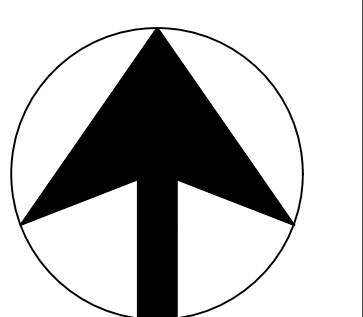


# Bucklodge Tract - Preliminary Plan No. 11989032A

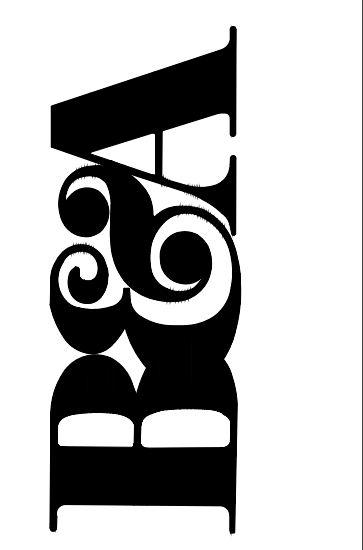
Revisions

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

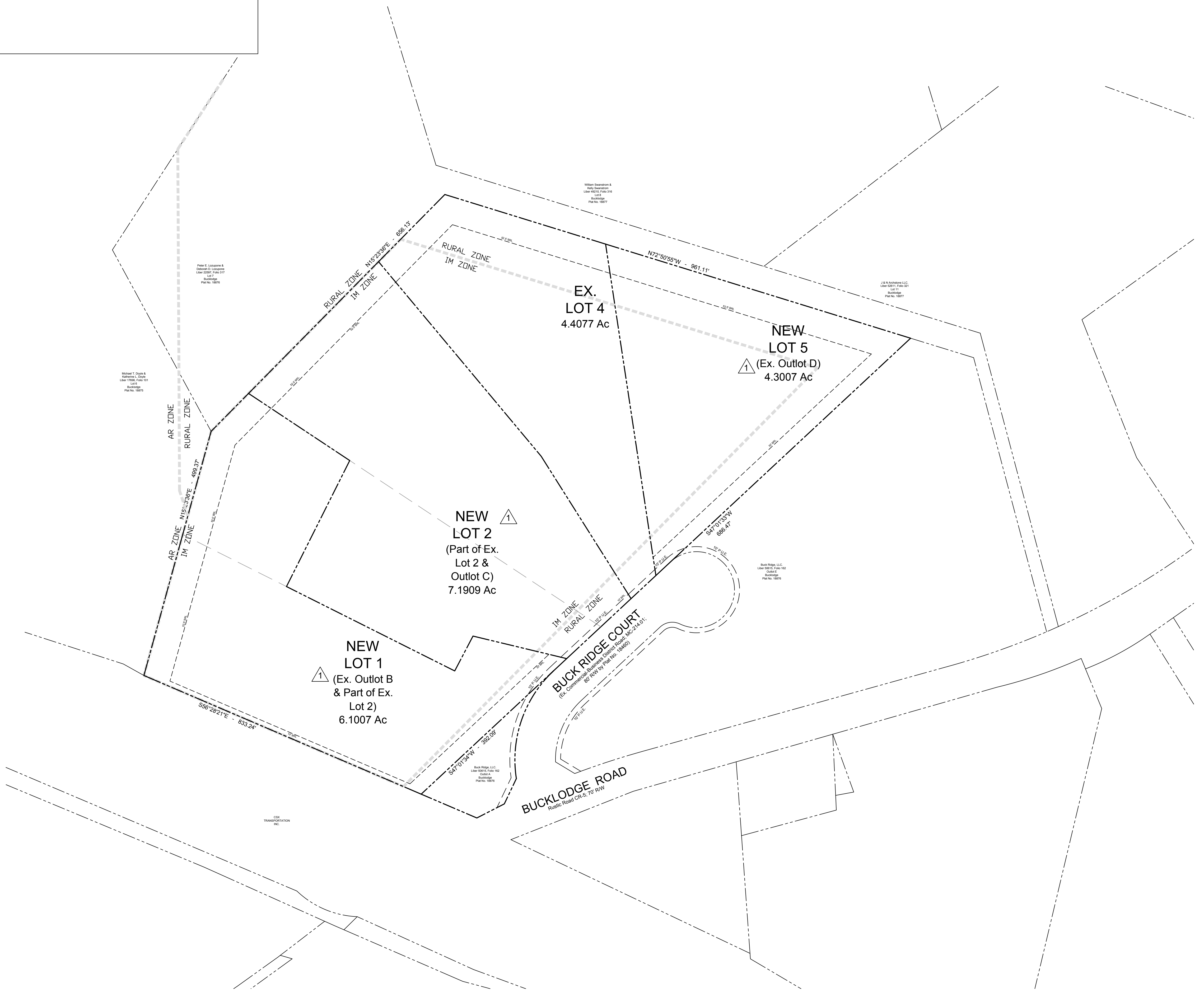


date: 05/02/2022  
scale: 1" = 60'

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

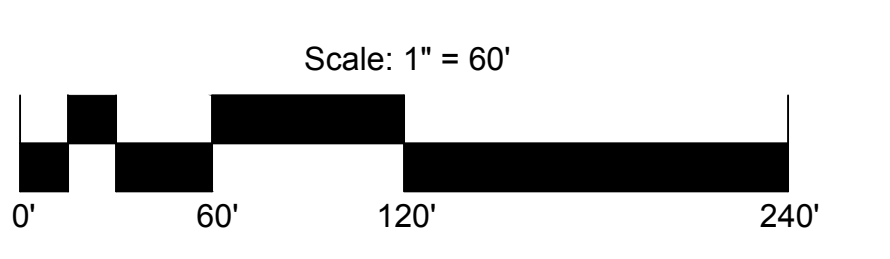


**PRELIMINARY PLAN  
BUCKLUDGE TRACT  
(Lots 2, 4 & Outlots B, C, D of Bucklodge)**  
Montgomery County, Maryland



DEVELOPMENT STANDARDS: IM Zone Standard Method					
	Required	Provided			
		Lot 1	Lot 2	Lot 4	Lot 5
<b>1. SITE</b>					
Amenity Open Space, tract >10,000 SF)	10% of Site Area (1.8 Ac)	2.4 Acres			
<b>2. LOT &amp; DENSITY</b>					
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
<b>3. PLACEMENT</b>					
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
<b>3. HEIGHT</b>					
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

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



### SHEET INDEX

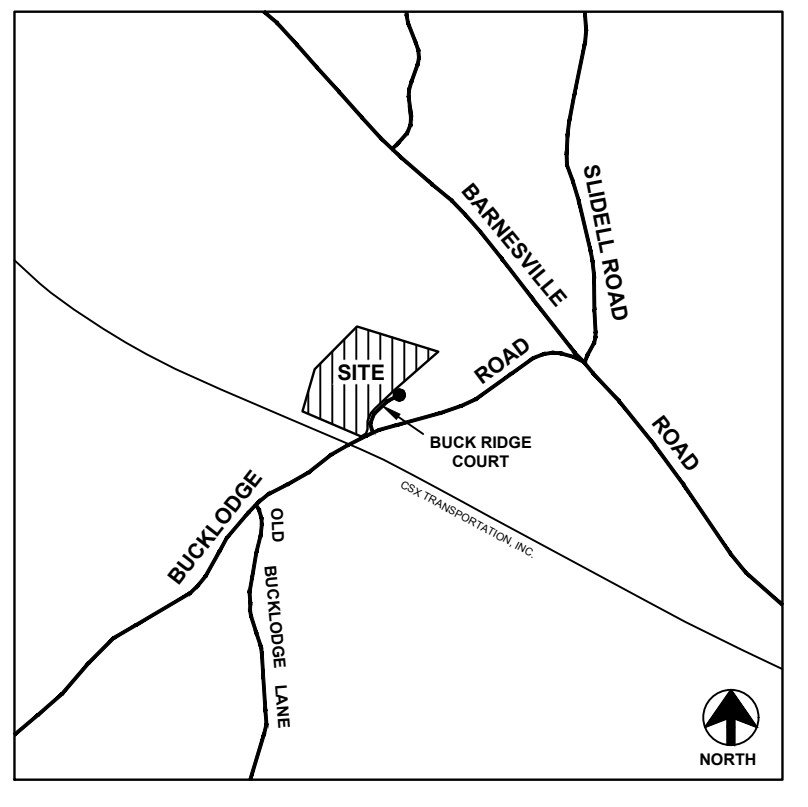
- \*\* P1 COVER SHEET
- \* P2 PRELIMINARY PLAN
- \*\* P3 RESERVED FOR APPROVAL LETTERS / PLANNING BOARD RESOLUTION
- \*\* FCP1 PRELIMINARY / FINAL FOREST CONSERVATION PLAN
- \*\* FCP2 PRELIMINARY / FINAL FOREST CONSERVATION PLAN
- \*\* FDA1 FIRE DEPARTMENT APPARATUS ACCESS & WATER SUPPLY PLAN
- \*\* 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. 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.
3. The plan proposes new access driveways and on-site parking areas for the proposed new buildings and uses.
4. The plan provides new on-site sewage disposal systems for the proposed new buildings on all lots.
5. A Forest Conservation Plan is being submitted as part of the plan amendment.
6. 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.
7. 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.**  
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