



## MEMORANDUM

DATE: February 27, 2026

TO: Montgomery County Planning Board

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

*SS*

*JEB*

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board  
Agenda for March 12, 2026

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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:

**220230840 thru 220230880 Dickerson**

**220250800 Olney Medical Building**

**Plat Name: Dickerson**  
**Plat #: 220230840 thru 220230880**

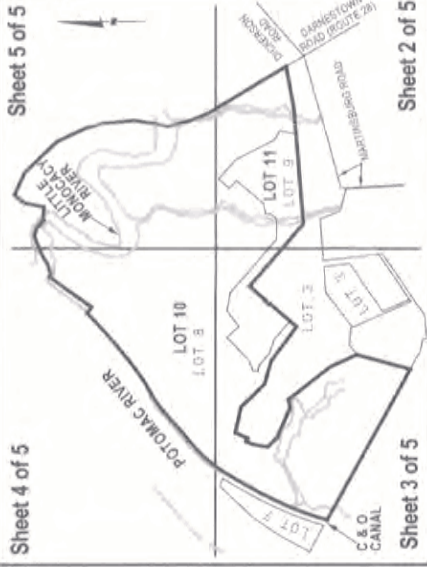
Location: Located on the northwest side of Martinsburg Road, approximately 3,000 feet west of Darnestown Road  
Master Plan: Agriculture and Rural Open Space Master Plan  
Plat Details: IH and AR zones; 2 lots  
Owner: Terra Energy, LLC and Dickerson Power, LLC

Staff recommends approval of the minor subdivision plats pursuant to Section 50.7.1.D. of the Subdivision Regulations, which states:

- D. Subdivision to reflect ownership. A recorded lot approved for a commercial, industrial, or multi-unit residential use may be resubdivided to create or delete an internal lot to reflect a change in ownership, deed, mortgage, or lease line if:
1. all conditions of approval for the original subdivision that created the lot remain in effect;
  2. the total maximum number of trips generated on all new lots created will not exceed the number of trips approved for the lot in the original subdivision;
  3. all land in the original subdivision lot is included in the plat; and
  4. all necessary code requirements of Chapters 8, 19, and 22 are met and any necessary cross easements, covenants, or other deed restrictions necessary to implement all the conditions of approval on the lot in the original subdivision are executed before recording the plat.

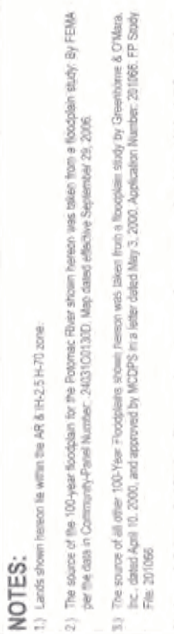
This minor subdivision application proposes to adjust the lot lines of 2 existing recorded lots (Lots 8 and 9), previously approved for industrial use, to reflect a change in ownership. The proposal complies with requirements for minor subdivision approvals in 50.7.1.D. of the Subdivision Regulations and staff recommends approval of the plats.

# PLAT NO.



**NOTES:**

- Lands shown hereon lie within the AR & H-2.5 H-70 zone.
- The source of the 100-year floodplain for the Potomac River shown hereon was taken from a floodplain study by FEMA per the data in Community-Profile Number: 2431001300. Map dated effective September 29, 2006.
- The source of all other 100-Year Floodplains shown hereon was taken from a floodplain study by Greenhome & O'Mara, Inc., dated April 10, 2000, and approved by WCPDS in a letter dated May 3, 2000. Application Number: 201006. FP Study File: 201066.
- Any and all proposed additions to existing structures or proposed new structures of any kind, including buildings, roads, or additional power generating or switching elements on the subject properties covered by this plat shall require processing and approval of all applicable plans and permits through federal, state, or local agencies as require by law.
- Private and vehicular traffic is currently over existing traveled roadways, with access to Martinsburg Road, pursuant to Easement, License and Abandonment Agreement dated December 19, 2000, and recorded among the Land Records of Montgomery County, Maryland, in Liber 19617 at Page 753.
- Property corners along the Chesapeake and Ohio Canal will not be set, due to the restrictions of federal and environmental impact.
- This plat is in Maryland coordinate system (NAD 83/91) as established by boundary survey prepared by Greenhome & O'Mara, Inc., dated October 1999.
- This subdivision record plat is not intended to show any matter affecting the ownership and use, nor any matter relating to the interest and use of the property. The subdivision record plat is not intended to replace a determination of title or to depict or note all matter affecting title.
- All owners of this property who are engaged in the power generation business must maintain any landscaping encroachments or buffer areas, included or designated by PERCO as of May 2000 as required by Montgomery County Planning Board Resolution Nos. 00-07 and 00-08.
- All owners of this property who are engaged in the power generating business must provide landscaping/buffering on any vested landfill sites.
- This property appears on Montgomery County Tax Map BV, WSSS, Grid 229 thru 231 NW 21 & 22.
- This plat conforms with the requirements of Section 50.7 of the Montgomery County Subdivision Regulations, being Chapter 50 of the Code. This plat involves further subdivision of an industrial lot as provided for in section 50.7 I.D.
- This development is served by a multi-use, well and a multi-use, water supply system as defined by and identified in the County's Comprehensive Water Supply and Sewerage Systems Plan (2018 Update).
- This property is served by Private Water and Sewer services only.
- This property is subject to the following encroachments of record which cannot be graphically shown:
  - dated April 5, 1995 and recorded in Liber 6717, folio 227;
  - dated April 5, 1995 and recorded in Liber 6717, folio 236;
  - dated April 5, 1995 and recorded in Liber 6717, folio 254; and
  - dated April 5, 1995 and recorded in Liber 6717, folio 263.
- Deed of Transfer of Development Rights (TDR) granted to Rock Run, Limited Partnership by virtue of the following Easements as recorded among the Land Records of Montgomery County:
  - dated April 5, 1995 and recorded in Liber 6717, folio 227;
  - dated April 5, 1995 and recorded in Liber 6717, folio 242;
  - dated April 5, 1995 and recorded in Liber 6717, folio 260; and
  - dated April 5, 1995 and recorded in Liber 6717, folio 259.
- Right of Easement for Utility by virtue of an Agreement dated October 11, 1941 and recorded among the Land Records of Montgomery County, Liber 10389, folio 754.
- Declaration of Covenants for Septic Holding Tank. Use dated June 24, 2010 and recorded among the Land Records of Montgomery County in Liber 36648, folio 11 by and between Mirani and Montgomery County, Maryland.
- Terms and conditions of easement over Existing Fly Ash Road as described in Exhibit B to the Easement, License and Abandonment Agreement among Southern Energy, McAlbrent, LLC, Southern Energy, MD Ash Management, LLC and Potomac Electric Power Company dated December 19, 2000 recorded and recorded among the Land Records of Montgomery County in Liber 19617, folio 753.
- Declaration of Covenants for Septic Holding Tank Use dated December 6, 2001 and recorded among the Land Records of Montgomery County in Book 66828, Page 158 by and between Lampier Power Holdings, LLC, and Montgomery County, Maryland.
- First Amendment to Easement and Assignment Agreement (Dokerson Station) recorded among the Land Records of Montgomery County in Book 66208 at Page 44.
- Deed to improvements recorded among the Land Records of Montgomery County in Book 68542 at Page 28.
- Deed of Easement and Agreement recorded among the Land Records of Montgomery County in Book 66776 at Page 495 and Book 67414 at Page 99.



**AREA TABULATION**

Lot 10 ..... 79,592.145 Square Feet or 1.8271 Acres  
 Lot 11 ..... 3,442.255 Square Feet or 0.0787 Acres  
 Total by this plat ..... 83,034.400 Square Feet or 1.9059 Acres

SCALE: 1" = 4,000'

**OWNER'S CERTIFICATE**

We, the undersigned, owners of the property described hereon, hereby adopt this plat of subdivision, establish the maximum building restriction lines:

As owners of this subdivision, we, our successors, agents, and assigns will cause all property corners and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 50.4.3.G of the Montgomery County Code.

There are no recorded suits, actions, leases, mortgages or trusts affecting the property included in this plat of subdivision, except a certain deed of trust and all parties in interest, herein have indicated their consent.

TEPRA ENERGY, LLC, a Maryland limited liability company (as to Lot 8)  
 By: Terry Innovations, Inc., Member  
 By: *[Signature]* Witness/Agent  
 Date: *10/27/25*  
 DICKERSON POWER, LLC, a Delaware limited liability company (as to Lot 9)  
 By: *[Signature]* Witness/Agent  
 Date: *11/21/25*

We hereby consent to this plat of subdivision.

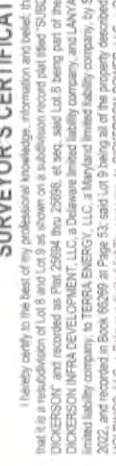
UNITED BANK (as to Lot 8), Deed of Trust-Book 66269 Page 65 & Book 66011 Page 299  
 By: *[Signature]* Witness/Agent  
 Date: *11/21/25*

I hereby certify to the best of my professional knowledge, information and belief, that the information shown hereon is correct, that it is a subdivision of Lot 8 and Lot 11 as shown on a subdivision record plat titled "SUBDIVISION RECORD PLAT, LOTS 8 AND 9, DICKERSON POWER, LLC, a Delaware limited liability company, and LANTARD POWER HOLDINGS, LLC, a Delaware limited liability company, and LANTARD POWER HOLDINGS, LLC, a Delaware limited liability company, Special Warranty Deed to LANTARD POWER HOLDINGS, LLC, dated April 5, 1995, and recorded in Liber 6717, folio 254, and all of the other matters of record in the Land Records of Montgomery County, Maryland, in connection with the subdivision of the property herein, by Book 66776 and Book 67414, and recorded in Liber 6717, folio 260, and Book 67414, and recorded in Liber 6717, folio 259, and that each of the parties engaged as described in the Owner's Certificate hereon, all property corner markers shown hereon will be set in accordance with the provisions of Section 50.4.3.G of the Montgomery County Code.

The total area included in this subdivision record plat is 33,034.400 square feet or 1.9059 acres of land, there is no other application by this plat.

*[Signature]* Date: *Oct 23, 2025*  
 Professional Land Surveyor  
 Maryland Registration No. 71509  
 License Expires: 07/31/2027

**SUBDIVISION RECORD PLAT**  
**SHEET 1 OF 5**  
**(COVER SHEET - SITE OVERVIEW)**  
**LOTS 10 AND 11**  
**DICKERSON**  
**(Being a resubdivision of Lots 8 and 9, Dickerson)**  
 POKESVILLE (3rd) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: AS NOTED DATE: SEPTEMBER 2023



**SOLTESZ, INC.**  
 ROCKVILLE OFFICE  
 7 Riverchase Plaza, Suite 100, Rockville, MD 20850, P. 301.548.2700, F. 301.548.9607  
 www.soltesz.com

**LINE TABLE**

Line No.	Direction	Length	Direction	Length
1	N 18°45'00" E	178.51'	N 47°37'49" E	186.75'
2	N 19°00'00" E	178.40'	N 47°22'50" E	179.89'
3	N 19°45'00" E	177.89'	N 46°07'49" E	136.21'
4	N 21°37'10" E	124.82'	S 54°24'50" E	150.97'
5	N 21°37'10" E	53.52'	S 64°24'48" E	46.34'
6	N 23°07'10" E	178.23'	N 79°05'10" E	197.95'
7	N 24°37'10" E	178.40'	N 59°53'00" E	264.40'
8	N 26°52'10" E	178.88'	N 67°53'00" E	396.81'
9	N 28°07'10" E	178.98'	S 63°06'10" E	59.74'
10	N 28°07'10" E	178.19'	S 60°41'11" W	9.40'
11	N 29°52'09" E	178.04'	S 45°18'21" E	173.80'
12	N 29°52'09" E	178.04'	N 10°53'51" E	18.40'
13	N 30°07'09" E	177.69'	S 86°08'09" E	294.45'
14	N 31°52'10" E	176.52'	N 49°18'10" W	15.64'
15	N 33°37'10" E	176.85'	S 41°48'48" W	125.47'
16	N 35°37'10" E	175.04'	S 49°22'00" E	18.05'
17	N 44°22'10" E	175.20'	N 69°28'53" W	73.99'
18	N 48°22'09" E	177.02'	S 23°30'44" W	144.01'
19	N 50°37'09" E	176.19'	S 78°14'46" E	184.89'
20	N 55°30'20" E	174.80'	N 70°01'02" W	197.95'
21	N 59°52'10" E	182.30'	N 68°31'23" E	228.93'
22	N 59°52'10" E	182.30'	N 68°31'23" E	228.93'
23	N 59°52'10" E	182.30'	N 68°31'23" E	228.93'
24	N 59°52'10" E	182.30'	N 68°31'23" E	228.93'
25	N 54°07'10" E	183.63'	N 04°23'32" E	109.70'
26	N 54°07'10" E	183.63'	N 04°23'32" E	109.70'
27	N 51°32'10" E	181.47'	S 87°33'19" E	51.03'
28	N 51°32'10" E	181.47'	S 87°33'19" E	51.03'
29	N 51°32'10" E	181.47'	S 87°33'19" E	51.03'
30	N 51°32'10" E	181.47'	S 87°33'19" E	51.03'
31	N 49°22'50" E	183.67'	N 00°09'12" E	100.89'
32	N 49°22'50" E	183.67'	N 00°09'12" E	100.89'

**KEY MAP**  
 SCALE: 1" = 1,300'

APPROVED - *[Signature]* DATE: *10-24-26*

CHAIR: *[Signature]* DIRECTOR

MONTGOMERY COUNTY PLANNING BOARD  
 MONTGOMERY COUNTY PLANNING BOARD

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CHAIR: *[Signature]* DIRECTOR

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THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
 MONTGOMERY COUNTY PLANNING BOARD

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MONTGOMERY COUNTY, MARYLAND  
 DEPARTMENT OF PERMITTING SERVICES

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CHAIR: *[Signature]* DIRECTOR

MONTGOMERY COUNTY PLANNING BOARD  
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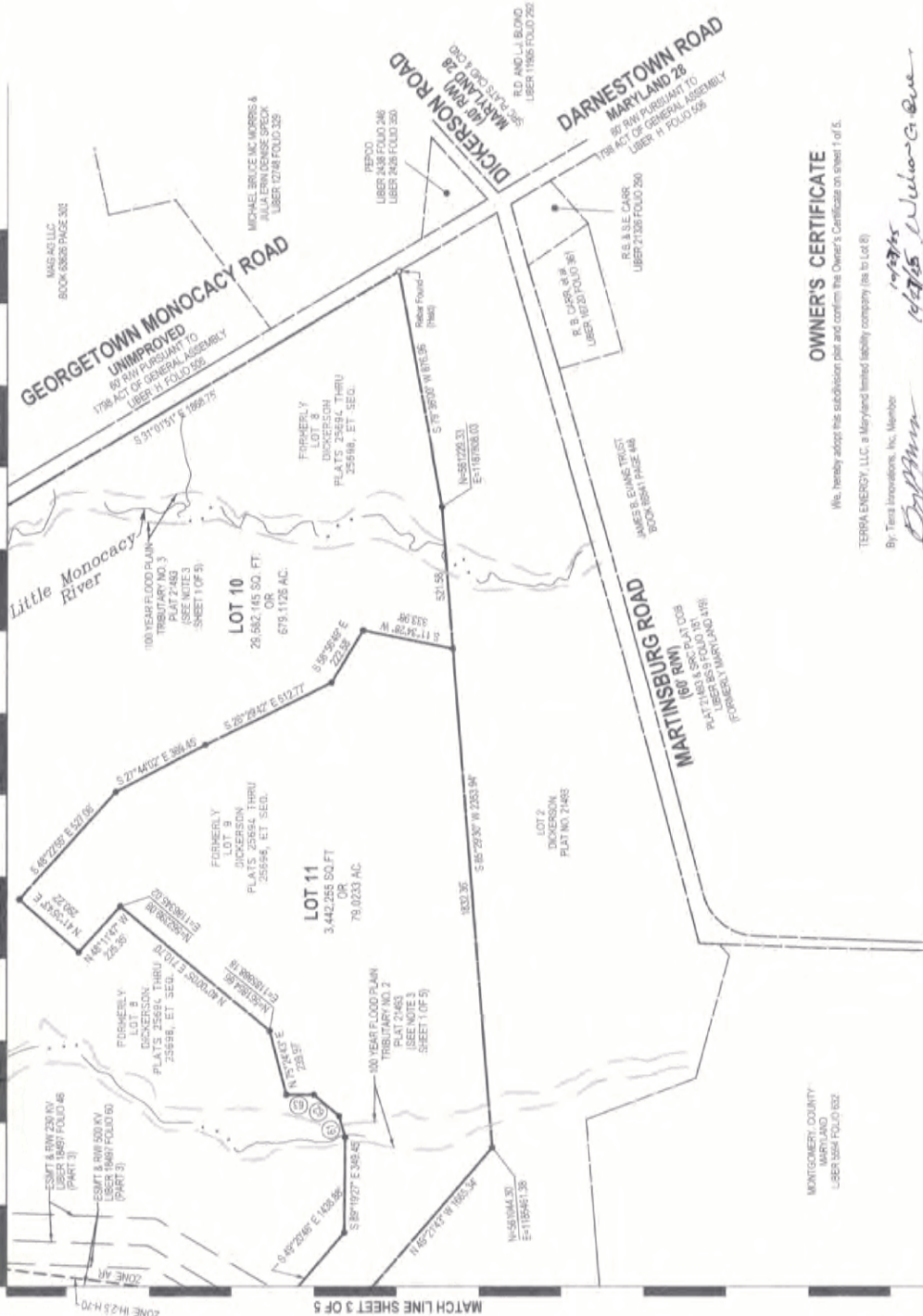
# PLAT NO.

MATCHLINE SHEET 5 OF 5

MATCHLINE SHEET 3 OF 5



Line Table	
Direction	Length
SEE SHEET 1 OF 5 FOR LINE DATA.	



### SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information shown hereon is correct, and that it is accordance with the Surveyor's Certificate on Sheet 1 of 5.

*Timothy F. Lee*  
Timothy F. Lee  
Professional Land Surveyor  
Maryland Registration No. 21593  
License Expires: 07/13/2027

*Oct 23, 2025*  
Date



### OWNER'S CERTIFICATE

We, hereby adopt this subdivision plan and contain the Owner's Certificate on sheet 1 of 5.

TERRA ENERGY, LLC, a Maryland limited liability company (as to Lot 6)

By: *William G. Bue*  
By: William G. Bue, Member  
Date: *10/21/25*

DICKERSON POWER, LLC, a Delaware limited liability company (as to Lot 9)

By: *Hugh Soltesz*  
By: Hugh Soltesz, Vice President  
Date: *2/17/25*

We hereby assent to this plan of a subdivision.

UNITED BANK (as to Lot 8, David of Trust, Book 60269 Page 65 and Book 60011 Page 296)

By: *Ronald Brooker*  
By: Ronald Brooker, Trustee  
Date: *11/21/25*

300 150 0 300 450  
SUBDIVISION RECORD PLAT  
SHEET 2 OF 5

LOTS 10 AND 11  
**DICKERSON**  
(Being a resubdivision of Lots 8 and 9, Dickerson)

POOLESVILLE (3rd) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 300' DATE: SEPTEMBER 2023



**SOLTESZ, INC.**  
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2 Research Plaza, Suite 100 Rockville, MD 20850 P-301.948.2759 F-301.948.5967  
www.soltesz.com  
Engineering / Surveying / Planning / Environmental Science

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
MONTGOMERY COUNTY PLANNING BOARD

APPROVED - \_\_\_\_\_  
CHAIR

APPROVED - *William G. Bue*  
DATE: *2-24-2021*  
DIRECTOR

RECORDED PLAT

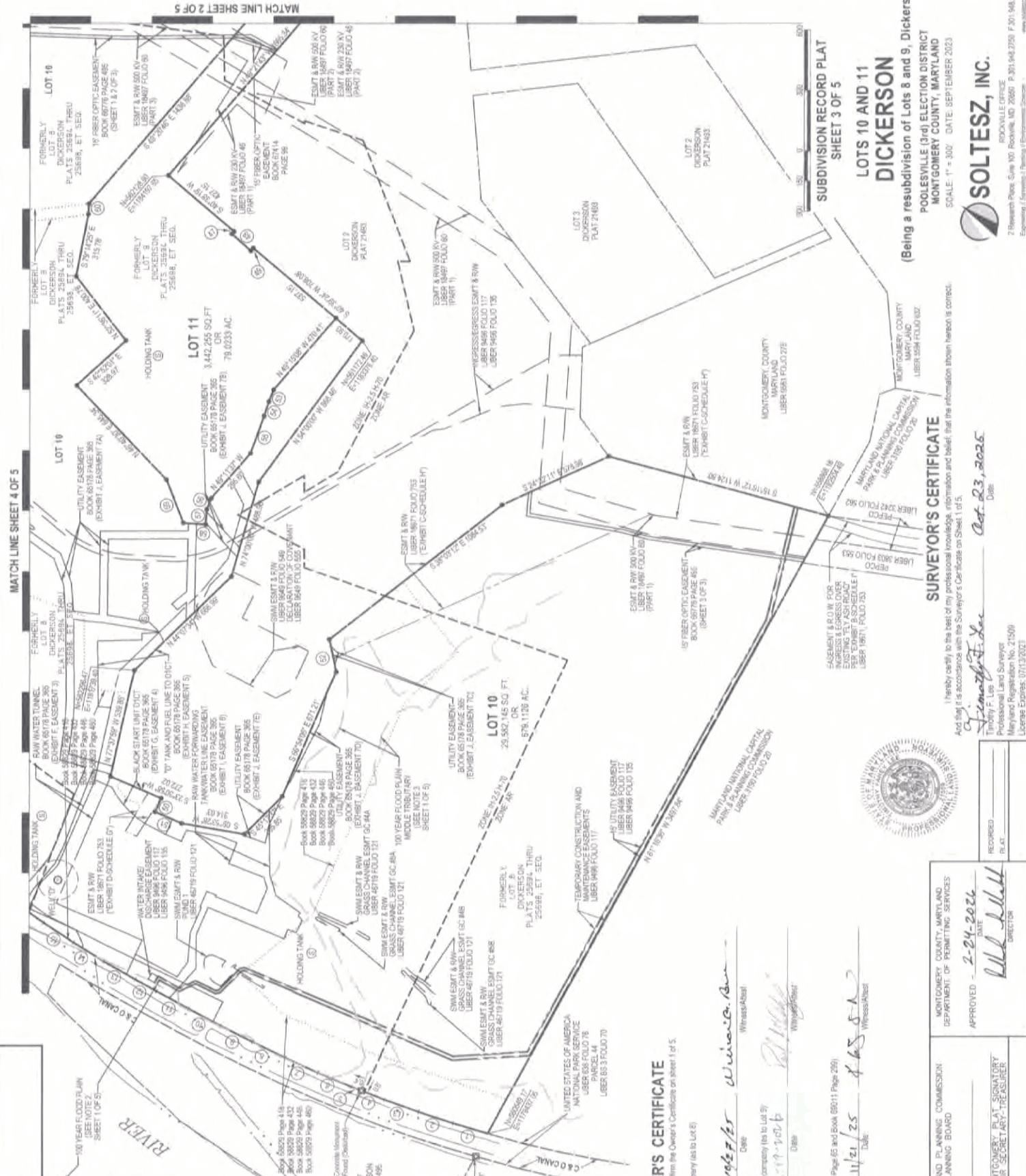
M.U.C.P. & P.C. RECORD FILE NO. - \_\_\_\_\_

# PLAT NO.



**VICINITY MAP**  
SCALE: 1" = 4,000'

Line Table	Direction	Length
SEE SHEET 1 OF 5 FOR LINE DATA.		



### OWNER'S CERTIFICATE

We, hereby adopt this subdivision plat and confirm the Owner's Certificate on sheet 1 of 5.

TERRA ENERGY, LLC, a Maryland limited liability company (as to Lot 8)

By: Terra Innovations, Inc. Member

By: William H. Beck, President

DICKERSON POWER, LLC, a Delaware limited liability company (as to Lot 9)

By: Hugo Sabourin, Vice President

Date: 10/27/25

Date: 11/21/25

We hereby assent to this plat of subdivision.

UNITED BANK (as to Lot 8, Sheet of Trust, Book 09203 Page 65 and Book 09011 Page 29)

By: Ronald Bruce, Trustee

APPROVED - \_\_\_\_\_  
MONTGOMERY COUNTY PLANNING BOARD  
FOR SECRETARY-TREASURER

APPROVED - 2-24-2026  
DATE  
MONTGOMERY COUNTY, MARYLAND  
DEPARTMENT OF PERMITTING SERVICES

RECORDED  
PLAT



### SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief, that the information shown hereon is correct. Aged flag (I) is accordance with the Surveyor's Certificate on Sheet 1 of 5.

Date: Oct. 23, 2025

Timothy F. Lue  
Professional Land Surveyor  
Maryland Registration No. 21599  
License Expires: 07/13/2023

### SUBDIVISION RECORD PLAT SHEET 3 OF 5

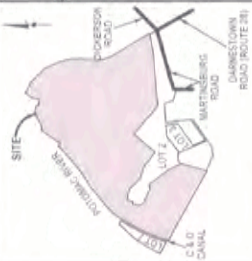
## LOTS 10 AND 11 DICKERSON

(Being a resubdivision of Lots 8 and 9, Dickerson)  
POOLESVILLE (3rd) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 300' DATE: SEPTEMBER 2023



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7 Research Plaza, Suite 100, Rockville, MD 20850, P. 301.948.2759, F. 301.948.9667  
www.soltesz.com  
Engineering | Surveying | Planning & Environmental Science

# PLAT NO.



**VICINITY MAP**  
SCALE: 1" = 4,000'

Line Table	
Direction	Length
SEE SHEET 1 OF 5 FOR LINE DATA	

## OWNER'S CERTIFICATE

We hereby adopt this subdivision plat and confirm the Owner's Certificate on sheet 1 of 5.

TERRA ENERGY, LLC, a Maryland limited liability company (as to Lot 8)

By: *[Signature]*  
Terra Innovations, Inc., Member  
Date: *10/2/25*  
Witness: *[Signature]*  
William H. Becker, President

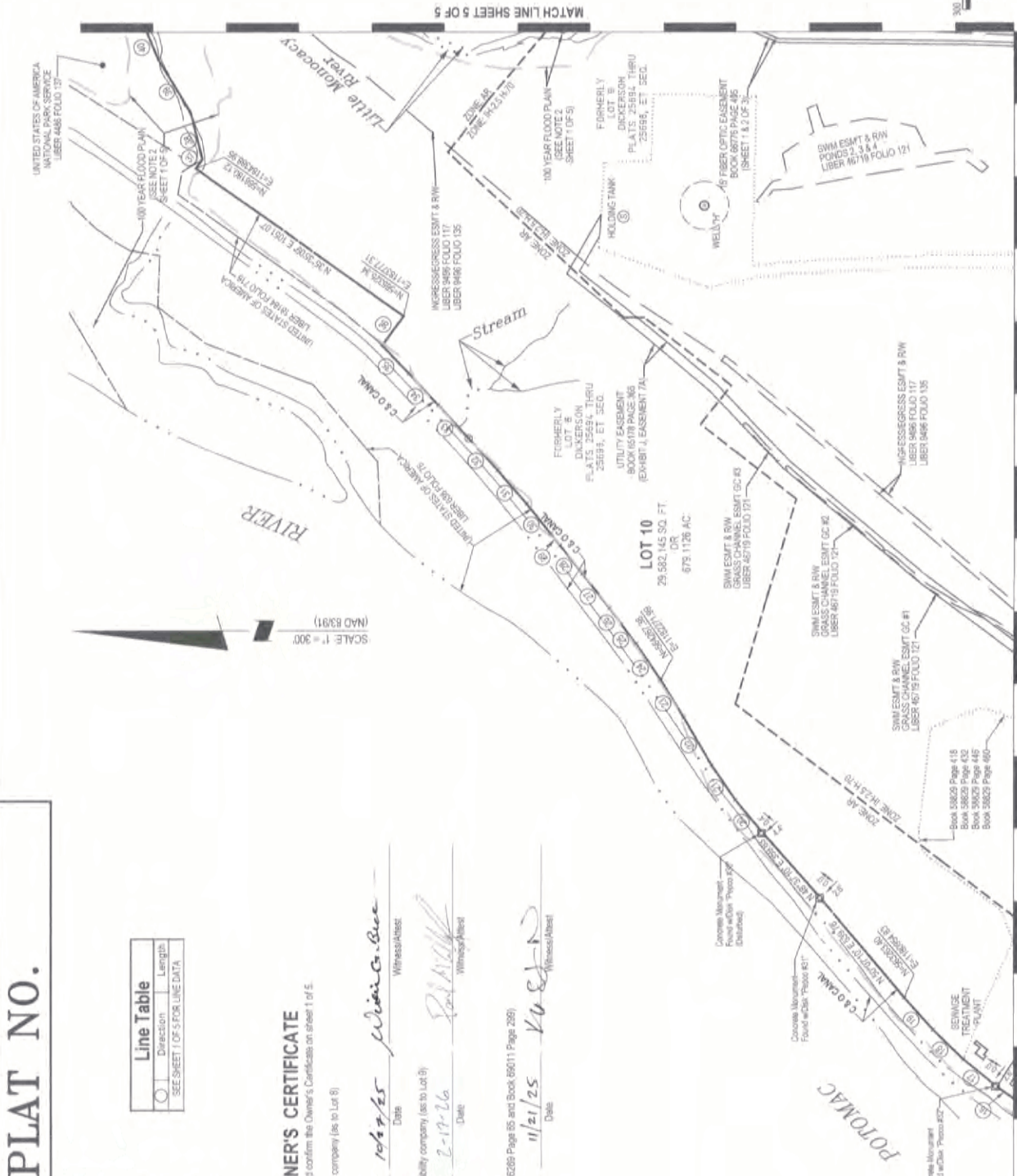
DICKERSON POWER, LLC, a Delaware limited liability company (as to Lot 9)

By: *[Signature]*  
Date: *2-17-26*  
Witness: *[Signature]*  
Hugo Sabourin, Vice President

We hereby assent to this plat of subdivision.

UNITED BANK (agent), Trust of Trust, Book 66269 Page 65 and Book 66011 Page 260

By: *[Signature]*  
Date: *11/21/25*  
Witness: *[Signature]*  
Ronald Breaker, Trustee



MATCHLINE SHEET 3 OF 5

MATCHLINE SHEET 5 OF 5

SCALE: 1" = 300'

SUBDIVISION RECORD PLAT SHEET 4 OF 5

LOTS 10 AND 11  
DICKERSON

(Being a resubdivision of Lots 8 and 9, Dickerson)

POOLESVILLE (3rd) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 300' DATE: SEPTEMBER 2023

## SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief, that the information shown hereon is correct, and that it is accordance with the Surveyor's Certificate on Sheet 1 of 5.

*[Signature]*  
Date: *Oct 23, 2025*

Professional Land Surveyor  
Maryland Registration No. 21509  
License Expires: 07/31/2027



APPROVED: *[Signature]* DATE: *2-24-2026*  
MONTGOMERY COUNTY, MARYLAND  
DEPARTMENT OF PERMITTING SERVICES

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
CHAIR: \_\_\_\_\_  
MONTGOMERY PLAT SURVEYOR  
FOR SECRETARY-TREASURER

RECORDED  
PLAT

M.N.C.P. & P.C. RECORD FILE NO. -

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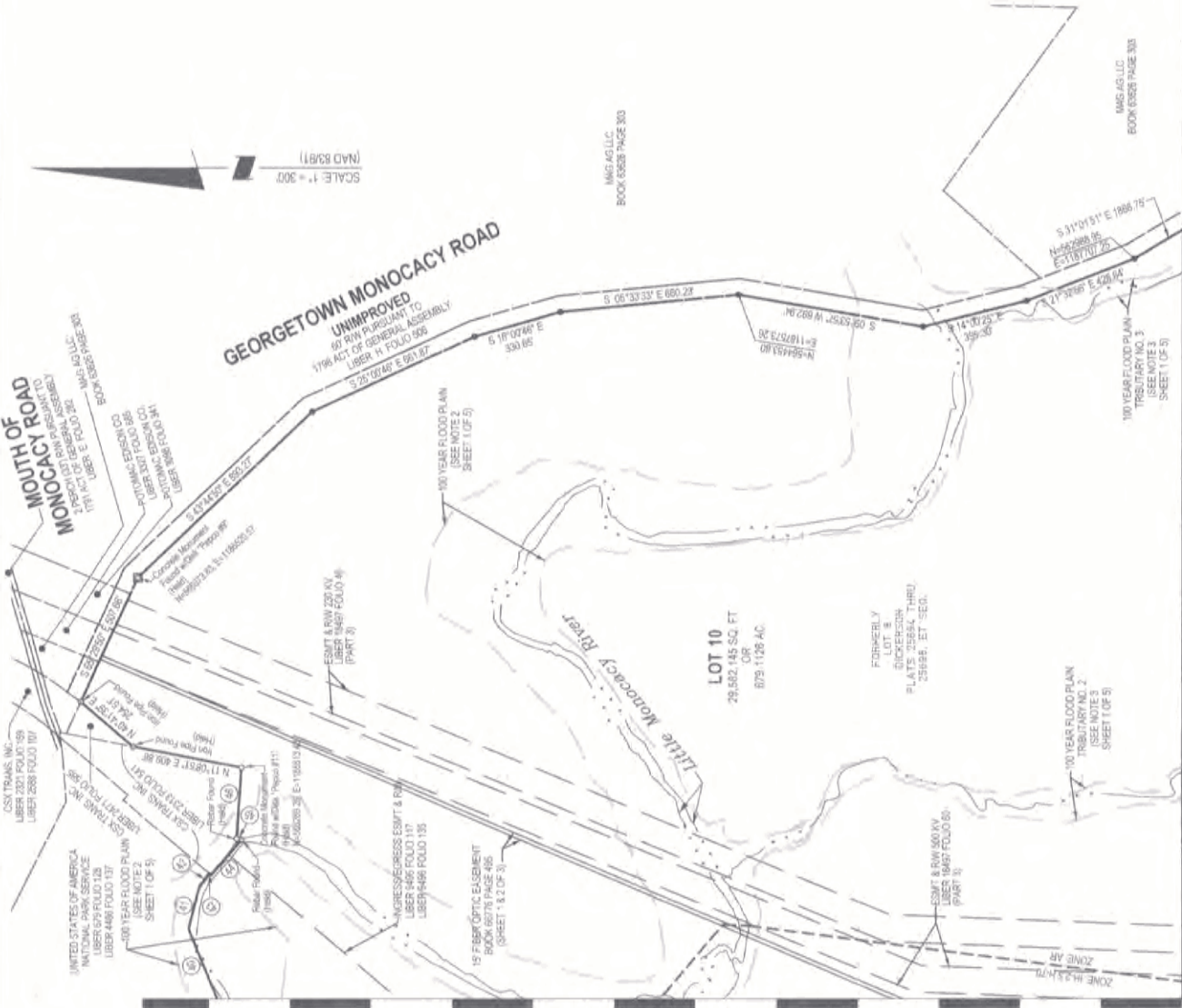
# PLAT NO.

Line Table	Direction	Length
SEE SHEET 1 OF 5 FOR LINE DATA		

## GEORGETOWN MONOCACY ROAD

SCALE: 1" = 300'

(NAD 83/01)



MATCH LINE SHEET 4 OF 5

MATCHLINE SHEET 2 OF 5

### OWNER'S CERTIFICATE

We, hereby adopt this subdivision plat and confirm the Owner's Certificate on sheet 1 of 5.  
TERRA ENERGY, LLC, a Maryland limited liability company (as to Lot 8)

By: *[Signature]*  
TERRA ENERGY, LLC, a Maryland limited liability company (as to Lot 8)

By: *[Signature]*  
Witness/Agent

Date: 02/17/2026

Date: 02/17/2026

Date: 02/17/2026

Date: 02/17/2026

Date: 02/17/2026

Date: 02/17/2026

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### SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief, that the information shown hereon is correct. And that it is in accordance with the Surveyor's Certificate on Sheet 1 of 5.

By: *[Signature]*  
Timothy F. Lutz  
Professional Land Surveyor  
Maryland Registration No. 21-508  
License Expires: 07/13/2027

Date: Oct. 23, 2025



700 150 0 300 600  
SUBDIVISION RECORD PLAT  
SHEET 5 OF 5

LOTS 10 AND 11  
DICKERSON

(Being a resubdivision of Lots 8 and 9, Dickerson)  
POOLESVILLE (3rd) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 300' DATE: SEPTEMBER 2023



**SOLTESZ, INC.**  
Baltimore Office  
2 Pleasant Park, Suite 100, Rockville, MD 20850 P: 301-948-2700 F: 301-948-9607  
www.soltesz.com

APPROVED - \_\_\_\_\_  
CHAIR

APPROVED - 2-24-2024  
DATE  
*[Signature]*  
DIRECTOR

RECORDED - \_\_\_\_\_  
PLAT

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

MONTGOMERY COUNTY, MARYLAND  
DEPARTMENT OF PERMITTING SERVICES

M.M.C.P. & P.C.-RECORD - FILE NO. - \_\_\_\_\_