

**Plat Name: Waters Village**

**Plat #: 220240350**

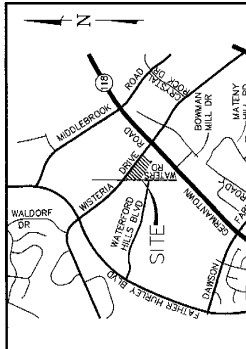
Location: Located immediately south of the intersection of Waters Road and Wisteria Drive

Master Plan: MARC Rail Communities Master Plan

Plat Details: CRT zone; 1 parcel & 1 outlot

Owner: KHR Waters INV., LLC

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120220200 (MCPB Resolution No. 23-039) and Site Plan No. 820220260 (Certified Site Plan dated January 30, 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'

TAX MAP No. EU 342

**LEGEND:**  
P/E = Public Utility Easement  
R/W = Right-of-Way

**Notes:**

- The property shown herein is currently zoned CR-1-10, R-0.75, R-0.75, H-6B.
- The property is served by public water and sewer services only.
- This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter affecting the title to the property. It is intended to replace an examination of title or to depict or note all matters affecting title.
- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan or other plan, including development of the subdivision, shall be deemed to be a part of this record plat. Planning Board approval of this plat, unless extinguished by the recordation of this plat, shall be deemed to be a part of this plat, unless otherwise indicated by an official public file for any such plan or resolution by the planning board and available for public review during normal business hours.
- This plat is limited to uses and conditions as required by Preliminary Plan Amendment No. 120220200 and Site Plan No. 820220260 entitled "Waters Village".
- The Horizontal Datum of this plat is based on the Maryland Coordinate System NAD 83(2011) Datum as projected by NGS based on NGS first order NGS Control Station (PD J07121), NGS Control Station (PP J07099) Station (PD J07121), NGS Control Station (PP J07099) Station. The datum used for this plat is the combined scale factor for this site is 1.00005524698890.

**SUBDIVISION RECORD PLAT**  
**PARCEL 1 & OUTLOT 1**  
**WATERS VILLAGE**  
BEING A RESUBDIVISION OF ALL OF PARCEL P760 OR L.17937 F.693

ELECTION DISTRICT No. 2  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 50' JUNE, 2024

**MHG**  
Macoris, Hendricks & Glascock, P.A.  
Engineers • Planners  
Landscape Architects • Surveyors  
Phone: 301.670.0840  
6220 Wighman Road, Suite 120  
Montgomery Village, Maryland  
20884-1279  
www.mhga.com  
17.117.22

**PLAT No.**

**SURVEYOR'S CERTIFICATE**

I hereby certify on behalf of Macoris, Hendricks & Glascock, P.A. that the plot shown herein is correct; that it is a subdivision of all of the land conveyed by Michael E. Podes, Personal Representative of the Estate of Martin E. Podes, 281-0000, 281-0000, 281-0000, a Maryland Professional Land Surveyor License Expires: January 7, 2026

7/1/24 Date

*W. Cat*

Macoris, Hendricks & Glascock, P.A.  
Professional Land Surveyor  
M.D. Reg. No. 21330  
License Expires: January 7, 2026

**OWNER'S CERTIFICATE**

We, KHR WATERS INV., LLC, a Maryland Limited Liability Company, owners of the property shown herein, hereby adopt this plat of subdivision; establish the minimum building restriction lines; dedicate to public use the 26,532 square feet of land shown herein; and hereby grant Public Utility Easement, Storm Water Management Easement, and Easement for Right-of-Way to the public utility companies and other agencies, as shown on this plat, at Folio 457, which said terms and provisions are incorporated herein by this reference, subject to all current and applicable regulations of all federal, state and local governing agencies. As owners of this subdivision, we, our successors and assigns, will cause all property corner markers to be set by a registered Maryland Land Surveyor, in accordance with Section 30-4.3.01(2) of the Montgomery County Code.

There are no suits, liens, leases, mortgages, or trusts, affecting the property included in this plat of subdivision.

19635 WATERS ROAD LLC  
L.26362 F.734

PARCEL L  
NORTH GERMANTOWN  
PLAT No. 2362Z

KHR WATERS INV., LLC  
*Hunter Aguirre*  
Houston, Texas, Member

**7-1-24** Date

SUGARLOAF PARTNERSHIP LLC  
L.23368 F.80

PARCEL F  
NORTH GERMANTOWN  
PLAT No. 15840

122,684 Sq. Ft. or 2.81644 Ac.  
FORMERLY PARCEL P760 KHR WATERS INV. LLC L.17937 F.693 (PART ONE)

122,684 Sq. Ft. or 2.81644 Ac.  
FORMERLY PARCEL P760 KHR WATERS INV. LLC L.17937 F.693 (PART THREE)

3,096 Sq. Ft. or 0.07107 Ac.  
OUTLOT 1

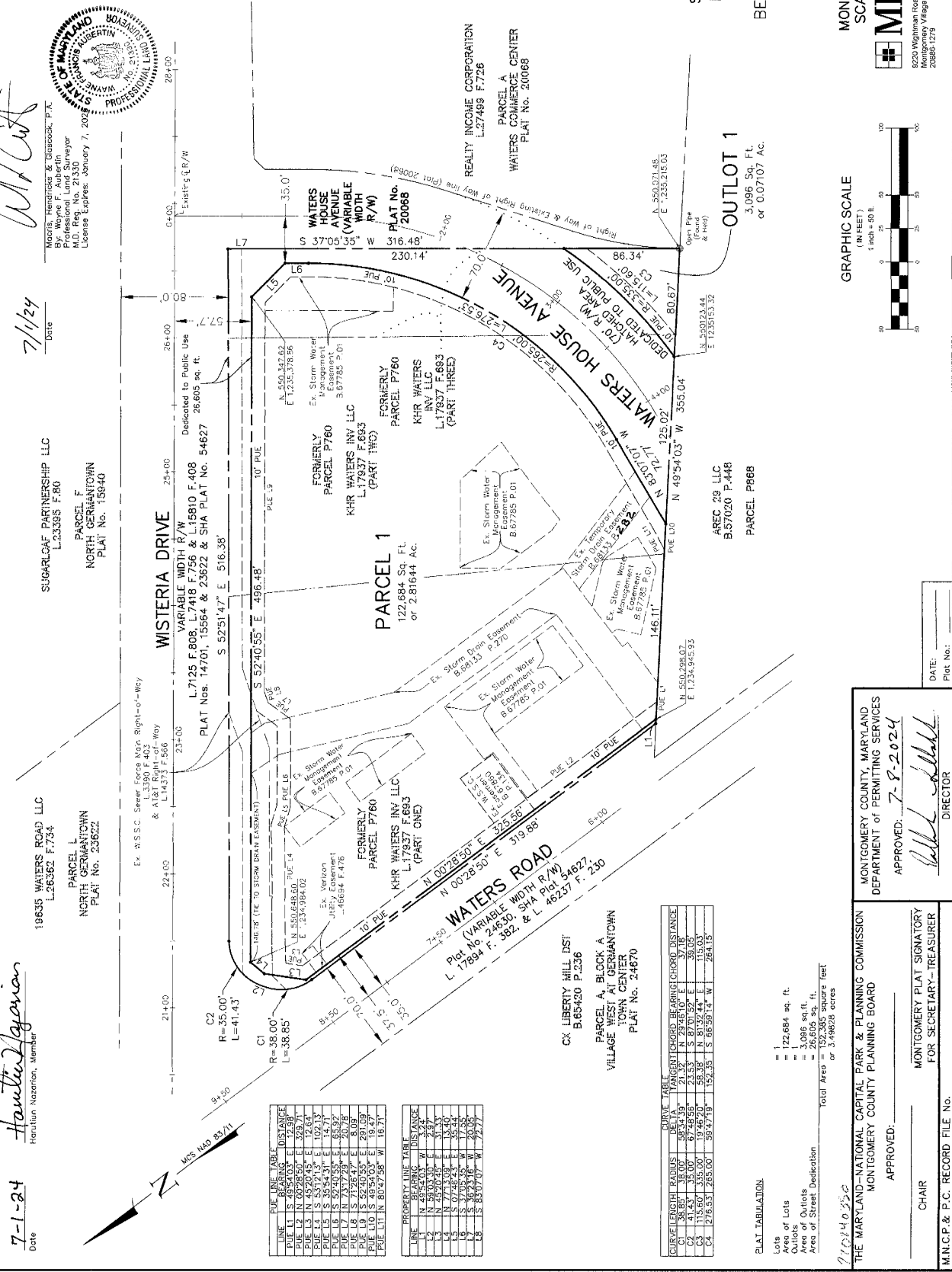
5,65430 P.236  
PARCEL A, BLOCK A  
VILLAGE WEST AT BERTHANTOWN  
TOWN CENTER  
PLAT No. 24670

7-8-2024  
APPROVED: *Robert Aguirre*  
DIRECTOR

MONTGOMERY COUNTY, MARYLAND  
DEPARTMENT OF PERMITTING SERVICES

APPROVED: *Robert Aguirre*  
DIRECTOR

CHAIR  
M.N.C.P. & P.C. RECORD FILE No.



**PUE LINE TABLE**

LINE	BEARING	DISTANCE
PUE L1	N 89°20'00" E	1.2671
PUE L2	N 09°28'00" E	1.2671
PUE L3	N 45°20'00" E	12.674
PUE L4	S 35°21'30" E	107.13
PUE L5	S 22°40'55" E	496.48
PUE L6	S 71°25'47" E	20.78
PUE L7	S 71°25'47" E	8.089
PUE L8	S 71°25'47" E	8.089
PUE L9	S 45°20'00" E	12.674
PUE L10	S 45°20'00" E	12.674
PUE L11	N 80°47'58" W	16.71

**PROPERTY LINE TABLE**

LINE	BEARING	DISTANCE
1	N 89°20'00" E	1.2671
2	N 09°28'00" E	1.2671
3	N 45°20'00" E	12.674
4	S 35°21'30" E	107.13
5	S 22°40'55" E	496.48
6	S 71°25'47" E	20.78
7	S 71°25'47" E	8.089
8	S 71°25'47" E	8.089
9	S 45°20'00" E	12.674
10	S 45°20'00" E	12.674
11	N 80°47'58" W	16.71

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	DISTANCE
C1	48.57	35.00	71.32	35.00	35.00	35.00
C2	115.67	355.00	19.46	355.00	115.63	115.63
C3	276.53	3,655.00	5.92	3,655.00	276.15	276.15

**PLAT TABULATION**

Area of Lots = 122,684 sq. ft.  
Area of Outlots = 3,096 sq. ft.  
Area of Street Dedication = 152,385 square feet  
Total Area = 188,165 square feet or 4.29228 acres

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

APPROVED: \_\_\_\_\_  
CHAIR

APPROVED: *Robert Aguirre*  
DIRECTOR

MONTGOMERY COUNTY, MARYLAND  
DEPARTMENT OF PERMITTING SERVICES

APPROVED: *Robert Aguirre*  
DIRECTOR

CHAIR  
M.N.C.P. & P.C. RECORD FILE No.



Professional Engineer License No. 36177  
Professional Land Surveyor License No. 21885

**OWNER:**  
MFR WATERVILLAGE LLC  
5000 MFR WATERVILLAGE LANE  
COLUMBIANA, MD 20759  
301.326.8782  
mfrwater.com

**ATTORNEY:**  
MICHAEL A. SHAWMUT, ESQ.  
700 WILMINGTON AVE., SUITE 700  
BETHESDA, MD 20814  
STUART P. MARK, ATTORNEY  
301.835.8900  
smark@shawmut.com

**ARCHITECT:**  
MORNINGSTAR ARCHITECTURE  
4770 WASHINGTON STREET  
STEPHENS PAVNEY, AIA  
301.446.1822  
morningstararchitect.com

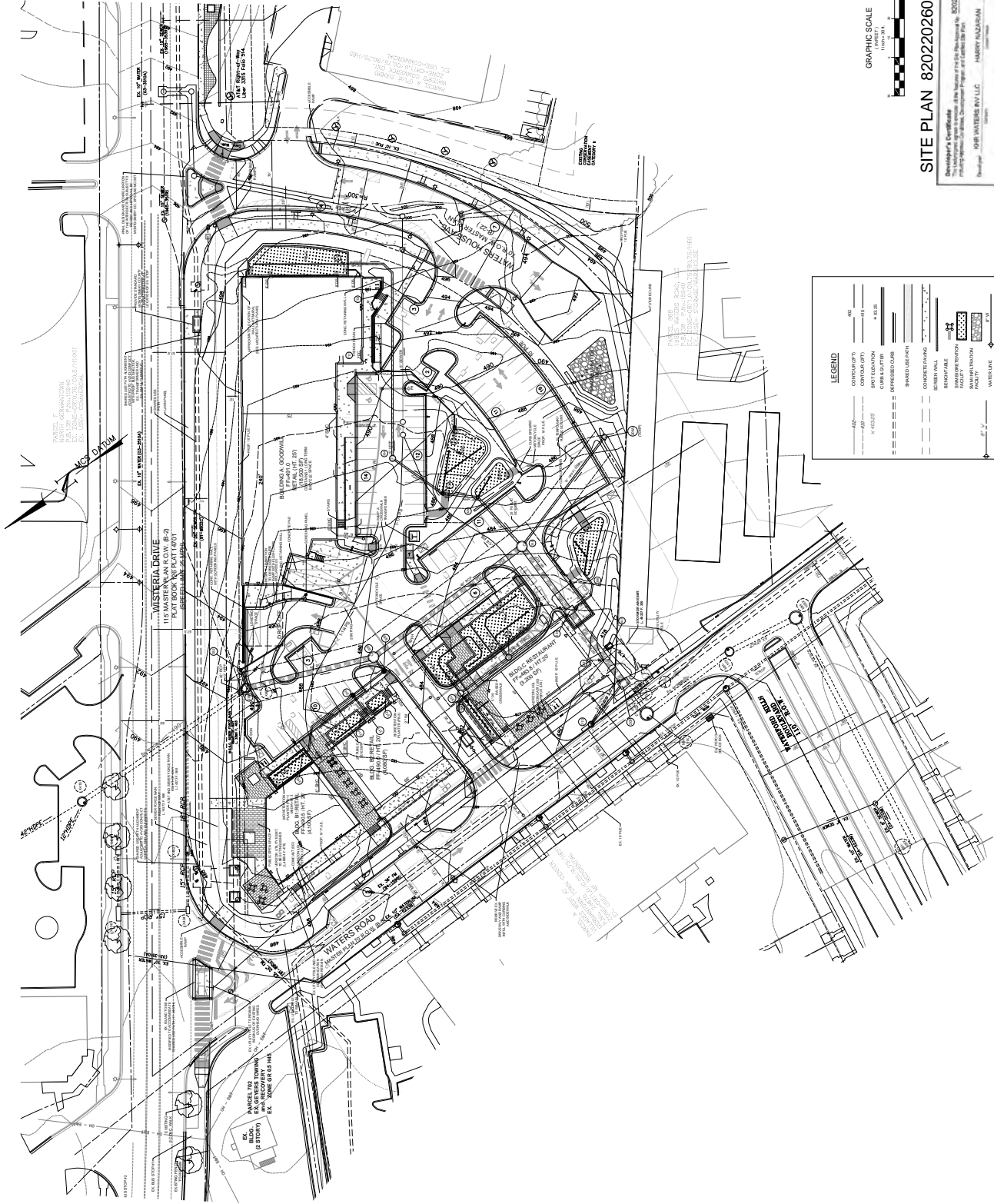
REVISIONS	(NO.)	DESCRIPTION	DATE

PROJECT NO. 820220260  
DRAWN BY: HARRY KAZEMIAN  
DATE: 02/20/20

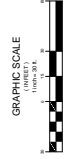
**WATERS VILLAGE**

PROJECT NO. 820220260  
DRAWN BY: HARRY KAZEMIAN  
DATE: 02/20/20

PROJECT NO. 820220260  
DRAWN BY: HARRY KAZEMIAN  
DATE: 02/20/20



LEGEND			
CONTROL POINT	(CIP)	CONCRETE PAVING	(CP)
SPOT ELEVATION	(SE)	GRAVEL	(G)
DEPRESSED CURB	(DC)	ASPHALT PAVING	(AP)
WATER MAIN	(WM)	SEWER MAIN	(SM)
SEWER MAIN	(SM)	STORM DRAIN	(SD)
WATER LAKE	(WL)	EXISTING	(EX)
SEWER MAIN	(SM)	NEW	(NEW)
STORM DRAIN	(SD)	ASPHALT DRIVEWAY	(AD)
EXISTING	(EX)	GRAVEL DRIVEWAY	(GD)
NEW	(NEW)	CONCRETE DRIVEWAY	(CD)
EXISTING	(EX)	GRAVEL DRIVEWAY	(GD)
NEW	(NEW)	CONCRETE DRIVEWAY	(CD)



**SITE PLAN 820220260**

Designer's Certificate  
Harry Kazemian, Professional Engineer  
Professional Engineer License No. 36177  
Professional Land Surveyor License No. 21885  
MFR WATERVILLAGE LLC  
5000 MFR WATERVILLAGE LANE  
COLUMBIANA, MD 20759  
301.326.8782  
mfrwater.com

FOR UTILITY LOCATIONS  
CONTACT 'ONE CALL' AT 811  
AT LEAST 48 HOURS  
PRIOR TO CONSTRUCTION

811  
Know what's below. Call before you dig.