



Piney Spring: Preliminary Plan (Consent) Amendment No. 11993043C

Jpc

Jonathan Casey, Senior Planner, Area 3 [Jonathan.Casey@montgomeryplanning.org](mailto:Jonathan.Casey@montgomeryplanning.org), (301) 495-2162

SP

Sandra Pereira, Acting Supervisor, Area 3 [Sandra.Pereira@montgomeryplanning.org](mailto:Sandra.Pereira@montgomeryplanning.org), (301) 495-2186

RAW

Richard Weaver, Chief, Area 3 [Richard.Weaver@montgomeryplanning.org](mailto:Richard.Weaver@montgomeryplanning.org), (301) 495-4544

Staff Report Date: 10/27/17

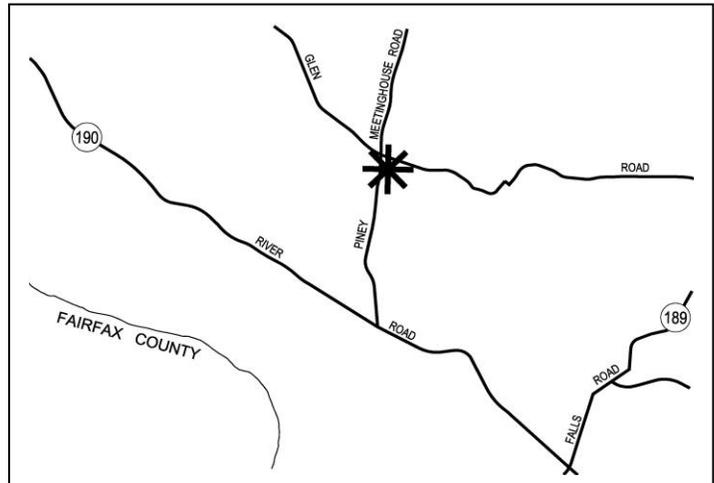
### Description

Request to amend Preliminary Plan 11993043B to extinguish the existing reciprocal ingress and egress easement crossing Lot 22 that serves Lot 14, shown on Record Plat No. 24111, and establish a new 20-foot-wide access point for Lot 14 on Piney Meetinghouse Road; located on the east side of Piney Meetinghouse Road, approximately 250 feet south of Glen Road; 4.13 acres; RE-2 zone; 2002 Potomac Subregion Master Plan.

**Application Acceptance date:** 5/9/17

**Applicants:** Sanjay Sehgal & Khalid Rahmi

**Review Basis:** Chapter 50



**Staff Recommendation:** Approval with Conditions

### Summary

- Staff recommends **approval** with conditions.
- *Staff has not received any citizen correspondence on the Application.*

## **SECTION 1 – RECOMMENDATION AND CONDITIONS**

**Preliminary Plan Amendment No. 11993043C:** Staff recommends approval of the Preliminary Plan Amendment, subject to the following conditions:

1. All previous conditions of approval remain in full force and effect.
2. The Applicant must submit a new record plat for Lot 14 and Lot 22. The revised ingress, egress and utility easement across Lot 22 must be shown on a new record plat for the lot with proper reference to the abandonment of the existing easement.
3. Prior to record plat, the Applicant must provide documentation from MCDPS Water Resources Section confirming that the existing stormwater management easement and access easement on Lot 22 have been abandoned.
4. The Applicant must submit a complete record plat application within 90 days of the date of mailing of the Resolution for this application.
5. The record plat must show all other necessary easements.
6. The Planning Board accepts the recommendations of the Montgomery County Department of Transportation (“MCDOT”) in its letter dated August 24, 2017, 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 the amendments do not conflict with other conditions of the Preliminary Plan approval.

## **SECTION 2 – PROPERTY LOCATION AND DESCRIPTION**

The subject property is comprised of Lot 14 and Lot 22, Block A, Piney Spring Subdivision, consisting of 4.13 acres of land in the RE-2 zone, located in the southeast corner of the intersection of Piney Meetinghouse Road and Glen Road (“Property” or “Subject Property”) in the Potomac Subregion Master area (“Master Plan”).

Lot 14 contains an uninhabitable house and Lot 22 has a one-family structure on it. Lot 14, 22 and Lot 16 (not part of this Application) to the north, share a single access point on Piney Meetinghouse Road. Lot 14 and Lot 22, were approved with access via a shared driveway within a reciprocal ingress & egress easement that begins on Lot 16, crosses onto, and through Lot 22 and terminates at the northern property line of Lot 14, where the driveway would theoretically be able to cross on to Lot 14. Presently, a driveway within that easement only exists on Lot 16 and 22.

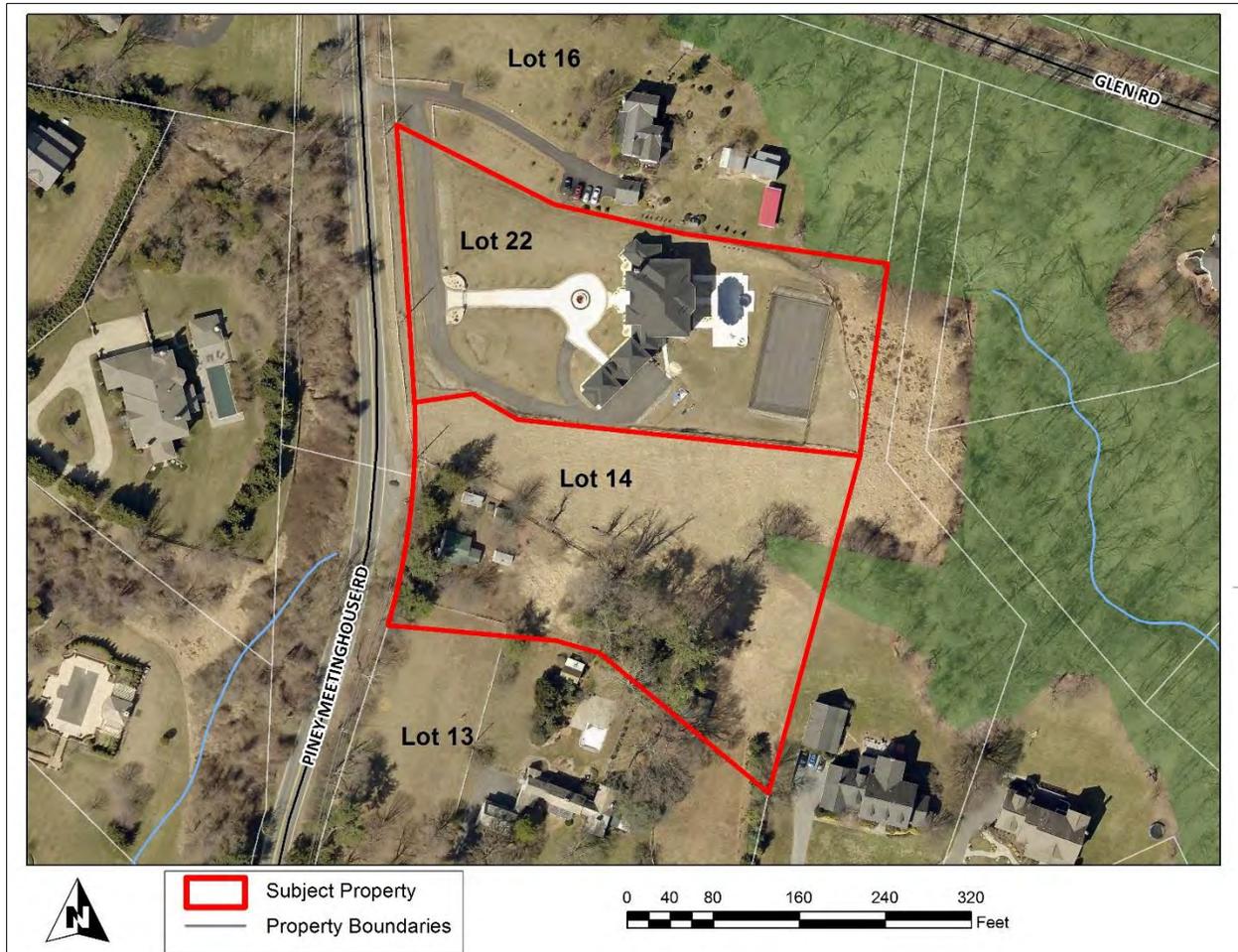


Figure 1 – Aerial View

There are no streams, wetlands, 100-year floodplains, or environmental buffers located on or adjacent to the Property, nor are there any steep slopes, highly erodible soils, or forests on the Property. There are three specimen trees located on the Property.

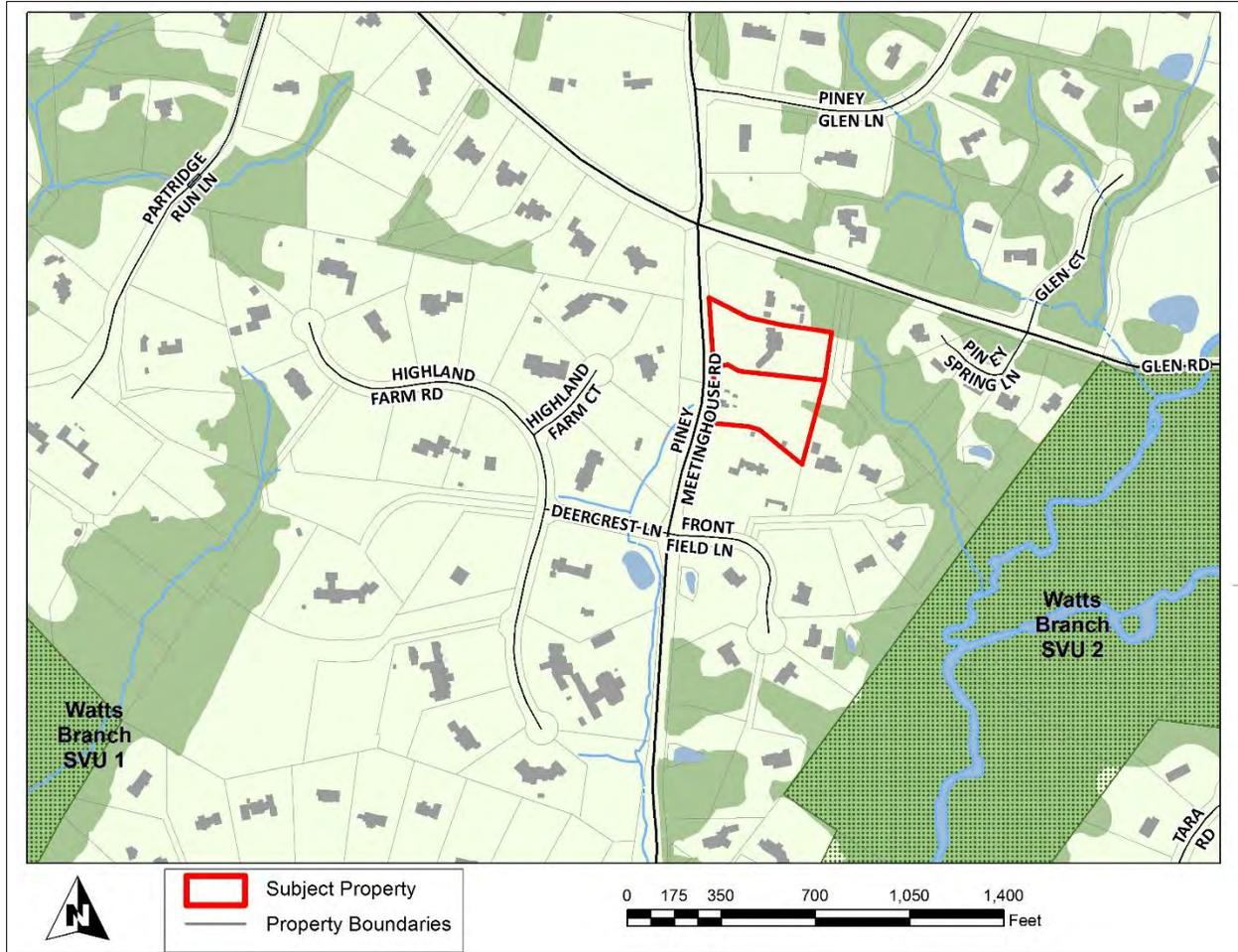


Figure 2 – Vicinity Map

### SECTION 3 – PREVIOUS APPROVALS & PROPOSAL

#### Previous Approvals

On April 28, 1994, the Planning Board, approved Preliminary Plan No. 119930430, creating 21 lots on 48.20 acres of land in the RE-2 Zone, off Glen Road and Piney Meetinghouse Road. Lots 14 and 22 (formerly Lot 15), Block A, Piney Spring represent two of the 21 lots approved. The alignment of the approved access easement was ultimately set and shown on Record Plat No. 20439 (Attachment A).

On April 1, 2010, the Planning Board approved Preliminary Plan Amendment No. 11993043A, which revised the alignment of the reciprocal ingress/egress and utility easement on Lot 15 (now Lot 22) and Lot 16, Block A, Piney Spring Subdivision, consisting of 4.45 acres of land in the RE-2 zone, located in the southeast corner of the intersection of Piney Meetinghouse Road and Glen Road.

On January 21, 2016, the Planning Board approved Preliminary Plan Amendment No. 11993043B, which removed a total of 6,812 square feet of Category I Conservation Easement from Piney Spring, Lot 1, Block A in response to a violation of the Category I Easement Agreement.

**Proposal**

Preliminary Plan Amendment Application No. 11993043C, Piney Spring (“Application” or “Amendment”) is a request to extinguish the existing reciprocal ingress and egress easement crossing Lot 22 that serves Lot 14, shown on Record Plat No. 24111 (Figure 3 & Attachment B), and establish a new 20-foot-wide access point for Lot 14 on Piney Meetinghouse Road.

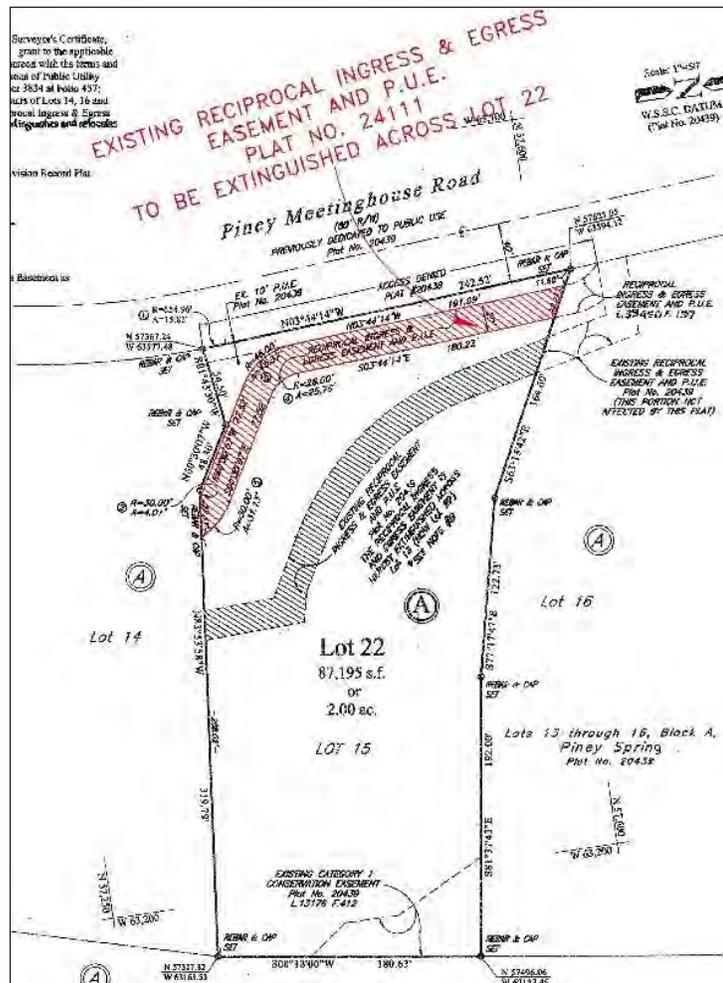


Figure 3 – Record Plat No. 24111 (Redline)

The Preliminary Plan Amendment proposes a new access point onto Piney Meetinghouse Road at the northwest corner of Lot 14. In order to accommodate this access, the Applicant is requesting to abandon the existing stormwater easement (unimproved) and associated 20-foot-wide access and maintenance easement, subject to final approval by MCDPS Water Resources Section.



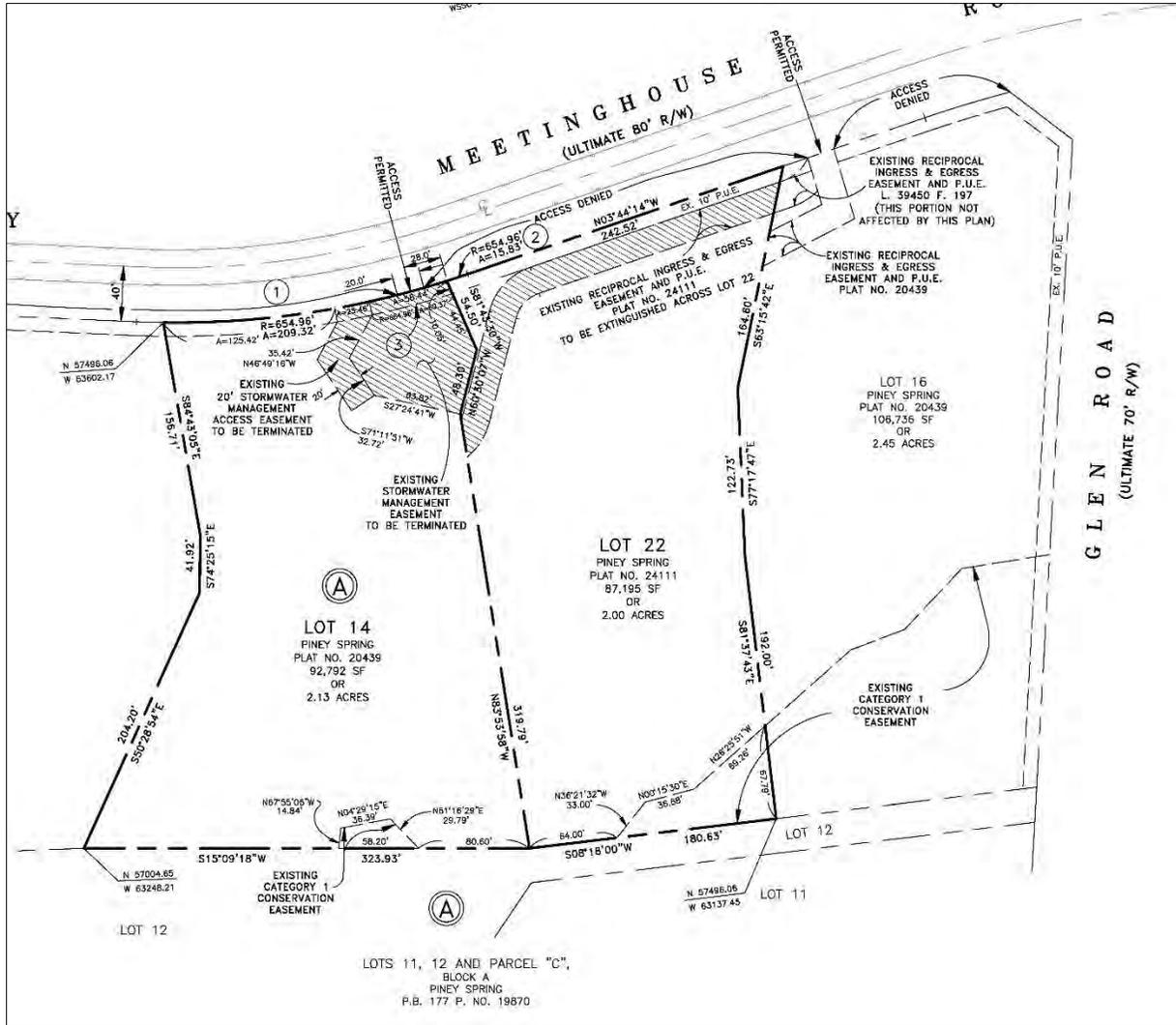


Figure 5 – Preliminary Plan Amendment (amends Record Plat No. 20439 & 24111)

#### SECTION 4 - ANALYSIS AND FINDINGS

1. The Preliminary Plan substantially conforms to the master plan.

The Preliminary Plan Amendment continues to substantially conform to the 2002 Potomac Subregion Master Plan.

As part of Preliminary Plan 119930430, Lot 14, 22 (formerly Lot 15), and 16 were approved with a shared driveway to preserve the rural character of Piney Meetinghouse Road, which was considered part of the rural setting associated with the potential historic sites to the north and south of the Subject Property. In 1994 at the time of approval, the houses on Lot 14 and Lot 16 were located on

Historic Preservation Locational Atlas<sup>1</sup> and the Historic Preservation Commission had not determined if they should be designated as historic or removed. In 1996, an amendment to the Historic Preservation Master Plan: Darnestown/Travilah Historic Resources was adopted which removed the properties from the Locational Atlas (Attachment C). Therefore, the shared driveway is no longer needed to preserve the environmental setting of the former historic locational atlas sites.

2. *Public facilities will be adequate to support and service the area of the proposed subdivision.*

The Amendment changes the access of Lot 14 to Piney Meetinghouse Road. The Property was originally platted with a shared- access easement serving Lot 14. The rationale for utilizing a shared- driveway was in part because Piney Meetinghouse Road was, and continues to be, classified as an arterial road. As outlined MCDOT's letter, dated August 24, 2017, the definition of an arterial road changed in 2007 from being a road "...which will be used primarily for through traffic..." to "...a road meant primarily for through movement of vehicles at a moderate speed, although some access to abutting property is expected" (Attachment D). Based on the revised definition, MCDOT supports access to Lot 14 at the desired location and has accepted the sight distance evaluation certification for the proposed driveway. All previous findings for adequacy of public facilities remain valid.

3. *The size, width, shape, and orientation of the proposed lots are appropriate for the location of the subdivision.*

The Amendment does not change the size, width, shape, and orientation of the approved lots. They are still appropriate for the location of the subdivision.

4. *The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A.*

The Application continues to satisfy all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A. All previous conditions of approval pertaining of the approved Final Forest Conservation Plan remain in full force and effect.

5. *The Application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site. This finding is based on the determination by the Montgomery County Department of Permitting Services ("MCDPS") that the Stormwater Management Concept Plan meets MCDPS' standards.*

The Application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site. The Applicant is requesting to abandon the existing stormwater and maintenance easement on Lot 14 as part of this Application. The stormwater easement was established as part of the original preliminary plan to house a stormwater retention pond when the lot was redeveloped. Subsequently, the stormwater management regulations were updated and the use of Environmental Site Design (ESD) is now required, rendering the existing easement for a retention pond unnecessary.

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<sup>1</sup> A. Creamer-McConihe Farm (25/20) located 11501 Piney Meetinghouse Road (now Lot 13) and B. Susan Creamer House (25/21) located at 11725 Piney Meetinghouse Road (now Lot 16)

In an email dated May 16, 2017, MCDPS Water Resources Section confirmed that the easement in question was never used for stormwater management and is no longer needed (Attachment E) to treat stormwater on-site. As conditioned, prior to record plat, the Applicant must provide documentation from MCDPS Water Resources Section confirming that the existing stormwater management easement and access easement on Lot 22 have been abandoned.

#### **E. Citizen Correspondence and Issues**

The Application was submitted and noticed in accordance with all required procedures. An application sign was posted along the Property's frontage on Piney Meetinghouse Road. To date, Staff has not received any community inquiries or correspondence regarding this Application.

#### **CONCLUSION**

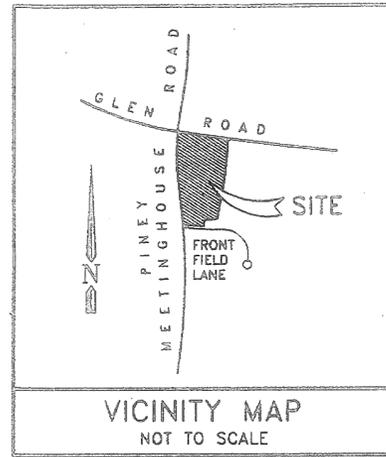
The Amendment meets all requirements established in the Subdivision Regulations and the Zoning Ordinance and continues to substantially conform to the recommendations of the 2002 Potomac Subregion Master Plan. Access and public facilities will be adequate to serve the lots, and the Application has been reviewed by other applicable county agencies, all of whom have recommended approval of the Application. Staff recommends approval of the Application with the conditions specified above.

#### **Attachments**

- Attachment A – Record Plat No. 20439 (Redlined)
- Attachment B – Record Plat No. 24111 (Redlined)
- Attachment C – Historic Preservation Master Plan: Darnestown/Travilah Historic Resources
- Attachment D – MCDOT Letter & Sight Distance
- Attachment E – MCDPS Stormwater Management Email

OWNER'S DEDICATION

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREBY ADOPT THIS PLAT OF SUBDIVISION; ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES; DEDICATE THE STREET WIDENING TO PUBLIC USE; GRANT TO MONTGOMERY COUNTY, MARYLAND, SLOPE EASEMENTS TO THE BUILDING RESTRICTION LINES, UNLESS OTHERWISE SHOWN HEREON, ADJACENT, CONTIGUOUS AND PARALLEL TO ALL STREETS...



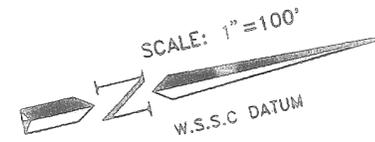
I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND ACQUIRED BY MARGUERITE H. McCONIHE BY TWO (2) DEEDS, THE FIRST FROM GEORGE T. WALKER, ET UX, DATED JANUARY 24, 1946 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 1010 AT FOLIO 330...

DATE: APRIL 3 1997



RONALD L. COLLIER PROFESSIONAL LAND SURVEYOR MARYLAND NO. 20014

DATE: April 16, 1997
Witness: Elizabeth J. Senkham, Marguerite H. McConihe
DATE: April 16, 1997
Witness: Elizabeth J. Senkham, Michael H. McConihe
DATE: April 16, 1997
Witness: Elizabeth J. Senkham, Eleanor M. Pisarra



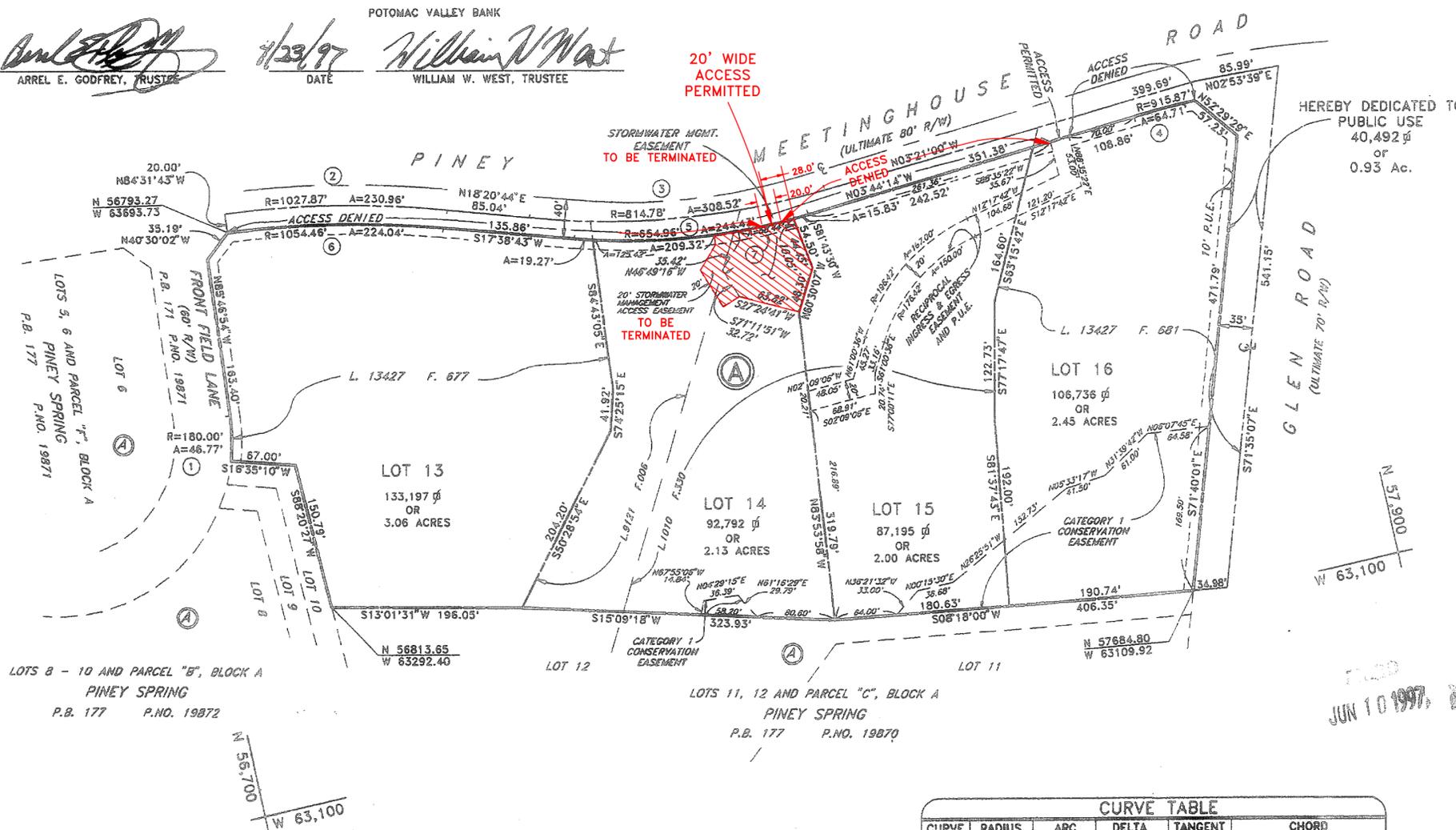
NOTES:

- 1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT...
2. APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER SERVICE.
3. ZONE: RE-2
4. ACCESS IS DENIED TO PINEY MEETINGHOUSE ROAD EXCEPT AT THE SPECIFIED LOCATION SHOWN HEREON.
5. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW OF 1992...

WE HEREBY ASSENT TO THIS PLAT OF SUBDIVISION.

POTOMAC VALLEY BANK

DATE: April 23 1997
ARREL E. GODFREY, TRUSTEE
DATE: 4/23/97
WILLIAM W. WEST, TRUSTEE



AREA TABULATION table with columns: DEED, SQUARE FEET, ACRES. Rows include L.13427 F.677 (140,441 sq ft, 3.22 acres), L.9121 F.006 (39,553 sq ft, 0.91 acres), L.1010 F.330 (149,608 sq ft, 3.44 acres), L.13427 F.681 (130,608 sq ft, 3.00 acres).

MODIFIED AUGUST 22, 2017

PLAT OF SUBDIVISION LOTS 13 THROUGH 16, BLOCK A PINEY SPRING POTOMAC (10TH) DISTRICT MONTGOMERY COUNTY, MARYLAND

Scale: 1"=100' APRIL, 1997

CURVE TABLE with columns: CURVE, RADIUS, ARC, DELTA, TANGENT, CHORD. Rows 1-7 with numerical data.

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY 27271213130432021 061297

Approval table with columns: APPROVED, DATE, TITLE. Includes Montgomery County Planning Board, Department of Permitting Services, and Department of Environmental Protection.

Charles P. Johnson & Associates, Inc. PLANNERS - ENGINEERS - LANDSCAPE ARCHITECTS - SURVEYORS 1751 ELSON ROAD SILVER SPRING, MARYLAND 20910 (301)494-7089 Fax(301)494-8363



ORIGINAL

Resolution No: 13-684  
Introduced: October 8, 1996  
Adopted: October 8, 1996

COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND  
SITTING AS A DISTRICT COUNCIL FOR THAT PORTION  
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT  
WITHIN MONTGOMERY COUNTY, MARYLAND

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By: District Council

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Subject: Final Draft Amendment to the Historic Preservation Master Plan:  
Darnestown/Travilah Historic Resources

Background

1. On May 31, 1996, the Planning Board submitted to the County Executive and the County Council, the Final Draft Amendment to the Master Plan for Historic Preservation: Darnestown/Travilah Historic Resources.
2. On July 26, 1996, the County Executive submitted the amendment to the District Council with comments and a fiscal impact analysis.
3. On September 17, 1996, the Council held a public hearing and received testimony on the amendment and forwarded it to the Planning, Housing, and Economic Development Committee for review.
4. On September 25, 1996, the Planning, Housing, and Economic Development Committee discussed the amendment and the issues raised at the public hearing.
5. On October 8, 1996, the Montgomery County District Council held a worksession and reviewed the amendment to the master plan for Historic Preservation and the recommendations of the Planning, Housing, and Economic Development Committee. The Council voted to adopt the recommendations of the Committee.

Action

The Final Draft Amendment to the Master Plan for Historic Preservation:  
Darnestown/Travilah Historic Resources is approved as follows:

1. Designate the following sites as historic resources:

- 24/24 Montanverde  
14601 Berryville Road
- 25/9 Harrison and Ada Ward Farm  
13501 Travilah Road
- 25/22 Beale House  
11011 Glen Road

2. Designate the following as historic resources with maps showing the master plan right-of-way width of abutting roadways. Environmental settings will be adjusted, as necessary, to exclude the master plan right-of-way of adjacent roads.

- 17/18 Elijah Church Cemetery  
18100 Beallsville Road
- 17/41 St. Paul Community Church and Cemetery  
14730 Sugarland Lane
- 24/1 Seneca Baptist Church  
15811 Darnestown Road
- 24/17 DuFief Mill Site  
Muddy Branch Park near Turkey Foot Road
- 24/29 Samuel Thomas Magruder Farm  
14800 Seneca Road
- 25/2-1 Maple Spring Barns  
15021 DuFief Mill Road
- 25/14 Tobytown Cemetery  
Vicinity of 12649 Tobytown Drive

3. Remove the following sites from the *Locational Atlas* and do not designate them as historic sites:

- 24/2 Nathan Allnutt Farm  
15800 Darnestown Road
- 24/5 Black Rock Millers House  
16510 Black Rock Road
- 24/7 Charles Higdon House  
15501 Darnestown Road
- 24/8 McAtee House  
15915 Germantown Road
- 24/18 William G. Miles Barn/Andrew Small Academy  
14901 Turkey Foot Road
- 24/20 Darne-Purdum Farm  
14200 Darnestown Road/14131 Seneca Road
- 24/23 Higgins-King Farm  
14700 Berryville Road

24/30	Offut Farm/Woodburne 14625 Seneca Road
24/32	Esworthy House 13813 Esworthy Road
25/2-2	Maple Spring Farmhouse 10810 Darnestown Road
25/3	Ward Cemetery Vicinity of 14728 Botany Way
25/6	Basil Thomas Henley Farm 14211 DuFief Mill Road
25/12	Query Cemetery 13501 Esworthy Road
25/18	Elbert Perry Farm 11404 Swains Creek Court
25/20	Creamer-McConihe Farm 11501 Piney Meetinghouse Road
25/21	Susan Creamer House 11725 Piney Meetinghouse Road
25/23	Samuel Jones House 10820 Red Barn Lane

4. Do not designate 24/37 Darnestown Cemetery (14001 and 14011 Darnestown Road) as a historic site.

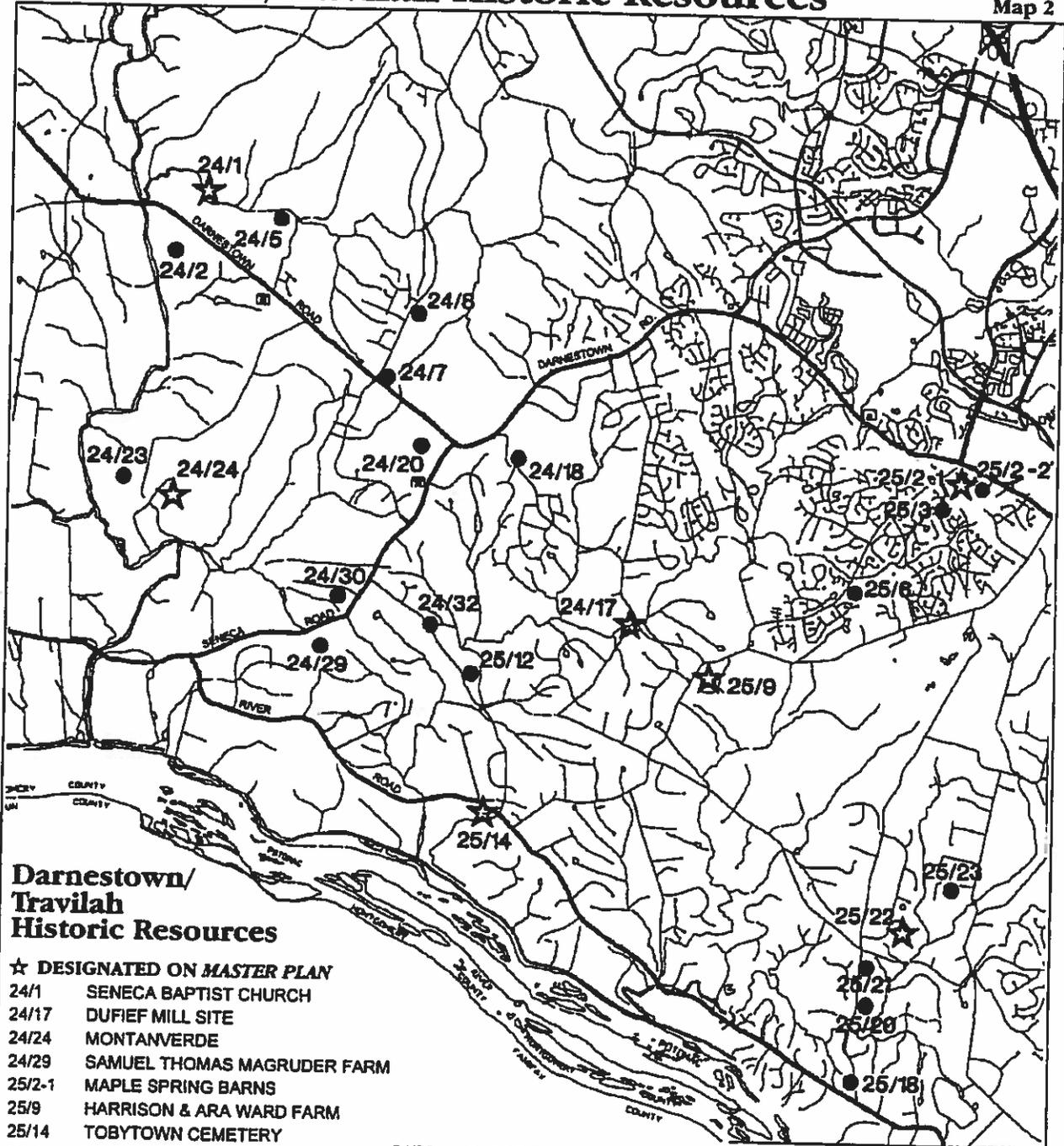
A resolution will be introduced before the Council, expressing support for Maryland State Highway Administration's efforts in protecting the Darnestown trees (a Northern Catalpa tree and a Kentucky Coffeetree) located at 14001 and 14011 Darnestown Road. The State Highway Administration also will be requested to provide the Council with a written copy of its plans for protection of the trees. The resolution will not preclude consideration of further protective measures if later determined by the Council to be warranted.

This is a correct copy of Council action.

  
Mary A. Edgar, CMC  
Secretary of the Council

# Darnestown/Travilah Historic Resources

Map 2



## Darnestown/ Travilah Historic Resources

★ DESIGNATED ON MASTER PLAN

- 24/1 SENECA BAPTIST CHURCH
- 24/17 DUFIEF MILL SITE
- 24/24 MONTANVERDE
- 24/29 SAMUEL THOMAS MAGRUDER FARM
- 25/2-1 MAPLE SPRING BARN
- 25/9 HARRISON & ARA WARD FARM
- 25/14 TOBYTOWN CEMETERY
- 25/22 BEALE HOUSE

● REMOVED FROM  
LOCATIONAL ATLAS

- 24/2 NATHAN ALLNUTT FARM
- 24/5 BLACK ROCK-MILLERS HOUSE
- 24/7 CHARLES HIGDON HOUSE
- 24/8 MCATEE HOUSE
- 24/18 WILLIAM G. MILES BARN/  
ANDREW SMALL ACADEMY

- 24/20 DARNE-PURDUM FARM
- 24/23 HIGGINS-KING FARM
- 24/30 OFFUTT FARM/WOOD-  
BURNE
- 24/32 ESWORTHY HOUSE
- 25/2-2 GARRETT FARMHOUSE
- 25/3 WARD CEMETERY
- 25/6 BASIL THOMAS HENLEY  
FARM
- 25/12 QUERY CEMETERY

- 25/16 ELBERT PERRY FARM
- 25/20 CREAMER-McCONIHE  
FARM
- 25/21 SUSAN CREAMER HOUSE
- 25/23 SAMUEL JONES HOUSE

*- removed*



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

**SIGHT DISTANCE EVALUATION**

Facility/Subdivision Name: LOT14, BLOCK A, PINEY SPRING Preliminary Plan Number: 1-1993043C

Street Name: PINEY MEETINGHOUSE ROAD Master Plan Road Classification: ARTERIAL

Posted Speed Limit: 30 mph

Street/Driveway #1 ( LOT 14 ) Street/Driveway #2 ( \_\_\_\_\_ )

Sight Distance (feet)	OK?	Sight Distance (feet)	OK?
Right <u>550 feet</u>	<u>✓</u>	Right _____	_____
Left <u>530 feet</u>	<u>✓</u>	Left _____	_____

Comments: \_\_\_\_\_

Comments: \_\_\_\_\_

**GUIDELINES**

Classification or Posted Speed (use higher value)	Required Sight Distance in Each Direction*	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)
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

**ENGINEER/ SURVEYOR CERTIFICATE**

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

*Charles J. Grimsey*  
 Signature

5/14/17  
 Date



**Montgomery County Review:**

Approved

Disapproved:

By: \_\_\_\_\_

Date: \_\_\_\_\_

MD PE 11124  
 PLS/P.E. MD Reg. No.



Isiah Leggett  
County  
Executive

DEPARTMENT OF TRANSPORTATION

Al R. Roshdieh  
Director

August 24, 2017

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



RE: Amended Preliminary Plan  
No. 11993043C  
Piney Spring

*Jonathan*  
Dear Mr. Casey:

We have completed our review of the amended preliminary plan dated August 22, 2017. This plan was not reviewed by the Development Review Committee.

Note no. 6 on this preliminary plan states: "The sole purpose of this plan is to terminate the existing stormwater management easement and the existing 20' stormwater management access easement along the frontage of Lot 14 as shown on plat no. 20439 and to extinguish the existing reciprocal ingress and egress easement and PUE across Lot 22, Block A as shown on plat no. 24111 and to establish new 20.0 feet wide permitted access for Lot 14 from Piney Meetinghouse as shown on this plan."

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 the Department of Permitting Services 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. We defer to the DPS Water Resources Plan Review Section regarding the applicants' request to extinguish the existing stormwater management and related stormwater management access easements.

**Office of the Director**

101 Monroe Street 10<sup>th</sup> Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178  
FAX

[www.montgomerycountymd.gov](http://www.montgomerycountymd.gov)  
Located one block west of the Rockville Metro Station

Mr. Jonathan Casey  
 Preliminary Plan Amendment No. 11993043C  
 August 24, 2017  
 Page 2

2. When this property was originally platted, the County Code definition for an arterial roadway was: "... any road (other than a business district road) which connects two (2) or more state or federal roads and which will be used primarily for through traffic, whether such road lies in whole or in part within or without the limits of the suburban district..."

In 2007, the Streets and Roads section of the County Code (Chapter 49) was comprehensively rewritten under Bill 48-06. The new definition for an arterial road now reads: "... a road meant primarily for through movement of vehicles at a moderate speed, although some access to abutting property is expected."

As a result of this change in definition, we can support site access from an arterial where the proposed entrance is determined to be acceptable and not expected to cause operational or safety problems on the arterial road.

3. The sight distance study for the new entrance location has been accepted. A copy of the accepted Sight Distance Evaluation certification form is enclosed for your information and reference. The location of the proposed driveway apron has been established on the amended preliminary plan.
4. Record plat to reflect denial of access along a portion of Piney Meetinghouse Road as shown on the amended preliminary plan dated August 22, 2017.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Ms. Rebecca Torma our Development Review Senior Planning Specialist for this project at [rebecca.torma@montgomerycountymd.gov](mailto:rebecca.torma@montgomerycountymd.gov) or (240) 777-2118.

Sincerely,



Gregory M. Leck, Manager  
 Development Review Team  
 Office of Transportation Policy

Sharepoint/transportation/development review/Rebecca/developments/Potomac subregion/piney spring/11993043C Piney Spring DOT prelim plan ltr.docx

Enclosure

cc: Seghal Sanjay Co-Applicant, Lot 22  
 Khalid Rahmi Co-Applicant, Lot 14  
 Charles Grimsley Landmark Engineering, Inc.  
 Preliminary Plan folder  
 Preliminary Plan letters notebook

cc-e: Sam Farhadi MCDPS RWPR  
 Mark Etheridge MCDPS WRPR  
 Rebecca Torma MCDOT OTP



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

**SIGHT DISTANCE EVALUATION**

Facility/Subdivision Name: LOT14, BLOCK A, PINEY SPRING Preliminary Plan Number: 1-1993043C

Street Name: PINEY MEETINGHOUSE ROAD Master Plan Road Classification: ARTERIAL

Posted Speed Limit: 30 mph

Street/Driveway #1 ( LOT 14 ) Street/Driveway #2 ( \_\_\_\_\_ )

Sight Distance (feet)	OK?	Sight Distance (feet)	OK?
Right <u>550 feet</u>	<u>✓</u>	Right _____	_____
Left <u>530 feet</u>	<u>✓</u>	Left _____	_____

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**GUIDELINES**

Classification or Posted Speed (use higher value)	Required Sight Distance in Each Direction*	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)
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

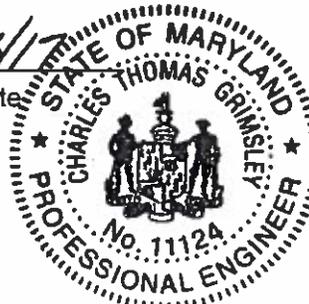
**ENGINEER/ SURVEYOR CERTIFICATE**

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

*Charles Thomas Grimsley*  
 Signature

6/14/17  
 Date

MD PE 11124  
 PLS/P.E. MD Reg. No.



**Montgomery County Review:**

Approved  
 Disapproved:

By: Rebecca Brown  
 Date: 8/24/17

**Casey, Jonathan**

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**From:** Landmarkctg@aol.com  
**Sent:** Thursday, May 18, 2017 3:26 PM  
**To:** krahmi@bdh.cc  
**Cc:** Casey, Jonathan; jabeen1306@yahoo.com; sehgal\_sanjay@yahoo.com; mark.etheridge  
**Subject:** Re: FW: Stormwater Management Easement Abandonment

Mr. Rahmi,

Thank you for forwarding this to me to keep us informed of your procedure to have the Stormwater Management Easement and its associated SWM Access Easement terminated on your lot. As I understand you wish to have the Amended driveway access located in the area of the existing SWM Easement. That should be no problem since we know the site distance and topography are both acceptable for that to be accomplished.

Since DPS is in agreement that this easement will not be necessary for your lot's SWM needs the termination request should be initiated as soon as possible. We believe the Preliminary Plan Amendment can move forward with the desired access point being approved on that Plan. The required termination of the SWM Easements can therefore be a condition of the Preliminary Plan Amendment. Subsequently the recording reference of the termination document can be included on the new record plat which will rerecord the two lots (14 & 22) as will be required by the Planning Board's approval of the Preliminary Plan Amendment.

Charles T. Grimsley, P.E., Prof. L.S.  
LANDMARK ENGINEERING, INC.  
6110 Executive Boulevard, Suite 110  
Rockville, MD 20852  
Ph: 301-230-5881  
Fax: 301-230-5884

In a message dated 5/17/2017 12:41:20 P.M. Eastern Daylight Time, krahmi@bdh.cc writes:

Jonathon,

I wanted to follow up with you in regards to the entrance relocation for the 11717 Piney Meetinghouse Road, Potomac, MD property. I spoke with Mark Etheridge and his department will allow the existing storm water management easement to be vacated/removed from the property, as it has no current function and we will have to do ESD on our property upon development.

I will be proceeding with the necessary documents in order to move the issue through the motions, but thought to forward you his email below to keep you informed.

Thanks,

Khalid Rahmi

From: Etheridge, Mark [mailto:Mark.Etheridge@montgomerycountymd.gov]  
Sent: Tuesday, May 16, 2017 2:27 PM  
To: krahmi@bdh.cc  
Subject: Stormwater Management Easement Abandonment

You asked about abandonment of an existing stormwater management easement at 11717 Piney Meetinghouse Road. Attached is a standard stormwater management easement termination document. You will need to modify the language in the document to refer to Plat No. 20439 instead of referring to a Liber Folio. Have the document executed and send it to my attention, along with a copy of the plat and a clear cover letter explaining the reason for the abandonment.

I've researched the easement in question and I agree that it was never used for stormwater management and is no longer needed.

I've also attached a copy of the Record Plat for your use.

Please let me know if you have additional questions.

Mark C. Etheridge

Manager

Water Resources Section

Department of Permitting Services

255 Rockville Pike, 2nd Fl.

Rockville, MD 20850

240-777-6338

240-777-6339 (fax)

*Have you tried DPS*

*eServices?* <http://permittingervices.montgomerycountymd.gov/DPS/eServices/AboutServices.aspx>

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