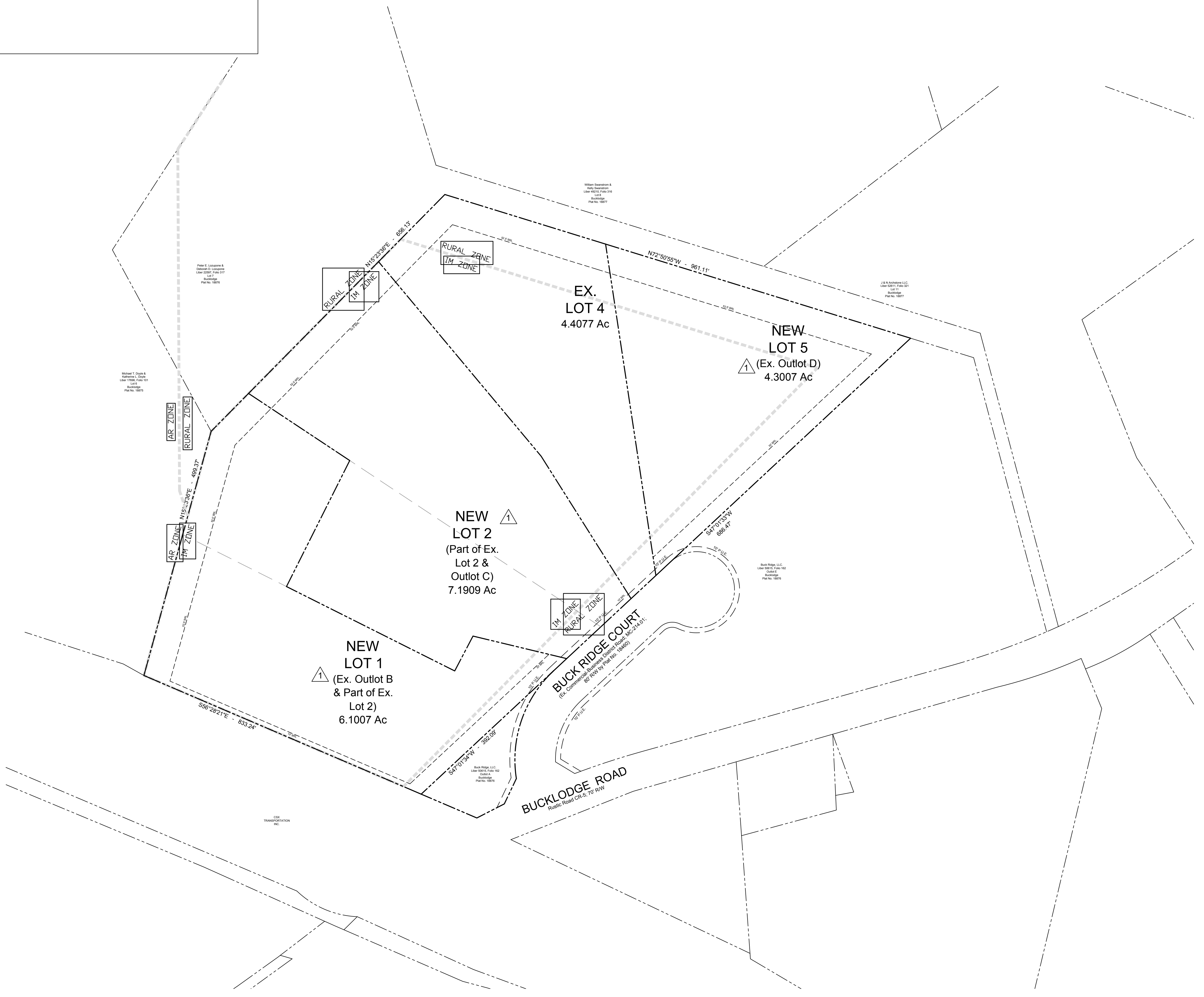


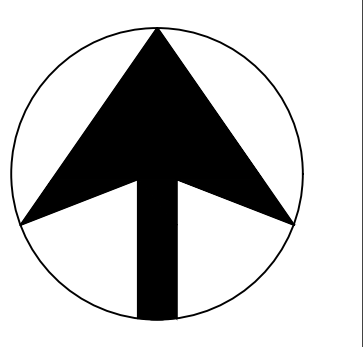
# Bucklodge Tract - Preliminary Plan No. 11989032A

Revisions

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

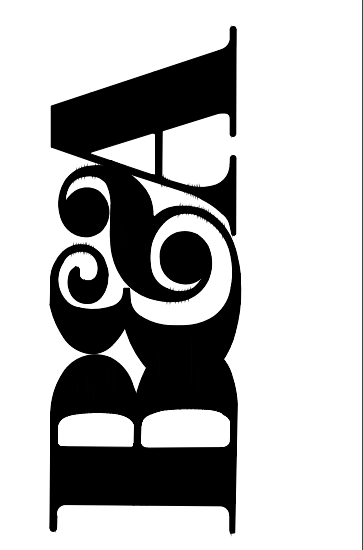


DEVELOPMENT STANDARDS: IM Zone Standard Method					
	Required	Provided			
		Lot 1	Lot 2	Lot 4	Lot 5
1. SITE					
Amenity Open Space, tract >10,000 SF)	10% of Site Area (1.8 Ac)	2.4 Acres			
2. LOT & DENSITY					
Lot Size		6.1007 Ac (265,746 SF)	7.1909 Ac (313,235 SF)	4.4077 Ac (192,000 SF)	4.3007 Ac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

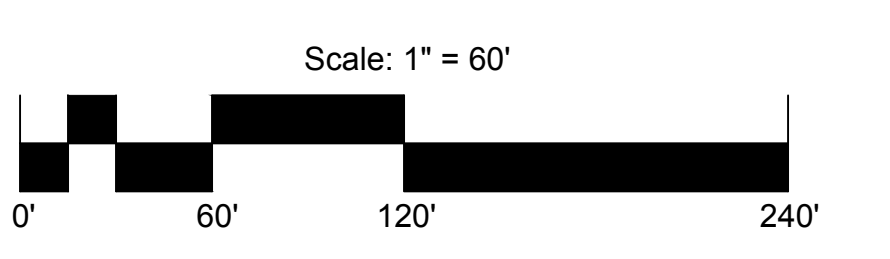


date: 05/02/2022  
scale: 1" = 60'

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



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



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



### SHEET INDEX

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

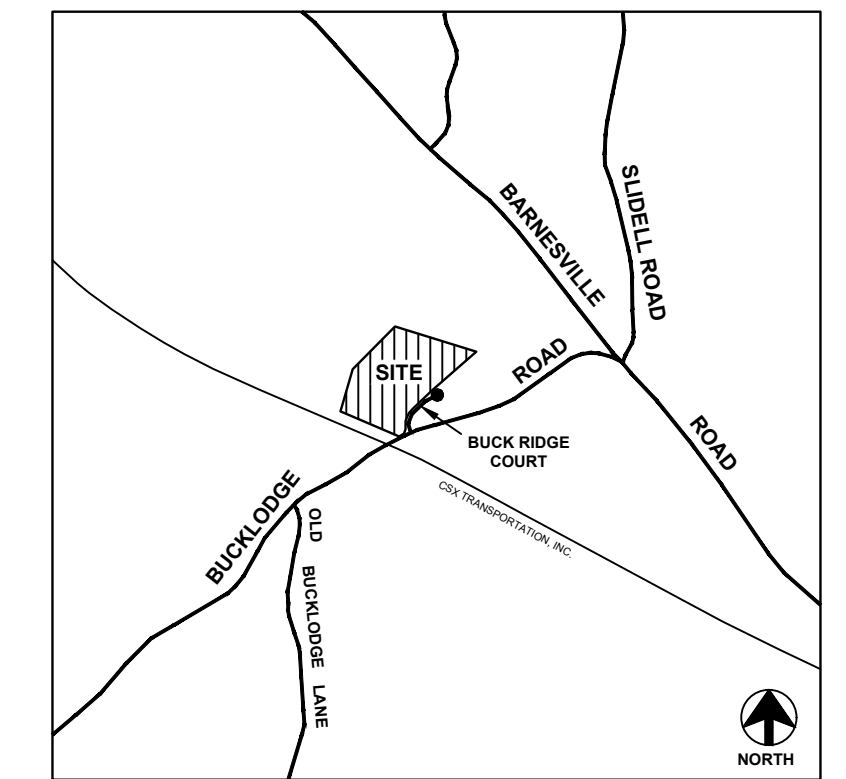
\* sheets revised under this amendment  
\*\* sheets added under this amendment

### LIST OF AMENDMENT ITEMS

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

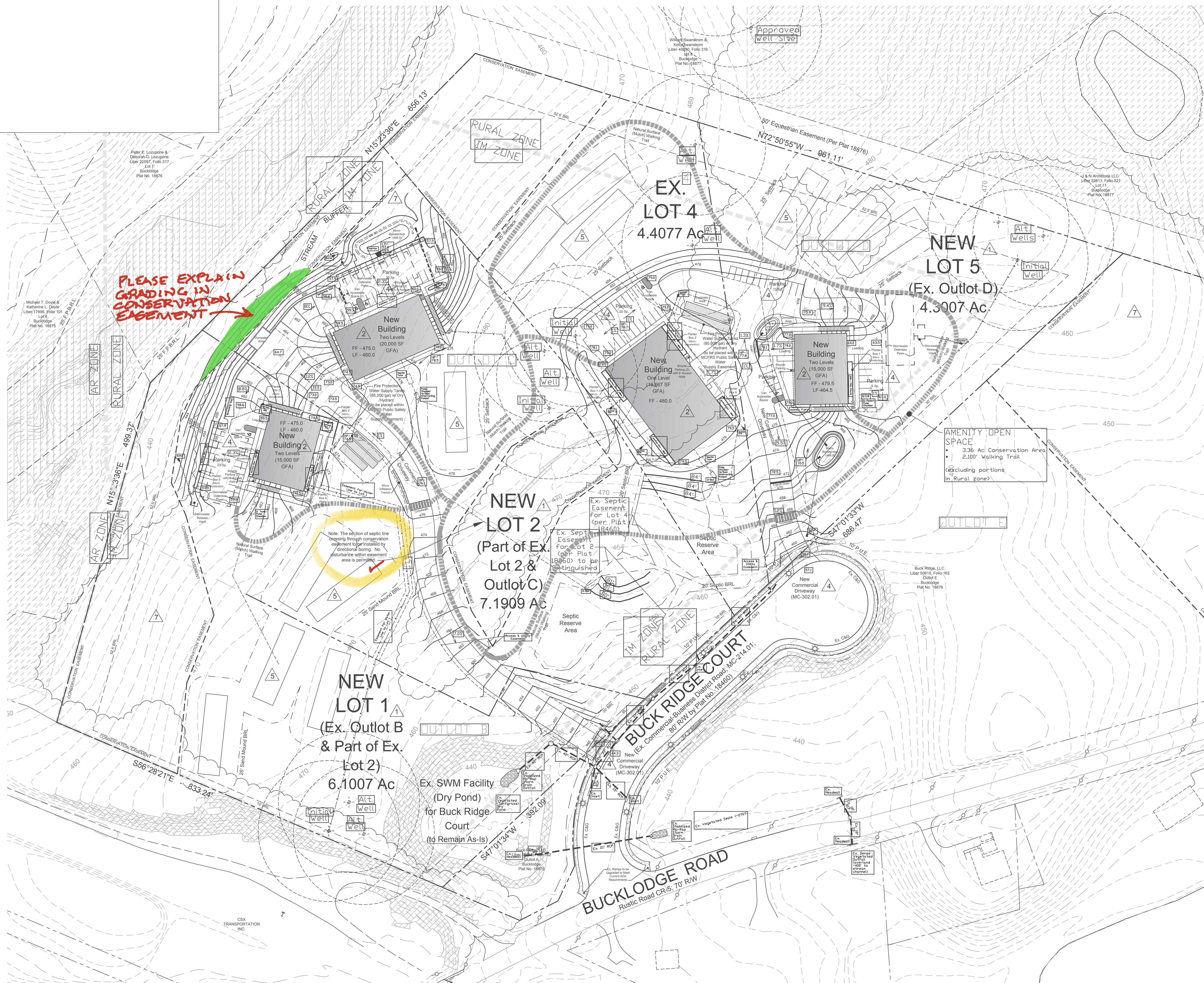
### VICINITY MAP

SCALE: 1" = 2,000'



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

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



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

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



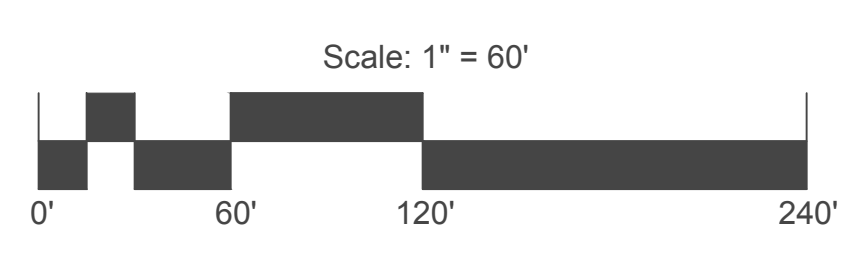
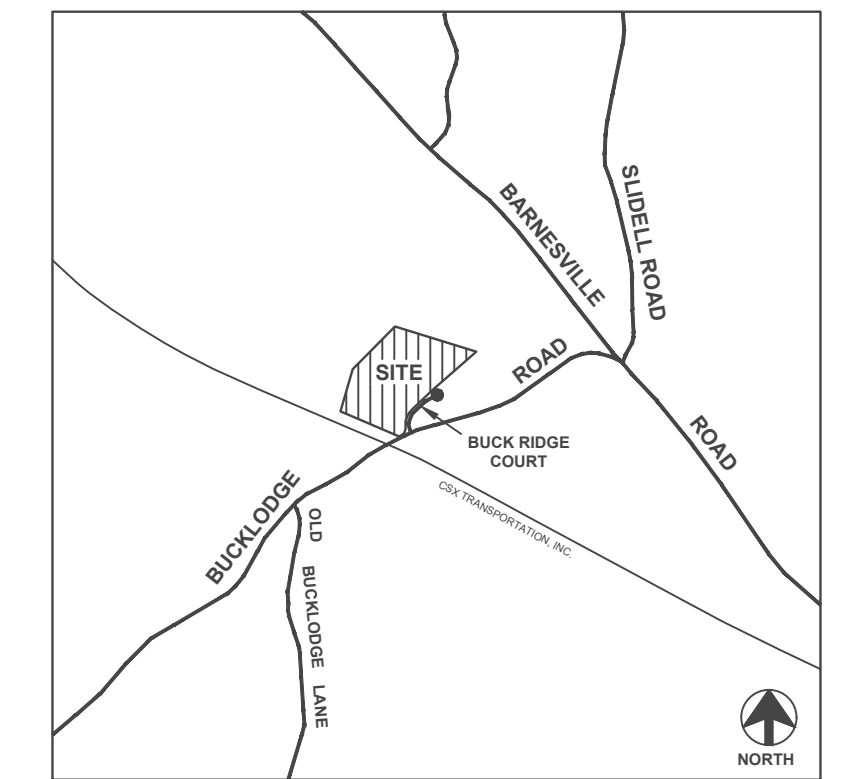
- NOTES:**
- TOTAL AREA OF PROPERTY (Area of Lots) - 22.00 AC
  - AREA IN IM (Moderate Industrial) ZONE = 18.0 AC (784,080 SF)
  - AREA IN RURAL ZONE - 4.0 AC
  - FLOOR AREA RATIO ALLOWED (FAR) IN IM ZONE - 1.5 (1,176,120 SF)
  - GROSS FLOOR AREA PROPOSED (GFA) - 15,520 SF (original approval) + 51,147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

**LEGEND:**

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

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



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

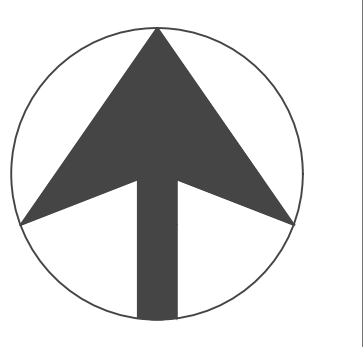
**Pre-Construction Meeting Required:**  
 An on-site pre-construction meeting is required to be set up with the MNCPPC inspection staff before any demo, clearing, or grading occurs on-site. The owner or his designee who has signature authority, and the general contractor must attend the pre-construction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

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

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

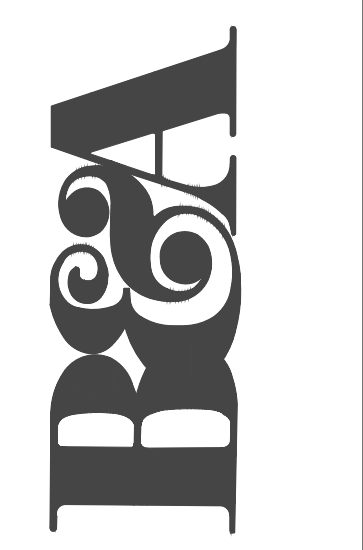
**Revisions**

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

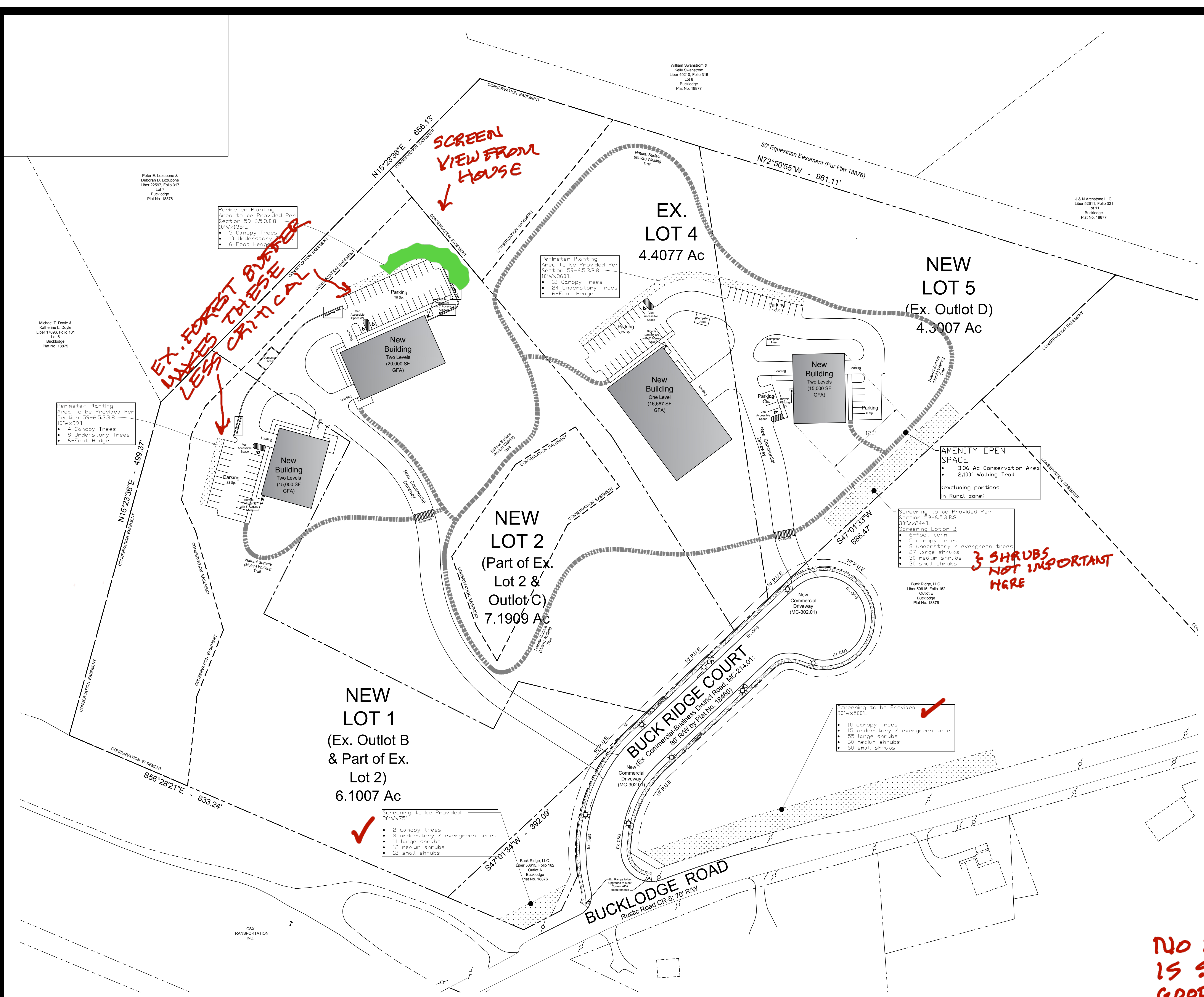


date: 05/02/2022  
 scale: 1" = 60'

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



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



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

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

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

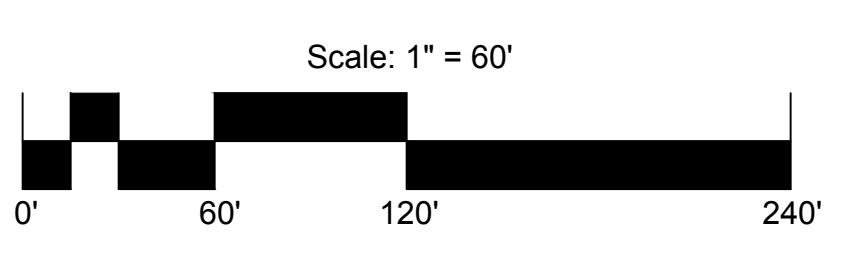
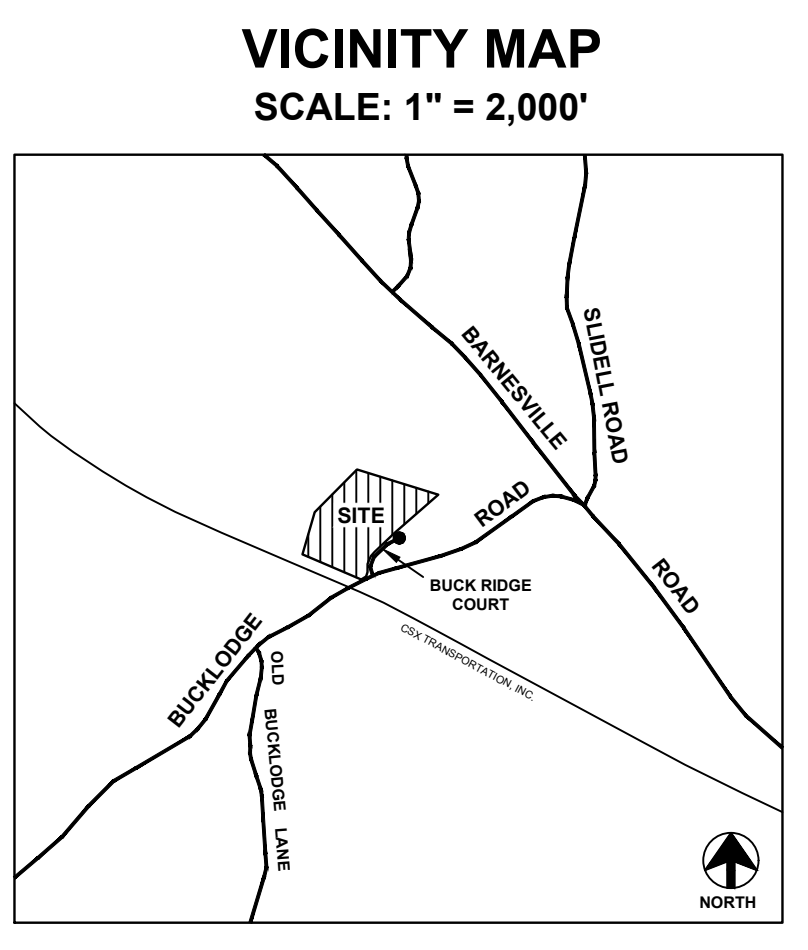
Sample Parking Lot Lighting Full Cut-Off LED Fixture

\*site lighting to comply with all requirements of Chapter 59 - Section 6.4.4. (Outdoor Lighting Requirements)

**Features & Specifications**

- 200-watt
- Available in 2000K, 3000K, and 5000K color temperatures per ANSI standards
- 100 lumens per watt (lm/w) efficiency
- 5-year warranty
- 100,000 hours of life
- 100% recyclable
- 100% energy efficient
- 100% dimmable
- 100% weather resistant
- 100% recyclable
- 100% energy efficient
- 100% dimmable
- 100% weather resistant

**NO NEW LIGHTING IS SHOWN. GOOD, BUT CONFIRM.**



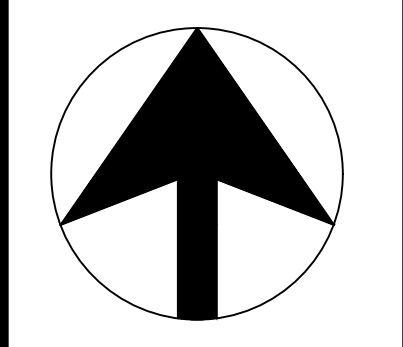
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Woodboro, MD 21798  
(301) 845-9767  
Date of Photography: March 12, 2019

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

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



Revisions

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

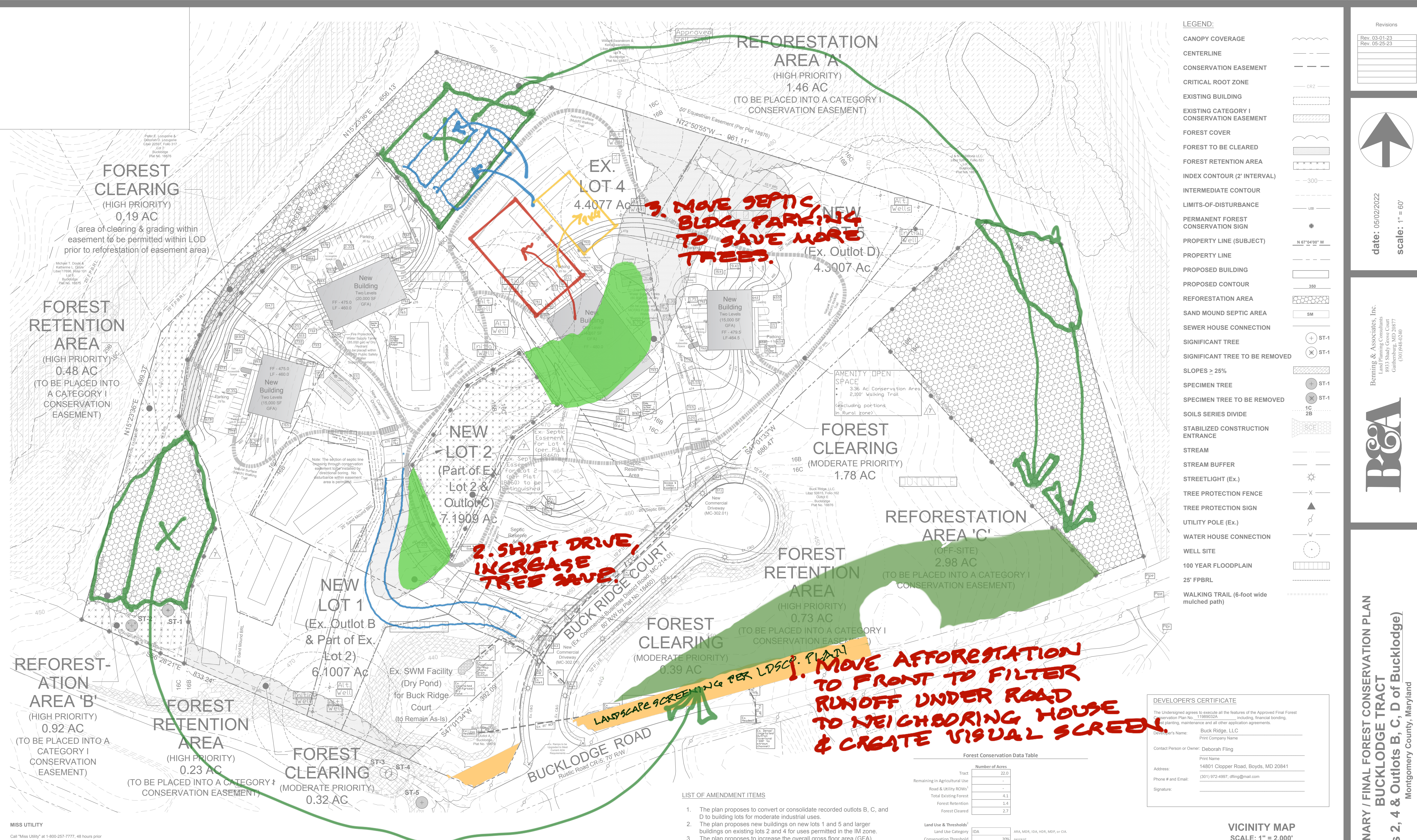
Bennings & Associates, Inc.  
Landscape Architects  
8933 Shady Grove Court  
Gaithersburg, MD 20877  
(301) 944-6240

**B&A**

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

**knu design**  
11.11.2023

WSSC GRID 228N416  
TAX MAP DUS43  
MNCPPC FILE NO. 1188032A  
SHEET: L1

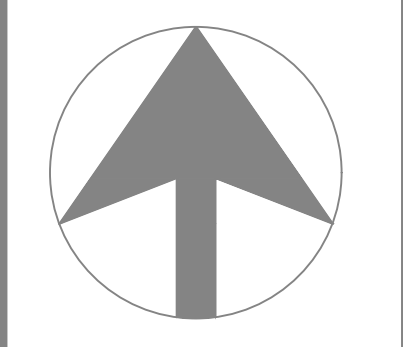


**LEGEND:**

- CANOPY COVERAGE
- CENTERLINE
- CONSERVATION EASEMENT
- CRITICAL ROOT ZONE
- EXISTING BUILDING
- EXISTING CATEGORY I CONSERVATION EASEMENT
- FOREST COVER
- FOREST TO BE CLEARED
- FOREST RETENTION AREA
- INDEX CONTOUR (2' INTERVAL)
- INTERMEDIATE CONTOUR
- LIMITS-OF-DISTURBANCE
- PERMANENT FOREST CONSERVATION SIGN
- PROPERTY LINE (SUBJECT)
- PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED CONTOUR
- REFORESTATION AREA
- SAND MOUND SEPTIC AREA
- SEWER HOUSE CONNECTION
- SIGNIFICANT TREE
- SIGNIFICANT TREE TO BE REMOVED
- SLOPES ≥ 25%
- SPECIMEN TREE
- SPECIMEN TREE TO BE REMOVED
- SOILS SERIES DIVIDE
- STABILIZED CONSTRUCTION ENTRANCE
- STREAM
- STREAM BUFFER
- STREETLIGHT (Ex.)
- TREE PROTECTION FENCE
- TREE PROTECTION SIGN
- UTILITY POLE (Ex.)
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- WELL SITE
- 100 YEAR FLOODPLAIN
- 25' FPBRL
- WALKING TRAIL (6-foot wide mulched path)

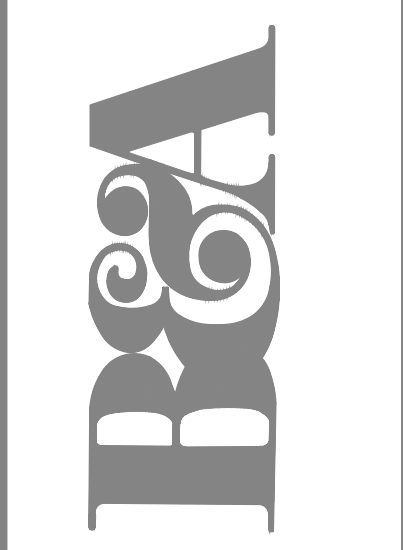
Revisions

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



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

Benning & Associates, Inc.  
Landscape Architects  
8933 Shady Grove Court  
Gaithersburg, MD 20877  
(301) 946-0240



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



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

**DEVELOPER'S CERTIFICATE**

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

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

**Forest Conservation Data Table**

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

Land Use & Thresholds <sup>2</sup>	Land Use Category		
	DA	ARA, MDR, ORA, HOR, MDR, or OIA	permitted
Conservation Threshold	20%	permitted	permitted
Afforestation Threshold	15%	permitted	permitted

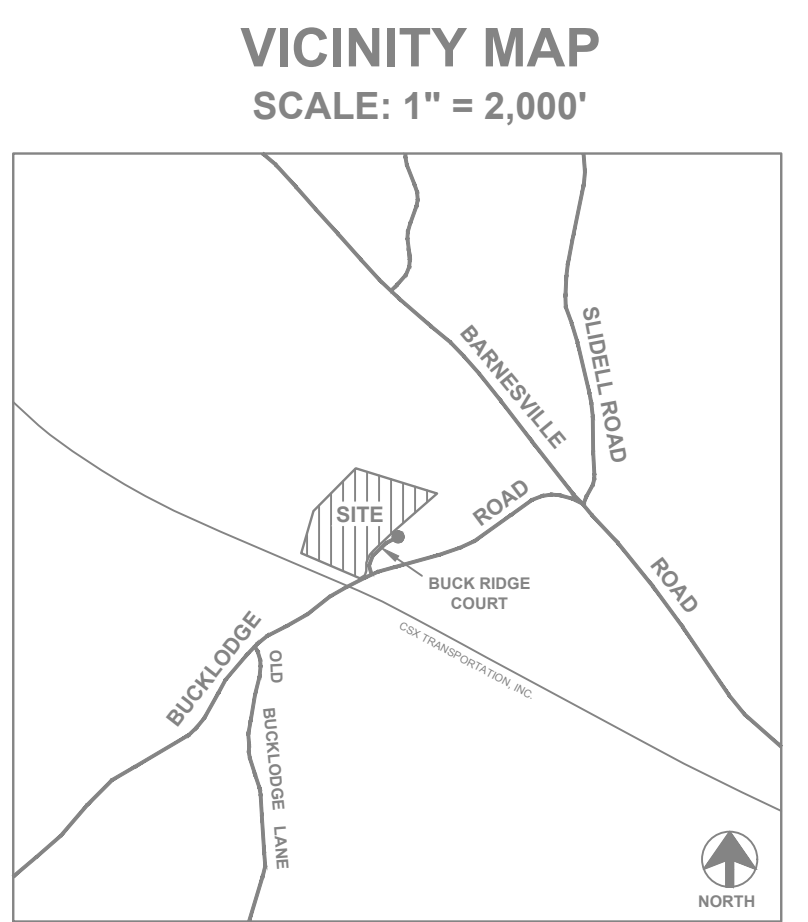
  

Stream(s)	Average Buffer Width (ft.) <sup>3</sup>	
	Length (ft.)	Width (ft.)
Stream(s)	300	25

Acres of Forest in	Land Use Category		
	Retained	Cleared	Planted
Wetlands	-	-	-
100-Year Floodplain	-	-	-
Stream Buffers	0.13	-	0.08
Priority Areas	0.13	-	0.08

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



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

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

- LIST OF AMENDMENT ITEMS**
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**FCP NOTES:**

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

**SIGNIFICANT TREE CHART**

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

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

**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.

Scale: 1" = 60'

SOURCE OF TOPOGRAPHIC SURVEY DATA:  
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Date of Photography: March 12, 2019