



## MEMORANDUM

DATE: September 25, 2023

TO: Montgomery County Planning Board

FROM: Stephen Smith, Coordinator, IRC Division (301)-495-4522 *SSS*  
Jay Beatty, Senior Planner, IRC Division (301)-495-2178 *JCB*

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board  
Agenda for October 5, 2023

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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:

**220220690**     **Willerburn Acres, Section 2**

**220240040**     **Brothers Grove**

**Plat Name:** Willerburn Acres, Section 2

**Plat #:** 220220690

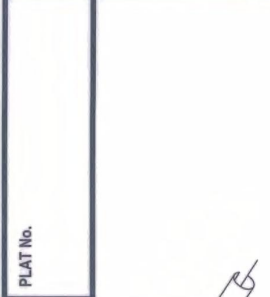
**Location:** Located in the northeast quadrant of the intersection of Seven Locks Road and Fontaine Street

**Master Plan:** Potomac Subregion 2002 Master Plan

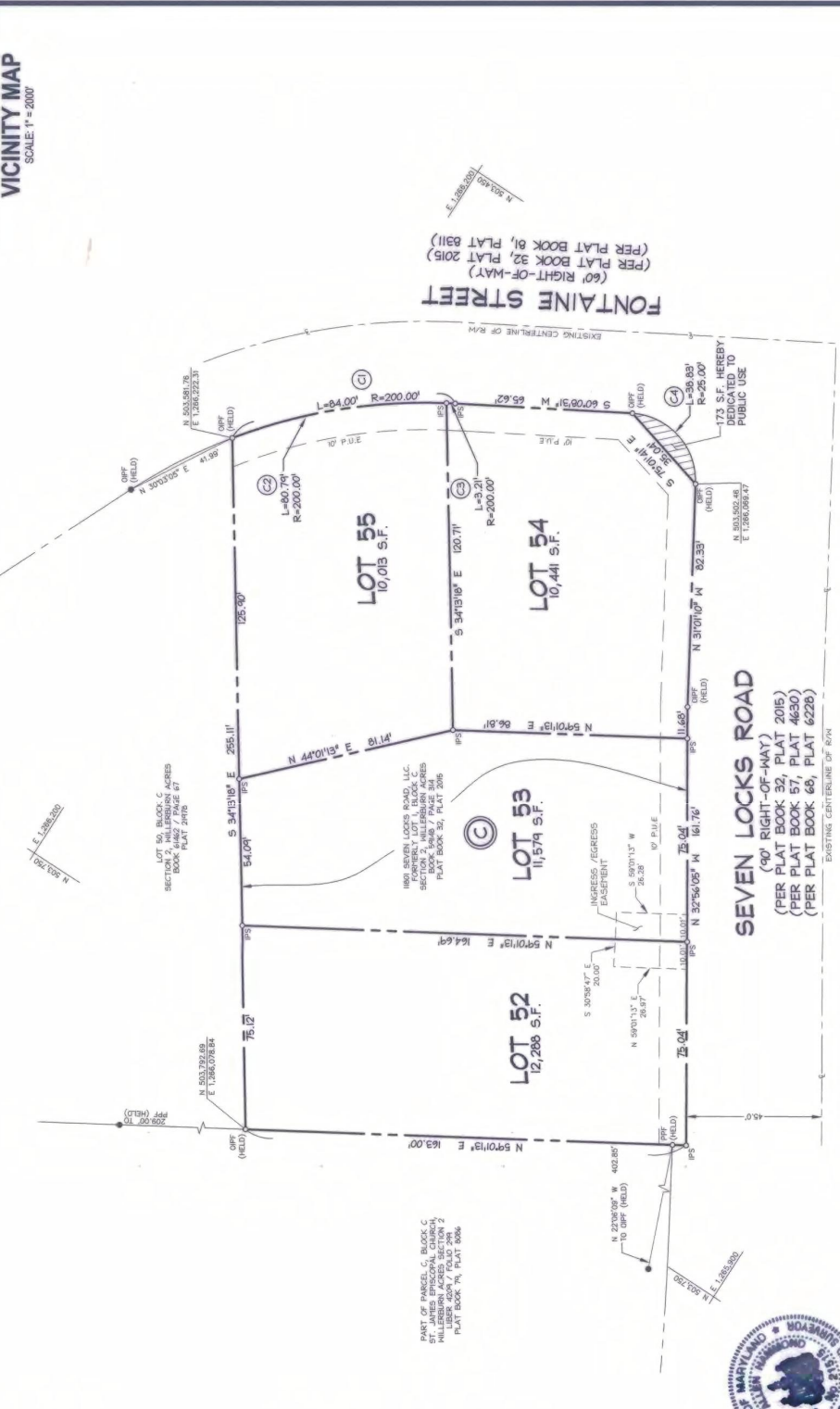
**Plat Details:** R-90 zone; 4 lots

**Owner:** 11801 Seven Locks Rd, LLC

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120210160 (MCPB Resolution No. 22-009), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's approval of the aforesaid plan.



CURVE	LENGTH	RAIUS	CHORD	GRD BEARING	DELTA
(1)	64.00'	200.00'	59.39'	S 49°56'52" W	22°03'51"
(2)	60.79'	200.00'	50.24'	S 47°36'58" W	22°06'45"
(3)	3.27'	200.00'	3.07'	S 89°49'54" W	0°05'50"
(4)	38.83'	25.00'	36.04'	S 76°01'41" E	88°05'18"



**PLAT TABULATION**

Number of Lots	4
Number of Parcels	0
Area of Lot(s)	44,321 sq. ft.
Area of Parcel(s)	0.0000 sq. ft.
Area of Street Dedication	712 sq. ft.
Total Area	44,484 sq. ft. (1.02 Acres)

**Department of Permitting Services**  
 Montgomery County, Maryland  
 Date: 9-13-2023  
 Approved: [Signature] Director

**The Maryland National Capital Park and Planning Commission**  
 Montgomery County Planning Board  
 Approved: \_\_\_\_\_ Chair  
 Montgomery Plat Signatory for Secretary - Treasurer  
 M.N.C.P. & P.C. Record File No. \_\_\_\_\_



10 South Bentz Street  
 Frederick, Maryland 21701  
 301-837-8031 office  
 www.casengineering.com  
 info@casengineering.com



**SUBDIVISION RECORD PLAT**  
**LOTS 52 - 55, BLOCK C**  
**WILLERBURN ACRES, SECTION 2**  
 A RESUBDIVISION OF LOT 1, BLOCK C  
 ROCKVILLE (4TH) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 30' JULY, 2023

- NOTES**
- This property is served by public water and sewer systems only.
  - The property that is the subject of this record plat is in the R-30 zone as of the state of plat recordation.
  - IPS = Iron Pin with Cap Set  
 OFF = Open Iron Pipe Found  
 PPF = Pinned Pipe Found
  - The property shown hereon is located on Tax Map GG122.
  - The property shown hereon is located on W.S.S.C. 200-foot sheet 215NW88.
  - This property is located on F.E.M.A. Flood Insurance Map Community-Parcel Number 24030384D, flood zone "X".
  - The lots shown hereon are limited to the uses and condition as required by Preliminary Plan M-210160, 11801 Seven Locks Road, Willerburn Acres, Section 2.
  - All easements and encroachments shown hereon are shown as they exist and are not intended to be a preliminary plan, site plan, project plan, or other plan allowing development of this property and approved by the Montgomery County Planning Board are intended to survive unless modified by further action by the board. The official public files for any such plan are maintained by the Montgomery County Planning Board and are available for public review upon request.
  - This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use of this property. This subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
  - The lots shown hereon are subject to the requirements of Chapter 22A, Montgomery County Forest Conservation Law, and the terms of Final Forest Conservation Plan No. 120210150 and appropriate agreements prior to issuance of a Subdivision Control Permit.

**OWNERS' CERTIFICATE**

We, 11801 Seven Locks Rd, LLC, owners of the property shown and described hereon, hereby adopt this plat of subdivision and establish the minimum building restriction lines.

We further grant an ingress/egress easement, shown hereon as "10' P.U.E.", to those parties named in the document entitled "Declaration of Terms and Provisions of Public Utility Easements", as recorded in Liber 3834 at Folio 457 among the Land Records of Montgomery County, Maryland.

We further grant an ingress/egress easement as shown hereon for the benefit of Lots 52 & 53. There are no suits, actions at law, leases, liens, mortgages, or trusts affecting the property shown hereon, except as indicated below.

Zina Aleksar  
 President  
 [Signature]  
 Witness

**SURVEYOR'S CERTIFICATE**

I hereby certify that the plat shown hereon is correct to the best of my knowledge and belief, and that I am a duly Licensed Professional Land Surveyor in the State of Maryland, and that I am duly qualified to perform the duties of a Professional Land Surveyor in the State of Maryland.

9/18/2023 Jeffrey Allen Hoffmann  
 Professional Land Surveyor  
 Exp. Date: 07/13/2025



Recorded \_\_\_\_\_  
 Plat No. \_\_\_\_\_

# PRELIMINARY SUBDIVISION PLAN - M-NCP&PC No. 120210160

Case Job No. 18-119  
Date: 08/24/21

CURTIS A. SCHAEFFER, PE  
CASA ENGINEERING & ARCHITECTURE, LLC  
PROFESSIONAL ENGINEERING CERTIFICATION  
No. 16300404  
CASA ENGINEERING & ARCHITECTURE, LLC  
107 OLD BRIDGE ROAD, SUITE 100  
ROCKVILLE, MD 20854  
TEL: 301.435.2222

VICINITY MAP  
SCALE: GRAPHICAL SCALE 1" = 200'

Lot 1, Block C, Willeburn Acres, Section 2  
Rockville (in Election District, Montgomery County, MD)  
Pat Book 32, Plat No. 2015, Recorded 08/26/1947  
1801 Seven Locks Road  
Rockville, Maryland 20854

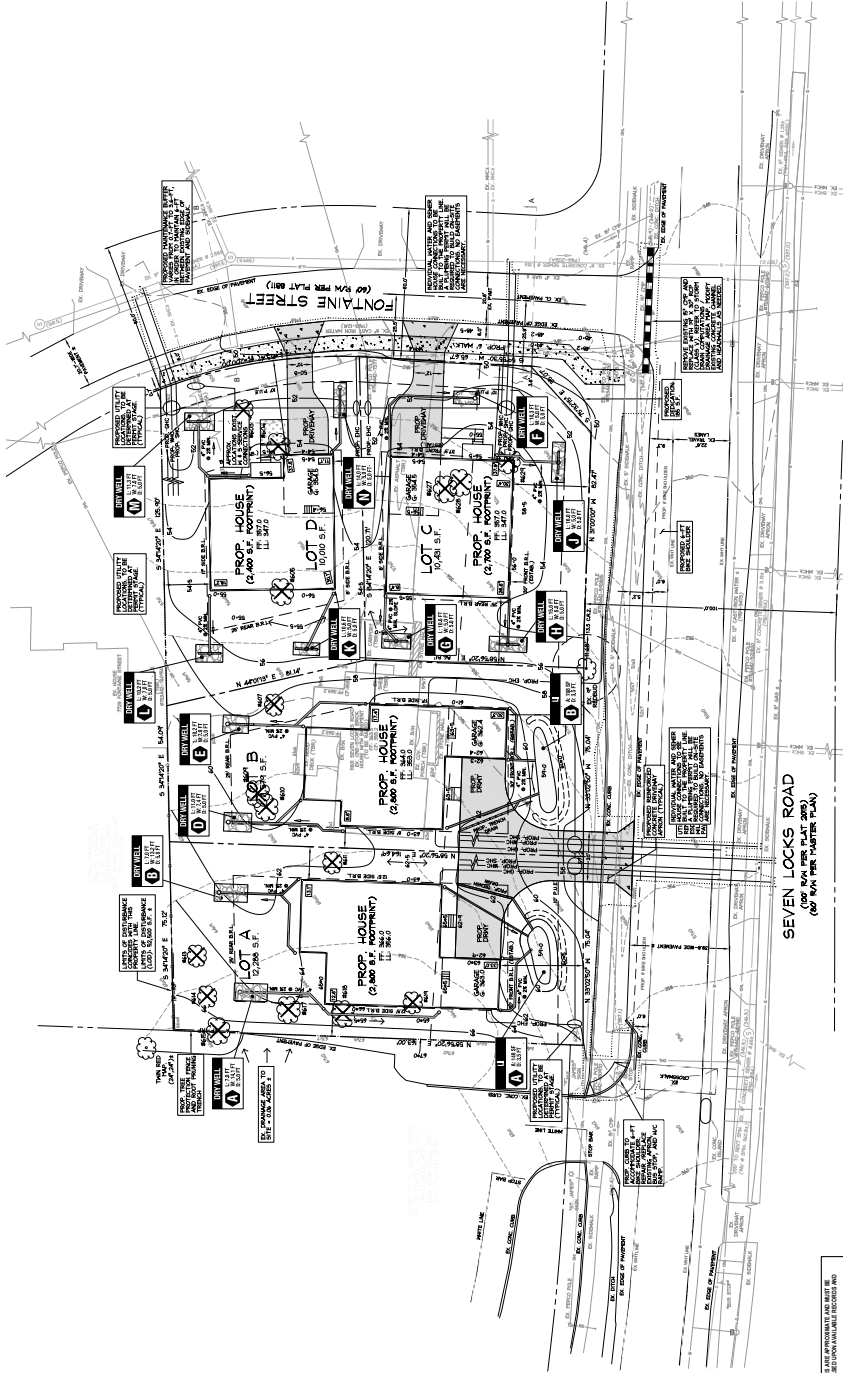
**CASA ENGINEERING & ARCHITECTURE, LLC**  
ENGINEERS

CASA ENGINEERING & ARCHITECTURE, LLC  
Professional Engineer No. 16300404  
107 Old Bridge Road, Suite 100  
Rockville, MD 20854  
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SHEET TITLE  
Preliminary  
Subdivision  
Plan

PP-4

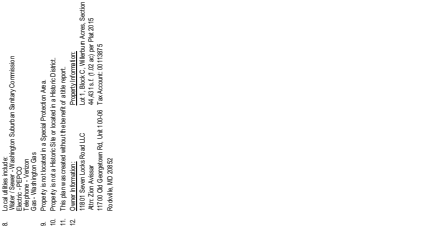


**1801 Seven Locks Road**  
**Lot 1, Block C**  
**Willeburn Acres, Section 2**  
**Proposed Lots A - D**  
**Preliminary Subdivision Plan**

PRELIMINARY SUBDIVISION PLAN: THESE LOTS ARE OFFERED FOR SALE IN THE PRELIMINARY SUBDIVISION PLAN OF AN UNOFFICIALLY RECORDED AND UNOFFICIALLY APPROVED SUBDIVISION. THE BUYER ASSUMES ALL RISK AND LIABILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE PLANNING BOARD HAS CONSIDERED THE SUBDIVISION PLAN AND HAS FOUND THAT IT CONFORMS TO THE SUBDIVISION PLAN ACT AND THE SUBDIVISION PLAN REGULATIONS. THE PLANNING BOARD'S APPROVAL DOES NOT CONSTITUTE A WARRANTY OF ANY KIND, NOR DOES IT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE BUYER ASSUMES ALL RISK AND LIABILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

**EXISTING ROAD SECTION/ARTERIAL ROAD OPEN SECTION**  
RETRIED ROAD SECTION/ARTERIAL ROAD OPEN SECTION  
EXISTING ROAD SECTION/W PROPOSED OPEN SECTION (M-C21.1A)  
EXISTING ROAD SECTION/W PROPOSED OPEN SECTION (M-C21.1B)  
EXISTING ROAD SECTION/W PROPOSED OPEN SECTION (M-C21.1A)  
EXISTING ROAD SECTION/W PROPOSED OPEN SECTION (M-C21.1B)

- ### GENERAL NOTES
1. PROPERTY INFORMATION AND PLANNING BOARD APPROVAL DO NOT CONSTITUTE A WARRANTY OF ANY KIND.
  2. THESE LOTS ARE OFFERED FOR SALE IN THE PRELIMINARY SUBDIVISION PLAN OF AN UNOFFICIALLY RECORDED AND UNOFFICIALLY APPROVED SUBDIVISION.
  3. THE BUYER ASSUMES ALL RISK AND LIABILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
  4. THE PLANNING BOARD HAS CONSIDERED THE SUBDIVISION PLAN AND HAS FOUND THAT IT CONFORMS TO THE SUBDIVISION PLAN ACT AND THE SUBDIVISION PLAN REGULATIONS.
  5. THE PLANNING BOARD'S APPROVAL DOES NOT CONSTITUTE A WARRANTY OF ANY KIND, NOR DOES IT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
  6. THE BUYER ASSUMES ALL RISK AND LIABILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
  7. THESE LOTS ARE OFFERED FOR SALE IN THE PRELIMINARY SUBDIVISION PLAN OF AN UNOFFICIALLY RECORDED AND UNOFFICIALLY APPROVED SUBDIVISION.
  8. THE BUYER ASSUMES ALL RISK AND LIABILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
  9. THE PLANNING BOARD HAS CONSIDERED THE SUBDIVISION PLAN AND HAS FOUND THAT IT CONFORMS TO THE SUBDIVISION PLAN ACT AND THE SUBDIVISION PLAN REGULATIONS.
  10. THE PLANNING BOARD'S APPROVAL DOES NOT CONSTITUTE A WARRANTY OF ANY KIND, NOR DOES IT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
  11. THE BUYER ASSUMES ALL RISK AND LIABILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
  12. THESE LOTS ARE OFFERED FOR SALE IN THE PRELIMINARY SUBDIVISION PLAN OF AN UNOFFICIALLY RECORDED AND UNOFFICIALLY APPROVED SUBDIVISION.



### TREE DATA (EXISTING TREES ONLY)

TREE ID	SPACING	CIRCUMFERENCE	HEIGHT	STATUS
T1	10'	12"	8'	GOOD
T2	10'	12"	8'	GOOD
T3	10'	12"	8'	GOOD
T4	10'	12"	8'	GOOD
T5	10'	12"	8'	GOOD
T6	10'	12"	8'	GOOD
T7	10'	12"	8'	GOOD
T8	10'	12"	8'	GOOD
T9	10'	12"	8'	GOOD
T10	10'	12"	8'	GOOD
T11	10'	12"	8'	GOOD
T12	10'	12"	8'	GOOD
T13	10'	12"	8'	GOOD
T14	10'	12"	8'	GOOD
T15	10'	12"	8'	GOOD
T16	10'	12"	8'	GOOD
T17	10'	12"	8'	GOOD
T18	10'	12"	8'	GOOD
T19	10'	12"	8'	GOOD
T20	10'	12"	8'	GOOD

### TREE DATA (NEW TREES ONLY)

TREE ID	SPACING	CIRCUMFERENCE	HEIGHT	STATUS
T21	10'	12"	8'	GOOD
T22	10'	12"	8'	GOOD
T23	10'	12"	8'	GOOD
T24	10'	12"	8'	GOOD
T25	10'	12"	8'	GOOD
T26	10'	12"	8'	GOOD
T27	10'	12"	8'	GOOD
T28	10'	12"	8'	GOOD
T29	10'	12"	8'	GOOD
T30	10'	12"	8'	GOOD