



MEMORANDUM

DATE: October 11, 2024

TO: Montgomery County Planning Board

FROM: Stephen Smith, Intake & Regulatory Coordination Division (301)-495-4522 *SSS*
Jay Beatty, Intake & Regulatory Coordination Division (301)-495-2178 *JCB*

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board
Agenda for October 24, 2024

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:

220240300 Village Center - Montgomery Village

220241170 Saddle Ridge

Plat Name: Village Center - Montgomery Village

Plat #: 220240300

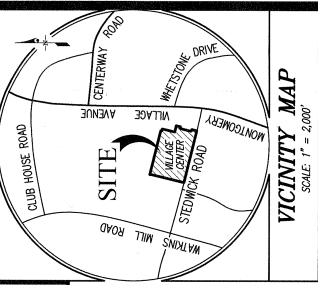
Location: Located on the north side of Stedwick Road, 600 feet west of Montgomery Village Avenue

Master Plan: Montgomery Village Master Plan

Plat Details: CRT zone; 2 lots

Owner: Ganges Gaithersburg, LLC

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 12009009A (MCPB Resolution No. 23-102) and Site Plan No. 82009006A (Certified Site Plan dated February 28, 2024), 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.



VICINITY MAP
SCALE: 1" = 2,000'

PLAT No.

AREA TABULATION

2 LOTS	52,070 sq.ft.
ROAD DEDICATION	0 sq.ft.
TOTAL AREA OF PLAT	52,070 sq.ft.

APPROVAL INFORMATION

PRELIMINARY PLAN:	#12009008A
SITE PLAN:	#R2008006A
CONSERVATION EXEMPTION:	#C2020145E
ZONING:	CR1-37
TAX MAP:	F11-34
W.S.S.C. 200 SHEETS	226N10

OWNER'S CERTIFICATE

WE, GANGES GATHERINGS, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADAPT THIS PLAT OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. AS OWNERS THE UNDERSIGNED OR THEIR SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTS TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH SECTION 50-4-3.6 OF THE MONTGOMERY COUNTY CODE. WE AGREE TO BE BOUND BY THE TERMS OF ANY DEED, TRUST, LEASE, MORTGAGE OR LIENS INCURRED IN THIS PLAT OF SUBDIVISION, EXCEPT A CERTAIN DEED OF TRUST RECORDED IN BOOK 68300 AT PAGE 471 AND THE PART OF INSTRUMENT INDICATED THEREIN ASSET BELOW.

FOR: GANGES GATHERINGS LLC

BY: *Manoj Gandhi*
MANAGING MEMBER

DATE: 08/22/2024
WITNESS

WE HEREBY ASSENT TO THIS PLAT OF SUBDIVISION

FOR: NewFirst National Bank,

BY: *Veronica Wernick*
TRUSTEE UNDER THAT CERTAIN DEED OF TRUST RECORDED IN BOOK 68300 AT PAGE 471

DATE: 08/27/2024

BY: *Veronica Wernick*
TRUSTEE UNDER THAT CERTAIN DEED OF TRUST RECORDED IN BOOK 68300 AT PAGE 471

DATE: 08/27/2024

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF SUBDIVISION SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL THE LAND COVERED FROM JDC WILLAGE DEVELOPMENT, LLC TO GANGES GATHERINGS, LLC BY SPECIAL WARRANTY DEED DATED JULY 22, 2024 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 68300 AT PAGE 464, ALSO BEING A RESUBDIVISION OF LOT 31, AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED, 'LOTS 30 & 31, VILLAGE CENTER, MONTGOMERY VILLAGE', RECORDED AMONG SAID LAND RECORDS AS PLAT NO. 24110. THE REAL PROPERTY SHOWN HEREON, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS WILL BE SET IN ACCORDANCE WITH THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 52,070 SQUARE FEET OR 1,194.0 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE.



FOR: GANGES GATHERINGS, LLC
WILLIAM E. GRAWINGER
PROFESSIONAL LAND SURVEYOR
NO. REGISTRATION NO. 21942 (Exp./RENEWAL 12/31/2025)

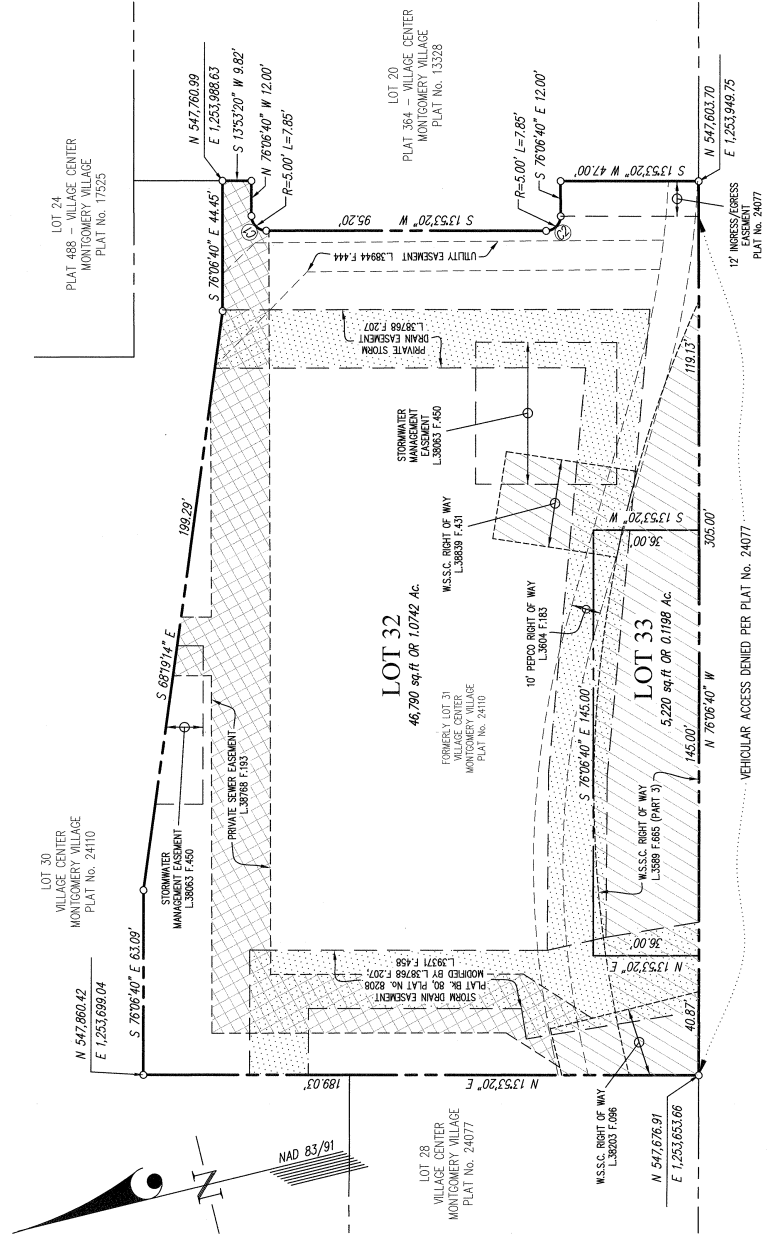
DATE: 08/29/2024

SUBDIVISION RECORD PLAT
LOTS 32 & 33

VILLAGE CENTER
MONTGOMERY VILLAGE
A RESUBDIVISION OF LOT 31, "VILLAGE CENTER,
MONTGOMERY VILLAGE", PLAT No. 24110
GATHERSBURG ELECTION DISTRICT No. 9
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=50'
JULY 2024



3800 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM
PHONE: 301-421-4624 | FAX: 301-421-4186
MCPFC FILE No. 220240300

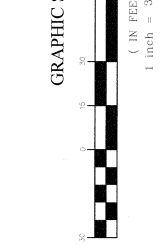


CURVE TABULATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
(1)	5.00'	7.85'	5.00'	7.07'	S 58°32'20" W	90°00'00"
(2)	5.00'	7.85'	5.00'	7.07'	S 31°08'40" E	90°00'00"

LEGEND

- W.S.S.C. WASHINGTON SUBURBAN SANITATION COMMISSION
- R/W RIGHT-OF-WAY
- Sq.Ft. SQUARE FEET
- BM BENCHMARK
- BM BENCH MARK
- Pa. PAGE
- CORNER TO BE SET
- PRIVATE SEWER EASEMENT L.30768 F.193
- W.S.S.C. EASEMENTS (SEE DESCRIPTIONS)
- STORM DRAIN EASEMENTS (SEE DESCRIPTIONS)



GENERAL NOTES:

- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY WATER AFFECTING THE OWNERSHIP AND USE, NOR EVERY WATER RESTRICTING THE OWNERSHIP AND USE, OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF ALL DEEDS, CONTRACTS, RECORDS, ETC., OR INSTRUMENTS AFFECTING THE PROPERTY.
- PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE REPRODUCTION OF THIS PLAT, UNLESS EXPRESSLY COMPLETED BY THE PLAN AS APPROVED. THE ORIGINAL PUBLIC FILES FOR ANY SUCH PLAN SHALL BE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- THE LOTS SHOWN HEREON ARE LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY VILLAGE MARKETPLACE AND SITE PLAN No. 20080008A, ENTITLED MONTGOMERY VILLAGE MARKETPLACE. ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
- LOCATED ON TAX MAP 64-341.
- THE PROPERTY SHOWN HEREON IS SERVED BY PUBLIC WATER AND SEWER SERVICES ONLY.
- THIS PLAT IS SUBJECT TO A RECORDED COVENANT FOR THE MAINTENANCE AND OPERATION OF PRIVATE OPEN SPACES AND PRIVATE STORM DRAINS DATED DECEMBER 16, 2009 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 38239 FOLD 14B.
- COMMON DRIVEWAY AND STREET LOCATION.

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

RECORDED: _____
PLAT NO.: _____

APPROVED: *10-9-2024* DATE: _____
BY: *Richard Schell* DIRECTOR

CHAR: _____
MONTGOMERY PLAT SURVEYOR FOR SECRETARY-TREASURER

M.N.C.P. & P.C. RECORD FILE No. _____
MAB: *22-053*
GLW FILE No.: _____

MISS UTILITY
Service Protection Order

CALL TOLL FREE
1-800-257-7777



EXISTING UTILITY NOTES
1. For existing locations of existing utilities, refer 'MISS UTILITY' at 1-800-257-7777, 48 hours prior to any excavation or construction.
2. All excavation work shall be performed in accordance with the provisions of the existing utility regulations and shall be performed in the presence of a utility locator.
3. For all excavations of gas lines, water, electric, sewer, storm, and other utilities, the contractor shall be responsible for the safe excavation, utility relocation, and any other work required for the excavation.
4. All excavations shall be performed in accordance with the provisions of the existing utility regulations and shall be performed in the presence of a utility locator.

LOT 30 VILLAGE CENTER
PLAT 488 VILLAGE CENTER
MONTGOMERY VILLAGE
PLAN NO. 10253

LOT 7A
EX-BUILDING

LOT 7B
EX-BUILDING

LOT 31
EX-BUILDING

LOT 32
EX-BUILDING

LOT 33
EX-BUILDING

LOT 34
EX-BUILDING

LOT 35
EX-BUILDING

LOT 36
EX-BUILDING

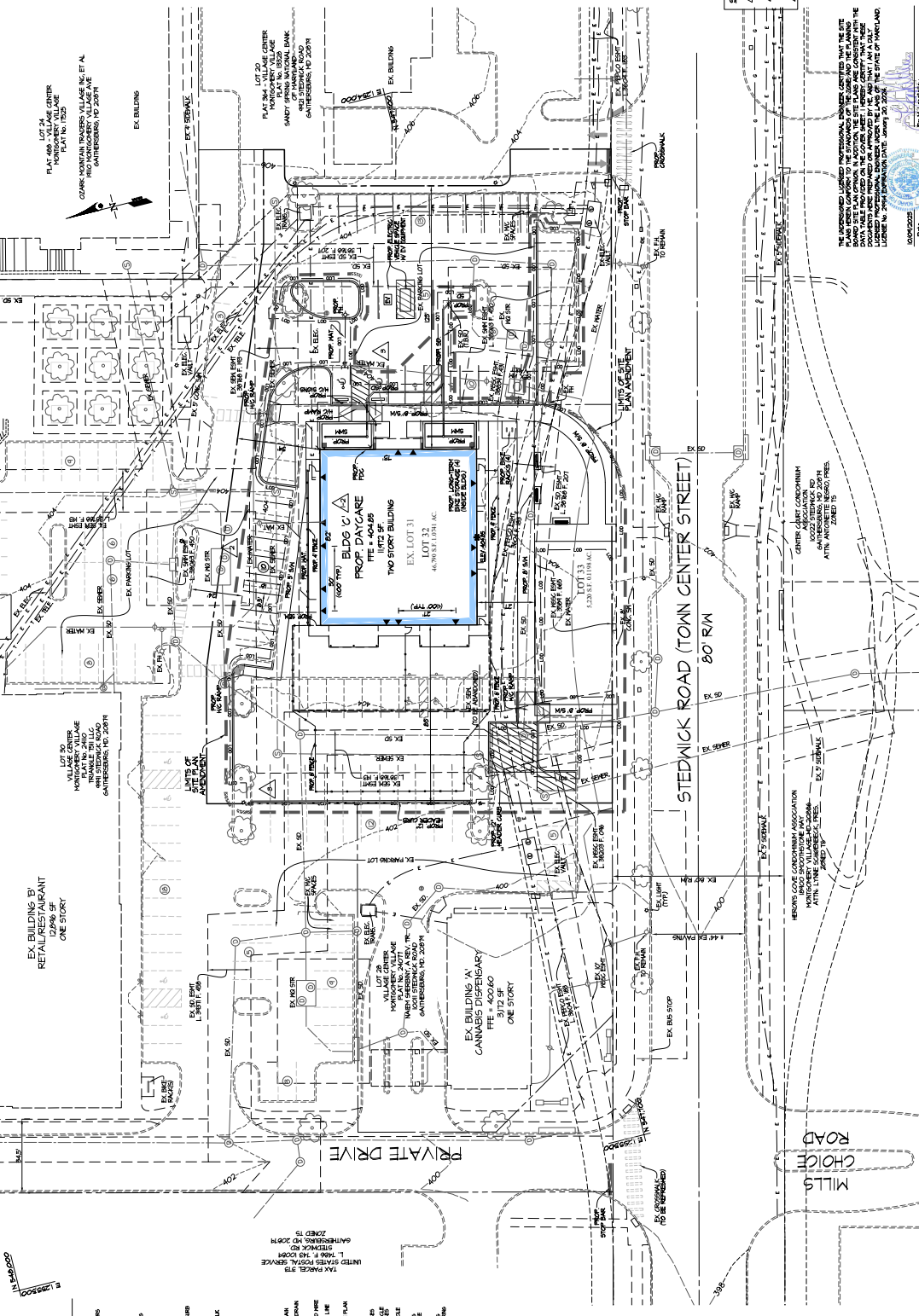
LOT 37
EX-BUILDING

LOT 38
EX-BUILDING

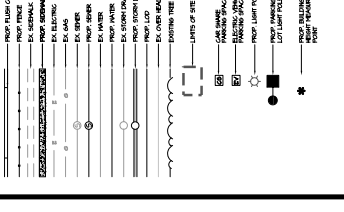
LOT 39
EX-BUILDING

LOT 40
EX-BUILDING

LOT 41
EX-BUILDING



- EX-CANONS
- EX-BUILDING
- EX-CORNER
- EX-CONCRETE
- EX-SIDEWALK
- EX-CURB
- EX-SIDEWALK
- EX-BUILDING
- EX-CORNER
- EX-CONCRETE
- EX-SIDEWALK
- EX-CURB
- EX-SIDEWALK
- EX-BUILDING
- EX-CORNER
- EX-CONCRETE
- EX-SIDEWALK
- EX-CURB
- EX-SIDEWALK
- EX-BUILDING
- EX-CORNER
- EX-CONCRETE
- EX-SIDEWALK
- EX-CURB
- EX-SIDEWALK
- EX-BUILDING
- EX-CORNER
- EX-CONCRETE
- EX-SIDEWALK
- EX-CURB
- EX-SIDEWALK
- EX-BUILDING
- EX-CORNER
- EX-CONCRETE
- EX-SIDEWALK
- EX-CURB
- EX-SIDEWALK



EX-BUILDING RETAIL RESTAURANT
0296 SF
ONE STORY

EX-BUILDING A CANNABIS DISPENSARY
FEE = 4000.00
ONE STORY

EX-BUILDING B
0296 SF
ONE STORY

PROF. DAYCARE BLDG C
FEE = 4000.00
ONE STORY

LOT 30 VILLAGE CENTER
PLAT 488 VILLAGE CENTER
MONTGOMERY VILLAGE
PLAN NO. 10253

LOT 7A
EX-BUILDING

LOT 7B
EX-BUILDING

LOT 31
EX-BUILDING

LOT 32
EX-BUILDING

LOT 33
EX-BUILDING

LOT 34
EX-BUILDING

LOT 35
EX-BUILDING

LOT 36
EX-BUILDING

LOT 37
EX-BUILDING

LOT 38
EX-BUILDING

LOT 39
EX-BUILDING

LOT 40
EX-BUILDING

GLW
Professional Services, LLC
2001...
P.O. Box 10000, Montgomery, VA 20117
Tel: (703) 666-5240
Email: glw@glw.com

PREPARED FOR:
DAMES & MOHR INC.
3101 N. NORTON ST.
SPRINGFIELD, VA 22154
TEL: (703) 666-5240
EMAIL: DAMES@DMH.COM

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