



MEMORANDUM

DATE: September 4, 2025

TO: Montgomery County Planning Board

FROM: Stephen Smith, West County Planning Division (301)-495-4522 
Jay Beatty, West County Planning Division (301)-495-2178 

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board
Agenda for September 18, 2025

The following record plats are recommended for APPROVAL in accordance with the requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations, along with any conditions for the completion of administrative items that may remain outstanding, and copies of plan drawings for the record plat. The following plats are included:

220250420 Paschal Subdivision

220260020 Westwood Square

Plat Name: Paschal Subdivision
Plat #: 220250420

Location: Located on the west side of Peach Tree Road, approximately 1.3 miles south of Old Hundred Road (MD 109)
Master Plan Agriculture and Rural Open Space Plan
Plat Details: AR zone; 1 lot
Owner: Peter and Ineke Kreeger

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Administrative Plan No. 620240080 (MCPB Resolution No. 24-100), 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 plans. Staff recommends approval of the proposed plat, conditioned upon the following:

Applicant to submit plat mylar containing all necessary signatures.

Following completion of the above items staff will forward the plat to the Chair for signature.

NOTES

- This property shown hereon is served by private water and sewer services.
- The property that is the subject of this record plat is in the AR zone as of the date of plat recording.
- PPF = Pumphouse Found
RCS = Right of Way Found
RCS = Right of Way Found
- The property shown hereon is located on Tax Map DW and DL.
- The property shown hereon is located on W.S.C. 200-foot sheets 255 NW 16, 254 NW 15, and 254 NW 14.
- The lot shown hereon is located on E.E.M.A. Flood Insurance Map Community-Panel Number 24001C04040, Flood zone "X".
- The lot shown hereon is located on the map and conditions as required by Administrative Subdivision Plan 620240080, Paschal Land, and the Approved Forest Conservation Plan F20240270.
- Septic Reserve Areas are shown thus: _____
- The Septic Reserve Area on Lot 1 is approved for 5 bedrooms.
- The 20' Septic Building Restriction Lines (SBRs) are subject to change upon re-approval by the Montgomery County Department of Permitting Services and the Department of Public Works.
- All terms, conditions, agreements, covenants, and easements associated with any property and/or easement shown hereon are hereby approved by the Montgomery County Planning Board and approved by the Montgomery County Planning Board for all future use, and that the property and/or easement shown hereon are subject to the terms and conditions of the Montgomery County Planning Board and are available for public review and approval by the Montgomery County Planning Board.
- The record plat is not intended to show any matter affecting the ownership and use, nor any 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 property shown hereon is subject to a Right-of-Way agreement as recorded in Liber 28960 at Folio 140 among the Land Records of Montgomery County, Maryland.
- The property shown hereon is subject to a Declaration of Restrictive Covenant (for Partent) as recorded in Book 65862, Page 465 among the Land Records of Montgomery County, Maryland.
- Four development rights are available for this property per the analysis performed by James Clifford, Sr. of Clifford, Debus & Boynton, CHTD, dated March 24, 2025.
- This property is located in the Agricultural Reserve Zone and subdivision is strictly controlled. Densely developed residential use (25) acres per single family residence and one development right must be available for each single family residence. Agriculture is a use that is permitted in the Agricultural Reserve Zone and is not subject to the same restrictions as other uses permitted in the zone.
- This proposed subdivision of land as represented hereon and on the approved Administrative Subdivision Plan has been found to be in compliance with the Code of Montgomery County, Maryland, and the Montgomery County Department of Permitting Services and the Department of Public Works and is hereby approved for recording.
- The Comprehensive Water and Sewer Plan therefore complies with Environment Article 9B-512, Chapter 20 of the 2021-2026 Comprehensive Water and Sewer Plan and the Department of Permitting Services and the Department of Public Works and is hereby approved for recording.
- The parcels shown hereon are in compliance with the applicable laws and regulations as of the approved date.

PLAT TABULATION

Number of Lots	1
Number of Parcels	1
Area of Lot(s) (sq. ft.)	268,420 sq. ft.
Area of Lot(s) (acres)	6.162 acres
Area of Shared Easement	2,510.81 sq. ft.
Total Area	270,930.81 sq. ft. (6.22 Acres)

Department of Permitting Services
Montgomery County, Maryland

Date: _____
Applicant: _____
Director: _____

The Maryland National Capital Park and Planning Commission
Montgomery County Planning Board

Applicant: _____
Chair: _____
Secretary/Treasurer: _____

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

SURVEYOR'S CERTIFICATE

I hereby certify that the plat shown hereon is correct to the best of my knowledge and belief, that it is a subdivision of part of the lands conveyed by M.D. General & Co., Inc. to the Montgomery County, Maryland, and that the land area involved in this plat is 270,930.81 square feet, 2,510.81 square feet of which is dedicated to public use, and that all property corners marked thus _____ are in place as shown hereon in accordance with Section 3-3.3.3 of the Subdivision Regulations of Montgomery County, Maryland.

08/15/2025 Jeffery M. Remond
Jeffery M. Remond
Professional Land Surveyor
MD Reg. No. 21715
Expiration Date: 07/13/2027



OWNERS' CERTIFICATE

We, Peter L. Krieger and Ingrid D. Krieger, owners of the property shown and described hereon, hereby adopt this plat of subdivision and establish the minimum building restriction lines. We further dedicate to public use the 2,510.81 square feet of land shown hereon adjacent to Peach Tree Road.

We further grant a 15-foot Public Utility Easement, shown hereon as "10' P.U.E." to those parties in the record plat of subdivision of the property shown and described hereon, "Category 1 Forest Conservation Easement", as recorded in Liber 3834 at Folio 457, among the Land Records of Montgomery County, Maryland.

There are no suits, actions at law, leases, liens, mortgages, or trusts affecting the property shown hereon, except as indicated below.

09/26/2025 Peter L. Krieger
Peter L. Krieger
Witness
09/26/2025 Ingrid D. Krieger
Ingrid D. Krieger
Witness

PLAT No.



VICINITY MAP
SCALE: 1" = 200'

PEACH TREE ROAD
RIGHT-OF-WAY VARIES
(PER LIBER 4502 AT FOLIO 383)

25'-WIDE INGRESS/EGRESS AND
EASEMENT FOR LOT 1
USE AND BENEFIT OF LOT 1
(BOOK 6903 AT PAGE 4)

REMAINDER
PARCEL P900

PETER L. KRIEGER & INGRID D. KRIEGER
REMANUING PARCEL P900
LIBER 17005 AT FOLIO 94

PART ONE
CATEGORY 1 FOREST
CONSERVATION EASEMENT
(BOOK 4494 AT PAGE 185)

PART TWO
CATEGORY 1 FOREST
CONSERVATION EASEMENT
(BOOK 4494 AT PAGE 185)

SUBDIVISION RECORD PLAT

LOT 1

PASCHAL SUBDIVISION

BARNESVILLE (11TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 100' DECEMBER, 2024

GRAPHIC SCALE
1 INCH = 100 FEET

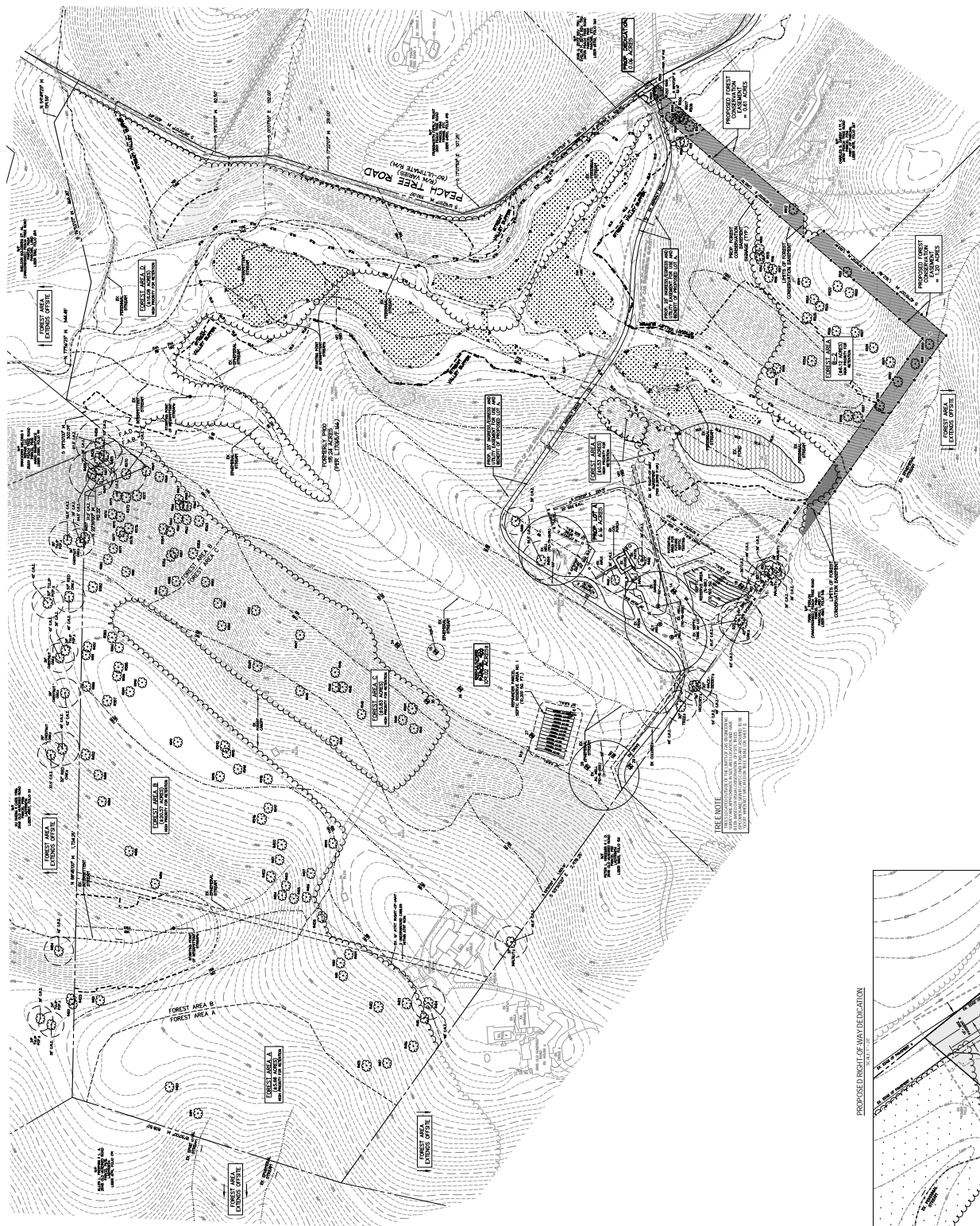
Recorded
Plat No. _____

ADMINISTRATIVE SUBDIVISION PLAN - M-NCP&PC No. 620240080

[illegible]

VICINITY MAP
ASDC INQUIRY CARD CH - 6/9 SCALE 1" = 200'

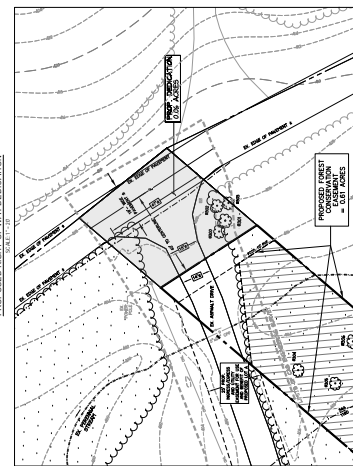
Parcel 900, Paschal Land
 Liber 17065, Folio 166
 Dickerson, Maryland 20842
 Jamesville (17th) Election District, Montgomery County, MD



QUALIFICATIONS: 25 yrs. exp.
P&I, 15 yrs. exp. in Mechanical/Electrical
Design
Lic. No. 20042
(310) 518-4600 Phone
paj@jerm.com

24724 Peach Tree Road
Parcel 900, Paschal Land
Proposed Lot A & Remainder of
Parcel 900
Administrative Subdivision Plan

ADMINISTRATIVE SUPPORT PERSON PLAN Unless specifically noted on the plan or in the conditions of approval, the building supports, building height, on-site parking, site circulation, and sidewalks shown on the Administrative Subdivision Plan are illustrative. The final locations of buildings, structures and hardscape will be determined at the time of issuance of building permits. Please refer to the zoning data table for development standards such as setbacks, building maximum lines, building height, and lot coverage for each lot. Other limitations for site development may also be included in the conditions of the Planning Board's approval.

[illegible][illegible]

PROPOSED RIGHT-OF-WAY DEDICATION

PROPOSED FOREST CONSERVATION EASEMENT = 0.61 ACRES