

**GLADHILL FARM , ADIMINISTRATIVE SUBDIVISION
NO. 620230050 & FINAL FOREST CONSERVATION PLAN NO.**

F20230290

Description

Administrative Subdivision Plan to create three (3) lots in the Agricultural Reserve (AR) Zone for one single-family detached dwelling unit located on Clarksburg Road, 4,500 ft northeast of Prices Distillery Road.

COMPLETED: 12/6/2024

PLANNING BOARD HEARING DATE: 12/19/2024

MCPB ITEM NO. 9

Planning Staff



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LOCATION/ADDRESS

On Clarksburg Road, 4,500 ft northeast of Prices Distillery Road

MASTER PLAN

2006 *Damascus Master Plan*

ZONE

Agricultural Reserve (AR)

PROPERTY SIZE

109.56 acres

APPLICANT

Dondi Dahlgaard

ACCEPTANCE DATE

06/02/2023

REVIEW BASIS

Ch. 50 & Ch. 22A

Summary:

- On November 21, 2024, the Planning Board granted an extension of the review period to December 27, 2024.
- Staff recommends approval of the Administrative Subdivision Plan, including flag lots, and FCP.
- Pursuant to Chapter 50, Section 6.3.B.5.a, the Planning Board must review this Application because the proposed lot is a flag lot.

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SECTION 1: RECOMMENDATIONS AND CONDITIONS

ADMINISTRATIVE SUBDIVISION PLAN NO. 620230050

Staff recommends approval with conditions of the Administrative Subdivision Plan No. 620230050. All site development elements shown on the latest electronic version of the Administrative Subdivision Plan No. 620230050 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 three (3) lots for three (3) dwelling units; each lot must be less than five (5) acres.

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 dated April 18, 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 letter dated April 24, 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 – 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 Montgomery County Department of Permitting Services (“MCDPS”), Well and Septic Section in its letter dated April 2, 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 Montgomery County Department of Permitting Services (“MCDPS”), Fire Department Access and Water Supply Section in its letter dated March 18, 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. Except clearing and grading associated with the demolition of building and paving, there shall be no clearing or grading of the site prior to recordation of plat(s).

TRANSPORTATION

Existing Frontage Improvements

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

Easements

11. The record plat must show necessary easements.
12. The record plat must reflect common ingress/egress and utility easements over all shared driveways.

Notes and Labels

13. 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.

CERTIFIED ADMINISTRATIVE SUBDIVISION PLAN

14. 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.*

FINAL FOREST CONSERVATION PLAN NO. F20230290

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. 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.
4. 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:
 - a. 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.
 - b. 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.
 - c. 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.

SECTION 2: SITE DESCRIPTION

VICINITY

The Gladhill Property is located on the west side of Clarksburg Road in Damascus, approximately 0.75 miles north of the intersection with Prices Distillery Road. Clarksburg Road is a Country Arterial Road with an 80-foot minimum right-of-way. The Property is approximately 109.56 acres in size and is bounded by Clarksburg Road, Barnes Road, Bennett Creek and agricultural land (“Property” or “Subject Property”).

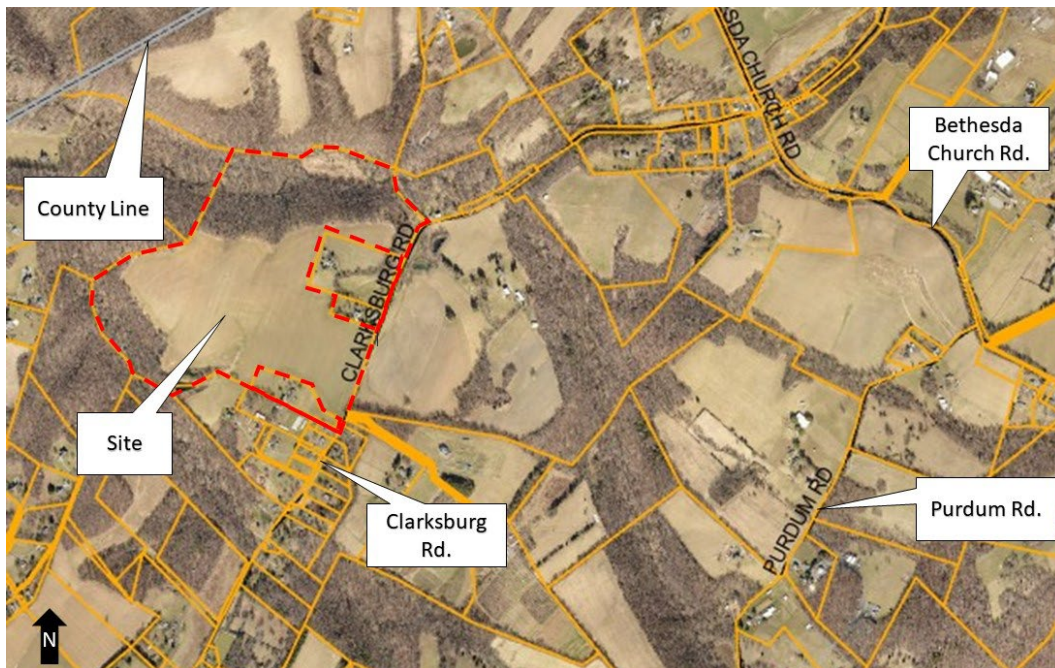


Figure 1: Site vicinity

PROPERTY DESCRIPTION

The Property is zoned Agricultural Reserve (AR) and consists of one parcel (Parcel 333) of 109.56 acres.

The Property is in the Lower Monocacy River Watershed (Use I-P) and contains streams and associated buffers, floodplain, forest, and prime agricultural soils. The Subject Property contains 42.4 acres of forest, 11.7 acres of wetlands, 12.0 acres of 100-year floodplain, 37.3 acres of stream buffer, and multiple streams. The Property has a variety of farming activities on it including cattle and corn production.

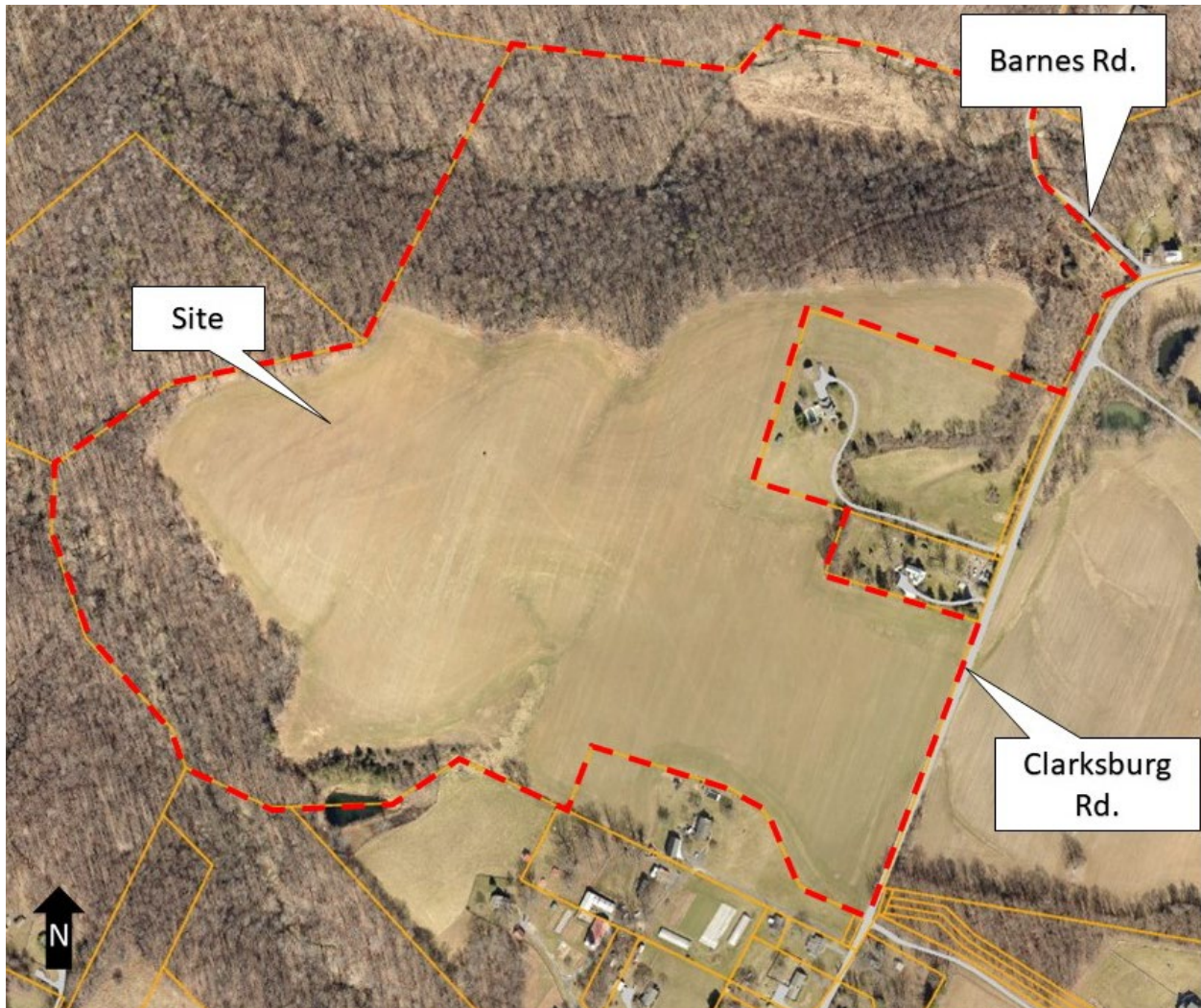


Figure 2: Subject Property

SECTION 3: PROJECT DESCRIPTION

PREVIOUS APPROVALS

PRE-PRELIMINARY PLAN 720070270

This Application created two lots totaling 13.9 acres on 123.95 acres of land (P333 and P287), Lot 2 of this subdivision was created as a child Lot. This application was platted under #220160100 and Record Plat #25262.

PROPOSAL

The Subject Application proposes to subdivide three (3) new lots on 109.56 acres from the farm parcel for single-family residences. The three (3) new lots will encompass a total of 9.47 acres of land area with each lot under five acres. The unsubdivided portion of the property to remain as a farm will be 99.95 acres.

The Property is the subject of a Declaration of Restrictive Covenant / Easement recorded at Liber 52065 folio 132. The covenant / easement states the Subject Property “retains the right to three (3) of the building lots”. The Subject Application proposes to utilize those rights to create the three (3) proposed lots by using three (3) available Transfer Development Rights (TDR’s).



Figure 3: Proposed Subdivision

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 mailed to all required parties by the Applicant on May 11, 2023. The notice gave the interested parties 30 days to review and comment on the contents of the Application. The Applicant posted signs on May 12, 2023.

The Applicant has complied with all noticing requirements.

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

SECTION 5: ADMINISTRATIVE SUBDIVISION PLAN 620230050 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 proposed well and septic systems were approved by MCDPS – Well and Septic Section on April 2, 2024 (Attachment B).

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, Clarksburg Road, which is classified as a Country Connector. The Applicant is dedicating 0.14 acres of land which is sufficient to achieve the ultimate right-of-way width of 80 feet on Clarksburg 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 lots and include a note on the record plat for the lots.

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

The proposed lots are all under the five-acre maximum.

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

The Property is subject to Chapter 22A, the Forest Conservation Law. As discussed below, the Application was reviewed concurrently with Final Forest Conservation Plan No. F20240270 (FFCP). As discussed in the findings below for the FFCP, the Subject Property has an afforestation requirement of 1.92 acres which will be met offsite on the parent tract by retaining 3.84 acres of forest to be protected with a Category I Conservation Easement.

MCDPS, Stormwater Management Section issued a Stormwater Management Concept plan letter dated April 24, 2024 (Attachment B). 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 three recorded lots, there are no blocks contemplated because it's a rural area and each lot will have direct access to a road and is of appropriate design in the AR zone.

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

The proposed flag lot is appropriate in the context of the Subject Property considering the existing improvements and agriculture being the primary use of the Subject Property.

Creation of Flag Lots

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

Section 50.4.3.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 rights-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 lots is acceptable, considering the shape of the Property, the location of the proposed houses, active agricultural fields, approved well and septic locations, and the fact that the Property is zoned AR.

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 leaving the agricultural remainder parcel as a contiguous parcel for the continuation of existing agricultural operations.

No additional Building Restriction Lines (“BRLs”) are required on the lots because the lots are designed to provide sufficient spacing among the buildings based on zoning setbacks, thus no additional BRLs are needed.

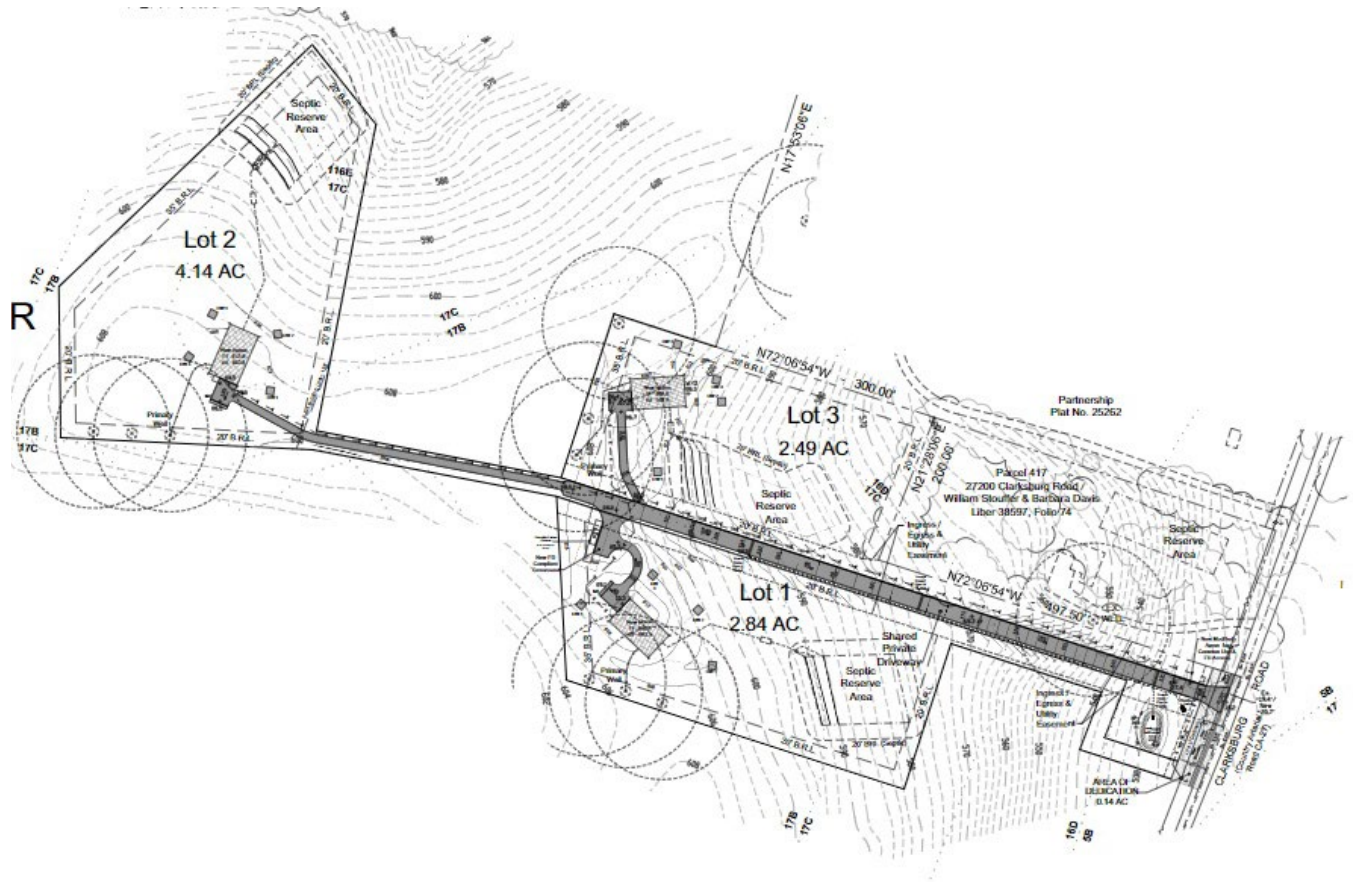


Figure 4: Flag Lot Layout

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 Clarksburg Road.

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

The Administrative Subdivision 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.

New residential lots in the AR zone should 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 lots are all under 5 acres (4.14, 2.84, and 2.49 acres) and are the minimum land area necessary while providing frontage on Clarksburg Road.

The lots were reviewed for compliance with the dimensional requirements for the AR zone as specified in the Zoning Ordinance, Section 59-4.2.1 for standard method development.

Table 1: Development Standards – AR zone

Standard	Required/Permitted	Proposed
Max. Density	1 unit/25 acres	3 unit/109.2 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. or less
TDR Required	3	3 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 123.95 acres when it was rezoned RDT (now AR). The Property was granted 24 TDRs (1 TDR per 5 acres). Four (4) of the 24 TDRs are “buildable TDRs”. To date 18 TDRs have been recorded, leaving six (6) available TDRs, three (3) buildable. One of the four TDRs was already retained in 2017 when Lots 1 and 2 were platted. Lot 2 was considered a Child lot.

This Application requires three (3) TDRs, which will be recorded during the platting process. The three lots 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”). The Master Plan recommended rezoning the area from the Rural zone to the RDT zone (now the AR zone pursuant to the 2014 Zoning Rewrite). The Master Plan does not make any site-specific recommendations for the Subject Property but does discuss preservation of agriculture and agricultural lands. This Application does not adversely affect the agricultural character of the area and creates an agricultural remainder on 99.95 acres or approximately 90% of the subject property. Therefore, the Application substantially conforms with the Master Plan.

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 along Clarksburg Road.

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 – Clarksburg Road, which is classified as a Country Connector under the Master Plan of Highways and Transitways. The master planned right-of-way for Clarksburg Road is 80 feet. As part of this Application, 40 feet of right-of-way will be dedicated from the property line to the centerline of Clarksburg Road to satisfy the master planned right-of-way.

Clarksburg Road does not contain any pedestrian or bicycle facilities.

ii. Proposed public transportation infrastructure

The 2018 *Bicycle Master Plan* has no recommendations for Clarksburg Road. In addition, Chapter 49, Article 3, Section 33 states that the Applicant is responsible for constructing any sidewalks, master planned bikeways, ramps, curbs, and gutters, except on any roadway classified as a country arterial or country road¹. During review of the project, Clarksburg Road was classified as a Country Arterial². Therefore, the Subject Property is precluded from providing any frontage improvements. As conditioned, the Applicant will dedicate the right-of-way needed to achieve a 40-feet of public right-of-way from the centerline of Clarksburg Road.

The Transportation Exemption Statement ("TES") submitted by the Applicant on April 3, 2023, specified that the Proposed Development of three (3) lots and a farm remainder will generate less than 50 net new person trips. The Subject Property is located in the Rural East Policy Area, which is classified as a Green Policy Area under the 2020-2024 *Growth and Infrastructure Policy* ("the GIP"). As mentioned before, the submitted TES by the Applicant states that the Proposed Development will fall under the 50-person threshold to trigger a Transportation Impact Study ("TIS"). Therefore, this Applicant is not subject to additional Local Area Transportation Review ("LATR") and is exempt from completing further transportation adequacy analysis.

b) Schools

Overview and Applicable School Test

The proposed Administrative Subdivision Plan 620230050, Gladhill Farm, located at 27100 Clarksburg Road, Damascus, Maryland is subject to the FY25 Annual School Test, approved by the Planning Board

¹ This language and citation was accurate when the Application was accepted in May of 2023.

² Staff notes that Clarksburg Road was reclassified as a Country Connector, which has replaced the Country Arterial classification.

on June 20, 2024, and effective July 1, 2024. The project proposes a three-lot subdivision in the Agricultural Reserve zone.

School Adequacy Test

The project is served by Damascus ES, John T. Baker MS and Damascus 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 1. FY2025 Annual School Test Projections (2028-2029 School Year)

	Program Capacity	Enrollment	%Utilization	Surplus/ Deficit
Damascus ES	334	355	106.3%	-21
John T. Baker MS	766	876	114.4%	-110
Damascus HS ³	1,543	1,477	95.7%	+66

Table 2. FY2025 School Test Results

School	Adequacy Status	Tier 1 Adequacy Ceiling	Tier 2 Adequacy Ceiling	Tier 3 Adequacy Ceiling
Damascus ES	No UPP	64	81	96
John T. Baker MS	No UPP	16	44	159
Damascus HS	No UPP	246	375	607

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, Damascus ES, John T. Blake MS and Damascus HS do not require any UPP** as identified in Table 2.

Analysis Conclusion

Based on the school capacity analysis performed, using the FY2025 Annual School Test, this Application does not require a Utilization Premium Payment.

³ 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.

c) 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 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 an additional septic field in case additional absorption capacity is needed. The Application showing well and on-site septic system was reviewed by MCDPS – Well and Septic Section and approved on April 2, 2024.

The Application has been reviewed by 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 18, 2024 (Attachment B).

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

As discussed below, the Application was reviewed concurrently with Final Forest Conservation Plan No. F20240270, which satisfies all 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 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, April 24, 2024, per Chapter 19 of the County Code (Attachment C). The stormwater management concept for the Site is acceptable. The plan proposes to meet required stormwater management goals via ESD to the MEP using 12 Drywells, three Micro infiltration trenches, one Non-rooftop disconnect, and one Landscape infiltration facility.

All stormwater management, water quality plan, and floodplain requirements of Chapter 19 have been satisfied.

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.

Not applicable to this Property.

7. ***Any other applicable provisions specific to the property and necessary for approval of the subdivision is satisfied.***

No other provisions apply to the Subdivision.

SECTION 6: FINAL FOREST CONSERVATION PLAN NO. F20230290 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) No. 420212080 for the Property was approved on July 1, 2021. The NRI/FSD identifies the environmental features and forest resources on the Property. The Subject Property is approximately 109.2 acres of land, with 42.4 acres of forest, located within the Lower Monocacy River watershed, a Use I-P watershed. There are two stream systems on-site, one along the northern portion of the Property and another in the eastern portion of the Property. There are 100-foot stream valley buffers (SVB) for the stream onsite and extending offsite. There is approximately 37.3 acres of SVB onsite of which 32.6 acres is forested.

None of the proposed lots contain any environmental features and construction will have no impact on any environmental features.

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 Final Forest Conservation Plan No. F20230290 (FFCP) was submitted for concurrent review with the Administrative Subdivision application No. 620230050.

The total Net Tract Area for Forest Conservation purposes is 9.59 acres, which is equal to the total tract area, 109.56 acres, minus 99.95 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) as defined by Chapter 22A.

There is no existing forest within the Net Tract Area. This results in a total afforestation requirement of 1.92 acres within the same watershed/Priority Area. The Applicant proposes to meet the planting requirement by retaining 3.84 acres of existing forest on the agriculturally exempt (farm remainder) offsite portion of the site at a 2:1 ratio.

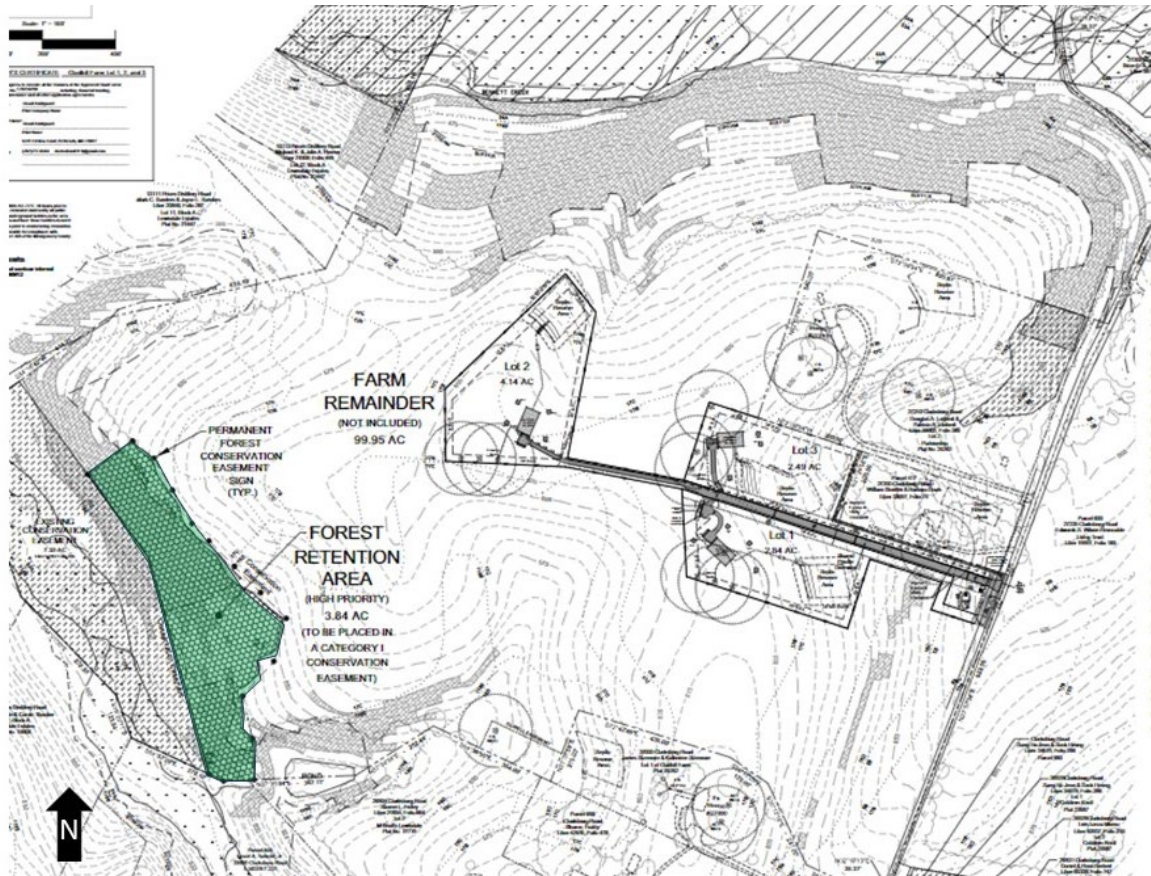


Figure 5: Forest Conservation Easement Area

SECTION 7: 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 and 50.4.3.C.1.b related to flag lots. The lots meet all requirements established in the Subdivision Regulations and the Zoning Ordinance and substantially conform to the recommendations of the 2006 *Damascus Master Plan*. Access and public facilities will be adequate to serve the proposed lot(s), and the Application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan.

ATTACHMENTS

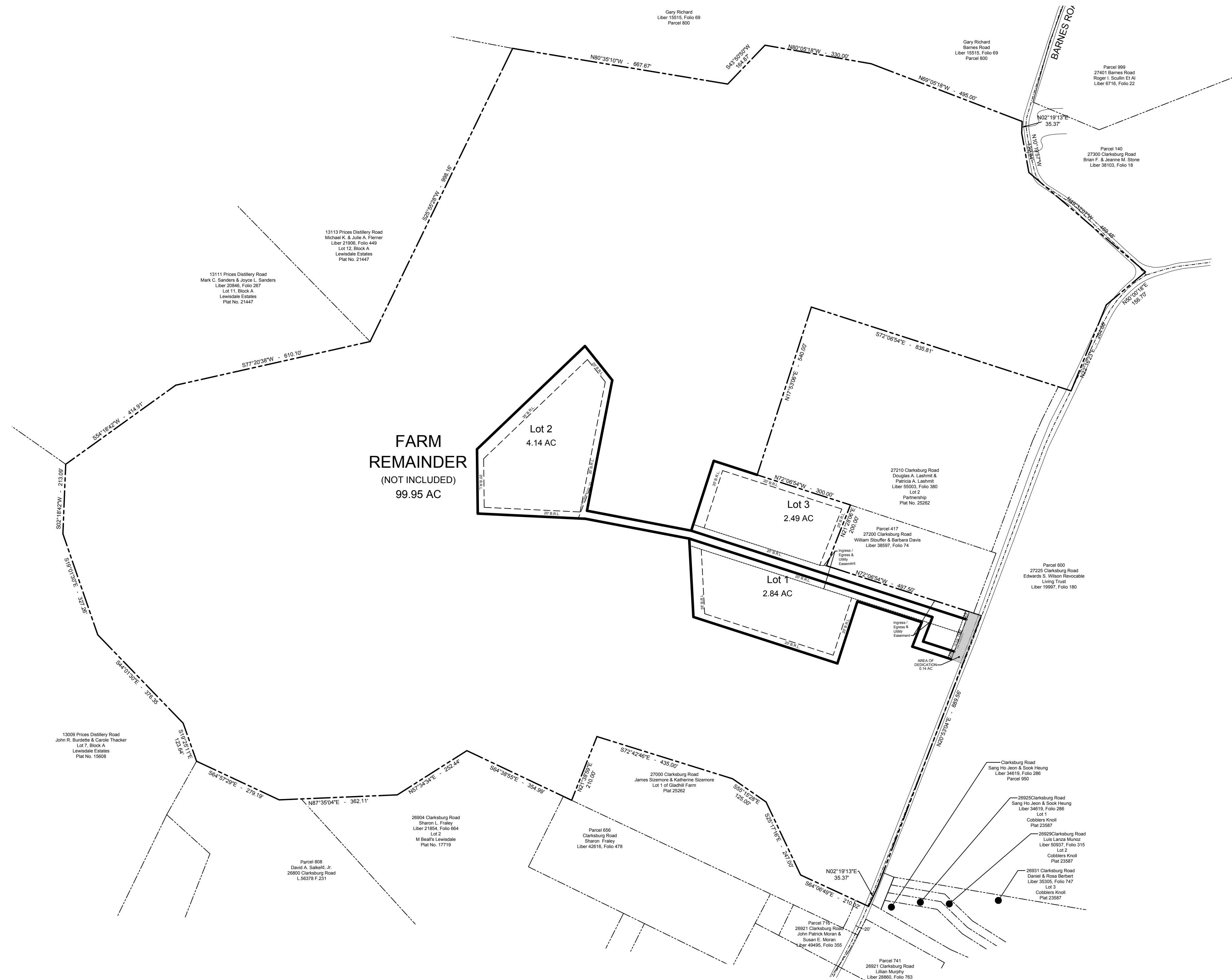
Attachment A: Administrative Subdivision Plan

Attachment B: Agency Letters

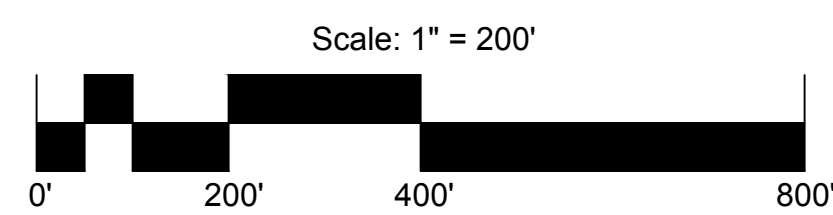
Attachment C: Forest Conservation Plan

Attachment A: Administrative Subdivision Plan

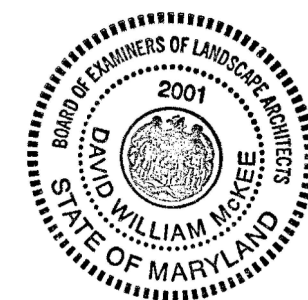
GLADHILL FARM - ADMINISTRATIVE SUBDIVISION Plan No. 620230050



LEGEND:
 BUILDING RESTRICTION LINE
 PROPERTY LINE N 67°54'00" W
 PROPOSED LOT LINE



PROFESSIONAL CERTIFICATE:
 I hereby certify that these documents were prepared or approved by me and that I am a registered Landscape Architect under the laws of the State of Maryland. Registration No. 2001, Expiration date 10-21-2024.
 Signature: *DW* Date: 03-01-2024

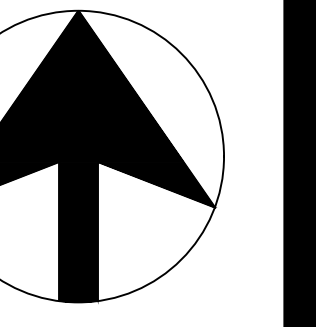


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8. Fire Department Apparatus Access & Water Supply Plan (Details)

Revisions

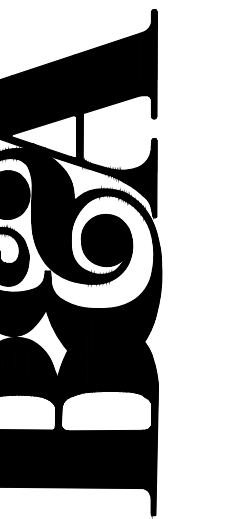
Rev. 03-01-24



date: 04/03/2023

scale: 1" = 200'

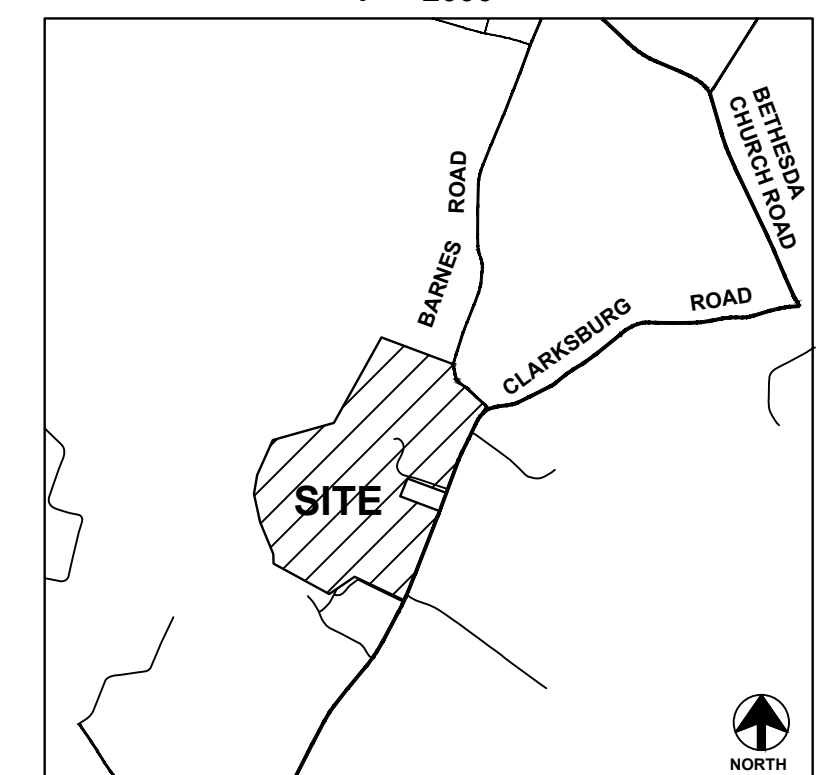
Benning & Associates, Inc.
 Land Planning Consultants
 8933 Shady Grove Court
 Gaithersburg, MD 20877
 (301)484-6240



ADMINISTRATIVE SUBDIVISION PLAN
GLADHILL FARM
 Parcel 333 - Tax Map EY561
 Montgomery County, Maryland

VICINITY MAP

1" = 2000'



Prepared for:
Dondi Dahlgaard
 6311 Herkos Court
 Bethesda, MD 20817
 (202) 277-0303
 doctordondi111@gmail.com

Revisions

date: 04/03/2023

scale:

Benning & Associates, Inc.
 Land Planning Consultants
 8933 Shady Grove Court
 Gaithersburg, MD 20877
 (301) 944-0240



THIS SHEET RESERVED
 FOR FUTURE USE.

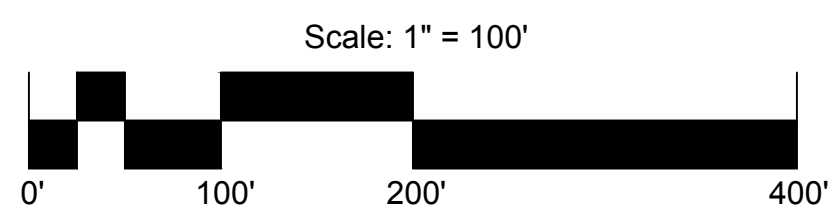
ADMINISTRATIVE SUBDIVISION PLAN
GLADHILL FARM
 Parcel 333 - Tax Map EY561
 Montgomery County, Maryland

WSSC GRID 238NW12

TAX MAP EY561

M-NCPPC FILE NO.
62023050

SHEET 2 OF 4



Source of Topography:
M-NCP&PC, 5-foot contour interval
maps; sheet 238NW12

Surveyor's Certification:
I hereby certify that the boundary shown hereon is based upon an actual survey and is shown accurately to my best knowledge and belief. I also certify that I am a registered land surveyor licensed to practice in the State of Maryland.

Signature: *[Signature]* Date: 7/29/23 Exp. Date: 7-1-24
Professional Land Surveyor



PROFESSIONAL CERTIFICATE:
I hereby certify that these documents were prepared or approved by me and that I am a registered Landscape Architect under the laws of the State of Maryland.

Signature: *[Signature]* Date: 03-21-2024
Registration No. 2001, Expiration date 10-21-2024



13111 Prices Distillery Road
Mark C. Sanders & Joyce L. Sanders
Liber 20846, Folio 267
Lot 11, Block A
Lewisdale Estates
Plat No. 21447

13009 Prices Distillery Road
John R. Burdette & Carole Thacker
Lot 7, Block A
Lewisdale Estates
Plat No. 15608

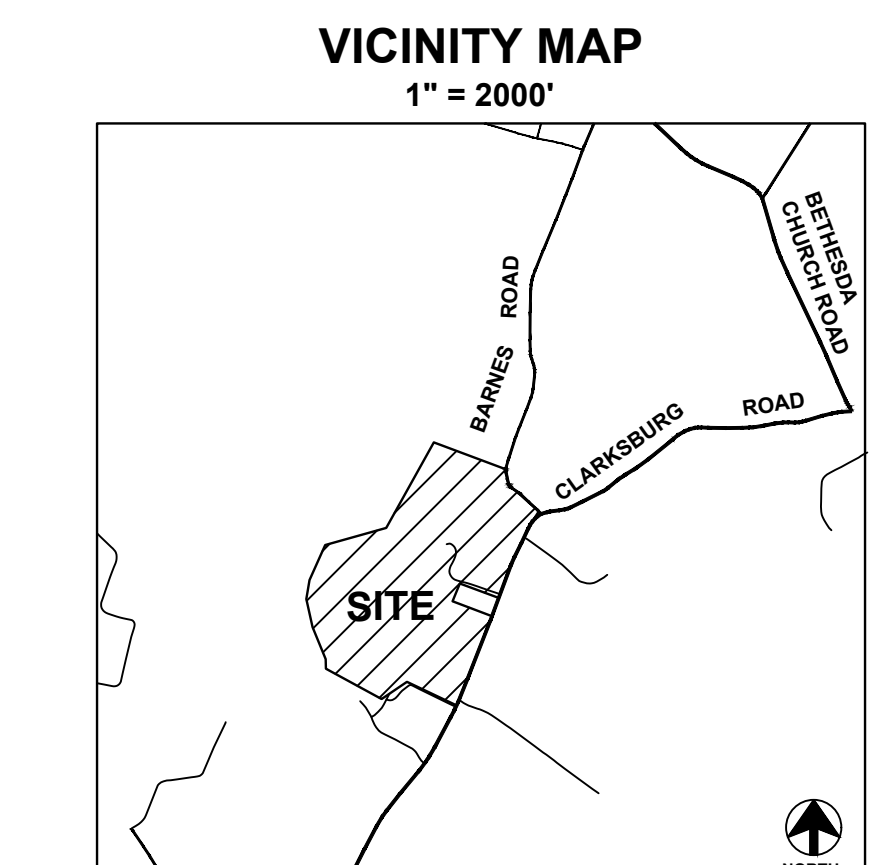
**FARM
REMAINDER
(NOT INCLUDED)
99.95 AC**

**Lot 2
4.14 AC**

**Lot 3
2.49 AC**

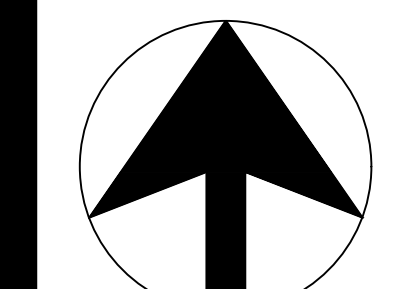
**Lot 1
2.84 AC**

- LEGEND:**
- AREA OF DEDICATION
 - BUILDING RESTRICTION LINE
 - CANOPY COVERAGE
 - CENTERLINE
 - EXISTING BUILDING
 - EXISTING CATEGORY I CONSERVATION EASEMENT
 - FOREST COVER
 - INDEX CONTOUR (5' INTERVAL)
 - INTERMEDIATE CONTOUR
 - PROPERTY LINE (SUBJECT)
 - PROPERTY LINE
 - PROPOSED CATEGORY I CONSERVATION EASEMENT
 - PROPOSED PAVEMENT
 - PROPOSED HOME
 - PROPOSED LOT LINE
 - PROPOSED SEPTIC
 - WELL SITE
 - SLOPES ≥ 25%
 - SOILS SERIES DIVIDE
 - STREAM
 - STREAM BUFFER
 - FEMA FLOODWAY (DFIRM 2011)



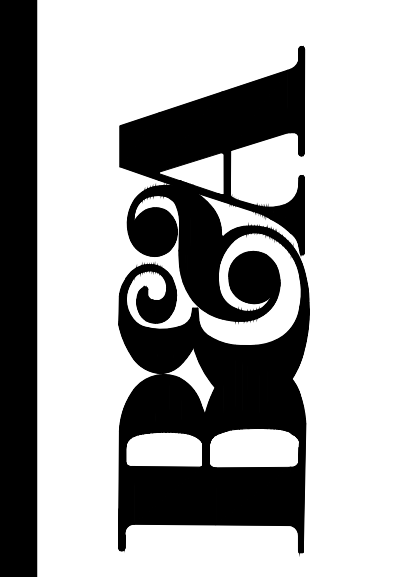
Revisions

Rev. 03-01-24

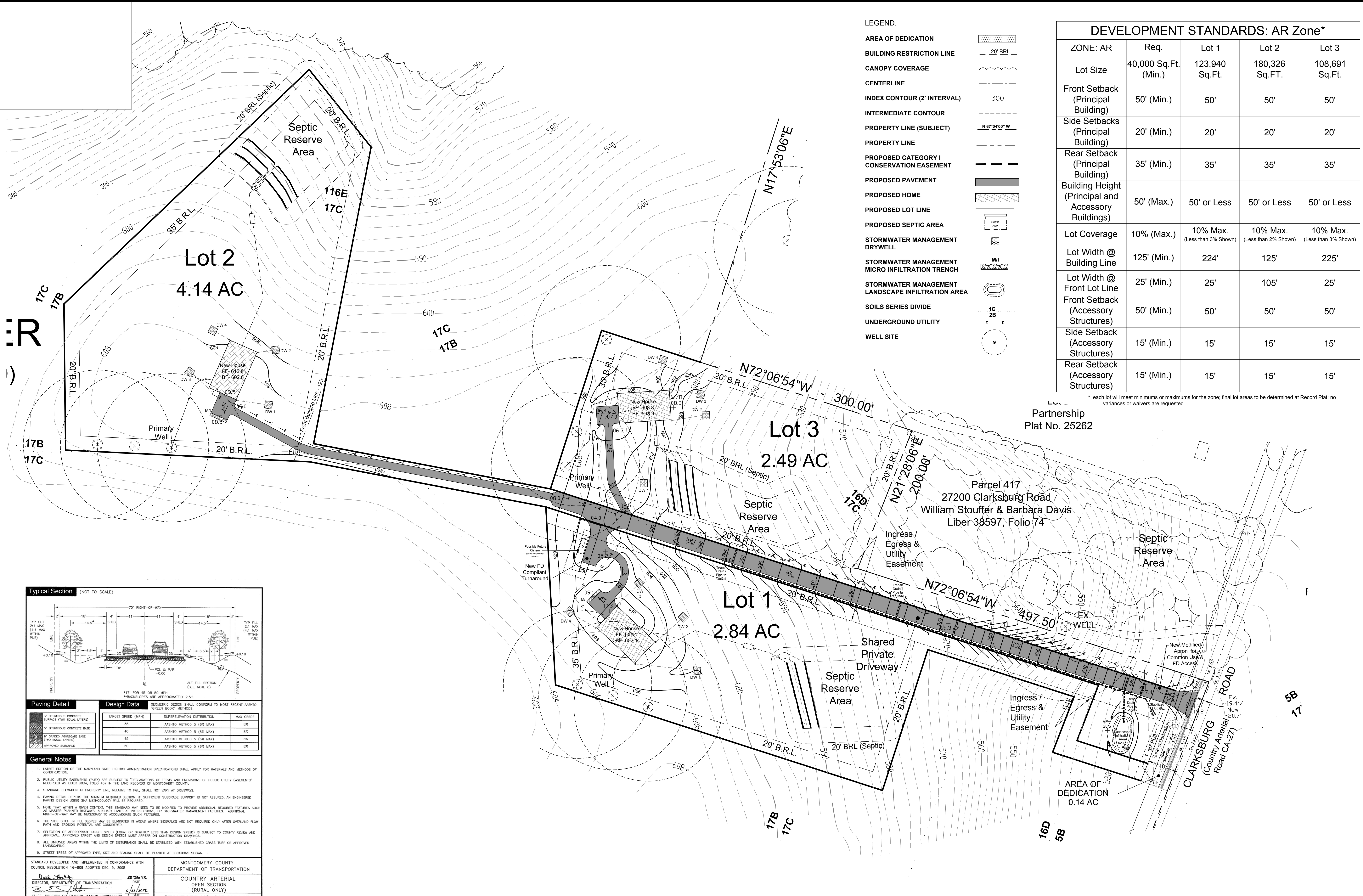


date: 04/03/2023
scale: 1" = 100'

Benning & Associates, Inc.
Land Planning Consultants
8933 Shady Grove Court
Gaithersburg, MD 20877
(301) 946-6246



ADMINISTRATIVE SUBDIVISION PLAN
GLADHILL FARM
Parcel 333 - Tax Map EY561
Montgomery County, Maryland



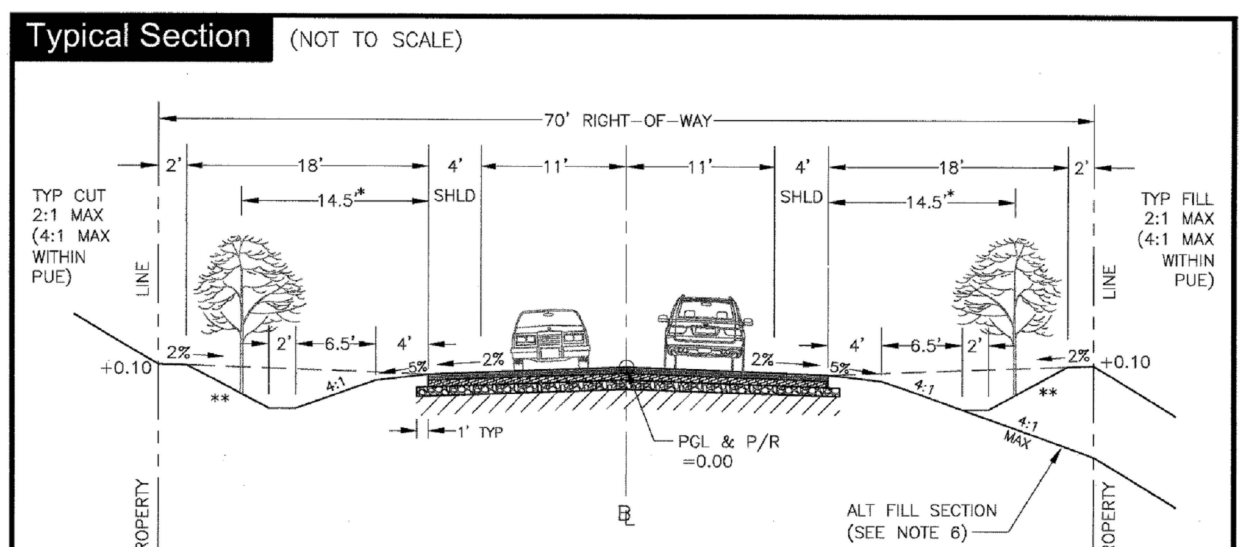
LEGEND:

- AREA OF DEDICATION
- BUILDING RESTRICTION LINE
- CANOPY COVERAGE
- CENTERLINE
- INDEX CONTOUR (2' INTERVAL)
- INTERMEDIATE CONTOUR
- PROPERTY LINE (SUBJECT)
- PROPERTY LINE
- PROPOSED CATEGORY I CONSERVATION EASEMENT
- PROPOSED PAVEMENT
- PROPOSED HOME
- PROPOSED LOT LINE
- PROPOSED SEPTIC AREA
- STORMWATER MANAGEMENT DRYWELL
- STORMWATER MANAGEMENT MICRO INFILTRATION TRENCH
- STORMWATER MANAGEMENT LANDSCAPE INFILTRATION AREA
- SOILS SERIES DIVIDE
- UNDERGROUND UTILITY
- WELL SITE

DEVELOPMENT STANDARDS: AR Zone*

ZONE: AR	Req.	Lot 1	Lot 2	Lot 3
Lot Size	40,000 Sq.Ft. (Min.)	123,940 Sq.Ft.	180,326 Sq.FT.	108,691 Sq.Ft.
Front Setback (Principal Building)	50' (Min.)	50'	50'	50'
Side Setbacks (Principal Building)	20' (Min.)	20'	20'	20'
Rear Setback (Principal Building)	35' (Min.)	35'	35'	35'
Building Height (Principal and Accessory Buildings)	50' (Max.)	50' or Less	50' or Less	50' or Less
Lot Coverage	10% (Max.)	10% Max. (Less than 3% Shown)	10% Max. (Less than 2% Shown)	10% Max. (Less than 3% Shown)
Lot Width @ Building Line	125' (Min.)	224'	125'	225'
Lot Width @ Front Lot Line	25' (Min.)	25'	105'	25'
Front Setback (Accessory Structures)	50' (Min.)	50'	50'	50'
Side Setback (Accessory Structures)	15' (Min.)	15'	15'	15'
Rear Setback (Accessory Structures)	15' (Min.)	15'	15'	15'

* each lot will meet minimums or maximums for the zone; final lot areas to be determined at Record Plat; no variances or waivers are requested



Paving Detail	Design Data	GEOMETRIC DESIGN SHALL CONFORM TO MOST RECENT AASHTO DESIGN BOOK METHODS
1" BITUMINOUS CONCRETE	TARGET SPEED (MPH)	SUPERELEVATION DISTRIBUTION
2" BITUMINOUS CONCRETE BASE	35	ASHITO METHOD 5 (SEE MAX)
2" SPINCHED AGGREGATE BASE	40	ASHITO METHOD 5 (SEE MAX)
4" ASPHALT SUBGRADE	45	ASHITO METHOD 5 (SEE MAX)
	50	ASHITO METHOD 5 (SEE MAX)

General Notes

- LATEST EDITION OF THE MARYLAND STATE HIGHWAY ADMINISTRATION SPECIFICATIONS SHALL APPLY FOR MATERIALS AND METHODS OF CONSTRUCTION.
- PUBLIC UTILITY EASEMENTS (PUE) ARE SUBJECT TO "REGULATIONS OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" RECORDED AS LIBER 3824, FOLIO 457 IN THE LAND RECORDS OF MONTGOMERY COUNTY.
- STANDARD ELEVATION AT PROPERTY LINE, RELATIVE TO PGL, SHALL NOT VARY AT DRIVEWAYS.
- PAVING DETAIL SHOWS THE MINIMUM REQUIRED SECTION; IF SUFFICIENT SUBGRADE SUPPORT IS NOT ASSURED, AN ENGINEERED PAVING DESIGN USING SHVA METHODOLOGY SHALL BE REQUIRED.
- NOTE THAT WITHIN A GIVEN CONTEXT, THIS STANDARD MAY NEED TO BE MODIFIED TO PROVIDE ADDITIONAL REQUIRED FEATURES SUCH AS BASTER TURNED DRIVEWAYS, BARRIER LANES AT INTERSECTIONS, OR STORMWATER MANAGEMENT FACILITIES. ADDITIONAL RIGHT-OF-WAY MAY BE NECESSARY TO ACCOMMODATE SUCH FEATURES.
- THE SIDE SLOPE OR FILL SLOPES MAY BE ELIMINATED IN AREAS WHERE SIDEWALKS ARE NOT REQUIRED ONLY AFTER OVERLAND FLOW PATH AND EROSION POTENTIAL ARE CONSIDERED.
- SELECTION OF APPROPRIATE TARGET SPEED (EQUAL OR SLIGHTLY LESS THAN DESIGN SPEED) IS SUBJECT TO COUNTY REVIEW AND APPROVAL. APPROVED TARGET AND DESIGN SPEEDS MUST APPEAR ON CONSTRUCTION DRAWINGS.
- ALL UNPAVED AREAS WITHIN THE LIMITS OF DISTURBANCE SHALL BE STABILIZED WITH ESTABLISHED GRASS TURF OR APPROVED LANDSCAPING.
- STREET TREES OF APPROVED TYPE, SIZE AND SPACING SHALL BE PLANTED AT LOCATIONS SHOWN.

STANDARD DEVELOPED AND IMPLEMENTED IN CONFORMANCE WITH COUNCIL RESOLUTION 16-889 ADOPTED DEC. 9, 2008

MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION
COUNTRY ARTERIAL OPEN SECTION (RURAL ONLY)
STANDARD NO. MC-2004.35

[Signature]
DIRECTOR, DEPARTMENT OF TRANSPORTATION
CHIEF, DIVISION OF TRANSPORTATION ENGINEERING

[Signature]
DATE: 01/12/2024
DATE: 01/12/2024

Note: This standard is modified to provide an ultimate right-of-way width of 80' per the 2006 Damascus Master Plan.

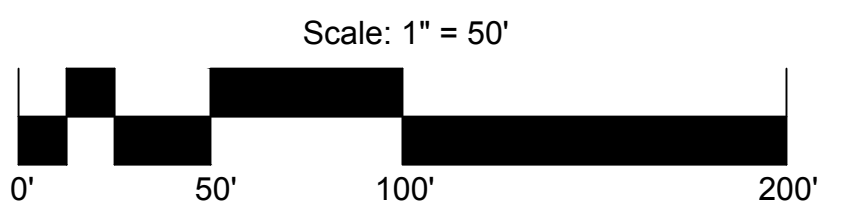
- GENERAL NOTES:**
- AREA OF PROPERTY - 109.56 ACRES
 - EXISTING ZONING: AR
 - NO. OF LOTS SHOWN - 3
 - AREA IN LOTS - 9.47 AC
 - AREA DEDICATED TO STREETS - 0.14 AC
 - REMAINDER AREA NOT INCLUDED IN SUBDIVISION - 99.95 AC
 - EXISTING SEWER & WATER SERVICE CATEGORIES: S-6, W-6
 - LOTS TO BE SERVED BY PRIVATE WELLS & ON-SITE SEPTIC SYSTEMS
 - LOCATED IN BENNETT CREEK WATERSHED (CLASS I-P)
 - UTILITIES (as available): Washington Gas, Verizon, Potomac Edison

PROFESSIONAL CERTIFICATE:
I hereby certify that these documents were prepared or approved by me and that I am a registered Landscape Architect under the laws of the State of Maryland. Registration No. 2001, Expiration date 10-21-2024.

[Signature]
DATE: 03-01-2024

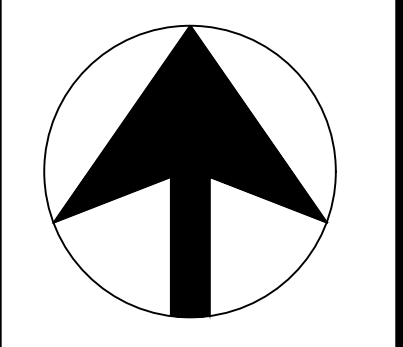


Source of Topography:
Two-foot contour interval topography in areas of proposed septic fields from a field survey by Thomas A. Maddox, Professional Land Surveyor. Additional topography shown as interpolated from MNCPPC data sheet 238NW12.



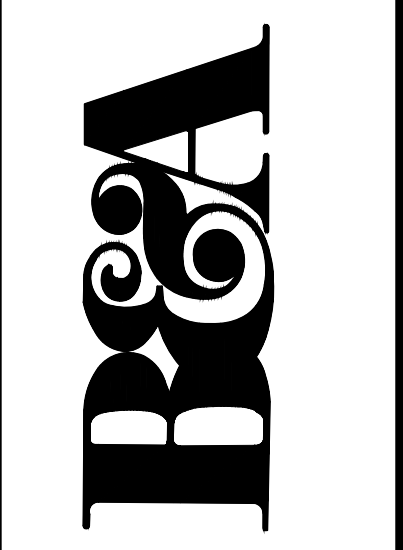
Revisions

Rev. 03-01-24	



date: 04/03/2023
scale: 1" = 50'

Bennett & Associates, Inc.
Land Planning Consultants
8933 Shady Grove Court
Gaithersburg, MD 20877
(301)945-0240



ADMINISTRATIVE SUBDIVISION PLAN
GLADHILL FARM
Parcel 333 - Tax Map EY561
Montgomery County, Maryland

Attachment B: Agency Letters



OFFICE OF THE COUNTY EXECUTIVE

Marc Elrich
County Executive

Christopher R. Conklin
Director

April 18, 2024

Mr. Joshua Penn, Planner III
UpCounty Planning Division
The Maryland-National Capital
Park & Planning Commission
2425 Reedie Dr.
Wheaton, MD 20902

RE: Administrative Plan No. 620230050
Gladhill Farm

Dear Mr. Penn,

We have completed our review of the Administrative subdivision Plan with a date of March 18, 2024 in e-plans. A previous plan was reviewed by the Development Review Committee at its June 6, 2023 meeting. We recommend approval for the plan based to the following comments:

Significant Plan Review Comment

1. All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to the Department of Permitting Services in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.
2. Clarksburg Road is classified as a Country Connector with 2 travel lanes. The minimum right-of-way (ROW) per the Master Plan of Highways and Transitways is 80-feet. We recommend the Applicant dedicate the additional distance to achieve 40-feet from center line of the road.
3. The proposed driveway shall conform to Montgomery County Standard MC-301.01.
4. **Sight Distance:** A Copy of the accepted Sight Distance Evaluation certification is enclosed for your information and reference.

5. **Storm Drain Analysis:** Note that the distance to the nearest public storm drain system is 1,200-feet. Therefore, no improvements are needed to the downstream public storm drain system for this plan.
6. Forest Conservation Easements are NOT ALLOWED to overlap any easement.
7. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
8. Erosion and sediment control measures as required by Section 50-35(j) 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 MCDPS 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 MCDPS.
9. Enclosed storm drainage and/or engineered channel (in accordance with the MCDOT Storm Drain Design Criteria) within the County ROW and all drainage easements.
10. Permit and bond will be required as a prerequisite to MCDPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:
 - a. Permanent monuments and property line markers, as required by Section 50-4.3(G) of the Subdivision Regulations.

Thank you for the opportunity to review this Administrative Subdivision plan. If you have any questions or comments regarding this letter, please contact myself for this project at brenda.pardo@montgomerycountymd.gov or (240) 777-7170.

Sincerely,

Brenda M. Pardo

Brenda M. Pardo, Engineer III
Development Review Team
Office of Transportation Policy

SharePoint\Transportation\Director's Office\Development Review\Brenda\Administrative Subdivision\Gladhill Farm\Letter\620230050-Gladhill Farm-DOT Administrative Letter_4.18.24

Attachments: Approved Sight Distance Study

cc: Correspondence folder FY 2024

Mr. Joshua Penn
Administrative Plan No. 620230050
April 18, 2024
Page 3

cc-e:	David McKee	Benning & Associates, Inc.
	Atiq Panjshiri	MCDPS RWPR
	Sam Farhadi	MCDPS RWPR
	Mark Terry	MCDOT DTEO
	Rebecca Torma	MCDOT OTP



MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION
 DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: Gladhill Clarksburg Road Preliminary Plan Number: 1-

Street Name: Clarksburg Road Master Plan Road Classification: Primary Road

Posted Speed Limit: 35(MP) mph

Street/Driveway #1 (ENTRANCE) Street/Driveway #2 (_____)

Sight Distance (feet) OK?
 Right 956.50' ✓
 Left 1098.30' ✓

Sight Distance (feet) OK?
 Right _____
 Left _____

Comments: _____

Comments: _____

GUIDELINES

Classification or Posted Speed (use higher value)	Required Sight Distance in Each Direction*	Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)
Tertiary - 25 mph	150'	
Secondary - 30	200'	
Business - 30	200'	
Primary - 35	250'	
Arterial - 40	325'	
(45)	400'	
Major - 50	475'	
(55)	550'	

*Source: AASHTO

ENGINEER/ SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

[Signature] 1/2/2023
 Signature Date



#10854
 PLS/P.E. MD Reg. No.
 EXPIRES 4/3/2024

Montgomery County Review:	
<input checked="" type="checkbox"/>	Approved
<input type="checkbox"/>	Disapproved:
By: <u>Brenda M. Pardo</u>	
Date: <u>4/18/2024</u>	



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

April 24, 2024

Mr. David McKee
Benning & Associates, Inc.
8933 Shady Grove Court
Gaithersburg, MD 20877

Re: **COMBINED STORMWATER MANAGEMENT
CONCEPT/SITE DEVELOPMENT
STORMWATER MANAGEMENT PLAN** for
Gladhill Farm
Preliminary Plan #: 620230050
SM File #: 288806
Tract Size/Zone: 109.56 ac. / AR
Total Concept Area: 15.32 ac.
Lots/Block: Lots 1-3
Parcel(s): 333
Watershed: Bennett Creek
Redevelopment (Yes/No): No

Dear Mr. McKee:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above-mentioned site is **acceptable**. The plan proposes to meet required stormwater management goals via ESD to the MEP using 12 Drywells, 3 Micro infiltration trenches, 1 Non rooftop disconnect, and 1 Landscape infiltration facility.

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this project.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is not required**.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this



2425 Reedie Drive, 7th Floor, Wheaton, Maryland 20902 | 240-777-0311
www.montgomerycountymd.gov/permittingservices

Mr. David McKee
April 24, 2024
Page 2 of 2

office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Joel Karpas at 240-777-6206.

Sincerely,

Mark Etheridge

Mark Etheridge, Manager
Water Resources Section
Division of Land Development Services

cc: Neil Braunstein - MNCPPC
SM File # 288806

Lot 1

ESD: Required/Provided 679 cf / 724 cf
PE: Target/Achieved: 1.0"/ 1.0 "
STRUCTURAL: 0 cf
WAIVED: 0 cf.

Lot 2

ESD: Required/Provided 2,290 cf / 2,290 cf
PE: Target/Achieved: 1.0"/ 1.0 "
STRUCTURAL: 0 cf
WAIVED: 0 cf.

Lot 3

ESD: Required/Provided 570 cf / 576 cf
PE: Target/Achieved: 1.0"/ 1.0 "
STRUCTURAL: 0 cf
WAIVED: 0 cf.

ROW

ESD: Required/Provided 73 cf / 0 cf
PE: Target/Achieved: 1.0"/ 1.0 "
STRUCTURAL: 0 cf
WAIVED: 73 cf.



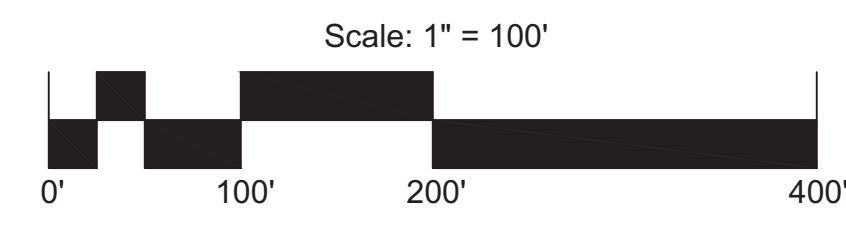
**Department of Permitting Services
Fire Department Access and Water Supply Comments**

DATE: 18-Mar-24
TO: David McKee
Benning and Associates
FROM: Marie LaBaw
RE: Gladhill Farm
620230050

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **15-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.

***** Water supply easement *****



Professional Certification:
I hereby certify that this Fire Department Apparatus Access Plan has been prepared in accordance with the requirements of Executive Regulation 8-16 (Fire Safety Code - Building Construction) to the best of my knowledge.

[Signature]
Signature Date 03-01-2024

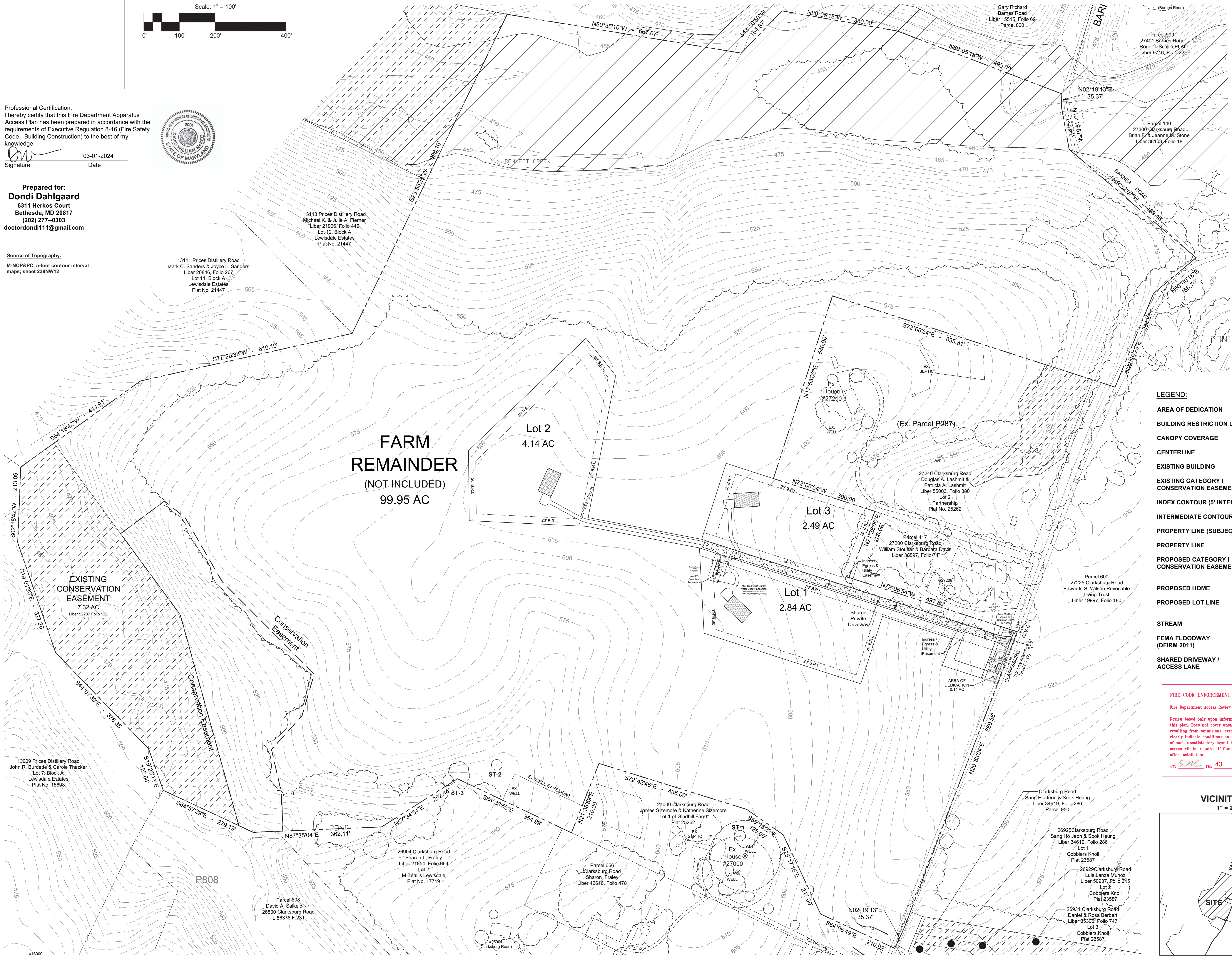


Prepared for:
Dondi Dahlgard
6311 Herkos Court
Bethesda, MD 20817
(202) 277-0303
doctordondi11@gmail.com

Source of Topography:
M-NCP&PC, 5-foot contour interval maps; sheet 238NW12

13113 Pricas Distillery Road
Mark C. Sanders & Joyce L. Sanders
Liber 20846, Folio 267
Lot 11, Block A
Lewisdale Estates
Plat No. 21447

13113 Pricas Distillery Road
Michael K. & Julie A. Piemer
Liber 21906, Folio 449
Lot 12, Block A
Lewisdale Estates
Plat No. 21447



FARM REMAINDER
(NOT INCLUDED)
99.95 AC

EXISTING CONSERVATION EASEMENT
7.32 AC
Liber 52287 Folio 125

13009 Pricas Distillery Road
John R. Burdette & Carole Thacker
Lot 7, Block A
Lewisdale Estates
Plat No. 15608

Parcel 808
David A. Salkeld, Jr.
26800 Clarksburg Road
L.56378 F.231

26904 Clarksburg Road
Sharon L. Fraley
Liber 21854, Folio 664
Lot 2
M Beal's Lewisdale
Plat No. 17719

Parcel 656
Clarksburg Road
Sharon, Fraley
Liber 42616, Folio 478

27000 Clarksburg Road
James Sizemore & Katherine Sizemore
Lot 1 of Gladhill Farm
Plat 25262

Parcel 417
27200 Clarksburg Road
William Struffler & Barbara Davis
Liber 38897, Folio 74

27210 Clarksburg Road
Douglas A. Lashmit & Patricia A. Lashmit
Liber 55003, Folio 380
Lot 2
Partnership
Plat No. 25262

Parcel 600
27225 Clarksburg Road
Edwards S. Wilson Revocable Living Trust
Liber 19997, Folio 180

Clarksburg Road
Sang Ho Jeon & Sook Heung
Liber 34619, Folio 286
Parcel 950

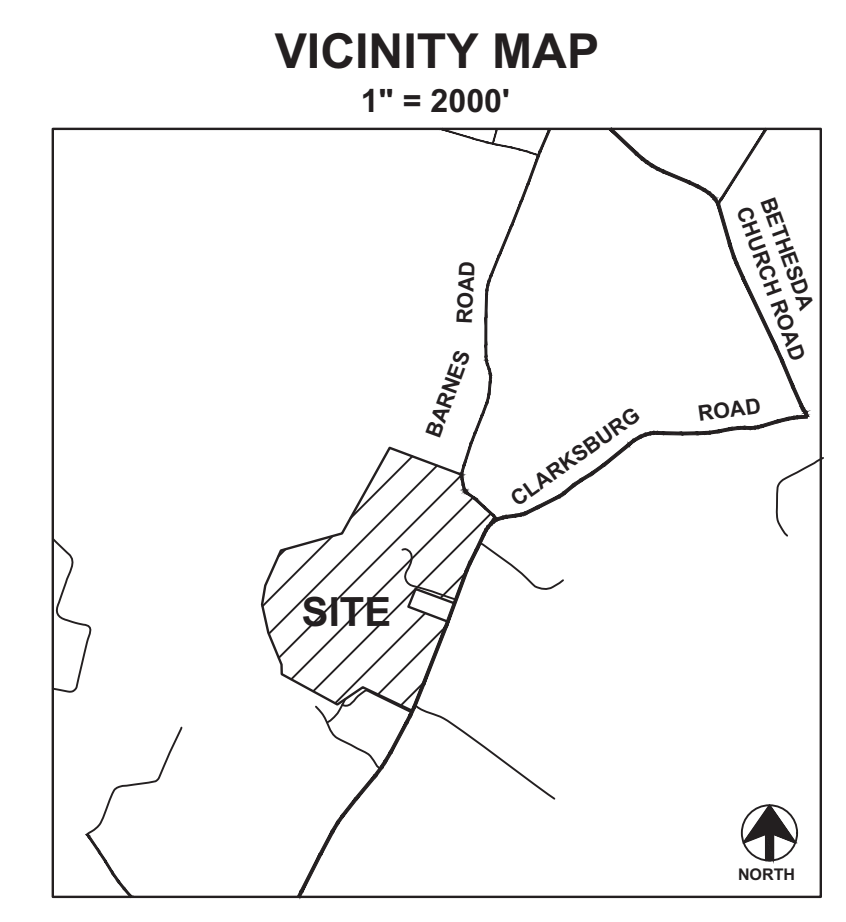
26925 Clarksburg Road
Sang Ho Jeon & Sook Heung
Liber 34619, Folio 286
Lot 1
Cobblers Knoll
Plat 23587

26925 Clarksburg Road
Luis Lanza Munoz
Liber 50937, Folio 315
Lot 2
Cobblers Knoll
Plat 23587

26931 Clarksburg Road
Daniel & Rosa Berbert
Liber 55305, Folio 747
Lot 3
Cobblers Knoll
Plat 23587

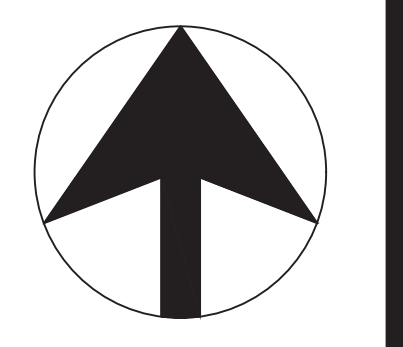
- LEGEND:**
- AREA OF DEDICATION
 - BUILDING RESTRICTION LINE - 20' B.R.L.
 - CANOPY COVERAGE
 - CENTERLINE
 - EXISTING BUILDING
 - EXISTING CATEGORY I CONSERVATION EASEMENT
 - INDEX CONTOUR (5' INTERVAL) - 300'
 - INTERMEDIATE CONTOUR
 - PROPERTY LINE (SUBJECT)
 - PROPERTY LINE
 - PROPOSED CATEGORY I CONSERVATION EASEMENT
 - PROPOSED HOME
 - PROPOSED LOT LINE
 - STREAM
 - FEMA FLOODWAY (DFIRM 2011)
 - SHARED DRIVEWAY / ACCESS LANE

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 failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to affect required access will be required if found upon inspection after installation.
BY: *SNC* FC: 43 DATE: 3/18/2024



Revisions

Rev. 03-01-24	



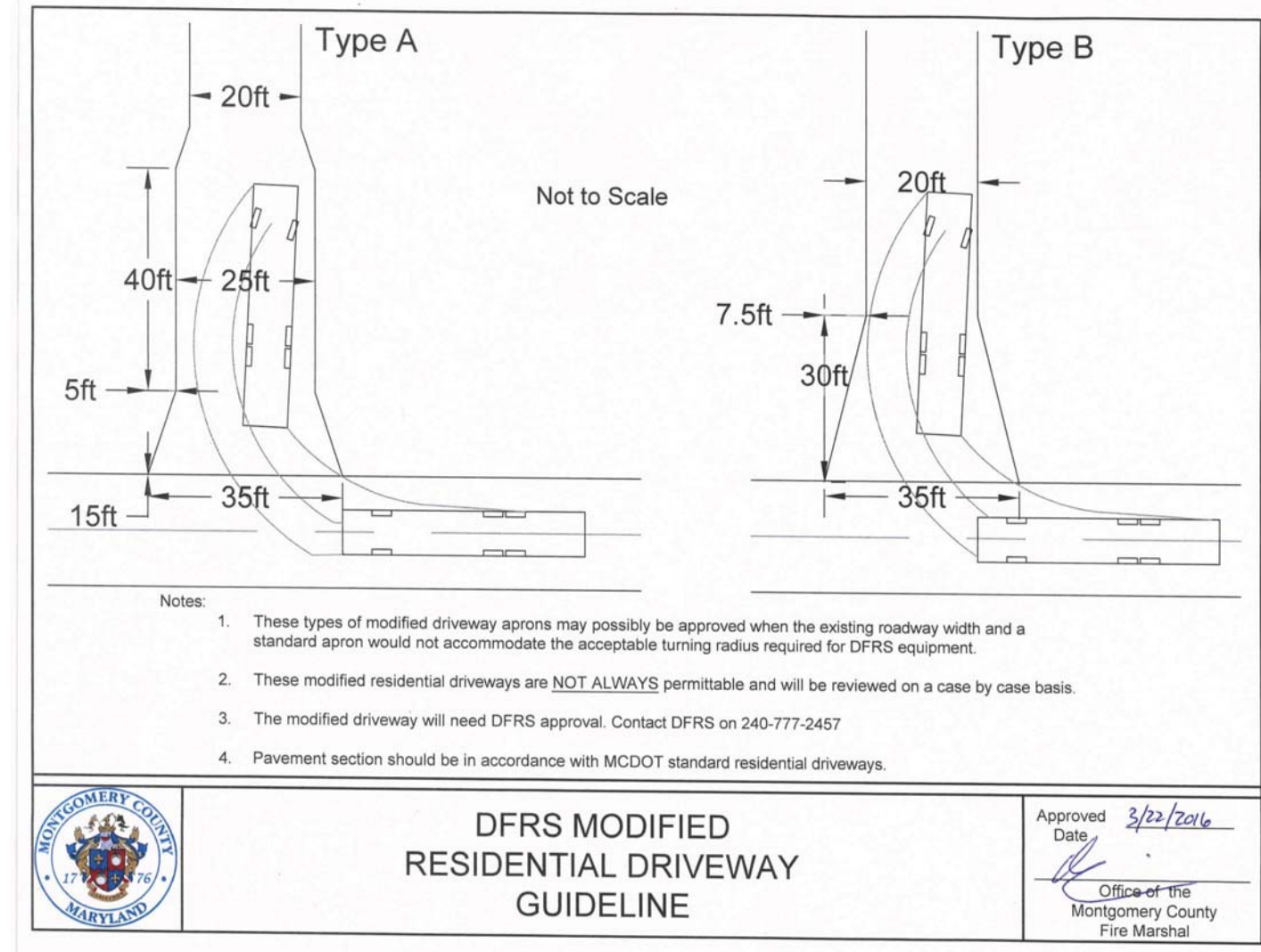
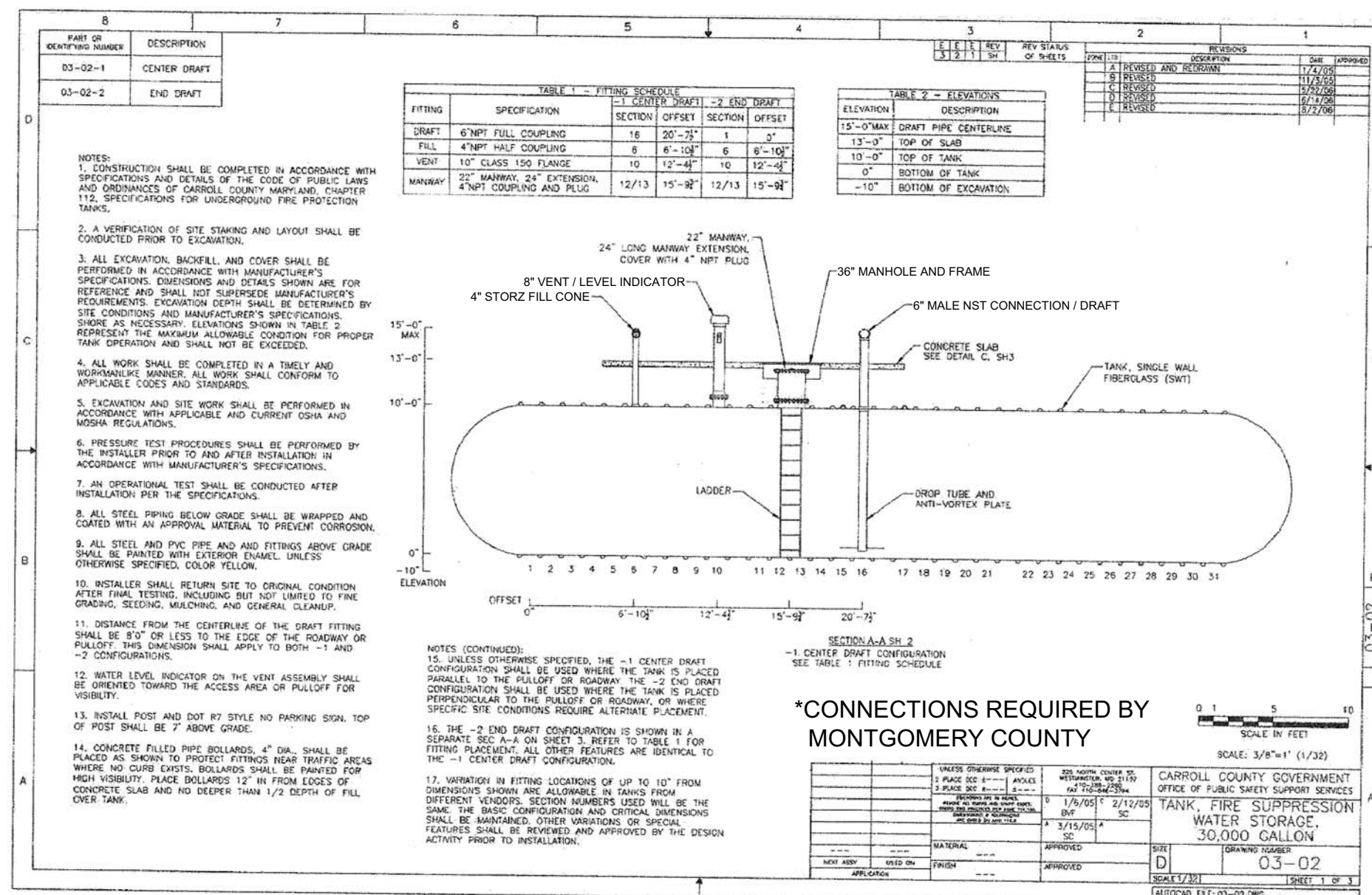
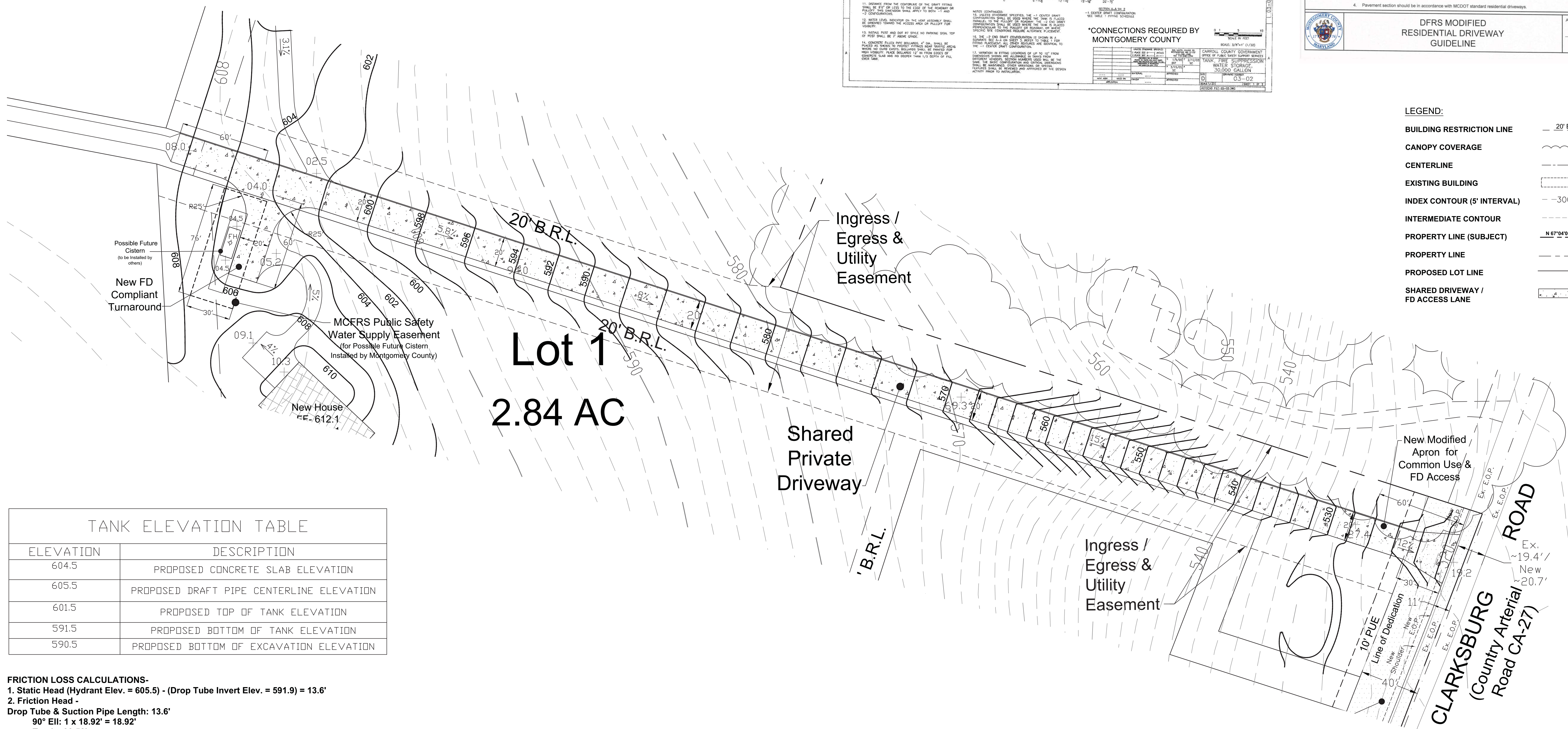
date: 04/03/2023
scale: 1" = 100'

Benning & Associates, Inc.
Land Planning Consultants
8933 Shady Grove Court
Gaithersburg, MD 20877
(301) 946-6240



FIRE DEPARTMENT APPARATUS ACCESS & WATER SUPPLY PLAN
GLADHILL FARM

Parcel 333 - Tax Map EY561
Montgomery County, Maryland



LEGEND:

- BUILDING RESTRICTION LINE ——— 20' BRL ———
- CANOPY COVERAGE ———
- CENTERLINE ———
- EXISTING BUILDING ———
- INDEX CONTOUR (5' INTERVAL) ———
- INTERMEDIATE CONTOUR ———
- PROPERTY LINE (SUBJECT) ——— N 67°04'00" W ———
- PROPERTY LINE ———
- PROPOSED LOT LINE ———
- SHARED DRIVEWAY / FD ACCESS LANE ———

ELEVATION	DESCRIPTION
604.5	PROPOSED CONCRETE SLAB ELEVATION
605.5	PROPOSED DRAFT PIPE CENTERLINE ELEVATION
601.5	PROPOSED TOP OF TANK ELEVATION
591.5	PROPOSED BOTTOM OF TANK ELEVATION
590.5	PROPOSED BOTTOM OF EXCAVATION ELEVATION

FRICITION LOSS CALCULATIONS-

- Static Head (Hydrant Elev. = 605.5) - (Drop Tube Invert Elev. = 591.9) = 13.6'
- Friction Head -
 Drop Tube & Suction Pipe Length: 13.6'
 90° Ell: 1 x 18.92' = 18.92'
 Total = 33.52'
 33.52 l.f. of 6" Galv. Pipe x 0.0086 l.f. = 0.29' ~ 0.3'
- Total Head = 13.9'

FIRE DEPARTMENT APPARATUS ACCESS & WATER SUPPLY NOTES:

- The purpose of this plan is to address requirements of Executive Regulation 8-16 (Fire Safety Code - Building Construction) as appropriate for the proposed subdivision.
- Proposed Lots 1, 2, and 3 are to be accessed by way of a shared private driveway that will be constructed as shown on the plan to meet MCFRS access standards.
- The improvements include construction of a modified driveway apron, a 20-foot wide shared driveway, and the installation of a **Dead-End Apparatus Turn-Around** which meets Fire Department access requirements.
- The paved all-weather Fire Department Access Lane must meet load-bearing requirements for Montgomery County Fire Department apparatus. Final certification that the driveway meets load-bearing requirements of MCFRS to be provided prior to issuance of Use & Occupancy permit.
- For water supply, a MCFRS Public Safety Water Supply Easement is to be provided as shown on the plan for possible future 30,000 gallon cistern installation by Montgomery County. Easement to be recorded in the Land Records of Montgomery County prior to the recordation of the plat for the subdivision.
- Clarksburg Road is an existing County maintained road with a posted speed limit of 35 MPH. The roadway pavement is approximately 19.4' wide at the proposed driveway location. The road is proposed to be widened to meet County standards and to provide fire department operational movements at the access location.

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 failure 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: S.M.C. P. 43 DATE: 3/18/2024

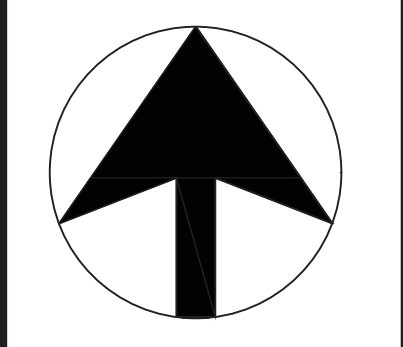
Professional Certification:
 I hereby certify that this Fire Department Apparatus Access Plan has been prepared in accordance with the requirements of Executive Regulation 8-16 (Fire Safety Code - Building Construction) to the best of my knowledge.
 Signature: [Signature] Date: 03-01-2024



Source of Topography:
 Two-foot contour interval topography in areas of proposed septic fields from a field survey by Thomas A. Maddox, Professional Land Surveyor. Additional topography shown as interpolated from MNCPPC data sheet 238NW12.

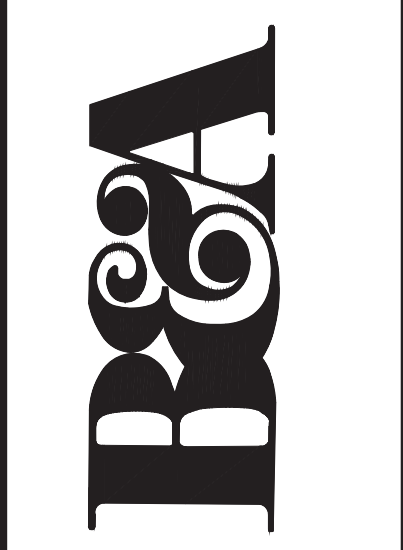
Revisions

Rev. 03-01-24	



date: 04/03/2023
 scale: 1" = 30'

Bennings & Associates, Inc.
 Land Planning Consultants
 8933 Shady Grove Court
 Gaithersburg, MD 20877
 (301)948-0240



FIRE DEPARTMENT APPARATUS ACCESS & WATER SUPPLY PLAN
GLADHILL FARM
 Parcel 333 - Tax Map EY561
 Montgomery County, Maryland



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

M E M O R A N D U M

April 2, 2024

TO: Joshua Penn, Lead Reviewer
Development Review
Maryland National Capital Park and Planning Commission

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

SUBJECT: Administrative Subdivision : Gladhill Farm
620230050

This is to notify you that the Well & Septic Section of MCDPS approved the administrative subdivision plan received in this office on March 27, 2024. Approved with the following reservations:

- The record plat must show the proposed well sites and the septic reserve areas as they are shown on this plan.
- Forest conservation easements established subsequent to this approval must meet all minimum well and septic setback requirements:
 - 5 feet from the septic area

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

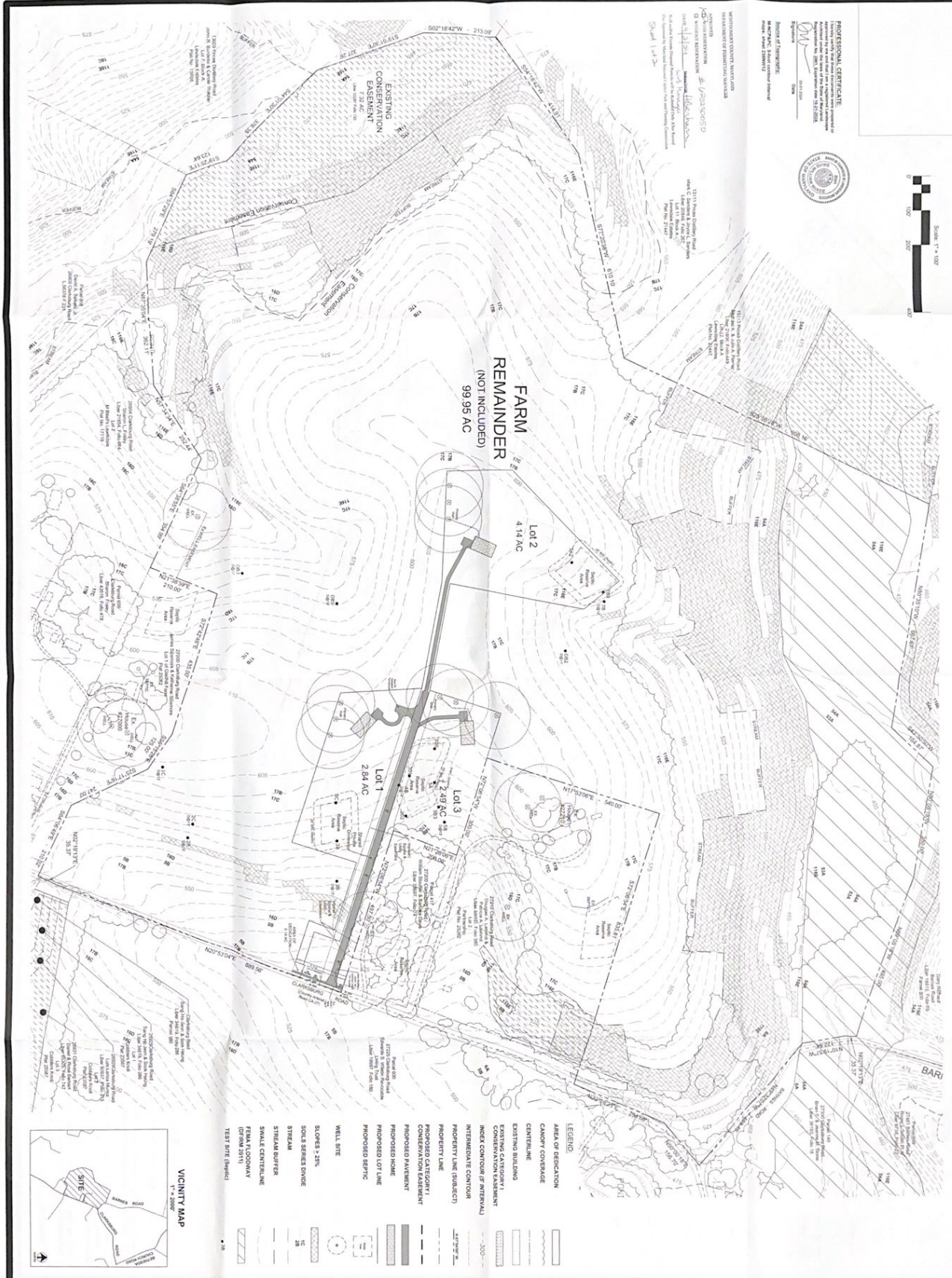
Cc: Dave McKee, Benning & Assoc

PROFESSIONAL CERTIFICATE
 I, the undersigned, being duly sworn, depose and say that I am a duly Licensed Professional Engineer in the State of Maryland, and that I am the author of the above-entitled plan, and that the same is a true and correct copy of the original on file in my office, and that I am not aware of any falsification of the same.



MONTEGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES
 REVIEWED FOR PERMITTING SERVICES
 DATE: 04/03/2023
 BY: [Signature]

APPROVED FOR SUBMITTER
 DATE: 04/03/2023
 BY: [Signature]



FARM REMAINDER (NOT INCLUDED)
 99.95 AC

Lot 2
 4.14 AC

Lot 1
 2.84 AC

Lot 3
 2.49 AC

LEGEND

- AREA OF EDUCATION
- CAMPUS COVERAGE
- CENTERLINE
- EXISTING BUILDING
- EXISTING CATEGORY I CONSERVATION EASEMENT
- INDEX CONTIGUOUS INTERMEDIATE
- INTERMEDIATE CONTOUR
- PROPERTY LINE SUBJECT TO EASEMENT
- CONSERVATION EASEMENT
- PROPOSED HOME
- PROPOSED LOT LINE
- PROPOSED SEPTIC
- WELL SITE
- SLOPES 3-12%
- SOILS SERIES DIVIDE
- STREAM
- STREAM BUFFER
- SMALL CENTERLINE
- FRONTAL SETBACK (FRONT 30' MIN)
- 100' SETBACK (REAR)



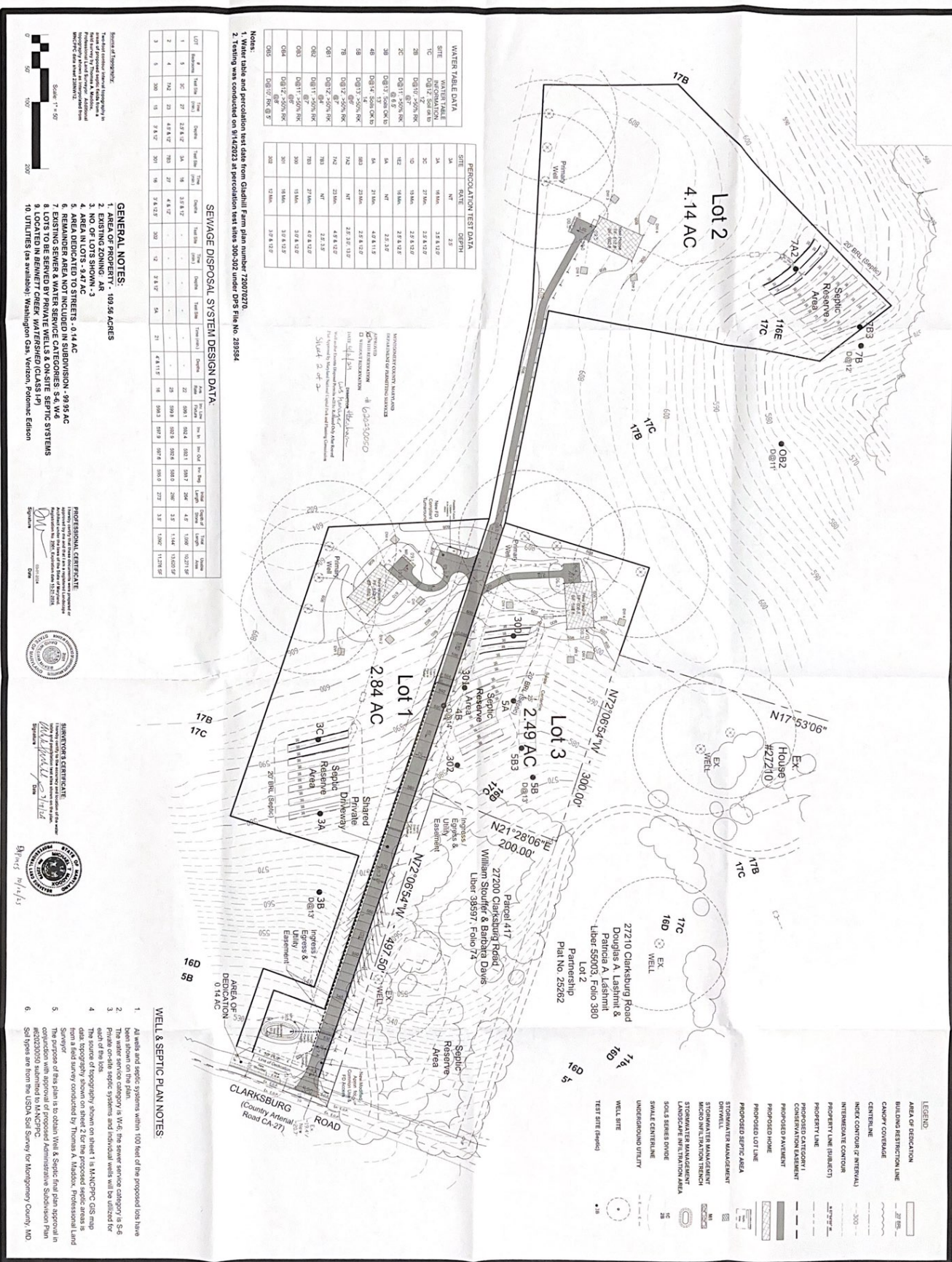
WELL & SEPTIC PLAN
GLADHILL FARM
 Parcel 333 - Tax Map EY561
 Montgomery County, Maryland

B&A Benning & Associates, Inc.
 Land Planning Consultants
 8933 Brady Drive Court
 Gaithersburg, MD 20877
 (301) 948-6340

date: 04/03/2023
 scale: 1" = 100'



DATE	04/03/2023
SCALE	1" = 100'
PROJECT	GLADHILL FARM
CLIENT	Parcel 333 - Tax Map EY561
LOCATION	Montgomery County, Maryland



WATER TABLE DATA

SITE	DATE	DEPTH
5A	N7	2.3
5B	N7	3.8
5C	N7	2.8
5D	N7	2.8
5E	N7	2.8
5F	N7	2.8
5G	N7	2.8
5H	N7	2.8
5I	N7	2.8
5J	N7	2.8
5K	N7	2.8
5L	N7	2.8
5M	N7	2.8
5N	N7	2.8
5O	N7	2.8
5P	N7	2.8
5Q	N7	2.8
5R	N7	2.8
5S	N7	2.8
5T	N7	2.8
5U	N7	2.8
5V	N7	2.8
5W	N7	2.8
5X	N7	2.8
5Y	N7	2.8
5Z	N7	2.8

PERCOLATION TEST DATA

SITE	DATE	DEPTH
5A	N7	2.3
5B	N7	3.8
5C	N7	2.8
5D	N7	2.8
5E	N7	2.8
5F	N7	2.8
5G	N7	2.8
5H	N7	2.8
5I	N7	2.8
5J	N7	2.8
5K	N7	2.8
5L	N7	2.8
5M	N7	2.8
5N	N7	2.8
5O	N7	2.8
5P	N7	2.8
5Q	N7	2.8
5R	N7	2.8
5S	N7	2.8
5T	N7	2.8
5U	N7	2.8
5V	N7	2.8
5W	N7	2.8
5X	N7	2.8
5Y	N7	2.8
5Z	N7	2.8

SEWAGE DISPOSAL SYSTEM DESIGN DATA

Lot	Area (Ac)	Population	Flow (GPD)	Flow (MGD)	Flow (MGD)	Flow (MGD)	Flow (MGD)	Flow (MGD)	Flow (MGD)	Flow (MGD)	Flow (MGD)
1	2.84	10	1000	0.001	0.001	0.001	0.001	0.001	0.001	0.001	0.001
2	4.14	15	1500	0.0015	0.0015	0.0015	0.0015	0.0015	0.0015	0.0015	0.0015
3	2.49	8	800	0.0008	0.0008	0.0008	0.0008	0.0008	0.0008	0.0008	0.0008

GENERAL NOTES:

1. AREA OF PROPERTY - 109.56 ACRES
2. EXISTING ZONING - R-1
3. AREA IN LOTS - 9.47 AC
4. AREA DEDICATED TO STREETS - 0.14 AC
5. REMAINDER AREA NOT INCLUDED IN SUBDIVISION - 99.95 AC
6. EXISTING SEWER & WATER SERVICE CONNECTION SITE SEPTIC SYSTEMS
7. LOCATED IN BENNETT CREEK WATERSHED (CLASS 1P)
8. UTILITIES (as available) Washington Gas, Verizon, Potomac Edison

WELL & SEPTIC PLAN NOTES

1. All wells and septic systems within 100 feet of the proposed lots have been shown on this plan.
2. The water service category is W-6, the sewer service category is S-6.
3. Private on-site septic systems and individual wells will be utilized for each of the lots.
4. The proposed septic systems are shown on sheet 1, 1A, MANGCPC GIS map and topographic station on sheet 2 for the proposed septic areas is from a field survey conducted by Thomas A. Maddox, Professional Land Surveyor.
5. The purpose of this plan is to obtain Well & Septic Plan approval in accordance with the Maryland Department of the Environment's Subdivision Regulations (COMAR 26.03.02) submitted to the MANGCPC.
6. Soil types are from the USDA Soil Survey for Montgomery County, MD.

Notes:

1. Water table and percolation test data from Gladhill Farm plan number 720070270.
2. Testing was conducted on 01/14/2023 at percolation test sites 300-303 under PFS file No. 288984.

PROFESSIONAL CERTIFICATE

Benning & Associates, Inc.
 Licensed Professional Engineer
 License No. 13067
 State of Maryland
 Date: 04/03/2023

PROFESSIONAL CERTIFICATE

Thomas A. Maddox
 Licensed Professional Land Surveyor
 License No. 13067
 State of Maryland
 Date: 04/03/2023

LEGEND

- AREA OF DEDICATION
- BUILDING RESTRICTION LINE
- CAMPY CONTOR
- CENTERLINE
- NECK CONTOR (IF INTERNAL)
- INTERMEDIATE CONTOR
- PROPERTY LINE (SUBJECT)
- PROPERTY LINE
- PROPOSED CATEGORY I CONSERVATION EASEMENT
- PROPOSED EASEMENT
- PROPOSED HOME
- PROPOSED LOT LINE
- PROPOSED SEPTIC AREA
- STORMWATER MANAGEMENT
- LANDSCAPE MITIGATION AREA
- SOIL SERVICE DOWNE
- SMALL CENTERLINE
- UNDERGROUND UTILITY
- WELL SITE
- TEST SITE (FIELD)

WELL & SEPTIC PLAN
GLADHILL FARM
 Parcel 333, Tax Map EY561
 Montgomery County, Maryland

B&A
 Benning & Associates, Inc.
 Land Planning Consultants
 8913 Shady Grove Court
 Gaithersburg, MD 20878
 (301) 997-0970

date: 04/03/2023
 scale: 1" = 50'

PROFESSIONAL CERTIFICATE

Benning & Associates, Inc.
 Licensed Professional Engineer
 License No. 13067
 State of Maryland
 Date: 04/03/2023

PROFESSIONAL CERTIFICATE

Thomas A. Maddox
 Licensed Professional Land Surveyor
 License No. 13067
 State of Maryland
 Date: 04/03/2023

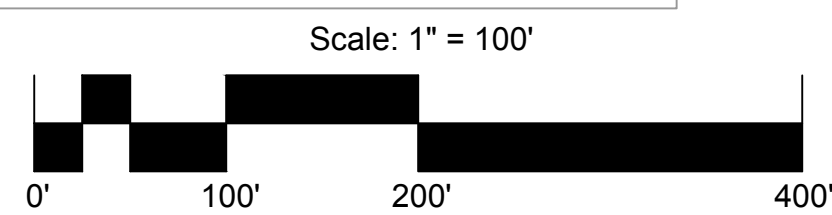
PROFESSIONAL CERTIFICATE

Benning & Associates, Inc.
 Licensed Professional Engineer
 License No. 13067
 State of Maryland
 Date: 04/03/2023

Attachment C: Forest Conservation Plan

PROFESSIONAL CERTIFICATE:
I hereby certify that these documents were prepared or approved by me and that I am a registered Landscape Architect under the laws of the State of Maryland. Registration No. 2021, Expiration date 10-31-2024.

Signature: _____ Date: 03-01-2024



DEVELOPER'S CERTIFICATE - Gladhill Farm Lot 1, 2, and 3

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. F20230295 including financial bonding, forest planting, maintenance and all other application agreements.

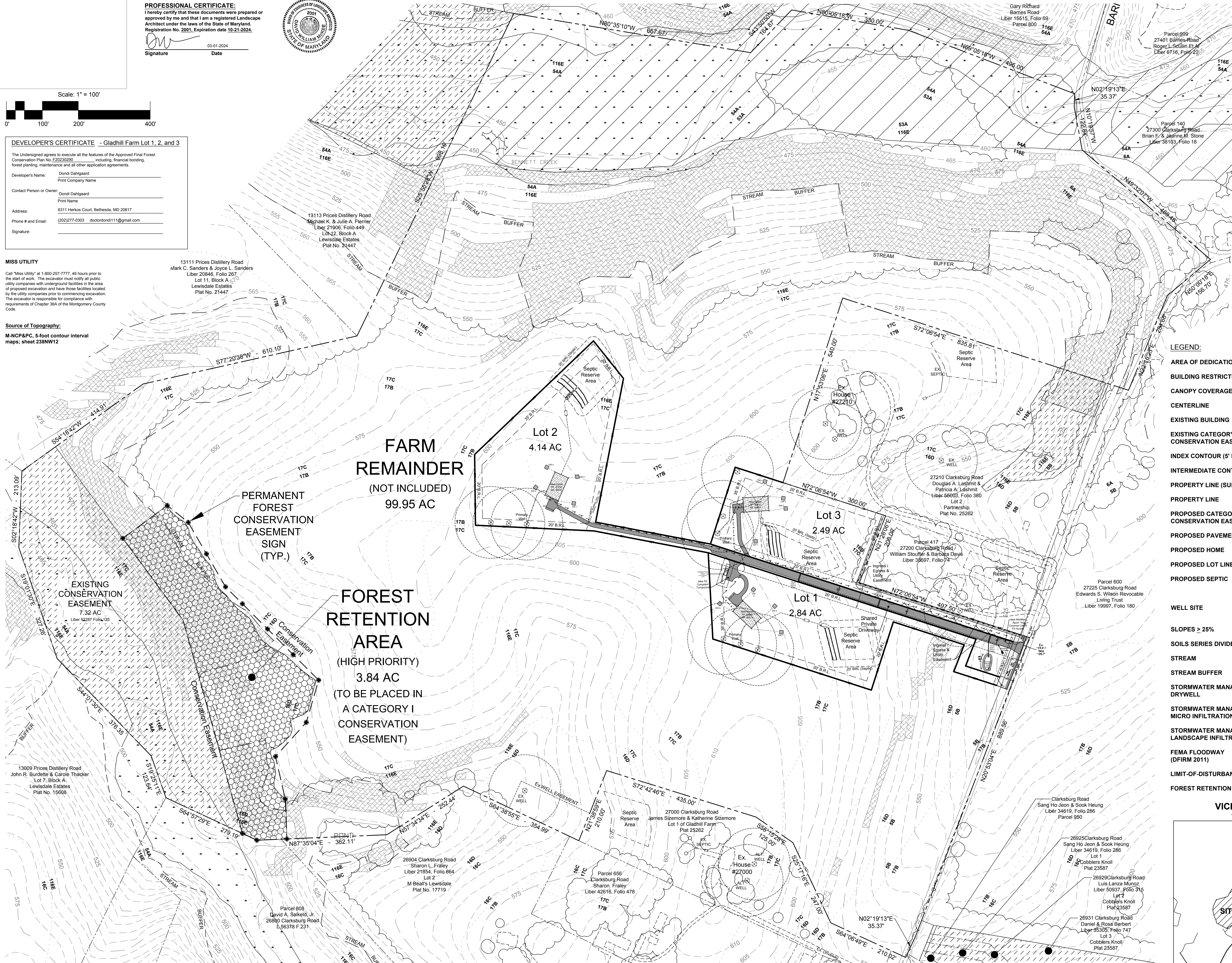
Developer's Name: Dondi Dahgaard
Firm Company Name: _____
Contact Person or Owner: Dondi Dahgaard
Firm Name: _____
Address: 6311 Herkos Court, Bethesda, MD 20817
Phone # and Email: (202)277-0303 doctordondi11@gmail.com
Signature: _____

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.

Source of Topography:

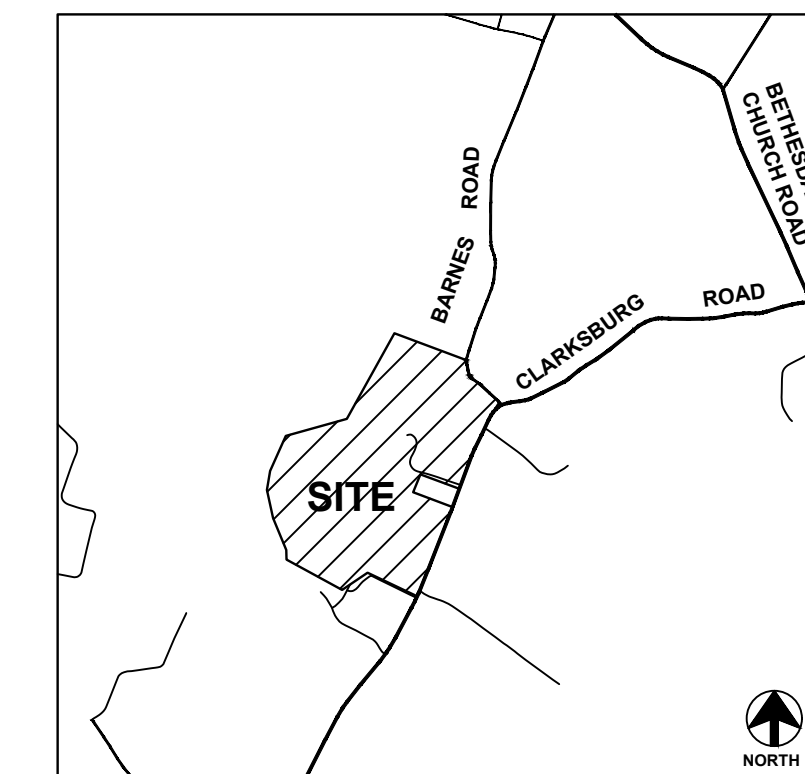
M-NCP&PC, 5-foot contour interval maps; sheet 238NW12



LEGEND:

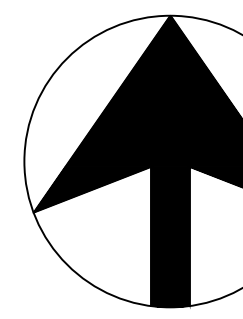
- AREA OF DEDICATION
- BUILDING RESTRICTION LINE
- CANOPY COVERAGE
- CENTERLINE
- EXISTING BUILDING
- EXISTING CATEGORY I CONSERVATION EASEMENT
- INDEX CONTOUR (5' INTERVAL)
- INTERMEDIATE CONTOUR
- PROPERTY LINE (SUBJECT)
- PROPERTY LINE
- PROPOSED CATEGORY I CONSERVATION EASEMENT
- PROPOSED PAVEMENT
- PROPOSED HOME
- PROPOSED LOT LINE
- PROPOSED SEPTIC
- WELL SITE
- SLOPES > 25%
- SOILS SERIES DIVIDE
- STREAM
- STREAM BUFFER
- STORMWATER MANAGEMENT DRYWELL
- STORMWATER MANAGEMENT MICRO INFILTRATION TRENCH
- STORMWATER MANAGEMENT LANDSCAPE INFILTRATION AREA
- FEMA FLOODWAY (DFIRM 2011)
- LIMIT-OF-DISTURBANCE
- FOREST RETENTION

VICINITY MAP
1" = 2000'



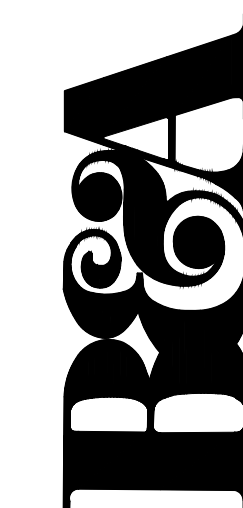
Revisions

Rev. 03-01-24	



date: 04/03/2023
scale: 1" = 100'

Benning & Associates, Inc.
Land Planning Consultants
Gadshere, MD 20877
(301) 948-0240



PRELIMINARY / FINAL FOREST CONSERVATION PLAN

GLADHILL FARM

Parcel 333 - Tax Map EY561
Montgomery County, Maryland

WSSC GRID 238NW12

TAX MAP EY561

M-NCP&PC FILE NO. F20230295

SHEET 1 OF 2

Sequence of Events for Properties Required to Comply With Forest Conservation Plans, Exemptions from Submitting Forest Conservation Plans, and Tree Save Plans

The property owner is responsible for ensuring all tree protection measures are performed in accordance with the approved final forest conservation plan or tree save plan, and as modified in the field by a Planning Department Forest Conservation Inspector. The measures must meet or exceed the most recent standards published by the American National Standards Institute (ANSI A300).

Pre-Construction

- An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged and before any land disturbance.
- The property owner must arrange for the meeting and following people should participate at the pre-construction meeting: the property owner or their representative, construction superintendent, International Society of Arboriculture (ISA) certified arborist/Maryland Licensed Tree Expert (representing owner) that will implement the tree protection measures, The Planning Department Forest Conservation Inspector, and Montgomery County Department of Permitting Services (DPS) Sediment Control Inspector. The purpose of this meeting is to verify the limits of disturbance and discuss specific tree protection and tree care measures shown on the approved plan. No land disturbance shall begin before tree protection and stress-reduction measures have been implemented and approved by the Planning Department Forest Conservation Inspector.
 - Typical tree protection devices include:
 - Chain link fence (four feet high)
 - Super silt fence with wire strung between the support poles (minimum 4 feet high) with high visibility flagging.
 - 14 gauge, 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.
 - Typical stress reduction measures may include, but are not limited to:
 - Root pruning with a root cutter or vibratory plow designed for that purpose. Trenchers are not allowed, unless approved by the Forest Conservation Inspector
 - Crown Reduction or pruning
 - Watering
 - Fertilizing
 - Vertical mulching
 - Root aeration systems

Measures not specified on the Forest Conservation Plan may be required as determined by the Forest Conservation Inspector in coordination with the property owner's arborist.

3. A Maryland Licensed Tree expert must perform, or directly supervise, the implementation of all stress reduction measures. Documentation of the process (including photographs) may be required by the Forest Conservation Inspector, and will be determined at the pre-construction meeting.

- Temporary tree protection devices must be installed per the approved Forest Conservation Plan, Exemption Plan, or Tree Save Plan and prior to any land disturbance. The Forest Conservation Inspector, in coordination with the DPS Sediment Control Inspector, may make field adjustments to increase the survivability of trees and forest shown as saved on the approved plan.
- Tree protection fencing must be installed and maintained by the property owner for the duration of construction project and must not be altered without prior approval from the Forest Conservation Inspector. All construction activity within protected tree and forest areas is prohibited. This includes the following activities:
 - Parking or driving of equipment, machinery or vehicles of any type
 - Storage of any construction materials, equipment, stockpiling, fill, debris, etc.
 - Dumping of any chemicals (i.e., paint thinner, mortar or concrete remainder, trash, garbage, or debris of any kind.
 - Felling of trees into a protected area.
 - Trenching or grading for utilities, irrigation, drainage, etc.

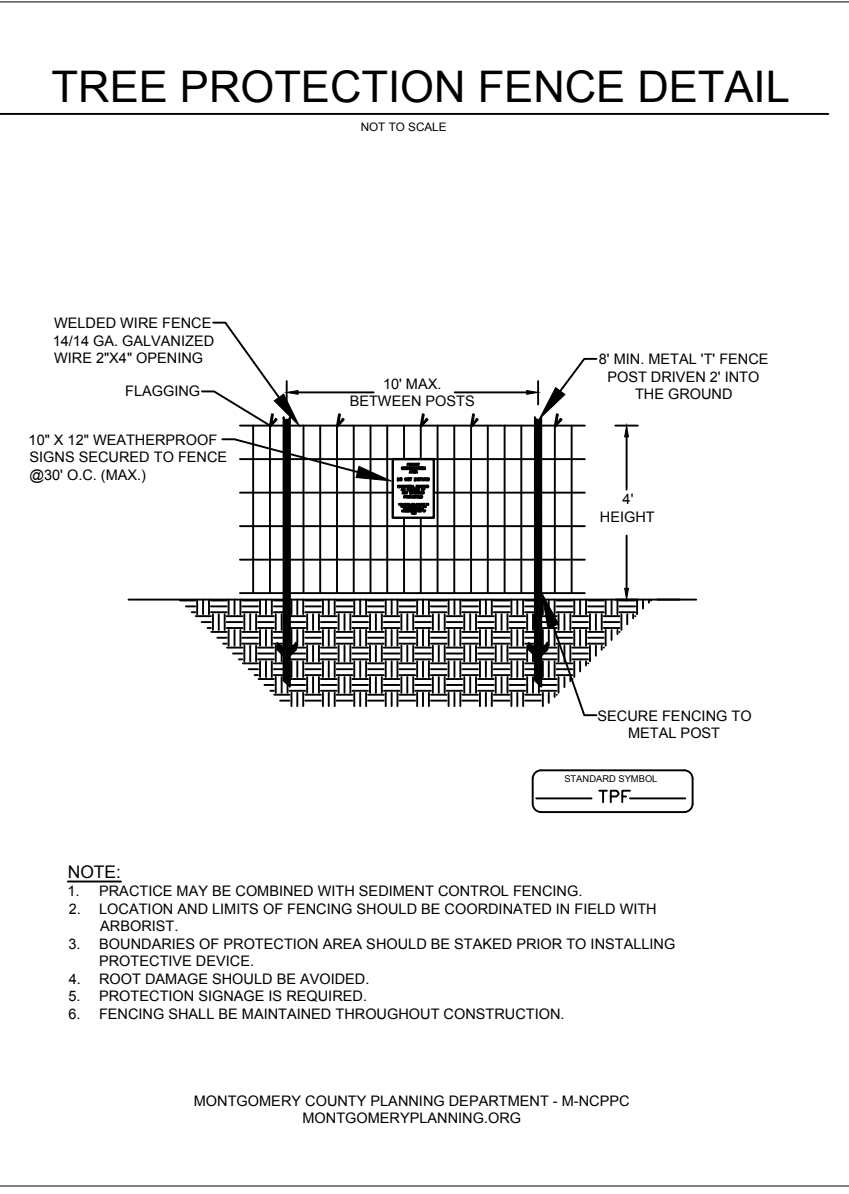
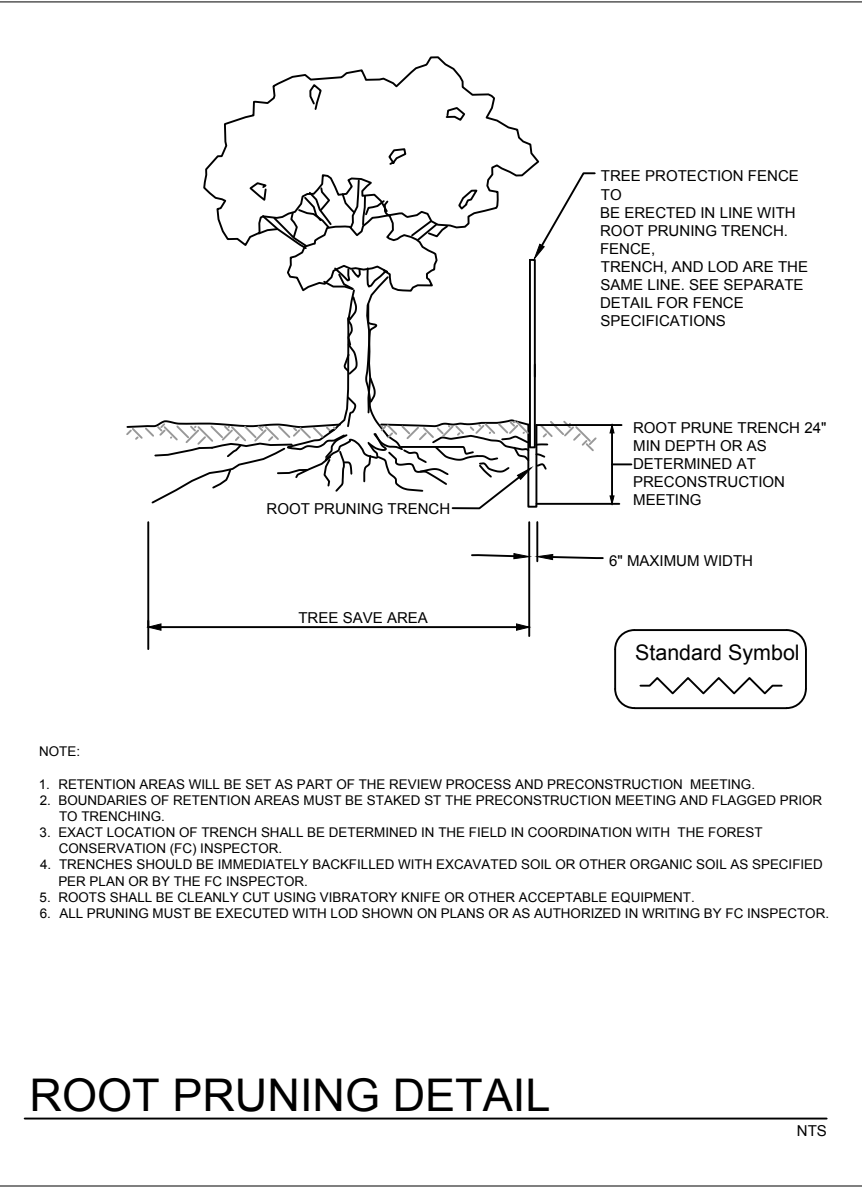
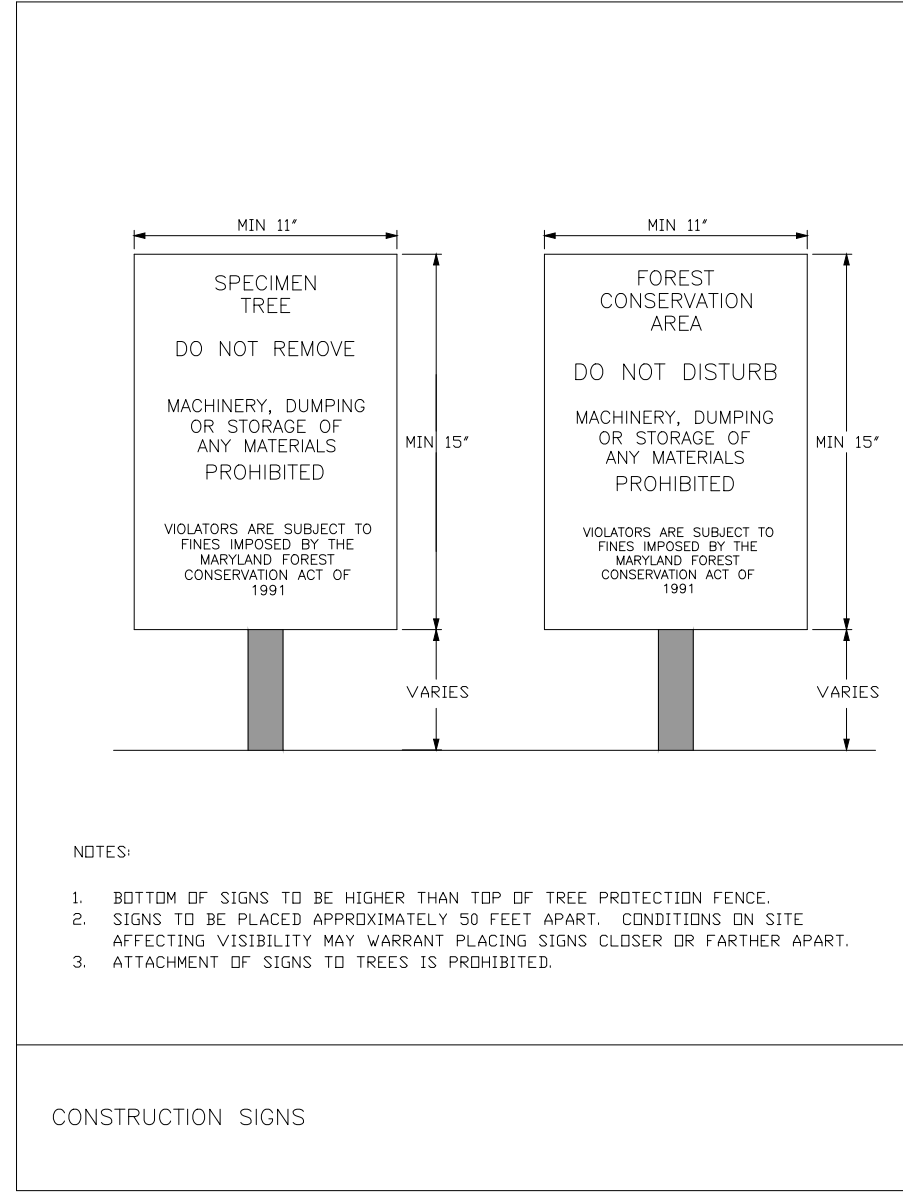
6. Forest and tree protection signs must be installed as required by the Forest Conservation Inspector. The signs must be waterproof and wording provided in both English and Spanish.

During Construction

- Periodic inspections will be made by the Forest Conservation Inspector. Corrections and repairs to tree protection devices must be completed within the timeframe given by the Inspector.
- The property owner must immediately notify the Forest Conservation Inspector of any damage to trees, forests, understorey, ground cover, and any other undisturbed areas shown on the approved plan. Remedial actions, and the relative timeframes to restore these areas, will be determined by the Forest Conservation Inspector.

Post-Construction

- After construction is completed, but before tree protection devices have been removed, the property owner must request a final inspection with the Forest Conservation Inspector. At the final inspection, the Forest Conservation Inspector may require additional corrective measures, which may include:
 - Removal, and possible replacement, of dead, dying, or hazardous trees
 - Pruning of dead or declining limbs
 - Soil aeration
 - Fertilization
 - Watering
 - Wound repair
- Long-term protection measures, including permanent signage, must be installed per the approved plan. Installation will occur at the appropriate time during the construction project. Refer to the approved plan drawing for the long-term protection measures to be installed.



Forest Conservation Data Table

Number of Acres		
Tract	109.6	
Remaining in Agricultural Use	99.95	
Road & Utility ROWs ¹	0.14	
Total Existing Forest	-	
Forest Retention	-	
Forest Cleared	-	
Land Use & Thresholds ²		
Land Use Category	ARA, MDR, IDA, HDR, MDP, or CIA	
Conservation Threshold	50% percent	
Afforestation Threshold	20% percent	
Stream(s)		
Total Channel Length (ft.)	Average Buffer Width (ft.) ³	
Retained	Cleared	
Planted		
Acres of Forest in Wetlands	-	-
100-Year Floodplain	-	-
Stream Buffers	-	-
Priority Areas	-	-

FOREST CONSERVATION WORKSHEET
Gladhill Farm F20230290

NET TRACT AREA:

A. Total tract area ...	109.56
B. Additions to tract area (Off-Site Work, etc.; construction required by this plan) ...	0.12
C. Land dedication acres (parks, county facility, etc.) ...	0.00
D. Land dedication for roads or utilities (construction not required by this plan) ...	0.14
E. Area to remain in commercial agricultural production/use ...	99.95
F. Other deductions (specify)	0.00
G. Net Tract Area	9.59

LAND USE CATEGORY: (from Chapter 22A-3, Definitions)
Input the number "1" under the appropriate land use, limit to only one entry.

ARA	CDR	MDR	IDA	HDR	MPD	CIA
1	0	0	0	0	0	0
G. Afforestation Threshold ...	20%	x G =	1.92			
H. Conservation Threshold ...	55%	x G =	5.27			

EXISTING FOREST COVER:

I. Existing forest cover	0.00
J. Area of forest above afforestation threshold	0.00
K. Area of forest above conservation threshold	0.00

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation	0.00
M. Clearing permitted without mitigation	0.00

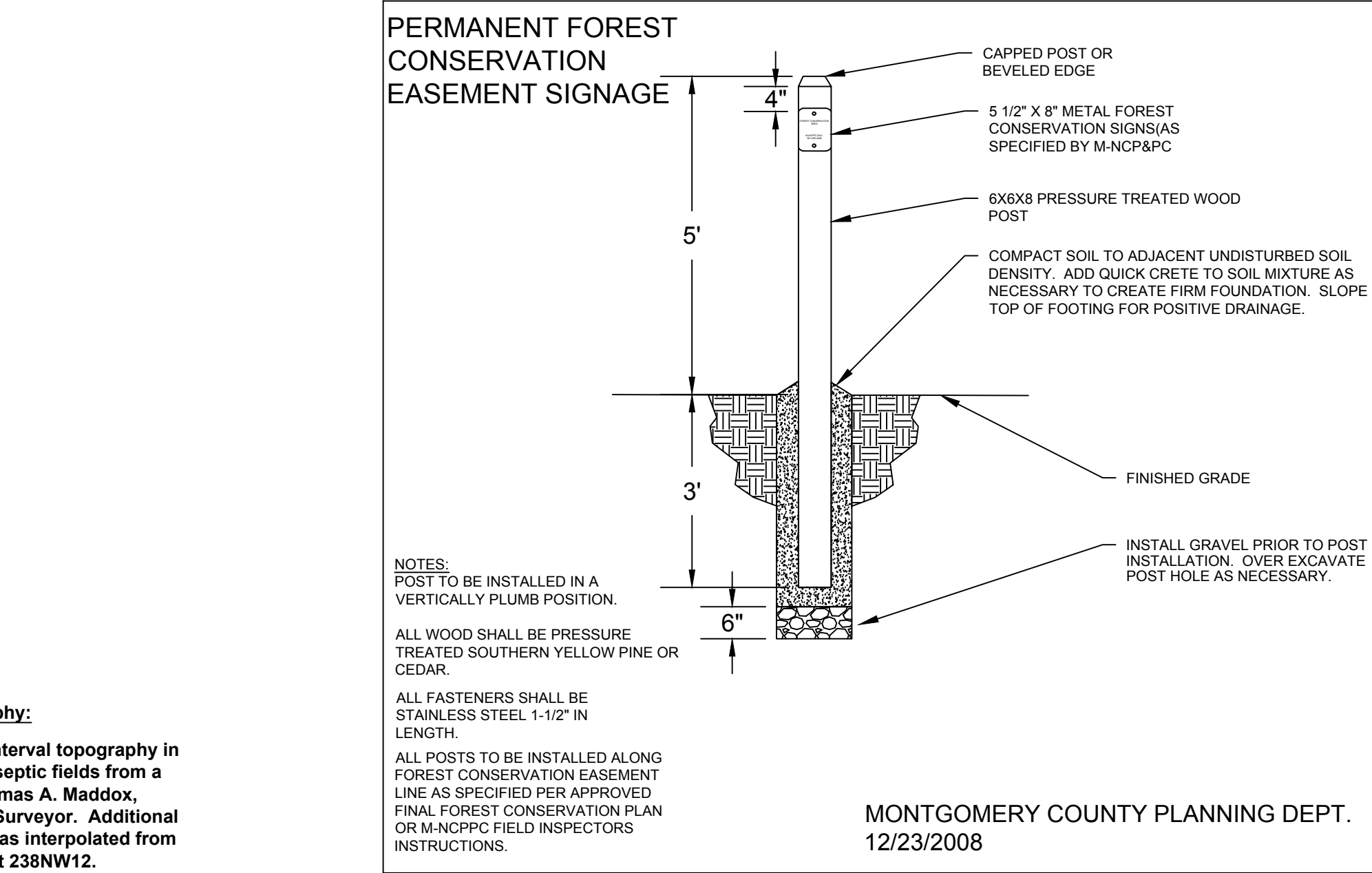
PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared	0.00
O. Total area of forest to be retained	0.00

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold	0.00
Q. Reforestation for clearing below conservation threshold	0.00
R. Credit for retention above conservation threshold	0.00
S. Total reforestation required	0.00
T. Total afforestation required	1.92
U. Credit for landscaping (may not be used to meet reforestation requirement if project is located outside an Equity Focus Area (EFA). For projects within EFA, may not exceed 20% of "S")	0.00
V. Total reforestation and afforestation required	1.92

worksheet date 4/3/2023



FOREST CONSERVATION AREA
DO NOT DISTURB
UNDER PENALTY OF LAW
NO DUMPING
NO MOTORIZED VEHICLES

M-NCPPC
Environmental Planning
(301) 495-4540

- GENERAL NOTES:**
- AREA OF PROPERTY - 109.56 ACRES
 - EXISTING ZONING: AR
 - NO. OF LOTS SHOWN - 3
 - AREA IN LOTS - 9.47 AC
 - AREA DEDICATED TO STREETS - 0.14 AC
 - REMAINDER AREA NOT INCLUDED IN SUBDIVISION - 99.95 AC
 - EXISTING SEWER & WATER SERVICE CATEGORIES: S-6, W-6
 - LOTS TO BE SERVED BY PRIVATE WELLS & ON-SITE SEPTIC SYSTEMS
 - LOCATED IN BENNETT CREEK WATERSHED (CLASS I-P)
 - UTILITIES (as available): Washington Gas, Verizon, Potomac Edison

DEVELOPER'S CERTIFICATE - Gladhill Farm Lot 1, 2, and 3

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. F20230290, including, financial bonding, forest planning, maintenance and all other application agreements.

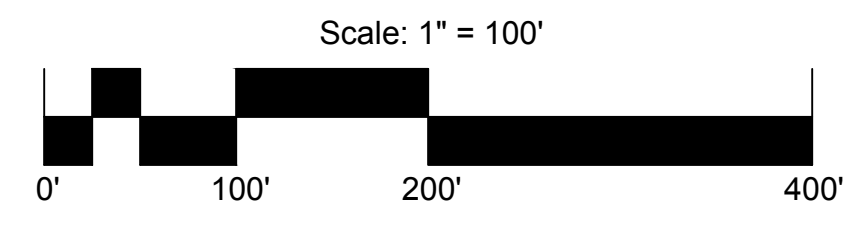
Developer's Name: Dondi Dahlgard
Print Company Name: _____

Contact Person or Owner: Dondi Dahlgard
Print Name: _____

Address: 6311 Herkos Court, Bethesda, MD 20817

Phone # and Email: (202)277-0303, dondidondi111@gmail.com

Signature: _____



PROFESSIONAL CERTIFICATE:
I hereby certify that these documents were prepared or approved by me and that I am a registered Landscape Architect under the laws of the State of Maryland.
Registration No. 2001, Expiration date 10-21-2024.

Dondi Dahlgard
Signature Date 03-21-2024

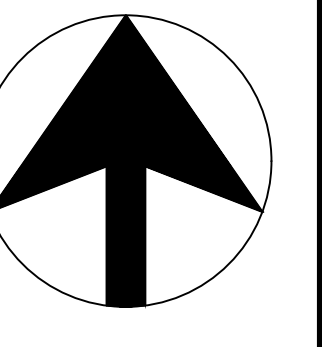


Source of Topography:
Two-foot contour interval topography in areas of proposed septic fields from a field survey by Thomas A. Meddox, Professional Land Surveyor. Additional topography shown as interpolated from MNCPPC data sheet 238NW12.

MONTGOMERY COUNTY PLANNING DEPT.
12/23/2008

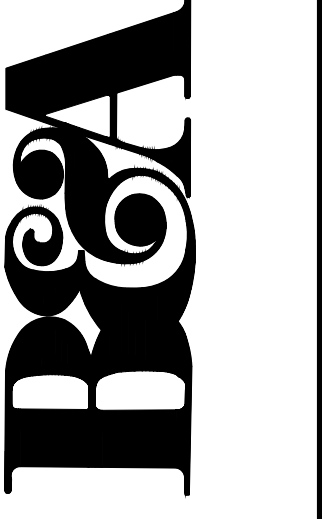
Revisions

Rev. 03-01-24	



date: 04/03/2023
scale: 1" = 100'

Bennig & Associates, Inc.
Lead Planning Consultants
8933 Shady Grove Court
Gaithersburg, MD 20877
(301) 948-0240



PRELIMINARY FINAL FOREST CONSERVATION PLAN
GLADHILL FARM
Parcel 333 - Tax Map EY661
Montgomery County, Maryland