

**Plat Name: Goshen Estates**

**Plat #: 220090870**

**Location:** Located on the north side of Warfield Road, approximately 1,100 feet west of Warfield Court

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

**Plat Details:** RE-2 zone; 1 lot  
Private Well, Private Septic

**Applicant:** Harold Gearhart

Staff recommends approval of this minor subdivision plat pursuant to Section 50-35A (a)(2) of the Subdivision Regulations, which states:

**Conversion of an Outlot into a Lot.** An outlot may be converted into a lot under the minor subdivision procedures provided:

- a. The outlot is not required open space or otherwise constrained so as to prevent it from being converted into a buildable lot;
- b. There is adequate sewerage and water service to the property, which may be either public service and/or approved private septic system/private well;
- c. All applicable requirements and/or agreements that may be relevant, in accordance with provisions for adequate public facilities, as contained in Section 50-35(k) and the Annual Growth Policy, are satisfied prior to the recordation of the plat;
- d. All applicable conditions and/or agreements applicable to the original subdivision approval creating the outlot will also apply to the new lot. The conditions and agreements may include, but are not limited to, any adequate public facilities agreement, conservation easement or building restriction lines; and
- e. If the outlot is located within a special protection area, as shown on an approved and adopted master plan, all applicable special protection areas requirements and guidelines, including approval of a water quality plan, are satisfied prior to recordation of the plat.

An outlot may be incorporated into an adjoining lot resulting in a larger lot without having to satisfy Subsections (a) and (b) above.

Staff applied the above-noted minor subdivision criteria for this application, which is converting an outlot into a record lot, and concludes that the proposed subdivision complies with the criteria of Section 50-35A(a)(2) of the subdivision regulations and supports this minor subdivision record plat.

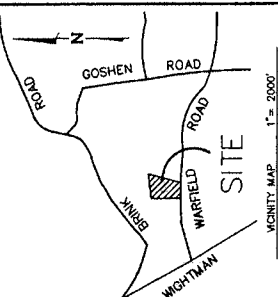
**PLAT NO.**

**SURVEYOR'S CERTIFICATE**

We hereby certify that the plat shown herein is correct; that it is a subdivision of the land shown in the plat of the Goshen Estates, P. No. 6341, as recorded among the Land Records of Montgomery County, Maryland, on January 5, 2000, and that the same is being subdivided into lots as shown on this plat. The total area of the subdivision is 39,096 square feet or 0.89751 acres. The area included on this plat is 39,096 square feet or 0.89751 acres.

7/9/09  
 Date  
 By: *Douglas H. Riggs, III*  
 Douglas H. Riggs, III  
 Surveyor  
 Md. Reg. No. 10712

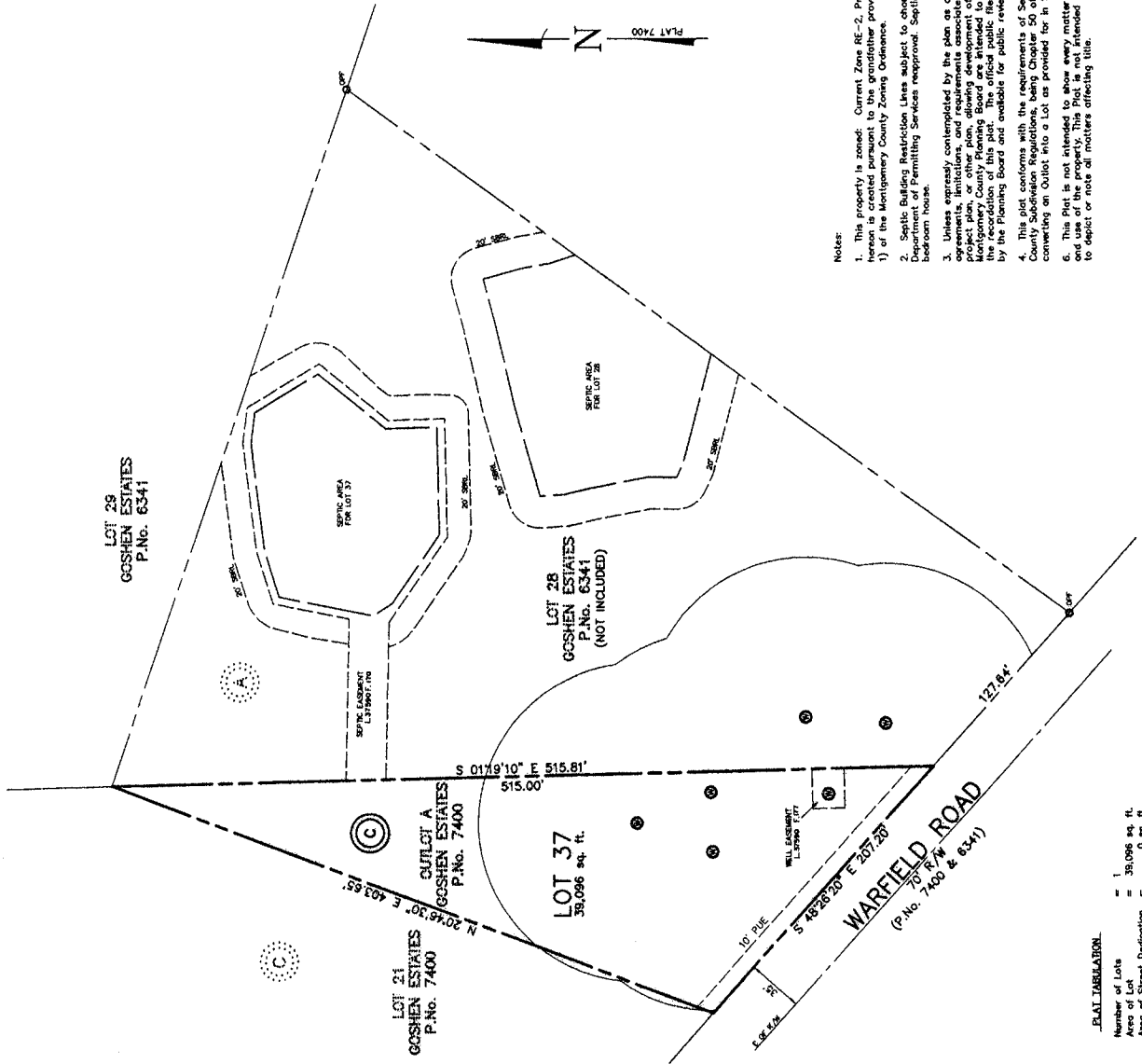
TAX MAP No. FV561



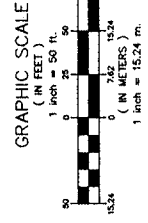
**OWNER'S CERTIFICATE**

Harold R. Goshert and Cheryl C. Goshert, Trustees of the Harold R. and Cheryl C. Goshert Revocable Trust, dated September 21, 1989, owners of the property shown herein, hereby adopt this plat of subdivision, hereby grant a Public Utilities Easement to the Montgomery County Department of Public Works, and hereby release the "Terms and Provisions of Public Utility Easements" as recorded in Liber 3834 of Folio 457 among the Land Records of Montgomery County, Maryland, subject to all current and applicable regulations of all federal, state, and local governing agencies. As a condition of the adoption of this plat, the owners hereby agree to execute and record a Maryland Land Surveyor, in accordance with Section 50-24(a)(2) of the Montgomery County Code, and no suits, liens, leases, mortgages, or trusts, affecting the property included in this plat of subdivision.

7/9/09  
 Date  
 By: *Harold R. Goshert, Trustee*  
 Harold R. Goshert, Trustee



- Notes:**
- This property is zoned: Current Zone RE-2; Previous Zone R-200. The lot shown herein is subject to the provisions of Section 59-C-1.32 (b) of the Montgomery County Zoning Ordinance.
  - Septic Building Restriction Lines subject to change only with Montgomery County Department of Permitting Services approval. Septic areas are designated for a bedroom house.
  - Unless expressly contemplated by the plat as approved, all terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan, planning development of this property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the plat. The plat is subject to the provisions of the Montgomery County Zoning Ordinance as amended by the Planning Board and available for public review during normal business hours.
  - This plat conforms with the requirements of Section 50-25A of the Montgomery County Subdivision Regulations, being Chapter 50 of the County Code. This plat involves converting an Outlot into a Lot as provided for in Section 50-35A (a)(2).
  - This Plat is not intended to show any matter affecting or restricting the ownership and use of the property. This Plat is not intended to replace an examination of title or to depict or note all matters affecting title.



**PLAT TABULATION**

Number of Lots	= 1
Area of Lot	= 39,096 sq. ft.
Area of Street Dedication	= 35,096 square feet
Total Area	or 0.89751 acres

FOR PRIVATE WELL AND SEPTIC SYSTEMS ONLY

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION  
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED: \_\_\_\_\_  
 CHAIRMAN  
 SECRETARY-TREASURER

MONTGOMERY COUNTY, MARYLAND  
 DEPARTMENT OF PERMITTING SERVICES

APPROVED: \_\_\_\_\_  
 DIRECTOR

DATE: \_\_\_\_\_  
 Plat No.: 209087

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

9220 Wiggins Road, Suite 120  
 Montgomery Village, Maryland  
 20886-1275  
 Phone 301.670.0840  
 Fax 301.946.0893  
 www.mhga.com

**RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET**

(This form contains 3 pages)

Plat Name: Gosken Estates Plat Number: 220090870  
 Plat Submission Date: 2-17-09  
 DRD Plat Reviewer: S. Smith  
 DRD Prelim Plan Reviewer: N/A

\*For category of minor see pages 2 and 3

**Initial DRD Review:**

Pre-Preliminary Plan No. \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 Preliminary Plan No. \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 Planning Board Opinion – Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 Site Plan Name if applicable: \_\_\_\_\_ Site Plan Number: \_\_\_\_\_  
 Planning Board Opinion – Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_

Lot # & Layout  Lot Area  Zoning  Bearings & Distances  Coordinates   
 Plan # N/A Road/Alley Widths  Easements  Open Space N/A Non-standard  
 BRLs N/A Adjoining Land  Vicinity Map  Septic/Wells   
 TDR note N/A Child Lot note N/A Surveyor Cert  Owner Cert  Tax Map   
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>E. Gibson</u>	<u>2-19-09</u>	<u>3/6/09</u>	<u>3-6-09</u>	<u>Remove NOTE</u>
Research	Bobby Fleury	↓	↓	<u>2-23-09</u>	<u>OK</u>
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Nellie Carey				

**Final DRD Review:**

DRD Review Complete:	<u>SOS</u>	<u>7/29/09</u>
(All comments rec'd and incorporated into mark-up)		
Engineer Notified (Pick up Mark-up):	<u>SOS</u>	<u>3-10-09</u>
Final Mylar w/Mark-up & PDF Rec'd:	<u>SOS</u>	<u>7-10-09</u>
<b>Board Approval of Plat:</b>		
Plat Agenda:	<u>SOS</u>	<u>7/30/09</u>
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____
<b>DPS Approval of Plat:</b>		
Engineer Pick-up for DPS Signature:	_____	_____
Final Mylar for Reproduction Rec'd:	_____	_____
<b>Plat Reproduction:</b>		
Addressing:	_____	_____
File Card Update:	_____	_____
Final Zoning Book Check:	_____	_____
Update Address Books with Plat #:	_____	_____
Update Green Books for Resubdivision:	_____	_____
Notify Engineer to Seal Plats:	_____	_____
Engineer Seal Complete:	_____	_____
Complete Reproduction:	_____	_____
Sent to Courthouse for Recordation:	_____	_____

No. \_\_\_\_\_

**RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-50-35A**

**Select which Category of Minor Subdivision and fill information as required**

**Requirements under Sec 50-35A (A)**

*(1) Minor Lot Adjustment*

- a) Total area does not exceed 5% of combined area affected: \_\_\_\_\_
- b) No additional lots created: \_\_\_\_\_
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: \_\_\_\_\_
- d) Date sketch plan submitted: \_\_\_\_\_
- e) Sketch plan revised or denied within 10 business days: \_\_\_\_\_
- f) Final record plat submitted within ninety days: \_\_\_\_\_
- g) Sketch shows following information:
  - i. proposed lot adjustment: \_\_\_\_\_
  - ii. physical improvements within 15 feet of adjusted line: \_\_\_\_\_
  - iii. alteration to building setback: \_\_\_\_\_
  - iv. amount of lot area affected: \_\_\_\_\_

*(2) Conversion of Outlot into a Lot*

- a) Outlot not required for open space or otherwise constrained: ok
- b) Adequate sewerage and water service/public or private: Private ok
- c) Adequate public facilities and AGP satisfied: ok
- d) Any conditions/agreements of original subdivision: ok
- e) Special Protection Area, Water Quality Plan required: N/A

*(3) Consolidation Of Two of More Lots*

- a) Any prior subdivision conditions: \_\_\_\_\_
- b) Part of lot created by deed prior to June 1 1958: \_\_\_\_\_

*(4) Further Subdivision of Commercial/Industrial/Multi-Family Lot*

Any subdivision/conditions; APF agreement satisfied: \_\_\_\_\_

*(5) Plat of Correction*

- a) All owners and trustees signed: \_\_\_\_\_
- b) Original Plat identified: \_\_\_\_\_

*(6) Plats for Residentially Zoned Parcels Created by Deed prior to June 1958*

- a) Deed(s) submitted: \_\_\_\_\_
- b) Developable with only one single family detached unit: \_\_\_\_\_

*(7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels*

- a) Adequate Public Facilities satisfied: \_\_\_\_\_
- b) Street dedication required: \_\_\_\_\_
- c) Forest conservation: \_\_\_\_\_
- d) Storm water management: \_\_\_\_\_
- e) Special Protection Area/Water Quality Plan: \_\_\_\_\_
- f) Landscaping and lighting plan including parking lot layout: \_\_\_\_\_

g) Approved Special Exception: \_\_\_\_\_

*(8) Plats for Certain Residential Lots in the RDT Zone;5 Lot Maximum*

a) Number of Lots: \_\_\_\_\_

b) Written MCDPS approval of proposed septic area: \_\_\_\_\_

c) Required street dedication: \_\_\_\_\_

d) Easement for balance of property noting density and TDRS: \_\_\_\_\_

e) Average lot size of 5 acres: \_\_\_\_\_

f) Forest Conservation requirements met: \_\_\_\_\_