Montgomery Planning
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

2425 Reedie Drive
Floor 14
Wheaton, MD 20902

MontgomeryPlanning.org

MEMORANDUM

DATE: March 31, 2023

TO: Montgomery County Planning Board

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

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board Agenda for April 13, 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:

220220910 – 220220940 Bloom Montgomery Village (4)

220230400 PSTA

220230490 Greenacres

220230550 National Chatauqua of Glen Echo

220230660 Merrimack Park

Plat Name: **Bloom Montgomery Village**
Plat #: **220220910 – 220220940 (4)**

Location: Located on the east side of Montgomery Village Avenue, 560 feet south of Stewartown Road
Master Plan: Montgomery Village Master Plan
Plat Details: TLD zone; 52 lots, 11 parcels
Owner: Green Bloom MV Development LLC

These subdivision plats have been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120170150 (MCPB Resolution No. 17-110), and with Site Plan No. 82017013D (Certified Site Plan dated October 12, 2022), as approved by the Board, and that any minor modifications reflected on the plats do not alter the intent of the Board's previous approval of the aforesaid plans.

NOTES

1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. FU342 WITH THE TAX ACCOUNT NO. 09-03843554. ZONED TDD.

2.) THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON MARYLAND STATE PLANE NAD 83/2011.

3.) THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE OF EVERY MATTER REFLECTING THE OWNERSHIP AND USE OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

4.) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY 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 RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

5.) THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE M.N.C.P.& P.C. PRELIMINARY PLAN #120170150 AND SITE PLAN #820170130, ENTITLED "BLOOM MV. AREAS I-VI", AS MAY BE AMENDED.

6.) THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER ONLY.

7.) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" FOR THE OPERATION AND MAINTENANCE OF PRIVATE PARKS AND/OR OTHER PRIVATE OPEN SPACES AND INCLUDING ANY PRIVATE STREET AND DRAINAGE SYSTEM AS RECORDED IN BOOK 58268 AT PAGE 42.

8.) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "COMMON OPEN SPACE COVENANT WITH THE M.N.C.P.&P.C." RECORDED IN LIBER 28045 AT FOLIO 578 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

9.) PARCELS A, B, AND C, BLOCK M, ARE TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION AND SUBJECT TO THE TERMS AND CONDITIONS OF A DOCUMENT TO BE RECORDED HEREAFTER.

10.) THE PROPERTY SHOWN HEREON IS SUBJECT TO FINAL FOREST CONSERVATION PLAN NO. 820170130. FOREST CONSERVATION REQUIREMENTS ARE BEING SATISFIED BY THE TERMS OF A FOREST CONSERVATION EASEMENT RECORDED IN BOOK 66753 AT PAGE 66 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. & BOOK 66749 AT PAGE 186

11.) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "PUBLIC ACCESS COVENANT" RECORDED IN BOOK 58293 AT PAGE 52 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

12.) PARCEL B, BLOCK M (NATURE TRAIL) AS SHOWN HEREON IS SUBJECT TO A RESTRICTIVE COVENANT FOR PRIVATE ROADS RECORDED IN BOOK 54062 AT PAGE 338.

13.) THE SOURCE OF THE 100-YEAR FLOODPLAIN SHOWN HEREON WAS TAKEN FROM A FLOODPLAIN STUDY PREPARED BY VIKA MARYLAND, LLC AND APPROVED BY THE DEPARTMENT OF PERMITTING SERVICES IN A LETTER DATED APRIL 12, 2018, REFERENCING FLOODPLAIN STUDY NUMBER 283274.

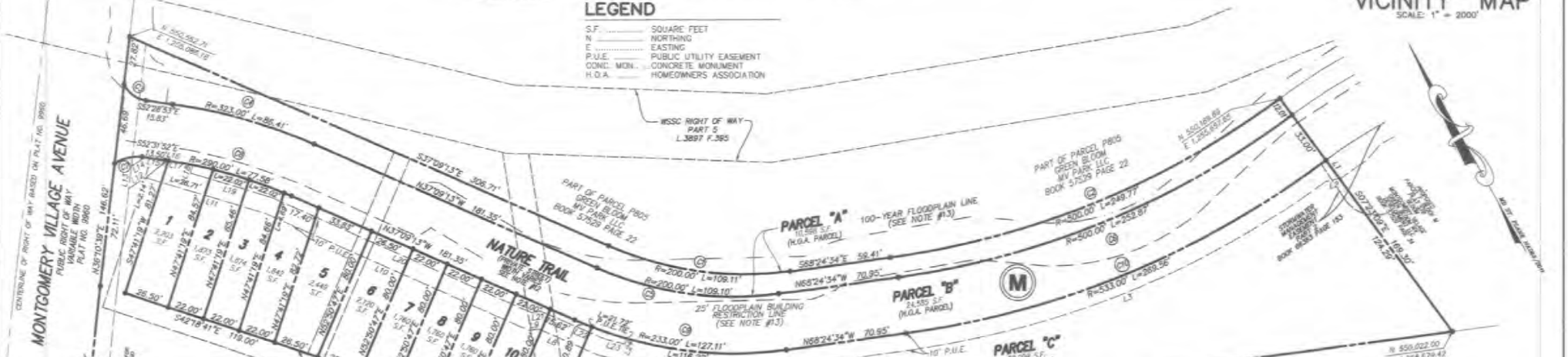
PLAT NO.

P.U.E. LINE TABLE					
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S07°21'09"E	13.33'	L13	N36°10'39"E	13.11'
L2	N73°19'50"W	8.29'	L14	N85°54'34"E	8.45'
L3	N82°29'54"W	CD: 264.36'	L15	S52°31'52"E	11.89'
	R: 543.00'	L: 267.05'		S52°16'12"E	CD: 2.14'
L4	N68°24'34"W	70.95'	L16	R: 290.00'	L: 2.14'
L5	N59°12'34"W	CD: 77.70'	L17	S50°38'31"E	CD: 14.68'
	R: 243.00'	L: 78.04'		R: 290.00'	L: 14.68'
L6	N68°57'57"W	10.17'	L18	S49°13'24"W	4.98'
L7	N46°21'57"W	24.40'	L19	S43°57'46"E	49.35'
L8	N37°25'11"W	38.75'	L20	S36°51'27"E	167.12'
L9	N69°34'07"W	5.49'	L21	S69°54'07"E	5.44'
L10	N36°51'27"W	169.47'	L22	S37°25'11"E	40.88'
L11	N43°57'46"W	73.50'	L23	S46°21'57"E	12.33'
L12	S85°54'34"W	11.68'	L24	N50°04'39"E	3.47'

VICINITY MAP
SCALE: 1" = 2000'

LEGEND

S.F. ..... SQUARE FEET
N ..... NORTHING
E ..... EASTING
P.U.E. ..... PUBLIC UTILITY EASEMENT
CONC. MON. ..... CONCRETE MONUMENT
H.O.A. ..... HOMEOWNERS ASSOCIATION



CURVE TABLE						
NO.	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
(C1)	200.00'	109.11'	56.85'	S52°46'33"E	107.76'	31°15'26"
(C2)	500.00'	249.76'	127.55'	S82°43'11"E	247.18'	28°37'15"
(C3)	17.00'	16.85'	9.19'	N24°04'52"W	16.17'	56°46'03"
(C4)	323.00'	86.41'	43.46'	N44°49'03"W	86.15'	15°19'46"
(C5)	200.00'	109.10'	55.95'	N52°46'54"W	107.76'	31°15'21"
(C6)	300.00'	252.83'	129.20'	N82°53'52"W	250.15'	48°58'35"
(C7)	25.00'	16.69'	8.76'	N73°35'36"W	16.38'	38°43'13"
(C8)	290.00'	77.58'	39.02'	N44°49'03"W	77.35'	15°19'46"
(C9)	233.00'	127.11'	65.19'	N52°46'54"W	125.54'	31°15'21"
(C10)	533.00'	289.56'	137.73'	N82°53'52"W	286.68'	28°55'35"
(C11)	1587.02'	136.37'	68.23'	N33°42'57"E	136.33'	04°55'24"

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES.

FURTHERMORE, WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

WE FURTHER GRANT TO PEPCO, WASHINGTON GAS AND LIGHT COMPANY, AND VERIZON, AND TO THEIR RESPECTIVE SUCCESSORS, AGENTS AND ASSIGNS, AN EASEMENT IN, ON AND OVER THE LAND HEREON DESCRIBED AS PUBLIC UTILITIES EASEMENT, DESIGNATED HEREON AS "P.U.E.", WITH SAID TERMS AND PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT "DECLARATION OF PUBLIC UTILITIES EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3834 AT FOLIO 457. SAID TERMS BEING INCORPORATED HEREIN BY THIS REFERENCE.

THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LENS, OR TRUSTS ON THE PROPERTY WITH THE EXCEPTION OF CERTAIN DEED OF TRUSTS, RECORDED IN BOOK 57529 AT PAGE 134, BOOK 57529 AT PAGE 159, BOOK 57529 AT PAGE 184 & A DEED OF TRUST, RECORDED IN BOOK 57529 AT PAGE 52 ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

GREEN BLOOM MV DEVELOPMENT LLC.
A DELAWARE LIMITED LIABILITY COMPANY
BY: MONUMENT REALTY LLC, ITS AUTHORIZED AGENT

NAME: F. RUSSELL HINES
TITLE: AUTHORIZED SIGNATORY
DATE: 12/14/22

TRUSTEE FOR FVCBANK:
NAME: Joanne Atkinson
TITLE: TRUSTEE
DATE: 1/18/2023

TRUSTEE FOR NVR:
NAME: Lisa M. McCulley
TITLE: TRUSTEE
DATE: 12/28/2022

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF PART OF THE PROPERTY ACQUIRED BY THE GREEN BLOOM MV DEVELOPMENT LLC FROM USL2 MR MONTGOMERY VILLAGE BUSINESS TRUST, A MARYLAND STATUTORY TRUST, BY DEED DATED APRIL 23, 2019 AND RECORDED IN BOOK 57529 AT PAGE 34 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS ——● WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF THIS PLAT OF SUBDIVISION IS 107,704 SQUARE FEET OR 2.47254 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

12/28/2022
DATE

JOSHUA G. PRICE
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21846
LICENSE EXPIRES: MAY 31, 2024

STATE OF MARYLAND JOSHUA G. PRICE No. 21846 PROFESSIONAL LAND SURVEYOR

AREA TABULATION

LOTS	21,522	SQ.FT. OR 0.49408 ACRES
PARCELS	86,182	SQ.FT. OR 1.97846 ACRES
TOTAL AREA OF THIS PLAT	107,704	SQ.FT. OR 2.47254 ACRES

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

SUBDIVISION RECORD PLAT

PLAT 577
BLOOM
MONTGOMERY VILLAGE
LOTS 1 – 11, PARCELS A, B & C, BLOCK M
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 40' DATE: DECEMBER 12, 2022

VIKA MARYLAND, LLC.
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com
Our Site Set on the Future.
#220220910

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	DEPARTMENT OF PERMITTING SERVICES MONTGOMERY COUNTY, MARYLAND	PLAT NO.
APPROVED:	APPROVED: 3/28/23	DATE:
CHAIR / MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER	DIRECTOR	
M.N.C.P. & P.C. RECORD FILE NO.:		

LAYOUT: RP1, Plotted By: wood

NOTES

1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. FU562 & FU342 WITH A TAX ACCOUNT NO. 09-03843554, ZONED TLD.

2.) THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON MARYLAND STATE PLANE NAD 83/2011.

3.) 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 THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

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OWNER'S CERTIFICATE

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WE FURTHER GRANT TO PEPCO, WASHINGTON GAS AND LIGHT COMPANY, AND VERIZON, AND TO THEIR RESPECTIVE SUCCESSORS, AGENTS AND ASSIGNS, AN EASEMENT IN, ON AND OVER THE LAND HEREON DESCRIBED AS PUBLIC UTILITIES EASEMENT, DESIGNATED HEREON AS "P.U.E.", WITH SAID TERMS AND PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT "DECLARATION OF PUBLIC UTILITIES EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3834 AT FOLIO 457. SAID TERMS BEING INCORPORATED HEREIN BY THIS REFERENCE.

THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUSTS ON THE PROPERTY WITH THE EXCEPTION OF CERTAIN DEED OF TRUSTS, RECORDED IN BOOK 57529 AT PAGE 134, BOOK 57529 AT PAGE 159, BOOK 57529 AT PAGE 184 & A DEED OF TRUST, RECORDED IN BOOK 57529 AT PAGE 52 ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

GREEN BLOOM MV DEVELOPMENT LLC
A DELAWARE LIMITED LIABILITY COMPANY
BY: MONUMENT REALTY LLC, ITS AUTHORIZED AGENT

NAME: F. RUSSELL HINES
TITLE: AUTHORIZED SIGNATORY
DATE: 12/14/22

TRUSTEE FOR FVCBANK:

NAME: Joanna Atchison
TITLE: TRUSTEE
DATE: 1/18/2023

TRUSTEE FOR NVR:

NAME: Lisa M. McCulley
TITLE: TRUSTEE
DATE: 12/28/2022

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

PLAT NO.

DETAIL

DETAIL NOT TO SCALE

VICINITY MAP
SCALE: 1" = 2000'

SURVEYOR'S CERTIFICATE

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THE TOTAL AREA OF THIS PLAT OF SUBDIVISION IS 121,123 SQUARE FEET OR 2.78060 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

12/28/2022
DATE

JOSHUA G. PRICE
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21846
LICENSE EXPIRES: MAY 31, 2024

STATE OF MARYLAND · JOSHUA G. PRICE · No. 21846 · PROFESSIONAL LAND SURVEYOR

AREA TABULATION

LOTS	25,763	SQ.FT. OR 0.61440 ACRES
PARCELS	94,360	SQ.FT. OR 2.16620 ACRES
TOTAL AREA OF THIS PLAT	121,123	SQ.FT. OR 2.78060 ACRES

CURVE TABLE

NO.	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C1	338.00'	167.87'	85.70'	S83°00'53"E	166.15'	28°27'22"
C2	212.00'	96.79'	49.25'	S81°51'58"E	95.95'	26°09'30"
C3	288.00'	93.22'	47.02'	S85°40'22"E	92.81'	18°32'42"
C4	330.00'	164.72'	84.11'	N83°05'10"W	163.02'	28°35'58"
C5	224.00'	102.27'	52.04'	N81°51'58"W	101.38'	26°09'30"
C6	280.00'	90.62'	45.71'	N85°40'22"W	90.23'	18°32'38"
C7	450.00'	41.75'	20.89'	N73°44'35"W	41.73'	05°18'56"
C8	297.00'	148.25'	75.70'	N83°05'10"W	146.71'	28°35'58"
C9	257.00'	117.33'	58.71'	S81°51'58"E	116.32'	26°09'30"
C10	247.00'	79.94'	40.32'	S85°40'22"E	79.59'	18°32'38"
C11	417.00'	41.76'	20.90'	S73°31'55"E	41.74'	05°44'15"
C12	500.00'	1.86'	0.93'	N82°51'47"E	1.86'	00°12'48"

P.U.E. LINE TABLE

NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N85°03'19"E	13.63'	L14	S72°42'37"W	14.95'
L2	S04°19'32"W	2.31'	L15	N88°39'39"W	26.44'
L3	S85°40'28"E	86.96'	L16	N63°24'56"W	30.11'
L4	S76°24'09"E	210.08'	L17	N78°19'05"W	CD: 69.99'
L5	S72°46'00"E	42.06'		R: 287.00'	L: 70.20'
L6	S13°35'57"W	8.10'	L18	N68°47'11"W	88.31'
L7	N75°22'03"W	42.30'	L19	N79°57'12"W	CD: 111.17'
L8	N76°24'09"W	208.96'		R: 287.00'	L: 111.87'
L9	N85°40'28"W	79.18'	L20	S70°29'31"W	12.47'
L10	S84°22'41"W	30.70'	L21	S84°37'55"W	18.33'
L11	N81°46'57"W	15.85'	L22	N73°19'50"W	0.89'
L12	S85°03'19"W	23.66'	L23	N07°23'09"W	13.33'
L13	S85°15'24"W	CD: 1.88'			
	R: 287.00'	L: 1.88'			

LEGEND

S.F. .... SQUARE FEET
N .... NORTHING
E .... EASTING
P.U.E. .... PUBLIC UTILITY EASEMENT
CONC. MON. .... CONCRETE MONUMENT
H.O.A. .... HOMEOWNERS ASSOCIATION

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: ______

CHAIR

MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER

M.N.C.P. & P.C. RECORD FILE NO.: ______

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

APPROVED: 3/23/23

DIRECTOR

PLAT NO.

DATE:

SUBDIVISION RECORD PLAT

PLAT 578

BLOOM MONTGOMERY VILLAGE

LOTS 12 - 25, PARCELS D, E & F, BLOCK M
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 40' DATE: DECEMBER 12, 2022

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com
Our Site Set on the Future.
#22022092O

PLAT NO.

CURVE TABLE						
NO.	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C1	450.00'	246.65'	126.51'	N55°23'00"W	243.57'	31°24'15"
C2	417.00'	225.51'	115.57'	S55°10'20"E	222.75'	30°58'58"

LEGEND

S.F. ..... SQUARE FEET
N ..... NORTHING
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VICINITY MAP

SCALE: 1" = 2000'

OWNER'S CERTIFICATE

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THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUSTS ON THE PROPERTY WITH THE EXCEPTION OF CERTAIN DEED OF TRUSTS, RECORDED IN BOOK 57529 AT PAGE 134, BOOK 57529 AT PAGE 159, BOOK 57529 AT PAGE 184 & A DEED OF TRUST, RECORDED IN BOOK 57529 AT PAGE 52 ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

GREEN BLOOM MV DEVELOPMENT LLC.
A DELAWARE LIMITED LIABILITY COMPANY
BY: MONUMENT REALTY LLC, ITS AUTHORIZED AGENT

NAME: F. RUSSELL HINES
TITLE: AUTHORIZED SIGNATORY
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TRUSTEE FOR FVCBANK:
NAME: Joanne Atkinson
TITLE: TRUSTEE
DATE: 1/18/2023

TRUSTEE FOR NVR:
NAME: Lisa M. McCulley
TITLE: TRUSTEE
DATE: 12/28/2022

NOTES

1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. FU562 & FU342 WITH A TAX ACCOUNT NO. 09-03843554, ZONED TLD.

2.) THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON MARYLAND STATE PLANE NAD 83/2011.

3.) 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 THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

4.) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN ALLOWING TO SUBDIVIDE THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

5.) THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE M.N.C.P.& P.C. PRELIMINARY PLAN #120170150 AND SITE PLAN #820170130, ENTITLED "BLOOM MV AREAS I-W", AS MAY BE AMENDED.

6.) THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER ONLY.

7.) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" FOR THE OPERATION AND MAINTENANCE OF PRIVATE PARKS AND OTHER PRIVATE OPEN SPACES AND INCLUDING ANY PRIVATE STREET AND DRAINAGE SYSTEM AS RECORDED IN BOOK 58269 AT PAGE 62.

8.) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "COMMON OPEN SPACE COVENANT WITH THE M.N.C.P.&P.C." RECORDED IN LIBER 28045 AT FOLIO 578 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

9.) PARCELS G, H, AND I, BLOCK M, ARE TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION AND SUBJECT TO THE TERMS AND CONDITIONS OF A DOCUMENT TO BE RECORDED HEREAFTER.

10.) THE PROPERTY SHOWN HEREON IS SUBJECT TO FINAL FOREST CONSERVATION PLAN NO. 820170130. FOREST CONSERVATION REQUIREMENTS ARE BEING SATISFIED BY THE TERMS OF A FOREST CONSERVATION EASEMENT RECORDED IN BOOK 66753 AT PAGE 66 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. & BOOK 66749 AT PAGE 186

11.) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "PUBLIC ACCESS COVENANT" RECORDED IN BOOK 58293 AT PAGE 52 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

12.) PARCEL H, BLOCK M (NATURE TRAIL) AS SHOWN HEREON IS SUBJECT TO A RESTRICTIVE COVENANT FOR PRIVATE ROADS RECORDED IN BOOK 54062 AT PAGE 338.

13.) THE SOURCE OF THE 100-YEAR FLOODPLAIN SHOWN HEREON WAS TAKEN FROM A FLOODPLAIN STUDY PREPARED BY VIKA MARYLAND, LLC AND APPROVED BY THE DEPARTMENT OF PERMITTING SERVICES IN A LETTER DATED APRIL 12, 2018, REFERENCING FLOODPLAIN STUDY NUMBER 283274.

LINE TABLE					
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N13°35'57"E	8.10'	L9	N39°40'52"W	228.58'
L2	S72°48'00"E	19.18'	L10	N40°50'48"W	73.16'
L3	S83°47'58"E	44.03'	L11	N43°08'46"W	24.78'
L4	S56°07'58"E	81.91'	L12	N49°39'33"W	24.94'
L5	S48°32'15"E	39.44'	L13	S31°57'33"W	2.56'
L6	S40°50'51"E	73.88'	L14	N56°42'10"W	69.51'
L7	S39°40'52"E	228.74'	L15	N58°51'43"W	23.84'
L8	S50°19'08"W	10.00'	L16	N67°40'08"W	34.06'
			L17	N75°22'03"W	2.83'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF PART OF THE PROPERTY ACQUIRED BY THE GREEN BLOOM MV DEVELOPMENT LLC FROM USL2 MR MONTGOMERY VILLAGE BUSINESS TRUST, A MARYLAND STATUTORY TRUST, BY DEED DATED APRIL 23, 2019 AND RECORDED IN BOOK 57529 AT PAGE 34 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS ⊸ WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF THIS PLAT OF SUBDIVISION IS 96,998 SQUARE FEET OR 2.22677 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

12/28/2022
DATE

JOSHUA G. PRICE
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21846
LICENSE EXPIRES: MAY 31, 2024

STATE OF MARYLAND
JOSHUA G. PRICE
No. 21846
PROFESSIONAL LAND SURVEYOR

AREA TABULATION

LOTS	30,677	SQ.FT. OR 0.70425 ACRES
PARCELS	66,321	SQ.FT. OR 1.52252 ACRES
TOTAL AREA OF THIS PLAT	96,998	SQ.FT. OR 2.22677 ACRES

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
APPROVED: _____
CHAIR — MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND
APPROVED: 3/28/23
DIRECTOR

PLAT NO.
DATE:

SUBDIVISION RECORD PLAT

PLAT 579

BLOOM MONTGOMERY VILLAGE

LOTS 26 – 41, PARCELS G, H & I, BLOCK M
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 40' DATE: DECEMBER 12, 2022

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com
Our Site Set on the Future.

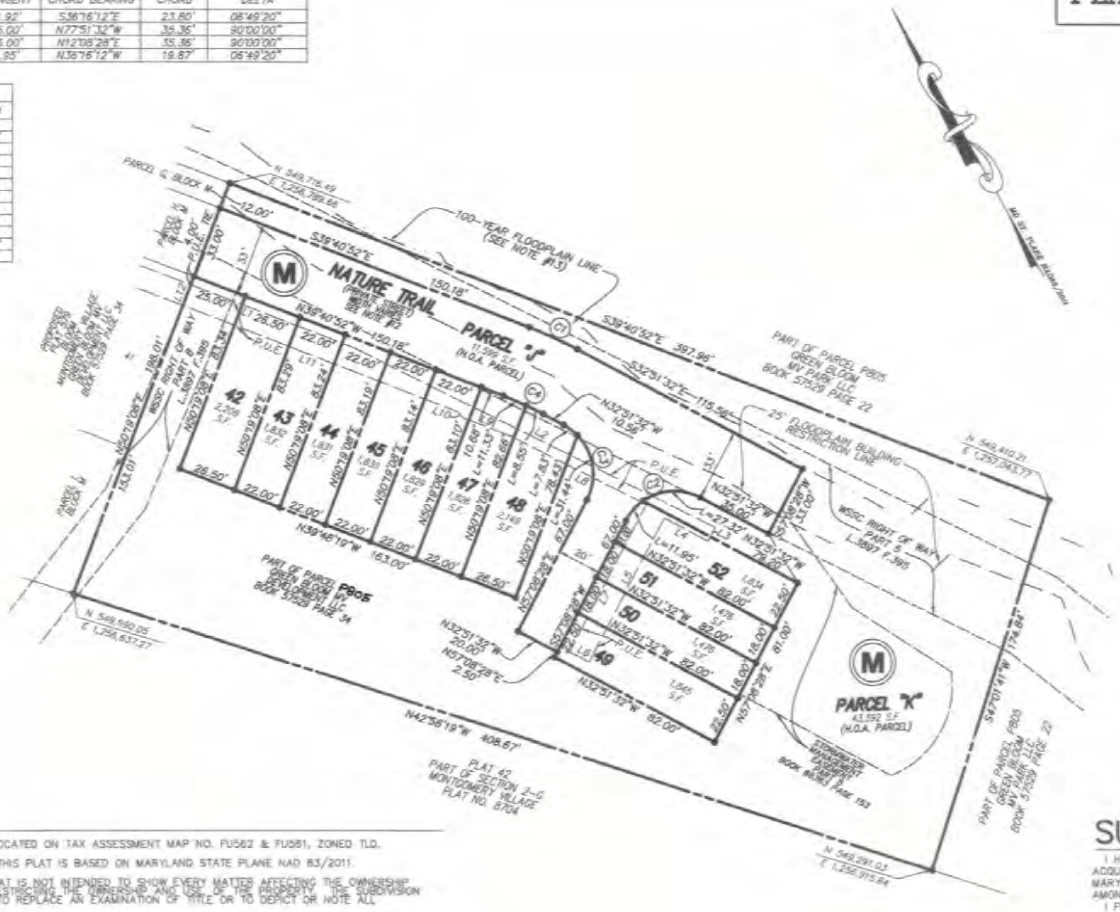
#220220930

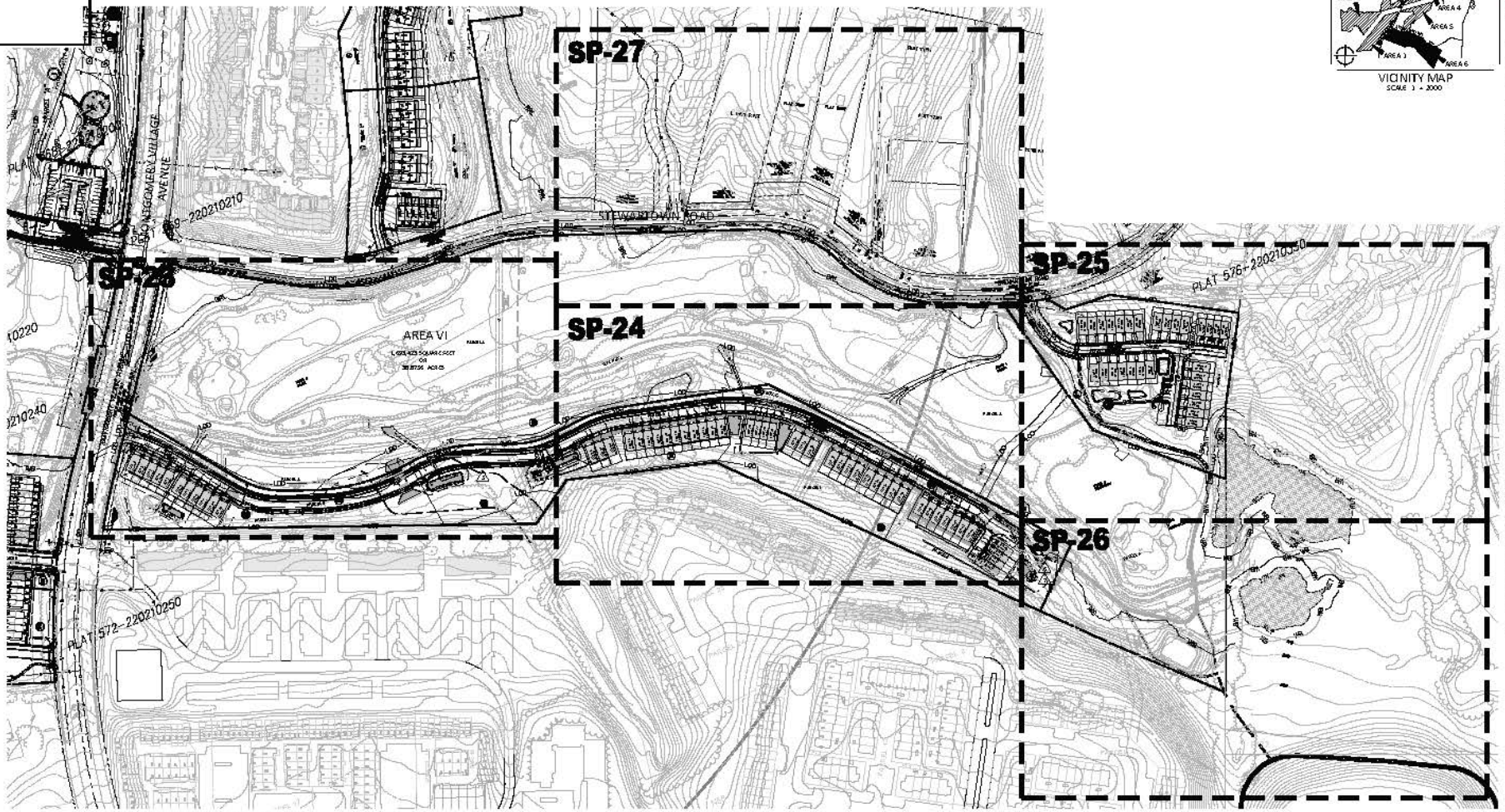
LAYOUT: RP3, Plotted By: vika

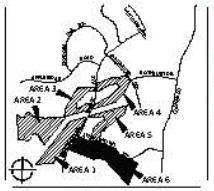
PLAT NO.

CURVE TABLE						
NO.	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C1	200.00'	23.81'	11.92'	S36°16'12"E	23.80'	06°49'20"
C2	25.00'	39.27'	25.00'	N77°51'32"W	35.36'	90°00'00"
C3	25.00'	39.27'	25.00'	N12°08'28"E	35.36'	90°00'00"
C4	157.00'	19.88'	9.95'	N36°16'12"W	19.87'	06°49'20"

P.U.E. LINE TABLE		
NO.	BEARING	LENGTH
L1	S39°40'52"E	79.01'
L2	S34°21'51"E	182.71'
L3	S55°44'07"W	7.00'
L4	N32°50'50"W	22.34'
L5	S57°09'10"W	73.43'
L6	N32°51'32"W	10.00'
L7	N57°08'24"E	74.98'
L8	N34°03'41"W	68.25'
L9	N39°40'52"W	23.68'
L10	N11°00'14"W	3.84'
L11	N39°40'52"W	133.38'
L12	N50°19'08"E	10.00'


NATURE TRAIL
PARCEL "J"
PARCEL "K"
100-YEAR FLOODPLAIN LINE (SEE NOTE #13)
25' FLOODPLAIN BUILDING RESTRICTION LINE
WSSC RIGHT OF WAY
PART OF PARCEL P805 GREEN BLOOM MV PARK LLC BOOK 57529 PAGE 22
PART OF PARCEL P805 GREEN BLOOM MV DEVELOPMENT LLC BOOK 57529 PAGE 34
PLAT 47 PART OF SECTION 2-G MONTGOMERY VILLAGE PLAT NO. 8704
N 549,716.49 E 1,258,799.66
N 549,410.21 E 1,257,243.77
N 548,660.05 E 1,258,637.27
N 549,291.03 E 1,258,915.84
S39°40'52"E 150.18'
S39°40'52"E 397.96'
S32°51'32"E 115.58'
N39°40'52"W 150.18'
N39°46'19"W 153.00'
N42°58'19"W 408.67'
S47°01'41"W 174.84'
N32°51'32"W 10.92'
N32°51'32"W 25.00'
N32°51'32"W 82.00'
N57°08'28"E 2.50'
N32°51'32"W 23.00'
N57°08'28"E 10.00'
N57°08'28"E 81.00'
N57°08'28"E 22.50'
N57°08'28"E 22.50'
N57°08'28"E 153.01'
N57°08'28"E 198.01'
N57°08'28"E 20.34'
N57°08'28"E 22.00'
N57°08'28"E 83.10'
N57°08'28"E 83.14'
N57°08'28"E 83.17'
N57°08'28"E 10.00'
N57°08'28"E 71.33'
N57°08'28"E 86.66'
N57°08'28"E 78.83'
N57°08'28"E 67.00'
N57°08'28"E 67.00'
N57°08'28"E 67.00





VICINITY MAP
SCALE 1" = 2000'

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com
Our Site Set on the Future.

PREPARED FOR
GREEN BLOOM MV DEVELOPMENT LLC
by MONUMENT REALTY LLC, its Authorized Agent
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WASHINGTON, DC 20036
202.777.2010
JUSSOLI HAYS

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JEFF AMATULI

REVISION	DATE
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]

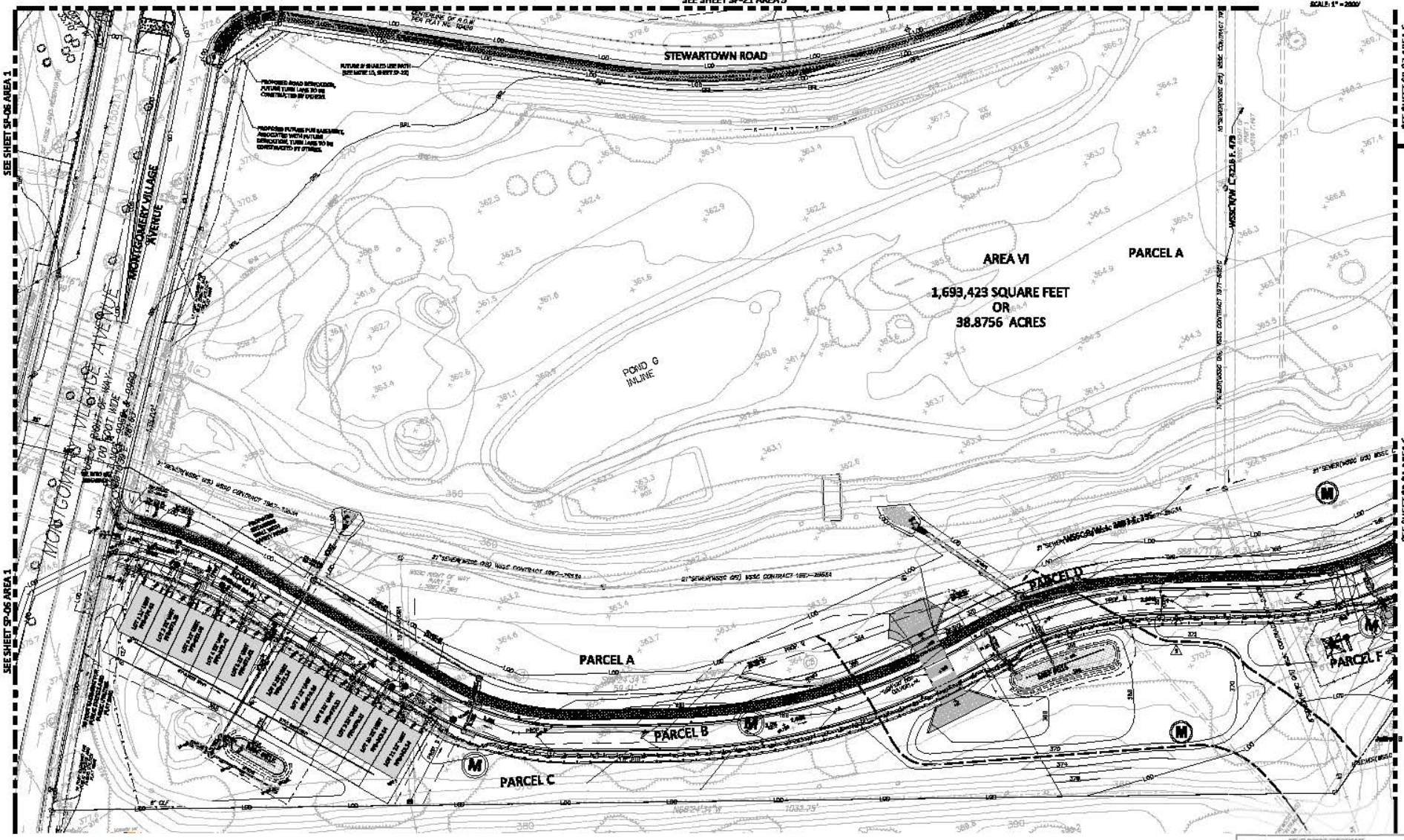
PLAN LEGEND

SEE SHEET SP-21 AREA 5

SITE PLAN AMENDMENT SUMMARY

1. REDUCE # OF GARAGE BUILDINGS, UNITS FROM 484 TO A MAXIMUM OF 324.
2. REVISE BEFORE/AFTER ROAD ALIGNMENT THROUGH PEPCO EASEMENT.
3. CONVERT UNIT TYPES FLATS UNITS TO AREA 2.
4. ROAD, UNIT & BUILDING LAYOUT REVISION TO AREA 3A.
5. RE-ALLOCATION OF UNITS, PER BMR BREACH UNITS, & UNLIMITED AREA 4A.
6. LENGTHEN ROAD TO CUL-DE-SAC IN AREA 4A.
7. ADDED NUMEROUS PARKING, LANDSCAPE & SITE GRADES.
8. FINALIZE PUBLIC/PRIVATE OWNERSHIP EXCHANGE IN PARK OWNERSHIP AREAS.

VICINITY MAP
SCALE: 1" = 2000'



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RUSSELL HERBY

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JEFF MANTUSH

REVISIONS	DATE
SDP1 (MV)P0	12/26/17
SDP1 (MV)R1	11/08/19
SDP1 (MV)R2	10/08/20
SDP1 (MV)R3	06/24/21
SDP1 (MV)R4	04/26/22

BLOOM MV
AREA I-VI
5TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 222NW03
TAX MAP: FU342
SP# 82017013D

DETAILED SITE PLAN AREA 6

PROFESSIONAL SEAL

DEVELOPER'S CERTIFICATE

DRAWN BY: JK
DESIGNED BY: EA
DATE ISSUED: JULY 28, 2022

VIKA PROJECT: VM1920T
SCALE: AS NOTED

SHEET NO. SP-23

FOR LOCATION OF UTILITIES CALL 811 or 1-800-257-7777 (MISS UTILITY) 48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY.

SCALE: 1" = 30'

PLAN LEGEND

SEE SHEET SP-27 AREA 6

SEE SHEET SP-23 AREA 6

SEE SHEET SP-25 AREA 6

CABIN BRANCH

POND 1 INLINE

PARCEL A

PARCEL G

PARCEL E

PARCEL I

PARCEL K

VICINITY MAP

SCALE: 1" = 2600'

VIKA MARYLAND, LLC

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Our Site Set on the Future.

PREPARED FOR:
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RUSSELL MIRRY

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301.916.4100
JEFF MANTUSH

REVISIONS	DATE
SDP1 REV0	12/26/17
SDP1 REV1	11/08/19
SDP1 REV2	10/08/20
SDP1 REV3	06/24/21
SDP1 REV4	04/26/22

BLOOM MV
AREA I-VI
5TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 222WD03
TAX MAP: FU342
SP# 820170130

DETAILED SITE PLAN AREA 6

PROFESSIONAL SEAL

DRAWN BY: MC
DESIGNED BY: EA
DATE ISSUED: 04/26/2022

VIKA PROJECT: VM1920T
SCALE: NA

SHEET NO. SP-24

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of the Site Plan Approval No. ____ including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: Green Bloom Holdings LLC, By Monument Realty LLC, Its Authorized Agent
Contact Person: Russell Mirry
Address: 750 First Street, NW Suite 900, Washington, DC 20001
Phone: 240.777.4000

Signature: Date: 5/24/22

SCALE: 1" = 50'