



Preliminary Plan No. 120130090: Goshen Heritage

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Staff Report Date: 10/11/2013

Description

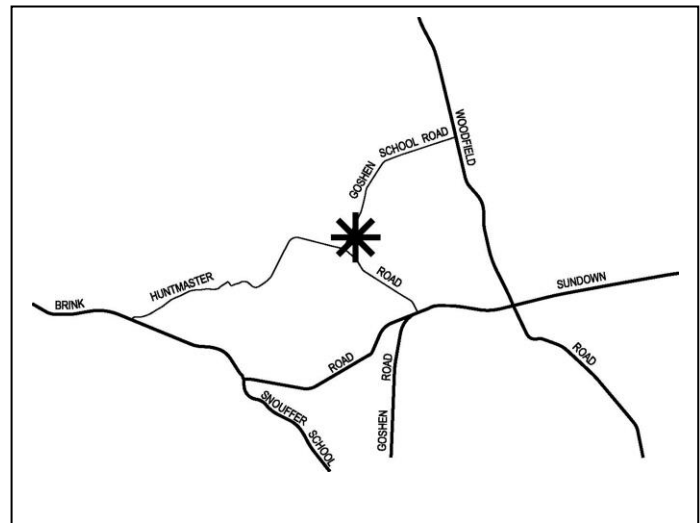
Preliminary Plan No. 120130090: Goshen Heritage

Request to resubdivide to create four (4) lots from one existing lot an outlot and a parcel; located on the west side of Goshen School Road, approximately 1,800 feet north of Huntmaster Road; 11.76 acres; RE-2 zone; Preservation of Agriculture and Rural Open Space Master Plan.

Staff Recommendation: *Approval with conditions*

Applicant: Joyce Hawkins (Applicant)

Submitted: 01/10/2013



Summary

The Staff Report includes:

- Resubdivision analysis under Chapter 50-29(b)(2) to resubdivide an existing lot and two parcels into four new lots.
- Application is consistent with the Master Plan.

RECOMMENDATION: Approval, subject to the following conditions:

1. Approval under this Preliminary Plan is limited to four lots for four dwelling unit.
2. The Applicant must comply with the following conditions of approval for Preliminary Forest Conservation Plan No. 120130090, approved as part of this Preliminary Plan:
 - a. A Final Forest Conservation Plan must be approved prior to plat recordation that addresses the following conditions:
 - 1) The Final Forest Conservation Plan must be consistent with the approved Preliminary Forest Conservation Plan.
 - 2) Permanent Category I conservations easement signs must be placed along the perimeter of the conservation easement area at the time of forest planting.
 - 3) Split rail fencing will be required at the easement boundaries in the vicinity of residential properties.
 - b. Record plat(s) must delineate a Category I conservation easement over all areas of forest planting as shown on the approved Final Forest Conservation Plan.
 - c. A two-year maintenance and management agreement must be approved prior to acceptance of on-site planting.
 - d. The Applicant must submit financial security for on-site planting prior to the start of clearing and grading.
3. The Planning Board has accepted the recommendations of the Montgomery County Department of Transportation (“MCDOT”) in its letter dated July 31, 2013, and hereby incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDOT provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
4. Prior to recordation of plat(s), the Applicant must satisfy the provisions for access and improvements as required by MCDOT.
5. The Planning Board has accepted the recommendations of the Montgomery County Department of Permitting Service (“MCDPS”) – Water Resources Section letter dated March 14, 2013, and hereby incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDPS – Water Resources Section provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
6. The Planning Board has accepted the recommendations of the Montgomery County Department of Permitting Services (“MCDPS”) – Well & Septic Section in its letter dated May 24, 2013, and hereby incorporates them as conditions of the Preliminary Plan approval. Therefore, the Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDPS – Well & Septic Section provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
7. The certified Preliminary Plan must contain the following note:

“Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, site circulation, and

sidewalks shown on the Preliminary Plan are illustrative. The final locations of buildings, structures and hardscape will be determined at the time of issuance of building permit(s) [or] site plan approval. Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height, and lot coverage for each lot. Other limitations for site development may also be included in the conditions of the Planning Board's approval."

8. Record plat must show necessary easements.
9. The Adequate Public Facility (APF) review for the Preliminary Plan will remain valid for eighty-five (85) months from the date of mailing of the Planning Board resolution.
10. The Subject Property is within the Gaithersburg School cluster area. The Applicant must make a School Facilities Payment to MCDPS at the elementary school level at the single-family detached unit rate for each unit for which a building permit is issued and a School Facilities Payment is applicable. The timing and amount of the payment will be in accordance with Chapter 52 of the Montgomery County Code.

SITE DESCRIPTION

The Subject Property consists of two platted lots, Lot 3 and Outlot A, identified on Plat 8990 (Attachment A) and Parcel 999 on Tax Map FV563, totaling 11.76 acres (“Property” or “Subject Property”) (Image 1). The Property is zoned RE-2 and is in water and sewer category W-6 and S-6 respectively. The Subject Property is located in the Preservation of Agriculture and Rural Open Space Master Plan (“Master Plan”) and is located approximately 2 miles north of Montgomery Village and 2 ½ miles west of Laytonsville.

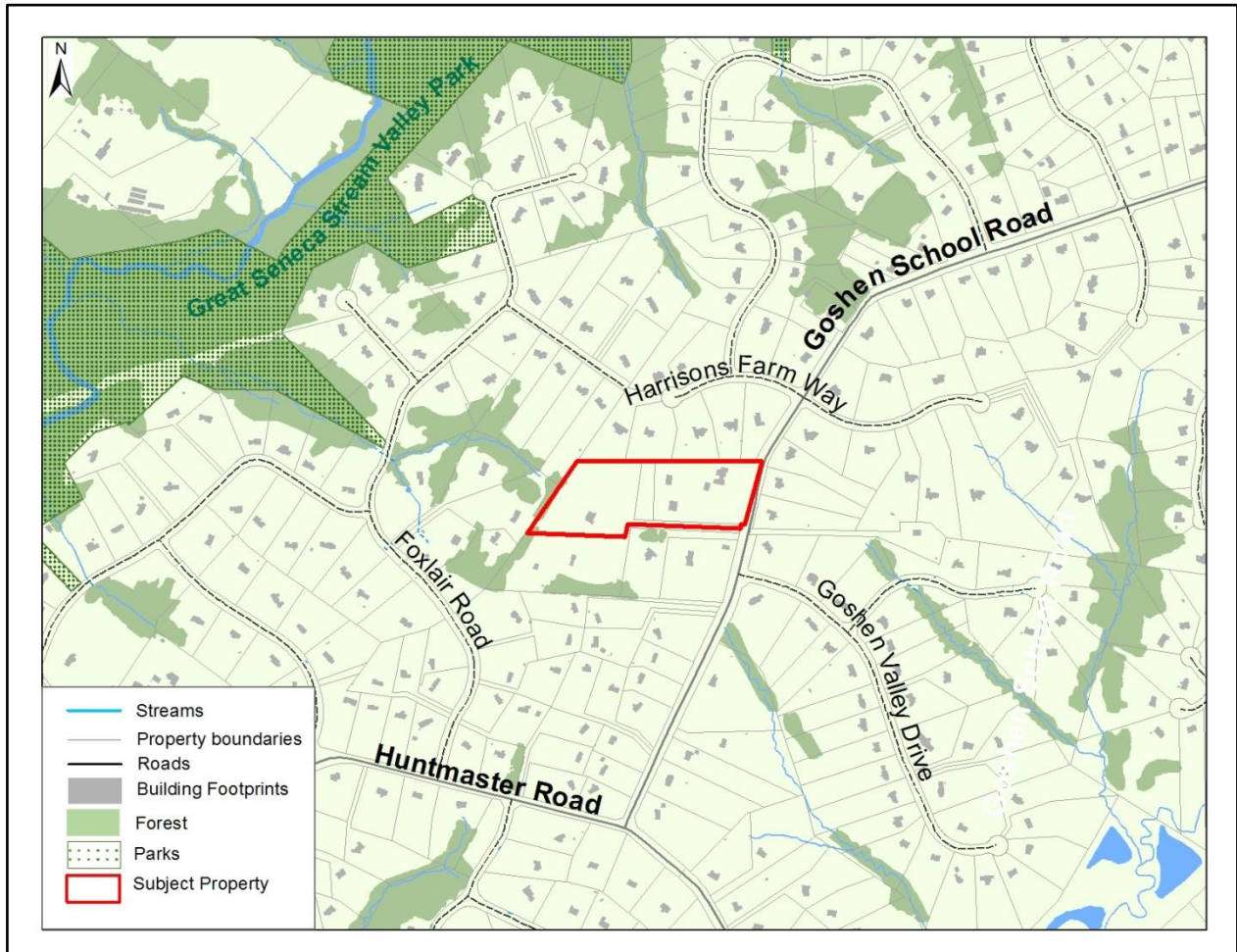


Image 1

Currently, the Property is improved with two dwellings, one located on Parcel 999, the other on Lot 3 (Image 2). Parcel 999 also has two accessory structures, both garages being used for storage and a hobby shop. Surrounding the Property on all sides are one-family detached houses in the RE-2 zone, on lots between one and four acres in size. Many of the surrounding properties are recorded lots while others are parcels created by deed. Currently, Lots 2 and 3 are sharing a driveway to Goshen School Road. Parcel 999 has a driveway directly to Goshen School road, plus access to the shared driveway leading to the two accessory structures.

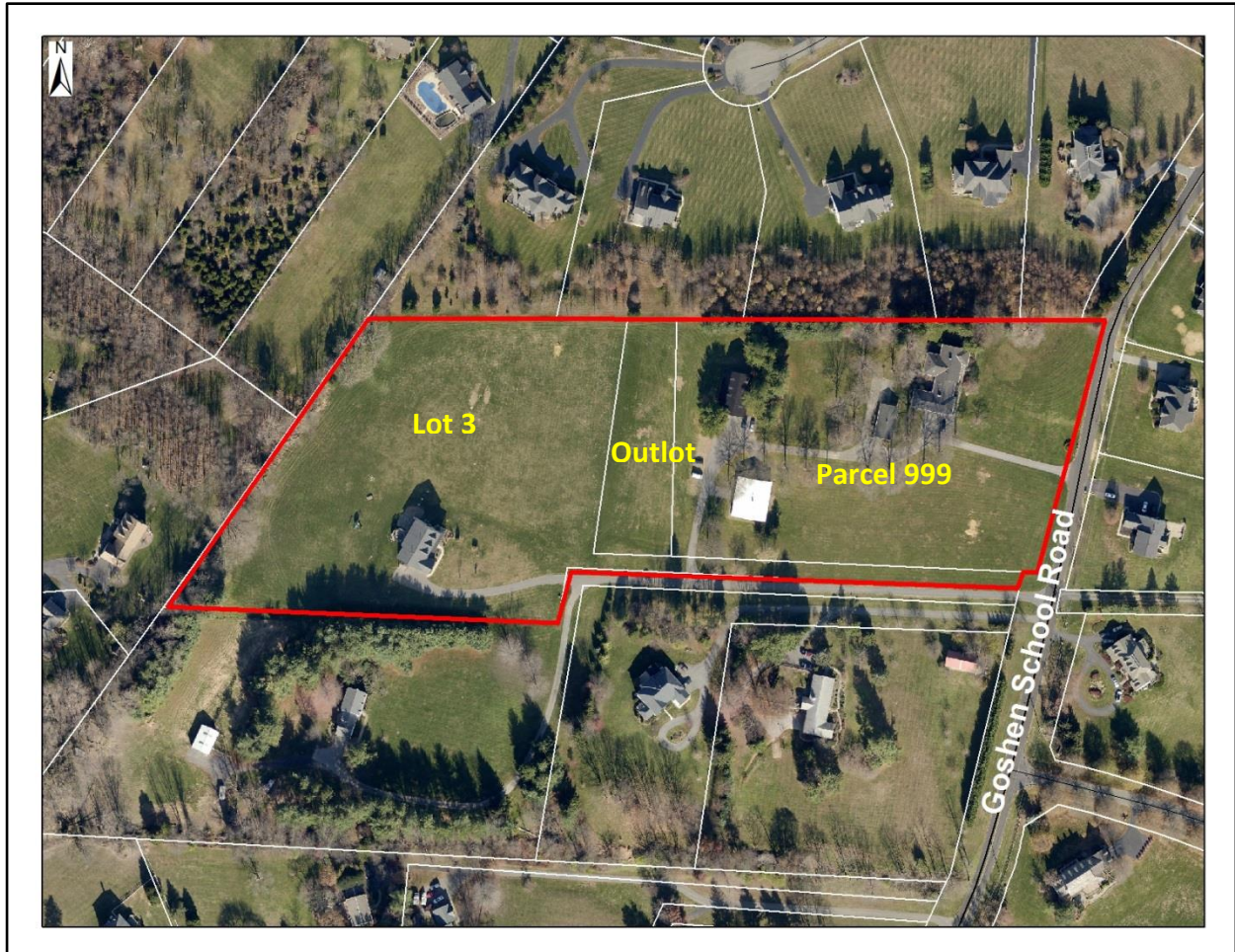


Image 2

The Property is located within the Great Seneca Creek watershed which is designated as use I/P waters. The Property is at a high point in elevation, and there are no streams, wetlands, 100-year floodplain or environmental buffers located on or adjacent to the Property. There is however a stream that begins in a wooded area to the west of the Subject Property. There is no forest on the Property but there are six specimen trees, five of which are located on Parcel 999 and the sixth in the rear of Lot 3.

PROJECT DESCRIPTION

Preliminary Plan No. 120130090, Goshen Heritage (“Application” or “Preliminary Plan”) proposes to resubdivide the Subject Property into four lots (Attachment B and Image 3). Two lots will be created for the two existing dwellings, and two additional lots will be created for new homes. The current septic systems for the existing dwellings will be abandoned, and locations for four new septic systems have been identified. Lots 6, 7 and 8 are each given 25.5 feet of frontage along Goshen School Road, but will all share the existing driveway currently used by Lots 2 and 3 (Shared driveway agreement, Attachment D). Lot 9 will maintain the existing driveway to Goshen School Road. The existing drive between future lots 8 and 9 will be removed.

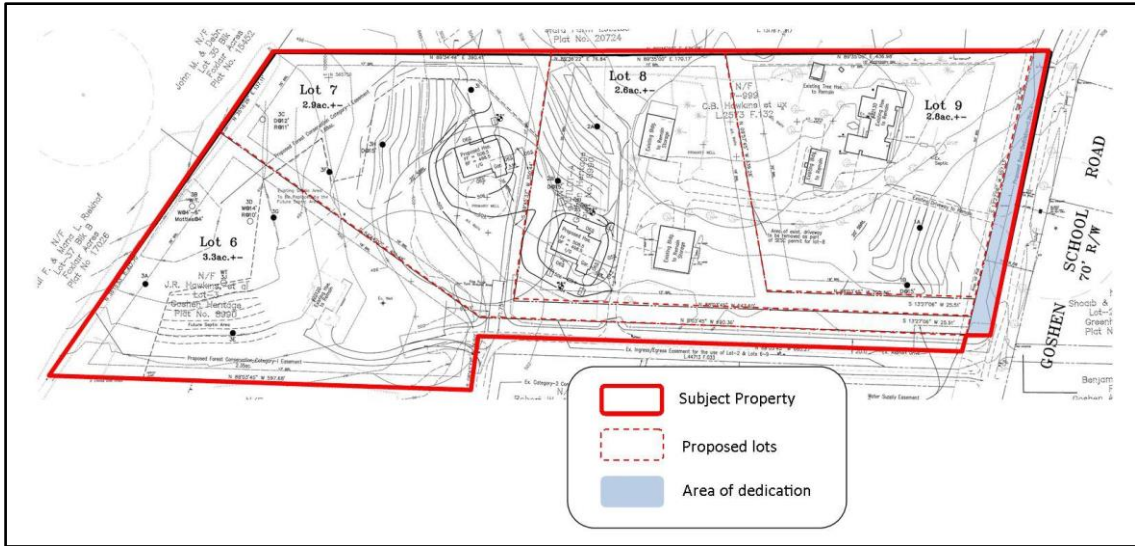


Image 3

ANALYSIS AND FINDINGS – Chapter 50

Conformance to the Master Plan

The Application substantially conforms to the recommendations of the Preservation of Agriculture and Rural Open Space Master Plan. The Property is located in the Central Sector of the Master Plan, and specifically in the PA 14 - Goshen Woodfield, Cedar Grove and Vicinity area (Image 4). The Master Plan confirmed an existing 7,689 acres of RE-2 zoning in this area, and acknowledged an abundance of subdivisions that have already occurred in the RE-2 zoned areas between Gaithersburg and Damascus (p. 53). The four lots as proposed are consistent with the RE-2 zoning, and are consistent with the residential densities found throughout the Goshen Woodfield, Cedar Grove and Vicinity area.

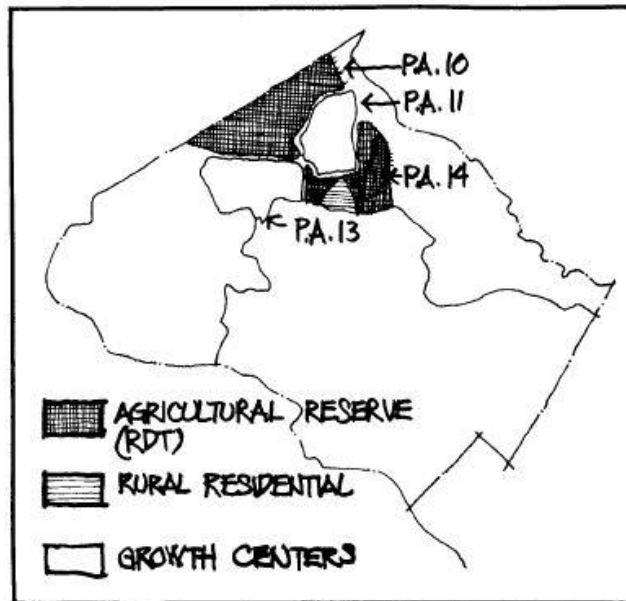


Image 4

Public Facilities

Roads and Transportation Facilities

The proposed vehicle and pedestrian access for the lot will be adequate. Goshen School Road is not a designated roadway in any master plan; however it functions as a primary roadway by design and has been treated as a primary road by other near-by subdivisions. Primary roads require 70 feet of right-of-way and this Application is providing dedication of 35 feet from centerline. The proposed lots do 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. The Property is located in the Rural East Policy area Transportation Policy Area Review, which is exempt from review in the 2012-2016 Subdivision Staging Policy.

Other Public Facilities and Services

Other public facilities and services are available and will be adequate to serve the proposed dwelling units. The Property is located in the W-6 and S-6 water and sewer service categories for no planned public service, requiring on-site well and septic. Well and septic locations were approved for all four lots by the MCDPS - Water Resources Section on May 24, 2013 (Attachment E). Other utilities including electric and telecommunications services are adequate to serve the Property. The Application has been reviewed by the Montgomery County Department of Fire and Rescue Service who have determined that the Property has adequate access for fire and rescue vehicles (Attachment F). Other public facilities and service, such as police stations, and health services are currently operating within the standards set by the Subdivision Staging Policy Resolution currently in effect. The Application is subject to payment of School Facilities Payment at the elementary school level (Gaithersburg cluster).

Environment

Environmental Guidelines

A Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) #420130430) for the Property was approved on September 21, 2012. The NRI/FSD identifies the environmental constraints and forest resources on the Subject Property. There is no existing forest on the Property, however there are several significant and specimen trees and conservation easements exist on the adjacent properties to the north.

Forest Conservation

A Preliminary Forest Conservation Plan (PFCP) (Attachment C) for the project was submitted with the Preliminary Plan. The PFCP shows no impact to the on-site specimen trees and, therefore; no tree variance is required. The PFCP worksheet generates a 1.88 acre afforestation requirement, which will be located on-site in the northwestern portion of the Property, connecting with other areas of newly planted forest and existing mature hedgerows. A split rail fence will be required to demarcate the forest conservation easement areas on the lots.

Stormwater Management

MCDPS approved a stormwater management concept on March 14, 2013 (Attachment G). The concept proposes to meet stormwater management goals through the use of dry wells and disconnection credits.

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 lots size, width, shape and orientation are appropriate for the location of the subdivision in the Preservation of Agriculture & Rural Open Space Master Plan. The dimensional characteristics and location of the lots support the Master Plan goal to maintain low density residential development in this area.

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

Table 1 – Data Table RE-2 Zone Zone

PLAN DATA	Zoning Ordinance Development Standard	Proposed for Approval by the Preliminary Plan
Minimum Lot Area	87,120 sq. ft.	87,120 sq. ft. or more
Lot Width	150 ft.	150 ft. or more
Lot Frontage	25 ft.	25 ft. or more
Setbacks		
Front	50 ft. Min.	50 ft. or more ¹
Side	17 ft. Min./ 35 ft. total	17 ft. or more ¹
Rear	35 ft. Min.	35 ft. or more ¹
Lot Coverage for buildings	25% max.	Less than 25% ¹
Building Height	50 ft. max.	50 ft. or less ¹
MPDUs		No
TDRs		No
Site Plan Required		No

¹ Determined by MCDPS at the time of building permit.

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

A. Statutory Review Criteria

The Subject Property includes a recorded lot, a recorded outlot and an unplatted parcel. Because the lot and outlot are shown on a previously recorded record plat, this Application requires compliance with Section 50-29(b)(2) of the Subdivision Regulations as a resubdivision. In order to approve an application for resubdivision, the Planning Board must find that the proposed lot complies with all seven of the resubdivision criteria set forth in Section 50-29(b)(2), 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 resubdivision neighborhood for evaluating the Application. In this instance, the neighborhood selected by the Applicant, and agreed to by staff, consists of 18 lots (Image 4) which include all properties that are immediately adjacent or confronting the Subject Property, including lots with access to Goshen School Road, Harrison Farm Way and Foxlair Road ("Neighborhood"). The Neighborhood provides an adequate sample of the lots and development pattern of the area. All of the lots within the Neighborhood are recorded by plat and are zoned RE-2. A map and tabular summary of the lot analysis based on the resubdivision criteria is included in table 2 and in Attachment J.

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 Neighborhood. Therefore, the proposed resubdivision complies with the criteria of Section 50-29(b)(2). As set forth below, the provided tabular summary and graphical documentation support this conclusion:

Frontage:

The proposed lots will be of the same character as existing lots in the Neighborhood with respect to lot frontage. Of the proposed lots, three of the frontages are just over 25 feet and one is 357 feet. In the Neighborhood, four lots have frontages of 25 feet, and the largest frontage is 383 feet, therefore the lots are of similar character regarding frontage.

Alignment:

The proposed lots are of the same character as existing lots in the Neighborhood with respect to alignment. The alignment of the proposed lots is generally perpendicular to the street as are all of the lots in the Neighborhood

Size:

The proposed lots sizes are in character with the size of existing lots in the Neighborhood. The range of sizes in the Neighborhood is between 70,953 square feet and 253,188 square feet. The proposed lots are 117,612 square feet for the smallest (lot 7) and 148,104 square feet (lot 6) for the largest, which falls within the range of lot sizes within the Neighborhood.

Shape:

The shape of the proposed lots will be in character with shapes of the existing lots in the Neighborhood. Three of the four proposed lots are pipe-stem shaped and one is rectangular. The Neighborhood contains a mix of lot shapes including pipe-stem, rectangular and trapezoidal.

Width: (at the BRL)

The proposed lots will be in character with existing lots in the Neighborhood with respect to width. The range of width at the building line within the Neighborhood is between 151 and 392 feet. The proposed lots will have width and building lines between 213 and 348 feet, which falls within the range of lot widths within the Neighborhood.

Area:

The proposed lots will be of the same character as existing lots in the neighborhood with respect to buildable area. The proposed lots have buildable areas that are between 60,300 square feet and 86,700 square feet; within the range of buildable areas for lots in the Neighborhood which range between 2,600 square feet and 170,700 square feet.

Suitability for Residential Use: The existing and proposed lots within the identified Neighborhood are all zoned RE-2 and are suitable for residential use.



Image 4

Table 2 – Neighborhood Analysis for Resubdivision Ranked by Size

SUBDIVISION	Lot/Block	FRONTAGE	SIZE	BUILDABLE AREA	WIDTH @ BRL	SHAPE	ALIGNMENT
Foxlair Acres	21/B	32.16	70,953	27,675	160'	Panhandle	Perpendicular
Foxlair Acres	22/B	42.31	97,458	27,550	195'	Panhandle	Perpendicular
Foxlair Acres	23/B	250.14	115,739	37,500	280.00	Trapeziod	Perpendicular
Foxlair Acres	35/B	151.71	100,275	57,659	151.71'	Rectangular	Perpendicular
Foxlair Acres	36/B	276.27	132,511	23,100	230'	Rectangular	Perpendicular
Foxlair Acres	37/B	25.00	153,747	27,500	N/A	Panhandle	Perpendicular
Goshen Heritage	2	25.50	253,188	170,700	334.4'	Panhandle	Perpendicular
Goshen Heritage	4	25.50	106,679	25,600	392.6'	Panhandle	Perpendicular
Goshen Heritage	5	383.40	146,469	81,600	376.6'	Rectangular	Perpendicular
Greenhills Farm	1/A	202.70	93,160	5,200	236.1'	Trapeziod	Perpendicular
Greenhills Farm	28/A	210.10	87,164	3,300	196.6'	Trapeziod	Perpendicular
Greenhills Farm	29/A	171.30	87,176	2,600	170.5'	Trapeziod	Perpendicular
Greenhills Farm	30/A	206.48	88,732	7,150	175'	Rectangular	Perpendicular
Greenhills Farm	1/B	279.40	137,017	15,700	230.0'	Trapeziod	Perpendicular
Subject Site	6	25.50	148,104	86,700	221.2'	Panhandle	Perpendicular
Subject Site	7	25.50	117,612	64,700	274.2'	Panhandle	Perpendicular
Subject Site	8	25.50	117,612	60,300	212.7'	Panhandle	Perpendicular
Subject Site	9	357.10	121,668	64,900	347.9'	Rectangular	Perpendicular
Ward Farm Estates	59/B	25.18	88,013	11,125	155'	Panhandle	Perpendicular
Ward Farm Estates	60/B	94.33	87,124	24,300	190'	Rectangular	Perpendicular
Ward Farm Estates	61/B	200.67	87,124	16,150	215'	Trapeziod	Perpendicular
Ward Farm Estates	62/B	275.59	87,146	25,400	250'	Trapeziod	Perpendicular
Ward Farm Estates	63/B	281.12	87,155	16,000	230.00	Trapeziod	Perpendicular

CITIZEN CORRESPONDENCE AND ISSUES

This Application was submitted and noticed in accordance with all Planning Board adopted procedures. A sign referencing the Application was posted along the Property’s frontage with Goshen School Road. The Applicant held a pre-submission meeting at their home on October 23, 2012. According to the minutes of the meeting seven people were in attendance. Questions were raised including how the new homes would fit on the Property, what the timeframe is for approval, what will become of the existing septic systems and whether businesses will be allowed on the lots. According to the minutes of the meeting provided with the Application, the Applicant answered or addressed all concerns raised by the community and no major issues have since risen.

CONCLUSION

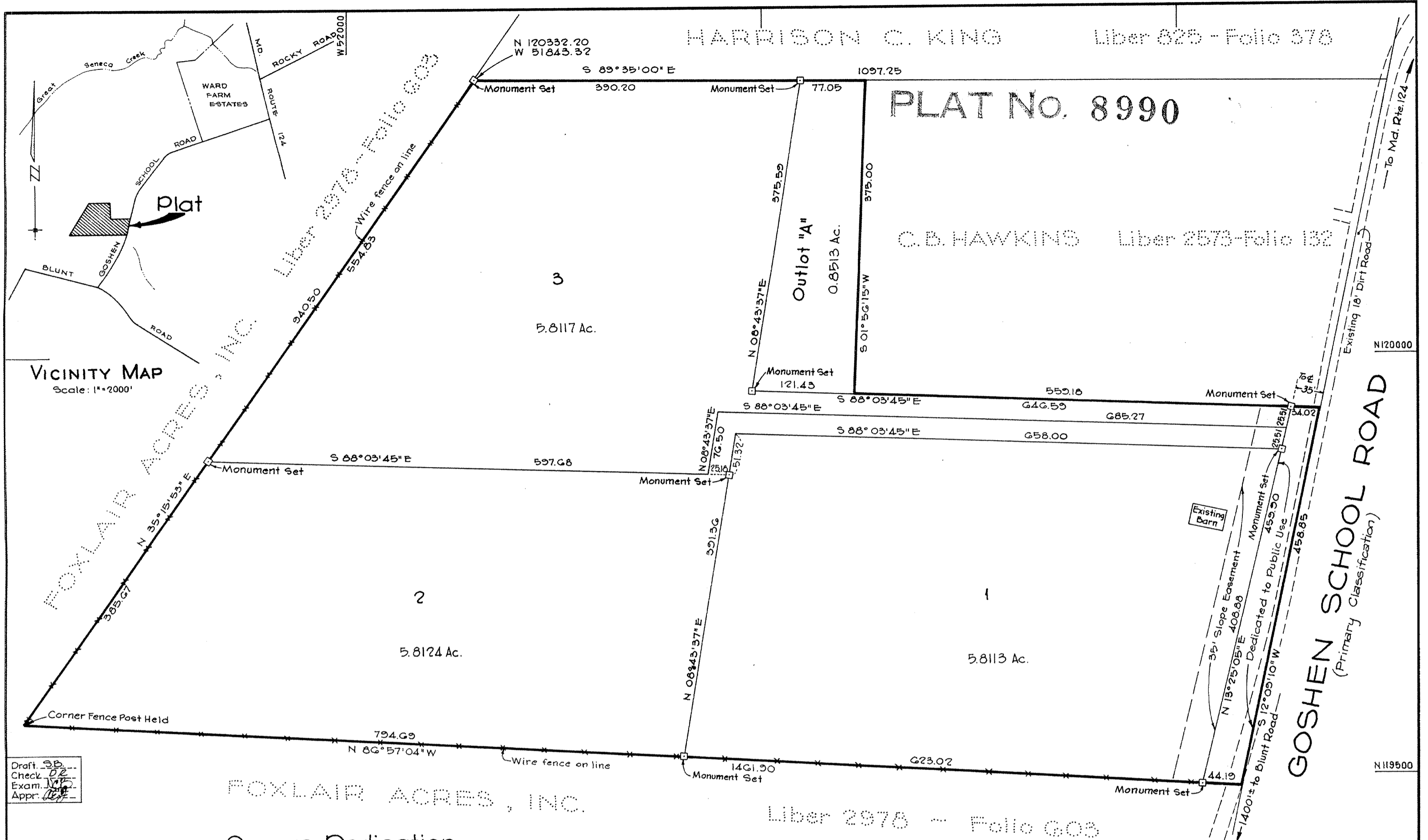
The proposed lots meet all requirements of the Subdivision Regulations and the Zoning Ordinance, and substantially conform to the recommendations of the Preservation of Agriculture and Rural Open Space Master Plan. Access and public facilities will be adequate to serve the proposed lots, and the Application has been reviewed by other applicable county agencies and utility companies, all of whom have recommended approval of the Preliminary Plan.

Section 50-29(b)(2) of the Subdivision Regulations specifies seven criteria with which resubdivided lots must comply: street frontage, alignment, size, shape, width, area and suitability for residential use within the existing block, neighborhood or subdivision. As set forth above, the 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, complies with Section 50-29(b)(2) of the Subdivision Regulations. Therefore, approval of the Application with the conditions specified above is recommended.

Attachments

- Attachment A – Plat 8990
- Attachment B – Preliminary Plan
- Attachment C – Preliminary Forest Conservation Plan
- Attachment D – Shred Driveway Agreement
- Attachment E – MCDPS Well & Septic approval
- Attachment F – Fire & Rescue approval
- Attachment G – MCDPS Stormwater Approval
- Attachment H – MCDOT approval
- Attachment J – Resubdivision table

Attachment A



Draft: SB
 Check: DE
 Exam: W
 Appr: W

FOXLAIR ACRES, INC.

Liber 2978 - Folio 603

Owners Dedication

We, Remus D. Riggs and Maude B. Riggs, joint tenants, owners of the property shown and described hereon, hereby adopt this plan of subdivision, establish the minimum building restriction lines, dedicate the street to public use and grant to Montgomery County, Maryland a slope easement 35' wide on all lots included on this plan, adjacent, contiguous and parallel to the street line as shown hereon. The slope easement granted hereon shall be extinguished after all required public improvements abutting said easement have been lawfully completed and have been accepted for maintenance by Montgomery County, Maryland or other appropriate public agencies.

All parties in interest have hereunto affixed their signatures.

May 27, 1968

Mary R. Stenson
 Witness

Remus D. Riggs
 Remus D. Riggs

Harold R. Legon
 Witness

Maude B. Riggs
 Maude B. Riggs

Department of Health
 Montgomery County, Maryland
 19 June 68
 Approved *Ray P. Jones*
 Health Officer

RECORDED: _____
 PLAT BOOK: _____
 PLAT NO.: _____

3 Lots & 1 Outlet

Maryland - National Capital Park and Planning Commission
 Montgomery County Planning Board
 APPROVED JUNE 27, 1968
Caroline Chesland Chairman
James A. Bayard Secretary-Treasurer
 M.-N.C.P. & P.C. Record File No. 502-94

Montgomery County, Maryland
 Department of Public Works
 APPROVED JULY 31, 1968
 Date
 As to road and street grades
 By: *Richard J. Lynch*
 Deputy Director of Public Works

Surveyors Certificate

I hereby certify that the plan shown hereon is correct; that it is a part of a conveyance from Thomas M. Anderson, Jr. to Remus D. Riggs and Maude B. Riggs by deed dated July 3, 1958 and recorded among the Land Records of Montgomery County, Maryland in Liber 2475 at Folio 461.

The coordinate values used hereon are based on Washington Suburban Sanitary Commission Traverse Station No. 16275 as North 120583.73 and West 50592.15 and the bearing on the azimuth of the line between W.S.C. 16275 and W.S.C. 16116 as 241°43'13".

The total area included on this plat is 18.6925 acres and the area dedicated to public use is .4058 acres or 17,677 square feet.

May 27, 1968

Thomas G. Oyster
 Thomas G. Oyster
 Registered Land Surveyor, Md. #1673

FILED

JUL 15 1968

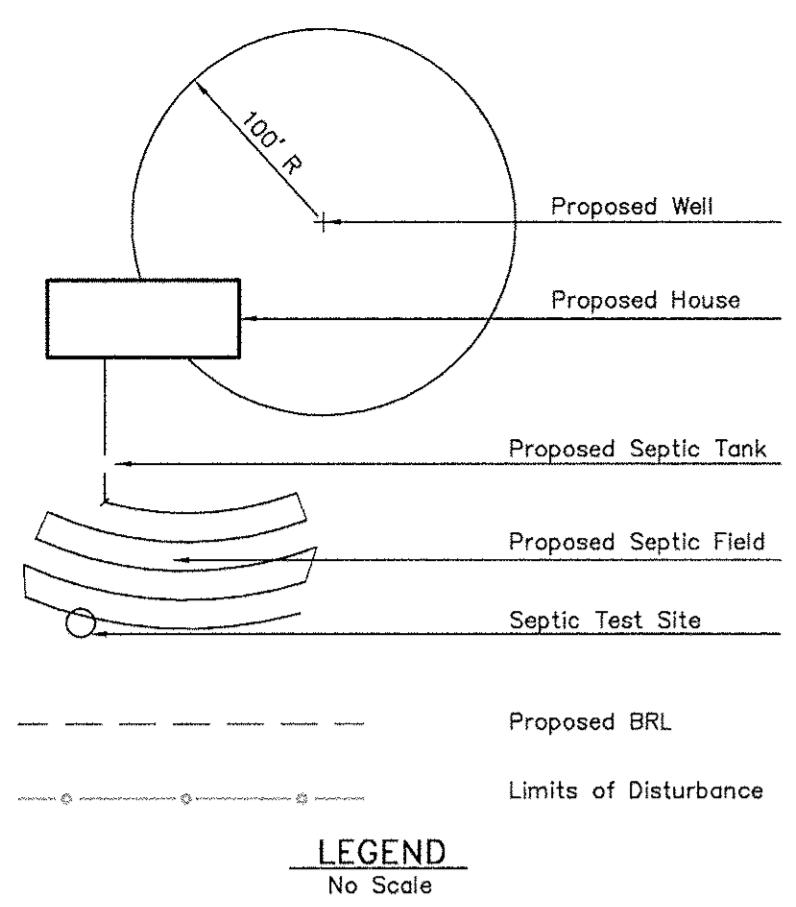
Goshen Heritage

Election District 1 - Montgomery County, Maryland
 Scale: 1" = 100'
 May, 1968

Oyster, Imus & Associates, Inc.

Civil Engineers • Land Planners • Land Surveyors
 2419 Reddie Drive • Wheaton, Maryland • 949-2011

Attachment B



INVERT TABLE

LOT	TOP OF TANK	INVERT IN	INVERT OUT	INVERT @ TRENCH	LOWEST FIXTURE	BASEMENT FLOOR
6	Existing House					
7	504.5	503.5	503.3	504.5	508.5	498.5*
8	502.5	501.5	501.3	496.8	508.5	498.5*
9	Existing House					

* No Gravity Basement Sewer

SEPTIC DESIGN CHART

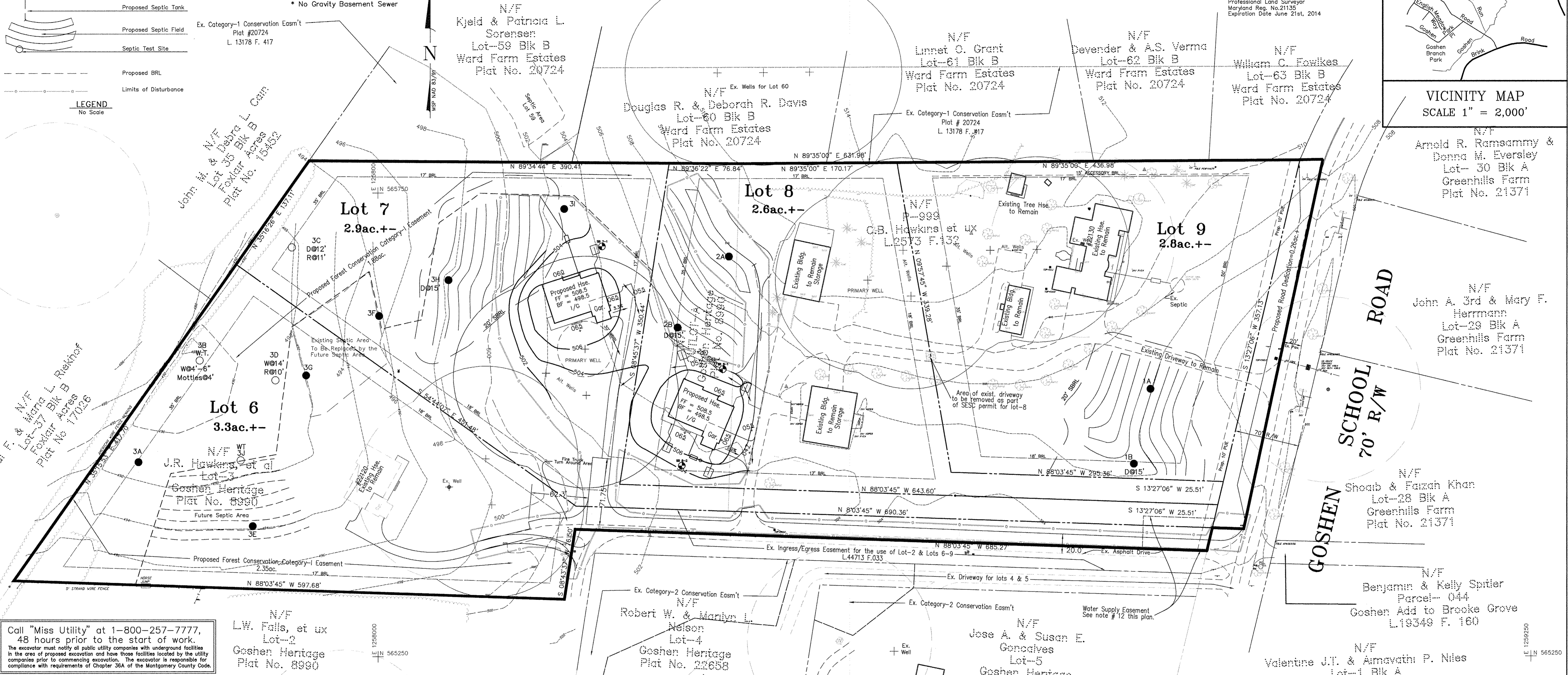
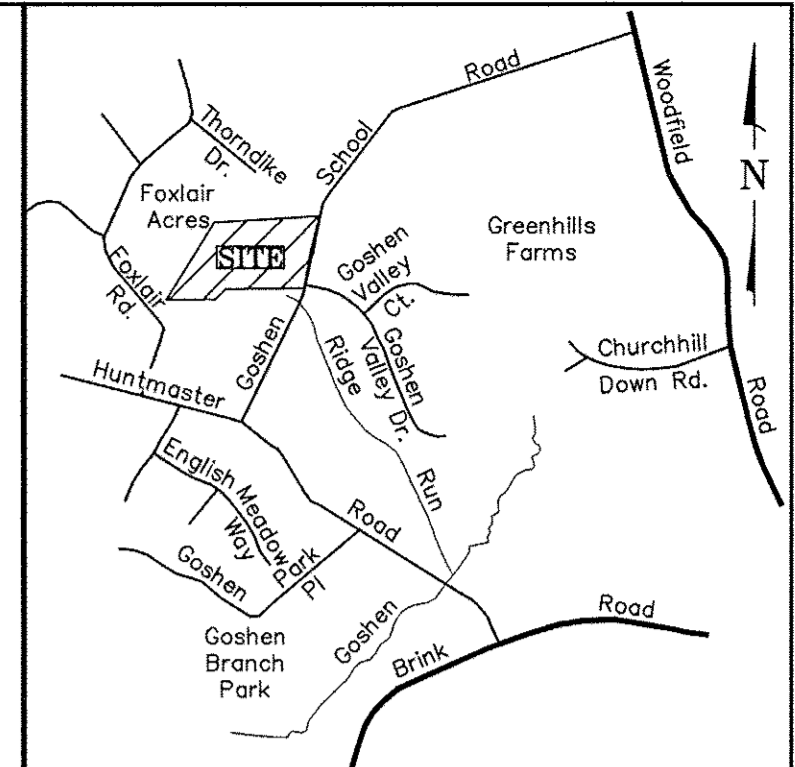
LOT	BLK	SITE	TIME (MIN.)	DEPTH	SITE	TIME (MIN.)	DEPTH	SITE	TIME (MIN.)	DEPTH	AVG. DEPTH OF TRENCH (MIN.)	INITIAL TRENCH	TOTAL TRENCH	NUMBER OF BEDROOMS	
6	3E	6	4.5	12.5	3A	7	4.5	12.5	-	-	7	4'	176'	1000'	6
7	3I	7	5	14	3H	9	5	13	-	-	8	4'	176'	1000'	6
8	2A	11	5.5	13	2B	15	5.5	13.5	-	-	13	4'	217'	1000'	6
9	1A	8	5	13.5	1B	14	5.5	13.5	-	-	11	4'	217'	1000'	6

SURVEYOR'S CERTIFICATE

I hereby certify that the boundary shown hereon is correct based on existing deeds and plats recorded among the Land Records of Montgomery County, Maryland, subject to change upon completion of a final survey. Topography from sources noted hereon. Perculation test sites shown hereon have been field located.

Date: 11/21/13

By: Barry E. Hoyle
Professional Land Surveyor
Maryland Reg. No. 21135
Expiration Date June 21st, 2014



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.

DEVELOPMENT STANDARDS (RE-2)
(Chapter 59-C-1.32)

	Required/Permitted	Proposed
Density of development:	1 d.u./2 ac. (5.9-d.u.s)	1 d.u./2.94 ac. (4 d.u.s)
Net Lot Area (59-C-1.322(a)):	87,120 s.f. min.	117,612 s.f. +-
Lot Width (59-C-1.322(b)):	- At Street Line: 25 ft. min. - At BRL: 150 ft. min.	25 ft. +- 150 ft. +-
Setback From Street (59-C-1.323(a)):	50 ft. min.	50 ft. min.
Yard Requirements (59-C-1.323(b)):	- side yard: 17 ft. min. one side 35 ft. min. total	17 ft. min. one side 35 ft. min. total
- Rear yard:	35 ft. min.	35 ft. min.
Building Height (59-C-1.327):	50 ft. max.	50 ft. max.
Building Coverage (59-C-1.328):	25% max.	25% max.
Accessory Building or Structure (59-C-1.323(a)) (A) From the street line:	80ft. min.	N/A
(B) From a rear lot line:	10ft. min.	140ft.
(C) From a side lot line:	15ft. min.	85ft.

AREA TABULATION

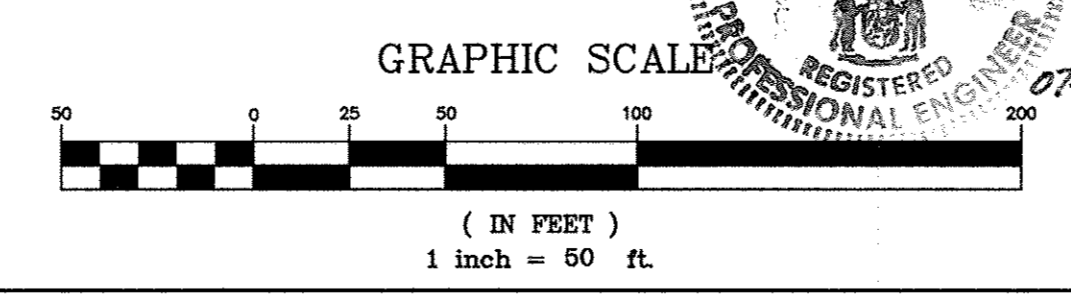
TOTAL SITE AREA	11.76+- Ac. or 512,266 s.f. +-
PROPOSED ROAD DEDICATION	0.26+- Ac. or 11,326 s.f. +-
NET SITE AREA	11.50+- Ac. or 500,940 s.f. +-

- NOTES**
- Topography from survey by Macris, Hendricks & Glascock P.A., 2' contour interval.
 - Boundary information from survey by MH&G and Montgomery County tax maps.
 - Water and sewer category W-6 and S-6, respectively.
 - The property is zoned RE-2. The proposed land use is Residential.
 - Number of lots proposed by this plan: 4
 - A Natural Resource Inventory Map/Forest Stand Delineation Plan has been approved by the M-NCP&C Environmental Planning Division, # 420130430.
 - This site is within the Preservation of Agriculture & Rural Open Space Master Plan.
 - The site is split by the Upper Great Seneca Creek, Seneca Creek, Goshen Branch Watersheds, the state of Maryland has designated this portion as Class 1-P.
 - This plan is not for construction purposes.
 - Property lines and areas are subject to adjustment at final plat computations.
 - All existing structures on-site to remain.
 - Lots 6 & 7 are subject to an easement for the placement of a water supply by MCFRS.
 - Servicing utility companies include:
 - Water & Sewer: On-Site Private Wells & Septic
 - Electric: PEPCO
 - Telephone: Verizon
 - Natural Gas: Washington Gas

Professional Certification:

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No 16905, Expiration Date: 07-22-13

Stephen E. Crum, P.E.



PREPARED FOR:
Mrs. Charles B. Hawkins
22130 Goshen School Rd.
Gaithersburg, MD 20882
Phone: 301-926-0552

NO.	DATE	DESCRIPTION	BY

TAX MAP FV 562 & 563 230 & 231 NW 09

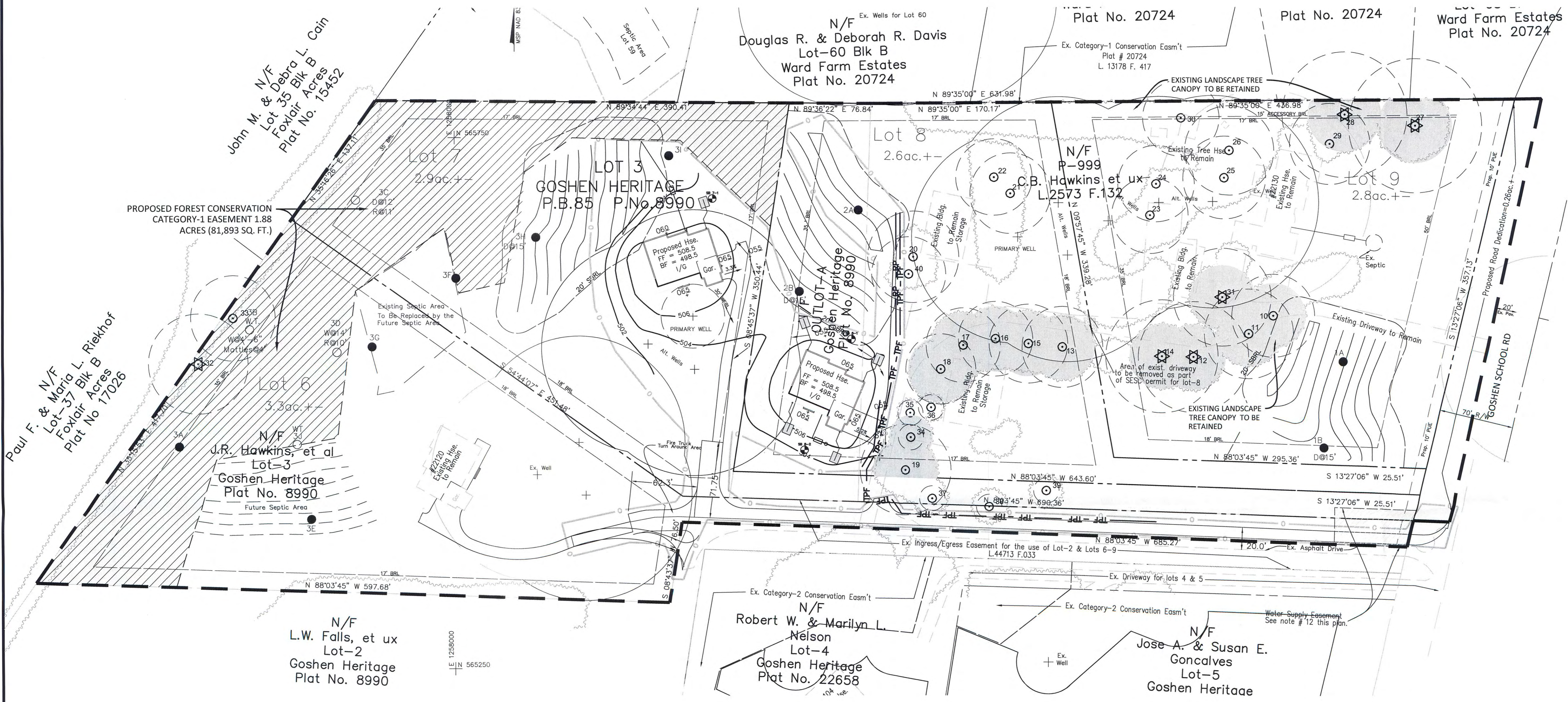
PRELIMINARY SUBDIVISION PLAN
P-999, Lot-3 & Outlot "A"
GOSHEN HERITAGE
1st Election District
Montgomery County, Maryland

MHG Macris, Hendricks & Glascock, P.A.
Engineers ■ Planners
Landscape Architects ■ Surveyors

9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279

Phone 301.670.0840
Fax 301.948.0693
www.mhga.com

Proj. Mgr.	Designer
Dac	Dac
Date	Scale
07/22/13	1" = 50'
Project No.	Sheet
99.394.21	1 of 1



FOREST CONSERVATION WORKSHEET

NET TRACT AREA:	
A. Total Tract Area	= 11.76
B. Land dedication acres (parks, county facility, etc.)	= 0.0
C. Land dedication for roads utilities	= 0.0
D. Area to remain in commercial agricultural use	= 0.0
E. Other deductions (specify)	= 0.0
Net Tract Area	= 11.76
LAND USE CATEGORY (from Trees Technical Manual):	
F. Afforestation Threshold	20% x Net Tract = 2.35
G. Conservation Threshold	25% x Net Tract = 2.94
EXISTING FOREST COVER:	
H. Existing forest cover	= 0.0
I. Area of forest above afforestation threshold	= 0.0
J. Area of forest above conservation threshold	= 0.0
BREAK EVEN POINT:	
K. Forest retention above threshold with no mitigation	= 0.0
L. Clearing permitted without mitigation	= 0.0
PROPOSED FOREST CLEARING	
M. Total area of forest to be cleared	= 0.0
N. Total area of forest to be retained	= 0.0
PLANTING REQUIREMENTS:	
O. Reforestation for clearing above conservation threshold	= 0.0
P. Reforestation for clearing below conservation threshold	= 0.0
Q. Credit for retention above conservation threshold	= 0.0
R. Total reforestation required	= 0.0
S. Total afforestation required	= 2.35
T. Credit for landscaping (may not exceed 20%*)	= 0.47
U. Total reforestation and afforestation required	= 1.88

*Landscaping credit is taken from saving existing mature vegetation. Species include Red Oak, Pin Oak, Scarlet Oak, Red Maple.

NOTES:

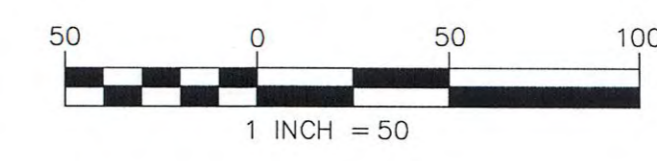
- Trees to be planted may be either 3/4"-1" caliper planted at a rate of 200 per acre or 1.5-2" caliper planted at a rate of 100 per acre. Shrubs should be 18-24" planted at a rate of 33 per acre.
- Two year maintenance requires 75% success rate.
- Below is the suggested plant list. Plant schedule may be altered at the time of Final Forest Conservation Plan.
- Natural Resource Inventory Map / Forest Stand Delineation Plan has been approved by the M-NCPPC Environmental Planning Division #420130430.
- 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.

SUGGESTED PLANT MATERIAL

Botanical Name	Common Name	Size	Qty	Note
Trees Required				
Acer rubrum	Red Maple	3/4 - 1"	42	B&B or container (5 gallon minimum)
Acer saccharum	Sugar Maple	3/4 - 1"	42	B&B or container (5 gallon minimum)
Cercis canadensis	Eastern Redbud	3/4 - 1"	21	B&B or container (5 gallon minimum)
Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	3/4 - 1"	21	B&B or container (5 gallon minimum)
Cornus florida	Flowering Dogwood	3/4 - 1"	21	B&B or container (5 gallon minimum)
Cornus kousa	Kousa Dogwood	3/4 - 1"	21	B&B or container (5 gallon minimum)
Fraxinus pennsylvanica	Green Ash	3/4 - 1"	42	B&B or container (5 gallon minimum)
Liriodendron tulipifera	Tulip Poplar	3/4 - 1"	42	B&B or container (5 gallon minimum)
Magnolia stellata	Star Magnolia	3/4 - 1"	42	B&B or container (5 gallon minimum)
Nyssa sylvatica	Black Gum	3/4 - 1"	42	B&B or container (5 gallon minimum)
Quercus alba	White Oak	3/4 - 1"	20	B&B or container (5 gallon minimum)
Quercus rubra	Red Oak	3/4 - 1"	20	B&B or container (5 gallon minimum)
Shrubs Required				
Chionanthus virginicus	Fringetree	18-24"	19	1 gal. container
Hamamelis virginiana	Witchhazel	18-24"	19	1 gal. container
Itea virginia	Virginia Sweetspire	18-24"	20	1 gal. container
Viburnum dentatum	Arrowwood Viburnum	18-24"	20	1 gal. container

LEGEND

- EXISTING TREE < 24" DBH
- EXISTING TREE > 24" DBH WITH CRITICAL ROOT ZONE
- EXISTING TREE > 30" DBH WITH CRITICAL ROOT ZONE
- EXISTING TREE CANOPY
- TREE PROTECTION FENCE
- ROOT PRUNE
- LIMITS OF DISTURBANCE
- PROPERTY LINE
- AFFORESTATION PLANTING LOCATION
- EXISTING LANDSCAPE CREDIT TREE CANOPY
- LIMITS OF APPLICATION



PRELIMINARY FOREST CONSERVATION PLAN

GOSHEN HERITAGE

1ST ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND
 Tax Map FV53 Parcel 999, 940, 950
 L. 07148 F.00793
 WSSC 230 & 231 NW 09

Design With Nature, LLC

17422 Falls Road
 Upperco, Maryland 21155
 t410.967.9470; f.410.374.4251
 www.designwithnaturellc.com

Project #: 2012024
 Scale: AS NOTED
 Date: 2013.07.15
 Designer: DES
 Plans based on: MHG
 Sheet Number: FCP 1

Prepared For:
 Ms. Joyce R. Hawkins
 22120 Goshen School Road
 Gaithersburg, MD 20882

REV.	DATE	DESCRIPTION	BY

Parcel ID No.: 01-00003878 – Parcel 999
Parcel ID No.: 01-00003891 – Outlot A
Parcel ID No.: 01-00009421 – Lot 3
Parcel ID No.: 01-00005478 – Lot 2

RECEIVED
M-NCPPC
JUL 23 2013
MONTGOMERY COUNTY
PLANNING DEPARTMENT

FILED
LORETTA E. KNIGHT
CLERK'S OFFICE
MONTGOMERY CO. MD

2012 AUG 29 PM 2:12

**DECLARATION OF COMMON DRIVEWAY EASEMENT AND
MAINTENANCE AGREEMENT**

THIS DECLARATION OF COMMON DRIVEWAY EASEMENT AND MAINTENANCE AGREEMENT (the "Declaration of Easement") is made this 12 day of July, 2011, 2010, among CHARLES B. HAWKINS, JOYCE R. HAWKINS, CARL B. HAWKINS, KARI G. HAWKINS, LARRY W. FALLS, and ANNE LIGON FALLS (together the "Declarants") and is made on the following premises.

RECITALS

Whereas, Charles B. Hawkins, individually, is the owner of certain real property situate in Montgomery County, Maryland and more particularly described in a Deed, dated May 12, 1986, recorded in Liber 7146, folio 791 among the Land Records of Montgomery County, Maryland and generally known as Parcel 999, referred to herein as "Parcel 999". Charles B. Hawkins is also the owner of a contiguous parcel of land described as Outlot "A", "Goshen Heritage" subdivision, as per plat of subdivision recorded among the Land Records of Montgomery County, Maryland in Plat Book 85 at Plat 8990, referred to herein as "Outlot A". Parcel 999 and Outlot A are collectively referred to herein as the "Charles Hawkins Property"; and

Whereas, Joyce R. Hawkins, individually, is a tenant-in-common owner, along with Carl B. Hawkins and Kari G. Hawkins, as tenants by the entirety, are owners of certain real property situate in Montgomery County, Maryland and more particularly described as Lot 3, "Goshen Heritage" subdivision, as per plat of subdivision recorded among the Land Records of Montgomery County, Maryland in Plat Book 85 at Plat 8990, referred to herein as the "Joyce Hawkins Property"; and

Whereas, Larry W. Falls and Anne Ligon Falls are the owners of certain real property situate in Montgomery County, Maryland and more particularly described as Lot 2, "Goshen Heritage" subdivision, as per plat of subdivision recorded among the Land Records of Montgomery County, Maryland in Plat Book 85 at Plat 8990, referred to herein as the "Falls Property"; and

RECORDING FEE
75.00
40.00
15.00
12.25
02.02 PM
REC'D
AUG 10 2012
MONTGOMERY COUNTY, MD

MONTGOMERY COUNTY, MD
APPROVED BY AS

AUG 10 2012

RECORDATION TAX PAID
TRANSFER TAX PAID

75
40
CA

Whereas, the Charles Hawkins Property, the Joyce Hawkins Property and the Falls Property share a common driveway located over portions of the Charles Hawkins Property, the Joyce Hawkins Property and the Falls Property for which no written easement agreement for maintenance and shared use has previously been executed or recorded; and

WHEREAS, in order to confirm and establish the rights of ingress and egress and the maintenance obligations with respect to the shared driveway, the Declarants have entered into this Declaration of Easement for their mutual benefit as more fully set forth herein.

NOW, THEREFORE, in consideration of the foregoing recitals, the Declarants hereby agree as follows:

1. Recitals.

The foregoing recitals are incorporated herein by reference.

2. Declaration and Grant of Easement.

Each party, in their respective capacity as an owner(s) of the Charles Hawkins Property, the Joyce Hawkins Property or the Falls Property, hereby declares and establishes a perpetual, non-exclusive easement for ingress and egress for the use and benefit of the Charles Hawkins Property, the Joyce Hawkins Property, and the Falls Property over and across those portions of the Charles Hawkins Property, the Joyce Hawkins Property, and the Falls Property as described and depicted on the attached Schedule A (metes and bounds description) and Schedule B (sketch), collectively the "Ingress/Egress Easement Area", subject to the terms and conditions as set forth herein.

3. Maintenance of Ingress/Egress Easement.

The Declarants acknowledge that a paved driveway, approximately ten (10') feet in width ("Common Driveway"), is currently located within the Ingress/Egress Easement Area. The Declarants agree that the owners of the Charles Hawkins Property, the Joyce Hawkins Property and the Falls Property will share equally (each being responsible for a one-third (1/3) share) in the cost of routine maintenance of the Common Driveway, including, but not limited to, snow removal, repair, and replacement. The owners of the properties will decide, by majority decision, whether any repair, reconstruction or replacement of the driveway is required for proper maintenance of the Common Driveway.

Notwithstanding the foregoing, in the event that any widening or reconstruction of the Common Driveway (including any improvement to the driveway apron) is required in order for the owner(s) of the Charles Hawkins Property, the Joyce Hawkins Property,

and/or the Falls Property to subdivide or resubdivide their respective property, the owner(s) seeking such subdivision or resubdivision approval will bear the full cost of any such new improvements and shall be responsible for the repair of any damage to the Common Driveway caused by any construction on such property.

In the event that any one or more of the properties is subsequently subdivided or resubdivided such that the number of buildable lots increases above the three (3) buildable lots or parcels that currently exist, the allocation of any maintenance costs shall be adjusted such that each separate lot or parcel shall share pro-rata with all other lots or parcels based upon the total number of lots or parcels. This Declaration of Easement shall remain in effect unless and until such written amendment or new agreement is executed and recorded.

Without the prior unanimous consent of all owners benefitted by the Ingress/Egress Easement, no owner may install or erect any landscaping, structures, improvements, fences or other physical obstructions of the Ingress/Egress Easement that impede or impair, in any respect, the right of ingress and egress of the other party, or their guests or invitees. No owner, and their respective guests or invitees, may park, store, or place any vehicles, boats, or other objects on the common driveway or otherwise impede or impair the right of ingress or egress of the other parties.

4. Easement to Run with the Land.

This grant of easement shall run with the land and shall be binding on, and shall inure to the benefit of, the parties hereto, and their respective heirs, successors and assigns.

5. Indemnification.

Each of the owners of the respective lots or parcels shall indemnify each other against all liability for injury or damage to property when such injury or damage shall result from, arise out of, or be attributable to any maintenance or repair undertaken pursuant to this Declaration of Easement.

6. Modification.

This Declaration of Easement may be modified or amended, from time to time, by written agreement signed by the three owners of the Charles Hawkins Property, the Joyce Hawkins Property and the Falls Property, (or, if applicable, the owners of any lots or lots created by subdivision of any one or more of the foregoing properties). Any modifications to this Declaration of Easement will be recorded among the Land Records of Montgomery County, Maryland.

IN WITNESS WHEREOF, the undersigned Declarants have caused this Declaration of Easement to be executed and acknowledged on the day and year first above written.

DECLARANTS:

WITNESS:

Joseph Hawkins

Charles B. Hawkins (SEAL)
CHARLES B. HAWKINS

WITNESS:

Joseph Hawkins

Joyce R. Hawkins (SEAL)
JOYCE R. HAWKINS

WITNESS:

Joseph Hawkins

Carl B. Hawkins (SEAL)
CARL B. HAWKINS

WITNESS:

Joseph Hawkins

Kari G. Hawkins (SEAL)
KARI G. HAWKINS

WITNESS:

Larry W. Falls

Larry W. Falls (SEAL)
LARRY W. FALLS

WITNESS:


Joseph Hawkins

Anne Ligon Falls (SEAL)
ANNE LIGON FALLS

STATE OF MARYLAND, COUNTY OF MONTGOMERY, to wit:

I hereby certify that on the 12 day of July, 20 11, before the subscriber, a Notary Public in and for the aforesaid County and State, personally appeared CHARLES B. HAWKINS, well known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and did acknowledge the foregoing Declaration to be his own free act.


IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal.


NOTARY PUBLIC
My Commission Expires: 5/10/15

STATE OF MARYLAND, COUNTY OF MONTGOMERY, to wit:

I hereby certify that on the 12 day of July, 20 11, before the subscriber, a Notary Public in and for the aforesaid County and State, personally appeared JOYCE R. HAWKINS, well known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and did acknowledge the foregoing Declaration to be her own free act.


IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal.


NOTARY PUBLIC
My Commission Expires: 5/10/16

STATE OF MARYLAND, COUNTY OF MONTGOMERY, to wit:

I hereby certify that on the 12 day of July, 20 11, before the subscriber, a Notary Public in and for the aforesaid County and State, personally appeared CARL B. HAWKINS, well known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and did acknowledge the foregoing Declaration to be his own free act.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal.


NOTARY PUBLIC
My Commission Expires: 5/10/15

MAIL TO:

Macris, Hendricks & Glascock, P.A.
9220 Wightman Rd, Suite 120
Montgomery Village, MD 20886
Attn: Barry High

STATE OF MARYLAND, COUNTY OF MONTGOMERY, to wit:

I hereby certify that on the 12 day of July, 20 11, before the subscriber, a Notary Public in and for the aforesaid County and State, personally appeared KARI G. HAWKINS, well known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and did acknowledge the foregoing Declaration to be her own free act.


IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal.


NOTARY PUBLIC
My Commission Expires: 5/10/16

STATE OF MARYLAND, COUNTY OF MONTGOMERY, to wit:

I hereby certify that on the 12 day of July, 20 11, before the subscriber, a Notary Public in and for the aforesaid County and State, personally appeared LARRY W. FALLS, well known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and did acknowledge the foregoing Declaration to be his own free act.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal.


NOTARY PUBLIC
My Commission Expires: 5/10/16

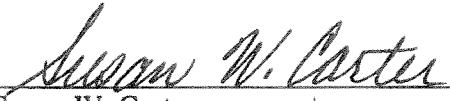
STATE OF MARYLAND, COUNTY OF MONTGOMERY, to wit:

I hereby certify that on the 12 day of July, 20 11, before the subscriber, a Notary Public in and for the aforesaid County and State, personally appeared ANNE LIGON FALLS, well known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and did acknowledge the foregoing Declaration to be her own free act.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal.


NOTARY PUBLIC
My Commission Expires: 5/10/16

I HEREBY CERTIFY that the foregoing instrument was prepared by Susan W. Carter, a member in good standing of the Bar of the Court of Appeals of Maryland.



Susan W. Carter

**SCHEDULE A
COMMON DRIVEWAY EASEMENT
FOR THE USE AND BENEFIT OF THE
JOYCE R., CARL B. AND KARI G. HAWKINS PROPERTY (P999)
OUTLOT A, LOT 2 AND LOT 3, GOSHEN HERITAGE**

Being a strip or parcel of land, located in the First (1st) Election District of Montgomery County, Maryland, hereinafter described in, through, over and across part of the property conveyed by Daniel Ligon and Hazel Ligon to Larry W. Falls and Anne Ligon Falls, by deed dated January 2, 1984 and recorded among the Land Records of Montgomery County, Maryland in Liber 6298 at Folio 265 and part of the property conveyed by Joyce R. Hawkins, Carl B. Hawkins and Kari G. Hawkins to Joyce R. Hawkins, Carl B. Hawkins and Kari G. Hawkins by deed dated July 7, 2009 and recorded among the aforementioned Land Records in Liber 37974 at Folio 402; and also being part of Lots 2 and 3, as delineated on a plat of subdivision entitled "GOSHEN HERITAGE "; and recorded among said Land Records as Plat No. 8990 and being more particularly described by Macris, Hendricks and Glascock, P.A. on April 13, 2011 in Plat 8990 Datum as follows:

Beginning at a point, said point being at the end of the South 88°03'45" East, 646.59 foot line of Lot 3 as delineated on the aforementioned plat, said point being on the westerly right-of-way limits of Goshen School Road (70' R/W), then binding with said westerly right-of-way limits

1. South 13°26'14" West, 51.02 feet to a point, said point being the end of the South 88°03'45" East, 658.00 foot line of Lot 2 as delineated on the aforementioned plat, then leaving said right-of way limits and binding reversely with said South 88°03'45" East, 658.00 foot line
2. North 88°03'45" West, 658.00 feet to a point, said point being the end of the North 08°43'37" East, 391.36 foot common line of Lots 2 and 1 as delineated on the aforementioned plat, then binding reversely with part of said common line
3. South 08°43'37" West, 51.32 feet to a point, then leaving said line to cross and include part of Lot 2

4. North 88°03'45" West, 25.17 feet to a point, said point being the beginning of the North 08°43'37" East, 76.50 foot common line of Lots 2 and 3, then binding with said line
5. North 08°43'37" East, 76.50 feet to a point, then leaving said line to cross and include part of Lot 3
6. North 62°12'46" East, 50.40 feet to a point, said point being the beginning of the South 88°03'45" West, 646.59 foot line of Lot 3 as delineated on the aforementioned plat, then binding with said line
7. South 88°03'45" East, 646.59 feet to the point of beginning; containing an area of 35,036 square feet or 0.80431 acres of land and as delineated on Schedule B attached hereto and made a part hereof by this reference.

Tax I. D. #'s P999 – 01-00003878
 Outlot A – 01-00003891
 Lot 3 – 01-00009421
 Lot 2 – 01-00005478



Certified correct to the best of my professional knowledge, information and belief and this description was prepared by me and is in conformance with Title 9, Subtitle 13, Chapter 6, Section .12 of the Minimum Standards of Practice for Land Surveyors. If the seal and signature are not violet colored, the document is a copy that should be assumed to contain unauthorized alterations. The certification contained on this document shall not apply to any copies.

Barry E. Hoyle

Macris, Hendricks & Glascock, P.A.
 Barry E. Hoyle, Professional Land Surveyor
 Maryland Registration No. 21135

GOSHEN SCHOOL
ROAD
(70' R/W)

P999
N/F
C.B. HAWKINS et ux
L 2573 F. 132

P.O.B.

**COMMON DRIVEWAY
EASEMENT**

35,036 Sq. Ft.
0.80431 Acres

LOT 5
GOSHEN HERITAGE
PLAT No. 22658

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 13°26'14" W	51.02'
L2	S 08°43'37" W	51.32'
L3	N 88°03'45" W	25.17'
L4	N 08°43'37" E	76.50'
L5	N 62°12'46" E	50.40'

LOT 4
GOSHEN HERITAGE
PLAT No. 22658

LOT 3
GOSHEN HERITAGE
PLAT No. 8990
J.R. HAWKINS, et al
L37974 F.402

LOT 2
GOSHEN HERITAGE
PLAT No. 8990
L.W. FALLS, et ux
L6298 F.265

SCHEDULE "B"

COMMON DRIVEWAY EASEMENT
FOR THE USE AND BENEFIT OF P999, OUTLOT A, LOTS 2 and 3
GOSHEN HERITAGE

SCALE 1" = 100' APRIL, 2011
MONTGOMERY COUNTY, MARYLAND

MHG
Macris, Hendricks & Glascock, P.A.
Engineers • Planners
Montgomery Village, Maryland
20886-1279

Macris, Hendricks & Glascock, P.A.
Engineers • Planners
Montgomery Village, Maryland
20886-1279
Phone 301.670.0840
Fax 301.948.0663
www.mhgsa.com

EP_21_01.dwg
JOB NO. 99.394.21

Attachment E

99-394

Att. Dave Crow



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

MEMORANDUM

May 24, 2013

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

FROM: Diane R. Jones, Director
Department of Permitting Services *Diane R. Jones*

SUBJECT: Status of Preliminary Plan: #120130090,

Goshen Heritage, Lots 6,7,8,9

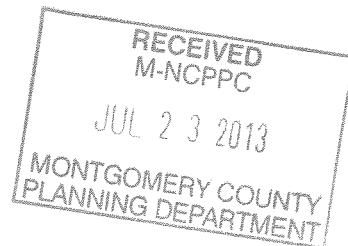
This is to notify you that the Well & Septic Section of MCDPS approved the plan received in this office on May 22, 2013.

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. All new septic systems must utilize Best Available Treatment (BAT) as defined by State of Maryland (MDE) regulations.
3. Storm-water management structure locations must meet applicable setbacks from the septic areas.

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

cc: Surveyor
File



Attachment F



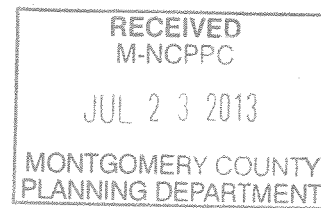
FIRE MARSHAL COMMENTS

DATE: 18-Sep-13
TO: David Crowe
Macris, Hendricks & Glascock
FROM: Marie LaBaw
RE: Goshen Heritage
120130090

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **18-Sep-13** .Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

Attachment G



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

March 14, 2013

Diane R. Schwartz Jones
Director

Mr. Steve L. Wilde
Macris, Hendricks, and Glascock, P.A.
9220 Wightman Road, Suite 120
Montgomery Village, MD 20886

Re: Stormwater Management **CONCEPT** Request
for Goshen Heritage
Preliminary Plan #: N/A
SM File #: 246451
Tract Size/Zone: 11.7/RE-2
Total Concept Area: 1.88ac
Lots/Block: # 6-# 9 Proposed
Parcel(s): Lot 3, Outlot A, P999
Watershed: Great Seneca Creek

Dear Mr. Wilde:

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 proposes to meet required stormwater management goals via the use of drywells and disconnection credits.

The following **item(s)/condition(s)** will need to be addressed **during/prior to** 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.
4. Any proposed future development or redevelopment of lots # 6 and # 9 will require full stormwater management to the specifications that are in place at that time.

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

255 Rockville Pike, 2nd Floor • Rockville, Maryland 20850 • 240-777-6300 • 240-777-6256 TTY
www.montgomerycountymd.gov

Attachment H



DEPARTMENT OF TRANSPORTATION

Isiah Leggett
County Executive

Arthur Holmes, Jr.
Director

July 31, 2013

Mr. Benjamin Berbert, Senior Planner
Area 3 Planning Division
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan 120130090
Goshen Heritage

Ben:
Dear Mr. Berbert:

We have completed our review of the preliminary plan that was signed and sealed on January 3, 2013. This plan was reviewed by the Development Review Committee at its meeting on February 25, 2013.

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 MCDPS 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 future widening of Goshen School Road to Primary Road standards in accordance with the master plan.
2. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
3. Wells and septic systems cannot be located within the right of way nor slope or drainage easements.
4. The sight distances study has been accepted. A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference. That form indicates achieving slightly less than the required visibility (for a primary classification roadway) at the existing private common driveway along the south side of this property. We have accepted the consultant's notation that visibility is adequate for the posted speed limit and questions about the current classification for Goshen School Road.

Division of Traffic Engineering and Operations

100 Edison Park Drive, 4th Floor • Gaithersburg, Maryland 20878
Main Office 240-777-2190 • TTY 240-777-6013 • FAX 240-777-2080
trafficops@montgomerycountymd.gov

Mr. Benjamin Berbert
Preliminary Plan 120130090
July 31, 2013
Page 2

5. Private common driveways shall be determined through the subdivision process as part of the Planning Board's approval of a preliminary plan. The composition, typical section, horizontal alignment, profile, and drainage characteristics of private common driveways, beyond the public right-of-way, shall be approved by the Planning Board during their review of the preliminary plan.
6. We typically will allow a maximum of four (4) lots to be served by a private common driveway. With satisfactory extenuating circumstances, we will allow that number to be increased to five (5).

The plan proposes allowing five (5) lots to be served by the existing private common driveway on the south side of the property. However, we have not received a justification to allow this design exception. As a result, we recommend use of that driveway be limited to existing Lot 2 and proposed Lots 6-8 (with Lot 9 gaining access to Goshen School Road via the existing private common driveway).

7. The deed reference for the existing July 12, 2011 "Declaration of Common Driveway Easement and Maintenance Agreement" document is to be provided on the record plat.
8. The owner will be required to furnish this office with a recorded covenant whereby said owner agrees to pay a prorata share for the future construction or reconstruction of Goshen School Road, whether built as a Montgomery County project or by private developer under permit, prior to MCDPS approval of the record plat. The deed reference for this document is to be provided on the record plat.

The applicant may wish to amend that document to proportion the pro-rata contributions by each of the new lots being created by this subdivision.

9. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Mr. David Adams, our Development Review Engineer for this project, at david.adams@montgomerycountymd.gov or (240) 777-2190.

Sincerely,



Gregory M. Leck, Manager
Development Review Team

m:/correspondence/FY14/Traffic/Active/120120090, Goshen Heritage, MCDOT plan review comments ltr.doc

Enclosures (2)

Mr. Benjamin Berbert
Preliminary Plan 120130090
July 31, 2013
Page 3

cc: Ms. Joyce R. Hawkins; applicant
Dave Crowe; Macris Hendricks & Glascock, PA
Sue Carter; Miller, Miller & Canby
Richard Weaver; M-NCPPC Area 3
Ki Kim; M-NCPPC Area 3
Cathy Conlon; M-NCPPC DARC
Preliminary Plan Folder
Preliminary Plan Letters Notebook

cc-e: Sam Farhadi; MCDPS RWPR
Henry Emery; MCDPS RWPR
David Adams; MCDOT DTEO



MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION
 DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: Goshen Heritage Preliminary Plan Number: 120130090

Street Name: Goshen School Rd Master Plan Road Classification: Primary 70'

Posted Speed Limit: 30 mph

Street/Driveway #1 (Existing) *PRIVATE COMMON DRIVEWAY ON SOUTH END OF SITE* Street/Driveway #2 (Existing #22130)

Sight Distance (feet)	OK?	Sight Distance (feet)	OK?
Right <u>241.5</u>	<u>✓*</u>	Right <u>400'+</u>	<u>✓</u>
Left <u>395' +</u>	<u>✓</u>	Left <u>400'+</u>	<u>✓</u>

Comments: *Sight Distance is adequate for the posted speed limit, and it is 98.7% adequate for the classification speed (See attached) - ACCEPTED. gml

Comments: _____

GUIDELINES

Classification or Posted Speed (use higher value)	Required Sight Distance in Each Direction*
Tertiary - 25 mph	150'
Secondary - 30	200'
Business - 30	200'
Primary - 35	250'
Arterial - 40	325'
(45)	400'
Major - 50	475'
(55)	550'

*Source: AASHTO

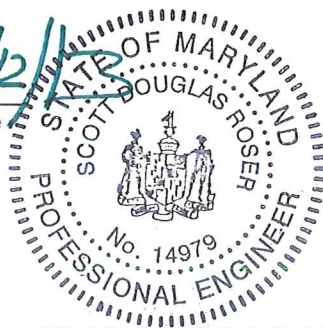
Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)

ENGINEER / SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines and that these documents were prepared or approved by me, and that I am a licensed Professional Engineer under the laws of the State of Maryland, License No. 14979, Expiration Date: 07-02-14

[Signature]
 Signature

4/12/13
 Date



14979
 PLS/P.E. MD Reg. No

Montgomery County Review:

Approved

Disapproved:

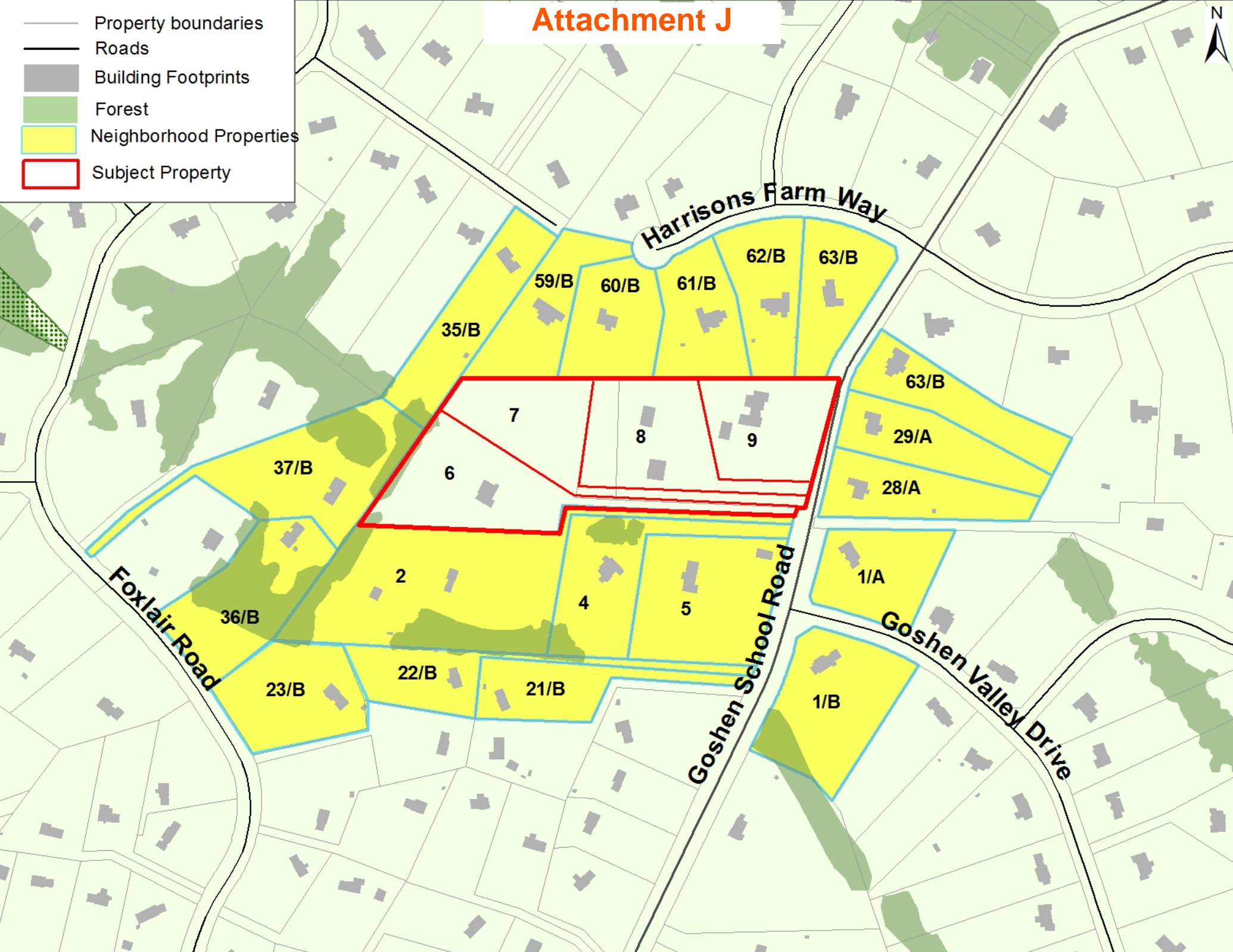
By: *[Signature]*

Date: 7/31/13

Attachment J



- Property boundaries
- Roads
- Building Footprints
- Forest
- Neighborhood Properties
- Subject Property



RE-SUBDIVISION CHART

JOB NAME: Goshen Heritage

MHG JOB NUMBER: 1999.394.21

DATE: 3-12-13

SUBDIVISION	Lot/Block	FRONTAGE	SIZE	BUILDABLE AREA	WIDTH @ BRL	SHAPE	ALIGNMENT
Foxlair Acres	21/B	32.16	70,953	27,675	160'	Panhandle	Perpendicular
Foxlair Acres	22/B	42.31	97,458	27,550	195'	Panhandle	Perpendicular
Foxlair Acres	23/B	250.14	115,739	37,500	280.00	Trapeziod	Perpendicular
Foxlair Acres	35/B	151.71	100,275	57,659	151.71'	Rectangular	Perpendicular
Foxlair Acres	36/B	276.27	132,511	23,100	230'	Rectangular	Perpendicular
Foxlair Acres	37/B	25.00	153,747	27,500	N/A	Panhandle	Perpendicular
Goshen Heritage	2	25.50	253,188	170,700	334.4'	Panhandle	Perpendicular
Goshen Heritage	4	25.50	106,679	25,600	392.6'	Panhandle	Perpendicular
Goshen Heritage	5	383.40	146,469	81,600	376.6'	Rectangular	Perpendicular
Greenhills Farm	1/A	202.70	93,160	5,200	236.1'	Trapeziod	Perpendicular
Greenhills Farm	28/A	210.10	87,164	3,300	196.6'	Trapeziod	Perpendicular
Greenhills Farm	29/A	171.30	87,176	2,600	170.5'	Trapeziod	Perpendicular
Greenhills Farm	30/A	206.48	88,732	7,150	175'	Rectangular	Perpendicular
Greenhills Farm	1/B	279.40	137,017	15,700	230.0'	Trapeziod	Perpendicular
Subject Site	6	25.50	148,104	86,700	221.2'	Panhandle	Perpendicular
Subject Site	7	25.50	117,612	64,700	274.2'	Panhandle	Perpendicular
Subject Site	8	25.50	117,612	60,300	212.7'	Panhandle	Perpendicular
Subject Site	9	357.10	121,668	64,900	347.9'	Rectangular	Perpendicular
Ward Farm Estates	59/B	25.18	88,013	11,125	155'	Panhandle	Perpendicular
Ward Farm Estates	60/B	94.33	87,124	24,300	190'	Rectangular	Perpendicular
Ward Farm Estates	61/B	200.67	87,124	16,150	215'	Trapeziod	Perpendicular
Ward Farm Estates	62/B	275.59	87,146	25,400	250'	Trapeziod	Perpendicular
Ward Farm Estates	63/B	281.12	87,155	16,000	230.00	Trapeziod	Perpendicular

Rank By Frontage

SUBDIVISION	Lot/Block	FRONTAGE	SIZE	BUILDABLE AREA	WIDTH @ BRL	SHAPE	ALIGNMENT
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Rank By Size

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Rank By Buildable Area

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