

**PASCHAL LAND, ADMINISTRATIVE SUBDIVISION NO.
620240080 AND PRELIMINARY/FINAL FOREST
CONSERVATION PLAN NO. F20240270**

Administrative Subdivision Plan to create one 6.16-acre flag lot in the Agriculture Reserve (AR) zone for one existing single-family detached unit and one farm remainder parcel.

Admin Sub. No. 620240080
Final FCP No. F20240270
Completed: 10-4-2024

MCPB
Item No. 9
October 17, 20224

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LOCATION/ADDRESS

24724 Peach Tree Road, on the south side of Peach Tree Road, approximately 7,762 feet south of Old Hundred Road

MASTER PLAN

1980 *Preservation of Agriculture & Rural Open Space Functional Master Plan*

ZONE

Agricultural Reserve (AR) Zone

PROPERTY SIZE

115.24 acres

APPLICANT

Peter Kreeger

ACCEPTANCE DATE

December 27, 2023

REVIEW BASIS

Ch. 50 and 22A

Summary:

- This Application is an Administrative Subdivision Plan for a lot greater than 5 acres in the AR zone which requires Planning Board action under Section 50.6.1.B of the Code. The proposed lot is also a flag lot, which requires Planning Board action.
- No improvements are requested for Peach Tree Road consistent with the Exceptional Rustic Road designation of the road.
- Staff has not received any community correspondence on the Application.
- The Application substantially conforms to the 1980 *Preservation of Agriculture and Rural Open Space Functional Master Plan* by preserving a large contiguous parcel as an agricultural remainder while subdividing for one single-family detached house.
- The Application includes an agricultural exemption from the requirements of Chapter 22A, Forest Conservation Law for the portion of the Property that is remaining in active commercial agriculture.
- The Forest Conservation Plan meets the requirements of Chapter 22A.

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SECTION 1: RECOMMENDATIONS AND CONDITIONS

ADMINISTRATIVE SUBDIVISION PLAN NO. 620240080

Staff recommends approval with conditions of the Administrative Subdivision Plan No. 620240080 to create one (1) lot for one (1) single-family detached unit and one farm remainder parcel. All site development elements shown on the latest electronic version of the Administrative Subdivision Plan No. 620240080 as of the date of this Staff Report submitted via ePlans to the Maryland-National Capital Park and Planning Commission (“M-NCPPC”) are required except as modified by the following conditions:

GENERAL APPROVAL

1. This Administrative Subdivision Plan is limited to one (1) lot for one (1) single-family detached unit and one (1) farm remainder parcel.

ADEQUATE PUBLIC FACILITIES AND OUTSIDE AGENCIES

2. The Adequate Public Facilities (“APF”) review for the Administrative Subdivision Plan will remain valid for five (5) years from the initiation date (as defined in Montgomery County Code Section 50.4.3.J.5).

PLAN VALIDITY PERIOD

3. The Administrative Subdivision Plan will remain valid for three (3) years from its initiation date (as defined in Montgomery County Code Section 50.4.2.G), and prior to the expiration date of this validity period, a final record plat for all property delineated on the approved Administrative Subdivision Plan must be recorded in the Montgomery County Land Records or a request for an extension filed.

OUTSIDE AGENCIES

4. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Transportation (“MCDOT”) in its letter August 22, 2024, and incorporates them as conditions of the Administrative Subdivision Plan approval. The Applicant must comply with each of the recommendations in the letter, which may be amended by MCDOT if the amendment does not conflict with any other conditions of the Administrative Subdivision Plan approval.
5. Before recording a plat for the Subject Property, the Applicant must satisfy MCDOT’s requirements for access and improvements.
6. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services (“MCDPS”), Water Resources Section in its stormwater management concept exemption letter dated October 9, 2022, and incorporates

them as conditions of the Administrative Subdivision Plan approval. The Applicant must comply with each of the recommendations in the letter, which may be amended by MCDPS – Water Resources Section if the amendment does not conflict with any other conditions of the Administrative Subdivision Plan approval.

7. The Planning Board has reviewed and accepts the recommendations of the MCDPS, Well and Septic Section in its letter August 1, 2024, and incorporates them as conditions of the Administrative Subdivision Plan approval. The Applicant must comply with each of the recommendations in the letter, which may be amended by MCDPS – Well and Septic Section if the amendment does not conflict with any other conditions of the Administrative Subdivision Plan approval.
8. The Planning Board has reviewed and accepts the recommendations of the MCDPS, Fire Department Access and Water Supply Section in its letter dated March 12, 2024, and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations in the letter, which MCDPS may amend if the amendment does not conflict with other conditions of Administrative Subdivision Plan approval.

OTHER APPROVALS

9. Before approval of a record plat or any demolition, clearing or grading for the Subject Property, the Applicant must receive Staff certification of this Administrative Subdivision Plan.

TRANSPORTATION

10. The Applicant must provide the following dedications and show them on the record plat(s) for the following existing road:
 - a) All land necessary to accommodate forty (40) feet from the existing pavement centerline along the Subject Property frontage for Peach Tree Road.

RECORD PLATS

11. There shall be no clearing or grading of the site prior to recordation of plat(s).
12. The record plat must show necessary easements.
13. The record plat must reflect common ingress/egress and utility easements over the existing driveway.
14. Any record plat for the Subject Property must contain the following note:

Agriculture is the preferred use in the AR Zone. All agricultural operations shall be permitted at any time, including the operation of farm machinery and no agricultural use shall be subject to restriction because it interferes with other uses permitted in the Zone.
15. The Applicant must include with the submission of each record plat an affidavit to verify the availability of a TDR for each lot shown on that plat. Include a note referencing the affidavit on record plat.
16. Before record plat approval, the Applicant must record a covenant for the unplatted balance (Agricultural Remainder) of the tract noting that density and development rights have been

used for the new lot. The book and page number for covenant must be referenced on the Record Plat.

CERTIFIED ADMINISTRATIVE SUBDIVISION PLAN

17. The certified Administrative Subdivision Plan must contain the following notes:
 - a. *Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, site circulation, and sidewalks shown on the Administrative Subdivision Plan are illustrative. The final locations of buildings, structures and hardscape will be determined at the time of issuance of building permit(s). Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height, and lot coverage for each lot.*
 - b. *The Applicant must schedule an on-site preconstruction meeting with M-NCPPC inspection staff before any demolition, clearing, or grading occurs on-site. The Applicant, along with their representatives, must attend the pre-construction meeting with the M-NCPPC inspector. A copy of the approved Certified Administrative Subdivision Plan is required to be on-site at all times.*
18. Prior to submittal of the Certified Administrative Subdivision Plan, the Applicant must make the following changes:
 - a) Show resolutions and approval letters on the certified set.
 - b) Include the approved Fire and Rescue Access plan in the certified set.

PRELIMINARY/FINAL FOREST CONSERVATION PLAN NO. F20240270

Staff recommends approval with conditions of Preliminary/Final Forest Conservation Plan No. F20240270 (“FCP”) to create one (1) lot for one (1) existing single-family detached dwelling unit and one (1) agricultural remainder parcel in the AR zone. All site development elements shown on the latest electronic version of the Preliminary/Final Forest Conservation Plan No. F20240270, as of the date of this Staff Report submitted via ePlans to the M-NCPPC, are required except as modified by the following conditions:

1. The Applicant must schedule the required site inspections by M-NCPPC Forest Conservation Inspection Staff per Section 22A.00.01.10 of the Forest Conservation Regulations.
2. The Applicant must comply with all tree protection and tree save measures shown on the approved Final Forest Conservation Plan (“FCP”). Tree save measures not specified on the Final Forest Conservation Plan may be required by the M-NCPPC Forest Conservation Inspection Staff.
3. The Limits of Disturbance (“LOD”) shown on the Final Sediment and Erosion Control Plan must be consistent with the LOD shown on the approved Final Forest Conservation Plan.

- a. Before recordation of the plat and the start of any demolition, clearing, grading, or construction, whichever comes first for this development Application, the Applicant must:
 - b. Record a Category I Conservation Easement over all areas of forest retention, forest planting and environmental buffers as specified on the approved Final Forest Conservation Plan. The Category I Conservation Easement must be in a form approved by the M-NCPPC Office of the General Counsel and must be recorded in the Montgomery County Land Records by deed. The Book/Page for the easement must be referenced on the record plat.
 - c. Install permanent conservation easement signage along the perimeter of the conservation easements as shown on the FCP, or as directed by the M-NCPPC Forest Conservation Inspection Staff.
 - d. Install the permanent conservation easement fencing along the perimeter of the conservation easements as shown on the FCP, or as directed by the M-NCPPC Forest Conservation Inspection Staff.
 - e. Execute a five-year Maintenance and Management Agreement (“MMA”) in a form approved by the M-NCPPC Office of the General Counsel. The MMA is required for all forest planting areas, mitigation tree plantings, including variance tree mitigation plantings, and landscape plantings credited toward meeting the requirements of the FCP. The MMA includes invasive species management control measures as deemed necessary by the M-NCPPC Forest Conservation Inspection Staff.
 - f. Submit financial surety, in a form approved by the M-NCPPC Office of the General Counsel, to the M-NCPPC Planning Department Inspection Supervisor for the 0.12 acres of new forest planting and maintenance, including invasive species management controls, credited toward meeting the requirements of the FCP.
4. Within the first planting season following the release of the first Sediment and Erosion Control Permit from the Montgomery County Department of Permitting Services for the Subject Property, or as directed by the M-NCPPC Forest Conservation Inspection Staff the Applicant must install the Afforestation/Reforestation plantings as shown on the approved FCP.

SECTION 2: SITE DESCRIPTION

LOCATION AND VICINITY

The Subject Property is located at 24724 Peach Tree Road, on the south side of Peach Tree Road, approximately 7,762 feet south of Old Hundred Road, in Dickerson, MD (“Property” or “Subject Property”). The Subject Property is approximately one mile south of Frederick County and one mile west of I-270. The Property is also within the Rural West Policy Area and the 1980 *Preservation of Agriculture & Rural Open Space (AROS) Functional Master Plan* (“Master Plan”) area.

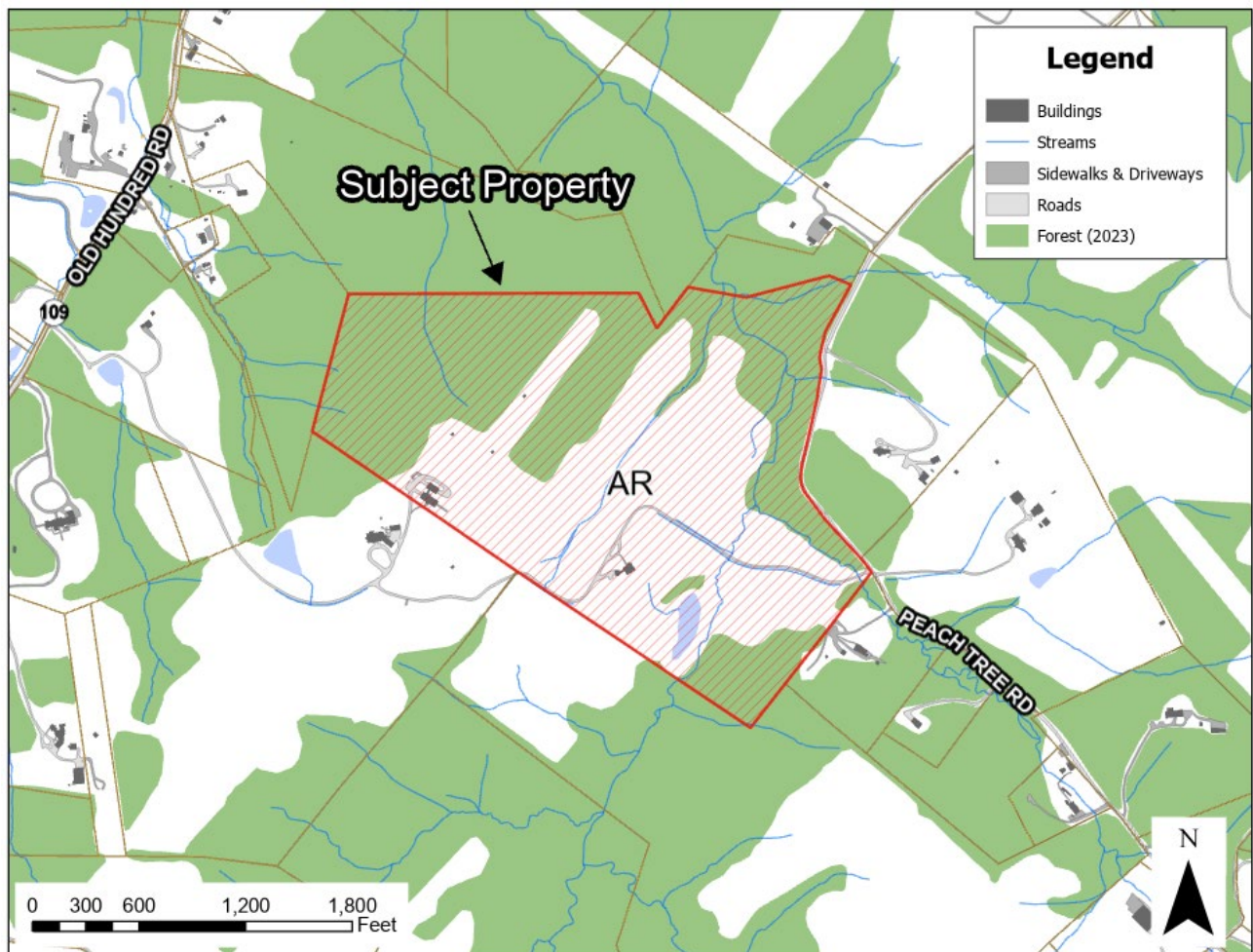


Figure 1 – Vicinity Map

PROPERTY DESCRIPTION

The Subject Property consists of 115.24 acres of AR-zoned land, identified as Parcel P900 (Book 17065 Page 166) on Tax Map DX41 and DW43. The Subject Property is part of a larger farm owned by the Applicant. The Subject Property is improved with a private driveway from Peach Tree Road, that meanders through the Subject Property, and provides access for the existing structure to Old Hundred Road (MD 109). The southeastern half of the Property includes agricultural fields, a pond, an existing house, detached garage, and forest. The northern portion of the Property contains large forest stands, stables, driveway, agricultural operations, and associated appurtenances, adjacent to an existing house on the neighboring parcel, also owned by the Applicant.

All land surrounding the Subject Property is zoned AR. The Subject Property is bounded by similarly sized agricultural parcels to the north, south and west, and by Peach Tree Road to the east.



Figure 2 – Aerial of Subject Property

The Subject Property is located within the Little Bennett Creek Watershed, classified by the State of Maryland as Use Class I-P waters. Approximately 54.79 acres of the 115.24-acre Subject Property is forest. There are two stream systems and associated wetlands on the Property: one along the eastern

portion of the Property and the headwaters of another in the northwest corner of the Property. There are no floodplains, seeps, springs, or other environmental features on the Subject Property.

SECTION 3: PROJECT DESCRIPTION

PROPOSAL

On December 27, 2023, Peter Kreeger (“Applicant”) filed an application designated, Paschal Land, Administrative Subdivision Plan No. 620240080 (“Administrative Plan” or “Application”) (Attachment A). An associated Preliminary/Final Forest Conservation Plan, No. F20240270, was filed concurrently with the Administrative Subdivision Plan (Attachment B).

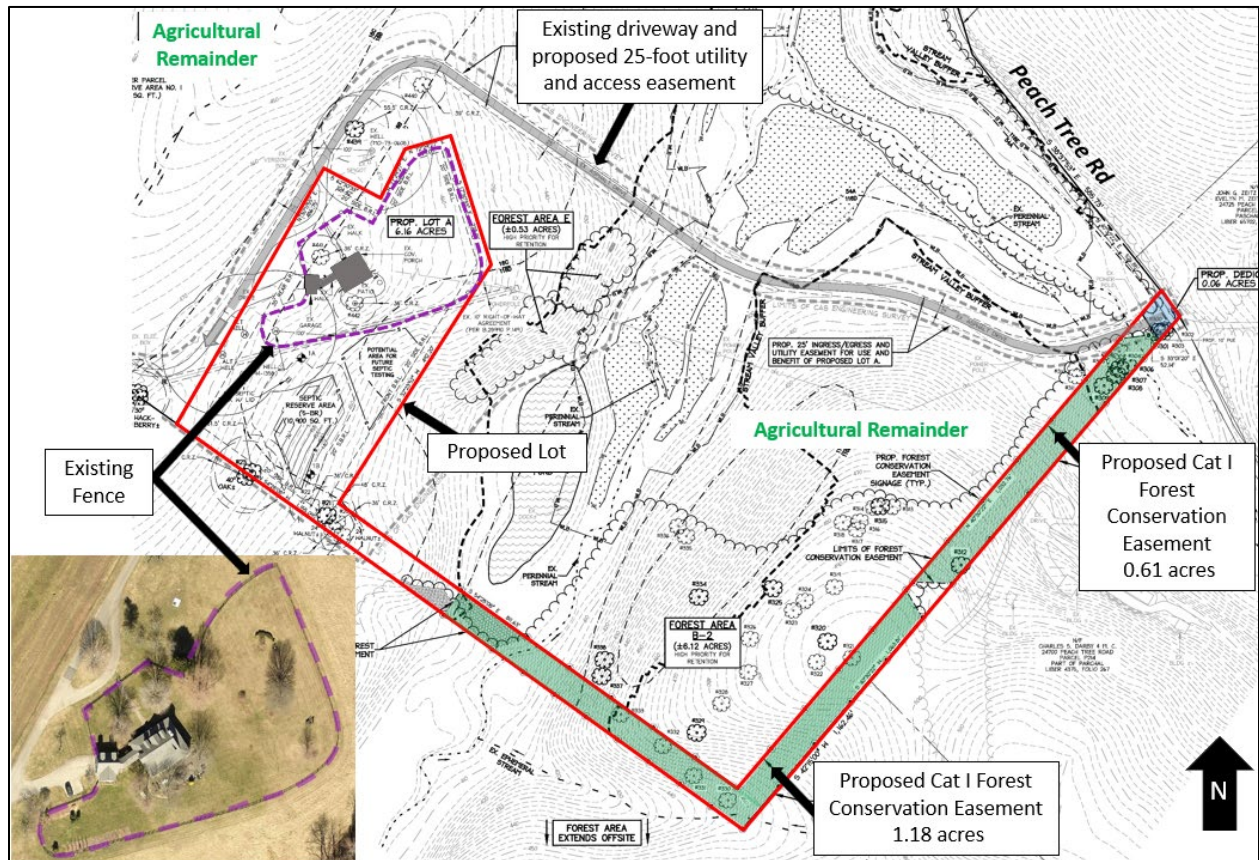


Figure 3 – Administrative Subdivision Plan

The Application proposes to create a 6.16-acre pipestem lot around the single-family house and its necessary facilities (i.e. existing well, replacement well sites, septic system, and septic reserve area). The lot is also configured such that it can retain the existing features that accompany the existing house such as a fenced-in yard area, and a detached garage. An additional space has been reserved within the proposed lot for the potential of additional septic area should the Applicant or future

owner want to add on to the existing house. To avoid segmenting the property, the pipestem between the house and Peach Tree Road runs parallel and adjacent to existing property lines of the Subject Property. The remainder area of the Subject Property, which will consist of one 109.02-acre parcel is not being platted and will remain as agricultural land (“Agricultural Remainder”) and conservation area. The proposed pipestem area is 50 feet wide and consists mostly of forested area which will be placed in a Category I Forest Conservation Easement. The lot will be accessed via the existing driveway on the Agricultural Remainder. A 25-foot-wide perpetual ingress/egress and utility easement over the driveway will ensure the single-family home will retain its right to use the driveway and access to Peach Tree Road. The Applicant is dedicating 0.06 acres of land to public right-of-way for Peach Tree Road.

The existing overhead electrical lines within the Subject Property will continue to provide power to the lot. The house will continue to be served by the existing well and septic system.

Of the 1.74 acres of forest on the proposed lot, 0.06 acres of forest will be cleared, and 1.68 acres will be retained in Category I Conservation Easements. The Applicant proposes to reforest 0.12 acres on-site within the unforested stream valley buffer as required under Sec. 22A-12(e)(1)(B) of the Forest Conservation Law.

SECTION 4: COMMUNITY OUTREACH

A pre-submittal community meeting is not required for an Administrative Subdivision Plan. However, applicants must post signs on the development site and provide written public notice. A notice of the Application was sent to all required parties by the Applicant on December 21, 2023. The notice gave the interested parties 30 days to review and comment on the contents of the Application.

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

SECTION 5: ADMINISTRATIVE SUBDIVISION PLAN 620240080 FINDINGS AND ANALYSIS

APPLICABILITY, SECTION 50.6.1 OF THE SUBDIVISION ORDINANCE

The Application meets the criteria for the Administrative Subdivision process per Section 50.6.1.B as demonstrated below:

- B) Subdivision for creation of certain residential lots located in the Agricultural Reserve zone. Up to 5 lots for detached houses may be created under these procedures in the AR zone if:***

1. written approval for a proposed well and septic area is received from the Department of Permitting Services before approval of the plat;

Approval of the existing and proposed well and septic systems were approved by MCDPS – Well and Septic Section on August 1, 2024 (Attachment C).

2. any required road dedications and public utility easements along the frontage of the proposed lots are shown on the record plat, and the applicant provides any required improvements;

The Property has frontage on one road, Peach Tree Road, which is classified as an Exceptionally Rustic Road between Barnesville Road and Old Hundred Road with an ultimate right-of-way of 80 feet. The Applicant is dedicating 0.06 acres of land which is sufficient to achieve the ultimate right-of-way width of 80 feet on Peach Tree Road (40 feet from the existing centerline). All necessary dedications and public utility easements will be shown on the record plat.

3. the requirements for adequate public facilities under Section 4.3.J are satisfied before approval of the plat;

As discussed in the Findings Section below, all adequate public facilities requirements have been met for this Application.

4. a covenant is recorded for the unplatted balance of the tract noting that density and development rights have been used for the new lots and noted on the record plat for the lots;

As conditioned, the Applicant must record a covenant for the unplatted balance (Agricultural Remainder) of the tract noting that density and development rights have been used for the new lot and include a note on the record plat for the lot.

5. lots created in the AR zone through this procedure are 5 acres or less, unless approved by the Board; and

The proposed lot exceeds the five-acre minimum, primarily due to the requirement for frontage on a public road, in this case, via a pipestem. As shown in Figure 3, the body of the 6.16-acre lot is approximately four acres and the pipestem portion of the lot is approximately 2.16 acres. The body of the lot has been limited to the maximum extent possible, while still encompassing the existing fenced yard, well and septic reserve areas. The pipestem was intentionally designed to parallel the perimeter of the southern Property line to eliminate the segmentation of the agricultural remainder and still provide public road frontage, which is required. In this case, the typical minimum 25-foot-wide pipestem was expanded to 50 feet so 1.79 acres of the existing forest within the pipestem qualifies to be used for forest conservation purposes and protected within two Category I

Conservation Easements as part of this Application and accompanying FCP. Creation of this lot is not detrimental to the agricultural use on the Subject Property. For this reason, Staff supports the Applicant's request to create a 6.16-acre lot.

6. *forest conservation plan approval and stormwater management and environmental protection requirements, if applicable, are satisfied before approval of the plat.*

The Subject Property is subject to Chapter 22A of the County Code. As conditioned, the Forest Conservation Plan complies with the requirements of the Forest Conservation Law. The Subject Property has a reforestation requirement of 0.12 acres which will be met on-site and protected with a Category I Conservation Easement.

MCDPS, Stormwater Management Section issued a Stormwater Management Concept plan exemption dated October 9, 2022 (Attachment C). As discussed in the Findings Section below, Stormwater Management requirements for this Application have been met.

FINDINGS REQUIRED BY SECTION 50.6.3.C, INCLUDING TECHNICAL REVIEW CRITERIA OF SECTION 50.4.3 OF THE SUBDIVISION ORDINANCE

1. *The layout of the subdivision, including size, width, shape, orientation and density of lots, and location and design of roads is appropriate for the subdivision given its location and the type of development or use contemplated and the applicable requirements of Chapter 59.*

a) *The block design is appropriate for the development or use contemplated*

The Application will result in a single recorded lot.

b) *The lot design is appropriate for the development or use contemplated*

As discussed in Applicability Section above, the proposed flag lot is appropriate in the context of the Subject Property considering the existing improvements and agriculture being primary use of the Subject Property.

Creation of Flag Lots

Pursuant to Chapter 50, Section 6.3.B.5, the Planning Board must review this Application because the proposed lot is a flag lot.

Section 4.3.C.1.b. of the Subdivision Regulations states that the Planning Board must not approve flag lots, except where unusual topography, environmental conditions, or the position of the tract in relation to the surrounding properties and right-of-way permit no other feasible way to subdivide and the Board determines that the appropriate separation between building envelopes can be achieved.

In this case, the creation of a flag lot is acceptable, considering the shape of the Property, the location of the existing house, active agricultural fields and the fact that the Property is zoned AR.

As discussed in Section I, the existing house was built in 2003, adjacent to the existing driveway. Additionally, Section 4.2.1.C of the Montgomery County Zoning Ordinance (Ch.59) states that, in the AR zone, “residential uses must be located and arranged to support agriculture as the primary use and to support the rural character of the area”. Creating a flag lot in the proposed configuration allows the lot to have road frontage, while permanently protecting existing forest in a Category I Easement and leaving the agricultural remainder parcel as a contiguous parcel for the continuation of existing agricultural operations.

No additional Building Restriction Lines are required on the lot and because the proposed lot is in an agricultural zone, not a residential zone, the provisions of Section 50.4.3.C.b.i-iii do not apply to this Application

c) *The Administrative Subdivision Plan provides for required public sites and adequate open areas*

There are no public site recommendations for the Subject Property. As discussed below, dedication is being provided for Peach Tree Road.

d) *The Lot(s) and Use comply with the basic requirements of Chapter 59*

The Preliminary Plan meets all applicable sections of the Subdivision Code. The proposed lot size, width, shape, and orientation are appropriate for the location of the subdivision, taking into account the recommendations of the 1980 *Preservation of Agriculture and Rural Open Space Functional Master Plan*, and the intent of the AR zone, to preserve and support agriculture.

The Planning Board has historically sought to reduce the size of new residential lots in the AR zone to be the minimum necessary to accommodate the house and an on-site well and septic, to maximize agricultural opportunities elsewhere on farmed properties. As discussed above, the lot is the minimum land area necessary to accommodate the existing house and associated infrastructure, while providing frontage on Peach Tree Road.

The lot was reviewed for compliance with the dimensional requirements for the AR zone as specified in the Zoning Ordinance.

Table 1: Development Standards – AR zone

Standard	Required/Permitted	Proposed
Max. Density	1 unit/25 acres	1 unit/115.24 acres

Minimum lot size	40,000 sq ft	40,000 sq ft or larger
Min. lot width at front building line	125 ft.	125 ft. or more
Min lot width at front lot line	25 ft.	25 ft. or more
Front setbacks	50 ft. min.	50 ft. or more
Side setbacks	20 ft. min.	20 ft. ft. or more
Rear setbacks	35 ft. min.	35 ft. or more
Max Lot Coverage	10%	Not to exceed 10%
Max Building Height	50 ft.	50 ft.
TDR Required	1	4 available

The Applicant has provided documentation to verify that an adequate number of Transferable Development Rights (TDRs) remain on the Property to record the proposed subdivision. In 1980, the Property was approximately 115.24 acres when it was rezoned RDT (now AR). The Property was granted 23 TDRs (1 TDR per 5 acres). Four (4) of the 23 TDRs are “buildable TDRs”. To date 19 TDRs have been recorded, leaving 4 available TDRs. One of the four TDRs was already retained in 2003 when the house was constructed.

This Application requires 1 TDR, which will be recorded during the platting process. The lot will meet all dimensional requirements for area, frontage, width, and setbacks in the AR zone. A summary of this review is included in Table 1.

2. *The Administrative Subdivision Plan substantially conforms to the Master Plan.*

1980 Preservation of Agriculture and Rural Open Space Functional Master Plan

The Subject Property is located within Planning Area (P.A.) 10, the Bennett and Little Bennett Watershed Area of the 1980 *Preservation of Agriculture & Rural Open Space Functional Master Plan*. The Master Plan recommended rezoning the area from the Rural zone to the RDT zone (now the AR zone). The Master Plan does not make any site-specific recommendations for the Subject Property. This Application does not adversely affect the agricultural character of the area. No new development is proposed by this Application. By utilizing the existing driveway for access and configuring the lot around the existing house and fenced yard, impact to the active agriculture on the approximately 109-acre Agricultural Remainder parcel is being minimized. Therefore, the Application is in substantial conformance with the goals of the Master Plan.

2023 Rustic Roads Functional Master Plan Update

The proposed lot will access Peach Tree Road, which is identified as an Exceptional Rustic Road between Barnesville Road and Old Hundred Road (MD 109) in the 2023 *Rustic Roads Functional Master Plan Update* (“RRFMP”). Peach Tree Road was designated rustic in the

1996 *Rustic Roads Functional Master Plan*, and the description of the road was brought over to the 2023 RRFMP Update largely unchanged.

The RRFMP describes the Exceptional Rustic Road section of Peach Tree Road as a 5.62 miles long paved road, ranging from 14 to 18 feet wide, with no shoulders, centerline or edge of pavement markings.

According to the RRFMP the significant features that apply to the road section adjoining the Subject Property include tree canopies, banks adjacent to road with vegetation and a narrow twisting alignment through interesting terrain north of Comus Road. Peach Tree Road has an ultimate right-of-way width of 80 feet. No improvements to Peach Tree Road area proposed at this time.

The Rustic Roads Advisory Committee (“RRAC”) reviewed the Application at their meeting on April 25, 2024, to determine if it has any effect on Peach Tree Road. The RRAC supports the Application. The Application has also been reviewed by the MCDOT, which determined that the new driveway has adequate site distance as shown on the Administrative Subdivision (Attachment C).

As previously discussed, the Applicant is dedicating the necessary right-of-way along the frontage of the Subject Property to achieve the Master Plan recommended width. Because of its Rustic designation, there are no existing or recommended sidewalks or bikeways. Thus, the proposed subdivision is in substantial conformance with the 2023 *Rustic Roads Functional Master Plan*.

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

a) Roads and other Transportation Facilities

i. Existing Facilities

The Subject Property contains frontage on a public road – Peach Tree Road. As part of this Application, 40 feet of right-of-way is being dedicated from the property line to the centerline of Peach Tree Road to satisfy the master planned right-of-way for Peach Tree Road.

Peach Tree Road does not contain any pedestrian or bicyclist facilities. The nearest existing and master planned bicycle and pedestrian facilities are located north of the Proposed Development along the intersection of Frederick Road with Prescott Road.

ii. Proposed public transportation infrastructure

The 2018 *Bicycle Master Plan* has no recommendations for Peach Tree Road. In addition, per Chapter 49, Article 8, roadways classified and designated as rustic roads are meant to retain certain physical features that add value to the character of the area. Furthermore, under Chapter 50, Article 2, during the subdivision process, improvements that are contrary to the rustic roads law or regulations shall not be required, unless such improvements are recommended to be made to address safety. Therefore, the Subject Property is precluded from providing any frontage improvements, as the 2024 *Complete Streets Design Guide* is not applicable to the Application.

The Application has been reviewed by the Montgomery County Department of Transportation (MCDOT), who determined in its letter dated August 22, 2024, that the proposed driveway will have adequate sight distance on Peach Tree Road to serve the Subject Property. MCDOT also reviewed the Applicant’s storm drain study and determined that no improvements to the downstream public storm drain system are necessary for the Application (Attachment C).

b) Local Area Transportation Review (LATR)

The existing single-family detached unit in the Subject Property will remain. The Subject Property is located in the Rural West Policy Area, which is categorized as a Green Policy Area under the 2020 – 2024 *Growth and Infrastructure Policy* (GIP). As demonstrated in the Applicant’s traffic statement, dated November 13, 2023, the proposed Administrative Subdivision generates fewer than 50 peak-hour person trips. Thus, it is exempt from Local Area Transportation Review under the GIP without further review, and the roads and transportation facilities are adequate to support the Application.

c) Schools

The Property is served by Clarksburg ES, Rocky Hill MS and Clarksburg HS. Based on the FY25 Annual School Test results, the student enrollment and capacity projections for these schools are noted in the following table:

Table 2: FY2025 Annual School Test Projections (2028-2029 School Year)

	Program Capacity	Enrollment	%Utilization	Surplus/ Deficit
Clarksburg ES	365	338	92.6%	+27
Rocky Hill MS	1,012	1,094	108.1%	-82

Clarksburg HS ¹	2,020	1,934	95.7%	+86
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Table 3: FY2025 School Test Results

School	Adequacy Status	Tier 1 Adequacy Ceiling	Tier 2 Adequacy Ceiling	Tier 3 Adequacy Ceiling
Clarksburg ES	No UPP	112	129	155
Rocky Hill MS	No UPP	44	121	273
Clarksburg HS	No UPP	266	490	793

The school adequacy test determines the extent to which an applicant is required to make a Utilization Premium Payment (UPP) based on each school’s adequacy status and ceilings, as determined in the Annual School Test. Under the FY25 Annual School Test, Clarksburg ES, Rocky Hill MS and Clarksburg HS do not require any UPP as identified in Table 3.

d) Other Public Facilities and Services

Other utilities, public facilities and services, such as electric, telecommunications, police stations, firehouses and health services are available and currently operating within the standards set by the 2020-2024 Growth and Infrastructure Policy (“GIP”).

The Subject Property is in the W-6 and S-6 water and sewer service categories, respectively, and will utilize an existing on-site private well and septic system, consistent with the current service categories. As shown on the Administrative Subdivision plan, additional land is being preserved as a potential location for future an additional septic field in case additional adsorption capacity is needed. The Application showing the existing private well and on-site septic system was reviewed by MCDPS – Well and Septic Section and approved on August 1, 2024.

The Application has been reviewed MCDPS –Fire Department Access and Water Supply Section, which determined that the Property has adequate access for fire and rescue vehicles as shown on their approved access plan dated March 12, 2024 (Attachment C).

¹ Projected enrollment is modified to estimate the impact of Crown HS (CIP P651909), reflecting the scope of the boundary study approved by the Board of Education on March 19, 2024. Due to the delay of the Damascus HS Major Capital Project (CIP P652102), some of the boundary changes can be implemented in phases.

4. All Forest Conservation Law, Chapter 22A requirements are satisfied.

The Preliminary/Final Forest Conservation Plan satisfies all of the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A and is in compliance with the Montgomery County Planning Department's Environmental Guidelines. Please refer to Section 6 below for the analysis and findings for the Preliminary/Final Forest Conservation Plan.

5. All stormwater management, water quality plan, and floodplain requirements of Chapter 19 are satisfied.

The Application received approval of a Stormwater Management Concept Plan exemption from the MCDPS, October 9, 2022, per Chapter 19 of the County Code (Attachment C). The existing house is being retained, so stormwater management is not required. There are no additional environmental protection requirements to be met at this time.

6. Any burial site of which the applicant has actual notice or constructive notice or that is included in the Montgomery County Cemetery Inventory and located within the subdivision boundary is approved under Subsection 50-4.3.M.

This finding is not applicable to this Property.

SECTION 6: PRELIMINARY/FINAL FOREST CONSERVATION PLAN NO. F20240270 FINDINGS AND ANALYSIS

The Property is subject to the Montgomery County Forest Conservation Law, Chapter 22A of the County Code, and requires a Forest Conservation Plan. The Forest Conservation Plan complies with the Montgomery County Environmental Guidelines and the Forest Conservation Law, as conditioned in the Staff Report and described below.

a) Environmental Guidelines

The Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) #420230460 for the Property was approved on October 22, 2022. The NRI/FSD identifies the environmental features and forest resources on the Property. The Subject Property is approximately 115.24 acres of land, with 54.79 acres of forest, located within the Little Bennett Creek watershed, a Use I-P stream. There are two stream systems on-site, one along the eastern portion of the property and the headwaters of another in the northwest corner of the Property. There are 100-foot stream valley buffers (SVB) for the stream onsite and extending offsite. There is approximately 31.10 acres of SVB onsite of which 18.60 acres is forested.

b) Forest Conservation Plan

The Application meets the requirements of Chapter 22A of the Montgomery County Forest Conservation Law. As required by the County Forest Conservation Law, Chapter 22A of the County Code, a Preliminary/Final Forest Conservation Plan No. F20240270 (FFCP) was submitted for concurrent review with the Administrative Subdivision application.

The total net tract area for forest conservation purposes is 6.16 acres, which is equal to the total tract area, 115.24 acres, minus 109.08 acres of deductions for areas to remain in agricultural production or other dedications. The property is zoned AR and is considered Agricultural Resource Area (ARA) land use under the Trees Technical Manual.

There are a total of 1.74 acres of existing forest within the Net Tract Area with the Applicant proposing to remove 0.06 acres of forest, retaining a total of 1.68 acres of forest onsite. This results in a total afforestation/reforestation requirement of 0.12 acres within the same watershed/Priority Area or .015 acres outside of the same watershed/Priority Area. The Applicant proposes to meet the planting requirement by reforesting 0.12 acres on-site within the unforested stream valley buffer as required under Sec. 22A-12(e)(1)(B) of the Forest Conservation Law.

i. **Minimum Forest Retention**

Section 22A-12(f) of Montgomery County Code, Chapter 22A, the Forest Conservation Law (“FCL”), in general, states there are special provisions for minimum retention, reforestation and afforestation on any site developed in an agricultural and resource area, any planned unit development, any site developed under a cluster or other optional method of development in a one-family residential zone, and any waiver from a zoning requirement for environmental reasons, must include a minimum amount of forest on-site as part of meeting its total forest conservation requirement.

In an agricultural and resource area, on-site forest retention must equal 25% of the net tract area. The Applicant is proposing to retain 1.68 acres of forest onsite which is greater than 1.54 acres required (25% of 6.16 acres). Therefore, the applicant is meeting the requirements of Section 22A-12(f).

SECTION 6: CONCLUSION

The Administrative Subdivision meets the requirements of Section 50.6.3.C and the technical requirements of Section 50.4.3 of the Subdivision Regulations, and the applicable requirements of Section 50.6.1.B. The lot meet all requirements established in the Subdivision Regulations and the Zoning Ordinance and substantially conform to the recommendations of the AROS *Master Plan*. Access and public facilities will be adequate to serve the proposed lot, and the Application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan.

ATTACHMENTS

Attachment A: Administrative Subdivision Plan

Attachment B: Forest Conservation Plan

Attachment C: Relevant Approvals

- *Well and Septic Approval letter*
- *Stormwater Management Exemption*
- *RRAC letter*
- *MCDOT Approval Letter*
- *FDA Approval*



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

MEMORANDUM

August 1, 2024

TO: Jonathan Casey, Lead Reviewer
Development Review
Maryland National Capital Park and Planning Commission

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

SUBJECT: Preliminary Plan: Paschal Land
#620240080

This is to notify you that the Well & Septic Section of MCDPS approved the administrative subdivision plan received in this office on July 9, 2024. Approved with the following reservations:

- The record plat must show the well locations and septic reserve areas as they are shown on this plan.

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

Cc: Jared Carhart, CAS Engineering

- GENERAL NOTES**
- Boundary information and two-foot contour data are based upon surveys performed by CAS Engineering, dated December, 2021 and MNCPPC aerial topography, from February, 2022.
 - Total lot area: Parcel 900 = 115.24 ac. (Per Deed)
 - Property is located on Tax Map DX41 and DW43 and WSSC 2007 SHEET 235N/15, 235N/16, 234N/15, and 234N/16.
 - Property is located on Soil Survey Map Number 3
Soil types: S8, Glenville silt loam, 3-8 percent, HSG "C"
S1, Bala silt loam, 0-3 percent, HSG "D"
16B, Brinklow-Blocktown cherty silt loam, 3-8 percent, HSG "C"
15C, Brinklow-Blocktown cherty silt loam, 5-15 percent, HSG "C"
16D, Brinklow-Blocktown cherty silt loam, 15-25 percent, HSG "C"
16E, Brinklow-Blocktown cherty silt loam, 25-45 percent, HSG "C"
16F, Brinklow-Blocktown cherty silt loam, 45-65 percent, HSG "C"
16G, Brinklow-Blocktown cherty silt loam, 65-85 percent, HSG "C"
16H, Brinklow-Blocktown cherty silt loam, 85-100 percent, HSG "C"
 - Food zones "X" per E.M.A. Farm Maps, Community Parcel Number 24031C0040D.
 - Property is located in the Little Bennett Creek Watershed.
 - Water Category - 6, Sewer Category - 6
 - Local utilities include:
Water - Sewer, Private Well and Septic
Electric - PEPCO
Telephone - Verizon
Gas - Washington Gas
 - Property is not located in a Special Protection Area.
 - Property is not a Historic Site or located in a Historic District.
 - This plan was created without the benefit of a site report.

- WELL & SEPTIC NOTES**
- All wells and septic systems within 100' of the subject property have been shown on the plan.
 - Water Category - 6, Sewer Category - 6
 - Property will utilize private water systems and private sewage systems.
 - Boundary information and two-foot contour data are based upon surveys performed by CAS Engineering, dated December, 2021 and MNCPPC aerial topography, from February, 2022.
 - This plan is for approval of a 5-bedroom septic reserve area for Proposed Lot A and a 5-bedroom septic reserve area on the Remainder Parcel. (MNCPPC Subdivision No. 620240080)

PERCOLATION TEST RESULTS

Test Site	Date Test Performed	Test Depth (feet)	Rate (min./inch)	Results (Pass/Fail)
1A	10/12/1998	2'-7.5"	20	PASS (20 MPH @ 3.0/12.5)
	11/05/1998	13'-5"	19	
1B	10/12/1998	2'-9.5"	NT	PASS (24 MPH @ 5.0/13.5)
	11/05/1998	15'-2"	NT	
6	05/20/1998	13'-5"	27	PASS (25 MPH @ 4.5/15.0)
	05/27/1998	4'-9.25"	20	
15	08/19/1998	14'-11"	20	FAIL (ADD'L TESTING REQ'D)
	11/19/1998	4'-2"	NT	
27	05/20/1998	2'-9"	20	PASS (20 MPH @ 3.0/14.5)
	05/20/1998	14'-6"	20	
28	05/20/1998	3'-0"	24	PASS (19 MPH @ 3.0/15.5)
	05/20/1998	15'-8"	13	
29	05/20/1998	2'-9"	NT	PASS (23 MPH @ 4.5/16)
	05/27/1998	15'-11"	15	
34	08/19/1998	2'-7.5"	NT	PASS (27 MPH @ 4.5/14.5)
	11/19/1998	14'-3.5"	30	
35	08/19/1998	4'-6"	24	PASS (15 MPH @ 2.5/15)
	08/19/1998	15'-1"	15	
36	08/19/1998	2'-7.5"	30	PASS (30 MPH @ 2.5/14)
	08/19/1998	15'-9.75"	30	

SEPTIC COMPUTATIONS (REMAINDER PARCEL)
(SEPTIC RESERVE AREA NO. 1)

SEPTIC FIELD CAPACITY (INITIAL SYSTEM):
 4 + 27 + 25 + 25 FPI + 20 FPI + 14 FPI + 64 FPI / 3
 DESIGN PERC. RATE = 22 MINUTES PER INCH
 REQUIRED SIDE HALL ABSORPTION AREA FOR FIVE BEDROOMS @ 22 MIN./INCH = 2,375 SQ. FT. (CONFORM 27A.00.07 - TABLE 1)
 LENGTH OF TRENCH (FT.) = ABSORPTION AREA (SQ. FT.) / (2' x DEPTH OF STONE)
 LENGTH OF TRENCH = 2375 SQ. FT. / 237.5 FT. = 10.0 FT. (2' x 5 FT.)
 REQUIRED LENGTH OF INITIAL TRENCH + RESERVE TRENCH = 237.5 FT. x 4 + 160 FT.
 TOTAL LENGTH OF TRENCH = 160 FT. (STONE DEPTH = 5 FT.)

WATER TABLE RESULTS

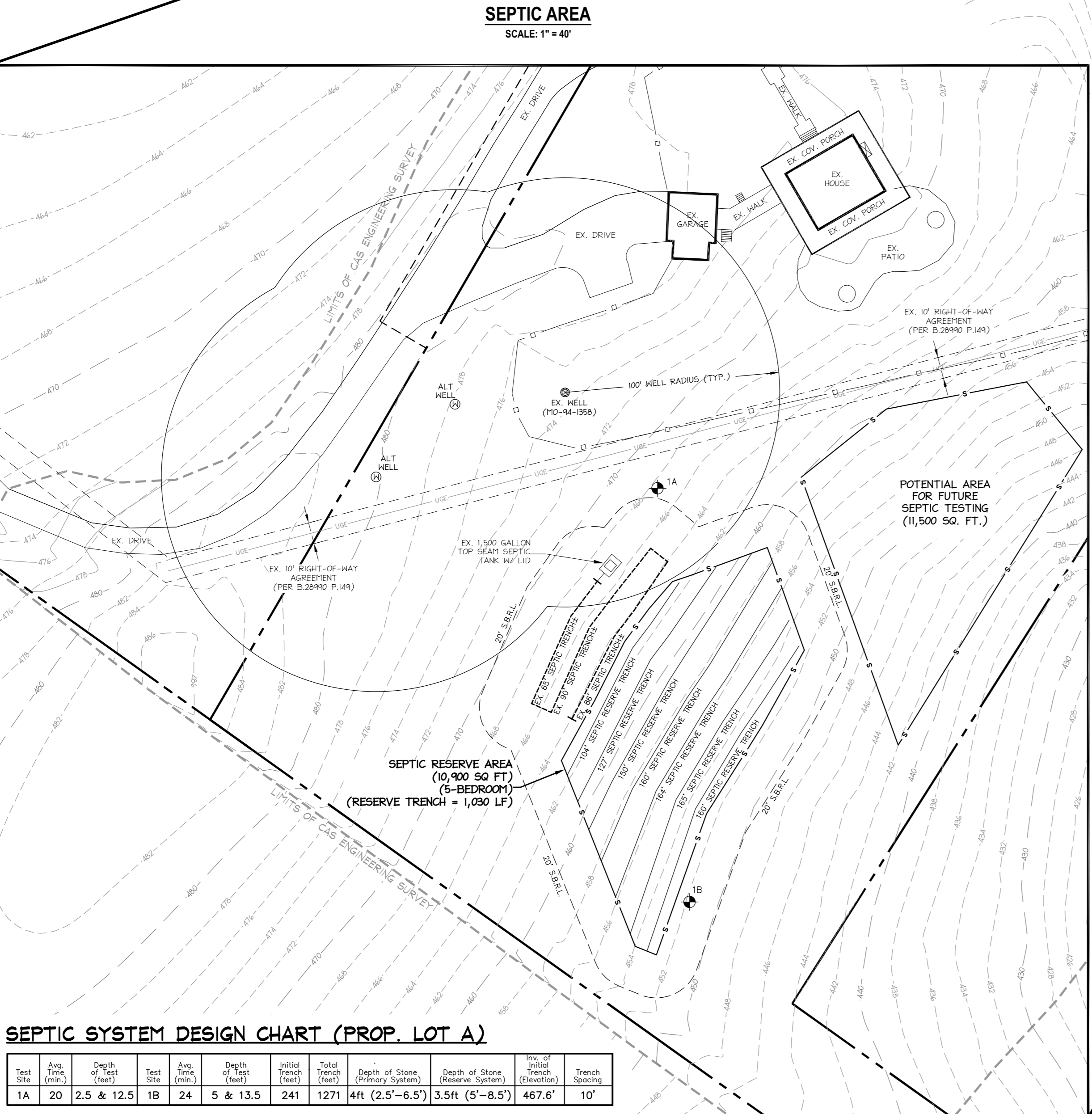
Test Site	Date Test Performed	Results
1B	04/08/1998	DRY @ 16.0'
6	04/08/1998	DRY @ 16.0'
15	04/08/1998	WATER @ 13.5'

LEGEND

- EXISTING FEATURES**
- Ex. Property Line (Subject)
 - Ex. Property Line (Other)
 - Ex. Sewer Line with Cleanout
 - Ex. Wall
 - Ex. Overhead Utility with Pole
 - Ex. Underground Electric Line
 - Ex. Two-And Ten-foot Contours
 - Ex. Spot Elevation
 - Ex. Wood or Stockade Fence
 - Ex. Retaining Wall
 - Ex. Forest Sample Point
 - Ex. Wetland Sample Point
 - Ex. Soil Line with Soil Types
 - Ex. Stream
 - Ex. Perennial and Intermittent Stream
 - Ex. Ephemeral Stream
 - Ex. Environmental Buffer
 - Ex. Steep Slopes On Erodsible Soils (15-25%)
 - Ex. Steep Slopes (> 25%)
 - Ex. Tree Canopy
 - Ex. Forest Area
 - Ex. Roadside Tree or Ex. Significant Tree
 - Ex. Specimen Tree
 - Survey Boundary Line type
 - NRI Boundary Line type
 - Limit of Ex. Wetlands
 - 25' Wetland Buffer
- PROPOSED FEATURES**
- Prop. Property Line
 - Prop. Forest Conservation Easement with Signage
 - Area of Existing Forest To be Cleared per FC Worksheet
 - Prop. Alternative Well Location
 - Prop. Septic Area

SEPTIC SYSTEM DESIGN CHART (PROP. LOT A)

Test Site	Date Test Performed	Test Depth (feet)	Rate (min./inch)	Results (Pass/Fail)							
1A	20	2.5 & 12.5	10	24	1271	441	(2.5'-0.5')	3.91	(2'-8.5')	402.4	107



TREE NOTE

TREES LOCATED OUTSIDE OF THE LIMITS OF CAS ENGINEERING SURVEY ARE APPROXIMATE IN SIZE AND LOCATION AND HAVE BEEN BASED ON VISUAL OBSERVATION. OFFSITE TREES (SPECIES AND SIGNIFICANT) CONDITIONS ARE ASSUMED TO BE "GOOD" WHEN NOT SPECIFIED ON TREE TABLE (ON SHEET 7).

SEPTIC COMPUTATIONS (PROP. LOT A)
(5-BEDROOM HOUSE)

SEPTIC TANK CAPACITY:
 5-BEDROOM HOUSE, EXISTING 1500 GALLON SEPTIC TANK
 SEPTIC FIELD CAPACITY (INITIAL SYSTEM):
 IA = 20 FPI
 DESIGN PERC. RATE = 20 MINUTES PER INCH (PER SEPTIC PERMIT)
 REQUIRED SIDE HALL ABSORPTION AREA FOR FIVE BEDROOMS @ 20 MIN./INCH = 1,965 SQ. FT. (CONFORM 27A.00.07 - TABLE 1)
 LENGTH OF TRENCH (FT.) = ABSORPTION AREA (SQ. FT.) / (2' x DEPTH OF STONE)
 LENGTH OF TRENCH = 1965 SQ. FT. / 237.5 FT. = 8.27 FT. (2' x 4 FT.)
 REQUIRED LENGTH OF INITIAL TRENCH = 240 FT.
 TOTAL LENGTH OF EXISTING TRENCH = 24 FT. (STONE DEPTH = 4 FT.)
 SEPTIC FIELD CAPACITY (RESERVE SYSTEM):
 IA = IB = 20 FPI + 24 FPI = 44 FPI / 2
 DESIGN PERC. RATE = 22 MINUTES PER INCH
 REQUIRED SIDE HALL ABSORPTION AREA FOR FIVE BEDROOMS @ 22 MIN./INCH = 2,375 SQ. FT. (CONFORM 27A.00.07 - TABLE 1)
 LENGTH OF TRENCH (FT.) = ABSORPTION AREA (SQ. FT.) / (2' x DEPTH OF STONE)
 LENGTH OF TRENCH = 2375 SQ. FT. / 237.5 FT. = 10.0 FT. (2' x 5 FT.)
 REQUIRED LENGTH OF RESERVE TRENCH = 340 FT. x 3 = 1,020 FT. (1,000 AVAILABLE)
 TOTAL LENGTH OF RESERVE TRENCH = 1,020 FT. (STONE DEPTH = 5 FT.)

Well and Septic Section
 Approved By: Dustin Mathers

THIS PLAN IS FOR APPROVAL OF A 5-BEDROOM SEPTIC RESERVE AREA FOR PROPOSED LOT A AND A 5-BEDROOM SEPTIC RESERVE AREA ON THE REMAINDER PARCEL. (MNCPPC SUBDIVISION NO. 620240080)

OWNER/APPLICANT
 Peter Kreeger
 29115 Oak Handred Road
 Dickerson, MD 20842
 (301) 518-4600
 pkreeg@ms.com

24724 Peach Tree Road Parcel 900, Paschal Land Proposed Lot A & Remainder of Parcel 900 Final Well & Septic Site Plan MCDPS No. 293323

CAS ENGINEERING-DC, LLC
 4830 MacArthur Boulevard, 2nd Floor
 Washington, DC 20007
 202-393-7200
 info@cas-engineering.com
 www.cas-engineering.com

Final Well & Septic Site Plan

1 OF 1



CAS JOB NO.: 21-652
DATE: 05/20/24

DATE REVISION

DATE	REVISION
05/01/24	30P - Administrative Subdivision Application Submitted to MNCPPC
05/01/24	30P - Admin. Sub. Approved by Approval of MNCPPC
05/06/24	30P - Final W&S Uploaded for Approval of MCDPS

VICINITY MAP
 ADE MAP#0407, GRID GH - 89 SCALE: 1" = 200'

CURT A. SCHREFFLER
 CURT A. SCHREFFLER, PE
 05/31/2024

PROFESSIONAL ENGINEER CERTIFICATION:
 I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 19568, expiration date 3/31/2026.

Parcel 900, Paschal Land
 Liber 17065, Folio 166
 Barmesville (11th) Election District, Montgomery County, MD

**24724 Peach Tree Road
 Dickerson, Maryland 20842**

P:\2024\24724 Peach Tree Road\dwg\24724_ADMN_15.dwg 0:24:04 CAS Engineering and CAS Engineering, LLC



Experience you can build on.

corporate office
10 south bentz street
frederick, maryland 21701
office 301.607.8031
info@casengineering.com
www.casengineering.com

civil • surveying • land planning

October 14, 2022

Montgomery County
Department of Permitting Services
2425 Reddie Drive, 7th Floor
Wheaton, Maryland 20902

Attn: Mark C. Etheridge

Re: **CAS Job No. 21-652**
24724 Peach Tree Road
Parcel 900, Pascal Land
Stormwater Management Concept Exemption Request

Dear Mr. Etheridge:

We are preparing to submit for review an Administrative Subdivision Plan to subdivide 24724 Peach Tree Road, Dickerson MD, 20842, Parcel 900, Paschal Land into 1 lot for an existing house and 1 farm remainder parcel. There are no development activities proposed at this time. We would like to formally request relief from the requirement to provide a stormwater management concept plan. If you concur with this letter stating that no Stormwater Management Concept is required, please sign below where indicated.

If you have any questions, or need any additional information, please don't hesitate to call.

Sincerely,

Stephanie M. Fisher
Project Engineer

Curt A. Schreffler, P.E.
President, CAS Engineering

Mark C. Etheridge
Manager, Dept. of Permitting Services
Water Resources Section

May 17, 2024

Date

October 19, 2022

Date

Stephanie Fisher

From: Contreras, Christina <Christina.Contreras@montgomerycountymd.gov>
Sent: Thursday, May 9, 2024 1:49 PM
To: Stephanie Fisher
Cc: Van Alstyne, Chris; Pratt, Jamey
Subject: ADMIN SUB 620240080 - 4724 Peach Tree Road

Good Afternoon Stephanie –

Thank you for presenting to the Rustic Roads Advisory Committee at it's meeting of April 25, 2024. In response to your proposed Administrative Subdivision Plan (620240080), the committee unanimously voted in support of your proposed plan.

Should you need anything additional, please contact either me or Chris Van Alstyne as copied.

Have a good day –

Christina

Christina Tadle Contreras, P.E.
Strategic Projects Implementation Manager
Director's Office

Montgomery County Department of Transportation
101 Monroe Street
Rockville, MD 20850
p. 240.777.7174; m. 240.614.3286



For more helpful Cybersecurity Resources, visit:
<https://www.montgomerycountymd.gov/cybersecurity>



**Department of Permitting Services
Fire Department Access and Water Supply Comments**

DATE: 12-Mar-24
TO: Curt Schreffler - curt@casengineering
CAS Engineering
FROM: Marie LaBaw
RE: Paschal Land
620240080

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **12-Mar-24**. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

***** New lot around existing single family - no new construction *****

ADMINISTRATIVE SUBDIVISION PLAN - M-NCP&PC No. 620240080

CAS JOB NO.: 21-652
DATE: 03/2024

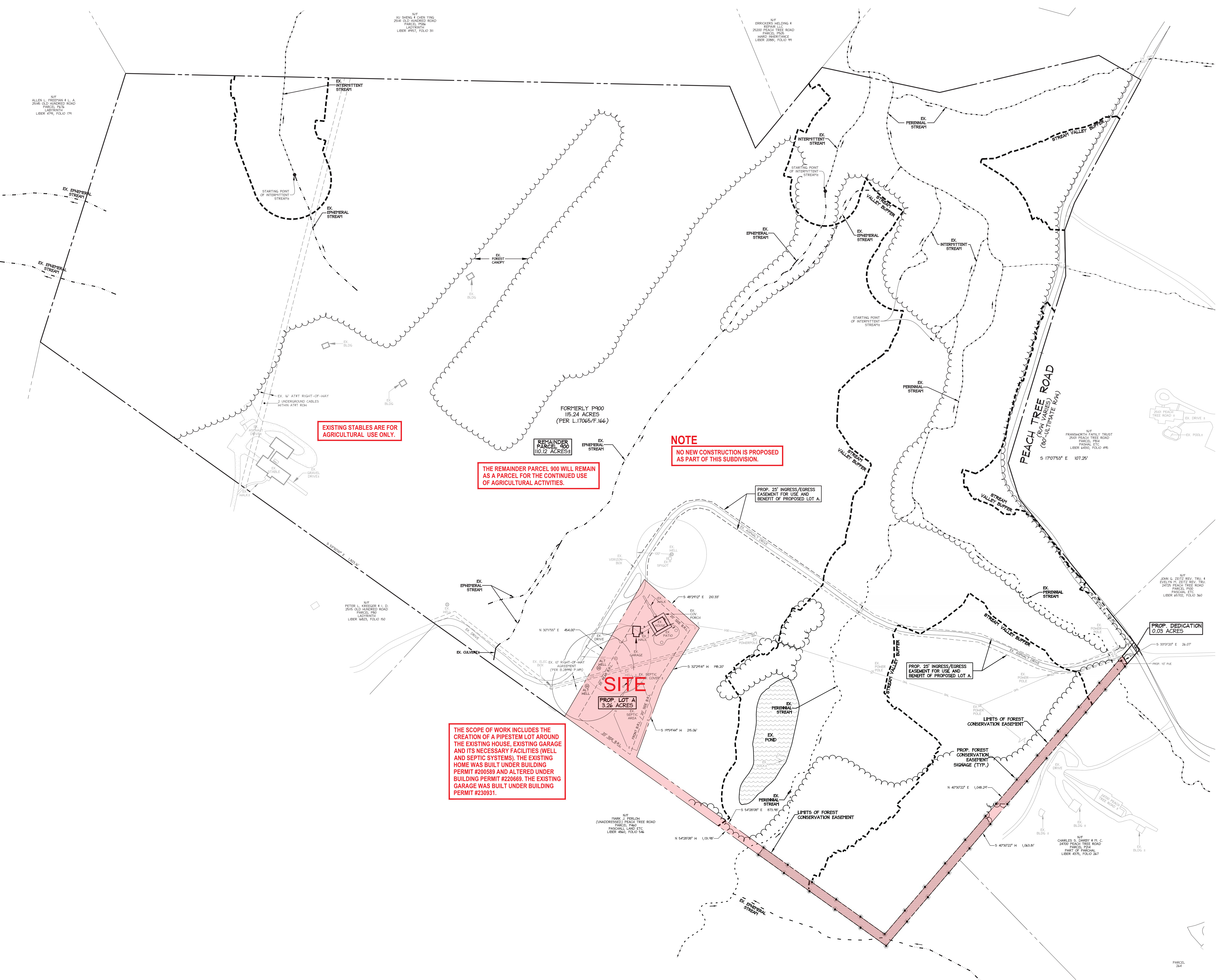
DATE REVISION
11/2023 SRF Administrative Subdivision Application Submitted to MNCPPC
03/1/24 SRF - FDC Plan submitted for Review by FDC LPS

VICINITY MAP
ADC MAP#001-GRID GH - 89 SCALE: 1" = 200'

Curt A. Schreffler, PE
03/11/2024
PROFESSIONAL ENGINEER CERTIFICATION:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 19666, expiration date 3/31/2026, and that this plan meets MCDPS criteria for building and sediment control permit applications.

- GENERAL NOTES**
- Boundary information and two-foot contour data are based upon surveys performed by CAS Engineering, dated December, 2021 and MNCPPC aerial topography, from February, 2015.
 - Total lot area: Parcel 900 = 115.24 ac. (Per Deed)
 - Property is located on Tax Map D241 and D243 and WSSC 200' Sheet Z38NW15, Z39NW15, Z40NW15, and Z41NW15.
 - Property is located on Sole Survey Map Number 3
Soil types: S9, Glenville silt loam, 2-8 percent, HSG "C/D";
6A, Bala silt loam, 0-3 percent, HSG "C/D";
16C, Brinklow-Blocktown cherty silt loam, 3-8 percent, HSG "C";
16C, Brinklow-Blocktown cherty silt loam 8-15 percent, HSG "C";
24A, Harrow silt loam, 0-5 percent, HSG "D";
116C, Blocktown cherty silt loam, 15-25 percent, HSG "C";
116C, Blocktown cherty silt loam, 25-45 percent, HSG "C";
 - Flood zone "X" per F.E.M.A. Firm Maps, Community Panel Number 2403100040D.
 - Water Category - 6, Sewer Category - 6
 - Local utilities include:
Water / Sewer - Private Well and Septic
Electric - HESCO
Telephone - Verizon
Gas - Washington Gas
 - Property is not located in a Special Protection Area.
 - Property is not a Historic Site or located in a Historic District.
 - This plan was created without the benefit of a title report.

SCOPE OF WORK STATEMENT
The scope of work includes the creation of a pipestem lot around the existing house 24724 Peach Tree Road, Dickson MD, 20842 with the remainder of Parcel 900 will remain as a Parcel for the continued use of agricultural activities. No development or construction will be proposed as part of this administrative subdivision.



LEGEND

EXISTING FEATURES	
---	Ex. Property Line (Subject)
---	Ex. Property Line (Other)
---	Ex. Sewer Line with Cleanout
---	Ex. Well
---	Ex. Overhead Utility with Pole
---	Ex. Underground Electric Line
---	Ex. Perennial and Intermittent Stream
---	Ex. Ephemeral Stream
---	Ex. Environmental Buffer
---	Ex. Treeline
PROPOSED FEATURES	
---	Prop. Property Line

FIRE CODE ENFORCEMENT
Fire Department Access Review
Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors or failures to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation.
BY: SMC PW: 43 DATE: 3/12/2024

OWNER/APPLICANT
Peter Kneeger
25115 Old Hundred Road
Dickinson, MD 20842
(301) 518-4600 Phone
pkaj@me.com

24724 Peach Tree Road Parcel 900, Paschal Land Proposed Lot A & Remainder of Parcel 900 Fire Department Access Plan

ADMINISTRATIVE SUBDIVISION PLAN NOTE: Unless specifically noted on this plan drawing or in the conditions of approval, the building footprints, building heights, on-site parking, site circulation, and sidewalks shown on the Administrative Subdivision Plan are illustrative. The final locations of buildings, structures and hardscape will be determined at the time of issuance of building permits. Please refer to the zoning code table for development standards such as setbacks, building restriction lines, building height, and lot coverage for each lot. Other limitations for site development may also be included in the conditions of the Planning Board's approval.

Parcel 900, Paschal Land
Liber 17065, Folio 166
Barnesville (11th) Election District, Montgomery County, MD
24724 Peach Tree Road
Dickinson, Maryland 20842

CAS ENGINEERING-DC, LLC
4800 MacArthur Boulevard NW, 2nd Floor
Washington, DC 20007
202-393-7200 Phone
info@cas-dc.com
www.cas-dc.com

SHEET TITLE:
Administrative Subdivision Plan
Fire Department Access Plan
AP-5



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher Conklin
Director

August 22, 2024

Mr. Jonathan Casey, Planner II
Up-County Division
The Maryland-National Capital
Park & Planning Commission
2425 Reedie Drive
Wheaton, Maryland 20902

RE: Administrative Plan No. 620240080
Paschal Land

Dear Mr. Casey:

We have completed our review of the administrative plan uploaded to Eplans on August 12, 2024. A previous version of this plan was reviewed by the Development Review Committee (DRC) at its meeting on January 16, 2024. We recommend approval of the plan subject to the following comments:

Significant Plan Review Comments

1. The applicant shall dedicate forty (40) feet from the existing centerline along the Peach Tree Road frontage.

Standard Plan Review Comments

2. All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to the Montgomery County Department of Permitting Services in the package for record plats, storm drain, grading or paving plans, or application for access permit. This letter and all other correspondence from this department should be included in the package.
3. Septic systems cannot be located in the slope and drainage easements or right-of-way.
4. The storm drain analysis was reviewed and is acceptable to MCDOT. No improvements are needed to the downstream public storm drain system for this plan.
5. The sight distance study has been accepted. A copy of the accepted Sight Distance Evaluation

Office of the Director

101 Monroe Street 10th Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178 FAX
www.montgomerycountymd.gov

Located one block west of the Rockville Metro Station

certification form is enclosed for your information and reference.

6. Posting of a right-of-way permit bond is a prerequisite to DPS approval of the record plat. The right-of-way permit will include, but not necessarily be limited to providing permanent monuments and property line markers, as required by Section 50-4.3(G) of the Subdivision Regulations.
7. Erosion and sediment control measures as required by Montgomery County Code 19-10(02) and on-site stormwater management, where applicable, shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by the Department of Permitting Services (DPS) and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by the DPS.

Thank you for the opportunity to review this administrative plan. If you have any questions or comments regarding this letter, please contact me at william.whelan@montgomerycountymd.gov or (240) 777-2173.

Sincerely,

William Whelan

William Whelan
Development Review Team
Office of Transportation Policy

Enclosures (1)

Sight Distance Certificate

Sharepoint/transportation/director's office/development review/WhelanW/620240080 Paschal Land - MCDOT Review Letter 082224.docx

cc: Sharepoint Correspondence 2025

cc-e: Stephanie Fisher CAS Engineering
Justine Gonzalez-Velez MNCP&PC
Sam Farhadi MCDPS RWPR
Marie LaBaw MCDPS FRS

ADMINISTRATIVE SUBDIVISION PLAN

PASCHAL LAND, 24724 PEACH TREE ROAD

M-NCP&PC No. 620240080

Attachment A

CAS JOB NO.: 21-652
DATE: 05/2024

DATE REVISION
11/2023 SHF Administrative Subdivision Application Submitted to MNCPPC
05/2024 SHF Administrative Subdivision Application Approved by MNCPPC
05/2024 JSC Final VMS Uploaded for Approval MNCPPC

VICINITY MAP
ADC MAP#007, GRID GH - 89 SCALE: 1" = 200'



Curt A. Schreffler
CURT A. SCHREFFLER, PE
05/31/2024

PROFESSIONAL ENGINEER CERTIFICATION:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 19568, expiration date 3/31/2026.

GENERAL NOTES

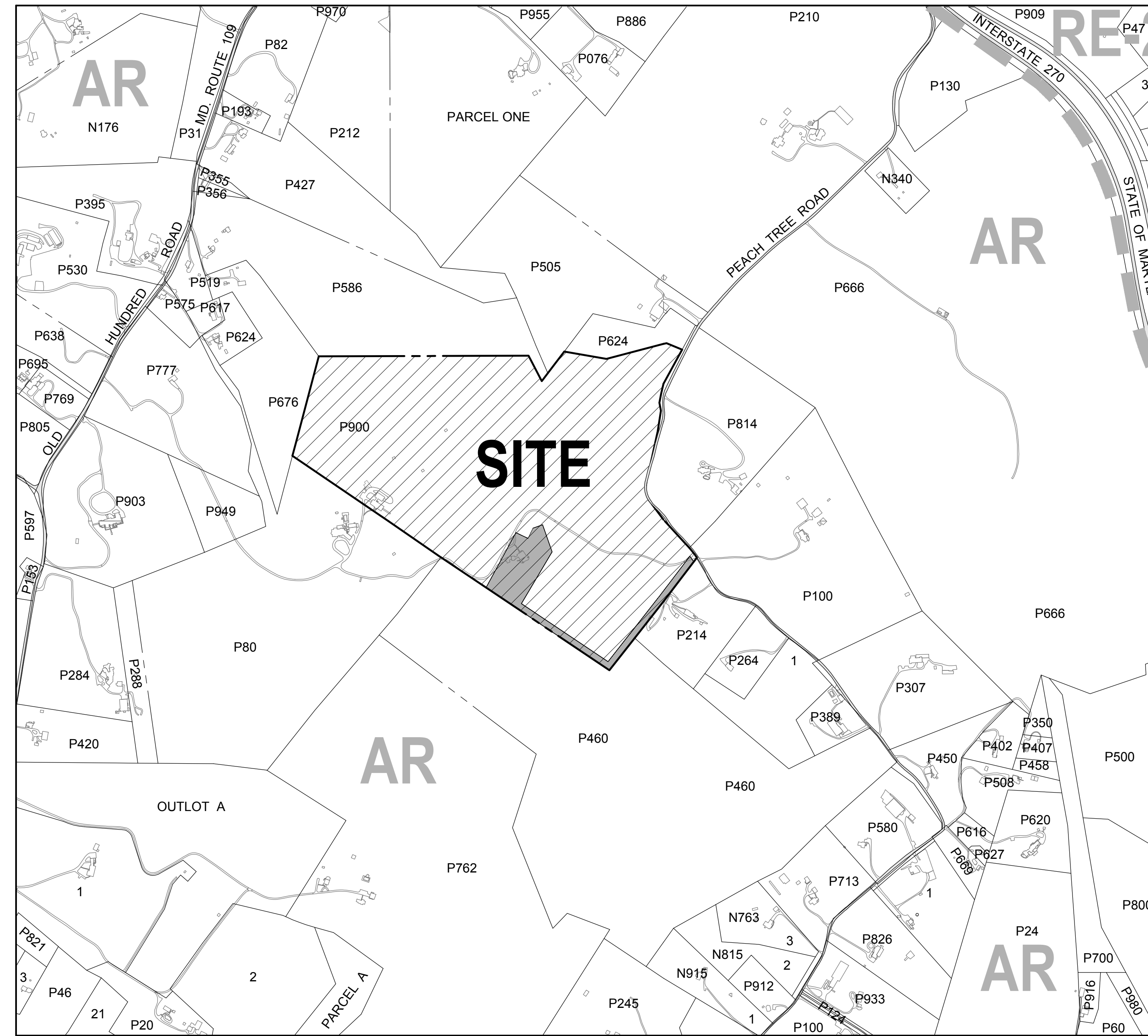
- Boundary information and two-foot contour data are based upon surveys performed by CAS Engineering, dated December, 2021 and MNCPPC aerial topography, from February, 2020.
- Total lot area: Parcel 900 = 115.24 ac. (Per Deed)
- Property is located on Tax Map DVA1 and DW43 and WSSC 200' Sheet Z38NW15, Z39NW16, Z40NW15, and Z41NW16
- Property is located on Sales Survey Map Number 3
Soil types: S9: Granite silt loam, 3-8 percent, HSG "C/D"
6A: Bala silt loam, 0-3 percent, HSG "C/D"
1B2: Brinklow-Blocktown cherty silt loam, 3-8 percent, HSG "C"
1C2: Brinklow-Blocktown cherty silt loam 8-15 percent, HSG "C"
2A4: Harboro silt loam, 0-3 percent, HSG "D"
11B2: Blocktown cherty silt loam, 15-25 percent, HSG "D"
11C2: Blocktown cherty silt loam, 25-45 percent, HSG "D"
- Flood zone "X" per F.E.M.A. Firm Maps, Community Panel Number 2403100040D.
- Property is located in the Little Bennett Creek Watershed.
- Water Category - 6, Sewer Category - 6
- Local utilities include:
Water / Sewer - Private Well and Septic
Electric - HESCO
Telephone - Verizon
Gas - Washington Gas
- Property is not located in a Special Protection Area.
- Property is not a Historic Site or located in a Historic District.
- This plan was created without the benefit of a title report.

SITE / ZONING DATA - AR ZONE

Gross Site Area (per Deed) 5,119,854 Sq. Ft. (115.24 Acres)
Proposed Dedication 2,566.97 Sq. Ft. (0.06 Acres)
Parcel Area to remain in agricultural use 4,748,923.18 Sq. Ft. (109.02 Acres)
Net Tract Area 268,364.25 Sq. Ft. (6.16 Acres)
Existing # of Units 1 Unit
Proposed # of Units 1 Unit

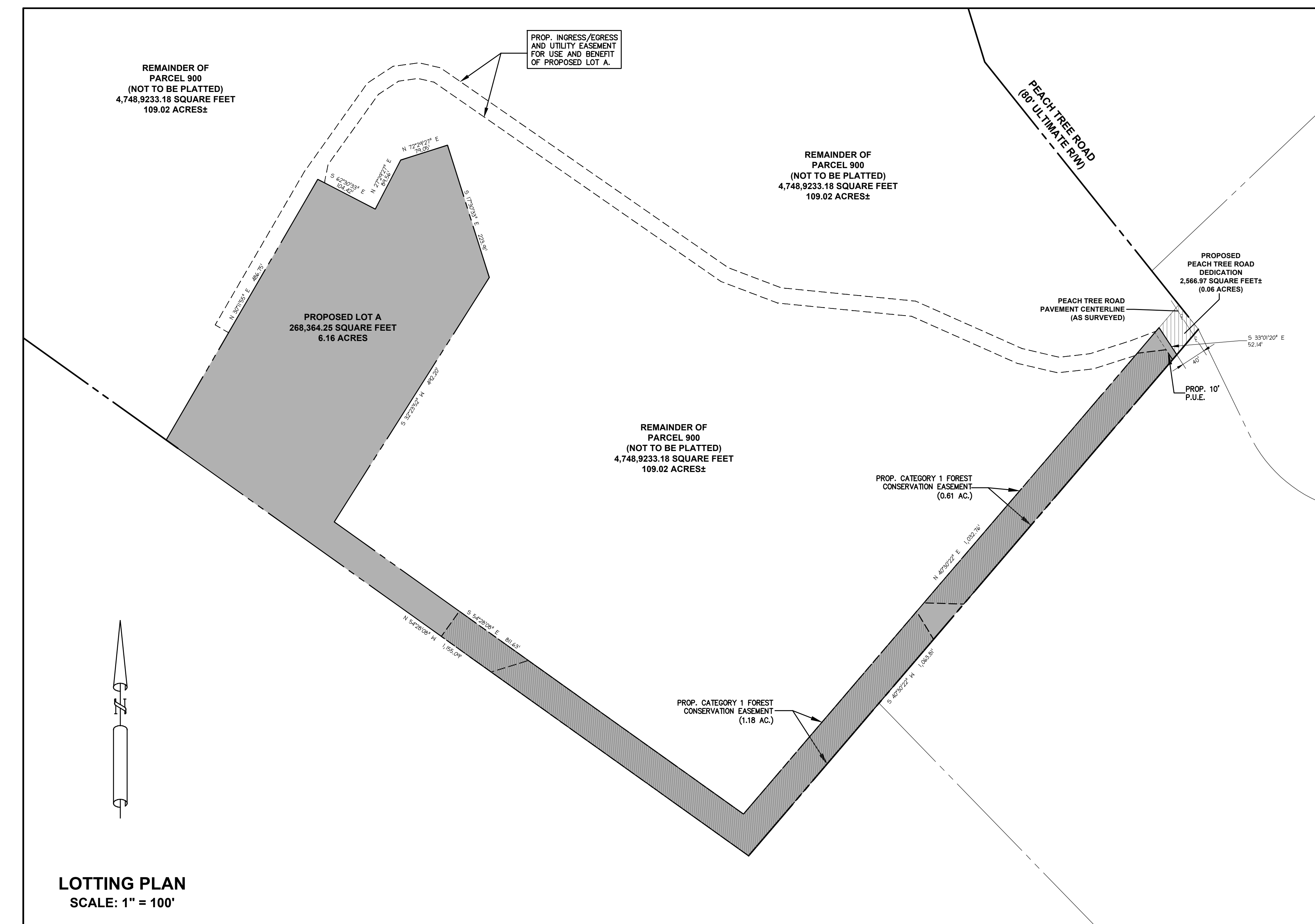
Development Standards	Zoning Ordinance Requirement (AR)	Proposed Lot A 24724 Peach Tree Road
Lot (min)		
Lot Area (sf)	40,000	268,364.25 sf / 6.16 ac.
Lot width at front of building line (ft)	125'	> 125'
Lot width at front lot line (ft)	25'	53'
Frontage on Street / or open space	Required, except exempt under Chpt. 50	Frontage provided, Pipestem Lot
Density (max)		
Density (units/acre)	1 DU/25 ACRE	1 DU/6.16 ACRE
Coverage (max)		
Lot (max)	10%	2.50%
Main Building setbacks (min)		
Front setback (ft)	50'	>50'
Side street setback	50'	N/A
Side setback (min)	20'	> 20'
Rear setback	35'	> 35'
Height (max)		
Principle Building	50	< 50'
Accessory Structure setbacks (min)		
Front setback (ft)	50'	> 50'
Side street setback	50	N/A
Side setback	15'	> 15'
Rear setback	15'	> 15'
Height (max)		
Accessory Structure	50'	< 50'

- (1) LOT COVERAGE VALUE BASED ON EXISTING STRUCTURE
(2) PIPESTEM LOT FRONT SETBACK SET AT 20' SIDE SETBACK OR WHERE FRONT BUILDING LINE IS 125'



LOCAL AREA MAP

SCALE: 1" = 600'



LOTING PLAN

SCALE: 1" = 100'

UTILITY INFORMATION

EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED. UTILITY LOCATIONS ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY. FOR LOCATION OF UTILITIES, CALL 888.810.7077, OR 1.800.321.0777, OR LOG ON TO WWW.811.COM. WE RESERVE THE RIGHT TO NOT BE HELD LIABLE FOR THE LOCATION OF UTILITIES. THE EXISTING UTILITY LOCATIONS SHOWN ON THIS DRAWING ARE BASED ON THE AREA OF RECORDED EVIDENCE AND HAVE NOT BEEN FIELD VERIFIED BY THE ENGINEER. ENGINEER'S OBLIGATION TO DISCLOSE UTILITIES IS LIMITED TO THE INFORMATION PROVIDED IN THE RECORDS. ENGINEER IS NOT RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 33A OF THE MONTGOMERY COUNTY CODE.

OWNER/APPLICANT

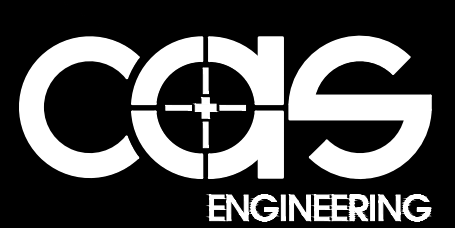
Peter Kraeger
25115 Old Hundred Road
Dickerson, MD 20842
(301) 516-4903 Phone
pkja@me.com

24724 Peach Tree Road Parcel 900, Paschal Land Proposed Lot A & Remainder of Parcel 900 Cover Sheet

ADMINISTRATIVE SUBDIVISION PLAN NOTE: Unless specifically noted on this plan drawing or in the conditions of approval, the building footprints, building heights, on-site parking, site circulation, and sidewalks shown on the Administrative Subdivision Plan are illustrative. The final locations of buildings, structures and hardscape will be determined at the time of issuance of building permit(s). Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building heights, and lot coverage for each lot. Other limitations for site development may also be included in the conditions of the Planning Board's approval.

INDEX OF DRAWINGS

NO.	SHEET TITLE
AP-1	Cover Sheet
AP-2	Approval Sheet
AP-3	Existing Conditions
AP-4	Administrative Subdivision Plan
AP-5	Fire Department Access Plan



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www.casengineering.com

CAS ENGINEERING-DC, LLC
4500 MacArthur Boulevard NW, 2nd Floor
Washington, DC 20007
202-393-7200 Phone
info@cas-dc.com
www.cas-dc.com



NOT TO SCALE OR AS NOTED

SHEET TITLE:

Administrative Subdivision Plan
Cover Sheet

AP-1

ADMINISTRATIVE SUBDIVISION PLAN - M-NCP&PC No. 620240080

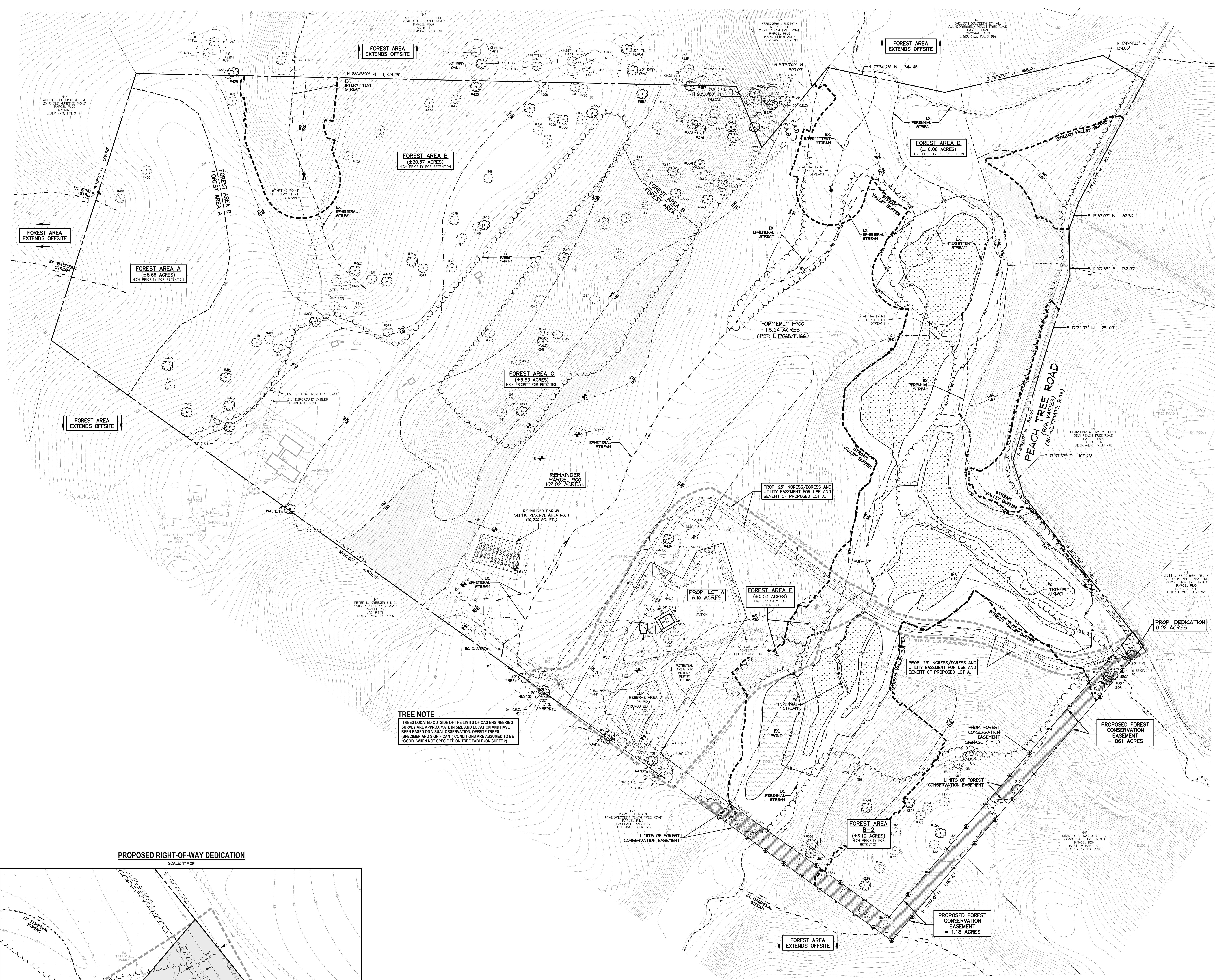
CAS JOB NO.: 21-652
DATE: 05/2024

DATE REVISION
11/2023 SHF Administrative Subdivision Application Submitted to M&D/PCP
03/2024 SHF Admin Sub amended for Approval by M&D/PCP
05/2024 JSC - Final W&S Updated for Approval by M&D/PCP

VICINITY MAP
ADD MAP#001: GR9 GH - 89 SCALE: 1" = 200'

Curt A. Schreffler
CURT A. SCHREFFLER, PE
05312024
PROFESSIONAL ENGINEER CERTIFICATION: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 19368, expiration date 3/31/2026.

- GENERAL NOTES**
- Boundary information and two-foot contour data are based on surveys performed by CAS Engineering, dated December, 2021 and M&D/PCP aerial topography, from February, 2020.
 - Total lot area: Parcel 900 = 115.24 ac. (Per Deed)
 - Property is located on Tax Map DWA1 and DWA2 and WSSC 200' Sheet Z38NW15, Z39NW16, Z39NW15, and Z39NW16.
 - Property is located on Soils Survey Map Number 3
Soil types: S3: Grenville silt loam, 2-8 percent, HSG "C/D"
S4: Bala silt loam, 0-3 percent, HSG "C/D"
S5: Brinklow-Blocktown channely silt loam, 3-8 percent, HSG "C"
S6: Brinklow-Blocktown channely silt loam 8-15 percent, HSG "C"
S7: Harrow silt loam, 0-3 percent, HSG "S/D"
S8: Blocktown channely silt loam, 15-25 percent, HSG "T"
S9: Blocktown channely silt loam, 25-45 percent, HSG "T"
S10: Blocktown channely silt loam, 25-45 percent, HSG "T"
 - Flood zone "X" per F.E.M.A. Firm Maps, Community Panel Number 2403100040.
 - Property is located in the Little Bennett Creek Watershed.
 - Water Category - B, Sewer Category - 6
 - Local utilities include:
Water / Sewer - Private Well and Septic
Electric - H&P/CO
Telephone - Verizon
Gas - Washington Gas
 - Property is not located in a Special Protection Area.
 - Property is not a Historic Site or located in a Historic District.
 - This plan was created without the benefit of a title report.



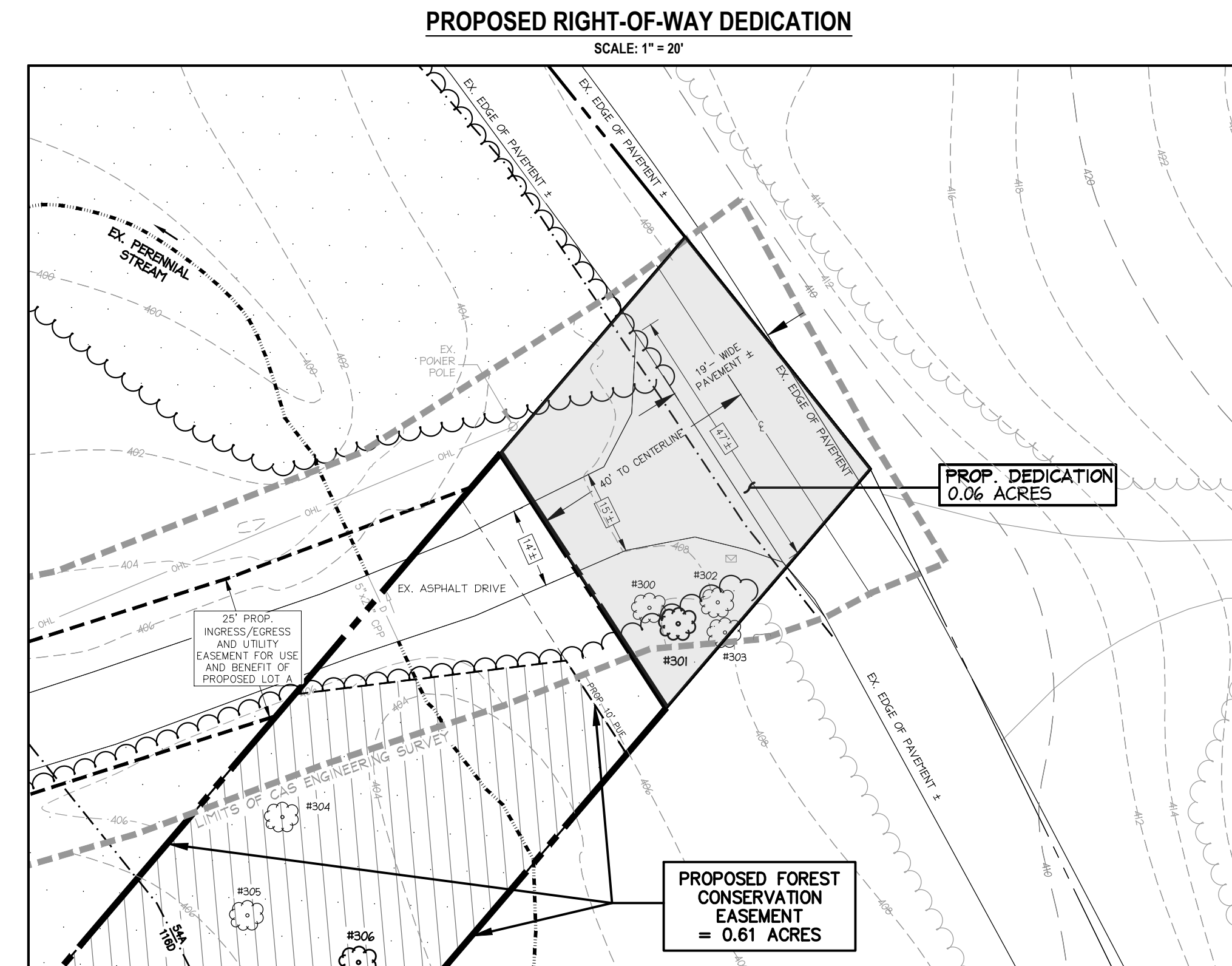
LEGEND

EXISTING FEATURES

- Ex. Property Line (Subject)
- Ex. Property Line (Other)
- Ex. Sewer Line with Cleanout
- Ex. Well
- Ex. Overhead Utility with Pole
- Ex. Underground Electric Line
- Ex. Two-And-Ten-foot Contours
- Ex. Spot Elevation
- Ex. Wood or Stockade Fence
- Ex. Retaining Wall
- Ex. Forest Sample Point
- Ex. Wetland Sample Point
- Ex. Soil Line with Soil Types
- Ex. Perennial and Intermittent Stream
- Ex. Ephemeral Stream
- Ex. Environmental Buffer
- Ex. Steep Slopes on Erodible Soils (15-25%)
- Ex. Steep Slopes (>25%)
- Ex. Tree Canopy
- Ex. Forest Area
- Ex. Roadside Tree or Ex. Significant Tree
- Ex. Specimen Tree
- Survey Boundary Linetype
- NRI Boundary Linetype
- Limit of Ex. Wetlands
- 25' Wetland Buffer

PROPOSED FEATURES

- Prop. Property Line
- Prop. Forest Conservation Easement with Signage
- Area of Existing Forest To be "Cleared" per FC Worksheet
- Prop. Alternative Well Location
- Prop. Septic Area



OWNER/APPLICANT
Peter Krepper
25115 Oak Hundred Road
Dickerson, MD 20842
(301) 518-4020 Phone
pk@cas-engineering.com

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**24724 Peach Tree Road
Parcel 900, Paschal Land
Proposed Lot A & Remainder of
Parcel 900
Administrative Subdivision Plan**

ADMINISTRATIVE SUBDIVISION PLAN NOTE: Unless specifically noted on this plan drawing or in the conditions of approval, the building footprints, building heights, on-site parking, site circulation, and sidewalks shown on the Administrative Subdivision Plan are illustrative. The final locations of buildings, structures and hardscape will be determined at the time of issuance of building permits. Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height, and lot coverage for each lot. Other limitations for site development may also be included in the conditions of the Planning Board's approval.

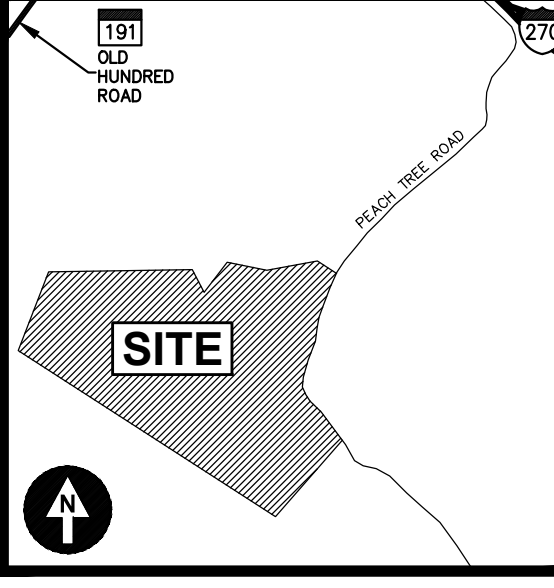
SHEET TITLE:
Administrative Subdivision Plan

AP-4

Parcel 900, Paschal Land
Liber 17065, Folio 166
Baltimore (11th) Election District, Montgomery County, MD
24724 Peach Tree Road
Dickerson, Maryland 20842

FOREST CONSERVATION PLAN - M-NCP&PC No. F20240270

CAS JOB NO.: 21-652
DATE: 06/2024



DATE	REVISION
11/20/23	SMP Forest Conservation Plan Application Submitted to M&C&P&C
05/31/24	SMP - FCP Updated to reflect the Second Plan Review by M&C&P&C
06/20/24	SMP - FCP Updated to reflect the Final Plan Review by M&C&P&C

VICINITY MAP
ADD MAP#807 GRD GH - 89 SCALE: 1" = 200'

QUALIFIED PROFESSIONAL CERTIFICATION:
I hereby certify that these documents were prepared in accordance with Maryland state and Montgomery County Forest Conservation Laws and M&C&P&C Guidelines. (DATE: 06/19/2024)

JEFFREY A. ROBERTSON
06/20/2024

DISCLAIMER: These are living things whose liability and structural integrity are subject to a wide array of natural forces and impacts. Among those impacts are genetics, climate, weather, water, nutrient levels, insects, and disease. As such, there are subject to changes in health or condition, very slowly over time or very abruptly. I do not take liability for these actions or other factors upon the health or structure of the trees included in this document. This plan should not be interpreted as a tree hazard evaluation as structural, electrical, or aerial inspections were not performed on or upon these trees. Conditions and weaknesses may exist out of sight from the human eye.

- GENERAL NOTES**
- Boundary information and two-foot contour data are based upon surveys performed by CAS Engineering, dated December, 2021 and M&C&P&C aerial topography, from February, 2020.
 - Total lot area: Parcel 900 = 119.24 ac. (Per Deed)
 - Property is located on Tax Map D241 and D242 and WSSC 200' Sheet Z38N15, Z39W15, Z40W15, and Z41W15
 - Property is located on Sole Survey Map Number 3
Soil types: 55: Genesee silt loam, 3.8 percent, HSG "C/D"
64: Bala silt loam, 0.3 percent, HSG "C/D"
160: Brinklow-Blocktown cherty silt loam, 3.8 percent, HSG "C"
162: Brinklow-Blocktown cherty silt loam, 15-25 percent, HSG "C"
244: Harbors silt loam, 0.3 percent, HSG "D"
1192: Blocktown cherty silt loam, 15-25 percent, HSG "D"
1196: Blocktown cherty silt loam, 25-45 percent, HSG "D"
 - Flood zone "X" per F.E.M.A. Firm Maps, Community Panel Number 240310040D.
 - Property is located in the Little Bennett Creek Watershed.
 - Water Category - 6, Sewer Category - 6
 - Local utilities include:
Water / Sewer - Private Well and Septic
Electric - H&P/C
Telephone - Verizon
Gas - Washington Gas
 - Property is not located in a Special Protection Area.
 - Property is not a Historic Site or located in a Historic District.
 - This plan was created without the benefit of a title report.



TREE DATA (SPECIMEN AND SIGNIFICANT TREES ONLY THAT EXIST ON THE NET TRACT AREA)

Tree No.	Common Name	Botanical Name	DIA. (IN)	Condition	Notes
300	Tulip Poplar	Liriodendron tulipifera	24.5	Good	
301	Tulip Poplar	Liriodendron tulipifera	34	Good	
302	White Oak	Quercus alba	25	Fair	Moderate Deadwood
303	White Oak	Quercus alba	26	Poor	Significant Decay & Deadwood, Hazard Tree
304	Tulip Poplar	Liriodendron tulipifera	24	Good	
305	Tulip Poplar	Liriodendron tulipifera	24	Good	
306	Tulip Poplar	Liriodendron tulipifera	44	Good	
307	White Oak	Quercus alba	33	Fair	Lightning damage
308	Tulip Poplar	Liriodendron tulipifera	36	Good	
309	Red Oak	Quercus rubra	35	Good	Slight Deadwood
310	Tulip Poplar	Liriodendron tulipifera	28	Good	
311	Tulip Poplar	Liriodendron tulipifera	28	Poor	Large Cavity, Decay, Hollow
312	White Oak	Quercus alba	31	Good	
313	Tulip Poplar	Liriodendron tulipifera	28	Good	
314	Red Maple	Acer rubrum	28	Good	
315	Red Maple	Acer rubrum	31	Good	
316	Tulip Poplar	Liriodendron tulipifera	24	Good	
317	Tulip Poplar	Liriodendron tulipifera	24	Good	
318	Red Oak	Quercus rubra	25	Good	
319	White Oak	Quercus alba	28	Good	
320	Red Maple	Acer rubrum	30	Good	Multi-stem
321	Red Oak	Quercus rubra	27	Good	
322	Tulip Poplar	Liriodendron tulipifera	24	Good	
323	Tulip Poplar	Liriodendron tulipifera	24.5	Good	
324	American Beech	Fagus grandifolia	25.5	Good	
325	White Oak	Quercus alba	29	Good	
326	Red Maple	Acer rubrum	27	Good	
327	Red Oak	Quercus rubra	28	Good	
328	Black Oak	Quercus velutina	26	Good	
329	Tulip Poplar	Liriodendron tulipifera	30	Good	
330	Tulip Poplar	Liriodendron tulipifera	25.5	Good	
331	Tulip Poplar	Liriodendron tulipifera	26	Good	
332	Black Oak	Quercus velutina	27	Good	
333	Black Oak	Quercus velutina	26	Good	
334	Chestnut Oak	Quercus prinus	30	Good	
335	Tulip Poplar	Liriodendron tulipifera	24	Good	
336	Tulip Poplar	Liriodendron tulipifera	24	Good	
337	Chestnut Oak	Quercus prinus	30	Good	
338	Red Oak	Quercus rubra	30	Good	
20	American Elm	Ulmus americana	24	Good	Heavy Ivy, Dieback, Tagged Tree
21	Black Walnut	Juglans nigra	32	Poor	Tagged, cavity, Dead
22	Black Walnut	Juglans nigra	24	Good	Tagged
23	Black Walnut	Juglans nigra	41	Poor	Tagged, Cavity, Decay
339	Black Walnut	Juglans nigra	43	Poor	Dead, Split Trunk, Seam
340	Tulip Poplar	Liriodendron tulipifera	28	Good	
341	Red Maple	Acer rubrum	27	Good	Co-Dominate with Included Bark
342	Red Maple	Acer rubrum	24	Good	
343	Pin Oak	Quercus palustris	24	Good	
344	Chestnut Oak	Quercus prinus	26	Good	Co-Dominate with Included Bark
345	Chestnut Oak	Quercus prinus	34	Good	Co-Dominate with Included Bark
346	Red Oak	Quercus rubra	29	Good	

LEGEND

EXISTING FEATURES

- Ex Property Line (Subjed)
- Ex Property Line (Other)
- Ex Sewer Line with Cleanout
- Ex Well
- Ex Overhead Utility with Pole
- Ex Underground Electric Line
- Ex Two-And-Ten-Foot Contours
- Ex Spot Elevation
- Ex Wood or Stockade Fence
- Ex Retaining Wall
- Ex Forest Sample Point
- Ex Wetland Sample Point
- Ex Soil Line with Soil Types
- Ex Perennial and Intermittent Stream
- Ex Ephemeral Stream
- Ex Environmental Buffer
- Ex Steep Slopes On Endicott Soils (15-25%)
- Ex Steep Slopes (>25%)
- Ex Tree Canopy
- Ex Forest Area
- Ex Roadside Tree or Ex Significant Tree
- Ex Specimen Tree
- Survey Boundary Linetype
- NRI Boundary Linetype
- Limit of Ex. Wetlands
- 25' Wetland Buffer

PROPOSED FEATURES

- Prop. Property Line
- Prop. Forest Conservation Easement with Signage
- Prop. Alternative Well Location
- Prop. Septic Area

TREE NOTE
TREES LOCATED OUTSIDE OF THE LIMITS OF CAS ENGINEERING SURVEY ARE APPROXIMATE IN SIZE AND LOCATION AND HAVE BEEN BASED ON VISUAL OBSERVATION OFFSITE TREES (SPECIMEN AND SIGNIFICANT) CONDITIONS ARE ASSUMED TO BE "GOOD" WHEN NOT SPECIFIED ON TREE TABLE ON SHEET 02.

0.05 acres of forest are counted as cleared on the FC worksheet are located in the proposed pipestream lot area of Lot A. This area is located within the net tract area and will not be placed into a Category 1 Forest Conservation Easement since the existing forest area is less than 50 ft in width, and therefore must be considered cleared, but this area will remain forested.

0.11 acres of forest are proposed to be planted within the proposed pipestream lot area of Lot A. This area is located within the net tract area and will be placed into a Category 1 Forest Conservation Easement. This area to be planted will count toward part of the 0.12 acres of reforestation and afforestation requirement.

0.01 acres of stream buffer forest are counted as cleared on the FC worksheet are located in the proposed dedication to Peach Tree Road Right-of-Way and 10' P.U.E. Therefore this area will not be placed into a Category 1 Forest Conservation Easement, and must be considered cleared.

DEVELOPER CERTIFICATE
THE UNDERSIGNED AGREES TO EXERCISE ALL THE FEATURES OF THE APPROVED FINAL FOREST CONSERVATION PLAN NO. 2020000 INCLUDING FINANCIAL BONDING, FOREST PLANTING, MAINTENANCE, AND ALL OTHER APPLICABLE AGREEMENTS.

DEVELOPER NAME: PETER KREAGER
CONTACT PERSON OR OWNER: PETER KREAGER
ADDRESS: 2615 OLD HUNDRED ROAD, DICKERSON, MD 20842
PHONE: (301) 518-4600
EMAIL: PKR@CAS-DC.COM
SIGNATURE: [Signature]

OWNER/APPLICANT
Peter Kreager
2515 Old Hundred Road
Dickerson, MD 20842
(301) 518-4600 Phone
info@casengineering.com
pkra@cas.com

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Washington, DC 20007
202-393-7200 Phone
info@cas-dc.com
www.cas-dc.com

24724 Peach Tree Road Parcel 900, Paschal Land Proposed Lot A & Remainder of Parcel 900 Preliminary / Final Forest Conservation Plan

ADMINISTRATIVE SUBDIVISION PLAN NOTE: Unless specifically noted on this plan drawing or in the conditions of approval, the building footprints, building heights, on-site parking, site circulation, and sidewalks shown on the Administrative Subdivision Plan are illustrative. The final locations of buildings, structures and hardscape will be determined at the time of issuance of building permits. Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height, and lot coverage for each lot. Other limitations for site development may also be included in the conditions of the Planning Board's approval.

Parcel 900, Paschal Land
Liber 17065, Folio 166
24724 Peach Tree Road
Dickerson, Maryland 20842
Barmesville (11th) Election District, Montgomery County, MD

CAS ENGINEERING

SHEET TITLE:
Preliminary / Final Forest Conservation Plan

P/F/CP-2