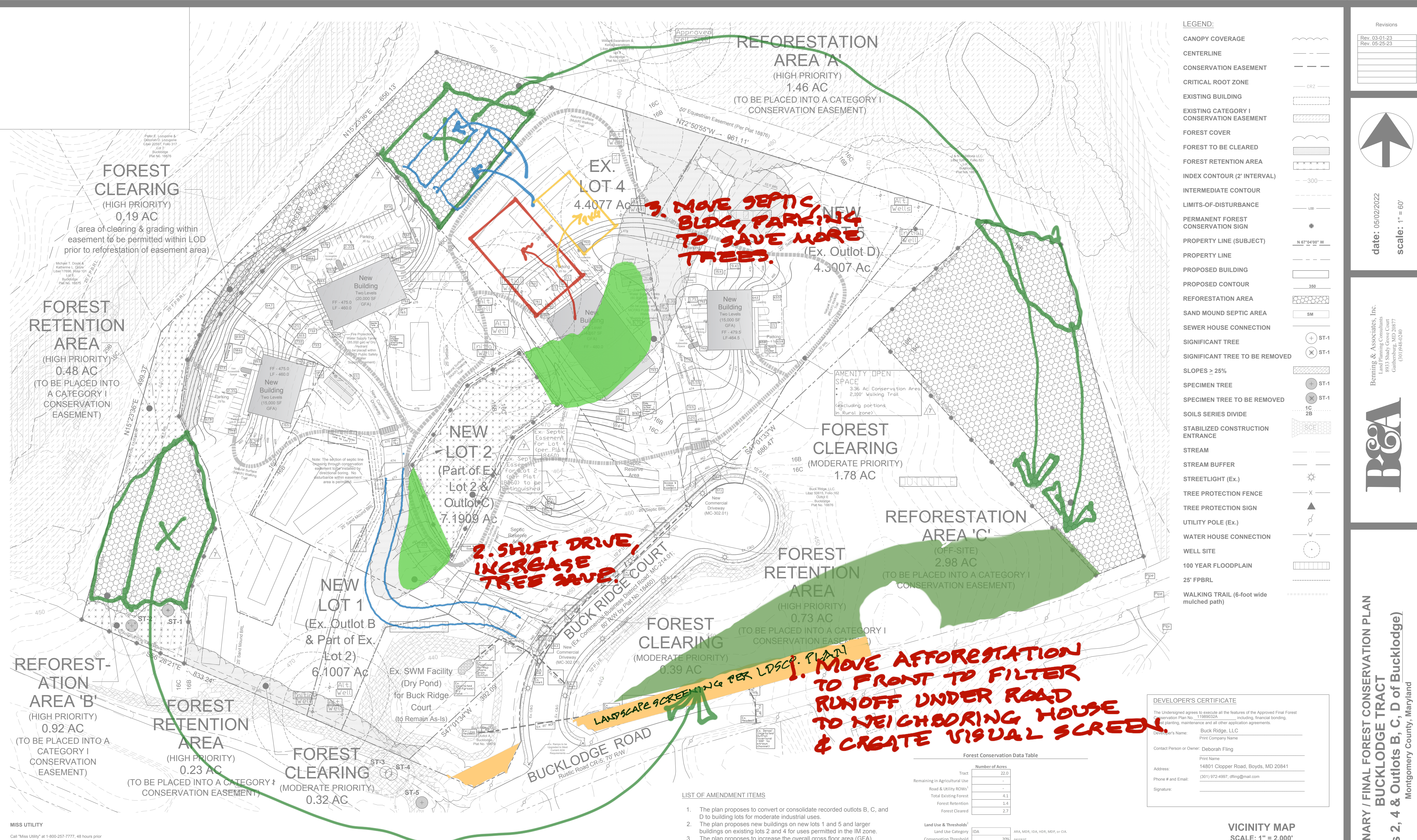
Bemming & Associates, Inc.
Landscape Architects
8933 Shady Grove Court
Gaithersburg, MD 20877
(301) 944-6240

B&A

CONCEPT LANDSCAPE & LIGHTING PLAN
BUCK LODGE TRACT
(Lots 2, 4 & Outlots B, C, D of Buck Lodge)
Montgomery County, Maryland

knu design
11.11.2023

WSSC GRID 228NH16
TAX MAP DUS43
MNCPPC FILE NO. 1188032A
SHEET: L1

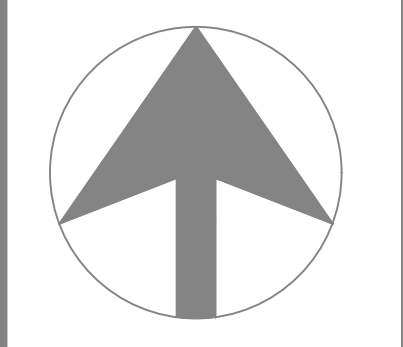


LEGEND:

- CANOPY COVERAGE
- CENTERLINE
- CONSERVATION EASEMENT
- CRITICAL ROOT ZONE
- EXISTING BUILDING
- EXISTING CATEGORY I CONSERVATION EASEMENT
- FOREST COVER
- FOREST TO BE CLEARED
- FOREST RETENTION AREA
- INDEX CONTOUR (2' INTERVAL)
- INTERMEDIATE CONTOUR
- LIMITS-OF-DISTURBANCE
- PERMANENT FOREST CONSERVATION SIGN
- PROPERTY LINE (SUBJECT)
- PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED CONTOUR
- REFORESTATION AREA
- SAND MOUND SEPTIC AREA
- SEWER HOUSE CONNECTION
- SIGNIFICANT TREE
- SIGNIFICANT TREE TO BE REMOVED
- SLOPES ≥ 25%
- SPECIMEN TREE
- SPECIMEN TREE TO BE REMOVED
- SOILS SERIES DIVIDE
- STABILIZED CONSTRUCTION ENTRANCE
- STREAM
- STREAM BUFFER
- STREETLIGHT (Ex.)
- TREE PROTECTION FENCE
- TREE PROTECTION SIGN
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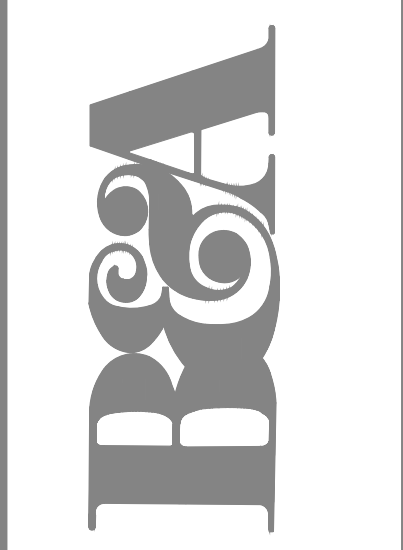
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Rev. 05-25-23



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Landscape Architects
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(301) 946-0240

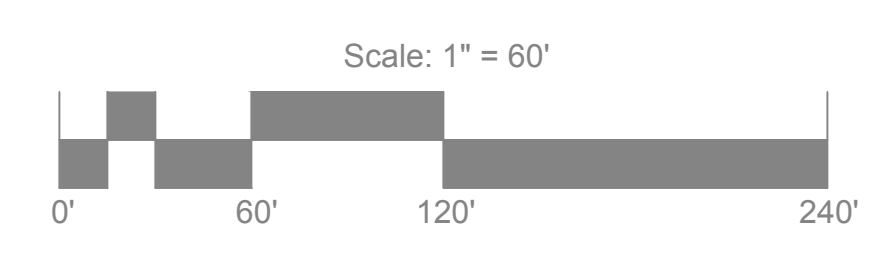


PRELIMINARY / FINAL FOREST CONSERVATION PLAN
BUCKLODGE TRACT
(Lots 2, 4 & Outlots B, C, D of Bucklodge)
Montgomery County, Maryland



WSSC GRID 22BNW16
TAX MAP DUS43
M-NCPPC FILE NO. 1186932A
SHEET FCP1

MISS UTILITY
Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work. The excavator must notify all public utility companies with underground 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.



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SIGNIFICANT TREE CHART

TREE NUMBER	BOTANICAL NAME	COMMON NAME	SIZE (D.B.H.)	TREE CONDITION	COMMENTS	STATUS	STRESS CONTROL MEASURES
ST-1*	Quercus alba	White Oak	43.6"	Moderate	Galls on trunk, co-dominant leaders, dead broken limbs with decay, die-back, adventitious limbs, sap rot	To be retained	N/A
ST-2*	Liriodendron tulipifera	Tulip Poplar	33.3"	Moderate	Small White Oak growing out of root collar, adventitious limbs, 15% visible gridding roots	To be retained	N/A
ST-3	Liriodendron tulipifera	Tulip Poplar	25.3" & 26.7"	Moderate - Poor	Off-site, major canker on leader, visible gridding roots, obstructed view into canopy	To be retained	N/A
ST-4	Liriodendron tulipifera	Tulip Poplar	25.7"	Moderate	Off-site, splits up and down trunk, view of canopy obstructed	To be retained	N/A
ST-5*	Liriodendron tulipifera	Tulip Poplar	30.0" (Estimate)	Moderate - Poor	Off-site, broken dead limbs with decay, co-dominant leaders, die-back, adventitious limbs	To be retained	N/A

* SPECIMEN TREE
** TREE ≥ 75% OF THE CURRENT COUNTY/STATE CHAMPION FOR THE SPECIES

- LIST OF AMENDMENT ITEMS**
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FCP NOTES:

- The Limits-of-Disturbance may be adjusted in the field with the M-NCPPC forest conservation inspector's permission, to save adjacent trees.
- Reforestation tree planting to be planted pursuant to the ANSI planting standards.
- The proposed tree species shown on this plan can be revised with approval from the forest conservation inspector.
- Protection from deer damage is required to be installed on each tree and shrub before M-NCPPC acceptance of tree planting. See Sheet 4 for detail. Shrubs may be placed in groupings of 3 to 5 with deer protection around the group planting.
- All tree protection and stress reduction measures are intended to be completed within the limits of the property. Locations of symbols shown on plan for graphic and legibility reasons only.

Forest Conservation Data Table

Tract	Number of Acres		
	Retained	Cleared	Planted
Remaining in Agricultural Use	22.0	-	-
Road & Utility ROWs ¹	-	-	-
Total Existing Forest	4.1	-	-
Forest Retention	1.4	-	-
Forest Cleared	2.7	-	-

Land Use & Thresholds ²	Land Use Category	Forest Retention		
		DA	ADA, MDR, OIA, HOR, MDR, or OIA	percent
Conservation Threshold		20%	percent	
Afforestation Threshold		15%	percent	

Stream(s)	Average Buffer	
	Length (ft.)	Width (ft.) ³
300	25	

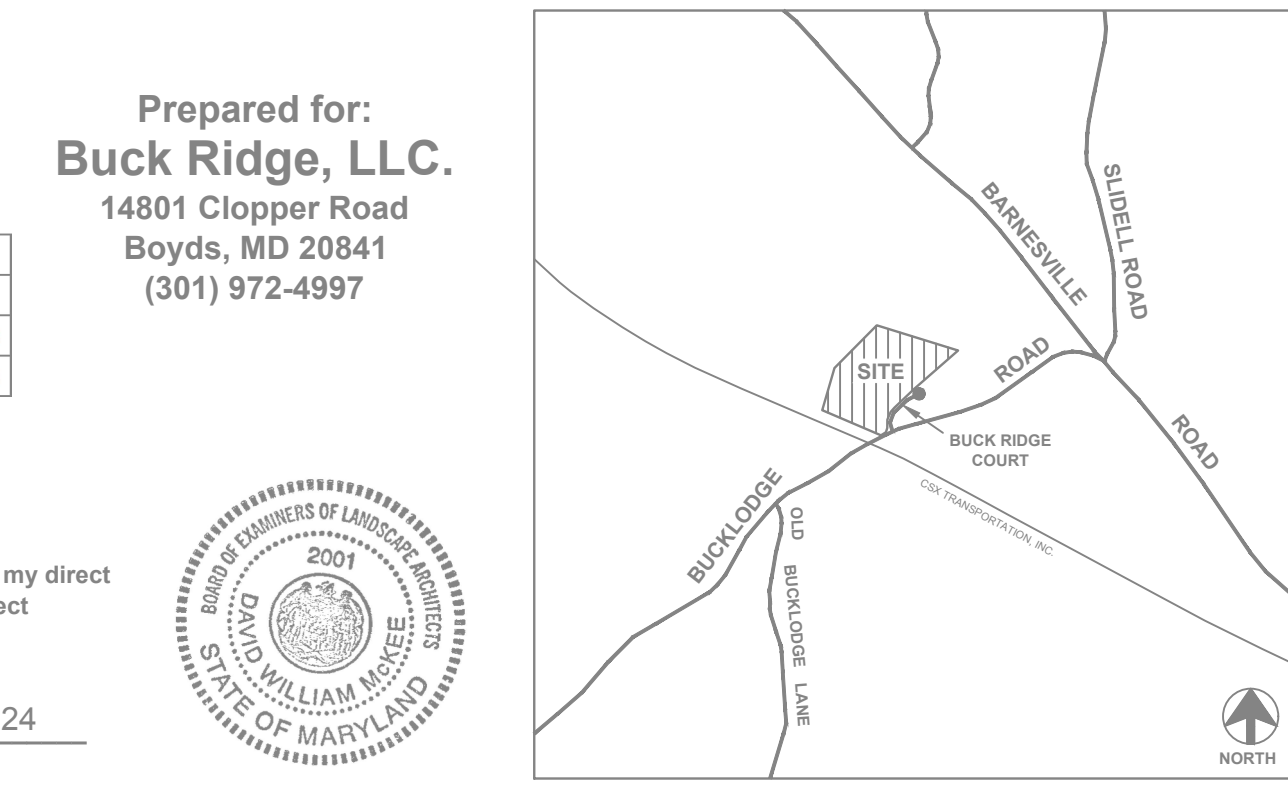
Acres of Forest in	Forest Retention		
	Retained	Cleared	Planted
Wetlands	20%	-	-
100-Year Floodplain	0.13	-	0.08
Stream Buffers	0.13	-	0.08
Priority Areas	0.13	-	0.08

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. 1186932A, including financial bonding, planting, maintenance and all other application agreements.

Developer's Name: Buck Ridge, LLC
Print Company Name: Buck Ridge, LLC
Contact Person or Owner: Deborah Fling
Print Name: Deborah Fling
Address: 14801 Clopper Road, Boyds, MD 20841
Phone # and Email: (301) 972-4997; dfling@mail.com
Signature: _____

VICINITY MAP
SCALE: 1" = 2,000'



Prepared for:
Buck Ridge, LLC.
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(301) 972-4997

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I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed landscape architect registered to practice in the State of Maryland.

Signature: *[Signature]* Date: 05-25-2023 Exp. Date: 10-21-2024

