



**Goshen Hunt Hills: Preliminary Plan No.120130070**

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**Staff Report Date: 10/24/14**

**Description**

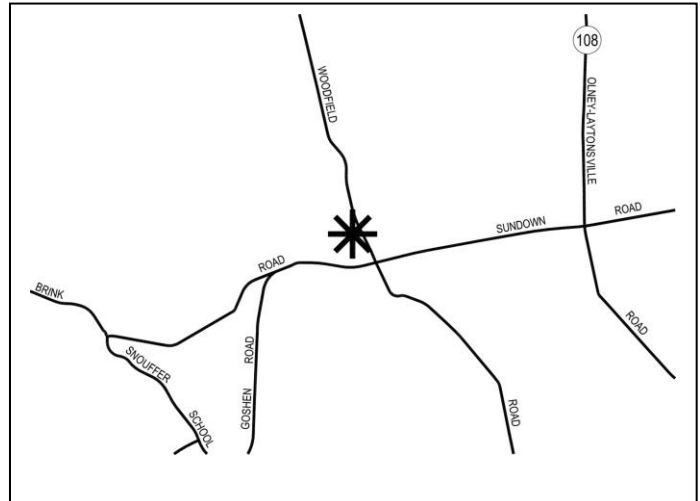
**Goshen Hunt Hills: Preliminary Plan No. 120130070**

Request to resubdivide to create three (3) lots from one outlot and a parcel; located on the west side of Woodfield Road, approximately 1,000 feet north of Brink Road; 9.68 acres; RE-2 Zone; Preservation of Agriculture and Rural Open Space Master Plan.

**Staff Recommendation:** Approval with conditions

**Applicant:** Goshen Hunt Hills, LLC

**Submitted date:** December 10, 2012



**Summary**

- The Application is consistent with the recommendations of the Agricultural & Rural Open Space Master Plan.
- The proposed lots meet the standards for standard method of development in the RE-2 Zone.
- The proposed lots will require a waiver of certain resubdivision criteria in 50-29(b)(2) pursuant to Section 50-38

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

- 1) This Preliminary Plan is limited to three residential lots.
- 2) Prior to Planning Board approval of the record plat, the Applicant must obtain Staff approval of a Final Forest Conservation plan consistent with section 22A.00.01.09(B) of the forest conservation regulations.
- 3) The Applicant must place a Category I conservation easement over all areas of forest planting and environmental buffers. The easement must be approved by the M-NCPPC Office of General Counsel and recorded by deed in the Montgomery County Land Records prior to clearing or grading. The liber and folio of the deed must be referenced on the record plat.
- 4) The Final Forest Conservation Plan must show a 10 foot access path along south side of Lot 3 across the stream valley buffer to allow for access to the rear of Lot 3.
- 5) The Planning Board has accepted the recommendations of the Maryland State Highway Administration (“MDSHA”) in its letter dated June 4, 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 MDSHA provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
- 6) Prior to issuance of access permits, the Applicant must satisfy the provisions for access and improvements as required by SHA.
- 7) The Planning Board has accepted the recommendations of the Montgomery County Department of Permitting Service (“MCDPS”) – Water Resources Section in its stormwater management concept approval letter dated March 27, 2014, 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 the MCDPS – Water Resources Section provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
- 8) The record plat must reflect common ingress/egress and utility easements over all shared driveways.
- 9) The Record Plat must contain the note “Access Denied” along the Paddockview Drive frontage.
- 10) 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).”
- 11) The Adequate Public Facility review for the Preliminary Plan will remain valid for eighty-five (85) months from the date of mailing of the Planning Board resolution.
- 12) The Application is within the Gaithersburg School cluster area. The Applicant must make a School Facilities Payment to MCDPS at the elementary level at the single-family detached unit rate for all units for which a building permit is issued. The timing and amount of the payment will be in accordance with Chapter 52 of the Montgomery County Code.

## **SITE DESCRIPTION**

The subject property is located at 21600 and 21710 Woodfield Road (MD 124), on the west side of Woodfield Road, approximately 1,000 feet north of Brink Road and consists of an unplatted parcel (P606, Tax Map GV122) and an outlot (Outlot A, Plat #13218) totaling 9.68 acres in the RE-2 zone ("Property" or "Subject Property"). The Subject Property is located in the Preservation of Agriculture and Rural Open Space Master Plan ("Master Plan") area.

Currently, the Property is unimproved. Surrounding the Property on all sides are one-family detached houses in the RE-2 zone on lots and parcels between one and four acres in size. Many of the surrounding properties are recorded lots while others are parcels created by deed. The Property has frontage on both Paddockview Drive and Woodfield Road. The irregular shape of the Subject Property includes a "tail" that extends over to Paddockview Drive providing the frontage on that street.

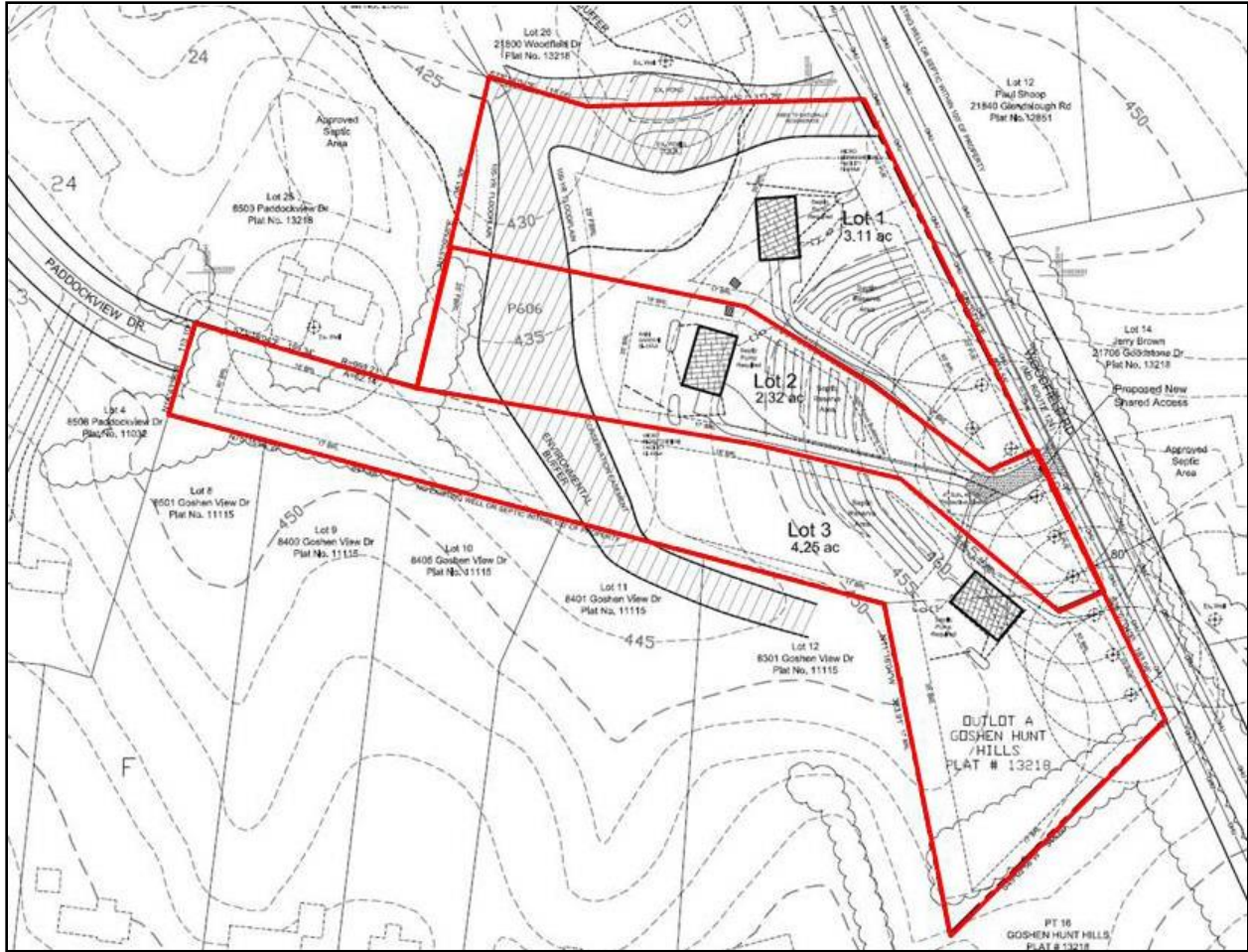
The Property is located within the Upper Great Seneca Creek watershed which is designated as use I/P waters. The Property is generally sloping downhill from the southeast to northwest with highest points being along Woodfield Road. There are the beginnings of two streams onsite in the northwest corner, which continue offsite to the northwest. There are two ponds that straddle the northern property line and have approximately 0.41 acres of associated wetlands. There is an area of 100-year floodplain and environmental buffers located along the north and west sides of the Property associated with the streams. There is no forest on the Property but there is one specimen tree, located on proposed Lot 3. Additionally there are five off-site specimen trees immediately adjacent to the Property on the west side.



**Figure 1: Vicinity Map**

**PROJECT DESCRIPTION**

Preliminary plan application No.120130070 (“Application” or “Preliminary Plan”) proposes to resubdivide the Subject Property into three lots (Attachment A and Figure 2). Locations for three new septic systems have been identified. Lots 1, 2, and 3 all will have frontage on Woodfield Road and will all share a new driveway to Woodfield Road.



**Figure 2: Proposed Three Lot Subdivision**

**ANALYSIS AND FINDINGS – Chapter 50**

**Conformance to the Master Plan**

The Application substantially conforms to the recommendations of the Preservation of Agricultural 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 (Figure 3). 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 three lots as proposed are consistent with the RE-2 zoning recommended by the Master Plan and the subdivision is a continuation of the residential densities found throughout the Goshen Woodfield, Cedar Grove and Vicinity area.

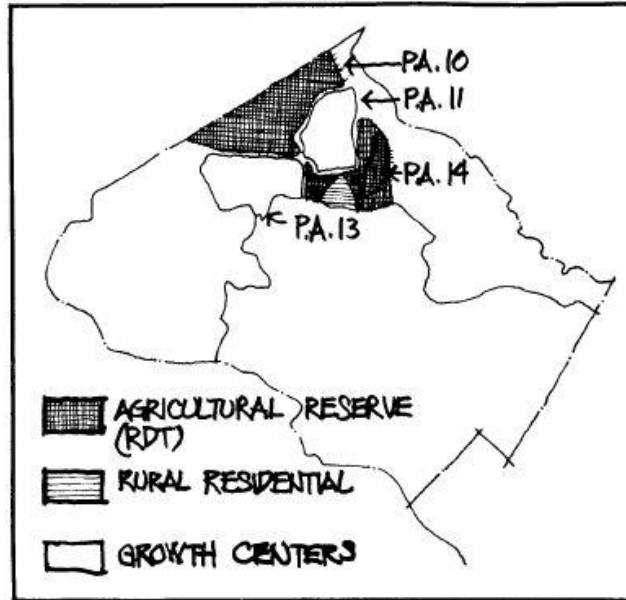


Figure 3: Central Sector Master Plan

**Adequate Public Facilities**

Roads and Transportation Facilities

*Local Area Transportation Review (LATR)*

The Application does not generate 30 or more vehicle trips during the morning (6:30 a.m. to 9:30 a.m.) or evening (4:00 p.m. to 7:00 p.m.) peak-hours and is therefore not subject to LATR.

*Transportation Policy Area Review (TPAR)*

The Subject Property is located in the Rural East Policy Area, which is exempt from the TPAR review according to the 2012-2016 Subdivision Staging Policy.

*Road Design*

The vehicle and pedestrian access for the lots will be adequate. Woodfield Road is designated as an arterial roadway. Arterial roads require 80 feet of right-of-way (ROW) and the entire 80 feet of ROW was previously dedicated. No additional ROW is required as part of this Application.

The Countywide Bikeway Functional Master Plan identifies a Signed Shared Bikeway (SR-61) on Woodfield Road, from Warfield Road to Woodfield Elementary School. This project has not been implemented yet by MDSHA. The location of any signage will be reviewed as a comprehensive project by MDSHA in the future; there are no requirements of this Applicant to provide signage.

The Application has been reviewed by the MDSHA which determined that the proposed driveway location on Woodfield Road is adequate. (Attachment B). MDSHA will make the official site distance finding at the time of the access permit. However, the Applicant’s Engineer has provided a certified site distance evaluation, using the form provided by MDSHA, determining the site distance is sufficient (Attachment C).

During the review of the Application, Staff analyzed the environmental impact of extending Paddockview Drive to serve as the means of vehicular access to the three proposed lots. Paddockview Drive is a tertiary street which currently stubs at the western Property line. In consultation with MCDOT staff and MDSHA staff, Planning Staff also considered whether Paddockview Drive should terminate as a cul-de-sac on the Subject Property or be extended from the current stub to intersect with Woodfield Road, an arterial State Highway. The concern was that any extension of Paddockview Drive would require crossing a broad ephemeral flow path that has certain characteristics of a wetland environment. Subsequent to further studies that were required by MCDPS, it was determined that the flow path contained a 100 year floodplain. Because of this determination, the environmental buffers required by the *Environmental Guidelines* were expanded beyond that shown on the approved Natural Resources Inventory/Forest Stand Delineation to protect the floodplain. In recognition of the floodplain and environmental buffer, Staff recommended that Paddockview Drive not be extended and that the Applicant pursue permission from MDSHA to access Woodfield Road with a driveway to serve the three lots. Both MCDOT and MDSHA consent to the road design and access shown on the Preliminary Plan. Paddockview Drive will remain in its current configuration as a dead end street, and MDSHA will allow driveway access to Woodfield Road.

#### 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 which require onsite well and septic systems. Well and septic locations were approved for all three lots by the MCDPS - Water Resources Section on May 24, 2013 (Attachment D). 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 which determined that the Application has adequate access for fire and rescue vehicles by transmittal dated, July 2, 2014 (Attachment E). Other public facilities and service, such as police stations, and health services are currently operating within the standards set by the Subdivision Staging Policy currently in effect. The Application is subject to payment of School Facilities Payment at the elementary school level (Gaithersburg cluster).

#### Environment

##### **ENVIRONMENTAL GUIDELINES**

The Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) No. 420120760 for this Property was approved on September 19, 2012. The NRI/FSD identifies the environmental constraints and forest resources on the Subject Property. The Property contains no forest, but does contain trees between 24" and 30" DBH, and trees 30 inches and greater DBH. The Property is generally sloping downhill to the west with highest points being along Woodfield Road. There are the beginnings of two streams onsite in the northwest corner, which continue offsite to the northwest. There are two ponds that straddle the northern property line and have approximately 0.41 acres of associated wetlands onsite. There is an area of 100-year floodplain and environmental buffers located along the north and west sides of the Property that was determined to exist after approval of the NRI/FSD. The environmental buffer was adjusted to protect the expanded 100 year floodplain.

The Property is within the Upper Great Seneca Creek watershed; a Use I-P watershed. The Countywide Stream Protection Strategy rates streams conditions in this section of the watershed as good.

### FOREST CONSERVATION

The Forest Conservation Plan (FCP) proposes no forest clearing and no forest retention (Attachment F). The proposed development on the 9.68 acre Property generates a 1.94 acre afforestation planting requirement. The afforestation planting requirement is generated because the Property contains no existing forest and under the Medium Density Residential land use category, the Property has a 20 percent afforestation threshold for the net tract area. The Applicant proposes to meet the entire planting requirement through onsite forest planting. There are six specimen trees on or immediately adjacent to the Subject Property. This Application proposes no impacts to the six specimen trees and, therefore, no Variance is required.

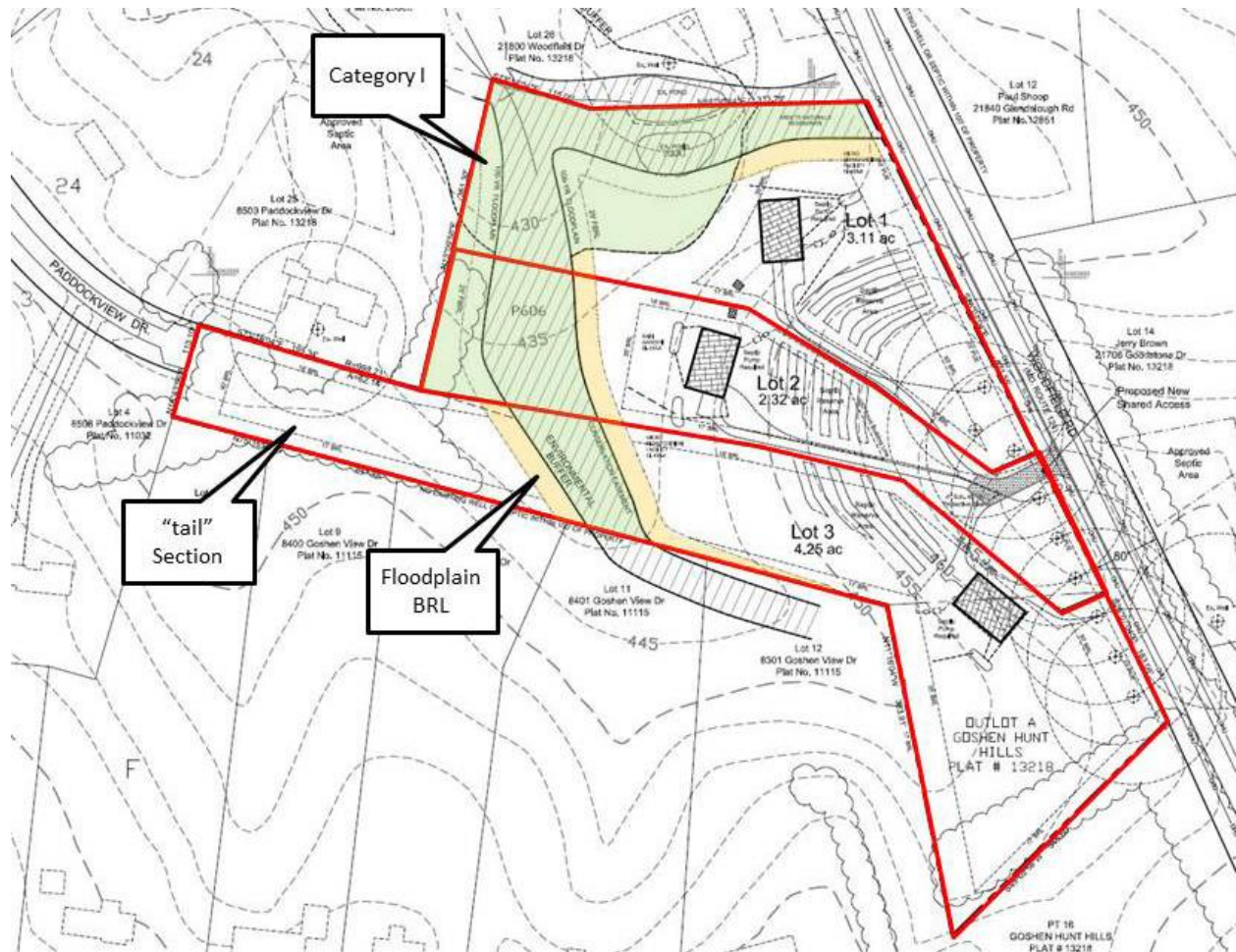


Figure 4: Proposed Development with Environmental Constraints



**Stormwater Management**

MCDPS approved a stormwater management concept on March 27, 2014 (Attachment G). The concept proposes to meet the required stormwater management goals via the use of micro biofiltration, rain gardens, drywells, and disconnection credits, located on the individual lots.

**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 size, width, shape and orientation of the proposed lots 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**

<b>PLAN DATA</b>	<b>Zoning Ordinance Development Standard</b>	<b>Proposed for Approval by the Preliminary Plan</b>
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 <sup>1</sup>
Side	17 ft. Min./ 35 ft. total	17 ft. or more <sup>1</sup>
Rear	35 ft. Min.	35 ft. or more <sup>1</sup>
Lot Coverage for buildings	25% max.	Less than 25% <sup>1</sup>
Building Height	50 ft. max.	50 ft. or less <sup>1</sup>
MPDUs		No
TDRs		No
Site Plan Required		No

<sup>1</sup> 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 outlot and an unplatted parcel. Because the outlot is 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 lots comply 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.

For this Application and for reasons not directly a result of the Applicant, two lots cannot comply with all seven resubdivision criteria. Following the Resubdivision analysis below is a Subdivision Regulation Waiver analysis that includes a discussion of the practical difficulties that are unique to this Property that make full compliance with the Subdivision Regulations impossible.

### **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 20 lots (Image 4) which include all properties that are immediately adjacent or confronting the Subject Property, including lots with access to Woodfield Road and Paddockview Drive ("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 Figure 5, Figure 6, and in Attachment H.

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:**

Lot frontages in the Neighborhood range from 26 feet to 348 feet. The frontages of Lots 2 and 3 of this Preliminary Plan are 60 feet and 173 feet, respectively. They are within the Neighborhood range and are of the same character as other lot frontages within the Neighborhood. Lot 1, on the other hand, has a frontage of 443 feet which is not in the range of Neighborhood lots. The Staff Report discusses this in the Subdivision Regulation Waiver section below.

Alignment:

All three 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 range of lot sizes in the Neighborhood is between 1.27 acres and 3.13 acres. The size of Lots 1 and 2 of this Preliminary Plan are 3.11 acres and 2.32 acres, respectively, and are therefore, of the same character as the lot sizes in the Neighborhood. Lot 3, however, is 4.25 acres, and will have the largest size of all lots in the Neighborhood. The Staff Report discusses this in the Subdivision Regulations Waiver section below.

Shape:

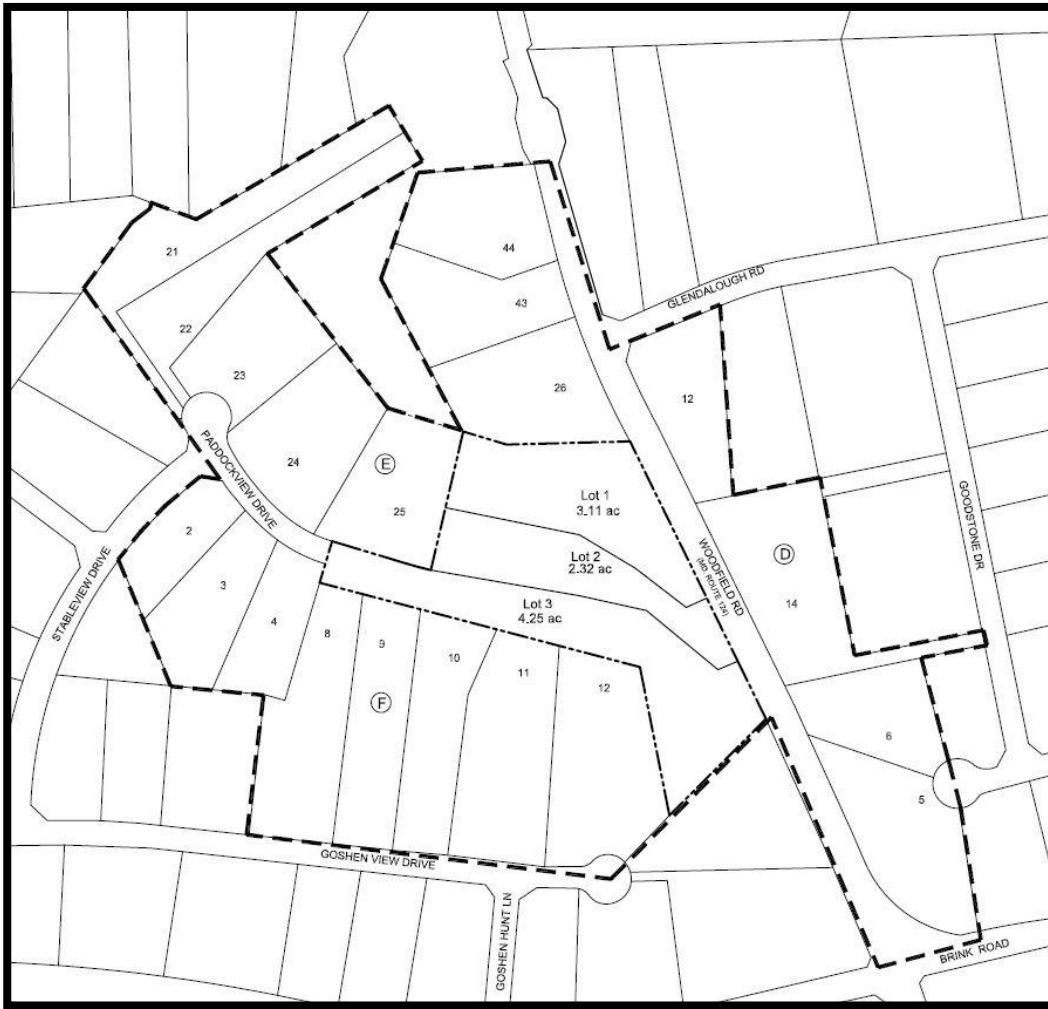
The shape of the proposed lots will be in character with the shapes of the existing lots in the Neighborhood. The proposed lots are all irregular in shape. The Neighborhood contains a mix of lot shapes including, irregular, rectangular, pie, wedge, and flag. In particular, Lots 22 and 23, Block F, which are included in the Neighborhood, are substantially the same shape as the proposed lots.

Width (at building line):

The range of lot widths of those lots within the Neighborhood is between 121 and 323 feet. Lots 2 and 3 will have widths at the building line of 150 and 183 feet, respectively, and they are of the same character as the widths of the other lots in the delineated Neighborhood. At 463 feet, Lot 1 will be the widest lot in the Neighborhood. The Staff Report discusses this in the Subdivision Regulation Waiver section below.

Area: Lots in the Neighborhood have a range of buildable areas from 0.53 to 2.2 acres. Lots 1 and 2 have buildable areas of 0.88, and 0.72 acres, respectively, and they are of the same character as existing lots within the Neighborhood. Lot 3 has a buildable area of 2.43 acres and is not in the range of Neighborhood lot area measurements. The Staff Report discusses this in the Subdivision Regulations Waiver section below.

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



**Figure 5: Resubdivision Neighborhood Map**

Resubdivision Criteria: Goshen Hunt Hills - Outlot 'A'							
Lot #	Frontage	Alignment	Size (ac)	Shape	Width	Area (ac)	Suitability
<b>Proposed</b>							
1	443'	Straight	3.11 ac	Irregular	463'	0.88 ac	RE-2
2	178'	Stacked	2.32 ac	Irregular	150'	0.72 ac	RE-2
3	60'/163'	Straight	4.25 ac	Irregular	183'	2.43 ac	RE-2
Block E							
44	253'	Straight	2.02 ac	Irregular	263'	1.25 ac	RE-2
43	153'	Straight	2.04 ac	Irregular	153'	0.92 ac	RE-2
26	346'	Straight	2.41 ac	Rectangular	307'	0.87 ac	RE-2
25	65'	Straight	2.20 ac	Rectangular	297'	1.44 ac	RE-2
24	348'	Straight	2.41 ac	Rectangular	323'	1.60 ac	RE-2
23	187'	Straight	2.07 ac	Rectangular	310'	1.35 ac	RE-2
22	29'	Stacked	2.11 ac	Irregular	182'	1.06 ac	RE-2
21	26'	Stacked	2.34 ac	Irregular	283'	1.25 ac	RE-2
Block F							
2	106/340*	Corner	1.27 ac	Rectangular	154'	0.53 ac	RE-2
3	111'	Straight	1.78 ac	Rectangular	206'	1.15 ac	RE-2
4	136'	Straight	1.46 ac	Rectangular	142'	0.84 ac	RE-2
8	213'	Straight	2.65 ac	Irregular	213'	2.02 ac	RE-2
9	150'	Straight	2.15 ac	Rectangular	152'	1.45 ac	RE-2
10	134'	Straight	2.00 ac	Rectangular	137'	1.38 ac	RE-2
11	260'	Straight	3.02 ac	Rectangular	256'	2.14 ac	RE-2
12	207'	Straight	3.02 ac	Rectangular	265'	2.20 ac	RE-2
Block D							
5	118'/721*	Radial	2.34 ac	Pie	245'	1.40 ac	RE-2
6	55'/135*	Radial	1.77 ac	Pie	121'	1.07 ac	RE-2
14	45'/510*	Stacked	3.13 ac	Flag	204'	1.81 ac	RE-2
12	298'/416*	Corner	2.08 ac	Wedge	223'	0.81 ac	RE-2
Range	26'-348'		1.27 ac -3.13 ac		121'-323'	0.53 ac - 2.2 ac	
Average	162'		2.21 sf		221.8'	1.33 ac	

\*Double-Frontage (no access) not used in range or average

**Figure 6: Resubdivision Table**

**Waiver of Section (50-29(b)(2)) – Resubdivision Criteria pursuant to Section 50-38 –**

Section 50-38(a)(1) of the Subdivision Regulations states:

“The Board may grant a waiver from the requirements of this Chapter upon a determination that practical difficulties or unusual circumstances exist that prevent full compliance with the requirements from being achieved, and that the waiver is: 1) the minimum necessary to provide relief from the requirements; 2) not inconsistent with the purposes and objectives of the General Plan; and 3) not adverse to the public interest.”

The frontage and width of Lot 1 and the size and buildable area of Lot 3 do not fall within the ranges for those criteria for existing lots within the delineated Neighborhood due to practical difficulties or unusual circumstances associated with the Subject Property, as described below. Waiving these four resubdivision criteria is the minimum necessary to provide relief from the requirements of Section 50-29(b)(2); granting the waivers is not inconsistent with the purposes and objectives of the General Plan; and the waivers are not adverse to the public interest. The waiver does not relieve the Application

from all seven resubdivision criteria findings; rather, the waiver provides relief from only two of the seven resubdivision criteria for Lots 1 and 3. The lots proposed by this Application will conform to the purposes and objectives of the General Plan which have been refined by the Preservation of Agriculture and Rural Open Space Master Plan. The waiver does not allow lots that would not otherwise conform to the Master Plan's zoning and density recommendations. The waiver provides for the public interest in that it allows a reasonable subdivision that can adequately be served by public facilities. The subdivision will be harmonious with existing subdivisions in the general area that also consist of large lots using wells and septic systems.

Frontage:

Lot 1 will create the largest frontage in the Neighborhood at 443 feet. The wide frontage is due to practical difficulties associated with the County's requirements for well and septic locations. Under those requirements, all new lots require three alternative well sites to be situated on the lot which they serve. In addition, each of the three well locations must be topographically above the septic field. For Lot 1, the spatial requirements for the wells and septic created a practical difficulty. Given the area of soils that passed percolation testing, there were few options to locate all three wells on Lot 1 (and Lots 2 and 3) right up against the right-of-way for MD 124 in a linear fashion. This required the widening of the frontage of Lot 1 (as well as Lots 2 and 3) to capture the three well locations. Because of the necessary widening, Lot 1 becomes the lot with the widest frontage for all lots.

Size:

Lot 3 will be the largest for the Neighborhood at 4.25 acres. The size of Lot 3 is a function of the irregular shape of the Subject Property which includes a "tail" that extends to Paddockview Drive. The "tail" is essentially unusable for purposes of house construction and has been incorporated into proposed Lot 3, which results in a larger size lot than is found in the Neighborhood. Given the practical difficulties due to the shape of the Subject Property, there are no options to reduce the size of Lot 3 and bring it within the Neighborhood range of sizes.

Width: (at the BRL)

Lot 1 will be the widest lot in the Neighborhood at 463 feet. The width of proposed Lot 1 is a function of the shape and size of the Subject Property, and the need to keep the three wells sites on the lot all three of which must be upslope of the septic location on the lot. Because of the expansive width of the Subject Property, it is not possible to create all three lots that are within the Neighborhood range for width; one (Lot 1) must be very wide.

Area:

Lot 3 will have the largest buildable area in the Neighborhood at 2.43 acres. The buildable area of proposed Lot 3 is a function of the irregular shape of the Subject Property which includes a "tail" that extends over to Paddockview Drive. The "tail" contains about 0.95 acres of land that is separated from the main buildable area of Lot 3 along Woodfield Road and separated by a 100 year flood plain which will be in Category I conservation easement. While technically buildable, the "tail" is not readily accessible or usable from the actual buildable area of the lot due to the conservation easement. Conceivably, the "tail" could have been configured as a separate outlot, thereby reducing the size of Lot 3. However, this thought was dismissed because the outlot would be an orphaned piece of land and could have become a neighborhood nuisance. Because of this practical difficulty, the "tail" is to be incorporated into Lot 3 and because of this;

it increases the Lot 3 buildable area to 2.43 acres. In reality, Lot 3 will function more like a lot with 1.48 acres of buildable area.

### **Citizen Correspondence and Issues**

This Application was submitted and noticed in accordance with all required procedures. Signs referencing the Application were posted along the Property's frontage on Woodfield Road and Paddockview Drive.

Upon the initial noticing of the Application there was significant email correspondence from the current residents of Paddockview Drive. The Paddockview Drive residents were concerned with additional homes accessing the current neighborhood and the possibility of extending Paddockview Drive through to Woodfield Road. The ultimate design of the Application showed all lots directly accessing Woodfield Road and no vehicular access to Paddockview Drive. No further issues have arisen and the Citizen issues as of the date of this report seem to have been resolved.

### **CONCLUSION**

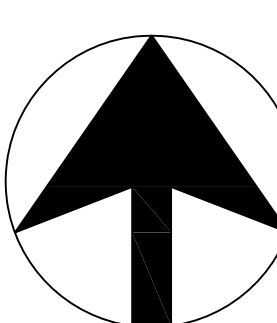
The proposed lots meet all requirements of the Subdivision Regulations and the Zoning Ordinance, and substantially conform to the recommendations of the Preservation of Agriculture and Rural Open Space Master Plan. Access and public facilities will be adequate to serve the proposed lots, and the Application 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, and in consideration of the Subdivision Regulation Waiver, the proposed lots are substantially of the same character as the existing lots in the defined Neighborhood, and comply with Section 50-29(b)(2) and 50-38, of the Subdivision Regulations. Therefore, approval of the Application with the conditions specified above is recommended.

### **Attachments**

Attachment A – Proposed Preliminary Plan  
Attachment B – MDSHA letter  
Attachment C – Site Distance evaluation  
Attachment D – Well and Septic Approval  
Attachment E – Fire and Rescue letter  
Attachment F – Forest Conservation Plan  
Attachment G – MCDPS SWM concept letter  
Attachment H – Resubdivision table and neighborhood map.

Rev. 06/10/13
Rev. 06/05/14
Rev. 09/29/14

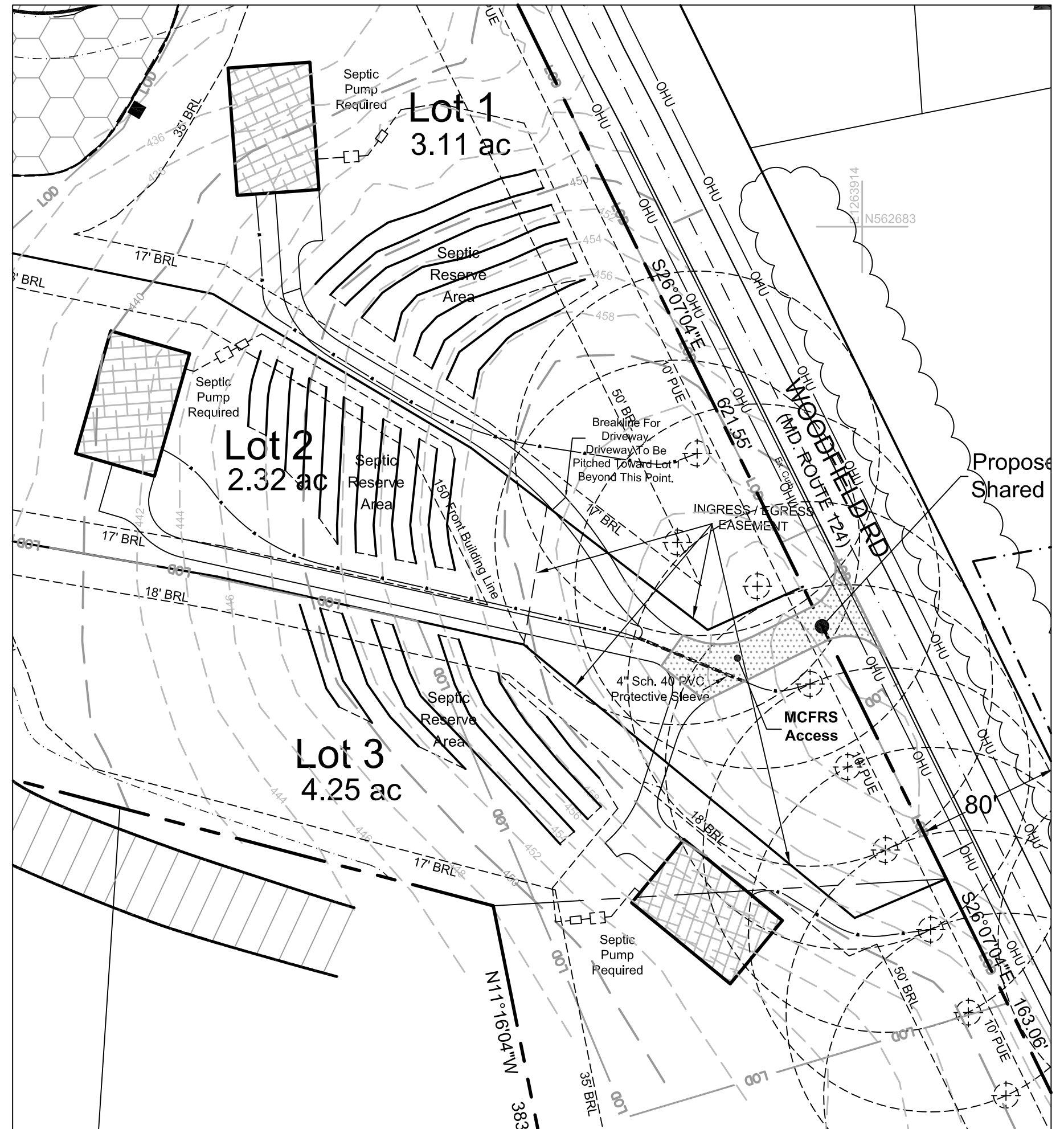
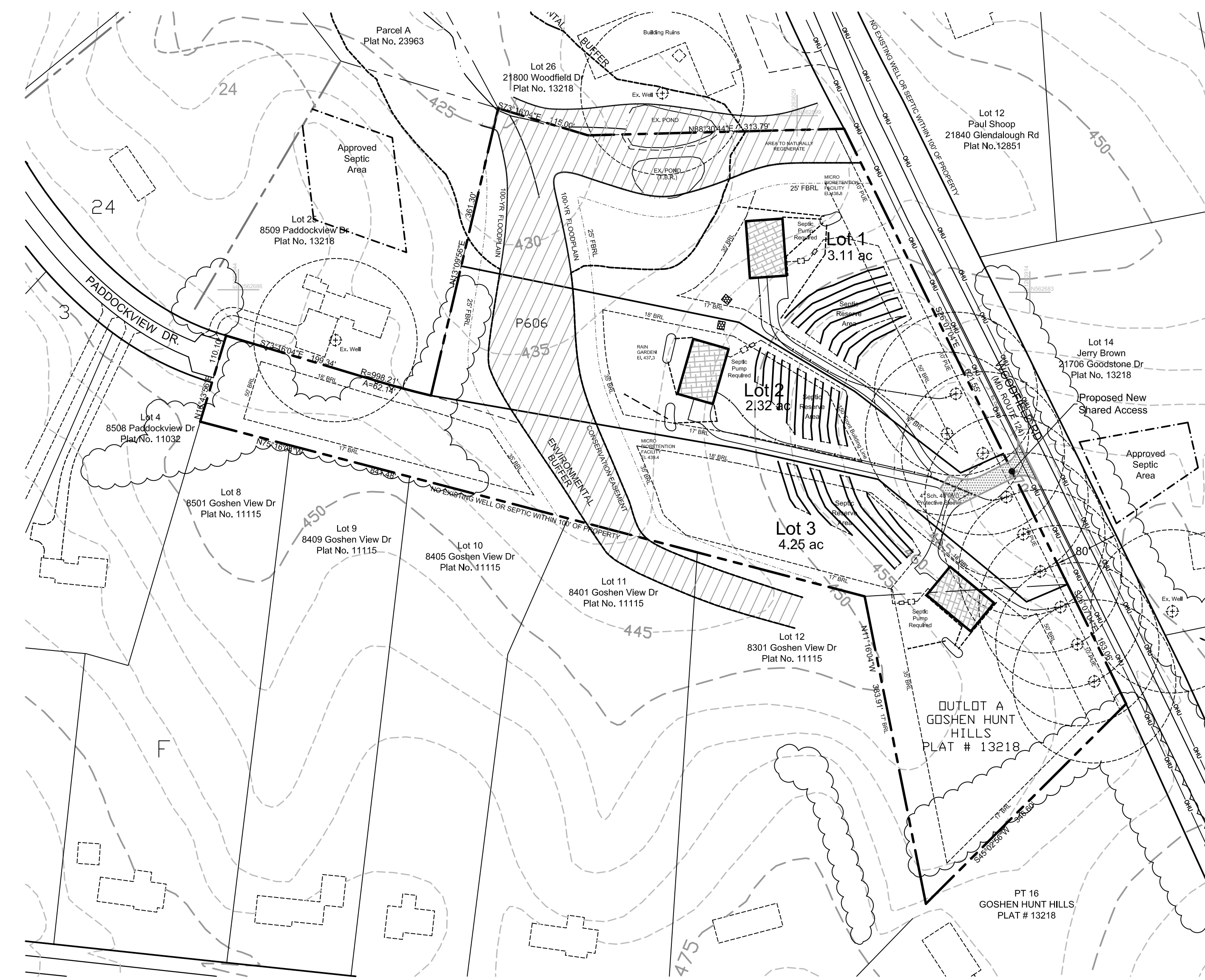


date: 11/07/12  
scale: 1" = 100'

Benning & Associates, Inc.  
Land Planning Consultants  
8933 Shady Grove Court  
Gaithersburg, MD 20877  
(301)948-0240



PRELIMINARY PLAN  
**GOSHEN HUNT HILLS**  
Montgomery County, Maryland



DETAIL VIEW: LOTS 1, 2, & 3  
1" = 60'

NOTE: SOURCE OF FIVE-FOOT TOPOGRAPHY IS M-NCPPC MAP 230NW08  
NOTE: SOURCE OF 100 YEAR FLOODPLAIN  
100-Year Floodplain delineation from a study by JAS Engineering & Design, LLC dated April 2013.

**SEWAGE DISPOSAL SYSTEM DESIGN DATA:**

LOT	# Bedrms.	Test Site	Time (min.)	Depths	Test Site	Time (min.)	Depths	Test Site	Time (min.)	Depths	Ave. Rate	Inv. Low Fixture	Inv. In	Inv. Out	Inv. Beg.	Length Initial	Depth of Stone	Total Length	Area Shown
1	5	1A	16	2.5' & 13.5'	1B	16	2.5' & 15'	1C	24	2.5' & 14'	19	441.1	440.8	440.5	455.5	239"	4'	957"	11,870 sf
2	5	2A	8	3.5' & 13.5'	2B	20	2.5' & 13'	2D	9	4' & 13'	12	441.6	441.3	441.0	454.4	187"	4'	749"	10,000 sf
3	5	3A	13	3.5' & 13'	3C	9	4' & 13.5'	3D	14	4' & 11'	12	441.1	440.8	440.5	456.3	214"	3.5'	856"	12,300 sf

\*SYSTEM REQUIRES PUMP TO DRAINFIELD

**ZONING STANDARDS:**

ZONE: RE-2	Req.	Prov.
Lot Size	2.0 AC	2.32 AC or larger
Front Setback	50'	50' or more
Sideyards	17' min., 35' total	17' or more
Rearyard	35'	35'
Building Height	50' Max.	50' or less
Lot Coverage	25% Max.	~3%
Lot Width @ Building Line	150'	150'
Frontage	25'	175' or more

**NOTES:**

1. AREA OF PROPERTY: 9.68 acres
2. EXISTING ZONING: RE-2
3. NO. OF LOTS SHOWN: 3
4. EXISTING SEWER & WATER SERVICE CATEGORIES: S-6, W-6
5. LOTS TO BE SERVED BY ON-SITE WELL AND SEPTIC SYSTEMS.
6. PROPERTY IS LOCATED IN THE UPPER GREAT SENECA CREEK WATERSHED.
7. UTILITIES TO BE PROVIDED BY: Washington Gas, Verizon, Potomac Edison
8. ALL WELL AND SEPTIC AREAS WITHIN 100' OF PROPERTY BOUNDARY ARE SHOWN ACCORDING TO AVAILABLE RECORDS OR VISUAL OBSERVATIONS.
9. SOURCE OF FLOODPLAIN: JAS ENGINEERING, LLC  
1776 I ST. NW, 9th Fl.  
WASHINGTON, D.C. 20006  
301-262-1630

**LEGEND:**

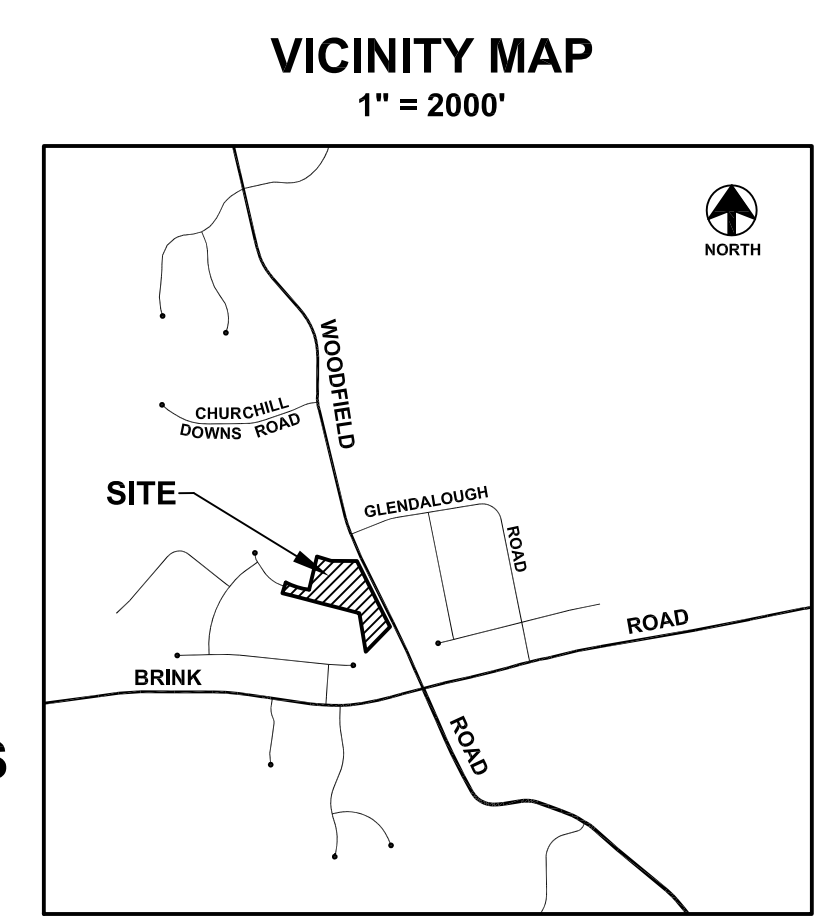
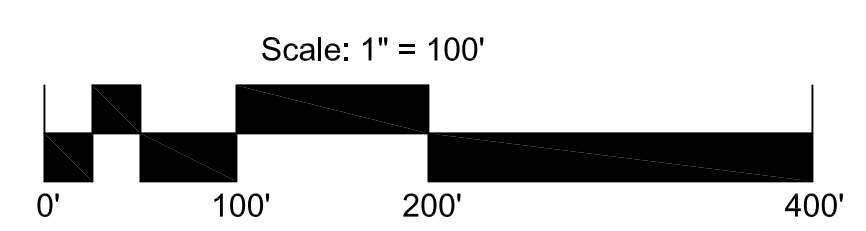
- Proposed House
- Proposed Septic
- Easement
- Water House Connection
- Existing/ Approved Septic Area
- Proposed Well Sites
- Proposed Lot Line
- Drywell
- Underground Pipe
- Limit of Disturbance
- Micro Bioretention Area

Surveyor's Certificate:  
I hereby certify that the boundary shown hereon is correct to my best knowledge and belief based upon existing records and visual observations.

*Thomas A. Maddox* 10/2/14 4/03/16  
Signature Date Exp. Date



SOURCE OF TWO-FOOT CONTOUR INTERVAL TOPOGRAPHY:  
THOMAS A. MADDOX, PROFESSIONAL LAND SURVEYOR  
8933 SHADY GROVE CT  
GAITHERSBURG, MD 20877  
301-984-5804



PREPARED FOR:  
**GOSHEN HUNT LLC**  
c/o LISA STANLEY-WILLIS  
PO BOX 577  
DAMASCUS, MD 20872  
301-253-0575





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

Darrell B. Mobley, Acting Secretary  
Melinda B. Peters, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

June 4, 2013

Mr. David W. McKee  
Benning and Associates, Inc.  
8933 Shady Grove Court  
Gaithersburg, Maryland 20877

RE: Montgomery County  
Woodfield Road (MD 124)  
Goshen Hunt Hills  
SHA Tracking No: 12APMO010XX  
MNCPPC No: 120130070  
Mile Post: 11.12

Dear Mr. McKee:

Thank you for the opportunity to review the plan submission, dated May 8, 2013, for the proposed Goshen Hunt Hills development in Montgomery County. The State Highway Administration (SHA) offers the following comments:

**Access Management Division Comments:**

1. The SHA acknowledges access by extending Paddockview Drive is not practical given the floodplain boundary. Please complete the attached sight distance evaluation form for the proposed access to MD 124. Once completed, the form should be stamped and certified by a Professional Engineer.
2. The Access Management Division Plan Review Checklist needs to be utilized in drafting the SHA improvement plans. The checklist can be accessed at [www.roads.maryland.gov](http://www.roads.maryland.gov) by selecting the Business Center drop down menu and Permits and Miss Utility Information, Access Permits, Commercial/Industrial/Residential Subdivision Access Permit, Plan Submittal Checklist. The checklist can also be accessed directly at <http://www.marylandroads.com/ohd2/Plan-checklist.pdf>
3. A shoulder improvement for deceleration purposes shall be provided at the proposed access. Reference sections 13.3 and 13.6 of the SHA Access Manual. The manual can be accessed at [www.roads.maryland.gov](http://www.roads.maryland.gov) by selecting the Business Center drop down menu and Permits and Miss Utility Information, Access Permits, Commercial/Industrial/Residential Subdivision Access Permit, State Highway Access Manual. The policy can also be accessed directly at <http://www.roads.maryland.gov/Index.aspx?PageId=393>.
4. The entrance shall conform to the guidelines outlined in the SHA Access Manual including 30 ft. minimum return radii.

Further plan submittals should reflect the above comments. Please submit 6 sets of SHA improvement plans and a CD containing the plans and all supporting documentation, including hydraulic computations and reports, in PDF format, as well as a point by point response, to reflect the comments noted above directly to Mr. Steven Foster attention of Mr. Jonathan Makhlof. Please reference the SHA tracking number on future submissions. Please keep in mind that you can view the reviewer and project status via SHA Access Management Division web page at <http://www.roads.maryland.gov/pages/amd.aspx>.

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.roads.maryland.gov](http://www.roads.maryland.gov)

Mr. David W. McKee  
Page 2

If you have any questions, or require additional information, please contact Mr. Jonathan Makhlouf at 410-545-5586, by using our toll free number in Maryland only at 1-800-876-4742 (x5586) or via email at JMakhlouf2@sha.state.md.us.

Sincerely,

A handwritten signature in black ink, appearing to read 'S.D. Foster', with a long horizontal flourish extending to the right.

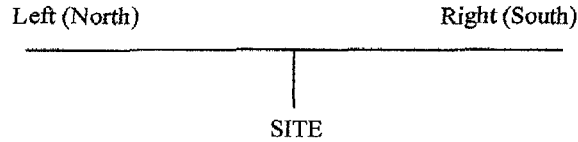
*for* Steven D. Foster, Chief/Development Manager  
Access Management Division

SDF/JWR/JMM

Attachment

cc: Ms. Catherine Conlon, The Maryland-National Capital Park and Planning Commission  
Mr. Victor Grafton, SHA District 3 Utility Engineer  
Mr. Mark McKenzie, SHA Access Management Division  
Ms. Anyesha Mookherjee, SHA Access Management Division  
Mr. Scott Newill, SHA Access Management Division  
Mr. Josh Penn, Area 3 Coordinator, The Maryland-National Capital Park and Planning  
Commission  
Ms. Lisa Stanley-Willis, Goshen Hunt LLC, P.O. Box 577, Damascus, Maryland 20872

## Sight Distance Measurement and Evaluation Worksheet



120130070

### Existing Driveway onto Woodfield Road (MD Route 124)

INTERSECTION SIGHT DISTANCE	MEASUREMENT (ft)	
<ul style="list-style-type: none"> <li>• 3.5' object placed at proposed access</li> <li>• 3.5' driver's eye height on approaching lane</li> </ul>	LEFT 870'	RIGHT 980'
STOPPING SIGHT DISTANCE	MEASUREMENT (ft)	
<ul style="list-style-type: none"> <li>• 3.5' object placed at proposed access</li> <li>• 3.5' driver's eye height on approaching lane</li> </ul>	LEFT 870'	RIGHT 980'

### Evaluation

Posted Speed = 50 mph

Design Speed = Posted Speed + 10 mph = 60 mph (EAPD Policy)

**Intersection Sight Distance (ISD):**

Turning Movement	State Standard ISD Requirement Based on Design Speed	State Standard ISD Requirement Based on Posted Speed*
Left Turn from Site Access	665	555
Left Turn into Site Access		
Right Turn from Site Access	570	425

\*Substandard condition meeting this requirement may be acceptable upon consideration of site specific traffic and safety conditions, feasibility constraints, etc. Mitigation may be required for any substandard condition.

**Stopping Sight Distance (SSD)**

SSD Required for the Design Speed: 455 ft

**Results**

Sight Distance is sufficient. Foliage to the right needs to be maintained.

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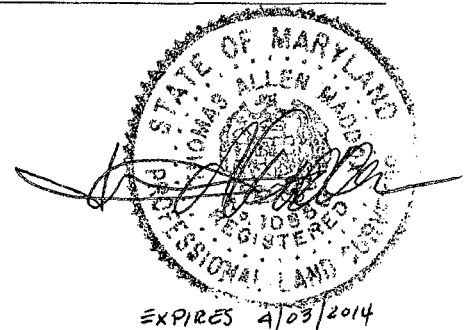
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DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett  
County Executive

Diane R. Schwartz Jones  
Director

MEMORANDUM

June 27, 2014

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

FROM: Gene von Gunten, Manager- Well & Septic Section  
Department of Permitting Services *GVG*

SUBJECT: Status of Preliminary Plan: # 120130070  
Goshen Hunt Hills, Lots 1-3

This is to notify you that the Well & Septic Section of MCDPS approved the plan received in this office on June 18, 2014.

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 proposed houses must utilize an approved septic treatment system with Best Available Technology as approved by the State of MD.
3. All storm-water management structures must be at least 100 feet from the primary water well.

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

cc: Surveyor  
File





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## FIRE MARSHAL COMMENTS

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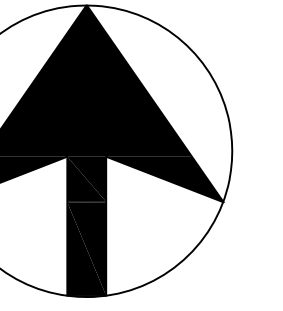
### ATTACHMENT E

**DATE:** 02-Jul-14  
**TO:** Joshua Maisel - benninglandplan@aol.com  
Benning and Associates  
**FROM:** Marie LaBaw  
**RE:** Goshen Hunt Hills  
120130070

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### PLAN APPROVED

1. Review based only upon information contained on the plan submitted **02-Jul-14** .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.



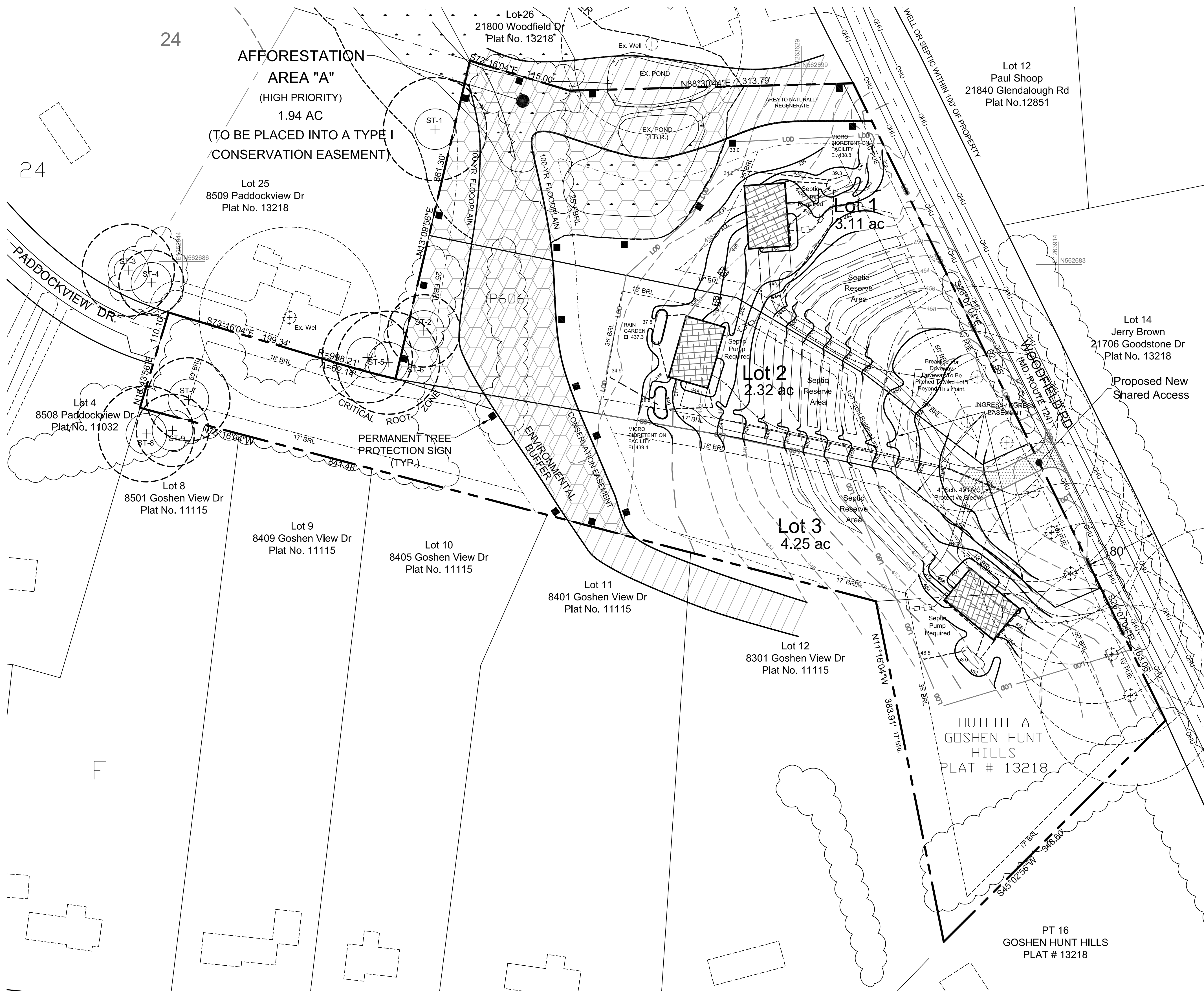
date: 09/26/2014

scale: 1" = 60'

Benning & Associates, Inc.  
Land Planning Consultants  
8933 Shady Grove Court  
Gaithersburg, MD 20877  
(301) 946-0246



FINAL FOREST CONSERVATION AND PLANTING PLAN  
GOSHEN HUNT HILLS  
Montgomery County, Maryland



**LEGEND:**

- Proposed House [Symbol]
- Existing or Proposed Well Site [Symbol]
- Proposed Septic [Symbol]
- Lot Line [Symbol]
- Conservation Easement [Symbol]
- Stream / Environmental Buffer [Symbol]
- Proposed Limit of Disturbance [Symbol]
- Significant Tree [Symbol]
- Critical Root Zone [Symbol]
- Afforestation Area [Symbol]
- Drywell [Symbol]
- Wetlands [Symbol]
- 100 Yr. Floodplain [Symbol]
- Microbioretention Area [Symbol]
- Permanent Tree Protection Sign [Symbol]

**FOREST CONSERVATION WORKSHEET  
GOSHEN HUNT HILLS - RE-2**

NET TRACT AREA:

A. Total tract area	9.68
B. Land dedication acres (parks, county facility, etc.)	0.00
C. Land dedication for roads or utilities (not being constructed by this plan)	0.00
D. Area to remain in commercial agricultural production/use	0.00
E. Other deductions (specify)	0.00
F. Net Tract Area	9.68

LAND USE CATEGORY: (from *Trees Technical Manual*)  
Input the number "1" under the appropriate land use, limit to only one entry.

ARA	MDR	IDA	HDR	MPD	CIA
0.00	1.00	0.00	0.00	0.00	0.00

G. Afforestation Threshold ... 0.20 x F = 1.94  
H. Conservation Threshold ... 0.25 x F = 2.42

EXISTING FOREST COVER:

L. Existing forest cover	0.00
J. Area of forest above afforestation threshold	0.00
K. Area of forest above conservation threshold	0.00

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation	0.00
M. Clearing permitted without mitigation	0.00

PROPOSED FOREST CLEARING:

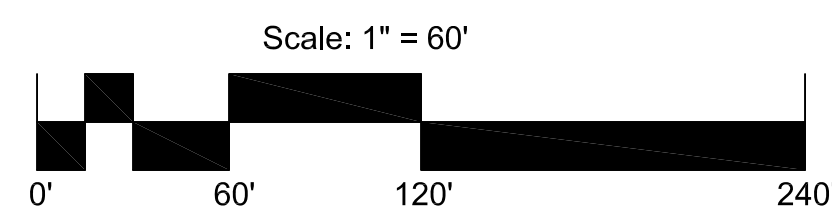
N. Total area of forest to be cleared	0.00
O. Total area of forest to be retained	0.00

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold	0.00
Q. Reforestation for clearing below conservation threshold	0.00
R. Credit for retention above conservation threshold	0.00
S. Total reforestation required	0.00
T. Total afforestation required	1.94
U. Credit for landscaping (may not exceed 20% of "S")	0.00
V. Total reforestation and afforestation required	1.94

Total afforestation requirement of 1.94 ac to be met with on-site planting at 1:1 ratio.

SOURCE OF TWO-FOOT CONTOUR INTERVAL TOPOGRAPHY:  
THOMAS A. MADDOX, PROFESSIONAL LAND SURVEYOR  
8933 SHADY GROVE CT  
GAITHERSBURG, MD 20877  
301-984-5804



**DEVELOPER'S CERTIFICATE - LOTS \***

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. 220138070 including, financial bonding, forest planning, maintenance and all other application agreements.

Developer's Name: Goshen Hunt LLC  
Print Company Name: \_\_\_\_\_

Contact Person or Owner: Lisa Stanley-Willis  
Print Name: \_\_\_\_\_  
Address: PO Box 577  
Phone # and Email: 301-253-0575  
Signature: \*

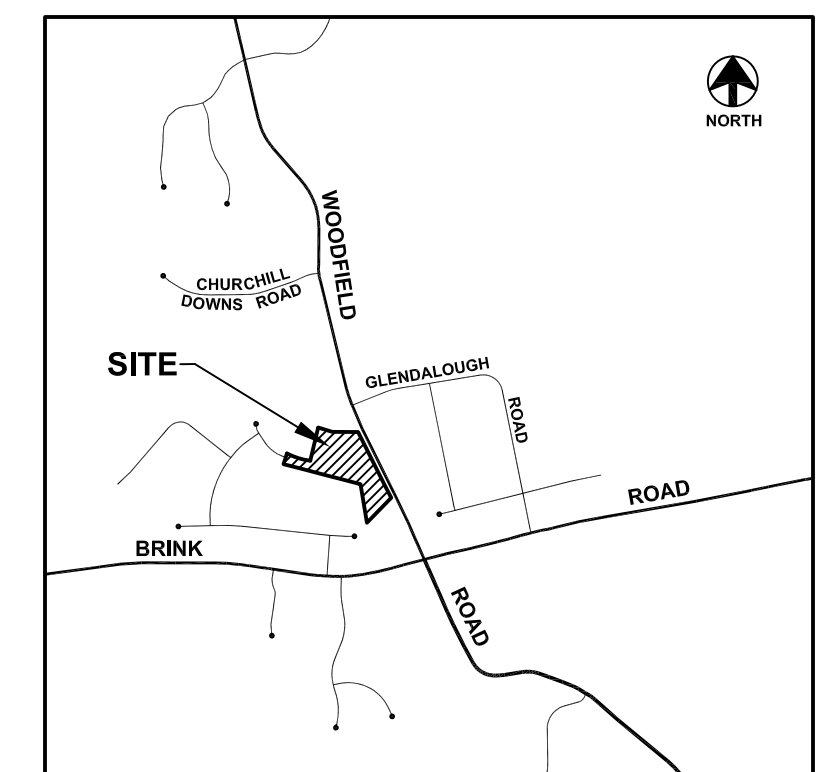
- NOTES:**
- AREA OF PROPERTY: 9.68 acres
  - EXISTING ZONING: RE-2
  - NO. OF LOTS SHOWN: 3
  - EXISTING SEWER & WATER SERVICE CATEGORIES: S-6, W-6
  - LOTS TO BE SERVED BY ON-SITE WELL AND SEPTIC SYSTEMS.
  - PROPERTY IS LOCATED IN THE UPPER GREAT SENECA CREEK WATERSHED.
  - UTILITIES TO BE PROVIDED BY: Washington Gas, Verizon, Potomac Edison
  - ALL WELL AND SEPTIC AREAS WITHIN 100' OF PROPERTY BOUNDARY ARE SHOWN ACCORDING TO AVAILABLE RECORDS OR VISUAL OBSERVATIONS.

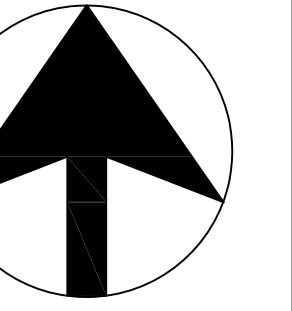
**SIGNIFICANT TREE CHART**

TREE NUMBER	BOTANICAL NAME	COMMON NAME	SIZE (D.B.H.)	TREE CONDITION	COMMENTS
ST-1	Salix babyonica	Weeping Willow	38" (Approximate)	Moderate	Off-site, deback, broken limbs
ST-2	Salix babyonica	Weeping Willow	27"	Poor	Co-dominant leaders, broken limbs, termite and area of decay, poor trunk flare
ST-3	Pinus strobus	White Pine	34" (Approximate)	Moderate	Off-site, co-dominant leaders, reactionary growth and should be removed
ST-4	Pinus strobus	White Pine	24" (Approximate)	Good	Off-site
ST-5	Platanus occidentalis	Sycamore	33" (Approximate)	Moderate	Off-site, large vertical crack w/th cavity
ST-6	Platanus occidentalis	Sycamore	38" (Approximate)	Good	Off-site
ST-7	Morus alba	White Mulberry	31"	Poor (Hazard)	Multiple cavities, water sprouts, areas of decay, pruning wounds, deback, w/dow markers. This tree presents a risk to the adjacent child's play set and should be removed
ST-8	Morus alba	White Mulberry	35" (Approximate)	Moderate	Off-site, co-dominant leaders, dead limbs with decay, reactionary growth, internal cavity and decay. This tree presents a risk to the adjacent child's play set and should be removed
ST-9	Morus alba	White Mulberry	27" (Approximate)	Moderate	Off-site, deback

**PRELIMINARY FOREST CONSERVATION PLAN**

ACREAGE OF TRACT	ACREAGE OF TRACT REMAINING IN AGRICULTURE USE	ACREAGE OF ROAD AND UTILITY R.O.W. NOT TO BE IMPROVED	ACREAGE OF EXISTING FOREST	ACREAGE OF TOTAL FOREST CLEARED	ACREAGE OF TOTAL FOREST RETENTION	LAND USE CATEGORY	CONSERVATION THRESHOLD	AFFORESTATION THRESHOLD	FOREST WITHIN WETLANDS TO BE RETAINED	FOREST WITHIN WETLANDS TO BE CLEARED	FOREST WITHIN WETLANDS TO BE PLANTED	FOREST WITHIN 100-YEAR FLOODPLAIN TO BE RETAINED	FOREST WITHIN 100-YEAR FLOODPLAIN TO BE CLEARED	FOREST WITHIN 100-YEAR FLOODPLAIN TO BE PLANTED	FOREST WITHIN STREAM BUFFER TO BE RETAINED	FOREST WITHIN STREAM BUFFER TO BE CLEARED	FOREST WITHIN STREAM BUFFER TO BE PLANTED	FOREST WITHIN PRIORITY AREAS TO BE RETAINED	FOREST WITHIN PRIORITY AREAS TO BE CLEARED	FOREST WITHIN PRIORITY AREAS TO BE PLANTED	STREAM BUFFER LINEAR FEET	STREAM BUFFER-AVERAGE WIDTH
9.68 ac	0.0 AC	0.0 AC	0.0 AC	0.0 AC	0.0 AC	MEDIUM-DENSITY RESIDENTIAL	25% = 2.42 AC	20% = 1.94 AC	0.0 AC	0.0 AC	0.41 AC	0.0 AC	0.0 AC	1.7 AC	0.0 AC	0.0 AC	1.8 AC	0.0 AC	0.0 AC	1.8 AC	285'	100'

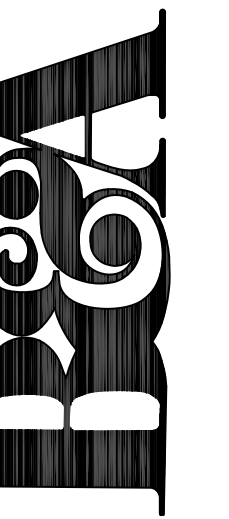


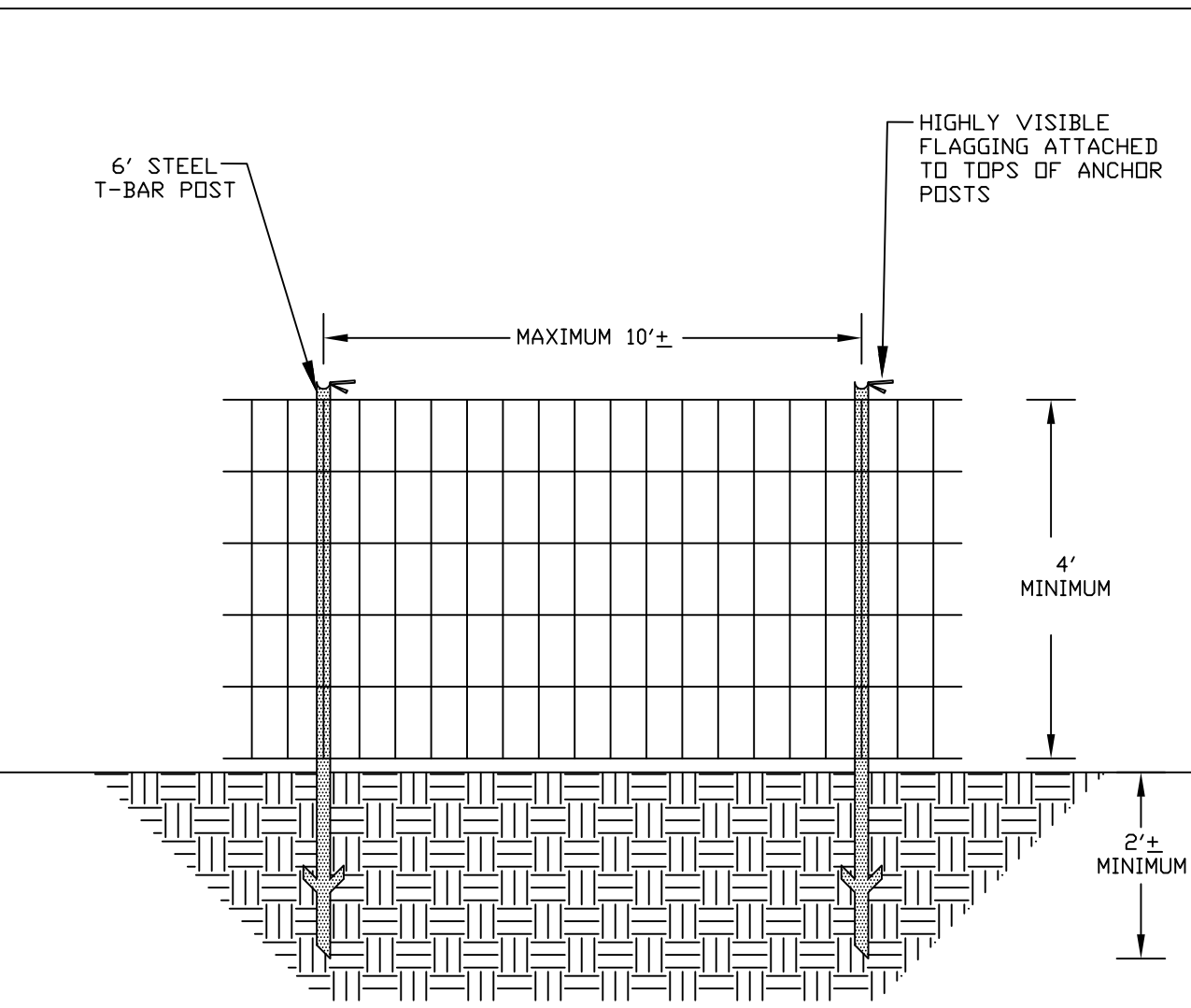
date: 09/26/2014

scale:

Benning & Associates, Inc.  
Land Planning Consultants  
8933 Shady Grove Court  
Gaithersburg, MD 20877  
(301) 946-0246

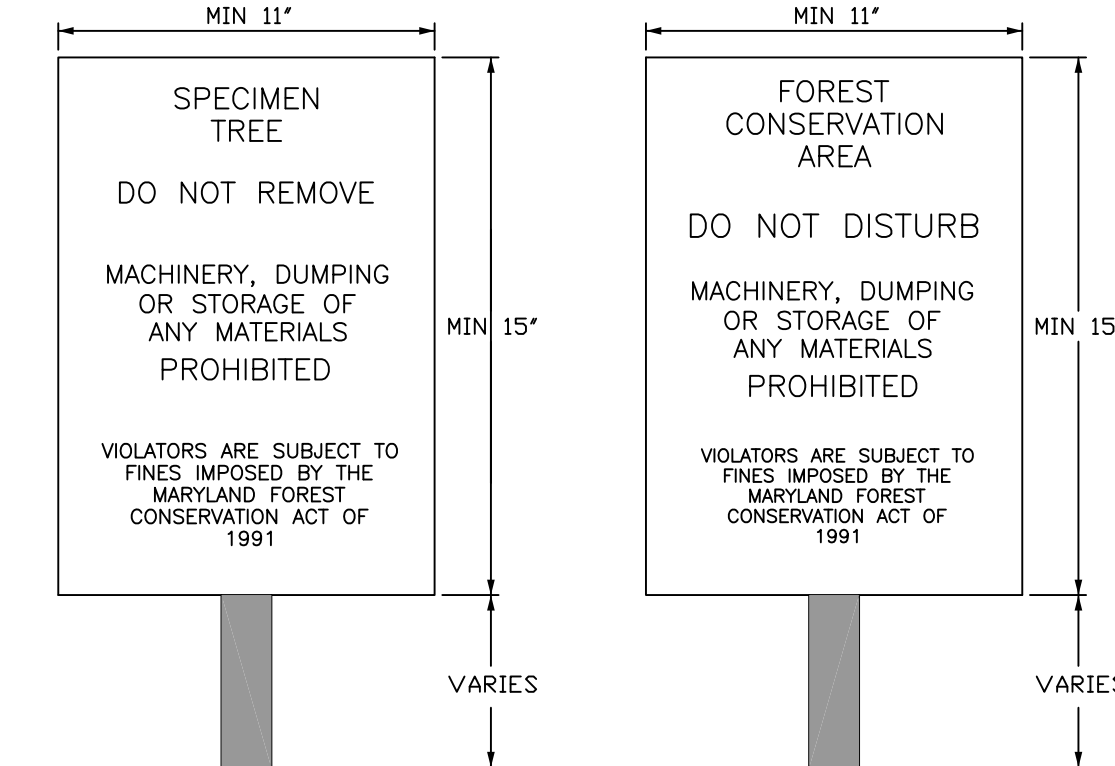


FINAL FOREST CONSERVATION AND PLANTING PLAN  
**GOSHEN HUNT HILLS**  
Montgomery County, Maryland



- NOTES:
1. 14 GAGE 2" x 4" WELDED WIRE FENCE FOR FOREST PROTECTION DEVICE, ONLY.
  2. BOUNDARIES OF RETENTION AREA WILL BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS.
  3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
  4. AVOID DAMAGE TO CRITICAL ROOT ZONE. DO NOT DAMAGE OR SEVER LARGE ROOTS WHEN INSTALLING POSTS.
  5. PROTECTION SIGNS ARE REQUIRED.
  6. DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

14 GAGE 2" x 4" WELDED WIRE TREE PROTECTION FENCE

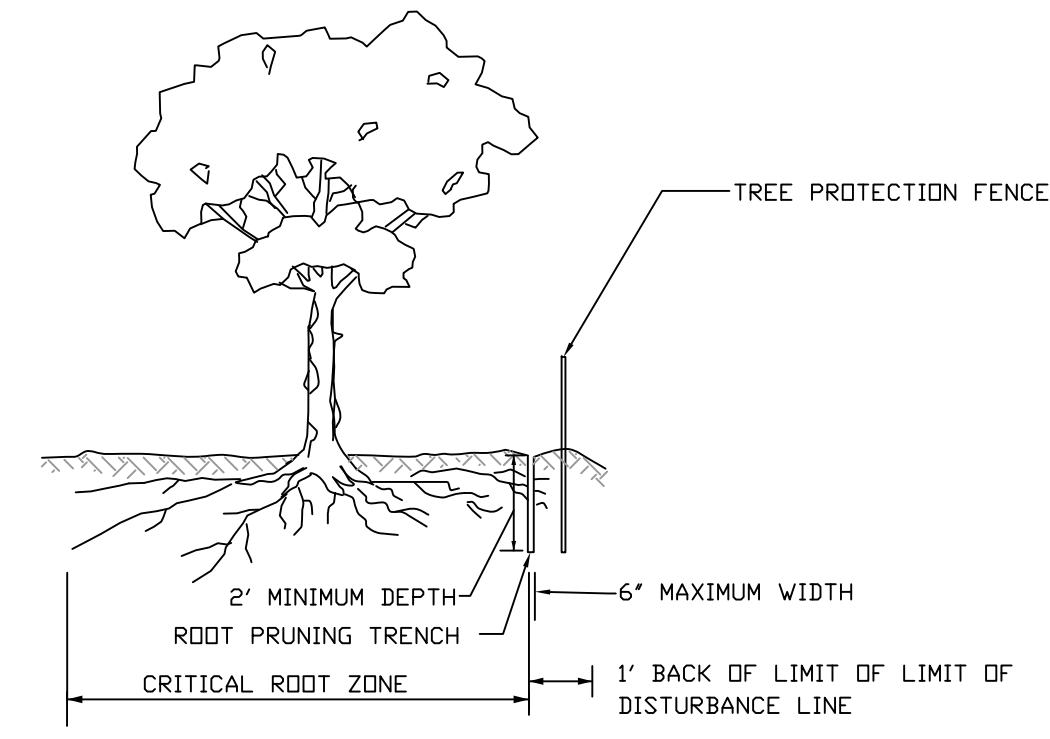


- NOTES:
1. BOTTOM OF SIGNS TO BE HIGHER THAN TOP OF TREE PROTECTION FENCE.
  2. SIGNS TO BE PLACED APPROXIMATELY 50 FEET APART, CONDITIONS ON SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FARTHER APART.
  3. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.

CONSTRUCTION SIGNS

**FOREST  
CONSERVATION  
AREA**  
**DO NOT DISTURB**  
**UNDER PENALTY OF LAW**  
**NO DUMPING**  
**NO MOTORIZED  
VEHICLES**

M-NCPPC  
Environmental Planning  
(301) 495-4540

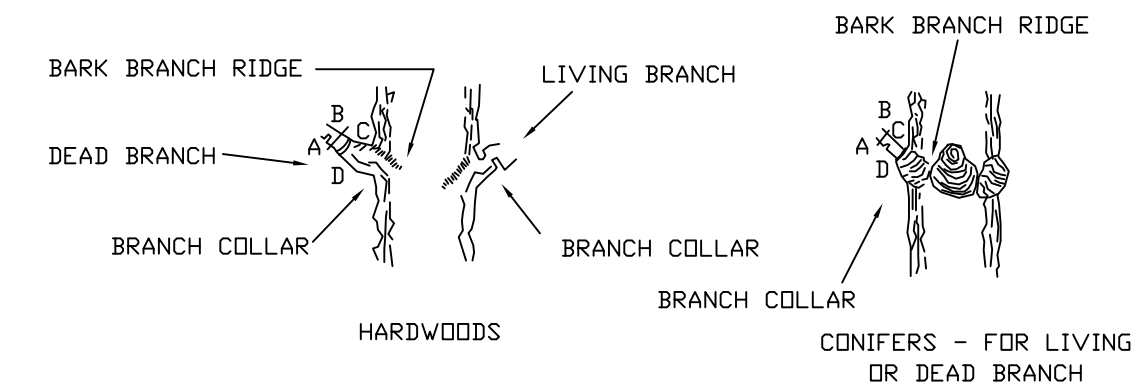


- NOTES:
1. RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS.
  2. BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED AND FLAGGED PRIOR TO TRENCHING.
  3. EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.
  4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR OTHER HIGH ORGANIC SOIL.
  5. ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.

ROOT PRUNING DETAIL

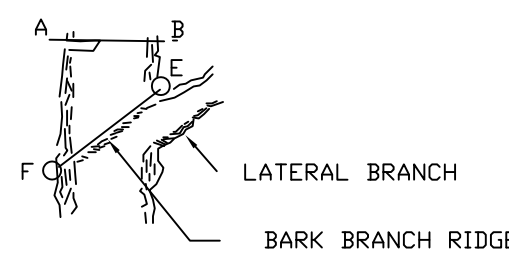
NOT TO SCALE

**PRUNING A BRANCH**



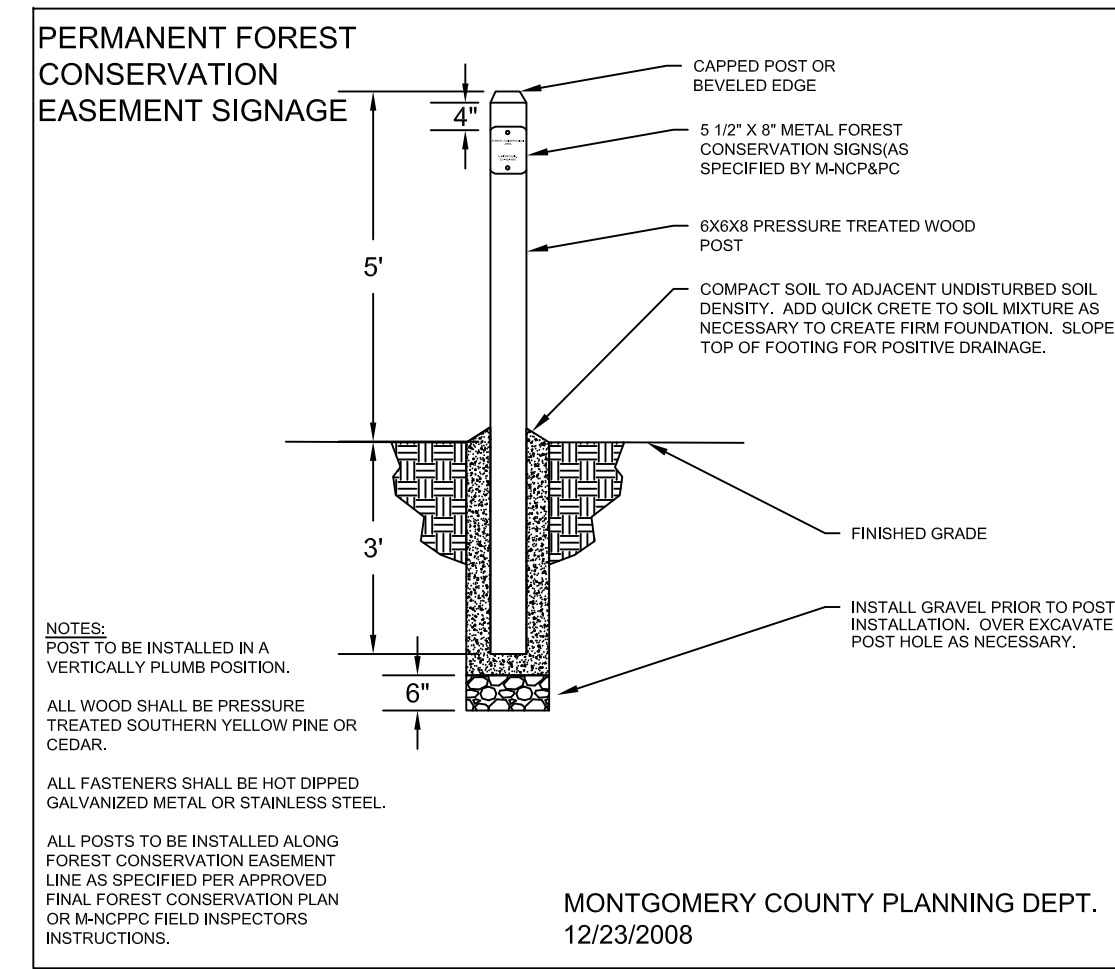
- NOTES:
1. REMOVE BRANCH WEIGHT BY UNDERCUTTING AT 'A' AND REMOVE LIMB BY CUTTING THROUGH AT 'AB'.
  2. REMOVE STUB AT 'CD' (LINE BETWEEN BRANCH BARK RIDGE AND OUTER EDGE OF BRANCH COLLAR).
  3. IF 'D' IS DIFFICULT TO FIND ON HARDWOODS, ANGLE OF 'CD' TO TRUNK SHOULD BE THE REFLECTIVE ANGLE OF THE BARK BRANCH RIDGE TO THE TRUNK.
  4. ONLY PRUNE AT SPECIFIED TIMES.
  5. REMOVE NO MORE THAN 30% OF CROWN AT ONE TIME.

**PRUNING A LEADER TO REDUCE SIZE**



1. REMOVE TOP WEIGHT BY UNDERCUTTING AT 'A' AND REMOVE LIMB BY CUTTING THROUGH 'AB'.
2. REMOVE STUB AT 'EF' PARALLEL TO THE BARK BRANCH RIDGE.
3. ONLY PRUNE AT SPECIFIED TIMES.
4. NO MORE THAN 30% OF CROWN TO BE REMOVED AT ONE TIME.
5. DIAMETER OF LATERAL BRANCH SHOULD BE NO LESS THAN 30% OF THE DIAMETER OF THE LEADER.

TREE PRUNING



- NOTES:
- 1. SIGN TO BE INSTALLED IN A VIRTUALLY PLUMB POSITION.
  - 2. ALL WOOD SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE OR CEDAR.
  - 3. ALL FASTENERS SHALL BE HOT DIPPED GALVANIZED METAL OR STAINLESS STEEL.
  - 4. ALL SIGNS TO BE INSTALLED ALONG FOREST CONSERVATION EASEMENT LINE AS SPECIFIED FOR APPROVED FINAL FOREST CONSERVATION PLAN OR MONTGOMERY COUNTY INSPECTORS INSTRUCTIONS.
- MONTGOMERY COUNTY PLANNING DEPT.  
12/23/2008

**DEVELOPER'S CERTIFICATE - LOTS \***

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. 120130070, including, financial bonding, forest planting, maintenance and all other application agreements.

Developer's Name: Goshen Hunt LLC  
Print Company Name

Contact Person or Owner: Lisa Stanley-Wills  
Print Name

Address: PO Box 577

Phone # and Email: 301-253-0575

Signature: \*

\* CERTIFICATE TO BE COMPLETED UPON PRELIMINARY PLAN APPROVAL.

**Sequence of Events for Property Owners Required to Comply With Forest Conservation and/ or Tree-Save Plans**

**Pre-Construction**

1. An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged, but before any clearing or grading begins. The property owner shall contact the Montgomery County Planning Department inspection staff before construction to verify the limits of disturbance and discuss tree protection and tree care measures. The developer's representative, construction superintendent, ISA certified arborist or MD license tree expert that will implement the tree protection measures, forest conservation inspector, and Department of Permitting Services (DPS) sediment control inspector should attend this pre-construction meeting.

2. No clearing or grading shall begin before stress-reduction measures have been implemented. Appropriate measures may include, but are not limited to:  
 a. Root pruning  
 b. Crown Reduction or pruning  
 c. Watering  
 d. Fertilizing  
 e. Vertical mulching  
 f. Root aeration matting

Measures not specified on the forest conservation plan may be required as determined by the M-NCPPC inspector in coordination with the arborist.

3. A Maryland licensed tree expert or an International Society of Arboriculture certified arborist must perform all stress reduction measures. Documentation of stress reduction measures must be either observed by the forest conservation inspector or sent to the inspector at 8787 Georgia Avenue, Silver Spring, MD 20910. The forest conservation inspector will determine the exact method to convey the stress reductions measures during the pre-construction meeting.

4. Temporary tree protection devices shall be installed per the Forest Conservation Plan/Tree Save Plan and prior to any construction activities. Tree protection fencing locations should be staked prior to the pre-construction meeting. The forest conservation inspector, in coordination with the DPS sediment control inspector, may make field adjustments to increase the survivability of trees and forest shown as saved on the approved plan. Temporary tree protect devices may include:  
 a. Chain link fence (four feet high)  
 b. Super silt fence with wire strung between the support poles (minimum 4 feet high) with high visibility flagging.  
 c. 14 gauge 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.

5. Temporary protection devices shall be maintained and installed by the contractor for the duration of construction project and must not be altered without prior approval from the forest conservation inspector. No equipment, trucks, materials, or debris may be stored within the tree protection fence areas during the entire construction project. No vehicle or equipment access to the fenced area will be permitted. Tree protection shall not be removed without prior approval of the forest conservation inspector.

6. Forest retention area signs shall be installed as required by the forest conservation inspector, or as shown approved plan.

7. Long-term protection devices will be installed per the Forest Conservation Plan/Tree Save Plan and attached details. Installation will occur at the appropriate time during the construction project. Refer to the plan drawing for long-term protection measures to be installed.

**During Construction**

8. Periodic inspections by the forest conservation inspector will occur during the construction project. Corrections and repairs to all tree protection devices, as determined by the forest conservation inspector, must be made within the timeframe established by the inspector.

**Post-Construction**

9. After construction is completed, an inspection shall be requested. Corrective measures may include:

- Removal and replacement of dead and dying trees
- Pruning of dead or declining limbs
- Soil aeration
- Fertilization
- Watering
- Wound repair
- Clean up of retention areas

10. After inspection and completion of corrective measures have been undertaken, all temporary protection devices shall be removed from the site. No additional grading, sodding, or burial may take place.

**Inspections:**

All field inspections must be requested by the applicant. Inspections must be conducted as follows:

**Tree Save Plans and Forest Conservation Plans without Planting Requirements**

- After the limits of disturbance have been staked and flagged, but before any clearing or grading resumes.
- After necessary stress reduction measures have been completed and the protection measures have been installed, but before any clearing or grading resumes.
- After completion of all construction activities to determine the level of compliance with the provisions of the forest conservation plan;

**Additional Requirements for Plans with Planting Requirements**

- Before the start of any required reforestation and afforestation planting
- After required reforestation and afforestation planting has been completed to verify that the planting is acceptable and prior to the start of the maintenance
- At the end of the maintenance period to determine the level of compliance with the provisions of the planting plan and, if appropriate, release of the performance bond.

PLANT SCHEDULE - RECOMMENDED SPECIES LIST					
AFFORESTATION AREA "A" (1.94 AC) 194 TREES 65 SHRUBS					
TREES: 194					
QUANTITY	SIZE	SCIENTIFIC NAME	COMMON NAME	SPACING	COMMENTS
39	1.5-2" Cal.	Acer rubrum	Red Maple	15-20' on center	B&B or Container Grown
39	1.5-2" Cal.	Liriodendron tulipifera	Tulip Poplar	15-20' on center	B&B or Container Grown
39	1.5-2" Cal.	Nyssa sylvatica	Black Gum	15-20' on center	B&B or Container Grown
39	1.5-2" Cal.	Platanus occidentalis	American Sycamore	15-20' on center	B&B or Container Grown
38	1.5-2" Cal.	Quercus palustris	Pin Oak	15-20' on center	B&B or Container Grown
SHRUBS: 65					
QUANTITY	SIZE	SCIENTIFIC NAME	COMMON NAME	SPACING	COMMENTS
17	18" - 24"	Hamamelis virginiana	Witch-hazel		Container Grown
16	18" - 24"	Lindera benzoin	Spicebush		Container Grown
16	18" - 24"	Viburnum acerifolium	Maple-leaf Viburnum		Container Grown
16	18" - 24"	Viburnum prunifolium	Blackhaw Viburnum		Container Grown

**DEVELOPER'S CERTIFICATE - LOTS \***

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. 120130070 including, financial bonding, forest planting, maintenance and all other application agreements.

Developer's Name: Goshen Hunt LLC  
 First Company Name

Contact Person or Owner: Lisa Stanley-Willis  
 Print Name

Address: PO Box 577

Phone # and Email: 301-253-0575

Signature: \*

**FINAL FOREST CONSERVATION PLAN NOTES:**

- AFFORESTATION REQUIREMENTS:**
1. AFFORESTATION FOR PROJECT GOSHEN HUNT HILLS #120130070 1.94 ACRES
2. PROPOSED PLANTING DENSITY:  
 100 TREES 1.5-2" CAL./AC  
 33 SHRUBS 18-24" HEIGHT/AC
3. NUMBER OF TREES TO BE PLANTED: 100 x 1.94 AC = 194 TREES
4. NUMBER OF SHRUBS TO BE PLANTED: 33 x 1.94 AC = 65 SHRUBS
5. SURVIVABILITY REQUIRED AT END OF TWO-YEAR MAINTENANCE PERIOD:  
 194 TREES x 100% = 194 SHRUBS  
 65 SHRUBS x 75% = 49 SHRUBS

**GENERAL PLANTING NOTES:**

- Prior to any planting on the site, a pre-planting meeting with the M-NCP&PC Inspector must be arranged.
- The contractor shall locate and verify the existence of all utilities prior to any excavation work.
- The contractor shall supply all plant materials in quantities equal to that shown on plan.
- All plant material shall conform to the guidelines established in the current American Standard for Nursery Stock as published by the American Association of Nurserymen.
- All plants shall bear the same relationship to finished grade as the plant's original grade.
- All plants shall be balled & burlapped or container grown as specified. Container grown stock that is root bound will not be acceptable.
- With container grown stock, the container shall be removed and the ball shall be cut through the surface in two vertical locations.
- All plants shall be sprayed with an antidesiccant within 24 hours after planting.
- All plants shall be installed as per details.
- All plants and stakes shall be set plum unless otherwise specified.
- The landscape contractor shall provide loam fill as needed.
- All plants shall be watered thoroughly twice during the first 24-hour period after planting. All plants shall then be watered weekly or more often, if necessary, during the first growing season.
- Areas planted should be mulched after planting unless tree shelters are provided.
- Landscaping including on-site forest mitigation within the stream buffer, to be installed and approved prior to occupancy and use of the facility.

**PLANTING NOTES:**

- Prior to planting, inspect planting stock. Plants not conforming to the American Standard for Nursery Stock specifications for size, form, vigor or roots, or due to trunk wounds, insects and disease should be replaced.
- Areas planted should be mulched after planting unless tree shelters are provided.
- Water heavily to fill any air pockets in soil.

**SITE PREPARATION NOTES:**

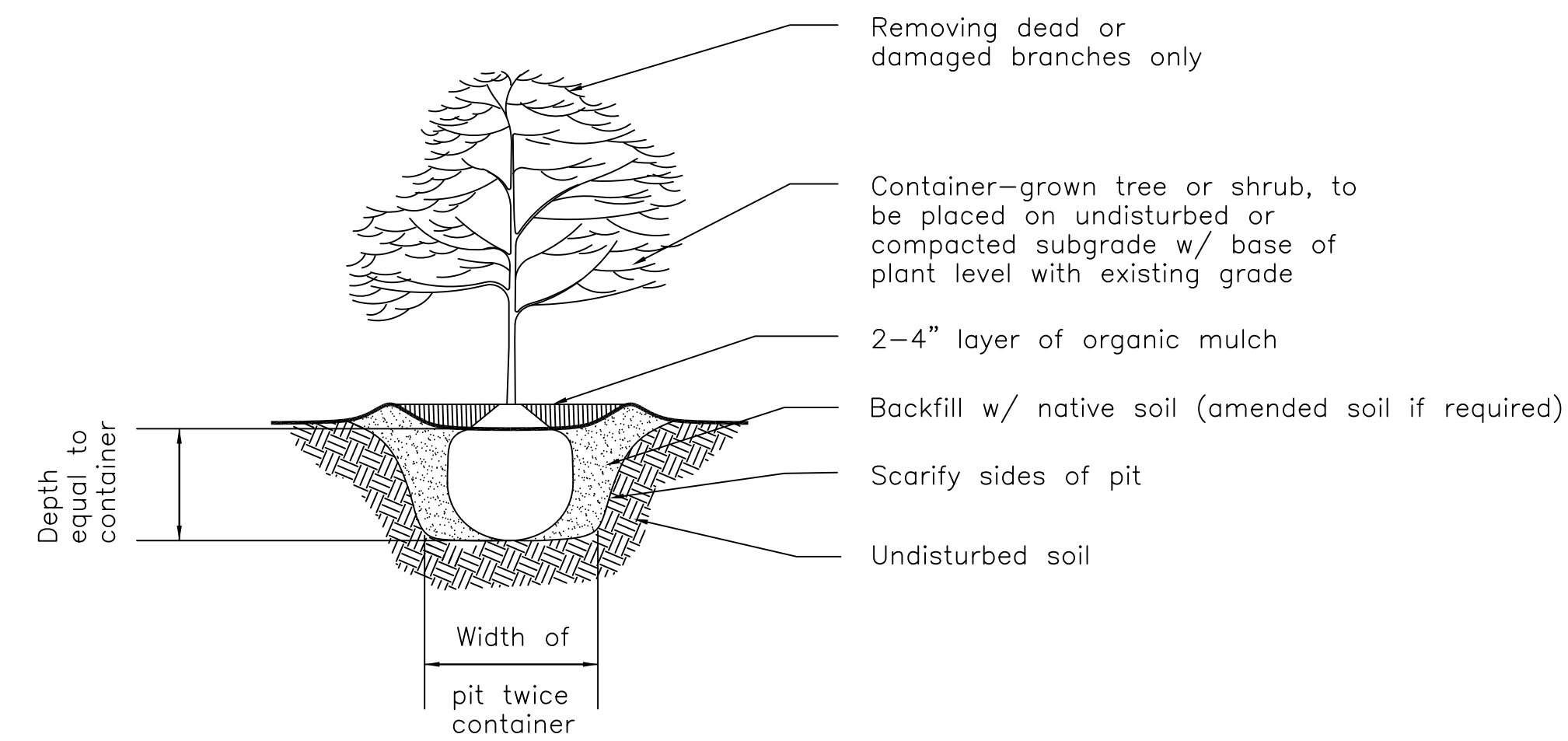
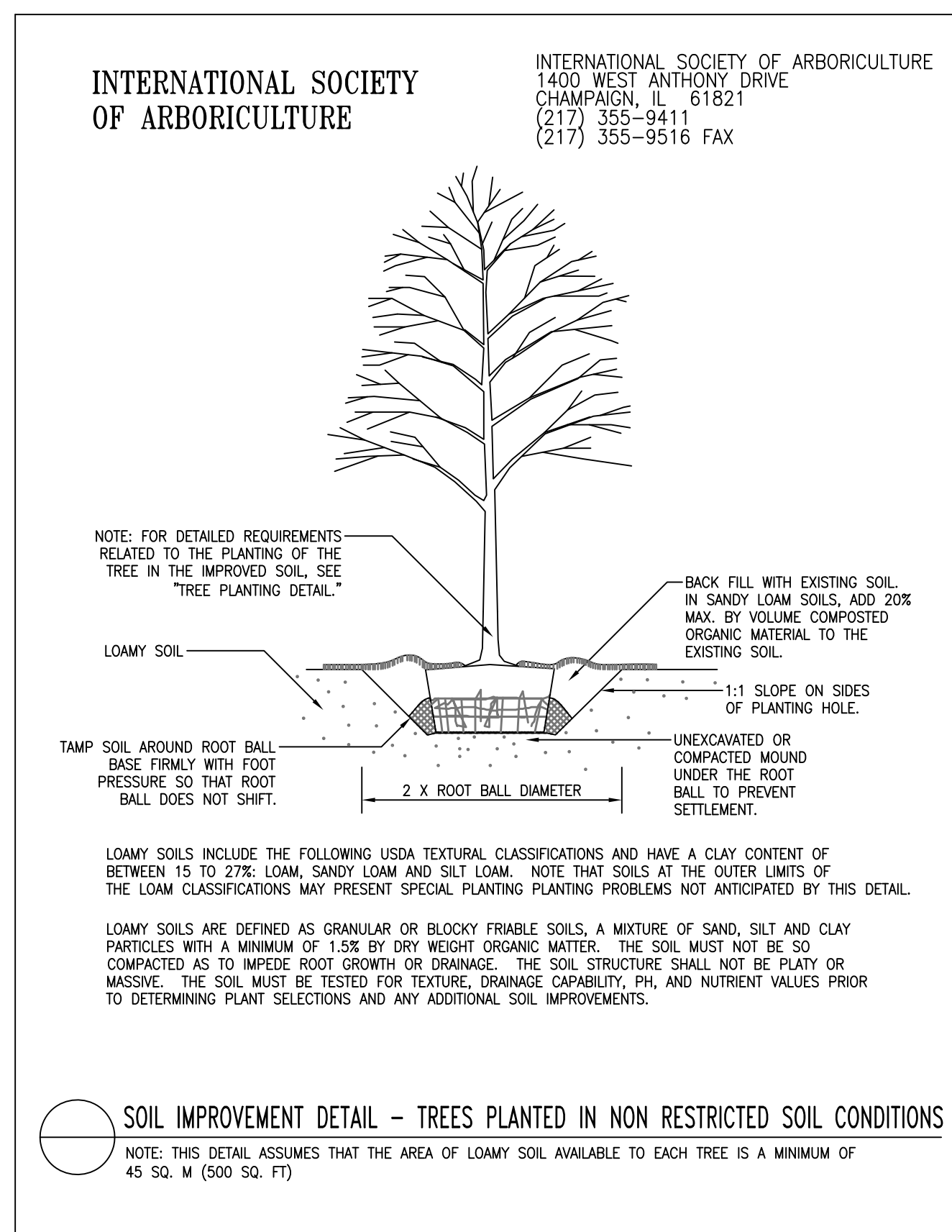
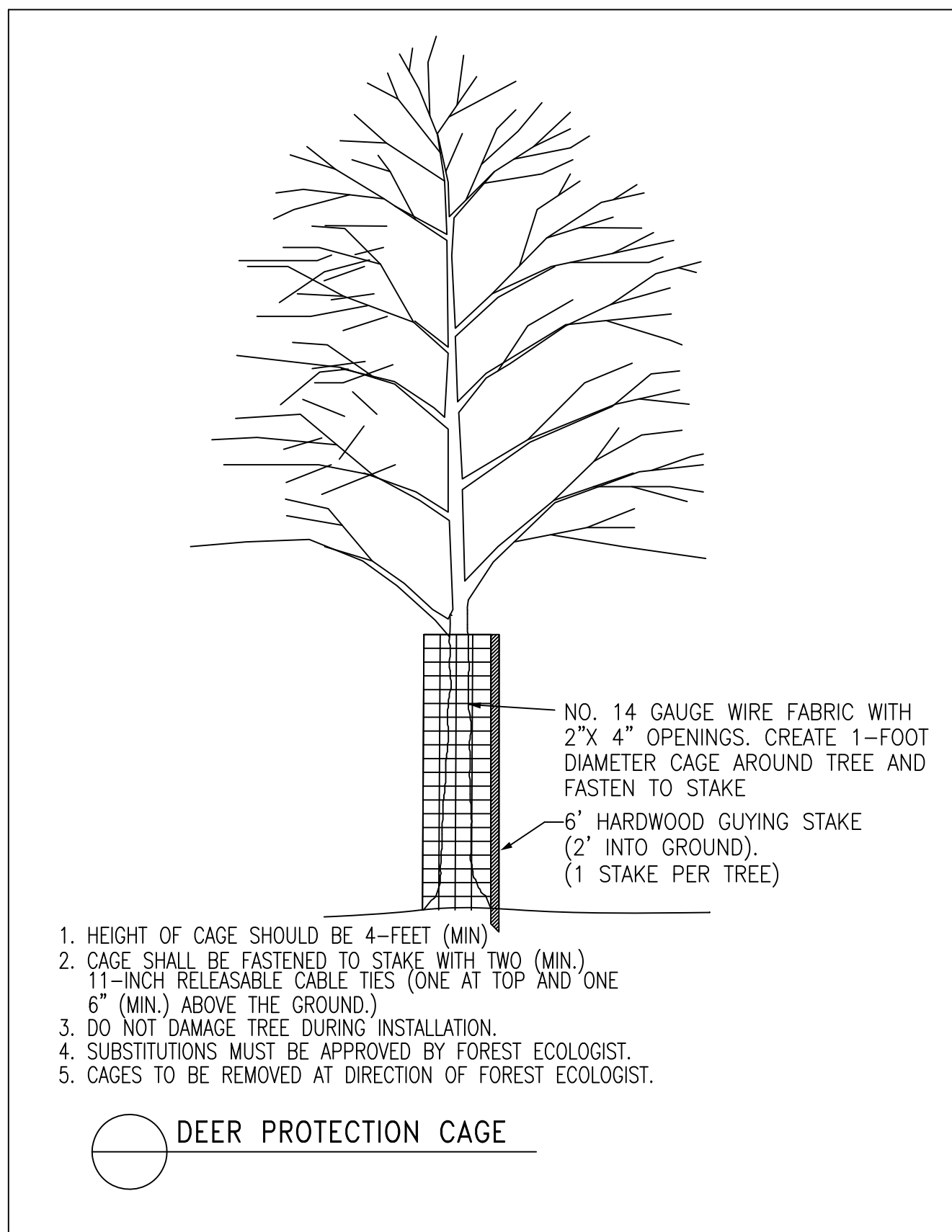
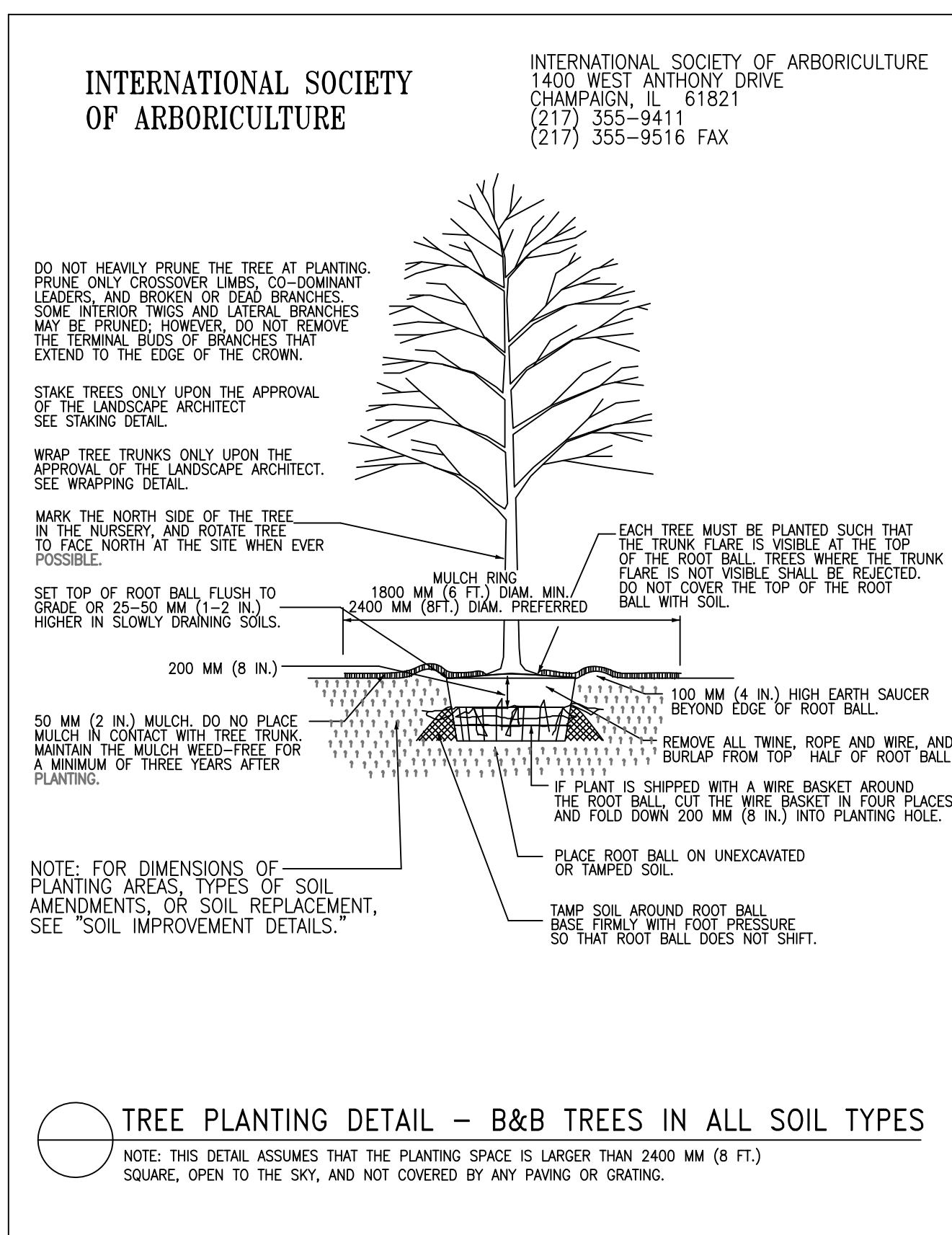
- Soil tests are to be performed by contractor in all areas proposed for planting to determine deficiencies.
- Soil amendments, if necessary, should be applied before planting and are to be determined by University of Maryland Cooperative Extension Service or other qualified professional, as determined by the M-NCP&PC site inspector.
- Topsoil for planting shall be uniform composition, free of subsoil, clay lumps, stones, stumps, roots or similar objects larger than 1 inch.
- Topsoil must be free of plant or parts of Bermudagrass, Quackgrass, Johnsongrass, Nutsage, Poison Ivy, Canadian Thistle, or others.
- All topsoil shall be tested by a recognized laboratory for pH and soluble salts. A pH of 4.5 to 7.5 is required. Soluble salts shall not be higher than 500 parts per million.
- All existing trash must be removed prior to planting.
- Four inches of topsoil will be added to all reforestation areas prior to planting.
- All plant installation shall follow the latest edition of the M-NCP & PC publication "Trees-Approved Technical Manual".
- Plants shall be inspected by the contractor and any material that is either damaged or which has root ball compaction, j-rooted or kinked root systems will be replaced. No plants will be stored on site. Plants will be planted immediately once received from the nursery.
- Stock will be planted in random order to reflect natural growth of the forest.
- Planting field should be limited to 2.5x root ball diameter. Native soil material will be used to back fill plant site and area will be packed to remove air pocket. Rake soil evenly over the planting field and fill plant site and area will be packed to remove air pocket. Rake soil evenly over the planting field and cover hole with three inches of mulch. Water to settle soil and provide moisture as needed.
- Deer protection measures to be determined as part of the pre-planting meeting.

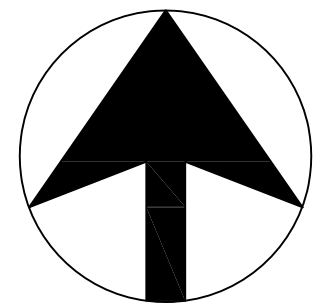
**MAINTENANCE AGREEMENT:**

- The owner's Maintenance Period shall last for two years after completion of planting as directed by the approval authority (M-NCP&PC).
- The owner's maintenance of new planting shall consist of watering, cultivating, weeding, mulching, installing tree shelters, replacement of tree shelters, resetting plants to proper grades or upright position, and furnishing and applying such pesticide sprays and invigorants as are necessary to keep the plants free of insects and disease and in thriving condition.
- Protect planting areas and plants at all times against damage of all kinds for the duration of maintenance period. Maintenance includes temporary protection barriers and signs as required for protection.

**MAINTENANCE:**

- The area will be mowed before planting and invasive species should be treated with herbicide at this time to inhibit their comeback. Continuing maintenance will be needed to control competing vegetation until the new plantings become established. This may include repeat mowing, mulching and/or touch treatment of exotics with herbicide. Mowing will be required at least once during each growing season of the two-year maintenance period.
- All plants shall be watered thoroughly twice during the first 24-hour period after planting. All plants shall be watered weekly or more often during the first growing season depending on conditions and species tolerance. All plants shall be watered periodically during subsequent spring, Summer & Fall seasons of the two-year maintenance period as conditions require and as per maintenance agreement.
- Exact measures for installation and maintenance to be determined at pre-planting meeting.
- Forest planting areas to be covered by a two-year maintenance program, with a two-year bond. The landscape contractor will inspect all planted areas every six months after for two years. At the end of the two year inspection, the contractor will request M-NCP&PC inspection and will ensure that 75% of the original stock level is alive and vigorous.
- In years one and two each forest planting area will be maintained by either mowing or chemical treatment. Control of exotic and invasive species is to be done without the use of herbicides as much as possible. If use of chemicals is unavoidable, contact M-NCP&PC (301) 495-4540 for approval prior to application of chemicals.
- During each inspection following planting, the contractor will evaluate the need for additional watering, additional fertilizer or lime and any additional steps to control competing vegetation. The contractor will also assess any disease potential of if any outside influences is having a deleterious affect on the mitigation sites.



date: 09/26/2014

scale:

Benning & Associates, Inc.  
 Land Planning Consultants  
 8933 Shady Grove Court  
 Gaithersburg, MD 20877  
 (301) 946-0249



\* CERTIFICATE TO BE COMPLETED UPON PRELIMINARY PLAN APPROVAL





ATTACHMENT G

DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett  
County Executive

Diane R. Schwartz Jones  
Director

March 27, 2014

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

Re: Stormwater Management **CONCEPT** Request  
for Goshen Hunt Hills  
Preliminary Plan #: 120130070  
SM File #: 248492  
Tract Size/Zone: 9.8/RE-2  
Total Concept Area: 4 ac  
Lots/Block: 3 Proposed  
Parcel(s): 606  
Watershed: Upper 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 proposes to meet required stormwater management goals via the use of micro biofiltration, rain gardens, disconnection credits and drywells.

The following **item(s)/condition(s)** will need to be addressed **during/prior to** the detailed sediment control/stormwater management plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this development.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
4. Landscaping shown on the approved Landscape Plan as part of the approved Site Plan are for illustrative purpose only and may be changed at the time of detailed plan review of the Sediment Control/Storm Water Management plans by the Mont. Co. Department of Permitting Services, Water Resources Section.

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

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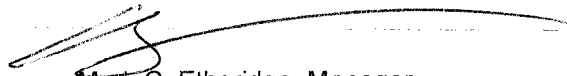
255 Rockville Pike, 2nd Floor • Rockville, Maryland 20850 • 240-777-6300 • 240-777-6256 TTY  
www.montgomerycountymd.gov

Mr. David McKee  
March 27, 2014  
Page 2

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 Thomas Weadon at 240-777-6309.

Sincerely,

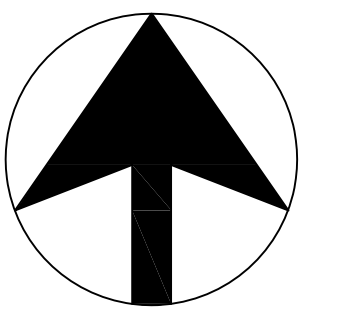


Mark C. Etheridge, Manager  
Water Resources Section  
Division of Land Development Services

MCE: me CN 248492

cc: C. Conlon  
SM File # 248492

ESD Acres:	4.0ac
STRUCTURAL Acres:	N/A
WAIVED Acres:	N/A

date: Rev. 10/02/14

scale: 1" = 200'

Benning & Associates, Inc.  
Land Planning Consultants  
8933 Shady Grove Court  
Gaithersburg, MD 20877  
(301)948-0240



NEIGHBORHOOD MAP  
**GOSHEN HUNT HILLS**  
Montgomery County, Maryland

PREPARED FOR:  
**GOSHEN HUNT LLC**  
c/o LISA STANLEY-WILLIS  
PO BOX 577  
DAMASCUS, MD 20872  
301-253-0575

Resubdivision Criteria: Goshen Hunt Hills - Outlot 'A'							
Lot #	Frontage	Alignment	Size (ac)	Shape	Width	Area (ac)	Suitability
<b>Proposed</b>							
1	443'	Straight	3.11 ac	Irregular	463'	0.88 ac	RE-2
2	178'	Stacked	2.32 ac	Irregular	150'	0.72 ac	RE-2
3	607/163**	Straight	4.25 ac	Irregular	183'	2.43 ac	RE-2
<b>Block E</b>							
44	253'	Straight	2.02 ac	Irregular	263'	1.25 ac	RE-2
43	153'	Straight	2.04 ac	Irregular	153'	0.92 ac	RE-2
26	346'	Straight	2.41 ac	Rectangular	307'	0.87 ac	RE-2
25	65'	Straight	2.20 ac	Rectangular	297'	1.44 ac	RE-2
24	348'	Straight	2.41 ac	Rectangular	323'	1.60 ac	RE-2
23	187'	Straight	2.07 ac	Rectangular	310'	1.35 ac	RE-2
22	29'	Stacked	2.11 ac	Irregular	182'	1.06 ac	RE-2
21	26'	Stacked	2.34 ac	Irregular	283'	1.25 ac	RE-2
<b>Block F</b>							
2	106/340**	Corner	1.27 ac	Rectangular	154'	0.53 ac	RE-2
3	111'	Straight	1.78 ac	Rectangular	206'	1.15 ac	RE-2
4	136'	Straight	1.46 ac	Rectangular	142'	0.84 ac	RE-2
8	213'	Straight	2.65 ac	Irregular	213'	2.02 ac	RE-2
9	150'	Straight	2.15 ac	Rectangular	152'	1.45 ac	RE-2
10	134'	Straight	2.00 ac	Rectangular	137'	1.38 ac	RE-2
11	260'	Straight	3.02 ac	Rectangular	256'	2.14 ac	RE-2
12	207'	Straight	3.02 ac	Rectangular	265'	2.20 ac	RE-2
<b>Block D</b>							
5	118/721**	Radial	2.34 ac	Pie	245'	1.40 ac	RE-2
6	55/135*	Radial	1.77 ac	Pie	121'	1.07 ac	RE-2
14	45/510*	Stacked	3.13 ac	Flag	204'	1.81 ac	RE-2
12	296/416**	Corner	2.08 ac	Wedge	223'	0.81 ac	RE-2
Range	26'-348'		1.27 ac - 3.13 ac		121'-323'	0.53 ac - 2.2 ac	
Average	162'		2.21 sf		221.8'	1.33 ac	

\*Double-Frontage (no access) not used in range or average

