

Fertile Meadows  
#1-98081

14/59

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

May 14, 1998

**MEMORANDUM**

TO: Joe Davis  
Malcolm Shaneman  
Development Review Division

FROM: Gwen Wright, Historic Preservation Coordinator  
Robin D. Ziek, Historic Preservation Planner  
Historic Preservation Section

SUBJECT: Review of Subdivision Plans

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We have reviewed the following subdivision plans and found them not to involve any identified historic resources:

#1-98059	Seneca Park - Outlot "A"
#1-98069	Boverman Property
#1-98078	Bradley Hills
#1-98084	Quail Run - Lot 34, Blk E & Lot 7, Blk F
#7-98032	St. Andrew Kim Korean Catholic Church
#8-95008B	Stiles Property East/West
#8-98029	Catawba Manor, Clarksburg

The following zoning case involves identified historic resources:

**#1-98081 Fertile Meadows - Lot 20** The proposed new construction is in the immediate vicinity of two Master Plan sites: #14/58 Goshen Mills Store at 21121 Goshen Road, and #14/59, Fertile Meadows, at 9000 Brink Road. A site visit will be scheduled to assess the possible impacts of the new construction on these historic sites. The original subdivision of the Fertile Meadows property was undertaken in 1993 (Preliminary Plan #1-88023).

- #9-98001  
#1-98009     **Highlands at Clarksburg** - the Preliminary Plan of Subdivision indicates right-of-way through one of the structures in the Clarksburg Historic District. This does not reflect previous discussions to maintain the right-of-way with a setback from the historic district. The drawing should also reflect discussions concerning the width of Stringtown Road, and the proposed locations of public utilities and public facilities, such as the bike path.
- #1-98082     **Fertile Meadows Lots 21 & 22** - The proposed subdivision may raise concerns about the encroachment on the viewshed from/to the Master Plan Site #14/59 which was laid out in the original subdivision in 1993.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

June 1, 1998

**MEMORANDUM**

TO: Joe Davis  
Malcolm Shaneman  
Development Review Division

FROM: Gwen Wright, Historic Preservation Coordinator  
202 Robin D. Ziek, Historic Preservation Planner  
Historic Preservation Section

SUBJECT: Review of Subdivision Plans

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We have reviewed the following subdivision plans and found them not to involve any identified historic resources:

#1-86182	Centerway Business Center
#1-98083	Peters Property
#1-98085	Byrd Property
#1-98087	SGLSC Otsuka American Pharmaceuticals
[8-98031]	
#1-98090	Drumeldra Hills
#7-98033	Parcel J - North Germantown
#7-98034	Bradley Hills, Lot 40 & 41, Block 3A
#8-91019A	Plantations
#8-98032	Bethesda Place II

The following zoning cases involve identified historic resources:

**#1-980860 Solomon Simpson 1783 Plantation** - The proposed new construction involves Locational Atlas site #17/21 The W.T. Jones House. It is adjacent to Locational Atlas Resource #17/22, the Hilliard/Hunter Farm. It was discussed in 1996 as a subdivision with a somewhat different layout. The new proposal would have to go to the HPC for their review in terms of the reduction of the environmental setting for the W.T. Jones House, and for consideration of the impact on the Hilliard/Hunter Farm, and for the character of the entry drive off of Beallsville Road which is a development of the original drive for the W. T. Jones House.

#9-98001  
#1-98009

**Highlands at Clarksburg** - the Preliminary Plan of Subdivision indicates right-of-way through one of the structures in the Clarksburg Historic District. This does not reflect previous discussions to maintain the right-of-way with a setback from the historic district. The drawing should also reflect discussions concerning the width of Stringtown Road, and the proposed locations of public utilities and public amenities. *facilities, such as the bike path.*

#1-98082

**Fertile Meadows Lots 21 & 22** - The proposed subdivision may raise concerns about the encroachment on the viewshed from/to the Master Plan Site #14/59.

*Fixed : 21121 Goshen Rd  
at corner of Goshen &  
Bank  
with stream between  
9000 Bank Rd - ? The  
old house of the barn -  
the new div of street driveway*

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

FROM: Development Review Division, M-NCPPC

NAME: FERTILE MEADOWS LOTS 21 & 22

FILE No.: 1-98082

Enclosed please find the information checked below. This material will be discussed at the Development Review Committee meeting of 6/1, 1998 (no meeting scheduled if blank).

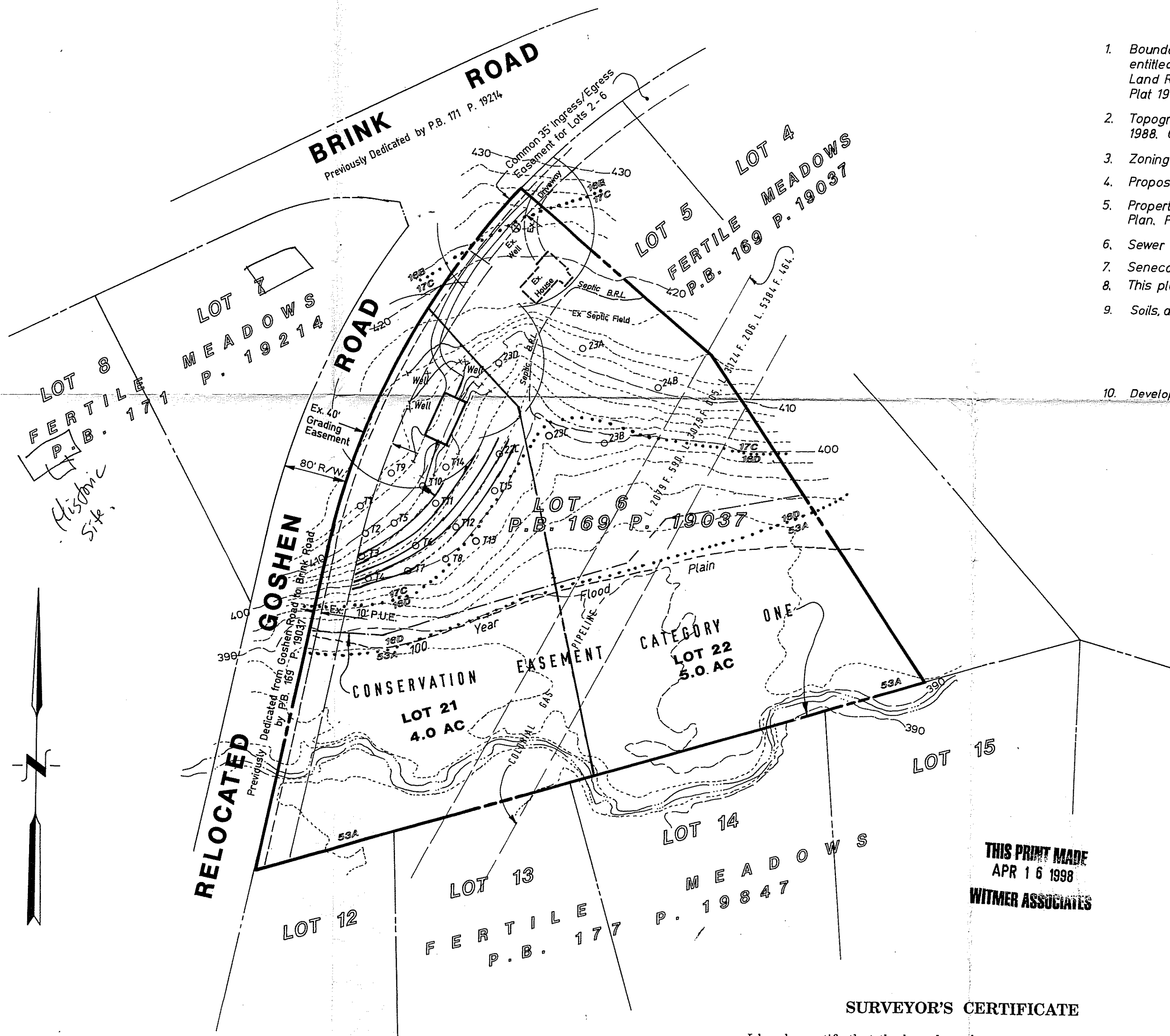
- New Preliminary Plan application with supporting material as appropriate
- Supporting material for previously reviewed Preliminary Plan
- Revised Preliminary Plan drawing
- New Pre-Preliminary Plan application
- Request for Waiver
- Discussion Item
- Comments due by \_\_\_\_\_
- Planning Board date (if available) \_\_\_\_\_ (date subject to change)

*Is this a revised problem?*

*Potential conflict of revised*

**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 photogrammetry, 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  
 16B Brinklow-Blocktown channery silt loams 3-8%  
 16D " " " " 15-25%  
 17C Occoquan loam 8-15%  
 53A Codorus silt loam 0-3%
10. Development tabulation:  
 Number of lots = 2  
 Area included in plan = 8.97 Ac.  
 Area dedicated to public use = 0



98082

TAX MAP FV 561	200 SHEET 229 NW 9	26th Ed. PAGE 10 GRID H-10 ADC MAP
REVISIONS:	VICINITY MAP	SCALE: 1" = 2,000'
PREPARED FOR: MARK P. MOHOLT 8908 BRINK ROAD GAITHERSBURG, MD 20882		

THIS PRINT MADE  
APR 16 1998  
WITMER ASSOCIATES

**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.

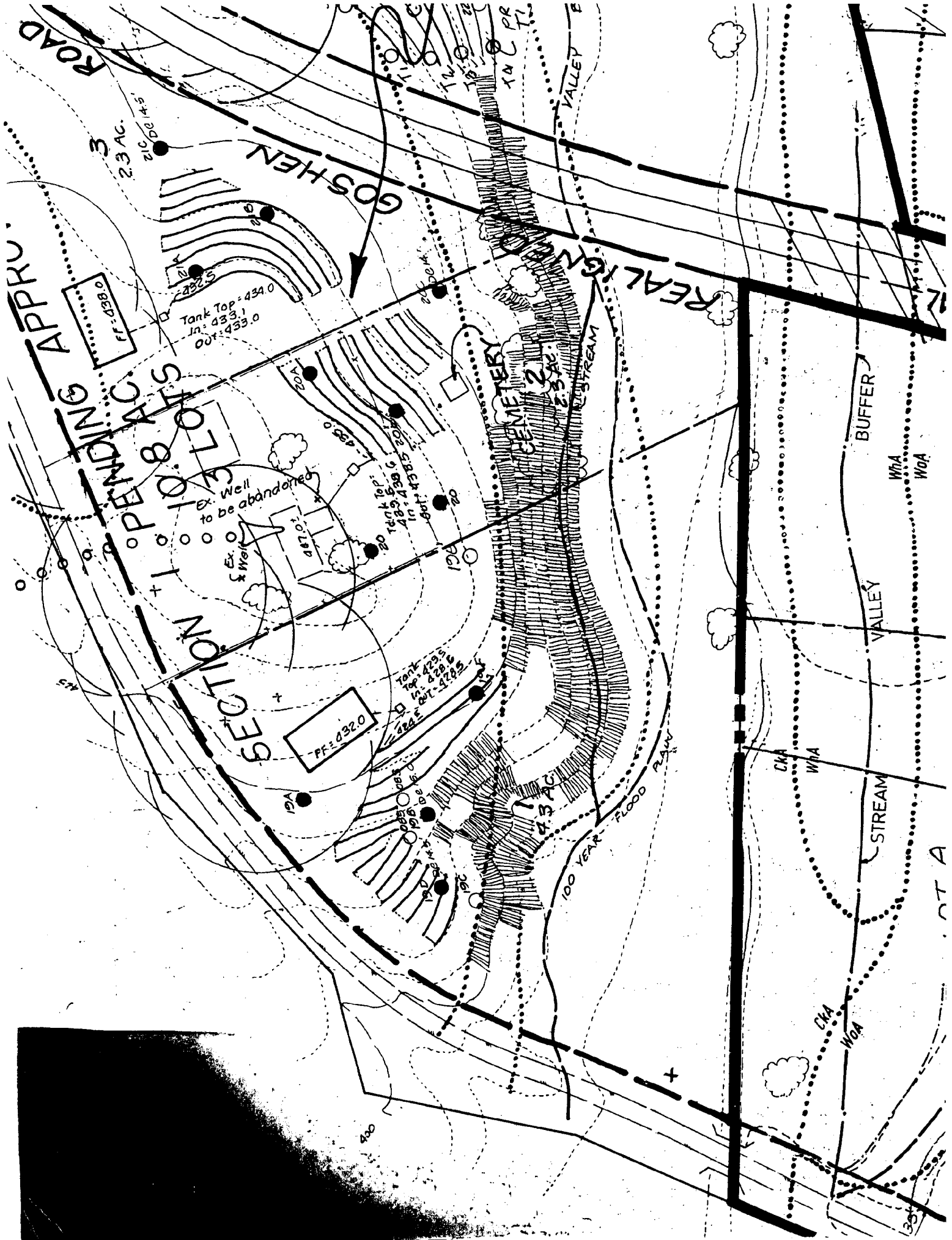
4/10/98  
Date

*John R. Witmer*  
John R. Witmer  
Professional Land Surveyor  
MD Reg. No. 10668

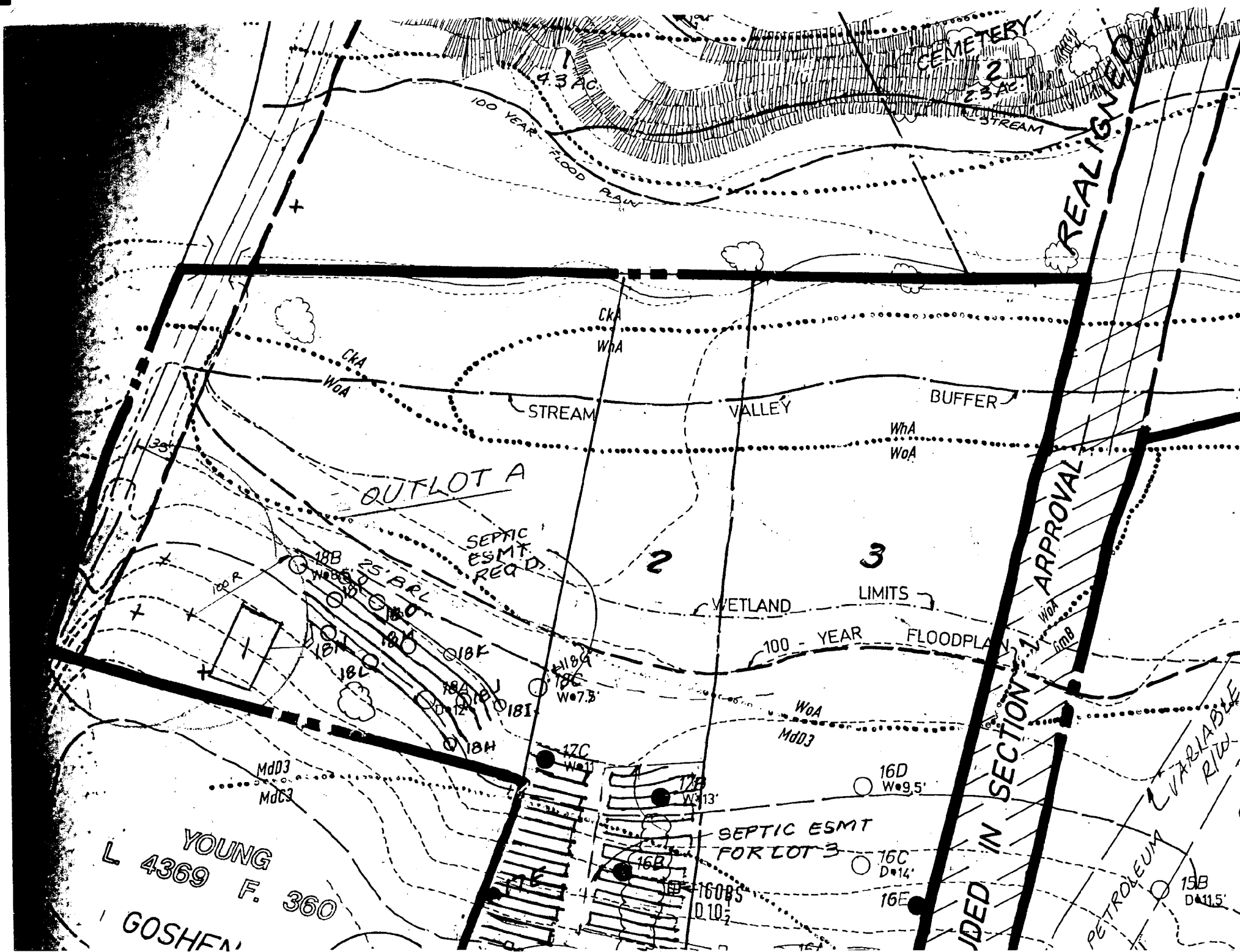
**UTILITY COMPANIES SERVICING THIS SITE**

- |   |   |
|---|---|
| Potomac Electric Power Company<br>1610 Gaither Road<br>Rockville, MD 20850    | Bell Atlantic - MD<br>3901 Calverton Blvd. 3rd Flr.<br>Beltsville, MD 20705 |
| Washington Gas Light Company<br>6801 Industrial Road<br>Springfield, VA 22151 | Cable TV Montgomery<br>20 West Gude Drive<br>Rockville, MD 20850            |

TITLE <b>PRELIMINARY SUBDIVISION PLAN</b>			
LOTS 21 & 22			
<b>FERTILE MEADOWS</b>			
FIRST ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND			
Call Dick Witmer <b>WITMER ASSOCIATES, LLC</b> Land Surveying, Land Planning & Design 354-A Hungerford Drive, Rockville, MD 20850 Tele. (301) 309-8600 Fax: (301) 309-8603			
SCALE 1" = 100'	DATE April, 1998	PROJ. NO. 92021	SHEET NO. 1 of 1







CEMETERY

100 YEAR FLOODPLAIN

REALIGNED

CKA  
W0A

CKA  
W0A

STREAM

VALLEY

BUFFER

W0A  
W0A

OUTLOT A

SEPTIC ESMT  
REQ'D

2

3

WETLAND

LIMITS

100 - YEAR FLOODPLAIN

MDD3  
MDD3

W0A  
MDD3

YOUNG  
L 4369 F. 360  
GOSHEN

SEPTIC ESMT  
FOR LOT 3

16D  
W09.5'

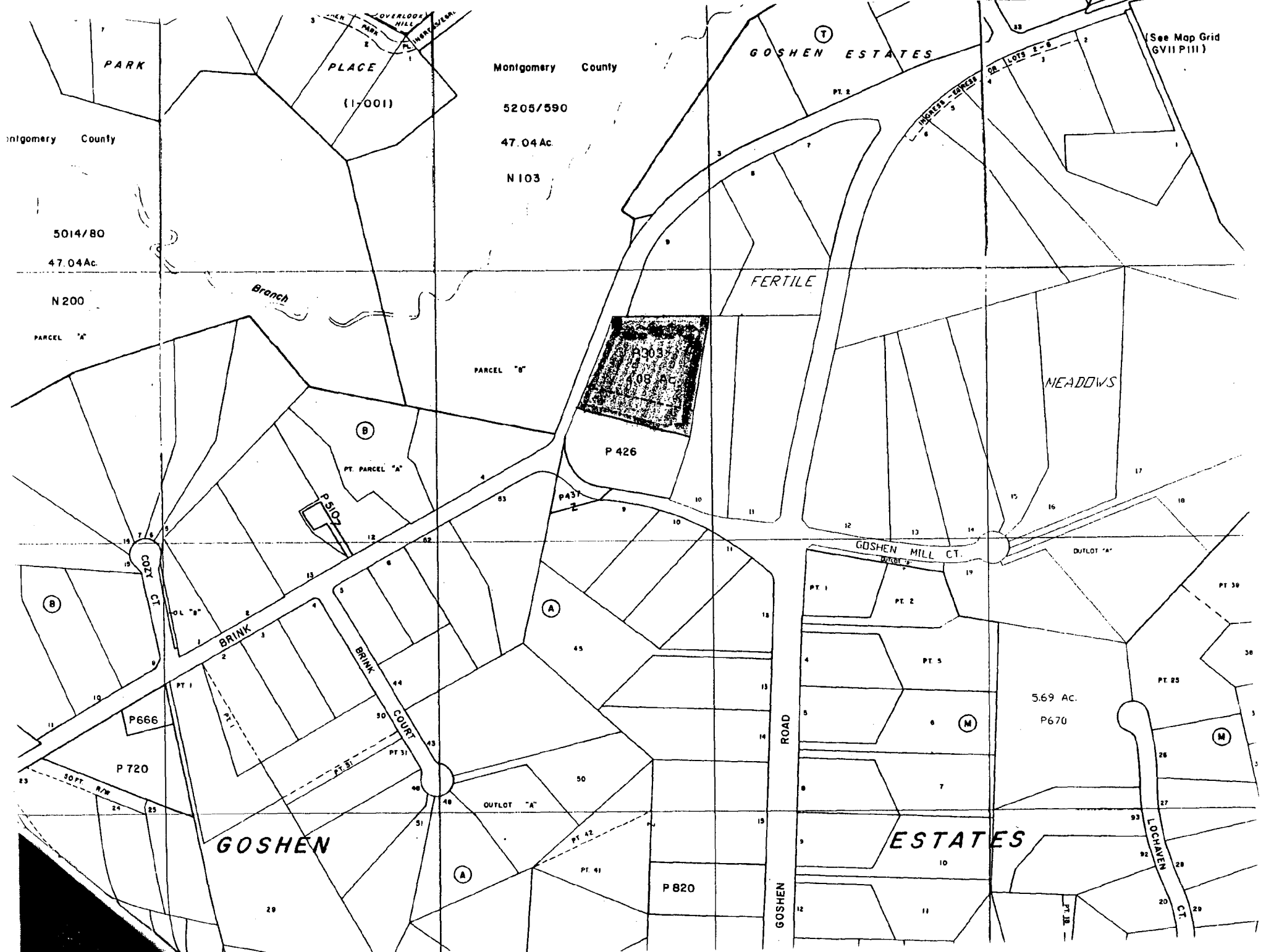
16C  
D014'

16E

1608S  
D010.7'

PETROLEUM  
VARIABLE  
RIW

15B  
D011.5'



Montgomery County

Montgomery County  
5205/590  
47.04 Ac.  
N 103

5014/80  
47.04 Ac.  
N 200  
PARCEL "A"

(See Map Grid  
GVII P111)

GOSHEN

ESTATES

GOSHEN ESTATES

FERTILE

MEADOWS

P 820

P 426

5.69 AC.  
P 670

P 720

P 666

(1-001)

PARCEL "B"

PT. PARCEL "A"

GOSHEN MILL CT.

BRINK

BRINK COURT

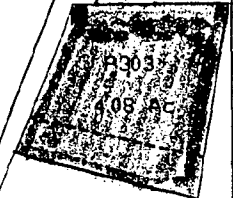
GOSHEN ROAD

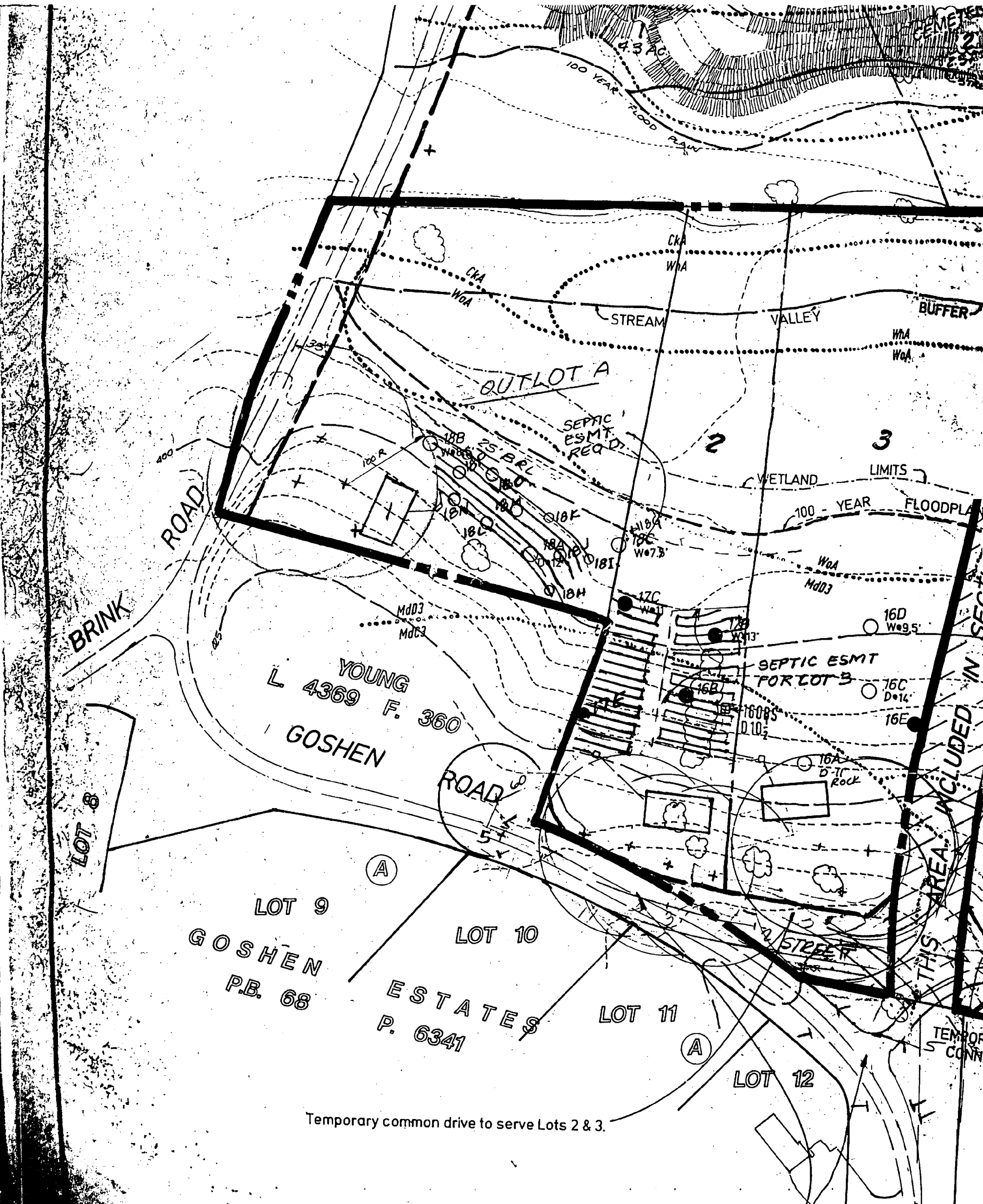
LOCHAVEN CT.

COTEY CT.

P 510

P 437





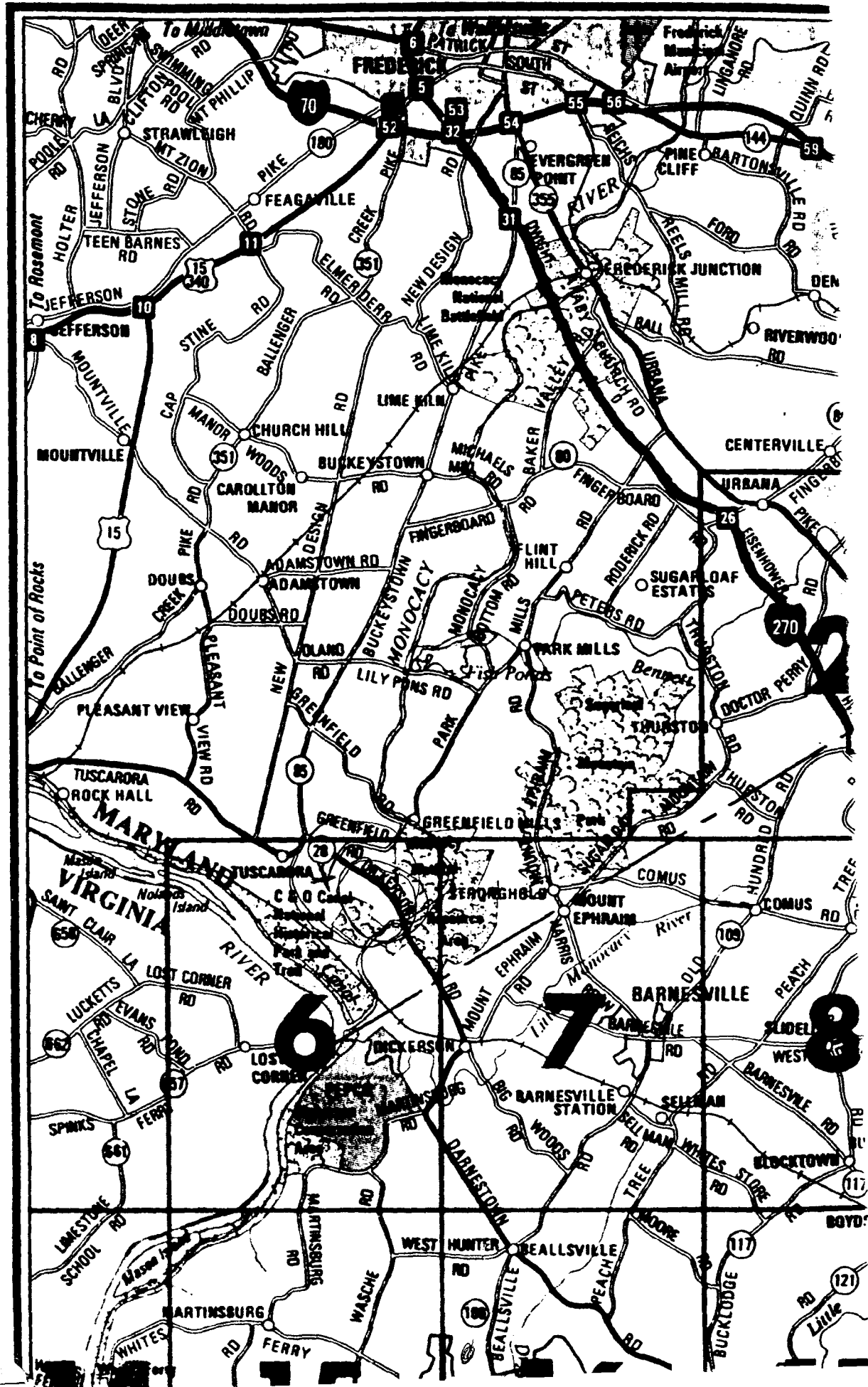
Temporary common drive to serve Lots 2 & 3.

- 12/17 Rev Prop Septic Lot 4A & Outlot A for testing purposes.
- SEPTIC AREA FOR LOT 8 TO ACCOMMODATE
- ENVELOPE 7-7-97
- UTILE FIELD 187550 10/02/95
- and mound removed 9/21/95
- field added lot 4A 8/01/95
- and mound added to lot 4 7/18/95
- FOR OUTLOT B ADD 6/11/95
- FOR OUTLOT A REV 4/12/94
- REVISIONS 10/22/94
- REVISIONS 9/22/94
- Street A 6/10/94
- Lot 7, 3, 748 5/16/94

Widen paving to 36' to provide southbound left turn lane into site. Provide widening transition and relocate existing poles per MCDOT.

THIS AREA INCLUDED IN SEC

Field Ubit



**DEVELOPMENT REVIEW COMMITTEE**

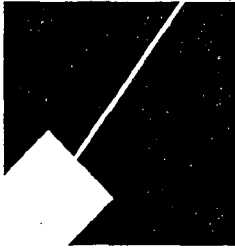
**MAY 18, 1998**

**MEETING TO BE HELD IN THE THIRD FLOOR CONFERENCE ROOM**

8-98029	<p><b>CATAWBA MANOR</b>                      39 single family units (10.89 acres)                      APPLICANT:                      ENGINEER:                      PLANNING AREA/GEOGRAPHIC AREA:                      SITE PLAN REVIEWER:</p>	<p><i>Clarksburg Project</i></p> <p>ZONE: R-200/RMX-2</p> <p>Clarksburg Joint Venture                      Gutschick, Little &amp; Weber                      Clarksburg/3                      Brooke Farquhar</p>	9:30
8-95008B	<p><b>STILES PROPERTY EAST/WEST</b>                      690 units proposed (107.16 acres)                      APPLICANT:                      ENGINEER:                      PLANNING AREA/GEOGRAPHIC AREA:                      SITE PLAN REVIEWER:</p>	<p>ZONE: R-200(TDR)/R-90</p> <p>Stiles Farm LLC                      Charles P. Johnson &amp; Associates                      Germantown/3                      Brooke Farquhar</p>	10:00
7-98032	<p><b>ST. ANDREW KIM KOREAN CATHOLIC CHURCH</b>                      1 lot proposed (46.46 acres)                      APPLICANT:                      ENGINEER:                      PLANNING AREA/GEOGRAPHIC AREA:</p>	<p>ZONE: RC</p> <p>St. Andrew Kim Korean Catholic Church                      Greenhome &amp; O'Mara                      Olney/5</p>	10:30
1-98059	<p><b>SENECA PARK - OUTLOT "A"</b>                      8000 sf commercial office/retail proposed (1.14 acres)                      APPLICANT:                      ENGINEER:                      PLANNING AREA/GEOGRAPHIC AREA:</p>	<p>ZONE: C-1/R-90</p> <p>Mid Atlantic Petroleum Properties                      Witmer Associates                      Germantown/3</p>	10:50
1-98081	<p><b>FERTILE MEADOWS LOT 20</b>                      1 lot proposed (4.08 acres)                      APPLICANT:                      ENGINEER:                      PLANNING AREA/GEOGRAPHIC AREA:</p>	<p><i>1763 towne?</i></p> <p>ZONE: RE-2</p> <p>William R. Gorman Jr.                      Witmer Associates                      Goshen/7</p>	11:10
1-98084	<p><b>QUAIL RUN LOT 34</b>                      2 lots proposed (76,272 sf)                      APPLICANT:                      ENGINEER:                      PLANNING AREA/GEOGRAPHIC AREA:</p>	<p>ZONE: R-200</p> <p>Berry &amp; Wohlfarth                      Witmer Associates                      Darnestown/4</p>	11:30
1-98078	<p><b>BRADLEY HILLS</b>                      2 lots proposed (1.6 acres)                      APPLICANT:                      ENGINEER:                      PLANNING AREA/GEOGRAPHIC AREA:</p>	<p>ZONE: R-200</p> <p>McGee Grigsby                      Macris, Hendricks &amp; Glascock                      Bethesda-Chevy Chase/2</p>	11:50
1-98069	<p><b>BOVERMAN PROPERTY (REVISED)</b>                      9 lots proposed (13.85 acres)                      APPLICANT:                      ENGINEER:                      PLANNING AREA/GEOGRAPHIC AREA:</p>	<p>ZONE: RE-1</p> <p>Vista Land Corporation                      Dewberry &amp; Davis                      Travilah/4</p>	12:10

**NEXT DRC MEETING JUNE 1, 1998**

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

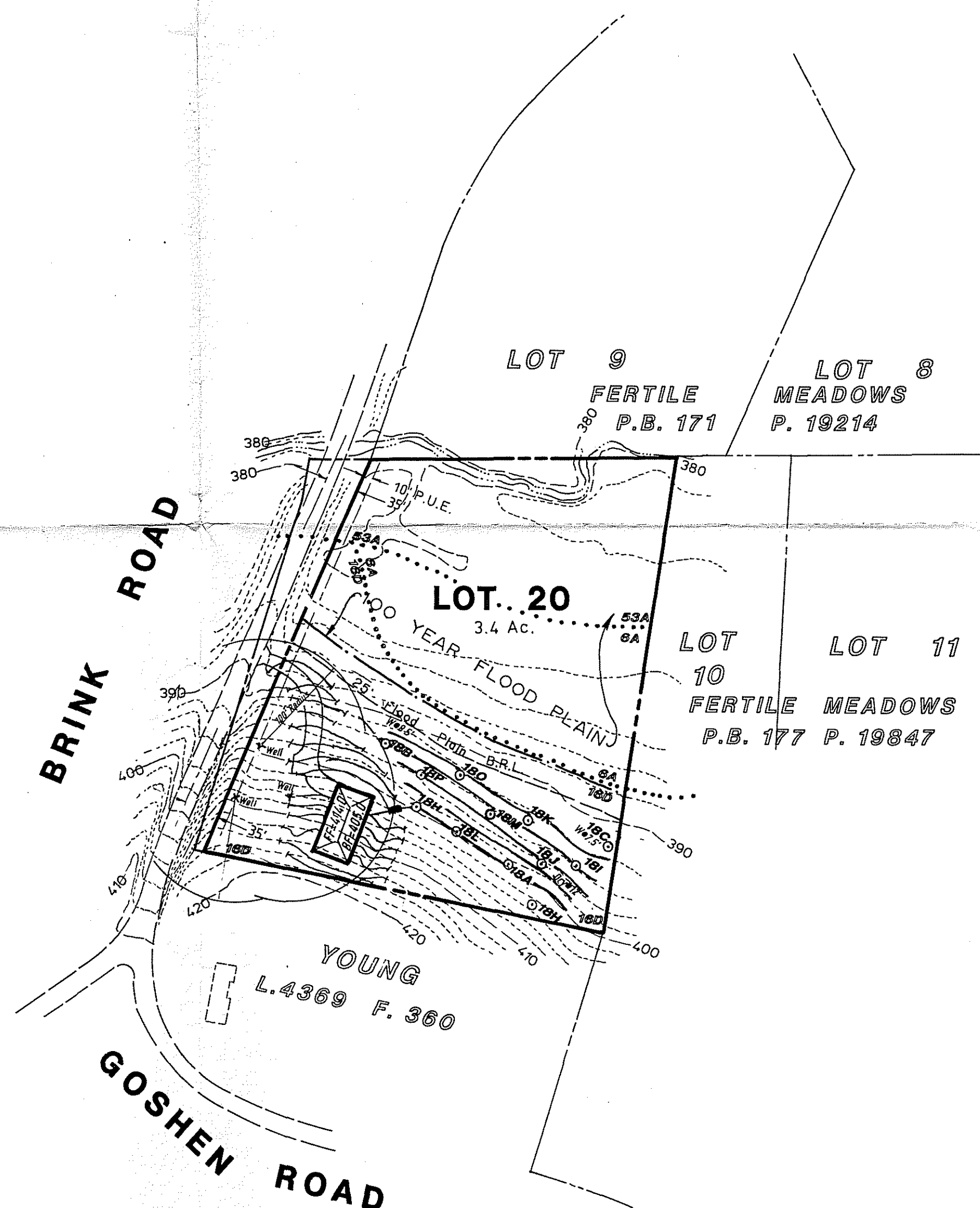
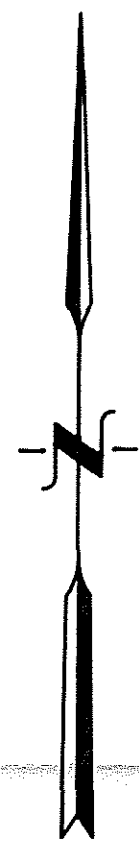
FROM: Development Review Division, M-NCPPC

NAME: FERTILE MEADOWS - LOT 20

FILE No.: 1-98081

Enclosed please find the information checked below. This material will be discussed at the Development Review Committee meeting of 5/18, 1998 (no meeting scheduled if blank).

- New Preliminary Plan application with supporting material as appropriate
- Supporting material for previously reviewed Preliminary Plan
- Revised Preliminary Plan drawing
- New Pre-Preliminary Plan application
- Request for Waiver
- Discussion Item
- Comments due by \_\_\_\_\_
- Planning Board date (if available) \_\_\_\_\_ (date subject to change)



**GENERAL NOTES**

1. Boundary from a preliminary subdivision plan by Benning & Associates dated February, 1988 and from record plats on Fertile Meadows as shown.
2. Topography from aerial photogrammetry. Contour Interval = 2'
3. Zoning is RE-2 (2 acre minimum lot size).
4. Proposed number of lots is 1
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. Soils, as shown, from the Montgomery County Soil Survey- Sheet B
  - 53A Codorus silt loam- 0-3%
  - 16D Brinklow-Blocktown channery silt loam 15-25%
  - 6A Baile silt loam 0-3%
9. Development tabulation
  - Number of lots = 1
  - Total area of plan = 4.08 Ac±
  - Area dedicated = 0.68 Ac±
  - Area included in Lot 20 = 3.4 Ac.

1 98081

THIS PRINT MADE  
APR 16 1998  
WITMER ASSOCIATES

TAX MAP FV 561	200 SHEET 229 NW 9	26th Ed. PAGE 10 GRID 6-10 ADD MAP
REVISIONS:	VICINITY MAP	SCALE: 1" = 2,000'
PREPARED FOR:	William R. Gorman, Jr. 15901 Green Meadow Way Gaithersburg, MD 20878 (301) 258-0355	

**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.

4/10/98  
Date

*John R. Witmer*  
John R. Witmer  
Professional Land Surveyor  
MD Reg. No. 10668

**UTILITY COMPANIES SERVICING THIS SITE**

- |   |   |
|---|---|
| Potomac Electric Power Company<br>1610 Gaither Road<br>Rockville, MD 20850    | Bell Atlantic - MD<br>3901 Calverton Blvd. 3rd Flr.<br>Beltsville, MD 20705 |
| Washington Gas Light Company<br>6801 Industrial Road<br>Springfield, VA 22151 | Cable TV Montgomery<br>20 West Gude Drive<br>Rockville, MD 20850            |

TITLE			
<b>PRELIMINARY SUBDIVISION PLAN</b>			
LOT 20			
<b>FERTILE MEADOWS</b>			
FIRST ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND			
<b>WITMER ASSOCIATES, LLC</b> Land Surveying, Land Planning & Design 354-A Hungerford Drive, Rockville, MD 20850 Tele. (301) 309-8600 Fax: (301) 309-8603			
SCALE 1" = 100'	DATE April, 1998	PROJ. NO. 92021	SHEET NO. 1 of 1