



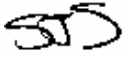
MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item # 1B
5-28-2020

MEMORANDUM

DATE: May 15, 2020

TO: Montgomery County Planning Board

FROM: Stephen Smith, Coordinator 
Jay Beatty, Senior Planner
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 28, 2020

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:

220190440 Offutt Estates

Plat Name: Offutt Estates
Plat #: 220190440

Location: Located on the north side of Hillery Way, 525 feet west of Rockville Pike (MD 355)

Master Plan White Flint Sector Plan 2010

Plat Details: RT 12.5 zone; 5 lots, 2 parcels

Owner: White Flint Park, Inc.

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120150040 (MCPB Resolution No. 18-057) and with Site Plan No. 820150140 (Certified Site Plan dated October 12, 2018), 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.

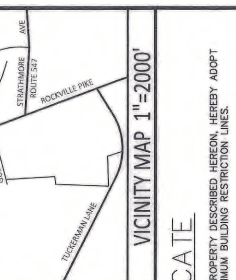
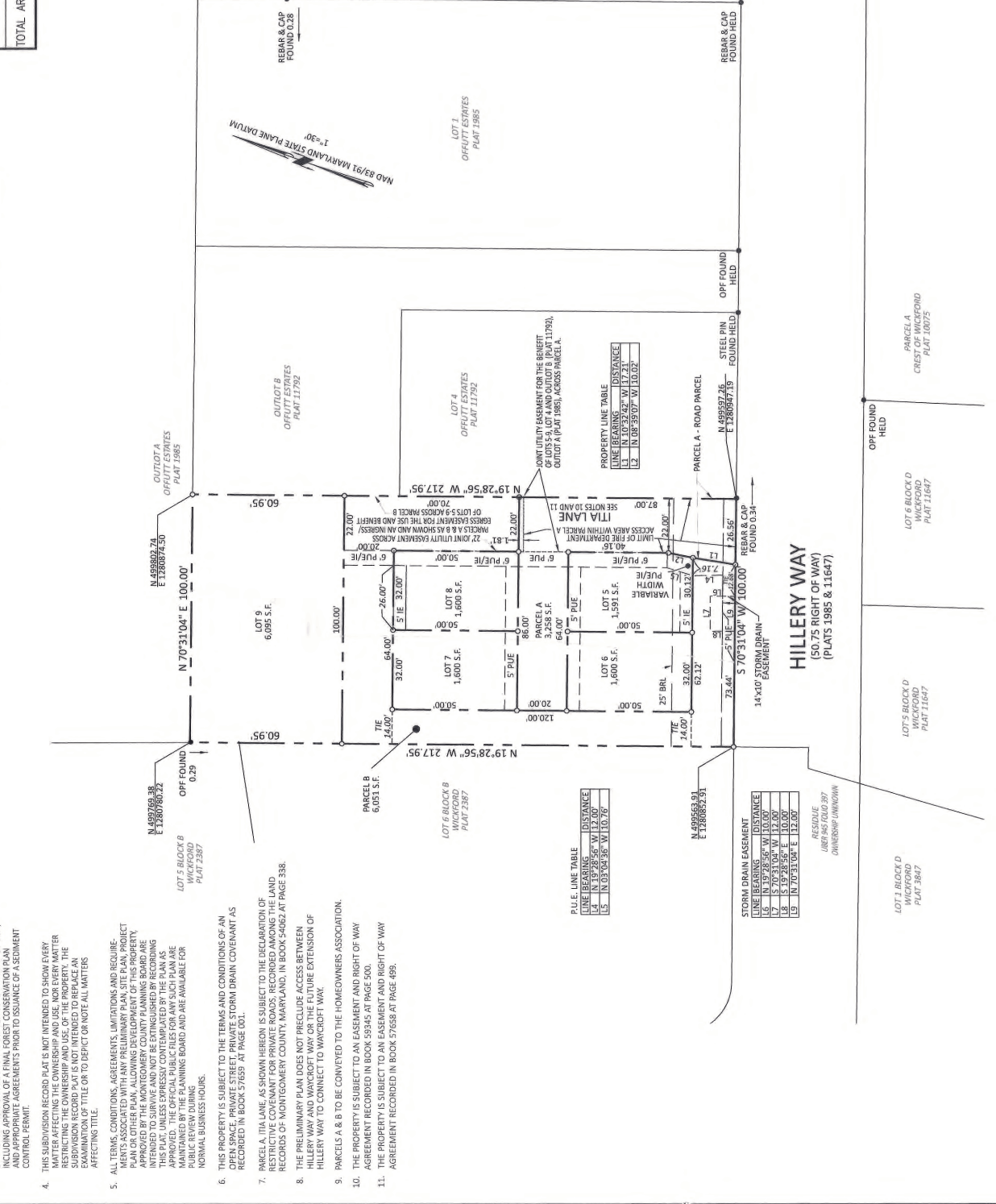
PLAT NO.

APPROVAL/INFORMATION CHART	HQ-121
TAX MAP GRID	HQ-11
ZONING CATEGORY	Z-11, 11-05
APPROVED PRELIMINARY PLAN #	12015040
APPROVED SITE PLAN #	82015040
FOREST CONSERVATION PLAN #	82015040

LEGEND	HQ-121
PUE=PUBLIC UTILITY EASEMENT	HQ-11
IE=INGRESS/EGRESS SIDEWALK EASEMENT	Z-11, 11-05
PUE/IE=PUBLIC UTILITY EASEMENT/INGRESS & EGRESS SIDEWALK EASEMENT	12015040
	82015040

NOTES:

1. THE PROPERTY INCLUDED HEREON IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
2. VASC STAKES 1993E AND 1992T WERE USED TO ESTABLISH THE MARYLAND STATE PLANE DATUM SHOWN ON THIS PLAT. ALL DISTANCES HEREON ARE SHOWN AS GROUND/SURFACE. USE FOR GIS PURPOSES ONLY.
3. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW OF 1992, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF A SEDIMENT CONTROL PERMIT.
4. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER AFFECTING THE TITLE OR TO DEFACTO OR NOTE ALL MATTERS AFFECTING TITLE.
5. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY RECORDING THIS PLAT, UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE AVAILABLE FOR PUBLIC REVIEW DURING THE PLANNING BOARD AND ARE AVAILABLE FOR NORMAL BUSINESS HOURS.
6. THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF AN OPEN SPACE, PRIVATE STREET, PRIVATE STORM DRAIN COVENANT AS RECORDED IN BOOK 57659 AT PAGE 001.
7. PARCELS A, TIT LANE, AS SHOWN HEREON, IS SUBJECT TO THE DECLARATION OF RESTRICTIVE COVENANT FOR PRIVATE ROADS, RECORDED AMONG THE RECORDS OF MONTGOMERY COUNTY, MARYLAND, IN BOOK 54062 AT PAGE 338.
8. THE PRELIMINARY PLAN DOES NOT RECLUDE ACCESS BETWEEN HILLERY WAY AND WANCROFT WAY OR THE FUTURE EXTENSION OF HILLERY WAY TO CONNECT TO WANCROFT WAY.
9. PARCELS A & B TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.
10. THE PROPERTY IS SUBJECT TO AN EASEMENT AND RIGHT OF WAY AGREEMENT RECORDED IN BOOK 59345 AT PAGE 500.
11. THE PROPERTY IS SUBJECT TO AN EASEMENT AND RIGHT OF WAY AGREEMENT RECORDED IN BOOK 57658 AT PAGE 499.



OWNER'S CERTIFICATE

WE, WHITE PLAIN PARK, INC., OWNERS OF THE PROPERTY DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISHING THE MINIMUM BUILDING RESTRICTION LINES. FURTHER, WE GRANT TO PERSONS ELECTRIC POWER CO. OF MARYLAND AND COMCAST CABLE MARYLAND, INC. AND TO EACH OF THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AN EASEMENT, IN, ON AND OVER THE LAND DESCRIBED HEREON, FOR THE INSTALLATION AND MAINTENANCE OF SUCH UTILITIES AND SERVICES AS ARE SET FORTH IN A CERTAIN DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS FOR PUBLIC UTILITY EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 497, SAID TERMS AND PROVISIONS BEING INCORPORATED HEREIN BY THIS REFERENCE.

FURTHER, WE GRANT A STORM DRAIN EASEMENT, AS SHOWN, TO MONTGOMERY COUNTY, MARYLAND.

FURTHER, WE GRANT THE JOINT UTILITY EASEMENTS ACROSS PARCELS A & B AS SHOWN. FURTHER, WE GRANT A 22 FOOT INGRESS/EGRESS EASEMENT ACROSS PARCEL B, AS SHOWN, FOR THE USE AND BENEFIT OF LOTS 5 THROUGH 9, TO THE HOMEOWNERS ASSOCIATION.

FURTHER, WE GRANT A 22 FOOT FIRE DEPARTMENT ACCESS, ACROSS PARCEL A, AS SHOWN, TO MONTGOMERY COUNTY, MARYLAND.

FURTHER, WE GRANT THE INGRESS/EGRESS SIDEWALK EASEMENTS (SHOWN AS IE) TO THE HOMEOWNERS ASSOCIATION.

FURTHER, WE GRANT THE 25' SLOPE AND GRADING EASEMENT TO THE BUILDING RESTRICTION LINE, AS SHOWN, TO MONTGOMERY COUNTY, MARYLAND, FOR LOTS AND PARCELS CONTIGUOUS AND ADJACENT TO THE PROPERTY DESCRIBED HEREON, FOR THE MAINTENANCE OF THE PUBLIC IMPROVEMENTS ON HILLERY WAY HAVE BEEN COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY.

FURTHER, WE AS THE OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50.4.3.6 OF THE MONTGOMERY COUNTY CODE.

THESE ARE NO RECORDED SUITS, ACTIONS AT LAW, LIENS, LEASES, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION EXCEPT A CERTAIN DEED OF TRUST RECORDED IN LIBER 54279 AT FOLIO 83 AND ALL PARTIES WITH AN INTEREST THEREIN TO HAVE INDICATED THEIR ASSENT BELOW.

[Signature] A. Hunt DATE 5/06/2020

[Signature] J. Smith DATE 5/06/2020

WITNESSES

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS TRUE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF. I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF MARYLAND, LICENSE NO. 21815, AND I HAVE BEEN EMPLOYED BY WHITE PLAIN PARK, INC. SINCE FEBRUARY 11, 2020 AND RECORDED FEBRUARY 16, 2020 AS LIBER 5182 FOLIO 11 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT IF ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THIS PLAT WILL BE SET IN ACCORDANCE WITH SECTION 50.4.3.6 OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED ON THIS PLAT IS 21,795 SQUARE FEET OR 6,508 ACRES, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

DATE 5/06/2020 *[Signature]* Dean Packard

DEAN PACKARD
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21815
EXP. 12/4/2021

SUBDIVISION RECORD PLAT
LOTS 5 THROUGH 9 & PARCELS A & B
OFFUTT ESTATES
A RE-SUBDIVISION OF LOT 3
OFFUTT ESTATES
MONTGOMERY COUNTY, MARYLAND

PACKARD & ASSOCIATES, LLC.
Civil Engineers • Land Surveyors • Planners
16220 FREDERICK ROAD, SUITE 300
GATHERSBURG, MARYLAND 20877
Phone: (301) 208-0250

SCALE 1"=30'

APRIL, 2020

PLAT TOTALS	7
NUMBER OF LOTS & PARCELS	0.5003 AC.
AREA OF LOTS & PARCELS	0.000 AC.
AREA OF STREET DEDICATION	0.5003 AC.
TOTAL AREA THIS PLAT	0.5003 AC.

APPROVED	5-11-2020	DATE
RECORDED		DATE
APPROVED		DATE
RECORDED		DATE

Montgomery County, Maryland
Department of Permitting Services

Approved *[Signature]* DATE 5-11-2020

RECORDED _____ DATE _____

APPROVED _____ DATE _____

RECORDED _____ DATE _____

APPROVED _____ DATE _____

RECORDED _____ DATE _____

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

Approved _____ DATE _____

CHAIRMAN _____ ASST. SECRETARY-TREASURER _____

M-N.C.P. & P.C. Record File No.: _____

Montgomery County, Maryland
Department of Permitting Services

Approved *[Signature]* DATE 5-11-2020

RECORDED _____ DATE _____

APPROVED _____ DATE _____

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Montgomery County, Maryland
Department of Permitting Services

Approved *[Signature]* DATE 5-11-2020

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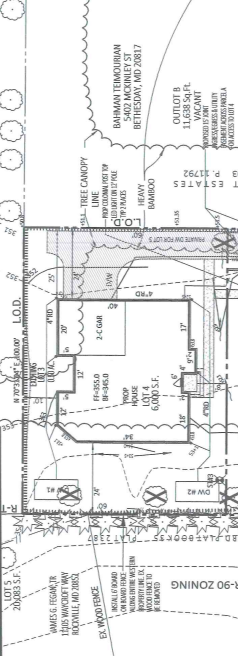
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RECORDED _____ DATE _____

PARKING CALCULATIONS
 PARKING REQUIREMENTS:
 2 PARKING SPACES PER SINGLE FAMILY OR TOWNHOUSE UNIT (SEC. 59 E-3.7)
 5 UNITS X 2 PARKING SPACES = 10 PARKING SPACES REQUIRED
 PARKING PROVIDED: 10 PARKING SPACES IN 2 CAR GARAGE + 4 EXTRA SPACES

SITE DATA
 MORRISON PARTNERS, LLC
 2000 WOODBURY DRIVE, SUITE 200
 ROCKVILLE, MD 20854
 AREA OF LOT 5: 1,800 S.F.
 AREA OF LOT 6: 1,800 S.F.
 AREA OF LOT 7: 1,800 S.F.
 AREA OF LOT 8: 1,800 S.F.
 AREA OF LOT 9: 1,800 S.F.
 AREA OF LOT 10: 1,800 S.F.



CERTIFIED PRELIMINARY PLAN OFFUTT ESTATES

120150040

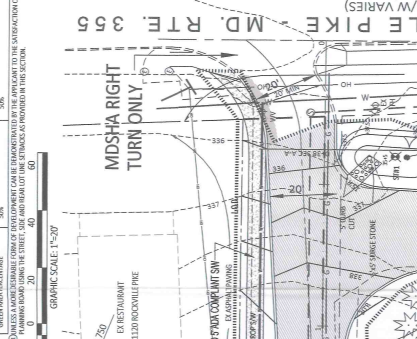
LEGEND

	EXISTING WOODWORK
	EXISTING WINDOW
	EXISTING FOUNDATION
	EXISTING FOOTING
	EXISTING FOUNDATION WALL
	EXISTING FOUNDATION SLAB
	EXISTING FOUNDATION PIER
	EXISTING FOUNDATION POST
	EXISTING FOUNDATION COLUMN
	EXISTING FOUNDATION WALL PIER
	EXISTING FOUNDATION WALL PIER PIER
	EXISTING FOUNDATION WALL PIER PIER PIER
	EXISTING FOUNDATION WALL PIER PIER PIER PIER
	EXISTING FOUNDATION WALL PIER PIER PIER PIER PIER

GENERAL NOTES
 1. SITE ADDRESS IS 5421 HILLERY WAY, ROCKVILLE, MD 20852.
 2. THIS PLAN IS THE PROPERTY OF OFFUTT ESTATES, LLC.
 3. THE INFORMATION ON THIS PLAN IS BASED ON THE RECORD DRAWINGS AND SURVEY DATA.
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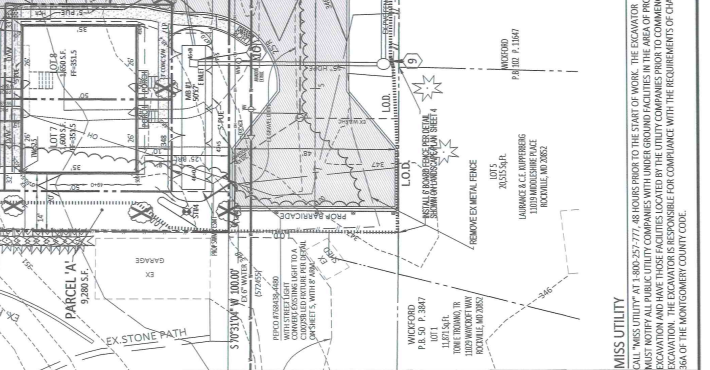
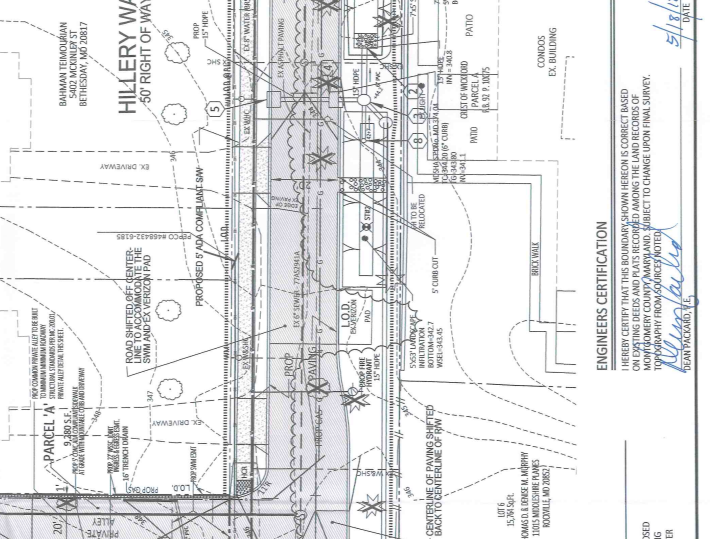
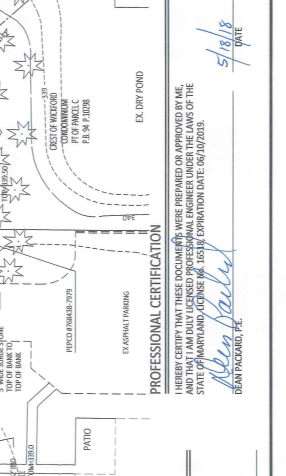
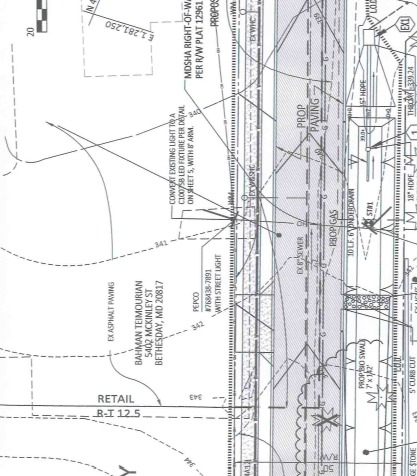
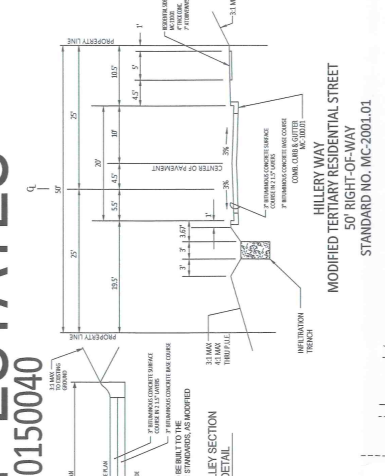
DEVELOPMENT STANDARDS

ITEM NO.	DEVELOPMENT STANDARD	PROPOSED	COMMENTS
1	MINIMUM LOT AREA	2,700 S.F.	2,700 S.F.
2	MINIMUM LOT WIDTH	40.0 FT.	40.0 FT.
3	MINIMUM LOT DEPTH	67.0 FT.	67.0 FT.
4	MINIMUM FRONT YARD SETBACK	10.0 FT.	10.0 FT.
5	MINIMUM SIDE YARD SETBACK	5.0 FT.	5.0 FT.
6	MINIMUM REAR YARD SETBACK	10.0 FT.	10.0 FT.
7	MINIMUM FRONT SETBACK	10.0 FT.	10.0 FT.
8	MINIMUM SIDE SETBACK	5.0 FT.	5.0 FT.
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14	MINIMUM SIDE SETBACK	5.0 FT.	5.0 FT.
15	MINIMUM REAR SETBACK	10.0 FT.	10.0 FT.
16	MINIMUM FRONT SETBACK	10.0 FT.	10.0 FT.
17	MINIMUM SIDE SETBACK	5.0 FT.	5.0 FT.
18	MINIMUM REAR SETBACK	10.0 FT.	10.0 FT.
19	MINIMUM FRONT SETBACK	10.0 FT.	10.0 FT.
20	MINIMUM SIDE SETBACK	5.0 FT.	5.0 FT.
21	MINIMUM REAR SETBACK	10.0 FT.	10.0 FT.
22	MINIMUM FRONT SETBACK	10.0 FT.	10.0 FT.
23	MINIMUM SIDE SETBACK	5.0 FT.	5.0 FT.
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25	MINIMUM FRONT SETBACK	10.0 FT.	10.0 FT.
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40	MINIMUM FRONT SETBACK	10.0 FT.	10.0 FT.
41	MINIMUM SIDE SETBACK	5.0 FT.	5.0 FT.
42	MINIMUM REAR SETBACK	10.0 FT.	10.0 FT.
43	MINIMUM FRONT SETBACK	10.0 FT.	10.0 FT.
44	MINIMUM SIDE SETBACK	5.0 FT.	5.0 FT.
45	MINIMUM REAR SETBACK	10.0 FT.	10.0 FT.
46	MINIMUM FRONT SETBACK	10.0 FT.	10.0 FT.
47	MINIMUM SIDE SETBACK	5.0 FT.	5.0 FT.
48	MINIMUM REAR SETBACK	10.0 FT.	10.0 FT.
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50	MINIMUM SIDE SETBACK	5.0 FT.	5.0 FT.



APPROVAL SHEET
DATE: 09/26/18
COUNTY: MONTGOMERY
PROJECT: 120150040

14. The certified Preliminary Plan must contain the following:
a. A site plan showing the proposed development, including all proposed buildings, structures, parking spaces, and other improvements.
b. A site plan showing the proposed development, including all proposed buildings, structures, parking spaces, and other improvements.
c. A site plan showing the proposed development, including all proposed buildings, structures, parking spaces, and other improvements.

15. The applicant must provide Preliminary Plan "Private Use," including any other information required by the Planning Board, including but not limited to:
a. A site plan showing the proposed development, including all proposed buildings, structures, parking spaces, and other improvements.
b. A site plan showing the proposed development, including all proposed buildings, structures, parking spaces, and other improvements.

16. The applicant must provide Preliminary Plan "Public Use," including any other information required by the Planning Board, including but not limited to:
a. A site plan showing the proposed development, including all proposed buildings, structures, parking spaces, and other improvements.
b. A site plan showing the proposed development, including all proposed buildings, structures, parking spaces, and other improvements.

17. The applicant must provide Preliminary Plan "Public Use," including any other information required by the Planning Board, including but not limited to:
a. A site plan showing the proposed development, including all proposed buildings, structures, parking spaces, and other improvements.
b. A site plan showing the proposed development, including all proposed buildings, structures, parking spaces, and other improvements.

18. The applicant must provide Preliminary Plan "Public Use," including any other information required by the Planning Board, including but not limited to:
a. A site plan showing the proposed development, including all proposed buildings, structures, parking spaces, and other improvements.
b. A site plan showing the proposed development, including all proposed buildings, structures, parking spaces, and other improvements.

19. The applicant must provide Preliminary Plan "Public Use," including any other information required by the Planning Board, including but not limited to:
a. A site plan showing the proposed development, including all proposed buildings, structures, parking spaces, and other improvements.
b. A site plan showing the proposed development, including all proposed buildings, structures, parking spaces, and other improvements.

20. The applicant must provide Preliminary Plan "Public Use," including any other information required by the Planning Board, including but not limited to:
a. A site plan showing the proposed development, including all proposed buildings, structures, parking spaces, and other improvements.
b. A site plan showing the proposed development, including all proposed buildings, structures, parking spaces, and other improvements.

21. The applicant must provide Preliminary Plan "Public Use," including any other information required by the Planning Board, including but not limited to:
a. A site plan showing the proposed development, including all proposed buildings, structures, parking spaces, and other improvements.
b. A site plan showing the proposed development, including all proposed buildings, structures, parking spaces, and other improvements.