



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

15

MEMORANDUM

DATE: September 6, 2002

TO: Montgomery County Planning Board

VIA: Joseph R. Davis, Chief, Development Review Division

FROM: A. Malcolm Shaneman, Supervisor, Development Review Division

REVIEW TYPE: Preliminary Plan Application

PROJECT NAME: Fertile Meadows

CASE NO. 1-98082

REVIEW BASIS: Chapter 50, Montgomery County Subdivision Regulations
Sections 50-29 (b)(2)
Approved and Adopted Preservation of Agriculture and Rural Open Space
Master Plan

ZONE: RE-2

LOCATION: Southeast Side of Brink Road and Realigned Goshen Road

VICINITY: Goshen Woodfield

APPLICANT: Mark Moholt

SUBMITTED: June 17, 2002

HEARING DATE: September 12, 2002

STAFF RECOMMENDATION: Approval, Pursuant to Section 50-29(b)(2) of the Montgomery County Subdivision Regulations and Subject to the Following Conditions:

Conditions Of Approval For Preliminary Plan No. 1-98082 – Fertile Meadows

- (1) Compliance with the conditions of approval of the preliminary forest conservation plan. The applicant must meet all conditions prior to recording of plats or MCDPS issuance of sediment and erosion control permit, as appropriate
- (2) Record plat to reflect the delineation of a conservation easement over the flood plain, stream valley buffer and tree preservation areas, as appropriate
- (3) Conditions of MCDPS stormwater approval
- (4) Conditions of Department of Permitting Services (Health Dept.) approval
- (5) Record plat to reference all common ingress and egress easements
- (6) Other Necessary easements

PROJECT DESCRIPTION: Proposal

The subject property is located on the south east side of relocated Goshen Road just south of Brink Road. This portion of Goshen Road has not yet been constructed but the right of way has been dedicated by previous subdivision approvals. The subject site consists of approximately nine (9) acres of land and is bisected by an easement for the Colonial Gas Line right of way on the eastern portion of the site. A flood plain, located on the southern portion of the subject property, will be placed in a conservation easement. A single-family dwelling unit currently exists to the northern side of the property. A second single-family dwelling unit is proposed for the new lot. The two lots proposed on the subject property will be four (4) and five (5) acres respectfully.

PROJECT DESCRIPTION: Vicinity

The subject site is part of the Fertile Meadows subdivision that was originally approved and recorded in the early 1990's. All of the Fertile Meadows subdivision and the adjoining Goshen Estates area is zoned RE-2. Many of the lots in the immediate vicinity exceed the minimum two (2) acre size due to contributing factors such as un-buildable flood plain areas and septic field reserve requirements.

As part of the prior approvals for the Fertile Meadows subdivision applications dedication was provided for the realignment of Goshen Road and Brink Road. To date there are no programmed roadway improvements for these realignments. The Department of Public works has approved a common driveway easement for the proposed new lot. The proposed lot will be utilizing an established common ingress/egress easement with the adjoining properties north of the subject property.

DISCUSSION OF ISSUES

Resubdivision

In order to approve the application for resubdivision, the Planning Board must find that the proposed lot(s) meet the “Resubdivision Criteria” as set forth in Section 50-29 (b)(2) of the Subdivision Regulations, which states:

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

For the purposes of this application staff has defined the analysis area as all the recorded lots located on the east and west sides of realign Goshen Road. The lots south and east of Brink Road and north of Goshen Mill Court have also been included in the neighborhood analysis. (See Neighborhood Delineation Map Page 6).

Master Plan Compliance

The property is located within the Approved and Adopted Preservation of Agriculture and Rural Open Space Master Plan area. The master plan does not identify specifically this property but does however give general guidance and recommendations regarding land use. The master plan does identify the realignment of both Goshen and Brink Roads.

The proposed resubdivision complies with all the recommendations adopted in the master plan.

ANALYSIS

Staff has analyzed the subject application based on the seven characteristics of the resubdivision criteria found in Section 50-29(b)(2) of the Montgomery County Subdivision Regulations. The attached tabular summary identifies the characteristics of the neighboring lots that were used as a comparison to the proposed resubdivision application. As illustrated in the table, the subject site is consistent with the characteristics of the existing neighborhood. Staff finds the resubdivision of Lot 6 complies with the provisions under 50-29(b)(2) and consistent with the development pattern throughout the defined neighborhood and therefore recommends approval of this application.

ATTACHMENTS

Vicinity Map	5
Neighborhood Delineation	6
Proposed Resubdivision Plan	7
Tabular Summary	8 - 9

Comparable Lot Data Table			Ranked by Size		Fertile Meadows	
Lot #	Frontage (feet)	Alignment	Size (acres)	Shape	Width (feet)	Lot Area (sq. ft.)
4	200	Perpendicular	5.98	Irregular	150	9,000
16	25	Angled	5.93	Dogleg	150	10,000
22	200	Perpendicular	5.0	Semi - Pie	220	13,600
15	25	Angled	4.53	Dogleg	150	5,000
12	306/742	Perpendicular	4.24	Rectangular	300	9,800
21	750	Angled	4.0	Semi - Pie	600	6,050
14	199	Perpendicular	3.78	Rectangular	210	13,400
5	172	Perpendicular	3.04	Hourglass	150	9,000
13	215	Angled	2.33	Semi - Pie	200	7,000
1	25	Angled	2.29	Dogleg	150	36,100
3	283	Perpendicular	2.28	Rectangular	250	9,000
2	205	Perpendicular	2.09	Rectangular	205	34,000

Proposed Lots

VICINITY MAP FOR
FERTILE MEADOWS (1-98082)



Map compiled on August 22, 2002 at 6:16 AM | Site located on base sheet no - 228NW08

NOTICE

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Key Map

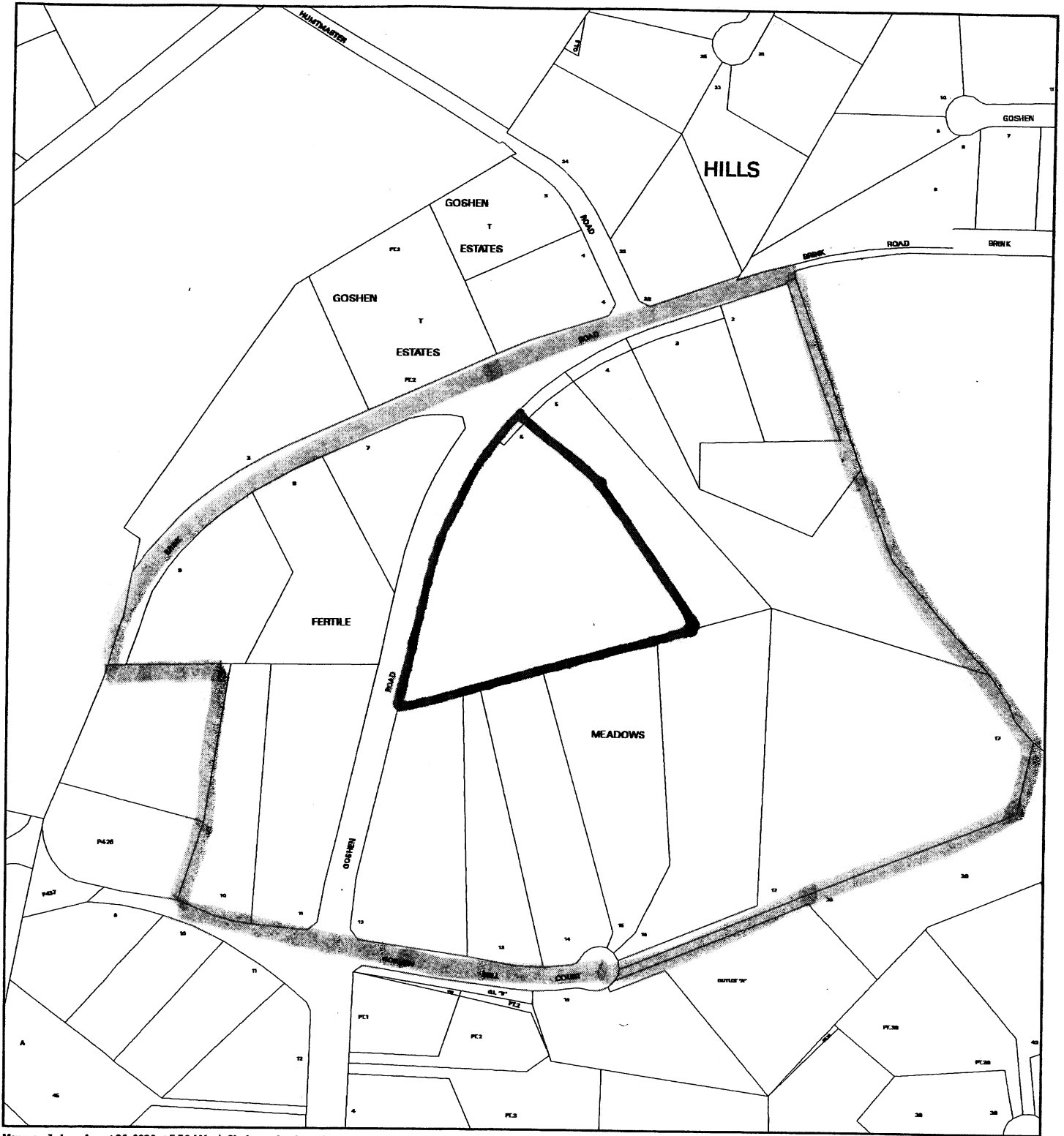


1 : 4800

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

8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

VICINITY MAP FOR
FERTILE MEADOWS (1-98082)



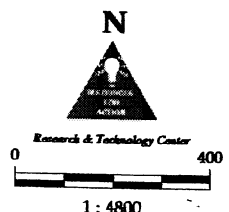
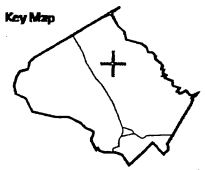
Map compiled on August 22, 2002 at 5:56 AM | Site located on base sheet no - 228NW08

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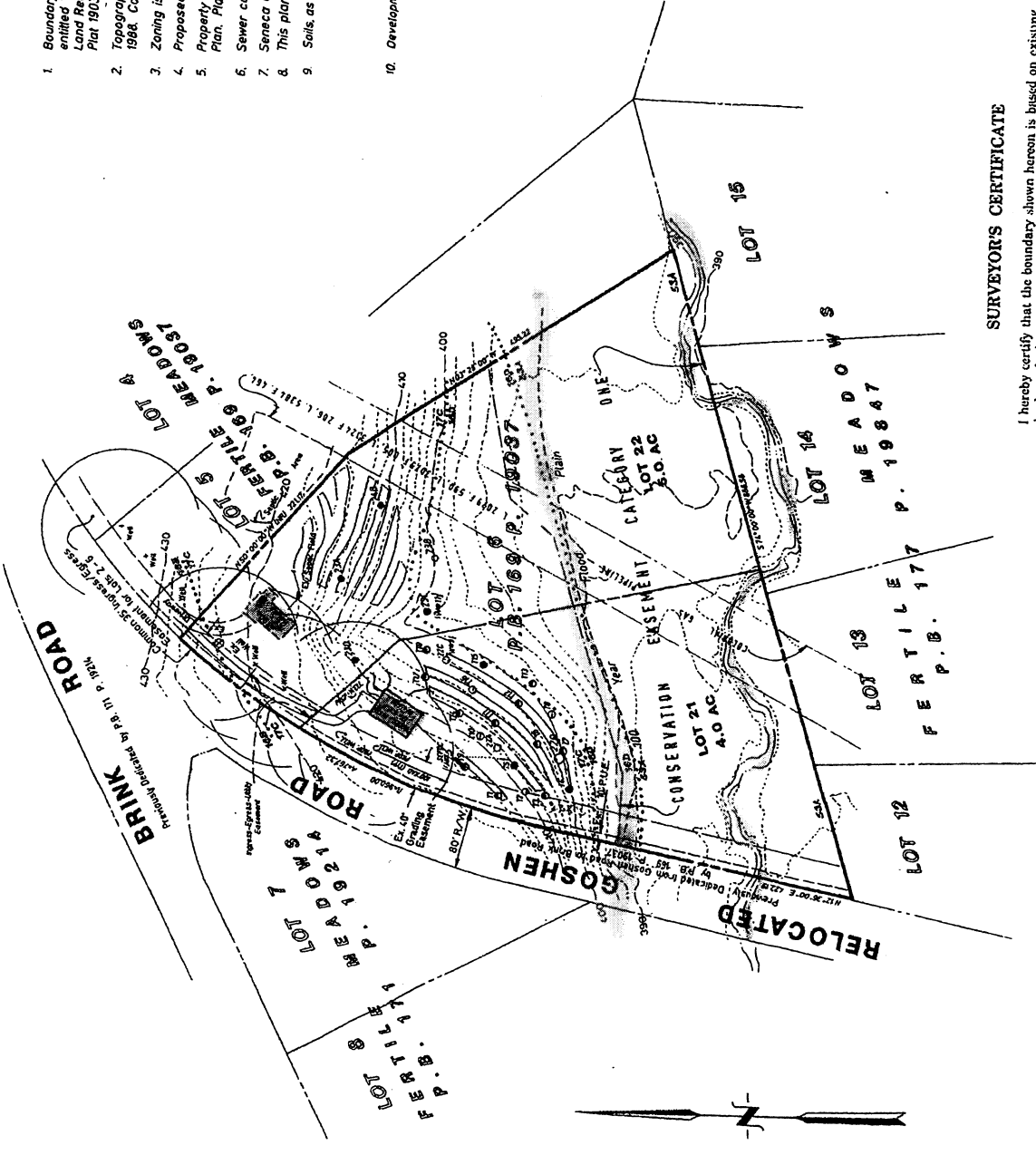
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 8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

GENERAL NOTES

1. Boundary, as shown, was taken from a Subdivision Record Plat, entitled "Lots 2 thru 6, Fertile Meadows" which is recorded among the Land Records of Montgomery County, Maryland in Plat Book 169 as Plat 19037.
2. Topography, as shown, from aerial photography, dated April, 1988. Contour interval = 2'.
3. Zoning is RE-2 (2 acre minimum lot size).
4. Proposed number of lots is 2.
5. Property is in the Goshen-Woodfield-Cedar Grove & Vicinity Master Plan, Planning Area 14.
6. Sewer category is S-6. Water category is W-6.
7. Seneca Creek Watershed, Brink Tributary, GBT 1
8. This plan is a proposed resubdivision of Lot 6, Fertile Meadows
9. Soils, as shown, from the Montgomery County Soil Survey - Sheet 8 168 Brinklow-Blacktown channely silt loams 2-6% 15-25% 17C Occoquan loam 8-15% 53A Cadorus silt loam 0-3%
10. Development tabulation:
 Number of lots = 2
 Area included in plan = 8.97 Ac.
 Area dedicated to public use = 0



SEPTIC DESIGN CHART

LOT	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150
101	1251	1252	1253	1254	1255	1256	1257	1258	1259	1260	1261	1262	1263	1264	1265	1266	1267	1268	1269	1270	1271	1272	1273	1274	1275	1276	1277	1278	1279	1280	1281	1282	1283	1284	1285	1286	1287	1288	1289	1290	1291	1292	1293	1294	1295	1296	1297	1298	1299	1300

No Basement Gravity Sewer

SURVEYOR'S CERTIFICATE

I hereby certify that the boundary shown hereon is based on existing deeds and plats recorded among the Land Records of Montgomery County, Maryland. Subject to change upon completion of a final survey. Topography from sources noted. *

4/10/88
 Date
 JOY A. R. WITMER
 Professional Land Surveyor
 MD Reg. No. 10668

THIS PRINT MADE
 JUL 11 2007
 WITMER ASSOCIATES

UTILITY COMPANIES SERVICING THIS SITE

- Potomac Electric Power Company
 Bell Atlantic - MD
 3901 Calverton Blvd, 3rd Fl.
 Beltsville, MD 20705
- Washington Gas Light Company
 6801 Industrial Road
 Springfield, VA 22151
- Cable TV Montgomery
 20 West Gate Drive
 Rockville, MD 20850

100 SHEET 229 OF 9 SHEETS PAGE 10 OF 10
 WITMER ASSOCIATES, LLC
 Lead Surveyor: LARRY WITMER
 1344 Harford Drive, Rockville, MD 20850
 Tel: (301) 994-6600 Fax: (301) 994-6601

PREPARED FOR:
 MUELLER HUBERT
 1901 EAST BALDWIN
 GAITHERSBURG, MD 20878

TITLE:
 PRELIMINARY SUBDIVISION PLAN
 LOTS 21 & 22

SCALE:
 1" = 100'

DATE:
 April, 1988

PROJ. NO.
 92021

SHEET NO.
 1 of 1



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Item # 15

M E M O R A N D U M

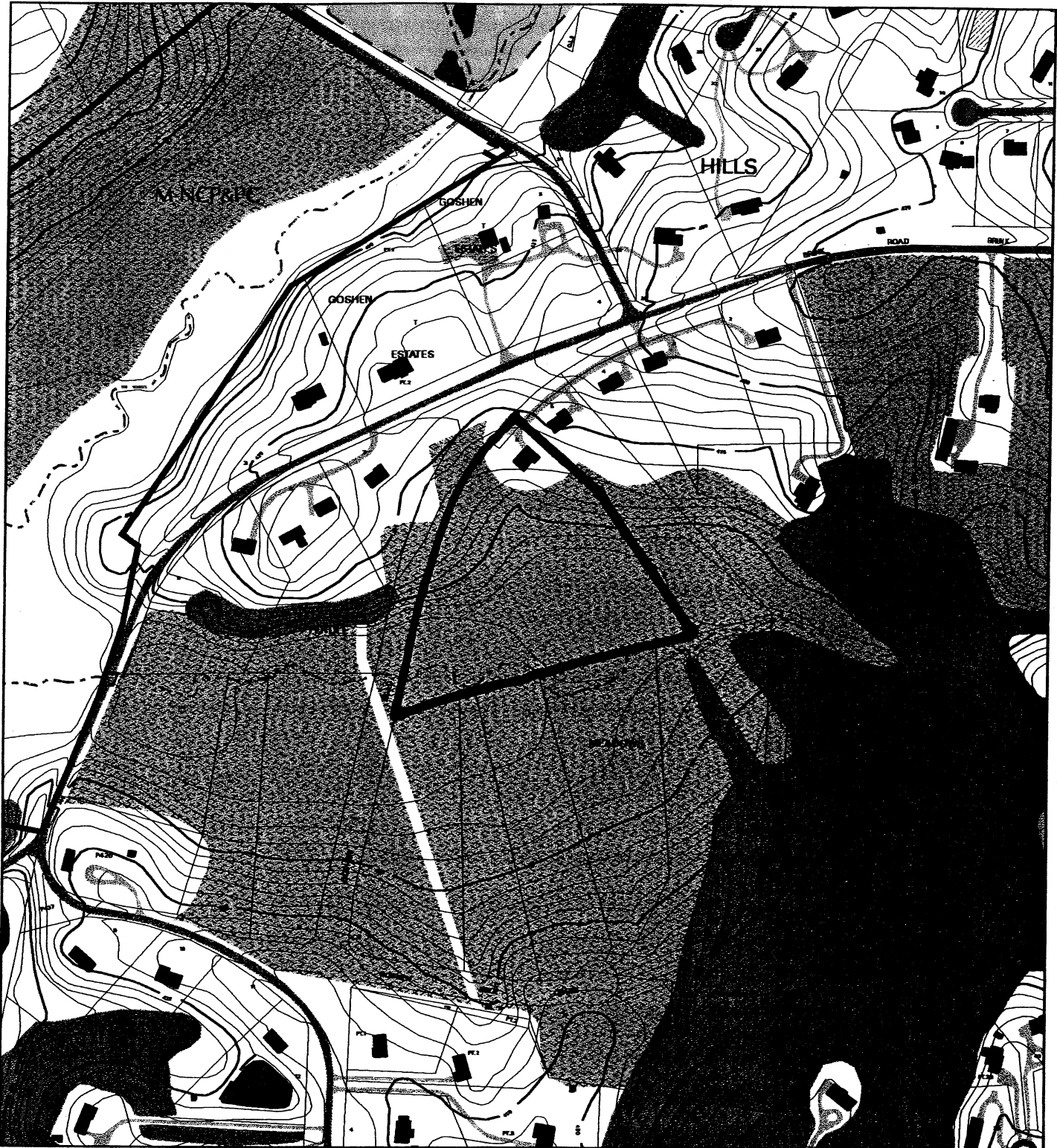
DATE: September 06, 2002
TO: Montgomery County Planning Board
FROM: A. Malcolm Shaneman
Development Review Division
(301) 495-4587
SUBJECT: Informational Maps for Subdivision Items on the
Planning Board's Agenda for September 12, 2002.

Attached are copies of plan drawings for Items #12, #14, #15, #16, #17. These subdivision items are scheduled for Planning Board consideration on September 12, 2002. The items are further identified as follows:

- Agenda Item #12 - Preliminary Plan 1-02086
Layhill Village
- Agenda Item #14 - Preliminary Plan 1-01078/SRW-02012
Clarksburg Ridge
- Agenda Item #15 - Preliminary Plan 1-98082
Fertile Meadows
- Agenda Item #16 - Preliminary Plan 1-02017
Henderson Corner, Parcel E
- Agenda Item #17 - Preliminary Plan 1-01058
Johnson Property

Attachment

VICINITY MAP FOR
FERTILE MEADOWS (1-98082)



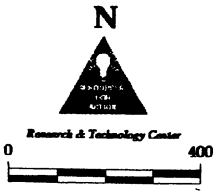
Map compiled on August 22, 2002 at 9:16 AM | Site located on base sheet no - 228NW08

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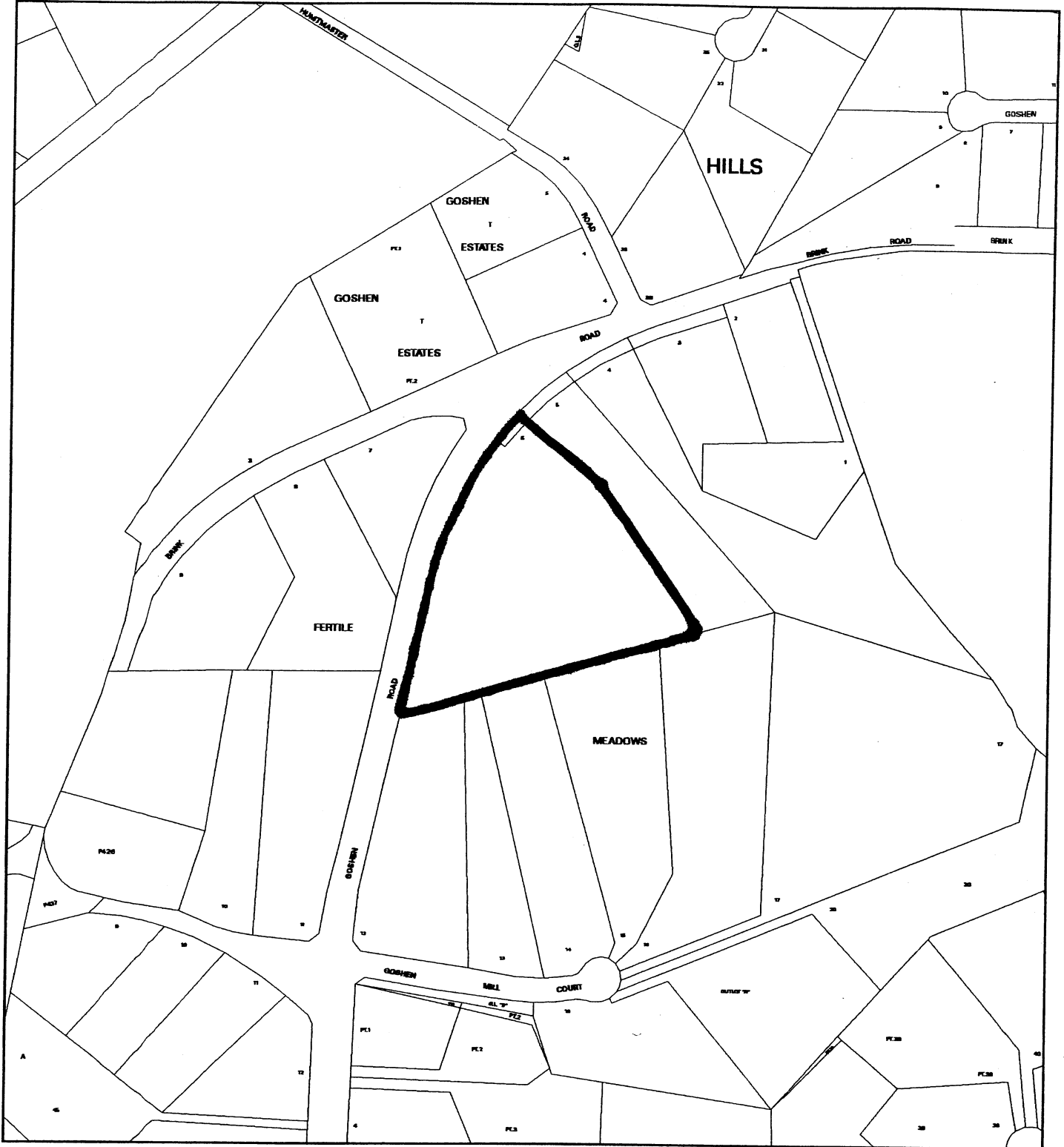
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FERTILE MEADOWS (1-98082)



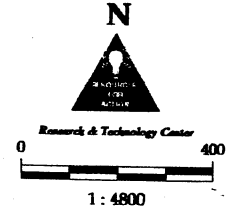
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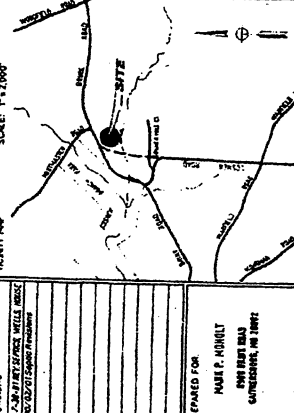


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10. Development tabulation:
 Number of lots = 2
 Area of subject plan = 8.97 Ac.
 Area dedicated to public use = 0

TAX MAP PY 587
 200 SHEET 228 RW 9
 PREPARED FOR
 MADE P. FAMILY
 1895 BRINKLOW COUNTRY DRIVE
 GAITHERSBURG, MD 20878

SCALE: 1"=100'



PRELIMINARY SUBDIVISION PLAN

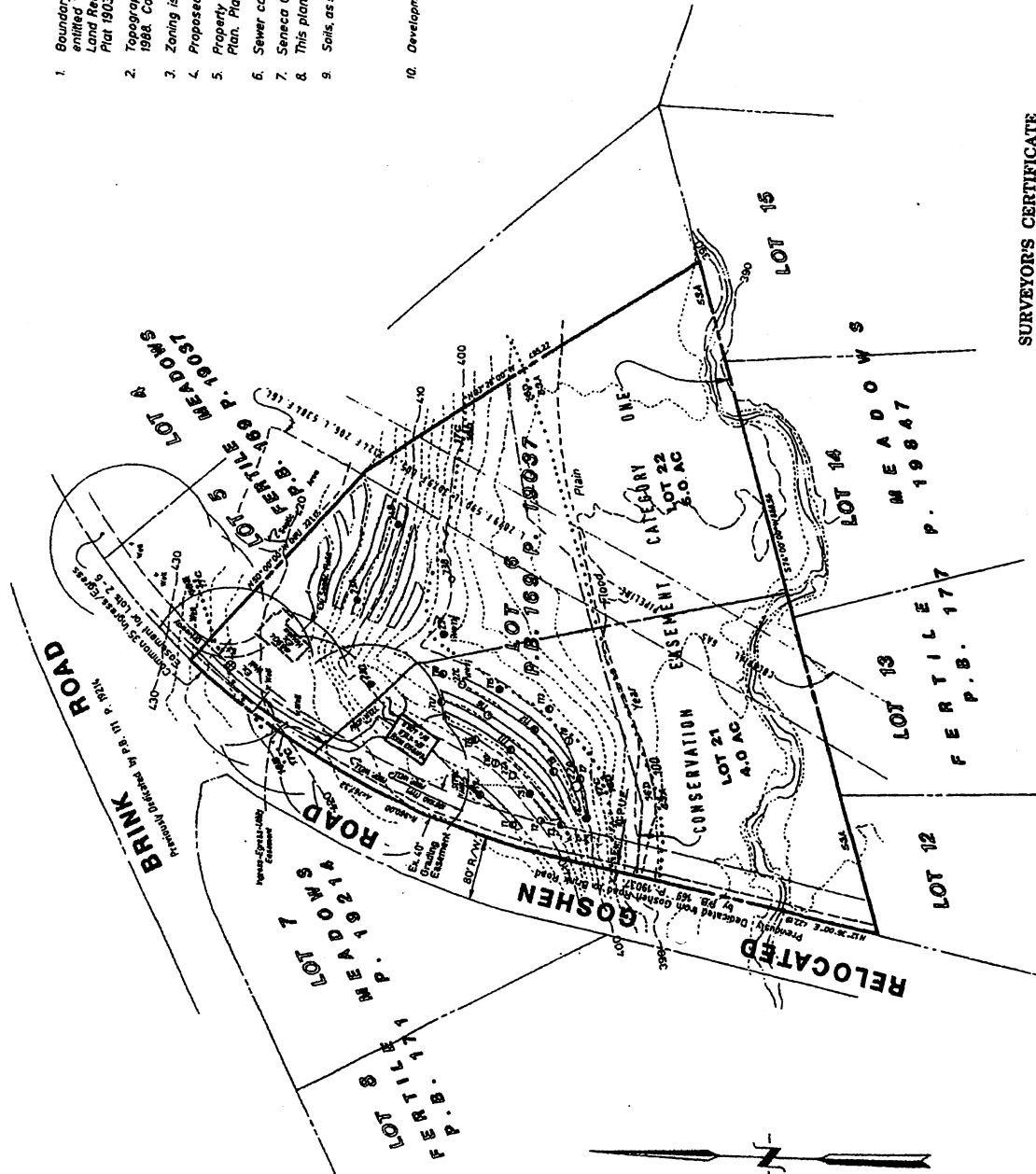
LOTS 21 & 22

FERTILE MEADOWS

FIRST ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

W WITMER ASSOCIATES, LLC
 Land Surveying, Land Planning & Design
 114-A Mcgriff Road, Rockville, MD 20850
 Tel: (301)346-1460 Fax: (301)346-1460

DATE: April, 1998
 SHEET NO. 1 of 1



SURVEYOR'S CERTIFICATE

I hereby certify that the boundary shown hereon is based on existing deeds and plats recorded among the Land Records of Montgomery County, Maryland. Subject to change upon completion of a final survey. Topography from sources noted. *

Date: 4/10/98

Signature: *Joseph R. Witmer*
 Joseph R. Witmer
 Professional Land Surveyor
 MD Reg. No. 10868

* and hereby certify 10/20/01 that the perception test sites, as shown, are correct that they have been located by acceptable survey methods.

UTILITY COMPANIES SERVICING THIS SITE

Pocomac Electric Power Company 1610 Gardner Road Rockville, MD 20850	Bell Atlantic - MD 3501 Calverton Blvd. 3rd Flr. Beltsville, MD 20705	Cable TV Montgomery 20 West Gude Drive Rockville, MD 20850
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Washington Gas Light Company
6801 Industrial Road
Springfield, VA 22151

THIS PRINT NAME
 JUL 11 1998
 WITMER ASSOCIATES