



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

**MCPB**  
**Item # 1B**  
**5-7-2020**

**MEMORANDUM**

**DATE:** April 23, 2020

**TO:** Montgomery County Planning Board

**FROM:** Stephen Smith, Coordinator *SJS*  
Jay Beatty, Senior Planner *ORB*  
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 May 7, 2020

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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:

- 220190760 Wildoak Estates**
- 220200530 Samuel T. Robertson's Addition to Bethesda**

**Plat Name:** Wildoak Estates  
**Plat #:** 220190760

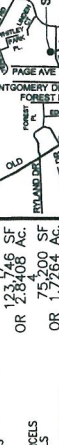
**Location:** Located on the north side of Beech Avenue at the intersection of Wildoak Drive  
**Master Plan:** Bethesda-Chevy Chase Master Plan  
**Plat Details:** R-60 zone; 17 lots, 4 parcels  
**Owner:** Beech Avenue, LLC

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120180200 (MCPB Resolution No. 18-139), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plan.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS TRUE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THAT IT IS A SUBDIVISION OF ALL THE LAND SHOWN THEREON, ACCORDING TO THE INFORMATION RECEIVED FROM THE REPRESENTATIVE OF THE TRUST DATED JULY 20TH, 2007 TO BEACH AVENUE LLC, VIRGINIA B. POTTER REVOCABLE TRUST DATED JULY 20TH, 2007 TO BEACH AVENUE LLC, ALTA VISTA COMMUNITY MARINO, MARYLAND, AND IS A SUBDIVISION OF PARCELS A, B, C, AND D OF WILDOAK ESTATES, A PART OF LOT 23 AND PART OF LOT 17, BLOCK 5, ALTA VISTA SUBDIVISION, RECORD NO. 107 AND 6784, MONTGOMERY COUNTY, MARYLAND. THE TOTAL AREA OF THIS PLAT IS 245,726 SQUARE FEET OR 5.6111 ACRES, AS SHOWN ON THIS PLAT. THE TOTAL AREA OF THE ADJOINING 2' RESERVATION STRIP ON NELSON ROAD FROM EDGAR D. TURNER OR HIS ASSIGNS.

7. PARCELS A, B, C AND D ARE TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.  
 8. PRIOR TO APPROVAL OF BUILDING PERMIT FOR LOT 9, DPS WILL REVIEW THE PLAT FOR CONFORMANCE WITH SECTION 50-4.3.G OF THE MONTGOMERY COUNTY CODE. LOCATED ON LOT 9, THE PROPERTY IS NOT SERVED BY WELL AND/OR SEPTIC SYSTEMS.  
 9. THE DEDICATION OF NELSON ROAD TO THE WESTERLY BOUNDARY LINE OF THIS PROPERTY IS EXPRESSLY INTENDED TO SATISFY THE OWNER'S OBLIGATION TO DEDICATE AND RECORD THIS PLAT NUMBER 50-4.3.G TO EFFECTUATE AND CAUSE THE DEDICATION OF THE ADJOINING 2' RESERVATION STRIP ON NELSON ROAD FROM EDGAR D. TURNER OR HIS ASSIGNS.



NUMBER OF LOTS	PLAT TOTALS
AREA OF LOTS	OR 123,746 SF
NUMBER OF PARCELS	OR 23 PARCELS
AREA OF PARCELS	OR 75,700 SF
AREA OF STREET DEDICATION	OR 1,726.6 AC
	OR 46,750 SF
	OR 1,107.59 AC
TOTAL AREA THIS PLAT	OR 245,726 SF
	OR 5.6111 AC

APPROVAL/INFORMATION CHART  
 TAX MAP HP-122  
 ZONING CATEGORY R-60  
 APPROVED PRELIMINARY PLAN # 12018020A  
 APPROVED FOREST CONSERVATION PLAN 120180200

APPROVED PRELIMINARY PLAN # 12018020A  
 APPROVED FOREST CONSERVATION PLAN 120180200

**OWNER'S CERTIFICATE**

WE, THE UNDERSIGNED, THE TRUSTEE OF THE WILDOAK ESTATES, BEING A TRUST ESTABLISHED BY WILL UNDER THE WILL OF EDGAR D. TURNER, DO HEREBY CERTIFY THAT THE MINIMUM BUILDING RESTRICTIONS, DEDICATE THE STREETS TO PUBLIC USE AND ALL EASEMENTS, RIGHTS AND INTERESTS IN AND TO THE PLATS SHOWN HEREON TO THE PUBLIC. WE HEREBY CERTIFY THAT WE HAVE COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND, THE UTILITY LINES AND RECORDS OF THE PLAT AND ALL EASEMENTS, RIGHTS AND INTERESTS IN AND TO THE PLATS SHOWN HEREON. WE GRANT TO POTOMAC ELECTRIC POWER COMPANY, BELL ATLANTIC TELEPHONE COMPANY, MARYLAND, WASHINGTON GAS LIGHT COMPANY AND TO EACH OF THE UTILITY COMPANIES, RIGHTS OF WAY AND EASEMENTS OVER THE LAND HEREON DESCRIBED AS VARIABLE WIDTH PUBLIC UTILITY EASEMENTS, DESIGNATED HEREON AS "P.U.E.", WITH THE TERMS AND PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN THE INSTRUMENTS OF RECORDATION OF THESE SAID TERMS AND RECORDS OF PUBLIC UTILITY EASEMENTS AND RECORDS, INCLUDING, BUT NOT LIMITED TO, THE PROVISIONS BEING INCORPORATED HEREIN BY THIS REFERENCE.

FURTHER, WE AS THE OWNER OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET, BY ENGAGING A LICENSED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH SECTION 50-4.3.G OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO UNRECORDED SURETIES, ACTIONS AT LAW, LEASES, MORTGAGES OR EASEMENTS, RIGHTS AND INTERESTS IN AND TO THE PLATS SHOWN HEREON, UNLESS SHOWN BELOW.

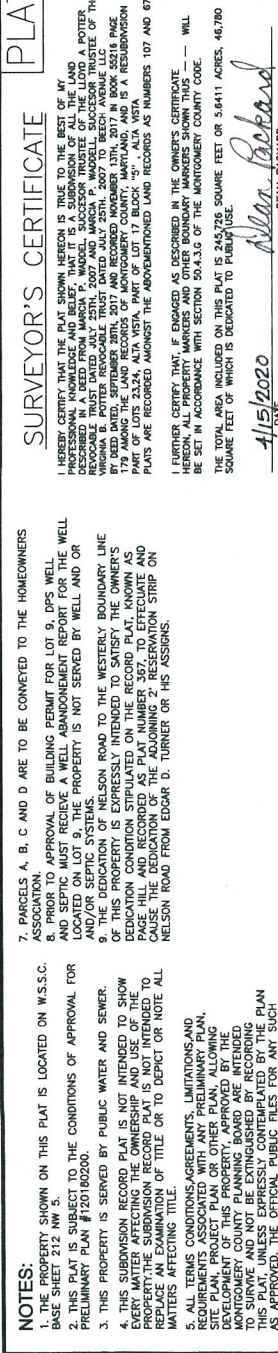
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE, THIS 4/15/2020 DATE.

*[Signature]*  
 BRADLEY S. BERNSTEIN, MANAGER  
 WITNESS  
 JOHN MARSHALL BANK, BOOK 55216 PAGE 189  
*[Signature]* S. M. Jan 4/16/20  
 WITNESS  
 ROSEANOUR, TRUSTEE

DEAN PACKARD  
 PROFESSIONAL LAND SURVEYOR  
 MONTGOMERY COUNTY, MARYLAND  
 EXP. DATE 12/14/2021

**SUBDIVISION RECORD PLAT**  
 LOTS 1-17  
 PARCELS A, B, C & D  
**WILDOAK ESTATES**  
 A PART OF LOT 23 AND PART OF LOT 17  
 REPARTITION OF PART OF LOT 24,  
 BLOCK 5 ALTA VISTA  
 BETHESDA ELECTION DISTRICT NO. 7  
 MONTGOMERY COUNTY, MARYLAND

PACKARD & ASSOCIATES, LLC  
 Civil Engineers & Planners  
 18220 FREDERICK ROAD, SUITE 300  
 GAITHERSBURG, MARYLAND 20877  
 Phone: (301) 208-0250



PROPERTY CURVE TIME	DELTA ANGLE	CHORD	BEARING	CHORD LENGTH
C1	142.53°	409.00'	S 89°28'25" W	1141.81'
C2	177.66°	249.15'	S 26°59'15" W	726.94'
C3	127.93°	100.00'	S 89°28'25" W	1141.81'
C4	142.53°	409.00'	S 89°28'25" W	1141.81'
C5	142.51°	419.00'	S 89°28'25" W	1141.81'
C6	142.51°	419.00'	S 89°28'25" W	1141.81'

PIE/PIE TRANSITION/CURVE TABLE	DELTA ANGLE	CHORD	BEARING	CHORD LENGTH
C8	17.40°	20.00'	S 24°55'37" W	106.86'
C9	17.40°	20.00'	S 24°55'37" W	106.86'
C10	17.40°	20.00'	S 24°55'37" W	106.86'
C11	17.40°	20.00'	S 24°55'37" W	106.86'
C12	15.46°	64.70'	S 31°14'00" W	151.97'

LOT	AREA	PERIMETER
LOT 1	7,684 S.F.	120.94'
LOT 2	7,684 S.F.	120.94'
LOT 3	7,684 S.F.	120.94'
LOT 4	7,684 S.F.	120.94'
LOT 5	7,684 S.F.	120.94'
LOT 6	7,684 S.F.	120.94'
LOT 7	7,684 S.F.	120.94'
LOT 8	7,684 S.F.	120.94'
LOT 9	7,684 S.F.	120.94'
LOT 10	7,684 S.F.	120.94'
LOT 11	7,684 S.F.	120.94'
LOT 12	7,684 S.F.	120.94'
LOT 13	7,684 S.F.	120.94'
LOT 14	7,684 S.F.	120.94'
LOT 15	7,684 S.F.	120.94'
LOT 16	7,684 S.F.	120.94'
LOT 17	7,684 S.F.	120.94'

**LEGEND**  
 - IFF-IRON PIPE FOUND  
 - OPF-OPEN PIPE FOUND  
 - C-CONCRETE MONUMENT  
 - RC-REINFORCED CONCRETE MONUMENT



RECORDED  
 DATE 4-22-2020  
 BY [Signature]  
 DIRECTOR

Approved \_\_\_\_\_ DATE \_\_\_\_\_  
 ASST. SECRETARY-TREASURER

Approved \_\_\_\_\_ DATE \_\_\_\_\_  
 CHAIRMAN

The Maryland-National Capital Park & Planning Commission  
 Montgomery County Planning Board

Montgomery County, Maryland  
 Department of Permitting Services

Approved \_\_\_\_\_ DATE \_\_\_\_\_  
 ASST. SECRETARY-TREASURER

Approved \_\_\_\_\_ DATE \_\_\_\_\_  
 CHAIRMAN

RECORDED  
 DATE 4-22-2020  
 BY [Signature]  
 DIRECTOR

PLAT NO. \_\_\_\_\_



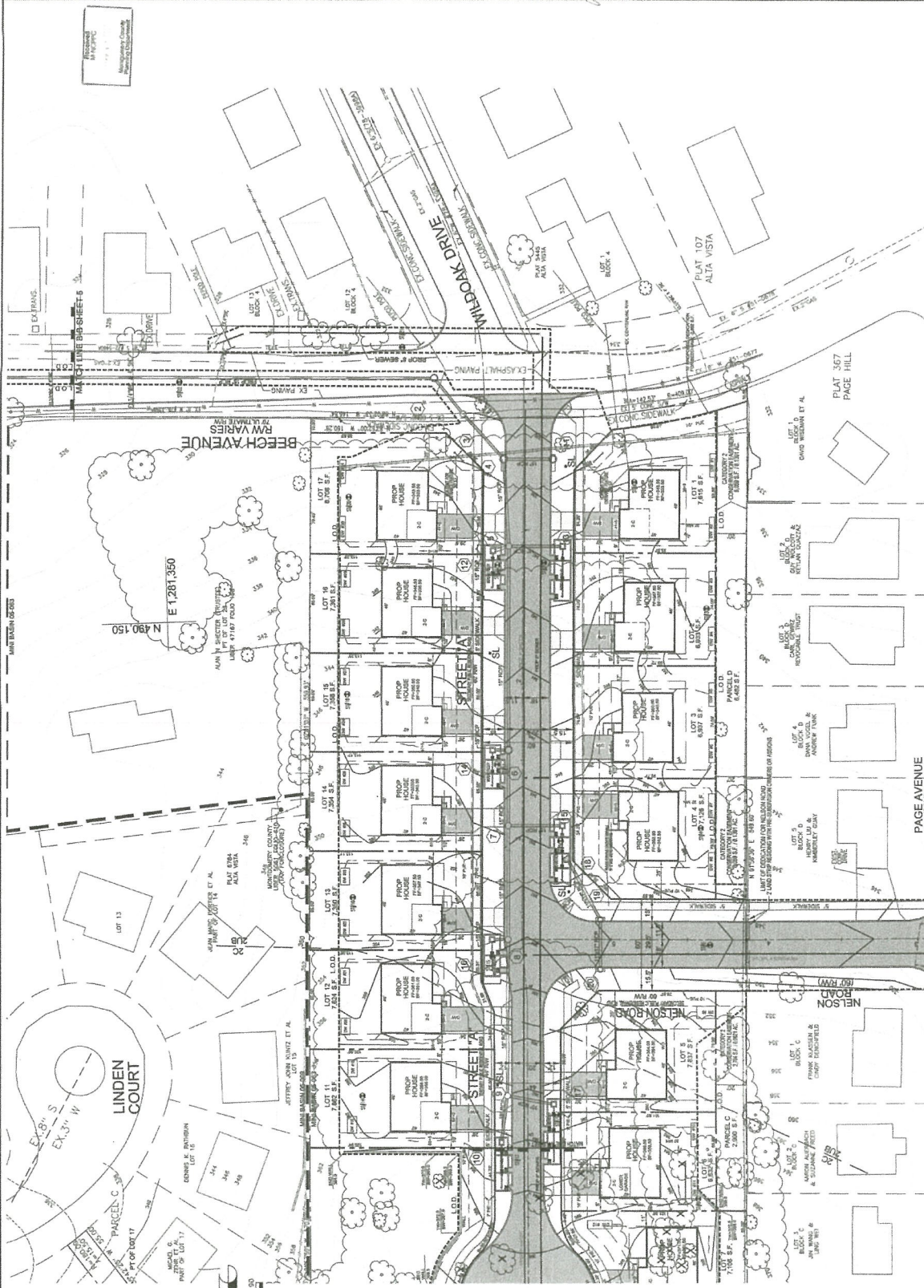
NO.	DATE	DESCRIPTION

CIVIL ENGINEERS & SURVEYORS \* LAND PLANNERS  
 16220 FREDERICK ROAD, SUITE 300  
 GAITHERSBURG, MARYLAND 20877  
 PHONE (301) 208-0250 FAX (301) 208-1270



**PRELIMINARY PLAN**  
 LOTS 1 THROUGH 17, BLOCK A, PARCELS A & B  
 POOKS HILL  
 5415 BEECH AVENUE  
 A REVISION OF PLAT 107 ALTA VISTA  
 PLAT BOOK 2 PLAT 107 AND PLAT BOOK 21 PLAT 674  
 BETHESDA ELECTION DISTRICT NO. 7  
 MONTGOMERY COUNTY, MARYLAND

SCALE	1" = 30'
DATE	06/12/19
PROJECT NO.	17493
DATE	06/12/19



PROFESSIONAL CERTIFICATION  
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME,  
 A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE  
 STATE OF MARYLAND, ON THIS DATE: 06/12/2019  
 \_\_\_\_\_  
 DEAN ANDERSON, P.E.

**MONITORING PLANNING BOARD**  
 Certified Professional Plan - 2000000  
**APPROVAL**  
 05/14/19

NAD 83/91  
 NVD 1929  
 GRAPHIC SCALE: 1"=30'

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 EX. B'S (COND.) (17-0135)  
 EX. B'S (COND.) (17-0134)  
 EX. B'S (COND.) (17-0133)  
 EX. B'S (COND.) (17-0132)  
 EX. B'S (COND.) (17-0131)  
 EX. B'S (COND.) (17-0130)  
 EX. B'S (COND.) (17-0129)  
 EX. B'S (COND.) (17-0128)  
 EX. B'S (COND.) (17-0127)  
 EX. B'S (COND.) (17-0126)  
 EX. B'S (COND.) (17-0125)  
 EX. B'S (COND.) (17-0124)  
 EX. B'S (COND.) (17-0123)  
 EX. B'S (COND.) (17-0122)  
 EX. B'S (COND.) (17-0121)  
 EX. B'S (COND.) (17-0120)  
 EX. B'S (COND.) (17-0119)  
 EX. B'S (COND.) (17-0118)  
 EX. B'S (COND.) (17-0117)  
 EX. B'S (COND.) (17-0116)  
 EX. B'S (COND.) (17-0115)  
 EX. B'S (COND.) (17-0114)  
 EX. B'S (COND.) (17-0113)  
 EX. B'S (COND.) (17-0112)  
 EX. B'S (COND.) (17-0111)  
 EX. B'S (COND.) (17-0110)  
 EX. B'S (COND.) (17-0109)  
 EX. B'S (COND.) (17-0108)  
 EX. B'S (COND.) (17-0107)  
 EX. B'S (COND.) (17-0106)  
 EX. B'S (COND.) (17-0105)  
 EX. B'S (COND.) (17-0104)  
 EX. B'S (COND.) (17-0103)  
 EX. B'S (COND.) (17-0102)  
 EX. B'S (COND.) (17-0101)  
 EX. B'S (COND.) (17-0100)  
 EX. B'S (COND.) (17-0099)  
 EX. B'S (COND.) (17-0098)  
 EX. B'S (COND.) (17-0097)  
 EX. B'S (COND.) (17-0096)  
 EX. B'S (COND.) (17-0095)  
 EX. B'S (COND.) (17-0094)  
 EX. B'S (COND.) (17-0093)  
 EX. B'S (COND.) (17-0092)  
 EX. B'S (COND.) (17-0091)  
 EX. B'S (COND.) (17-0090)  
 EX. B'S (COND.) (17-0089)  
 EX. B'S (COND.) (17-0088)  
 EX. B'S (COND.) (17-0087)  
 EX. B'S (COND.) (17-0086)  
 EX. B'S (COND.) (17-0085)  
 EX. B'S (COND.) (17-0084)  
 EX. B'S (COND.) (17-0083)  
 EX. B'S (COND.) (17-0082)  
 EX. B'S (COND.) (17-0081)  
 EX. B'S (COND.) (17-0080)  
 EX. B'S (COND.) (17-0079)  
 EX. B'S (COND.) (17-0078)  
 EX. B'S (COND.) (17-0077)  
 EX. B'S (COND.) (17-0076)  
 EX. B'S (COND.) (17-0075)  
 EX. B'S (COND.) (17-0074)  
 EX. B'S (COND.) (17-0073)  
 EX. B'S (COND.) (17-0072)  
 EX. B'S (COND.) (17-0071)  
 EX. B'S (COND.) (17-0070)  
 EX. B'S (COND.) (17-0069)  
 EX. B'S (COND.) (17-0068)  
 EX. B'S (COND.) (17-0067)  
 EX. B'S (COND.) (17-0066)  
 EX. B'S (COND.) (17-0065)  
 EX. B'S (COND.) (17-0064)  
 EX. B'S (COND.) (17-0063)  
 EX. B'S (COND.) (17-0062)  
 EX. B'S (COND.) (17-0061)  
 EX. B'S (COND.) (17-0060)  
 EX. B'S (COND.) (17-0059)  
 EX. B'S (COND.) (17-0058)  
 EX. B'S (COND.) (17-0057)  
 EX. B'S (COND.) (17-0056)  
 EX. B'S (COND.) (17-0055)  
 EX. B'S (COND.) (17-0054)  
 EX. B'S (COND.) (17-0053)  
 EX. B'S (COND.) (17-0052)  
 EX. B'S (COND.) (17-0051)  
 EX. B'S (COND.) (17-0050)  
 EX. B'S (COND.) (17-0049)  
 EX. B'S (COND.) (17-0048)  
 EX. B'S (COND.) (17-0047)  
 EX. B'S (COND.) (17-0046)  
 EX. B'S (COND.) (17-0045)  
 EX. B'S (COND.) (17-0044)  
 EX. B'S (COND.) (17-0043)  
 EX. B'S (COND.) (17-0042)  
 EX. B'S (COND.) (17-0041)  
 EX. B'S (COND.) (17-0040)  
 EX. B'S (COND.) (17-0039)  
 EX. B'S (COND.) (17-0038)  
 EX. B'S (COND.) (17-0037)  
 EX. B'S (COND.) (17-0036)  
 EX. B'S (COND.) (17-0035)  
 EX. B'S (COND.) (17-0034)  
 EX. B'S (COND.) (17-0033)  
 EX. B'S (COND.) (17-0032)  
 EX. B'S (COND.) (17-0031)  
 EX. B'S (COND.) (17-0030)  
 EX. B'S (COND.) (17-0029)  
 EX. B'S (COND.) (17-0028)  
 EX. B'S (COND.) (17-0027)  
 EX. B'S (COND.) (17-0026)  
 EX. B'S (COND.) (17-0025)  
 EX. B'S (COND.) (17-0024)  
 EX. B'S (COND.) (17-0023)  
 EX. B'S (COND.) (17-0022)  
 EX. B'S (COND.) (17-0021)  
 EX. B'S (COND.) (17-0020)  
 EX. B'S (COND.) (17-0019)  
 EX. B'S (COND.) (17-0018)  
 EX. B'S (COND.) (17-0017)  
 EX. B'S (COND.) (17-0016)  
 EX. B'S (COND.) (17-0015)  
 EX. B'S (COND.) (17-0014)  
 EX. B'S (COND.) (17-0013)  
 EX. B'S (COND.) (17-0012)  
 EX. B'S (COND.) (17-0011)  
 EX. B'S (COND.) (17-0010)  
 EX. B'S (COND.) (17-0009)  
 EX. B'S (COND.) (17-0008)  
 EX. B'S (COND.) (17-0007)  
 EX. B'S (COND.) (17-0006)  
 EX. B'S (COND.) (17-0005)  
 EX. B'S (COND.) (17-0004)  
 EX. B'S (COND.) (17-0003)  
 EX. B'S (COND.) (17-0002)  
 EX. B'S (COND.) (17-0001)

DATE	
REVISIONS	

**PACKARD & ASSOCIATES LLC.**  
 CML ENGINEERS \* SURVEYORS \* LAND PLANNERS  
 19220 FREDERICK ROAD, SUITE 200  
 GAITHERSBURG, MARYLAND 20877  
 PHONE (301) 208-0250 FAX (301) 208-1270



**PRELIMINARY PLAN**  
 LOTS 1 THROUGH 17, BLOCK A, PARCELS A & B  
 5415 BEECH AVENUE  
**POOKS HILL**  
 A RESUBDIVISION OF PT OF LOT 17, BLOCK 2, AND PARCELS A & B  
 PLAT BOOK 2 PLAT 107 AND PLAT BOOK 71 PLAT 6784  
 BETHESDA ELECTION DISTRICT NO. 7, MONTGOMERY COUNTY, MARYLAND

SCALE	1" = 30'
DATE	06/10/2019
PROJECT	POOKS HILL
OWNER	SEE TITLE BLOCK
APPRAISER	SEE TITLE BLOCK
DATE	06/10/2019

**PROFESSIONAL CERTIFICATION**  
 I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN WAS PREPARED OR APPROVED BY ME  
 AND THAT I AM DULY LICENSED UNDER THE PROFESSIONAL ENGINEERING ACT OF THE  
 STATE OF MARYLAND, LICENSE NO. 14518, EXPIRATION DATE: 06/10/2019.  
 \_\_\_\_\_ DATE  
 BEYOND PRODUCE, VA



NAD 83/91  
 NGVD 1929