



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**MCPB**  
**Item #**  
**10/2/08**



**MEMORANDUM**

**DATE:** September 19, 2008

**TO:** Montgomery County Planning Board

**VIA:** Rose Krasnow, Chief *RK*  
Catherine Conlon, Subdivision Supervisor *CC*  
Development Review Division

**FROM:** <sup>*MB*</sup> Neil Braunstein, Planner Coordinator (301-495-4532)  
Development Review Division

**REVIEW TYPE:** Preliminary Plan of Subdivision

**APPLYING FOR:** Two lots for two one-family detached dwelling units (Resubdivision)

**PROJECT NAME:** Goshen Hunt Hills  
**CASE #:** 120070640  
**REVIEW BASIS:** Chapter 50, Montgomery County Subdivision Regulations

**ZONE:** RE-2  
**LOCATION:** Located on the west side of Woodfield Road (MD 124), 100 feet north of Glendalough Road

---

**MASTER PLAN:** Agriculture and Rural Open Space Master Plan

**APPLICANT:** Michael Rohrer  
**ENGINEER:** Benning & Associates

**FILING DATE:** February 15, 2007  
**HEARING DATE:** October 2, 2008

**RECOMMENDATION:** Approval subject to the following conditions:

- 1) Approval under this preliminary plan is limited to two lots for two one-family detached dwelling units.
- 2) The applicant must comply with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits, as applicable.
- 3) The applicant must submit a revised preliminary forest conservation plan prior to record plat submission to reflect a total planting area of 1.35 acres of forest within the environmental buffer that is outside proposed Lots 1 and 2.
- 4) Prior to certification of the preliminary plan, the applicant must revise the preliminary plan drawing to label the “remainder parcel” as an outlet.
- 5) The record plat must include a note stating that no building permits may be issued for the outlet.
- 6) The record plat must reflect a Category I easement over 1.35 acres of environmental buffer area for afforestation, as shown on the revised preliminary forest conservation plan.
- 7) The record plat must provide for dedication of 40 feet of right-of-way, as measured from the centerline, for Woodfield Road (MD 124), as shown on the preliminary plan.
- 8) The record plat must reflect common ingress/egress and utility easements over all shared driveways.
- 9) The applicant must comply with the conditions of the Montgomery County Department of Permitting Services (MCDPS) stormwater management approval dated June 20, 2007.
- 10) The applicant must comply with the conditions of the MCDPS, Wells and Septic Section approval dated July 2, 2007.
- 11) The applicant must comply with the conditions of the Montgomery County Department of Public Works and Transportation (MCDPWT) letter dated April 17, 2007, unless otherwise amended.
- 12) The applicant must comply with the conditions of the Maryland State Highway Administration (MDSHA) letter dated April 16, 2007, unless otherwise amended.
- 13) The applicant must satisfy provisions for access and improvements as required by MDSHA prior to issuance of access permits.
- 14) The record plat must show necessary easements.
- 15) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board resolution.

**SITE DESCRIPTION**

The subject property, shown below and in Attachment A, consists of a platted lot and an unplatted parcel totaling 11.92 acres in the RE-2 zone. The property is located on the west side of Woodfield Road (MD 124), 100 feet north of Glendalough Road. The property is developed with a one-family detached dwelling, which will be retained on proposed Lot 2 after the resubdivision is complete. Surrounding properties on the west side of Woodfield Road are primarily developed with one-family detached residences in the RE-2 zone. The property immediately to the south of the site contains an inactive dairy barn and grain silo. Surrounding

properties on the east side of Woodfield Road are developed with one-family detached residences in the RDT zone.

The site is located within the Goshen Branch watershed, which is a tributary of Great Seneca Creek. The Goshen Branch meanders on and off the site from northeast to southwest, and two unnamed tributaries also cross the property, one entering from the east and one from the south. Floodplains and wetlands associated with these streams are located on the site and the associated environmental buffers occupy 8.34 acres of the property. There is no forest on the site.



### **PROJECT DESCRIPTION**

The applicant proposed to subdivide the property into two lots measuring two acres each and one remainder parcel measuring 7.68 acres. A new one-family detached dwelling will be constructed on proposed Lot 1 and the existing dwelling will be retained on proposed Lot 2. Access will be provided via a shared driveway from Woodfield Road. The residences will be served by private wells and septic systems.

(Attachment B – proposed plan)

## **ANALYSIS AND FINDINGS**

### **Master Plan Compliance**

The Agriculture and Rural Open Space Master Plan does not specifically address the subject property. The master plan recommends retention of existing zoning throughout the master plan area in the absence of a specific recommendation for change on a particular property. Thus, in the case of the subject property, the master plan calls for retention of the existing RE-2 zoning. The proposed subdivision complies with the recommendations adopted in the Master Plan in that it proposes one-family residential development consistent with surrounding development patterns and the current zoning designation.

### **Public Facilities**

#### **Roads and Transportation Facilities**

The proposed subdivision does not generate 30 or more vehicle trips during the morning or evening peak hours. Therefore, the application is not subject to Local Area Transportation Review. In addition, the proposed subdivision does not generate more than three new vehicle trips in the morning or evening peak hours. Therefore, the application is also not subject to Policy Area Mobility Review.

Access to the proposed lots will be via a driveway from Woodfield Road (MD 124). Proposed vehicle and pedestrian access for the site will be safe and adequate.

#### **Other Public Facilities and Services**

Public facilities and services are available and will be adequate to serve the proposed development. The property will be served by private wells and private septic systems. The application has been reviewed by the Montgomery County Fire and Rescue Service who have determined that the property has appropriate access for fire and rescue vehicles. Other public facilities and services, such as schools, police stations, firehouses and health services are operating according to the Growth Policy resolution currently in effect and will be adequate to serve the property. Electrical, gas, and telecommunications services are also available to serve the property.

### **Environment**

A natural resource inventory and forest stand delineation (NRI/FSD) for the property was approved on July 7, 2008. The NRI/FSD identifies the environmental constraints on the subject property. The 11.92-acre property has two streams and wetlands. The NRI/FSD identifies 8.34 acres of land in environmental buffers. There is no forest on site. The plan meets all applicable requirements for protection of environmentally sensitive areas.

The applicant submitted a preliminary forest conservation plan as part of the preliminary plan of subdivision. Under the Montgomery County Forest Conservation Law, properties must retain, plant, or mitigate up to a minimum forest threshold on-site.

The applicant has submitted an agricultural Declaration of Intent (DOI) to reduce the net tract area for forest conservation purposes by 7.7 acres. The DOI covers an area that is currently used as pasture and will remain in active agriculture.

The applicant proposes to meet the forest conservation requirements by planting forest on the agriculturally exempt portion of the site. This easement will create 0.8 acres of new forest within environmental buffers in a previously unprotected area. Even though it will be an isolated easement, it will help with water quality in the Goshen Branch watershed and is considered a high priority for afforestation. As discussed below, staff is recommending a condition to increase this proposed planting area to 1.35 acres in size.

Normally, Environmental Planning staff would request that all forested and unforested environmental buffers be placed into a Category I conservation easement. In this particular case, the land that will remain in active agriculture is outside the proposed lots and includes 7.15 acres of the environmental buffers on the subject site. There are approximately 0.55 acres of environmental buffer on the proposed lots. Staff is not recommending that the applicant plant this portion of the environmental buffer. Instead, staff has directed the applicant to plant in the vicinity of the wetlands and the stream for the greatest environmental benefit. It would also not be environmentally beneficial to place a permanent buffer at the rear of the two proposed lots with active agriculture between the lots and the stream when other options are available. Environmental Planning staff believes that it is best not to place conservation easements on the proposed lots but to enlarge the proposed planting area in the lowlands of the environmental buffer to offset the lost buffer area that is on the proposed lots. Environmental Planning staff recommends, and the applicant has agreed, to plant an additional 23,900 square feet (0.55 acres) of forest adjacent to the proposed afforestation area, which is the same amount of environmental buffer that is on the proposed lots. This would provide a greater environmental benefit and avoids difficult on-lot easements. With the additional planting area, the total afforestation area will be 1.35 acres, all of which will be placed in a Category I easement.

Therefore, staff recommends that the Planning Board find that the plan meets all applicable requirements of the county Forest Conservation Law.

The MCDPS Stormwater Management Section approved the stormwater management concept on June 20, 2007. The stormwater management concept includes water quality control and recharge via drywells and porous pavement. Channel protection is not required because the one-year post-development peak discharge is less than 2 cubic feet per second.

### **Compliance with the Subdivision Regulations and Zoning Ordinance**

This application has been reviewed for compliance with the Montgomery County Code, Chapter 50, the Subdivision Regulations. The application meets all applicable sections,

including the requirements for resubdivision, as discussed below. The proposed lot size, width, shape and orientation are appropriate for the location of the subdivision.

The lots were reviewed for compliance with the dimensional requirements for the RE-2 zone as specified in the Zoning Ordinance. The lots as proposed will meet all the dimensional requirements for area, frontage, width, and setbacks in that zone. A summary of this review is included in attached Table 1. The application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan.

## **Conformance with Section 50-29(b)(2)**

### **A. Statutory Review Criteria**

In order to approve an application for resubdivision, the Planning Board must find that each of the proposed lots complies with all seven of the resubdivision criteria, set forth in Section 50-29(b)(2) of the Subdivision Regulations, which states:

Resubdivision. Lots on a plat for the Resubdivision of any lot, tract or other parcel of land that is part of an existing subdivision previously recorded in a plat book shall be of the same character as to street frontage, alignment, size, shape, width, area and suitability for residential use as other lots within the existing block, neighborhood or subdivision.

### **B. Neighborhood Delineation**

In administering Section 50-29(b)(2) of the Subdivision Regulations, the Planning Board must determine the appropriate “neighborhood” for evaluating the application. In this instance, the Neighborhood selected by the applicant, and agreed to by staff, consists of eight existing lots (Attachment C). The neighborhood includes lots on Woodfield Road and Paddockview Drive in the RE-2 zone. Two lots on Woodfield Road are in the RDT zone but were in the RE-2 zone at the time of their creation. One is a part of a lot that was an entire lot at the time of its creation, but a small portion of it was taken by the Maryland State Highway Administration for road right-of-way. All the lots share access points on Woodfield Road or Paddockview Drive. The designated neighborhood provides an adequate sample of the lot and development pattern of the area. A tabular summary of the area based on the resubdivision criteria is included in Attachment D.

### **C. Analysis**

#### Comparison of the Character of Proposed Lots to Existing

In performing the analysis, the above-noted resubdivision criteria were applied to the delineated neighborhood. The proposed lots are of the same character with respect to the resubdivision criteria as other lots within the defined neighborhood. Therefore, the proposed resubdivision complies with the criteria of Section 50-2(b)(2). As set forth below, the attached tabular summary and graphical documentation support this conclusion:

**Frontage:**

In a neighborhood of eight lots, lot frontages range from 31 feet to 727 feet. Three of the lots have frontages of less than 70 feet, one lot has a frontage of 164 feet, and the remaining four lots have frontages of more than 340 feet. Proposed Lot 1 has a frontage of 150, and Proposed Lot 2 has a frontage of 255 feet. **The proposed lots will be of the same character as existing lots in the neighborhood with respect to lot frontage.**

**Alignment:**

Six of the existing eight lots in the neighborhood are perpendicular in alignment, and the remaining two are corner lots. The two proposed lots are also perpendicular. **The proposed lots are of the same character as existing lots with respect to the alignment criterion.**

**Size:**

The lots in the delineated neighborhood range from 2.07 acres to 2.41 acres. Four of the lots are between 2.07 and 2.20 acres, one is 2.34 acres, and three are 2.41 acres in size. The two proposed lots are 2 acres in size. Although the two proposed lots would be the smallest in the neighborhood, they would not be considerably smaller than the existing lots. The proposed lots are 0.07 and 0.08 of an acre smaller than the next two smallest lots, which is not a significant amount in the RE-2 zone. **The proposed lot sizes are in character with the size of existing lots in the neighborhood.**

**Shape:**

Six of the existing lots in the neighborhood are irregular, and the remaining two lots are pipestem lots. The two proposed lots are irregular. **The shapes of the proposed lots will be in character with shapes of the existing lots.**

**Width:**

The lots in the delineated neighborhood range from 125 feet to 328 feet in width. Four of the lots have widths of less than 200 feet, and the remaining four lots have widths of more than 200 feet. Proposed Lot 1 has a width of 150 feet and Proposed Lot 2 has a width of 266 feet. **The proposed lots will be in character with existing lots in the neighborhood with respect to width.**

**Area:**

The lots in the delineated neighborhood range from 0.5 acre to 1.56 acres in buildable area. Three of the lots have a buildable area of less than one acre, and the remaining five lots are between 1.21 and 1.56 acres in buildable area. Proposed Lot 1 has a buildable area of 1.08 acres and Proposed Lot 2 has a buildable area of 1.25 acres. **The proposed lots will be of the same character as other lots in the neighborhood with respect to buildable area.**

**Suitability for Residential Use:** The existing and the proposed lots are zoned residential and the land is suitable for residential use.

## **Citizen Correspondence and Issues**

This plan submittal pre-dated any requirements for a pre-submission meeting with neighboring residents, however, written notice was given by the applicant and staff of the plan submittal and the public hearing date. As of the date of this report, no citizen letters have been received.

## **CONCLUSION**

Section 50-29(b)(2) of the Subdivision Regulations specifies seven criteria with which resubdivided lots must comply. They are street frontage, alignment, size, shape, width, area and suitability for residential use within the existing block, neighborhood or subdivision. As set forth above, the two proposed lots are of the same character as the existing lots in the defined neighborhood with respect to each of the resubdivision criteria, and therefore, comply with Section 50-29(b)(2) of the Subdivision Regulations. The proposed lots meet all requirements established in the Subdivision Regulations and the Zoning Ordinance and comply with the recommendations of the Agriculture and Rural Open Space Master Plan. Access and public facilities will be adequate to serve the proposed lots, and the application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan. Therefore, approval of the application with the conditions specified above is recommended.

## **Attachments**

- Attachment A – Vicinity Development Map
- Attachment B – Proposed Development Plan
- Attachment C – Resubdivision Neighborhood Map
- Attachment D – Resubdivision Data
- Attachment E – Agency Correspondence Referenced in Conditions



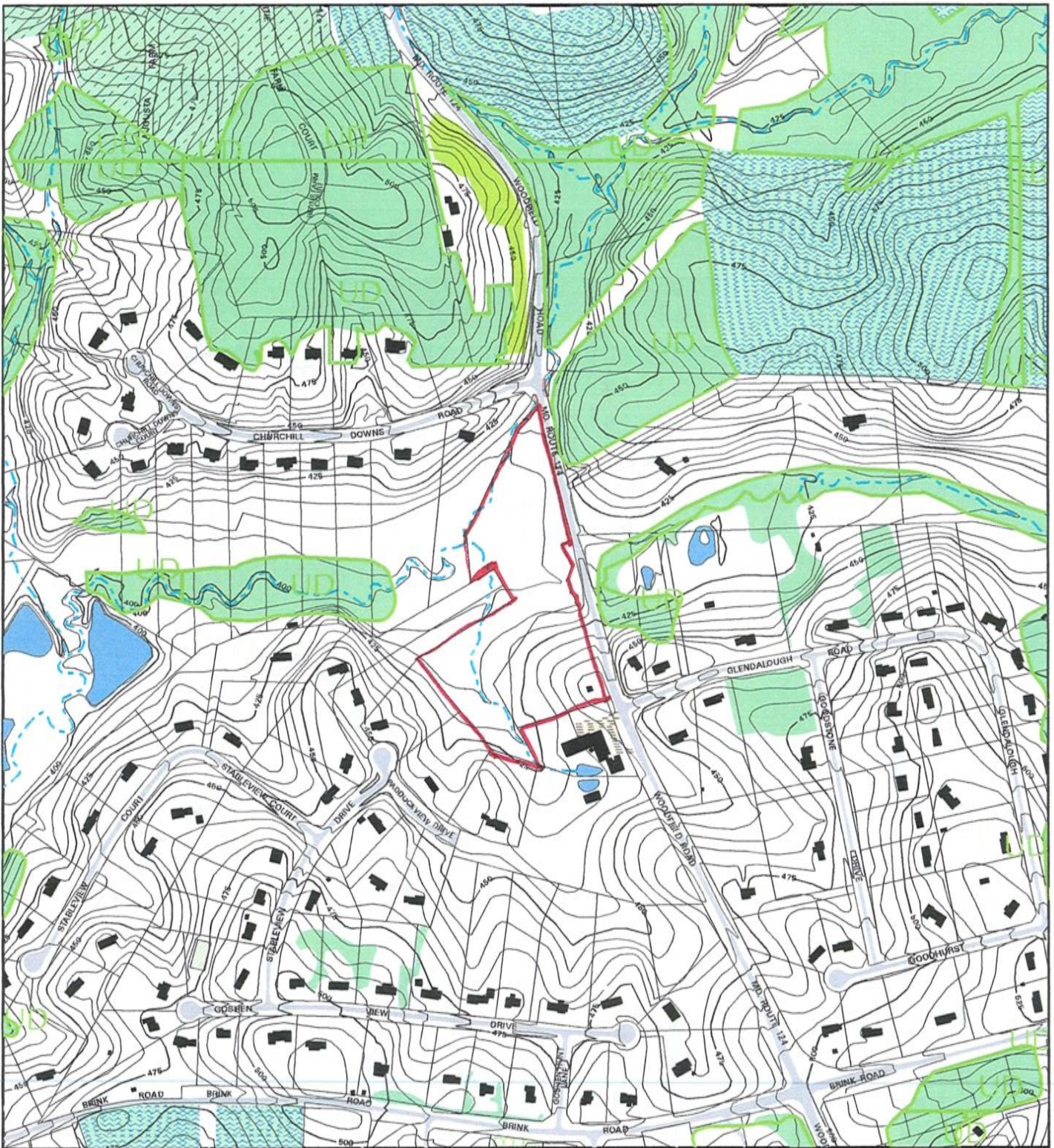
Table 1: Preliminary Plan Data Table and Checklist

<b>Plan Name: Goshen Hunt Hills</b>				
<b>Plan Number: 120070640</b>				
<b>Zoning: RE-2</b>				
<b># of Lots: 2</b>				
<b># of Outlots: N/A</b>				
<b>Dev. Type: Residential</b>				
<b>PLAN DATA</b>	<b>Zoning Ordinance Development Standard</b>	<b>Proposed for Approval by the Preliminary Plan</b>	<b>Verified</b>	<b>Date</b>
Minimum Lot Area	2 acres	2 acres minimum		9/19/08
Lot Width	150 ft.	150 ft. minimum		9/19/08
Lot Frontage	25 ft.	150 ft. minimum		9/19/08
Setbacks				
Front	50 ft. Min.	Must meet minimum <sup>1</sup>		9/19/08
Side	17 ft. Min./35 ft. total	Must meet minimum <sup>1</sup>		9/19/08
Rear	35 ft. Min.	Must meet minimum <sup>1</sup>		9/19/08
Height	50 ft. Max.	May not exceed maximum <sup>1</sup>		9/19/08
Max Resid'l d.u. per Zoning	5	2		9/19/08
MPDUs	N/a			9/19/08
TDRs	N/a			9/19/08
Site Plan Req'd?	No			9/19/08
<b>FINDINGS</b>				
<i>SUBDIVISION</i>				
Lot frontage on Public Street		Yes		9/19/08
Road dedication and frontage improvements		Yes	Agency letter	4/17/07 DPWT 4/16/07 SHA
Environmental Guidelines		Yes	Staff memo	9/2/08
Forest Conservation		Yes	Staff memo	9/2/08
Master Plan Compliance		Yes	Staff memo	9/19/08
<i>ADEQUATE PUBLIC FACILITIES</i>				
Stormwater Management		Yes	Agency letter	6/20/07
Water and Sewer (WSSC)		N/a	Agency comments	4/16/07
10-yr Water and Sewer Plan Compliance		Yes	Agency comments	4/16/07
Well and Septic		Yes	Agency letter	7/2/07
Local Area Traffic Review		N/a	Staff memo	4/16/07
Policy Area Mobility Review		N/a	Staff memo	4/16/07
Transportation Management Agreement		No	Staff memo	4/16/07
School Cluster in Moratorium?		No		9/19/08
School Facilities Payment		No		9/19/08
Fire and Rescue		Yes	Agency letter	6/26/08

<sup>1</sup> As determined by MCDPS at the time of building permit.

# GOSHEN HUNT HILLS (120070640)

Attachment A



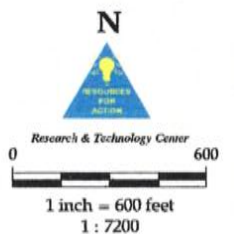
Map compiled on March 22, 2007 at 8:39 AM | Site located on base sheet no - 230NW08

## NOTICE

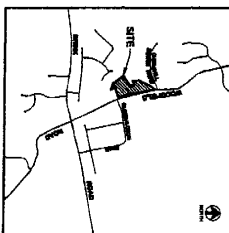
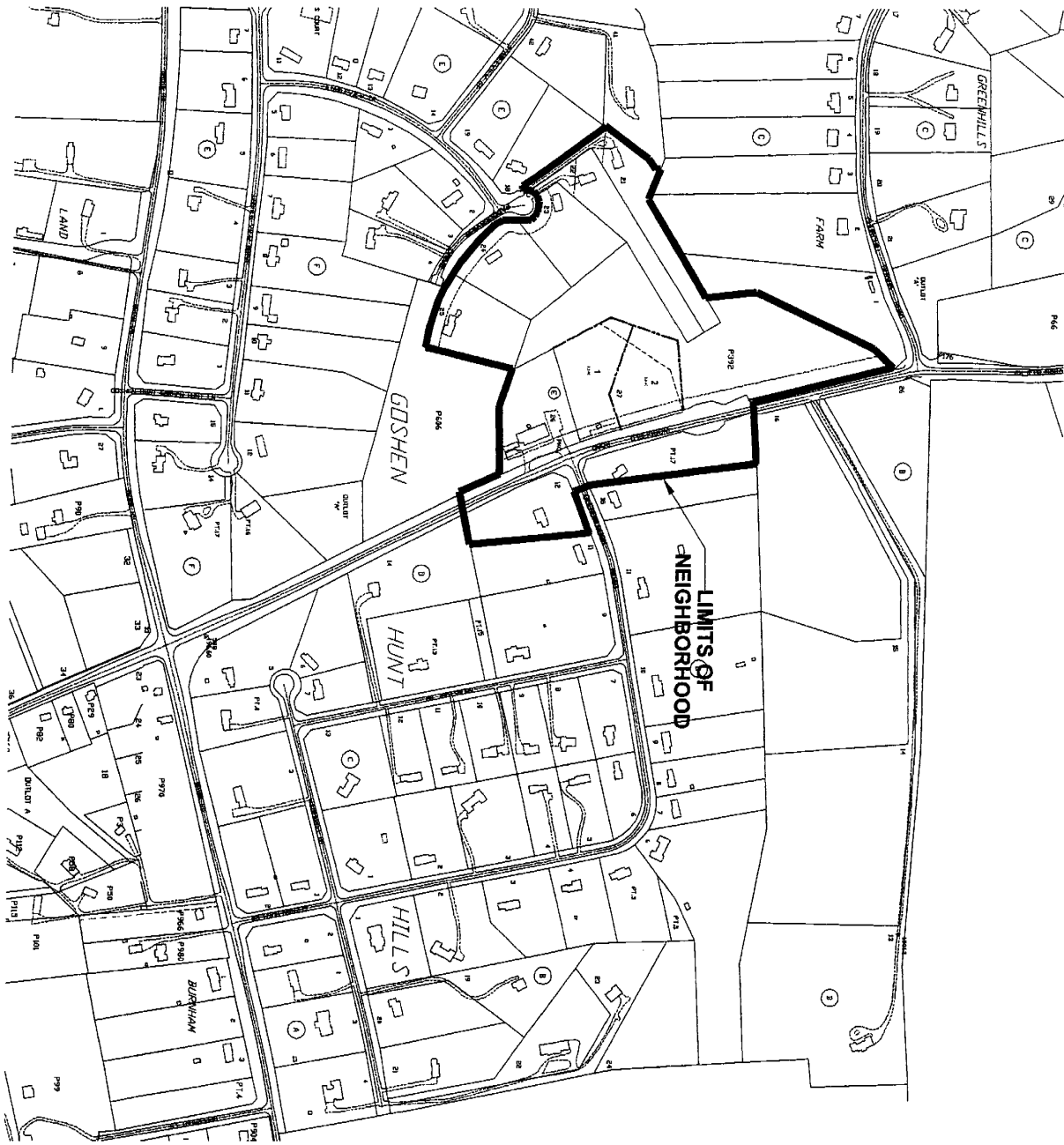
The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland - National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998







PREPARED FOR:  
**MICHAEL ROHRER**  
 C/O VINCE & STEPHANIE SCUDERI  
 6720 GARNETT ROAD  
 OROVILLY, MARYLAND  
 21785-0115

**VICINITY MAP**  
 1" = 200'

**NEIGHBORHOOD MAP**  
**GOSHEN HUNT HILLS**  
 (Resubdivision of Lot 27, Block E & P382)  
 Montgomery County, Maryland



Benning & Associates, Inc.  
 Land Planning Consultants  
 8553 Shady Grove Court  
 Gaithersburg, MD 20877  
 (301) 948-0240

date: Rev. 4/25/08  
 scale: 1" = 200'



SHEET 1 OF 1

# Resubdivision Criteria for Goshen Hunt Hills

Lot #	Block	Frontage (ft.)	Alignment	Size (ac.)	Shape	Width (ft.)	Area (ac.)
1	E	150	perpendicular	2.00	irregular	150	1.08
2	E	255	perpendicular	2.00	irregular	266	1.25
21	E	31	perpendicular	2.34	pipestem	150	1.21
22	E	63	perpendicular	2.12	pipestem	150	0.84
23	E	164	perpendicular	2.07	irregular	193	1.29
24	E	350	perpendicular	2.41	irregular	313	1.51
25	E	65	perpendicular	2.20	irregular	297	1.44
26	E	346	perpendicular	2.41	irregular	328	1.56
12	D	284 + 350	corner	2.08	irregular	240	0.80
17	B	98 + 727	corner	2.41	irregular	125	0.50



## DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett  
County Executive

Carla Reid Joyner  
Director

June 20, 2007

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

Re: Stormwater Management **CONCEPT** Request  
for Goshen Hunt Hills  
Preliminary Plan #: TBA  
SM File #: 230819  
Tract Size/Zone: 11.92ac.  
Total Concept Area: 4.0  
Lots/Block: 27  
Parcel(s): P392  
Watershed: Great Seneca Creek

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 stormwater management concept consists of on-site water quality control via the use of drywells and porous pavement. These practices will also provide on-site recharge. Channel protection volume is not required because the one-year post development peak discharge is less than or equal to 2.0 cfs.

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

1. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. An engineered sediment control plan must be submitted for this development.

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 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 Blair Lough at 240-777-6335.

Sincerely,



Richard R. Brush, Manager  
Water Resources Section  
Division of Land Development Services

RRB:dm bli

cc: C. Conlon  
S. Federline  
SM File # 230819

QN -not required; Acres:  
QL - on-site; Acres: 4.0  
Recharge is provided



DEPARTMENT OF PERMITTING SERVICES


Isiah Leggett  
County Executive

Carla Reid Joyner  
Director

MEMORANDUM

July 2, 2007

TO: Cathy Conlon, Development Review,  
Maryland National Capital Park and Planning Commission

FROM: Carla Reid Joyner, Director  
Department of Permitting Services 

SUBJECT: Status of Preliminary Plan: # 1-20070640, Goshen Hunt Hills

This is to notify you that the Well & Septic Section of MCDPS approved the plan received in this office on June 27, 2007.

Approved with the following reservations:

1. The record plat must be at the same scale as the preliminary plan, or submit an enlargement of the plat to match the preliminary plan.
2. The existing septic easement must be retired and then recreated by the new record plat in the configuration shown on this plan. The existing septic system that serves an adjacent property must be abandoned and then replaced in the appropriate location prior to the issuance of building permits for lots 1 and 2.
3. The well and septic easements shown must be depicted on the record plat as they are shown on this plan.

If you have any questions, contact Gene von Gunten at (240) 777-6319.

cc:  
Surveyor  
File





DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION

Isiah Leggett  
County Executive

Arthur Holmes, Jr.  
Director

April 17, 2007

Ms. Catherine Conlon, Subdivision Supervisor  
Development Review Division  
The Maryland-National Capital  
Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan #1-20070640  
Goshen Hunt Hills

Dear Ms. Conlon:

We have completed our review of the preliminary plan dated 02/14/07. This plan was reviewed by the Development Review Committee at its meeting on 04/16/07. We recommend approval of the plan subject to the following comments:

All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to DPS 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.

1. Necessary dedication for Woodfield Road in accordance with the Master Plan.
2. Wells and septic systems cannot be located within the right of way nor slope or drainage easements.
3. Record plat to reflect a reciprocal ingress, egress, and public utilities easement to serve the lots accessed by each common driveway.
4. Revise the plan as necessary to meet the requirements of the Montgomery County Department of Permitting Services with regard to wells and/or septic systems.
5. Access and improvements along Woodfield Road (MD 124) as required by the Maryland State Highway Administration.
6. Please coordinate with Department of Fire and Rescue about their requirements for emergency vehicle access.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact me at [sam.farhadi@montgomerycountymd.gov](mailto:sam.farhadi@montgomerycountymd.gov) or (240) 777-6000.

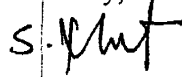
**Division of Operations**

---

101 Orchard Ridge Drive, 2nd Floor • Gaithersburg, Maryland 20878  
240-777-6000 • 240-777-6013 TTY • 240-777-6030 FAX  
[www.montgomerycountymd.gov](http://www.montgomerycountymd.gov)

Ms. Catherine Conlon  
Preliminary Plan No. 1-20070640  
Date April 17, 2007  
Page 2

Sincerely,



Sam Farhadi, P.E., Senior Planning Specialist  
Development Review Group  
Traffic Engineering and Operations Section  
Division of Operations

m:/subdivision/farhas01/preliminary plans/ 1-20070640, Goshen Hunt Hills.doc

Enclosures 0

cc: Michael Rohrer  
David W. McKee, Benning & Associates  
Joseph Y. Cheung; DPS RWPPR  
Sarah Navid; DPS RWPPR  
Henry Emery; DPS RWPPR  
Shahriar Etemadi; M-NCPPC TP  
Gregory Leck, DPWT TEOS  
Raymond Burns, MSHA  
Preliminary Plan Folder  
Preliminary Plans Note Book



Martin O'Malley, Governor  
Anthony G. Brown, Lt. Governor

John D. Porcari, Secretary  
Neil J. Pedersen, Administrator

Maryland Department of Transportation

April 16, 2007

Ms. Catherine Conlon  
Supervisor, Development Review  
Subdivision Division  
Maryland National Capital  
Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Re: Montgomery County  
Goshen Hunt Hills  
File No. 1-20070640  
MD 124 (west side)

Dear Ms. Conlon:

The State Highway Administration (SHA) appreciates the opportunity to review the preliminary plan application for the proposed 2-lot residential development. We offer the following comments:

- Right-of-way dedications along MD 124 need to be in accordance with the Master Plan of Highways. SHA will require right-of-way dedications be platted to SHA standards. These plats must be submitted in hard copy format for review, checking and final issuance. Please contact Mr. Daniel Andrews of the Plats and Surveys Division at 410-545-8860 for additional information. For questions regarding the plat review process, please contact Mr. Andrews at [dandrews@sha.state.md.us](mailto:dandrews@sha.state.md.us).
- The proposed use-in-common MD 124 entrance is subject to the terms and conditions of a residential access permit, which must be received from SHA's District #3 Utilities Office, 301-513-7350

If you have any questions, please contact Raymond Burns at 410-545-5592 or our toll free number in Maryland only 1-800-876-4742.

Very truly yours,

for Steven D. Foster, Chief  
Engineering Access Permits Division

SDF/rbb

- cc: Mr. Michael Rohrer / 6720 Garret Road, Derwood, Maryland 20855  
Benning & Associates / 8933 Shady Grove Court, Gaithersburg, Maryland 20877  
Mr. Shahriar Etemadi / M-NCPPC  
Mr. Sam Farhadi / MCDPWT  
Mr. Jeff Wentz *sent via e-mail*  
Ms. Kate Mazzara *sent via e-mail*  
Mr. Augustine Rebish *sent via e-mail*

My telephone number/toll-free number is \_\_\_\_\_  
Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street · Baltimore, Maryland 21202 · Phone: 410.545.0300 · [www.marylandroads.com](http://www.marylandroads.com)