



RTF ASSOCIATES, INC

LAND SURVEYORS & PLANNERS

142 East Main Street
Westminster, Maryland 21157
Phone 410-848-2040, 410-876-1222
Fax 410-840-8387

November 10, 2017
RTF Assoc. #17-149
Page 1 of 3

Mr. James Ogle
12440 Green Valley Road
Union Bridge, MD 21791

Re: Ogle Property, 12440 Green Valley Road (Small Beginnings)
Tax Map: 36, Grid: 13, Parcel: 0009

As requested, this office has performed a *limited* development study on the above referenced tract of land to determine realistic *potential* residential lot yield. We find the following:

The deeds describe 93 and $\frac{3}{4}$ acre, 9 square rods of land, which was created and first described in its current configuration in deed liber 587, folio 525 dated August 29, 1957. The current tax records indicate that a transfer to State Highway Administration of 0.647 acres and 0.039 acres 0.686 Acres occurred July 2, 2015 and was recorded in Liber 10962, folio 93. The Tax Assessment records reflect 91.91 acres.

The property is zoned Agriculture. There is an existing 2 story historic stone house, a 1 story brick house and historic farm buildings on site. It has road frontage on a public road, Green Valley Road (MD RTE # 75) which is a State Highway. There is an existing driveway with an entrance on Green Valley Road. Sight distance appears to exceed safety standards.

There are identified FEMA flood plains, streams and identified wetlands on the property (see enclosed maps). They are located along the entire eastern frontage of Green Valley Road and to the far western side of the property. The property is registered in the Maryland Inventory of Historic Properties and referenced as F-8-157, Small Beginnings. It is not registered in the National Register of Historic Places, but may be eligible for registration. There is a 125 foot easement / right of way over large overhead utility lines running north-south along the western property lines (see enclosed map).

As this property is not in a planned public water or sewer district, development would be supported by private wells and septic systems. The soil types are primarily Conestoga and Letort silt loam and Linganore-Hyattstown channery silt loam in the developable topography of the site. These soils are well drained, have depths to water tables of greater than 80 inches and are generally suitable for septic systems.

The general topography is rolling hills along with the stream corridors. Although there is abundant road frontage, proposed access for potential development will likely utilize the existing entrance and driveway. The existing driveway does run thru the 100 year flood plain and includes an existing stream crossing. Additional stream crossings would not likely be supported by regulatory agencies. The existing bridge consists of wooden planks running perpendicular to the steel support beams.

Lot Yield Potential

Based upon a preliminary title search of the property, the property existed in its current configuration prior August 18, 1976, therefore, is entitled to 3 new lots and a Remainder Parcel.

If all lots are "Clustered" together, are between 40,000 sq. ft. and 2 acres in size, and the total area of all lots combined are no more than 1.5 acres, the property is entitled to 2 additional Ag Cluster Rights for a total of 5 new lots and a Remainder Parcel. The Frederick County Planning Commission must approve all Ag Cluster subdivisions. Due to the Environmental and Topographical features of this property, a Clustered Subdivision served by a Common Driveway is reasonable.

Additional options would be to pursue the purchase or transfer of Development Rights with County and State agencies such as Agricultural Preservation Easement Programs.

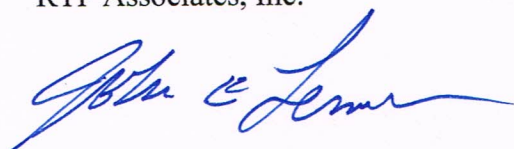
In Conclusion, it appears realistic to develop this property into 5 new lots and a Remainder parcel (with existing improvements) via the Frederick County Subdivision process, contingent upon meeting all applicable regulations and requirements. Please note that Wet Weather perc. testing may be required. Subdivision Potential Verification Letter, Perc Fee Letter and Planning Commission Approval for perking are required.

This opinion is based on over 28 years' experience in Land Planning and investigations including but not limited to:

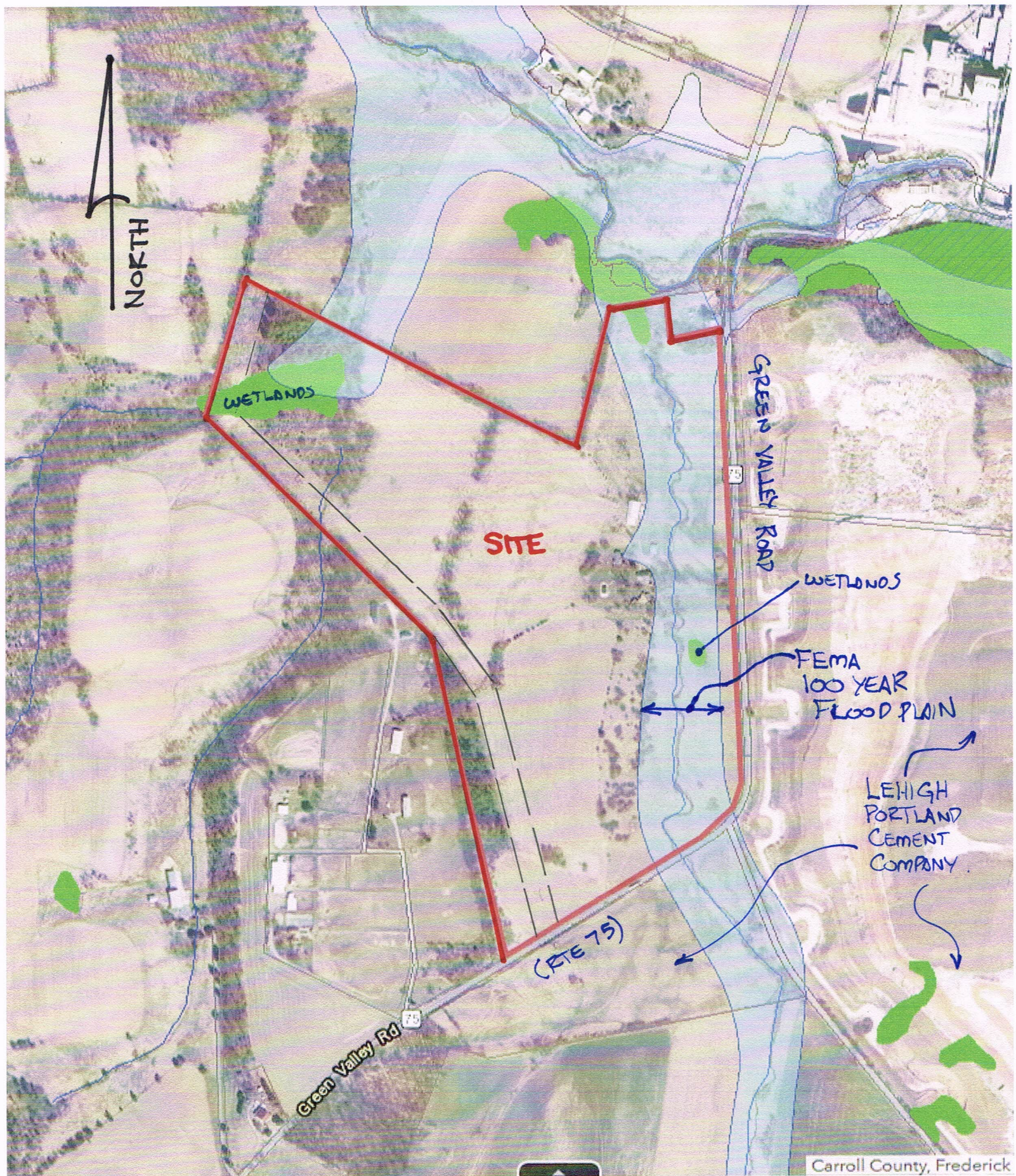
- Deed research and/or plotting
- Tax assessment information
- Tax maps
- City/County/State Orthophotos and GIS data
- County zoning maps
- Carroll County soil survey maps
- FEMA Flood Insurance Rate Maps
- Knowledge of site/area
- Current County / State regulations
- Streams and other environmental features onsite
- Unique features of property
- Access to public road & utilities
- Topography
- Site visit

If you have any further questions, please feel free to contact our office. Thank you.

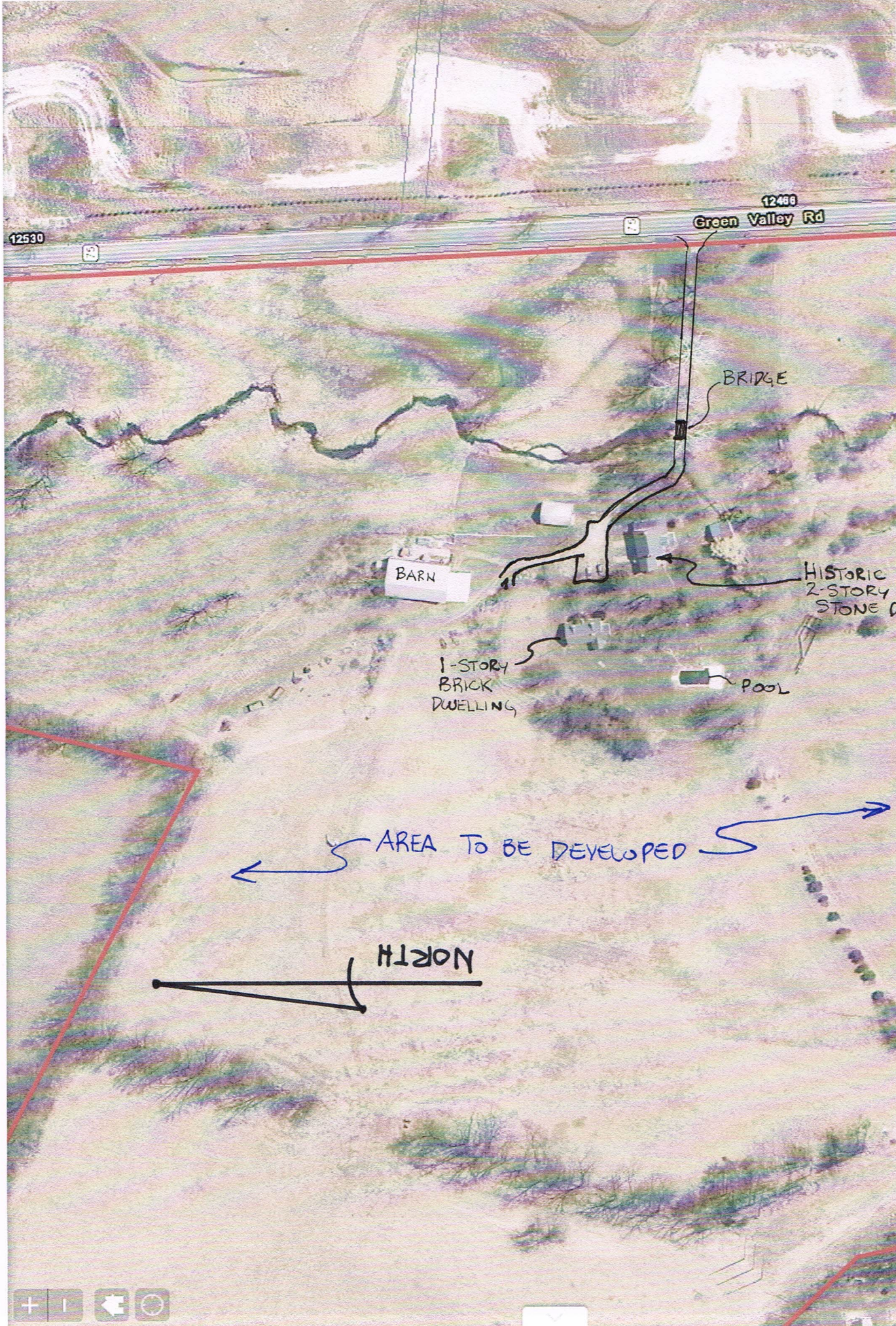
Very Truly Yours,
RTF Associates, Inc.

A handwritten signature in blue ink, appearing to read "John E. Lemmerman". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

John E. Lemmerman, Prof. LS



SOURCE: MARYLAND ENVIRONMENTAL RESOURCE
& LAND INFORMATION NETWORK



12488
Green Valley Rd

12530

BRIDGE

BARN

HISTORIC
2-STORY
STONE DWLG.

1-STORY
BRICK
DWELLING

POOL

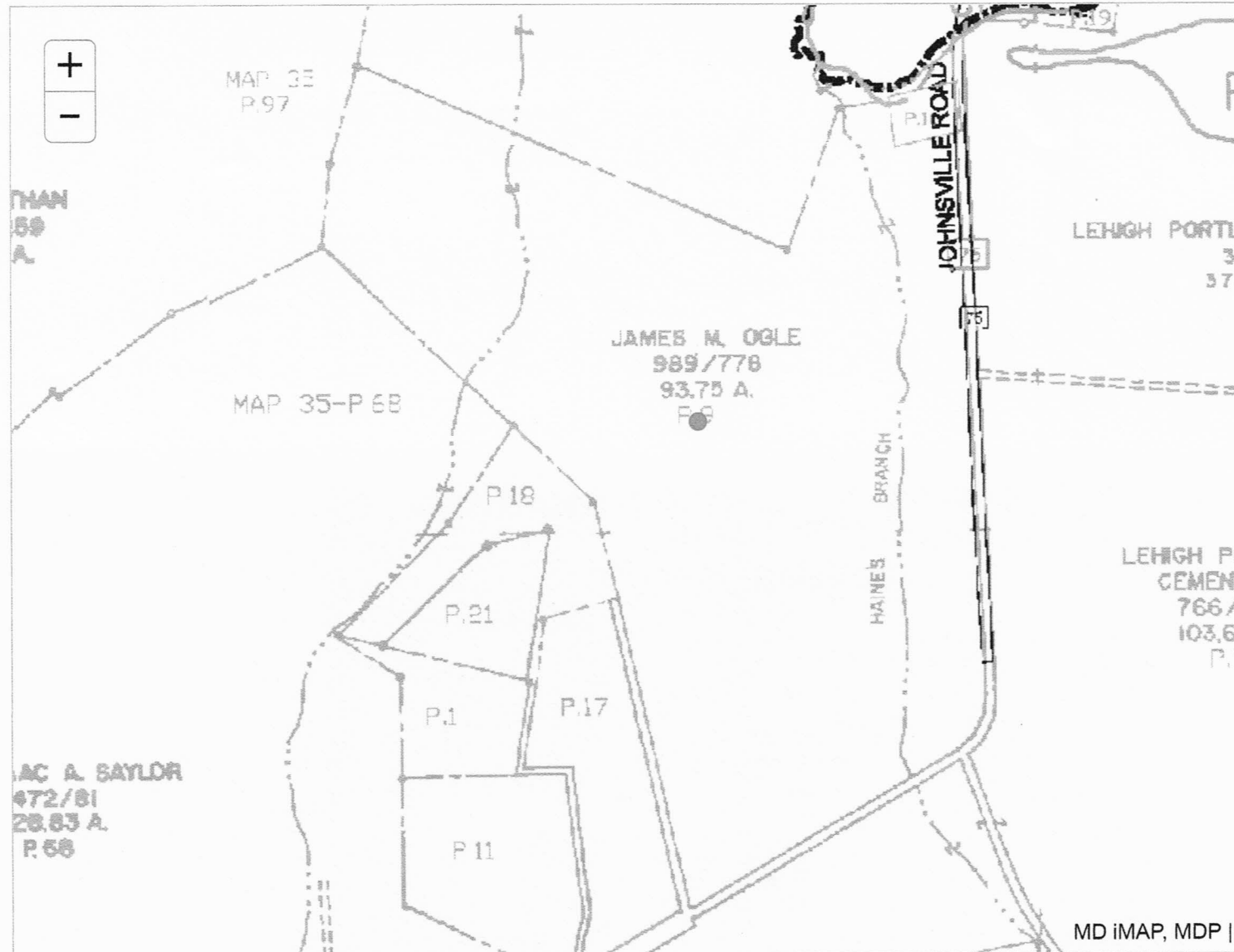
AREA TO BE DEVELOPED

NORTH

Real Property Data Search (w3)

Search Result for FREDERICK COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 17 Account Number - 362895							
Owner Information									
Owner Name:		OGLE JAMES M & EMILY				Use:		AGRICULTURAL	
Mailing Address:		12440 GREEN VALLEY ROAD UNION BRIDGE MD 21791				Principal Residence:		YES	
						Deed Reference:		/00989/ 00778	
Location & Structure Information									
Premises Address:		12440 GREEN VALLEY RD UNION BRIDGE 21791-0000				Legal Description:		LOT 91.91 ACRES NW/S RT. 75, NR COUNTY LINE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0036	0013	0009		0000				2017	Plat Ref:
Special Tax Areas:				Town:		NONE			
				Ad Valorem:		178			
				Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1794		4,722 SF				91.9100 AC			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2	YES	STANDARD UNIT	STONE	3 full/ 1 half					
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2017		07/01/2017		07/01/2018	
Land:		226,900		226,900					
Improvements		317,300		353,600					
Total:		544,200		580,500		556,300		568,400	
Preferential Land:		26,900						26,900	
Transfer Information									
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2017		07/01/2018			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		AGRICULTURAL TRANSFER TAX							

Frederick CountyNew Search (<http://sdat.dat.maryland.gov/RealProp>)District: **17** Account Number: **362895**

The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).

Frederick County, Maryland

Property Report:

12440 GREEN VALLEY RD
UNION BRIDGE MD 21791

* This data may not include the City of Frederick or other independent municipalities within Frederick County



General Information

Municipality: None
Tax Account: 1117362895
Tax Map/Parcel: 0036/0009
Plat: Not Available
Census Tract: 751600
Zoning * : [Click here to view your zoning atlas page.](#)
Comprehensive Land Use* : [Click here to view your comprehensive land use atlas page.](#)

Voting Districts

Precinct: [17-001](#)
Legislative District: [04](#)
Congressional District: [8](#)
Council District: [5](#)

Services Information

Recycle Day: [Blue Monday](#)
Water Service: No
Sewer Service: No
Broadband: [National Broadband Map](#)

School Districts

High: Walkersville High
Middle: Walkersville Middle
Elementary/
Primary: New Midway Elementary
Woodsboro Elementary

Public Safety Information

Police District: [Maryland State Police](#)
Fire Station Number: 17
Fire Station: Libertytown Vol Fire Company
Registered Sex Offenders Within 1/4 Mile: 0
Reported Crimes Within 1/4 Mile (2015) * : 0
Hospital: [Frederick Memorial Hospital](#)

Closest Points of Interest

Library: [Walkersville](#)
Park: Libertytown Park
Farmer's Market: [Linganore Farmer's Market](#)
Golf Course: Glade Valley Golf Club
TransIT Service Within 1/4 Mile: No

Historic Properties in the Area

[Please visit the Maryland Inventory of Historic Properties to view further information on each site.](#)

F-8-154 / Bridge 10172

F-8-157 / Small Beginnings

F-8-093 / Israel Rinehart House and Outbuildings
(Marble Knoll)

This report was dynamically assembled from various layers of geographical information, some of which is not maintained by Frederick County GIS. This report may or may not accurately represent the source address completely and correctly. Any reliance on this data is at the sole risk of the user.

Zoning Subdivision Regulations Agricultural

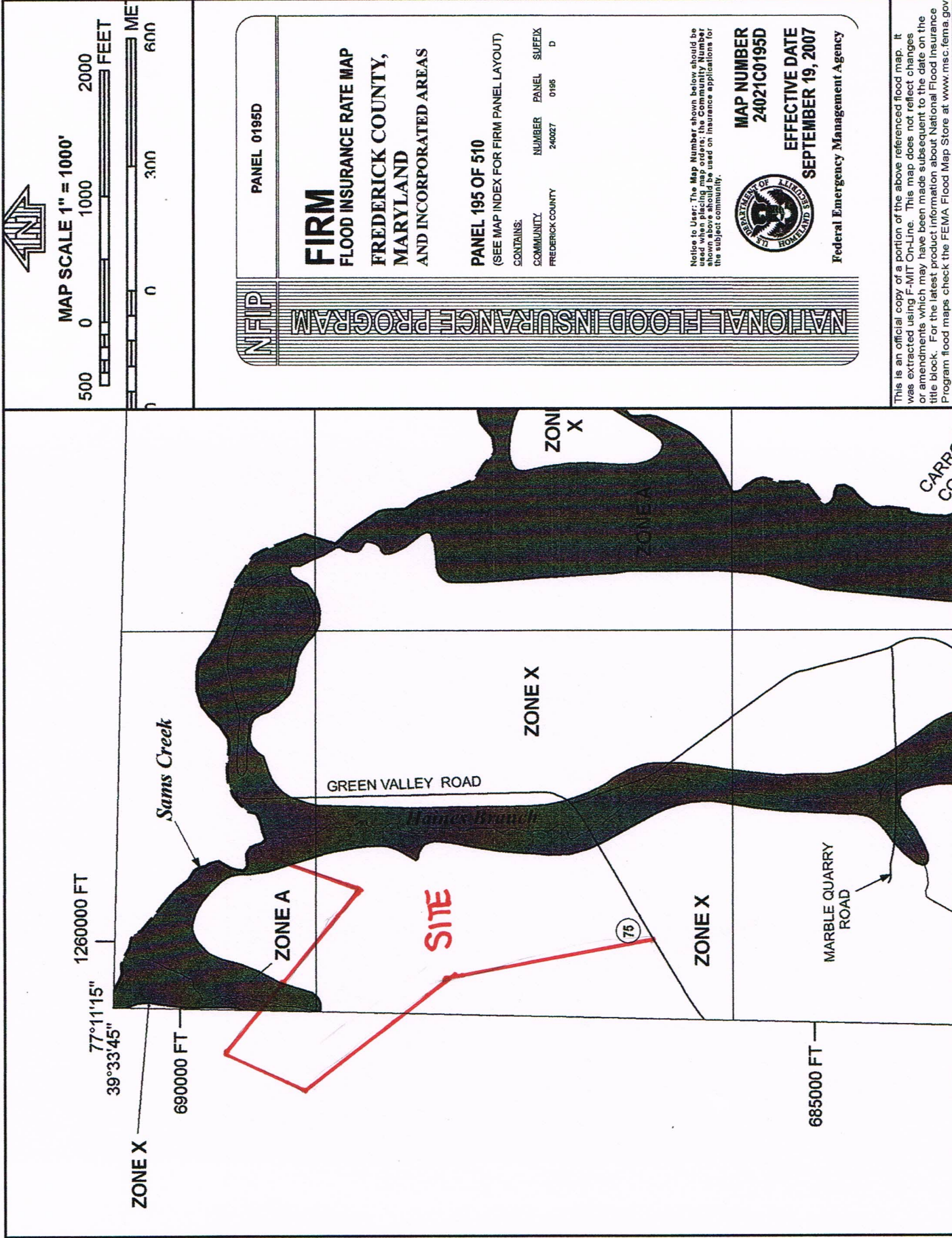
In order for an agriculturally zoned parcel to have subdivision rights, the parcel must have been created by or before August 18, 1976. Any parcel or lot created after this date cannot be subdivided. To make this determination, you must obtain copies of the deeds going back to at least 1976. You will find your deeds at the Frederick County Court House.

Any lot created since 1976 will be deducted from the total subdivision rights that parcel had. Additions to the original tract may not be subdivided. Additions away from the original parcel do not count as subdivisions. If the property existed by or before August 18, 1976, the parcel may qualify for 3 subdivided lots and a remainder. New lots (as well as the remainder) must be a minimum size of 40,000 square feet (0.91 acres +/-) and have road frontage on a public road. If the agricultural parcel is greater than 25 acres, it may be entitled to additional agricultural cluster rights.

To qualify for these Ag Cluster Rights, all lots must be "clustered" together and be between 40,000 square feet and 2 acres in size. The total area of all of the lots combined must average no more than 1.5 acres. See chart for the number of additional lots allowed:

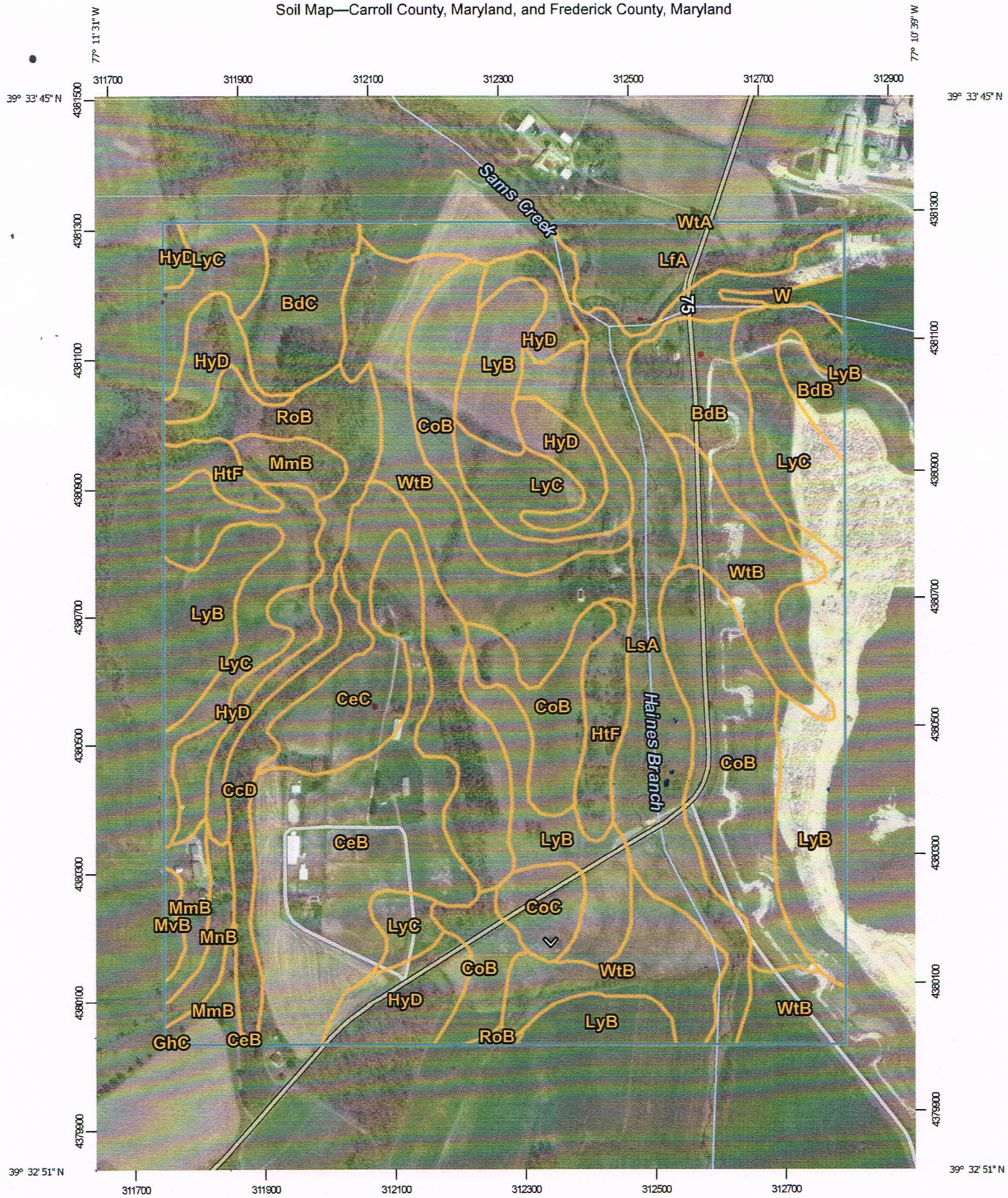
Ag Parcel	Cluster Rights	Conventional Rights	Total
0 – 25 Acres	0	3+ remainder	3+ remainder
25.1 – 75 acres	1	3+ remainder	4+ remainder
75.1 – 125 acres	2	3+ remainder	5+ remainder
125.1 - 175	3	3+ remainder	6+ remainder
175.1 - 225	4	3+ remainder	7+ remainder

* Cluster rights beyond 225 acres are 1 per every additional 50 acres. The [Frederick County Planning Commission](#) must approve All Ag Clusters. Also, see general requirements below.

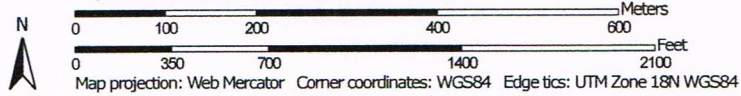


This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Soil Map—Carroll County, Maryland, and Frederick County, Maryland



Map Scale: 1:8,120 if printed on A portrait (8.5" x 11") sheet.












































Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

12/6/2017
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MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
 Soils	 Stony Spot
 Soil Map Unit Polygons	 Very Stony Spot
 Soil Map Unit Lines	 Wet Spot
 Soil Map Unit Points	 Other
 Special Point Features	 Special Line Features
 Blowout	 Water Features
 Borrow Pit	 Streams and Canals
 Clay Spot	 Transportation
 Closed Depression	 Rails
 Gravel Pit	 Interstate Highways
 Gravelly Spot	 US Routes
 Landfill	 Major Roads
 Lava Flow	 Local Roads
 Marsh or swamp	 Background
 Mine or Quarry	 Aerial Photography
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Carroll County, Maryland
Survey Area Data: Version 15, Sep 18, 2017

Soil Survey Area: Frederick County, Maryland
Survey Area Data: Version 14, Sep 18, 2017

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 23, 2013—Feb 22, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
LfA	Lindside silt loam, 0 to 3 percent slopes	10.5	3.2%
WtA	Wiltshire silt loam, 0 to 3 percent slopes	0.0	0.0%
Subtotals for Soil Survey Area		10.5	3.2%
Totals for Area of Interest		332.2	100.0%

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BdB	Benevola silty clay loam, 0 to 8 percent slopes	11.9	3.6%
BdC	Benevola silty clay loam, 8 to 15 percent slopes	8.9	2.7%
CcD	Catoctin channery loam, 15 to 25 percent slopes	7.0	2.1%
CeB	Catoctin-Spoolsville complex, 3 to 8 percent slopes	29.5	8.9%
CeC	Catoctin-Spoolsville complex, 8 to 15 percent slopes	19.9	6.0%
CoB	Conestoga and Letort silt loams, 3 to 8 percent slopes	38.6	11.6%
CoC	Conestoga and Letort silt loams, 8 to 15 percent slopes	3.8	1.1%
GhC	Glenelg-Blocktown gravelly loams, 8 to 15 percent slopes	0.0	0.0%
HtF	Hyattstown very channery loam, 25 to 65 percent slopes, rocky	7.6	2.3%
HyD	Hyattstown-Linganore channery silt loams, 15 to 25 percent slopes	21.3	6.4%
LsA	Lindside silt loam, 0 to 3 percent slopes	30.4	9.1%
LyB	Linganore-Hyattstown channery silt loams, 3 to 8 percent slopes	39.7	11.9%
LyC	Linganore-Hyattstown channery silt loams, 8 to 15 percent slopes	36.4	11.0%
MmB	Mt. Zion gravelly silt loam, 3 to 8 percent slopes	7.9	2.4%
MnB	Mt. Zion-Rohrersville complex, 3 to 8 percent slopes	2.7	0.8%

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
MvB	Myersville silt loam, 3 to 8 percent slopes	1.0	0.3%
RoB	Rohrersville-Lantz silt loams, 0 to 8 percent slopes	12.1	3.7%
W	Water	1.4	0.4%
WtB	Wiltshire-Funkstown complex, 0 to 8 percent slopes	41.6	12.5%
Subtotals for Soil Survey Area		321.7	96.8%
Totals for Area of Interest		332.2	100.0%

Frederick County, Maryland

CoB—Conestoga and Letort silt loams, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: kynb

Elevation: 330 to 1,600 feet

Mean annual precipitation: 37 to 52 inches

Mean annual air temperature: 48 to 57 degrees F

Frost-free period: 170 to 240 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Conestoga, , and similar soils: 60 percent

Letort and similar soils: 40 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Conestoga,

Setting

Landform: Hillsides, interfluves

Landform position (two-dimensional): Shoulder, backslope, summit

Landform position (three-dimensional): Side slope

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Loamy residuum weathered from limestone and/or loamy residuum weathered from schist

Typical profile

Ap - 0 to 10 inches: silt loam

Bt - 10 to 38 inches: silty clay loam

C - 38 to 75 inches: channery loam

Properties and qualities

Slope: 3 to 8 percent

Depth to restrictive feature: 60 to 99 inches to lithic bedrock

Natural drainage class: Well drained

Runoff class: Medium

Capacity of the most limiting layer to transmit water (Ksat):

Moderately high to high (0.60 to 2.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: Moderate (about 7.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2e

Hydrologic Soil Group: B

Hydric soil rating: No

Description of Letort

Typical profile

H1 - 0 to 9 inches: silt loam
H2 - 9 to 32 inches: silt loam
H3 - 32 to 62 inches: channery loam

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: 72 inches to paralithic bedrock
Natural drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat):
Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Moderate (about 7.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: B
Hydric soil rating: No

Data Source Information

Soil Survey Area: Carroll County, Maryland
Survey Area Data: Version 15, Sep 18, 2017

Soil Survey Area: Frederick County, Maryland
Survey Area Data: Version 14, Sep 18, 2017

Frederick County, Maryland

LyB—Linganore-Hyattstown channery silt loams, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: kyqv
Elevation: 330 to 1,000 feet
Mean annual precipitation: 35 to 52 inches
Mean annual air temperature: 46 to 57 degrees F
Frost-free period: 160 to 240 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Linganore, , and similar soils: 50 percent
Hyattstown and similar soils: 35 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Linganore,

Setting

Landform: Interfluves, hillslopes, ridges
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Gravelly residuum weathered from high base phyllite and/or gravelly residuum weathered from high base schist

Typical profile

Ap1-2 - 0 to 13 inches: channery loam
Bt - 13 to 25 inches: very channery loam
BC, C - 25 to 36 inches: extremely channery loam
Cr - 36 to 48 inches: weathered bedrock

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: 20 to 40 inches to paralithic bedrock
Natural drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Low (about 4.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2e

Hydrologic Soil Group: C

Hydric soil rating: No

Description of Hyattstown

Typical profile

H1 - 0 to 9 inches: channery silt loam

H2 - 9 to 14 inches: very channery silt loam

H3 - 14 to 18 inches: extremely channery silt loam

H4 - 18 to 26 inches: weathered bedrock

H5 - 26 to 30 inches: unweathered bedrock

Properties and qualities

Slope: 3 to 8 percent

Depth to restrictive feature: 10 to 20 inches to paralithic bedrock

Natural drainage class: Well drained

Runoff class: Very high

Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: Very low (about 2.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3s

Hydrologic Soil Group: D

Hydric soil rating: No

Minor Components

Conestoga

Percent of map unit: 10 percent

Hydric soil rating: No

Letort

Percent of map unit: 5 percent

Hydric soil rating: No

Data Source Information

Soil Survey Area: Carroll County, Maryland

Survey Area Data: Version 15, Sep 18, 2017

Soil Survey Area: Frederick County, Maryland

Survey Area Data: Version 14, Sep 18, 2017