



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

**MCPB**  
**Item # 1B**  
**1-21-2016**

**MEMORANDUM**

**DATE:** January 12, 2016

**TO:** Montgomery County Planning Board

**VIA:** Catherine Conlon, Supervisor  
D.A.R.C. Division  
(301) 495-4542

**FROM:** Stephen Smith, Senior Planner *SS*  
Jay Beatty, Planner *JB*  
D.A.R.C. Division  
(301) 495-4522 & (301) 495-2178

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for January 21, 2016

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The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

**220150140, 220150150**                      **Montgomery White Oak**

**Plat Name:** Montgomery White Oak  
**Plat #:** 220150140 and 220150150

**Location:** Located along Regent Manor Court and Whitehall Drive respectively  
**Master Plan:** White Oak Master Plan  
**Plat Details:** R-90 zone, 21 lots and 11 parcels  
**Applicant:** Dawn Investments, LLC and White Oak Investments, LLC

The subdivision plats have been reviewed by M-NCPPC staff and determined that the plats comply with Preliminary Plan No. 11991099A (MCPB Resolution No. 14-30) and with Site Plan No. 82005018C (Certified Site Plan dated 10/27/2014) as approved by the Board, and that any minor modifications reflected on the plats do not alter the intent of the Board's previous approval of the aforesaid plans.

PLAT NO.



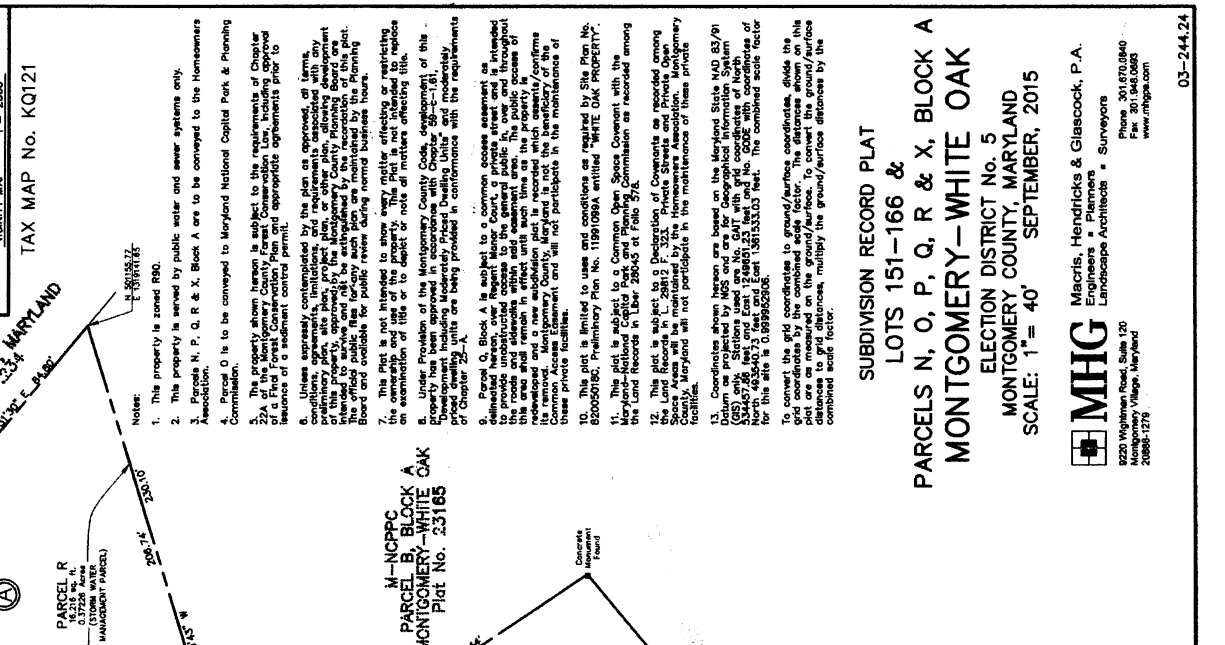
THIS PLAT  
MONTGOMERY COUNTY, MARYLAND  
L 10198 F-334  
TAX MAP No. K0121  
MONTGOMERY MAP 1" = 2000'

**CURVE TABLE**

CHORD RADIUS	CHORD BEARING	CHORD
3210.00'	115° 28' 25"	2110'
3210.00'	115° 28' 25"	2110'
3210.00'	115° 28' 25"	2110'

**LINE TABLE**

LINE BEARING	DISTANCE
S 89° 57' 00" W	9.85'
N 89° 57' 00" E	18.97'
S 89° 57' 00" W	18.97'
N 89° 57' 00" E	27.80'
S 89° 57' 00" W	18.97'
N 89° 57' 00" E	18.97'
S 89° 57' 00" W	18.97'
N 89° 57' 00" E	18.97'
S 89° 57' 00" W	18.97'
N 89° 57' 00" E	18.97'
S 89° 57' 00" W	18.97'
N 89° 57' 00" E	18.97'
S 89° 57' 00" W	18.97'
N 89° 57' 00" E	18.97'



PLAT TABULATION

Number of Lots = 16  
 Number of Parcels = 8  
 Area of Lots = 96,046 sq. ft.  
 Area of Parcels = 96,046 sq. ft.  
 Area of Street Dedication = 0 sq. ft.  
 Total Area = 136,652 square feet  
 or 3,137.0 acres

REGENT MANOR COURT  
 PARCEL I Plat No. 23525 WHITE OAK INVESTMENTS LLC  
 235,000 (TOTAL)

Lot	Area
Lot 73	5,938.10
Lot 74	5,938.10
Lot 75	5,938.10
Lot 76	5,938.10
Lot 77	5,938.10
Lot 78	5,938.10
Lot 79	5,938.10
Lot 80	5,938.10
Lot 81	5,938.10
Lot 82	5,938.10
Total	96,046.00

MONTGOMERY COUNTY, MARYLAND  
 L 11471 F-879  
 THE REMAINDER OF PARCEL I Plat No. 23525  
 REGENT MANOR COURT

MONTGOMERY COUNTY, MARYLAND  
 L 10198 F-334  
 MONTGOMERY MAP 1" = 2000'

REGENT MANOR COURT  
 PARCEL R  
 3,722.80 Area  
 0.08564 Acres  
 (MONTGOMERY PARCEL)

M-NCRPC  
 PARCEL B - BLOCK A  
 MONTGOMERY - WHITE OAK  
 Plat No. 23165

DAWN INVESTMENTS LLC  
 L 29710 F-689

INVESTMENTS LLC  
 L 29710 F-689

MONTGOMERY - WHITE OAK  
 PARCEL O  
 3,722.80 Area  
 0.08564 Acres  
 (MONTGOMERY PARCEL)

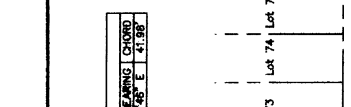
Concrete  
 Found

DAWN INVESTMENTS LLC  
 L 29710 F-689

VAN VU ASSOCIATES  
 L 7965 F-236

MONTGOMERY - WHITE OAK  
 PARCEL A  
 MONTGOMERY - WHITE OAK  
 Plat No. 23165

VAN N/F  
 ASSOCIATES  
 L 7965 F-236



I hereby certify on behalf of Morris, Hendricks & Glascock, P.A. that the plat shown hereon is correct; Investments, LLC by deed dated March 22, 2005 and recorded among the Land Records of Montgomery County, Maryland, in Liber 28498 of Folio 01; and also being a subdivision of part of the land conveyed by Cord D. Jones, 2005, to Dawn Investments, LLC by deed dated December 10, 2005, recorded among the Land Records of Montgomery County, Maryland, in Liber 29710 of Folio 89; and also being a re-subdivision of part of Parcel I, Block A, as delineated on a plat of subdivision entitled "MONTGOMERY - WHITE OAK" as recorded among said Land Records as Plat No. 23525; and also being a re-subdivision of part of Parcel F, Block A as delineated on a plat of subdivision entitled "MONTGOMERY - WHITE OAK" as recorded among said Land Records as Plat No. 23165; and also being a re-subdivision of part of Parcel F, Block A as delineated on a plat of subdivision entitled "MONTGOMERY - WHITE OAK" as recorded among said Land Records as Plat No. 23165; and also being a re-subdivision of part of Parcel F, Block A as delineated on a plat of subdivision entitled "MONTGOMERY - WHITE OAK" as recorded among said Land Records as Plat No. 23165; and also being a re-subdivision of part of Parcel F, Block A as delineated on a plat of subdivision entitled "MONTGOMERY - WHITE OAK" as recorded among said Land Records as Plat No. 23165.

**OWNER'S CERTIFICATE**

Dawn Investments, LLC, and White Oak Investment, LLC Maryland limited liability companies, whose properties are shown hereon, hereby adopt this plat of subdivision, in accordance with the provisions of the Maryland Subdivision Control Act, as amended, and the provisions of the Land Records of Montgomery County, Maryland. The public use of the land shown on this plat is for residential purposes, and the land shown on this plat is subject to the current and applicable regulations of all federal, state, and local government agencies. The subdivision shown on this plat is a subdivision of the land shown on this plat, and the land shown on this plat is subject to the current and applicable regulations of all federal, state, and local government agencies. The subdivision shown on this plat is a subdivision of the land shown on this plat, and the land shown on this plat is subject to the current and applicable regulations of all federal, state, and local government agencies.

**SURVEYOR'S CERTIFICATE**

I certify that the boundaries of the land shown on this plat are correct, and that the area of the land shown on this plat is 96,046 square feet, or 2.19 acres. The total area included in this plat is 136,652 square feet, or 3,137.0 acres.

**THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION**  
 DEPARTMENT OF PERMITTING SERVICES

APPROVED: October 28, 2015

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

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**MONTGOMERY COUNTY, MARYLAND**  
 DEPARTMENT OF PERMITTING SERVICES

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

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

**THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION**  
 DEPARTMENT OF PERMITTING SERVICES

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

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

**MONTGOMERY COUNTY, MARYLAND**  
 DEPARTMENT OF PERMITTING SERVICES

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

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

**MONTGOMERY COUNTY, MARYLAND**  
 DEPARTMENT OF PERMITTING SERVICES

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

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

**MONTGOMERY COUNTY, MARYLAND**  
 DEPARTMENT OF PERMITTING SERVICES

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

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

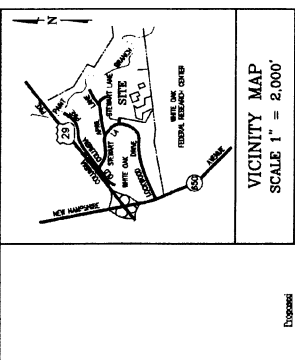


**NOTES**

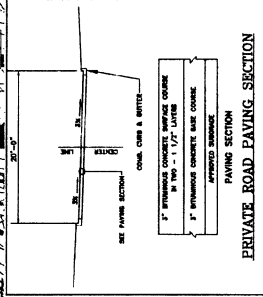
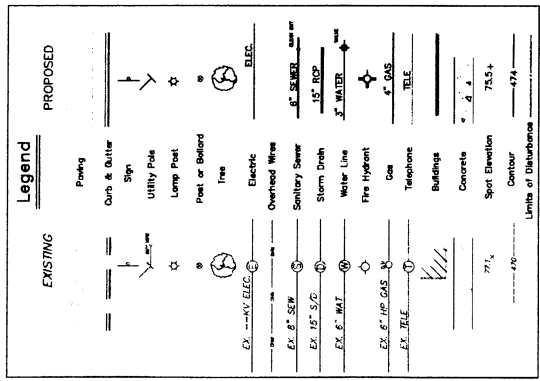
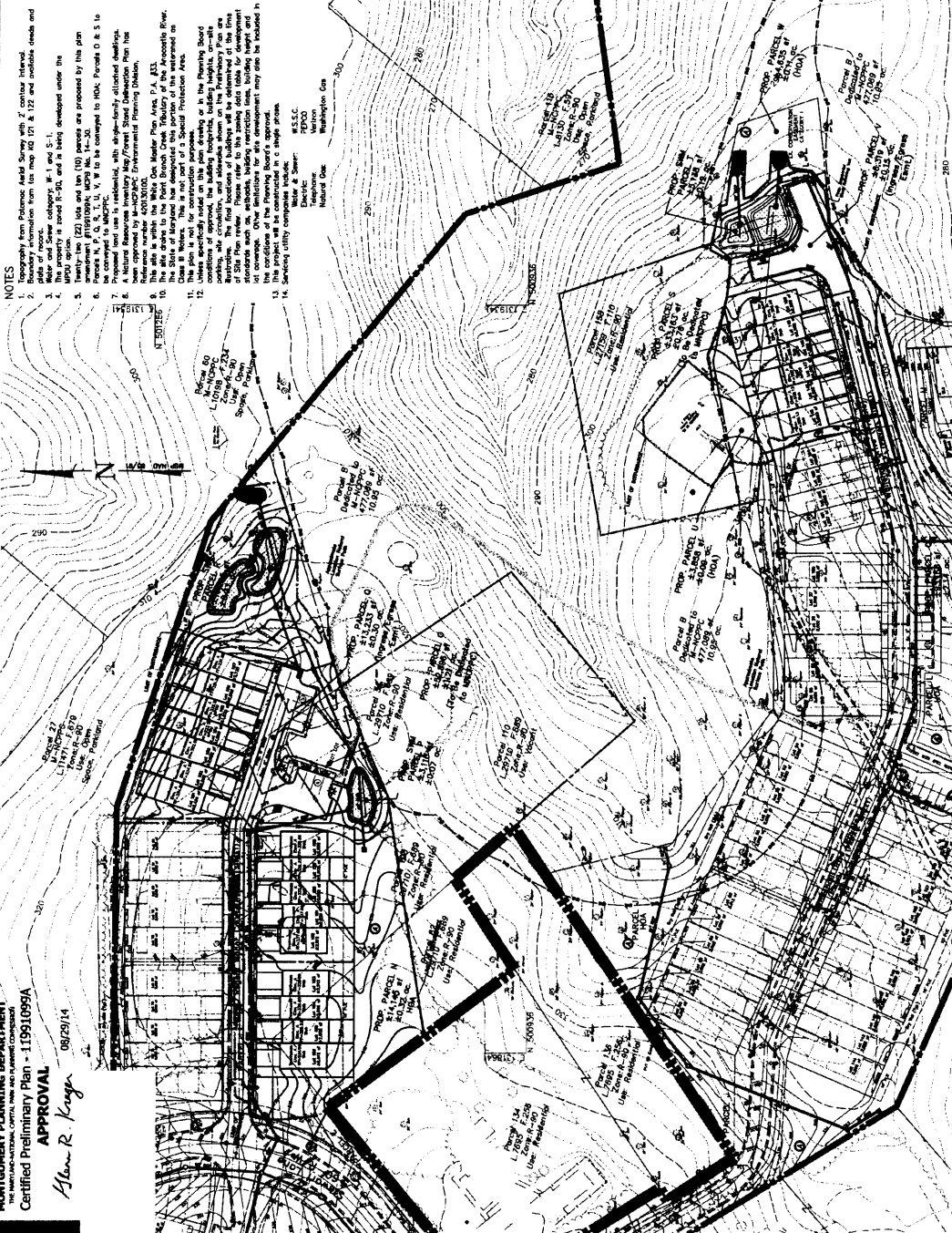
- Topography from Potomac Field Survey with 2' contour interval.
- Boundary information from lot map MD 121 & 122 and indicate deeds and other and sewer category, M-1 and S-1.
- MPD approval.
- MPD approval.
- Twenty-two (22) lots and ten (10) parcels are proposed by this plan.
- Parcel M, P, O, S, U, W is to be conveyed to MDX, Potomac O & S to be conveyed to MHPIC.
- A Natural Resources Inventory Map/Forest Stand Delineation Plan has been approved by Montgomery Environmental Planning Division.
- This site is within the White Oak Motor Plan Area, P.A. #33.
- The site abuts to the North Branch Creek. Tributary of the Annapostic River, the site is within the Potomac River National Recreation Area.
- Clear 8' height. This is not part of a Special Protection Area.
- This plan is not for construction purposes.
- As shown on this plan, the building footprints, building heights, set-backs, and the lot locations of buildings will be determined by the final conditions of approval. Please refer to the zoning data table for development standards.
- Other annotations for air consentment may also be required.
- Surveying utility companies include:
  - Water & Sewer: W.E.C.C.
  - Electric: Verizon
  - Telephone: Verizon
  - Natural Gas: National Gas
  - Washington Gas

**REMAINING/PROPOSED**

4.36' ac. max.	1500' L.C.
28' min.	
20' min.	
8' min.	
40' min. on 3 corners	40' min. on 3 corners
2,000' L.C./rowhouse	2,000' L.C./rowhouse



**ORIGINAL APPROVALS:**  
 Dedication to Public Right-of-way  
 Net Tract Area (Liability)  
 Total Lots Proposed: MPPA's at 15%  
**PROPOSED AMENDMENTS:**  
 Dedication to Public Right-of-way  
 Net Tract Area  
 Total Lots Proposed: MPPA's at 15%  
 Development Standards  
 8'-0" with MPPA's



**SUPPLIER'S CERTIFICATE**  
 I certify to the best of my knowledge and belief that the knowledge and information furnished to you by me in connection with the above described project is true and correct to the best of my knowledge and belief. I am a duly licensed Professional Engineer in the State of Maryland.  
 Date: 6/29/14  
 Signature: [Signature]  
 Title: Professional Engineer  
 License No. 11,127

**PREPARED FOR:**  
 White Oak Investments LLC  
 24012 Frederick Road, Suite 200  
 Clarksburg, MD 20871  
 Phone: (301) 428-0800  
 Attn: Mr. Clark Wagner

TAX MAP NO 121, 122  
 WSSC 214, 215MD02  
**PRELIMINARY PLAN AMENDMENT**  
 11991099A  
**WHITE OAK PROPERTY**  
 Lots 145-166; Parcels N-W; Block 'A'  
 5TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

Proj. No.	AR	Designer
Date	AR	AR
Scale	AR	AR
Project No.	AR	AR
Sheet	AR	AR
of 3	AR	AR

NO.	DATE	DESCRIPTION	BY

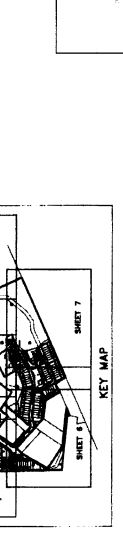
**MHG**  
 Mantis, Hardscapes & Glasscock, P.A.  
 6220 Wegman Road, Suite 170  
 Clarksburg, West Virginia, 26301  
 Phone: 801.870.8460  
 Fax: 801.870.8463  
 www.mhgpa.com

# CERTIFIED SITE PLAN WHITE OAK PROPERTY SITE PLAN NO. 82005018C

1802174

VICINITY MAP  
SCALE 1" = 2,000'

- C-1 SITE PLAN - COVER SHEET
- C-2 SITE PLAN
- C-3 SITE PLAN
- C-4 SITE PLAN
- C-5 SITE PLAN
- C-6 SITE PLAN
- C-7 SITE PLAN
- C-8 SITE PLAN
- C-9 LANDSCAPE PLAN
- C-10 LANDSCAPE PLAN
- C-11 LANDSCAPE PLAN
- C-12 LANDSCAPE PLAN - DETAIL SHEET
- C-13 LANDSCAPE PLAN - DETAIL SHEET
- C-14 LANDSCAPE PLAN - DETAIL SHEET



- 1. Verify all lot numbers and plat references are correct.
- 2. Verify all dimensions are as shown on the plat.
- 3. The proposed road is to be constructed in accordance with the standards of the Department of Public Works.
- 4. The proposed road is to be constructed in accordance with the standards of the Department of Public Works.
- 5. The proposed road is to be constructed in accordance with the standards of the Department of Public Works.
- 6. The proposed road is to be constructed in accordance with the standards of the Department of Public Works.
- 7. The proposed road is to be constructed in accordance with the standards of the Department of Public Works.
- 8. The proposed road is to be constructed in accordance with the standards of the Department of Public Works.
- 9. The proposed road is to be constructed in accordance with the standards of the Department of Public Works.
- 10. The proposed road is to be constructed in accordance with the standards of the Department of Public Works.
- 11. The proposed road is to be constructed in accordance with the standards of the Department of Public Works.
- 12. The proposed road is to be constructed in accordance with the standards of the Department of Public Works.
- 13. The proposed road is to be constructed in accordance with the standards of the Department of Public Works.
- 14. The proposed road is to be constructed in accordance with the standards of the Department of Public Works.
- 15. The proposed road is to be constructed in accordance with the standards of the Department of Public Works.
- 16. The proposed road is to be constructed in accordance with the standards of the Department of Public Works.
- 17. The proposed road is to be constructed in accordance with the standards of the Department of Public Works.
- 18. The proposed road is to be constructed in accordance with the standards of the Department of Public Works.
- 19. The proposed road is to be constructed in accordance with the standards of the Department of Public Works.
- 20. The proposed road is to be constructed in accordance with the standards of the Department of Public Works.
- 21. The proposed road is to be constructed in accordance with the standards of the Department of Public Works.
- 22. The proposed road is to be constructed in accordance with the standards of the Department of Public Works.
- 23. The proposed road is to be constructed in accordance with the standards of the Department of Public Works.

PREPARED FOR:  
White Oak Investments, LLC  
2407 Frederick Road, Suite 200  
P.O. Box 100  
Phone: (301) 428-0800  
Attn: Mr. Clark Wagner

NO.	DATE	DESCRIPTION
1	7/27/08	Amendment #1 approved
2	8/22/08	Amendment #2 approved

Professional Engineer  
No. 10016  
Professional Engineer  
No. 10016  
Professional Engineer  
No. 10016

DEVELOPER'S CERTIFICATE  
I, the undersigned, certify that the documents were prepared or approved by me or that I am a duly licensed Professional Engineer under the laws of the State of Maryland. My signature and seal are required for this certificate to be valid.

CERTIFIED SITE PLAN  
82005018C  
WHITE OAK PROPERTY  
5TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

MHG  
Michael Hendricks & Giescock, P.A.  
1222 Highways Blvd, Suite 302  
Pikesville, MD 21113  
Phone: (410) 221-2222  
Fax: (410) 221-2222

Sheet No.	82005018C-1
Date	DEC 2013
Scale	AS SHOWN
Drawn by	MMH
Checked by	MMH
Reviewed by	MMH
Project No.	82005018C