



MEMORANDUM

DATE: October 6, 2023

TO: Montgomery County Planning Board

FROM: Stephen Smith, Intake & Regulatory Coordination Division (301)-495-4522
Jonathan Jones, Intake & Regulatory Coordination Division (301)-495-4516

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board
Agenda for October 19, 2023

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:

220231080 **Willerburn Acres, Section 2**

Plat Name: Willerburn Acres, Section 2

Plat #: 220231080

Location: Located on the west side of Gainsborough Road, approximately 1,200 feet east of Fontaine Street

Master Plan: Potomac Subregion 2002 Master Plan

Plat Details: R-90 zone; 2 lots

Owner: Masoud Rad & Phillip Parsons

The subdivision plat has been reviewed by the M-NCPPC staff and determined to be in compliance with Administrative Subdivision Plan No. 620220010 (MCPB Resolution No. 22-090), 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.

PLAT NO.

| | |
|---------------------------|----------------------------|
| NUMBER OF LOTS | 2 |
| AREA OF LOTS | 36,062 S.F. OR 0.82787 AC. |
| AREA OF STREET DEDICATION | 0 S.F. |
| TOTAL AREA THIS PLAT | 36,062 S.F. OR 0.82787 AC. |

| | |
|----------------------------|---------------|
| APPROVAL/INFORMATION CHART | |
| TAX MAP | 60132 - 03142 |
| ZONING CATEGORY | R-80 |

VICINITY MAP 1" = 2000'

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 RE-SUBDIVISION OF THE PROPERTY DESCRIBED AS LOT 23, BLOCK A, WILLERBURN ACRES, PLAT NO. 11825, TENANTS IN COMMON, IN A DEED DATED APRIL 4TH, 2023 AND BEING LOT 23, BLOCK A, AS SHOWN, 2023, IN BOOK 88883 AT PAGE 008, AND BEING LOT 23, BLOCK A, RECORDED ON PLAT 11825, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. I FURTHER CERTIFY THAT ALL PROPERTY CORNERS MARKED ON THIS PLAT HAVE BEEN RECORDED AND THE TOTAL AREA INCLUDED ON THIS PLAT IS 36,062 SQUARE FEET OR 0.82787 ACRES.

9/26/23 *Alan Packard*
 DEAN PACKARD
 PROFESSIONAL LAND SURVEYOR
 MONTGOMERY COUNTY, MARYLAND
 EXP. DATE 12/31/2023

8. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEFECT OR NOTE ALL MATTERS AFFECTING TITLE. HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW OF 1992, AND THE TERMS AND CONDITIONS OF FINAL FOREST CONSERVATION PLAN NO. 620220010.

9. THIS PROPERTY IS SERVED BY PUBLIC WATER AND 60122 AND 60342.

10. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THE PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING COMMISSION AND UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED, THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING COMMISSION AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

11. MARYLAND STATE PLANE DATUM BASED ON W.S.S.C. MONUMENTS NGS STATION 47112, N 504,726.90 E 1,262,694.00 NGS STATION JV2314, N 506,251.70 E 1,265,262.18

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. FURTHER, WE GRANT TO POTOMAC ELECTRIC POWER COMPANY, BELL ATLANTIC TELEPHONE COMPANY OF MARYLAND, WASHINGTON GAS LIGHT COMPANY AND TO EACH OF THEIR SUCCESSORS AND ASSIGNS, THE RIGHT OF EASEMENT, AND TO EACH OF THEM HEREON DESCRIBED AS TEN FOOT WIDE PUBLIC UTILITY EASEMENT, DESIGNATED HEREON AS "P.U.E.", WITH THE TERMS AND PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN THE INSTRUMENTS OF RECORD FOR THE PUBLIC UTILITY EASEMENTS AND RECORDS FOR MONTGOMERY COUNTY, MARYLAND, IN LIBER 3534 AT FOLIO 457, SAID TERMS AND PROVISIONS BEING INCORPORATED HEREIN BY THIS REFERENCE.

OUR SUCCESSORS AND ASSIGNS HEREBY AGREE TO ACCEPT AND AGREE 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 RECORDED SUITS, ACTIONS AT LAW, LIENS, LEASES, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

Matthew Deen Packard 9/26/2023
 WITNESS DATE
Alan Packard 9/26/2023
 WITNESS DATE



SCALE 1" = 30'

OWNER'S CERTIFICATE

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Matthew Deen Packard 9/26/2023
 WITNESS DATE
Alan Packard 9/26/2023
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NOTES:

1. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON W.S.S.C. BASE SHEETS 215N007 & 215N008.
2. THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL FOR ADMINISTRATIVE SUBDIVISION PLAN #620220010.
3. THE PROPERTY SUBJECT TO THIS RECORD PLAT IS ZONED R-80.
4. THIS PROPERTY IS SERVED BY PUBLIC WATER.
5. THIS PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP 60122 AND 60342.
6. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THE PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING COMMISSION AND UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED, THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING COMMISSION AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
7. MARYLAND STATE PLANE DATUM BASED ON W.S.S.C. MONUMENTS NGS STATION 47112, N 504,726.90 E 1,262,694.00 NGS STATION JV2314, N 506,251.70 E 1,265,262.18

LEGEND

- EXISTING IPF TO BE SET
- IRON PIPE TO BE SET
- IPF IRON PIPE FOUND

APPROVED _____ DATE _____

CHAIR _____

APPROVED _____ DATE _____

SECRETARY-TREASURER _____

RECORDED _____

PLAT NO. _____

Montgomery County, Maryland
 Department of Permitting Services

Approved 10-2-2023
 DATE

Alan Packard
 DIRECTOR

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

APPROVED _____ DATE _____

CHAIR _____

SECRETARY-TREASURER _____

RECORDED _____

PLAT NO. _____

Montgomery County, Maryland
 Department of Permitting Services

Approved 10-2-2023
 DATE

Alan Packard
 DIRECTOR

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

APPROVED _____ DATE _____

CHAIR _____

SECRETARY-TREASURER _____

RECORDED _____

PLAT NO. _____

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

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

CONTACT
 KEVIN MACK
 200 WATER ROAD SUITE 100
 ROCKVILLE, MD 20850
 PHONE: 301.228.1300
 WWW.DEWBERRY.COM

APPLICANT/DEVELOPER
 POTOMAC, MD 20854
 11724 GAINSBOROUGH ROAD
 WYOMING HEIGHTS, MD 20898
 PHONE: 301.372.2861
 WWW.POTOMACMD.COM

ADMINISTRATIVE SUBDIVISION PLAN
 620220010
 LOT 23 A WILLERBURN ACRES
 11820 GAINSBOROUGH ROAD
 POTOMAC, MD 20854
 LOT 23 / BLOCK A
 MONTGOMERY COUNTY, MARYLAND

SHEET
 Professional Certification: The undersigned hereby certifies that these documents were prepared or approved by the undersigned or under the direct supervision of the undersigned, a duly Licensed Professional Engineer in the State of Maryland, License No. 1037.
 Signature Date: 11/29/2022



SHEET MAP

SCALE: 1"=30'

| NO. | DATE | BY | DESCRIPTION |
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REVISIONS:

| NO. | DATE | BY | DESCRIPTION |
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ADMINISTRATIVE SUBDIVISION PLAN

ADS UB-003
 SHEET NO. 07-ADSUB620220010.003
 5 of 10

LEGEND

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| - - - - - 213 EXISTING MAJOR CONTIGUOUS | ○ 213 EXISTING TREE TO BE MAINTAINED |
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| - - - - - 249 EXISTING MAJOR CONTIGUOUS | ○ 249 EXISTING TREE TO BE MAINTAINED |
| - - - - - 250 EXISTING MAJOR CONTIGUOUS | ○ 250 EXISTING TREE TO BE MAINTAINED |



Zoning Data Table (Group 4.4.3)

| Zone | Area | Setback | Height | Coverage |
|-------------|---------|---------|---------|----------|
| Residential | 0.83 AC | 25 feet | 35 feet | 30.00% |
| Residential | 0.90 AC | 25 feet | 35 feet | 30.00% |
| Residential | 0.47 AC | 25 feet | 35 feet | 30.00% |
| Residential | 0.39 AC | 25 feet | 35 feet | 30.00% |

Treat Area

| Zone | Area | Setback | Height | Coverage |
|-------------|---------|---------|---------|----------|
| Residential | 0.83 AC | 25 feet | 35 feet | 30.00% |
| Residential | 0.90 AC | 25 feet | 35 feet | 30.00% |
| Residential | 0.47 AC | 25 feet | 35 feet | 30.00% |
| Residential | 0.39 AC | 25 feet | 35 feet | 30.00% |

Proposed (Lot 23)

| | |
|------------------|-----------|
| Lot Area (Sq Ft) | 36,000 SF |
| Setback (Front) | 25 feet |
| Setback (Side) | 5 feet |
| Setback (Rear) | 5 feet |
| Height | 35 feet |
| Coverage | 30.00% |

Required (Lot 23)

| | |
|------------------|-----------|
| Lot Area (Sq Ft) | 36,000 SF |
| Setback (Front) | 25 feet |
| Setback (Side) | 5 feet |
| Setback (Rear) | 5 feet |
| Height | 35 feet |
| Coverage | 30.00% |

APPROVAL
 MONTGOMERY PLANNING DEPARTMENT
 OFFICIAL: [Signature]
 DATE: 11/29/2022

Administrative Subdivision Plan
 SHEET NO. 07-ADSUB620220010.003
 5 of 10

Certified Preliminary Plan Notes:

- The Applicant must schedule an on-site meeting with the Montgomery Planning Department and the Montgomery Planning Department to discuss the proposed subdivision plan and the proposed subdivision plan. The Applicant must schedule an on-site meeting with the Montgomery Planning Department and the Montgomery Planning Department to discuss the proposed subdivision plan and the proposed subdivision plan.

Administrative Subdivision Plan
 SHEET NO. 07-ADSUB620220010.003
 5 of 10