



MEMORANDUM

DATE: December 28, 2023

TO: Montgomery County Planning Board

FROM: Stephen Smith, Coordinator, IRC Division (301)-495-4522 *SSS*
Jay Beatty, Senior Planner, IRC Division (301)-495-2178 *JEB*

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board
Agenda for January 11, 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:

220230440 Grand Park

220230630 Nebel – MHP Property

220230830 Bradley Farms

220240080 Tilden Woods

220240140 Kensington Park

220240200, 220240250 thru 220240270 Creekside at Cabin Branch

Plat Name: Grand Park

Plat #: 220230440

Location: Located in the southeastern quadrant of the intersection of Old Georgetown Road (MD 187) and Grand Park Avenue

Master Plan: White Flint Sector Plan

Plat Details: CR zone; 1 lot

Owner: Old Georgetown Nissan Property, LLC

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 12019016A (MCPB Resolution No. 22-076) and Site Plan No. 820220040 (Certified Site Plan dated November 1, 2022), 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.

NOTES

- 1) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. 02662.
- 2) THE HORIZONTAL DATUM IS BASED ON MARYLAND STATE GRID NORTH (NAD83/93).
- 3) THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE NOR EVERY MATTER RESTRICTING THE SUBDIVISION RECORD PLAT. IT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO REPORT ON TITLE MATTERS AFFECTING TITLE.
- 4) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY OR SITE PLAN, SKETCH PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND BE ENFORCED BY THE SUBDIVISION RECORD PLAT UNLESS OTHERWISE SPECIFICALLY STATED OTHERWISE IN THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN HAS SUPERSEDED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC VIEWER DURING NORMAL BUSINESS HOURS.
- 5) DEVELOPMENT OF THE PROPERTY IS CONTROLLED BY THE TERMS AND CONDITIONS AS DETERMINED BY APPROVAL BY THE MONTGOMERY COUNTY PLANNING BOARD OF PRELIMINARY PLAN NO. 12018018A ENTITLED "GRAND PARK DEVELOPMENT", PHASE 1", AS MAY BE AMENDED.
- 6) THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
- 7) THE ROAD CONTRIBUTION STATUTING WAS TAKEN FROM A PLAN ENTITLED "BASELINE CONSTRUCTION BANNERED ADOPT", PROJECT 501606.
- 8) EXISTING 24" X 36" STORM DRAIN SHOWN ON STORM DRAIN AND STORMWATER MANAGEMENT PLANS PREPARED BY STANTEC, DATED DECEMBER 15, 2021, NOT EXISTING PROBABLY NOT BE LOCATED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.



PLAT NO.

CURVE TABLE						
NO.	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
1	398.50'	156.85'	79.35'	N01°48'03"E	155.84'	22°31'20"

AREA TABULATION

LOT 2 21,476 SQ.FT. OR 0.49302 ACRES
 TOTAL AREA OF THIS PLAT 21,476 SQ.FT. OR 0.49302 ACRES

LEGEND

- 50. FT. ... SQUARE FEET
- REDF. ... RECORD
- LIBRY ... LIBRARY
- F. ... FLOOD
- BK. ... BOOK
- BL. ... BLOCK
- BASELINE ... BASELINE
- STATE ROAD COMMISSION ... STATE ROAD COMMISSION
- WASHINGTON SUBURBAN SANITARY COMMISSION ... WASHINGTON SUBURBAN SANITARY COMMISSION
- MONTGOMERY COUNTY DEPT. OF TRANSPORTATION ... MONTGOMERY COUNTY DEPT. OF TRANSPORTATION



VICINITY MAP
 SCALE: 1" = 2000'

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, EASEMENTS, RIGHTS OF WAY, AND UTILITIES TO BE MAINTAINED AND TO BE MAINTAINED BY THE SUCCESSORS AND ASSIGNS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WITH SAID TERMS AND PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT DECLARATION OF PUBLIC UTILITIES EASEMENTS AND RESTRICTIONS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, IN LIBER 3824 AT FOLIO 457, 540 AND 541, AND ALSO BEING PART OF LOT 5, BLOCK 1, TOLSON CENTER, RECORDED AS PLAT NO. 10232 ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. WE, THE UNDERSIGNED AS OWNER OF THIS SUBDIVISION, ITS SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND BOUNDARY MARKERS TO BE MAINTAINED AND TO BE MAINTAINED BY MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH THESE ARE NOT SUITS, ACTIONS-AT-LAW, LICENSES, LEASES, OR TRUSTS ON THE PROPERTY INCLUDED IN THIS SUBDIVISION PLAT.

OLD GEORGETOWN MARIAN PROJECT
 BY: *[Signature]* AUTHORIZED SURVEYOR
 DATE: 10/28/23

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THAT IT IS A PLAT OF PART OF THE PROPERTY ACQUIRED FROM BANNER PARTNERSHIP, LLP, A MARYLAND LIMITED LIABILITY PARTNERSHIP, TO OLD GEORGETOWN MARIAN PROJECT, A MARYLAND LIMITED LIABILITY COMPANY, AND IS BEING PART OF LOT 5, BLOCK 1, TOLSON CENTER, RECORDED AS PLAT NO. 10232 ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. THE CORNER AND INTERIOR POINTS SHOWN ON THIS PLAT HAVE BEEN FOUND OR WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50.4.2.C OF THE MONTGOMERY COUNTY CODE. THE BOUNDARY MARKERS SHOWN THIS DATE HAVE BEEN FOUND OR WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50.4.2.C OF THE MONTGOMERY COUNTY CODE. THE AREA SHOWN IN THIS PLAT OF SUBDIVISION IS 21,476 SQUARE FEET OR 0.49302 ACRES OF LAND, OF WHICH THERE IS 0.49302 ACRES OF LAND DEDICATED TO PUBLIC USE.



OCT 25, 2023
 DATE
[Signature]
 WILLIAM BROCK, SURVEYOR
 MONTGOMERY COUNTY, MARYLAND
 LICENSE EXPIRES: MAY 31, 2024

GRAPHIC SCALE



SUBDIVISION RECORD PLAT

LOT 2
GRAND PARK
 (BEING A RESUBDIVISION OF PART OF LOT 5,
 BLOCK 1, TOLSON CENTER)
 4TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 50'
 DATE: OCTOBER, 2023
 VIKIA MARYLAND, LLC
 20251 Century Blvd., Suite 400
 Germantown, MD 20874
 301.916.4100 | vika.com
 Our Site Set on the Future.

PROPERTY INFORMATION	
TAX MAP LOCATION	00562
WSSC GRID NUMBER	215W006
ZONING CATEGORY	CR-4.0, C-2.0, R-3.5, H-250
APPROVED PRELIMINARY PLAN	120180180 & 12018018A
APPROVED SITE PLAN	802220040A
APPROVED FOREST CONSERVATION PLAN	802220040

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED: *[Signature]*
 CHAIR MONTGOMERY BLAIR SIGMUNDSON
 FOR SECRETARY-TREASURER

DEPARTMENT OF PERMITTING SERVICES
 MONTGOMERY COUNTY, MARYLAND

APPROVED: *[Signature]* 12-8-2023
 DIRECTOR

M.N.C.P. & P.C. RECORD FILE NO.: _____ DATE: _____ PLAT NO.: _____



VMA MARYLAND, LLC
 300 GAITHERSBURG ROAD, SUITE 200
 GAITHERSBURG, MD 20878
 TEL: 410-291-0400
 FAX: 410-291-0401
WWW.VMAONLINE.COM

OUR SITE IS ON THE FUTURE
SILVERSTONE
BETHESDA OWNER, LLC

PROJECT TEAM
 ARCHITECT:
 PLANNING ENGINEER:
 CIVIL ENGINEER:
 LANDSCAPE ARCHITECT:

CLIENT
 300 GAITHERSBURG ROAD, SUITE 200
 GAITHERSBURG, MD 20878
 TEL: 410-291-0400
 FAX: 410-291-0401

DESIGNER
 VMA MARYLAND, LLC
 300 GAITHERSBURG ROAD, SUITE 200
 GAITHERSBURG, MD 20878
 TEL: 410-291-0400
 FAX: 410-291-0401

DATE
 02/21/2025

PROJECT
 GRAND PARK DEVELOPMENT
 PHASE 1

CLIENT
 SILVERSTONE
 BETHESDA OWNER, LLC

DESIGNED BY
 ARCHITECT
 PLANNING ENGINEER
 CIVIL ENGINEER

DATE
 02/21/2025

PROJECT
 GRAND PARK DEVELOPMENT
 PHASE 1

CLIENT
 SILVERSTONE
 BETHESDA OWNER, LLC

DESIGNED BY
 ARCHITECT
 PLANNING ENGINEER
 CIVIL ENGINEER

DATE
 02/21/2025

PROJECT
 GRAND PARK DEVELOPMENT
 PHASE 1

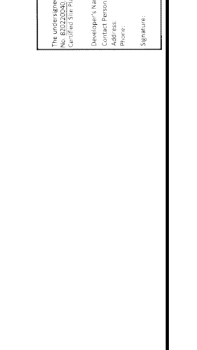
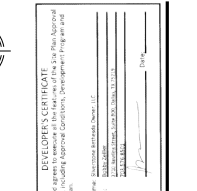
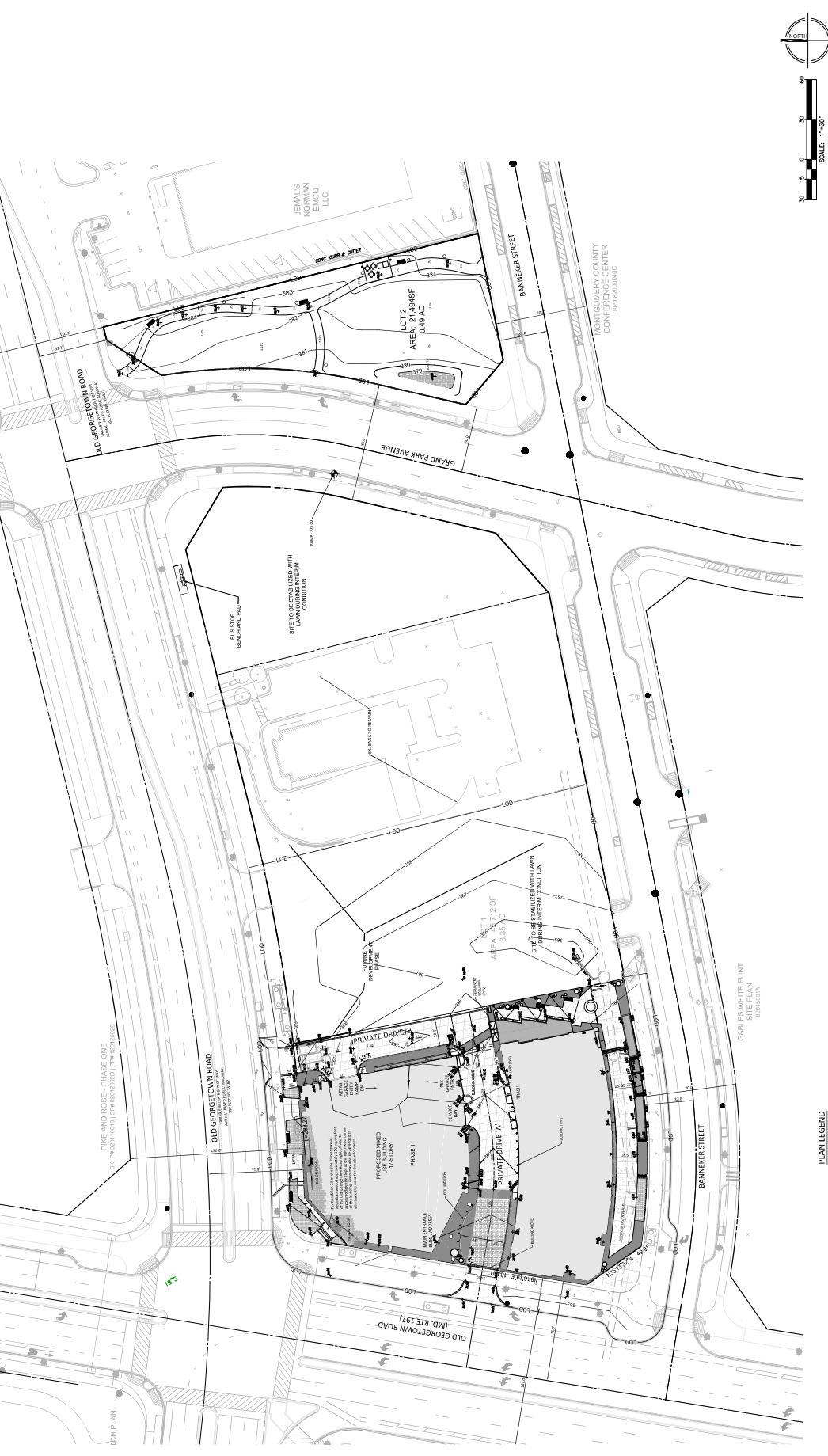


PROFESSIONAL SEAL
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 STATE OF MARYLAND
 25678

DESIGNED BY
 ARCHITECT
 PLANNING ENGINEER
 CIVIL ENGINEER

DATE
 02/21/2025

PROJECT
 GRAND PARK DEVELOPMENT
 PHASE 1



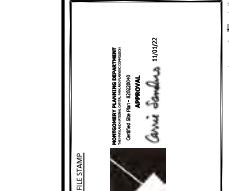
DEVELOPER'S CERTIFICATE
 I, the undersigned, certify that the above information is true and correct, and that the information is based on a review of the plans and specifications and all other information available to me. I am duly licensed as a Professional Engineer in the State of Maryland. My certificate number is 25678. My expiration date is 12/31/2025.

DESIGNED BY
 ARCHITECT
 PLANNING ENGINEER
 CIVIL ENGINEER

DATE
 02/21/2025

PROJECT
 GRAND PARK DEVELOPMENT
 PHASE 1

NOTE: THIS PLAN IS FOR REFERENCE PURPOSES ONLY. ANY AND ALL CONSTRUCTION SHALL BE SUBJECT TO THE APPROVAL OF THE MONTGOMERY COUNTY ENGINEERING DEPARTMENT. THE MONTGOMERY COUNTY ENGINEERING DEPARTMENT SHALL BE THE FINAL AUTHORITY ON ALL MATTERS RELATING TO THE CONSTRUCTION OF THIS PROJECT. THE MONTGOMERY COUNTY ENGINEERING DEPARTMENT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THIS PROJECT.



DESIGN TEAM
 PROFESSIONAL ENGINEER
 JOHN M. WELLS
 2025 CONVENT ROAD
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 WWW.VIAMD.COM

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NO.	DATE	DESCRIPTION
1	03/11/2008	ISSUE FOR PERMITTING

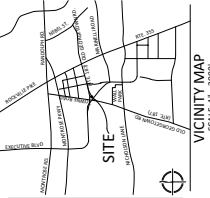
**GRAND PARK DEVELOPMENT
 PHASE 1**

4TH ELECTION DISTRICT
 MONTGOMERY COUNTY,
 WISSE GRID: 211NWD6
 TAX MAP: 0024

**SITE PLAN
 INTERIM PARK**



DESIGNED BY
 JOHN M. WELLS
 DATE ISSUED: 03/11/2008
 PROJECT: 05097A
 COUNTY: MD
 SHEET NO.: 50-5



NOTE:
 1. THESE PLANS REFLECT FRONTAGE IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY TO BE CONSTRUCTION WITH THE CONSTRUCTION OF THE PROJECT. THE CONSTRUCTION OF THE PROJECT IS PROHIBITED THAT THE LIGHTING AND STORAGE MANAGEMENT FACILITIES REMAIN UNAFFECTED, THE LANDSCAPE ELEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY SUBJECT TO ALL COUNTY PERMITS, WHICH REQUIREMENTS ARE SUBJECT TO A REVISION TO THE APPROVED CERTIFIED SITE PLAN.

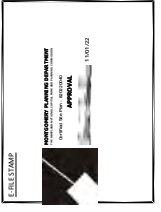
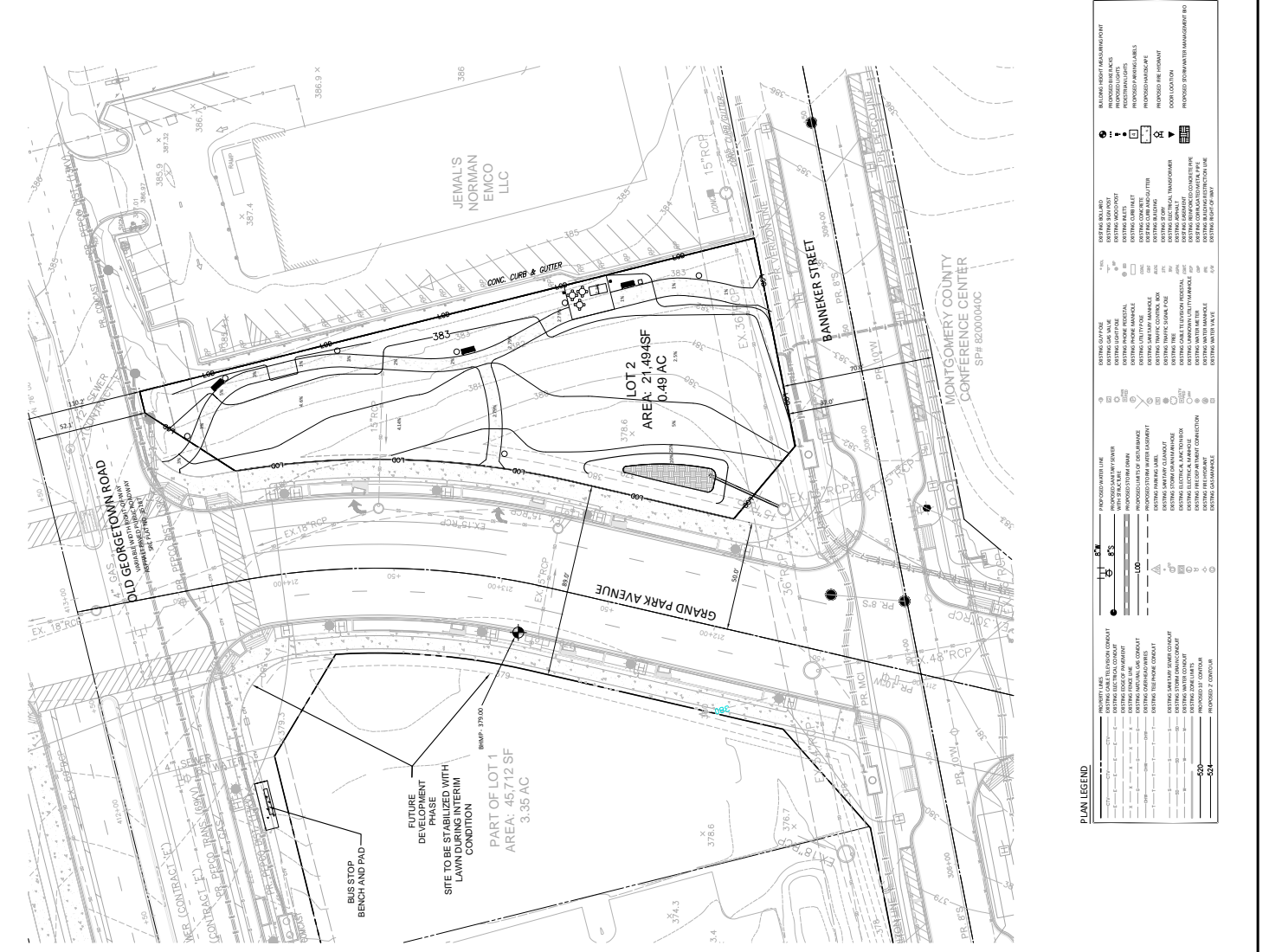
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DEVELOPER'S CERTIFICATE

The undersigned does hereby certify that all the information on this site plan report was prepared by a duly licensed Professional Engineer, Architect, Surveyor, and/or Professional Landscaper, and that the information is true and correct to the best of his/her knowledge.

Prepared by: [Signature]
 Title: [Title]



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