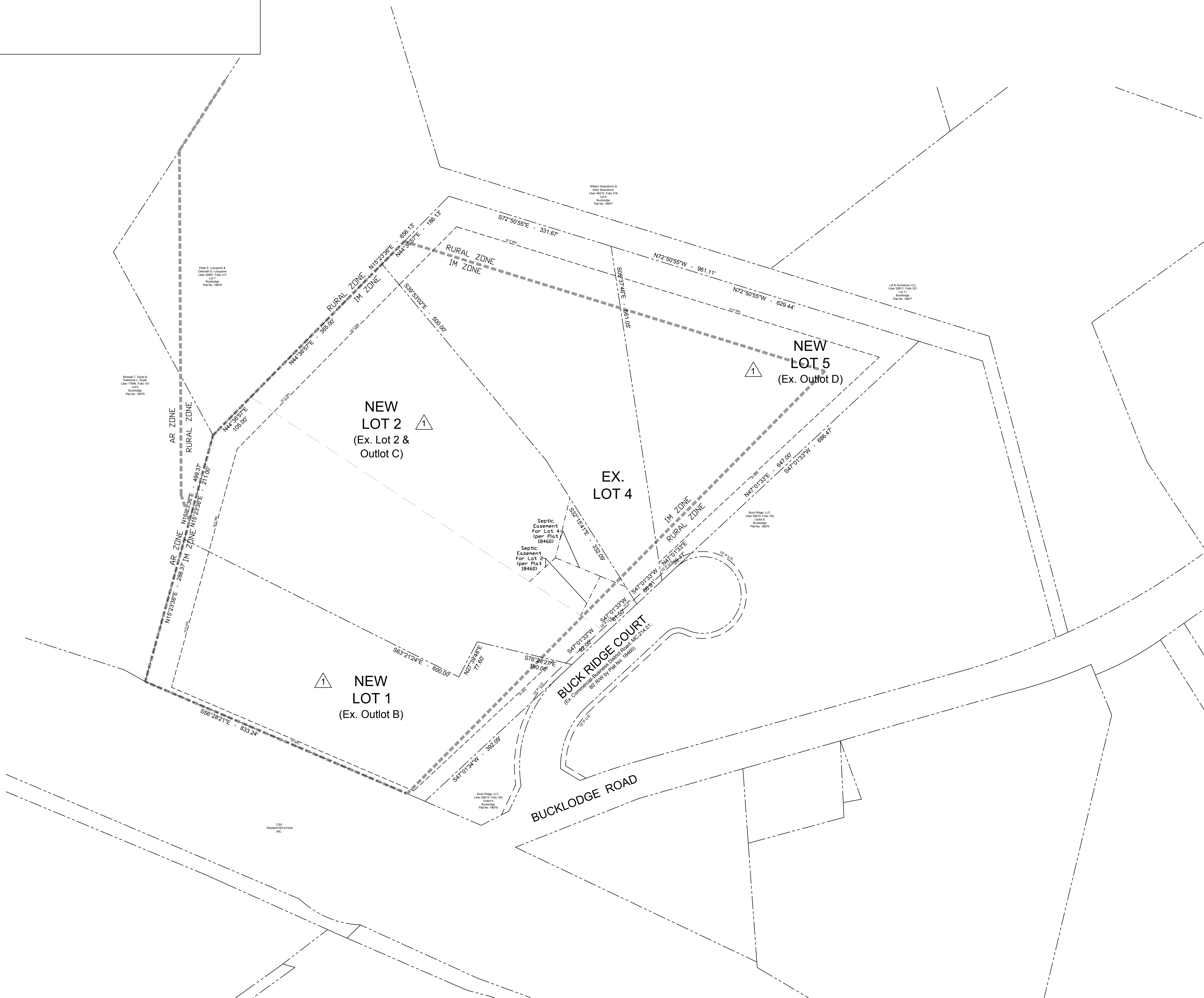


Bucklodge Tract - Preliminary Plan No. 11989032A



DEVELOPMENT STANDARDS					
ZONE: IM	Required	Lot 1	Lot 2	Lot 4	Lot 5
Lot Size	N/A	4.4119 Ac (192,183 SF)	8.8797 Ac (386,799 SF)	4.4077 Ac (192,000 SF)	4.3007 Ac (187,337 SF)
Open Space	10% (1.8 Ac)	3 Acres On Overall Site	3 Acres On Overall Site	3 Acres On Overall Site	3 Acres On Overall Site
Gross Floor Area	N/A	15,000 SF	20,000 SF	16,667 SF	15,000 SF
Floor Area Ratio (FAR)	1.5	0.08	0.05	0.09	0.08
Front Setback	10'	10'	10'	10'	10'
Side Street Setback	10'	N/A	N/A	N/A	N/A
Height	45'	Will Not Exceed Maximum	Will Not Exceed Maximum	Will Not Exceed Maximum	Will Not Exceed Maximum
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 (52.5')	52.5'	52.5'	52.5'	52.5'
Rear Setback Abutting Industrial Zones	0'	N/A	N/A	N/A	N/A
Frontage	25'	35.12'	92.00'	96.91'	39.47'

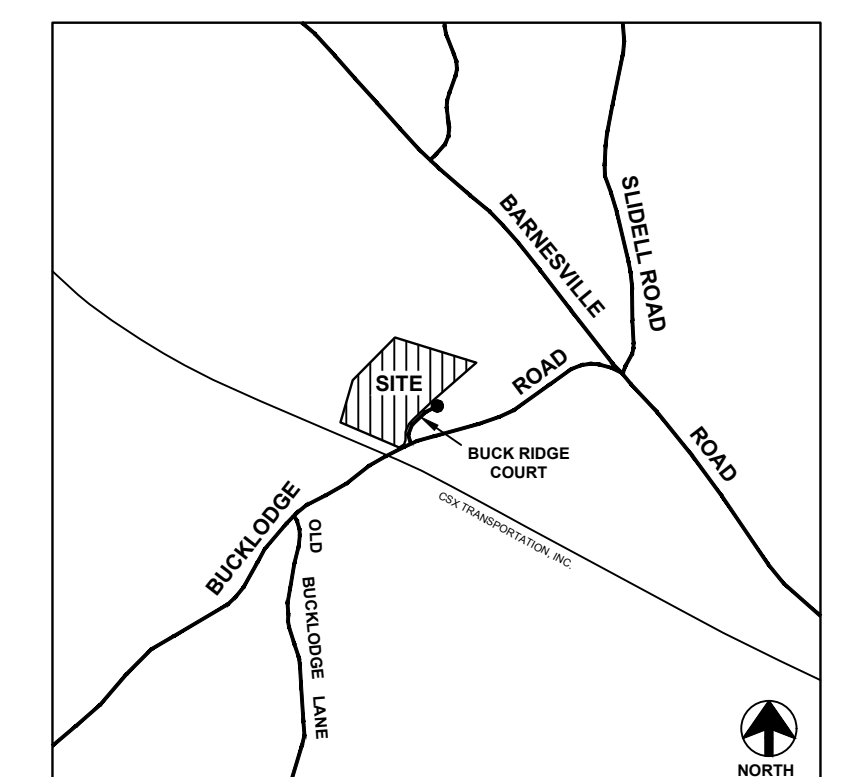
SHEET INDEX

- ** 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
- ** FCP3 PRELIMINARY / FINAL FOREST CONSERVATION PLAN
- ** FDA1 FIRE DEPARTMENT APPARATUS ACCESS & WATER SUPPLY PLAN
- ** FDA2 FIRE DEPARTMENT APPARATUS ACCESS & WATER SUPPLY PLAN

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

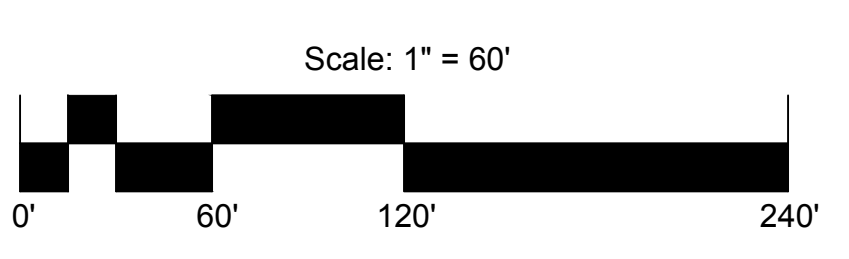
VICINITY MAP

SCALE: 1" = 2,000'



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.

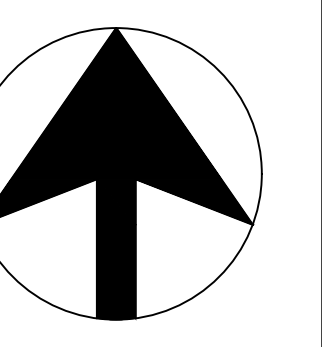
Signature: *[Signature]* Date: 05-02-2022 Exp. Date: 10-21-2022



LIST OF AMENDMENT ITEMS

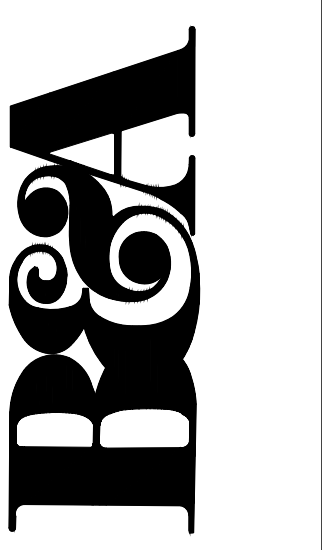
1. The plan proposes to convert or consolidate recorded outlots B, C, and D to building lots for moderate industrial uses.
2. The plan proposes the new buildings on new lots 1 and 5 and larger buildings on existing lots 2 and 4 for uses permitted in the IM zone.
3. The plan proposes to increase the overall 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 on-site forest planting.
8. A Fire Department Apparatus Access & Water Supply Plan is being submitted as part of the amendment.

Revisions



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

Bemning & Associates, Inc.
14801 Clopper Road
Boyd's, MD 20841
Gauthersburg, MD 20877
(301) 944-0240



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

Prepared for:
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c/o Dennis Fling
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