



MEMORANDUM

DATE: March 20, 2025

TO: Montgomery County Planning Board

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

SS
JEB

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board
Agenda for April 3, 2025

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:

220250610 - 220250620

Montgomery Village Center

Plat Name: Montgomery Village Center

Plat #: 220250610 - 220250620

Location: Located on the east and west sides of Village Walk Drive at its intersection with Centerway Road

Master Plan Montgomery Village Master Plan

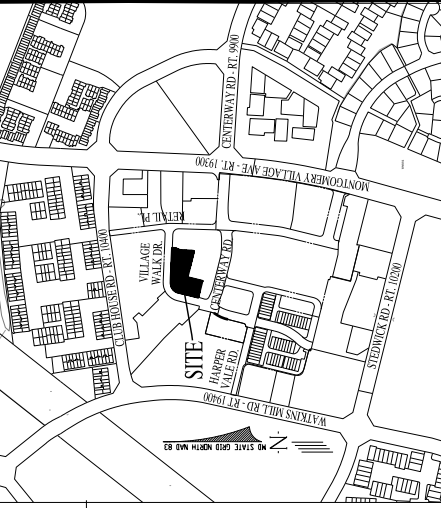
Plat Details: CRT zone; 2 lots

Owner: W-ARC MV Owner VII, LLC and DRB-Group Mid-Atlantic, LLC

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120180010 (MCPB Resolution No. 18-037) and with Site Plan No. 82018002D (Certified Site Plan dated November 9, 2021), 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. Staff recommends approval of the proposed plat, conditioned upon the following:

Applicant to submit plat mylar containing all necessary signatures.

Following completion of the above item staff will forward the plat to the Chair for signature.



VICINITY MAP
SCALE: 1" = 2000'

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	55.00'	75.33'	69.55'	S 53°04'45" W	78°25'47" E	44.86'
C2	37.00'	16.93'	16.73'	N 13°25'48" E	2°09'20" E	18.59'
C3	42.22'	13.63'	13.57'	N 08°57'59" E	18°16'55" W	16.87'

LEGEND

- IPF IRON PIPE FOUND
- PKN PK NAIL FOUND

AREA TABULATION

1 LOT 36 31,245 SF OR 0.7173 ACRES
 1 LOT 35 31,245 SF OR 0.7173 ACRES

PLAT NO.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT. THAT IT IS A RESUBDIVISION OF PARTS OF LOT 27, MONTGOMERY VILLAGE CENTER, AND PART OF PARCEL 173, AS DESCRIBED IN THE FOLLOWING CONVEYANCES: FROM WASHINGTON REAL ESTATE INVESTMENT TRUST TO W-ARC MV OWNER WI L.L.C. BY DEED DATED DECEMBER 14, 2015 AND RECORDED IN LIBER 51432 AT FOLIO 240 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND FROM W-ARC MV OWNER WI L.L.C. TO DRB-GROUP MID-ATLANTIC, LLC BY DEED DATED JULY 22, 2024 AND RECORDED IN BOOK 68272 AT PAGE 220 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND FROM W-ARC MV OWNER WI L.L.C. TO DRB-GROUP MID-ATLANTIC, LLC BY DEED DATED JULY 22, 2024 AND RECORDED IN BOOK 68811 AT PAGE 438 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 THIS \leftrightarrow HAVE BEEN FOUND OR 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 PLAT OF SUBDIVISION IS 31,245 SQUARE FEET OR 0.7173 ACRES OF LAND, OF WHICH NONE IS DEDICATED TO PUBLIC USE.

DATE: _____
 KEVIN F. STEINHILBER
 MARYLAND REGISTERED PROPERTY LINE SURVEYOR NO. 88
 EXPIRATION DATE: 03-07-2026

- NOTES**
- THE SUBJECT PROPERTY IS CURRENTLY ZONED CR-1.5 (C-0.75, R-1.0, H-75) AND IS LOCATED ON TAX MAP FU 341.
 - THE HORIZONTAL DATUM SHOWN HEREON IS MARYLAND STATE PLANE GRID NORTH (NAD83/91).
 - THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OWNERSHIP AND INTERESTS IN THE SUBJECT PROPERTY. THE SURVEYOR HAS CONDUCTED A VISUAL EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
 - THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "COMMON OPEN SPACE COVENANT WITH THE M-NCPS, RECORDED IN LIBER 28945 AT FOLIO 576 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
 - 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 RECORDED OF THIS PLAT, UNLESS EXPRESSLY CONTINGENT BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS BY THE DEVELOPER OF THE PROPERTY.
 - 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. 120180010, ENTITLED "MONTGOMERY VILLAGE CENTER" AND THE SITE PLAN NO. 820180020, ENTITLED "MONTGOMERY VILLAGE CENTER".
 - BOUNDARY INFORMATION SHOWN HEREON WAS DERIVED FROM AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY MKA ASSOCIATES, DATED AUGUST 12, 2015 AND LAST REVISED DECEMBER 7, 2015.
 - THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
 - THIS PLAT IS SUBJECT TO A DECLARATION OF COVENANTS REGARDING PERPETUAL MAINTENANCE AND LIABILITY OF PRIVATE PARKS, PRIVATE OPEN SPACE, INCLUDING THE MAINTENANCE OF ANY PRIVATE STREET AND DRAINAGE SYSTEM RECORDED IN BOOK 57311 AT PAGE 125 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
 - THIS PLAT IS SUBJECT TO A DECLARATION OF EASEMENTS RECORDED IN BOOK 68172 AT PAGE 181 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
 - THE SUBJECT PROPERTY IS SUBJECT TO THE "COMMON OPEN SPACE COVENANT" RECORDED IN BOOK 67147 AT PAGE 449 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
 - THIS PLAT IS SUBJECT TO A DECLARATION FOR THE USES COMPREHENSIVE RECORDED IN BOOK 68132 AT PAGE 649 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
 - THIS PLAT IS SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR MONTGOMERY VILLAGE CENTER MONTGOMERY ASSOCIATION, INC. RECORDED IN BOOK 68132 AT PAGE 411 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
 - THIS PLAT IS SUBJECT TO A FIRST AMENDMENT TO DECLARATION OF EASEMENTS RECORDED IN BOOK 68132 AT PAGE 474 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
 - THIS PLAT IS SUBJECT TO AN AGREEMENT FOR USE OF MONTGOMERY VILLAGE FOUNDATION, INC.'S FACILITIES AND AMENITIES RECORDED IN BOOK 68132 AT PAGE 483 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
 - THIS PLAT IS SUBJECT TO A FIRST AMENDMENT TO DECLARATION OF DEFERRED WATER AND SEWER CHARGES (MONTGOMERY VILLAGE CENTER) RECORDED IN BOOK 68845 AT PAGE 343 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
 - RECORDS OF MONTGOMERY COUNTY, MARYLAND PLAT 12564 WAS CONVEYED TO DRB-GROUP MID-ATLANTIC, LLC IN BOOK 68272 PAGE 220, LAND UNIT 4 SHOWING ON CONDOMINIUM PLAT 12564 WAS CONVEYED TO DRB-GROUP MID-ATLANTIC, LLC IN BOOK 68811 PAGE 438.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTIES 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.

THERE ARE NO SUITS, ACTIONS, TRUSTS, LIENS OR LEASES AFFECTING THE PROPERTIES INCLUDED IN THIS PLAT OF SUBDIVISION.

W-ARC MV OWNER WI, L.L.C.
 NAME: ADAM SCHULMAN
 TITLE: EXECUTIVE VICE-PRESIDENT
 WITNESS: _____ DATE: _____

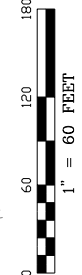
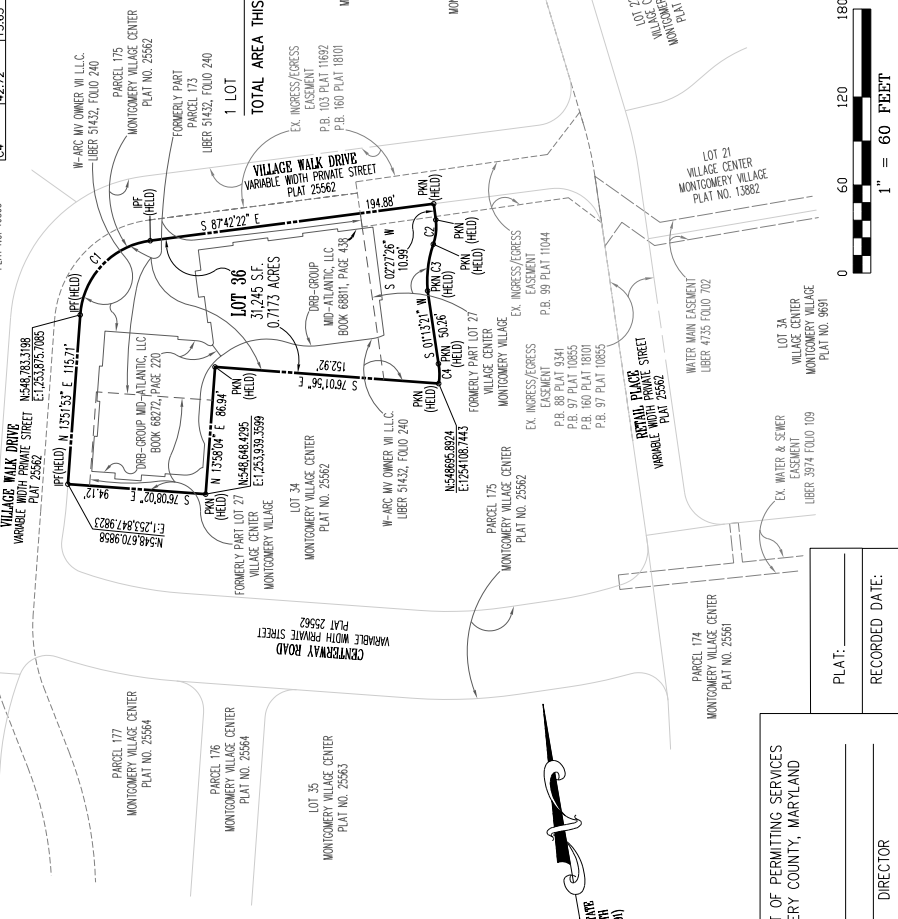
DRB-GROUP MID-ATLANTIC, LLC, A MARYLAND LIMITED LIABILITY COMPANY
 NAME: BRANDON GURNEY
 TITLE: DIVISION PRESIDENT
 WITNESS: _____ DATE: _____

DEPARTMENT OF PERMITTING SERVICES
 MONTGOMERY COUNTY, MARYLAND

APPROVED: _____
 MONTGOMERY PLAT SIGNATORY
 FOR SECRETARY-TREASURER

CHAIR: _____
 M.N.C.P. & P.C. RECORD FILE NO.: _____

RECORDED DATE: _____
 DIRECTOR



9TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 60'
 DATE: JANUARY, 2025

urban
 Planners | Engineers | Landscape Architects | Land Surveyors

Urban Ltd.
 2300 Technology Center
 10000 Greenway
 20711
 www.urbanllc.com

PLAT NO.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT. THAT IT IS A RESUBDIVISION OF LOT 9-C, MONTGOMERY VILLAGE CENTER, AS DESCRIBED IN THE FOLLOWING CONVEYANCE: FROM WASHINGTON REAL ESTATE INVESTMENT TRUST TO W-ARC BY OWNER VII L.L.C. BY DEED DATED DECEMBER 14, 2015 AND RECORDED IN LIBER 51432 AT FOLIO 240 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 \leftrightarrow HAVE BEEN FOUND OR 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 PLAT OF SUBDIVISION IS 24,869 SQUARE FEET OR 0.5709 ACRES OF LAND, OF WHICH NONE IS DEDICATED TO PUBLIC USE.

KEVIN F. STEINHILBER
 MARYLAND REGISTERED PROPERTY LINE SURVEYOR NO. 88
 EXPIRATION DATE: 03-07-2026

DATE _____

- THE SUBJECT PROPERTY IS CURRENTLY ZONED CRT-1.5 (C-0.75, R-1.0, H-75) AND IS LOCATED ON TAX MAP PD 341.
- THE HORIZONTAL DATUM SHOWN HEREON IS MARYLAND STATE PLANE GRID NORTH (NAD83/91).
- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THIS PROPERTY. THE SUBDIVISION MATTERS AFFECTING TITLE ARE INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
- THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICES ONLY.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE COMMON OPEN SPACE COVENANT WITH THE MONTGOMERY VILLAGE CENTER IN LIBER 28045 AT FOLIO 378 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAT, 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 CONTAINED 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.
- REQUIREMENT OF THE PROPERTY IS CONTROLLED BY THE TERMS AND CONDITIONS AS DETERMINED BY THE MONTGOMERY COUNTY PLANNING BOARD. THE PLAT IS SUBJECT TO THE COMMON OPEN SPACE COVENANT ENTITLED "MONTGOMERY VILLAGE CENTER" AND THE SITE PLAN NO. 820180020, ENTITLED "MONTGOMERY VILLAGE CENTER".
- BOUNDARY INFORMATION SHOWN HEREON WAS DERIVED FROM AN ALTA/GSM LAND TITLE SURVEY PREPARED BY WKA ASSOCIATES, DATED AUGUST 12, 2015 AND LAST REVISED DECEMBER 7, 2015.
- THIS PLAT IS SUBJECT TO A PUBLIC ACCESS COVENANT RECORDED IN BOOK 57559 AT PAGE 444 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- THIS PLAT IS SUBJECT TO A DECLARATION OF COVENANTS REGARDING PERPETUAL MAINTENANCE AND LIABILITY OF PRIVATE PARKS, PRIVATE OPEN SPACE, INCLUDING THE MAINTENANCE OF ANY PRIVATE STREET AND DRAINAGE SYSTEM RECORDED IN BOOK 57311 AT PAGE 125 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- THIS PLAT IS SUBJECT TO A DECLARATION OF EASEMENTS RECORDED IN BOOK 66172 AT PAGE 181 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- THIS PLAT IS SUBJECT TO A DECLARATION FOR W/C LAND CONDOMINIUM, RECORDED IN BOOK 68132 AT PAGE 69 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- THIS PLAT IS SUBJECT TO AN AGREEMENT FOR USE OF MONTGOMERY VILLAGE FOUNDATION, INC.'S COMMON OPEN SPACE RECORDED IN BOOK 68132 AT PAGE 483 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- THIS PLAT IS SUBJECT TO CONDOMINIUM PLAT 72564 RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTIES 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.

THERE ARE NO SUITS, ACTIONS, TRUSTS, LIENS OR LEASES AFFECTING THE PROPERTIES INCLUDED IN THIS PLAT OF SUBDIVISION.

W-ARC MY OWNER VII, L.L.C.

NAME: ADAM SCHULMAN
 TITLE: EXECUTIVE VICE-PRESIDENT
 WITNESS _____
 DATE _____

APPROVED: _____
 CHAIR _____
 M.N.C.P. & P.C. RECORD FILE NO.: _____

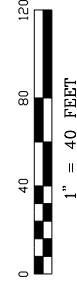
DEPARTMENT OF PERMITTING SERVICES
 MONTGOMERY COUNTY, MARYLAND

APPROVED: _____
 DIRECTOR

AREA TABULATION

1 LOT 1 LOT
 24,869 SF OR 0.5709 ACRES
 24,869 SF OR 0.5709 ACRES

PLAT: _____
 RECORDED DATE: _____

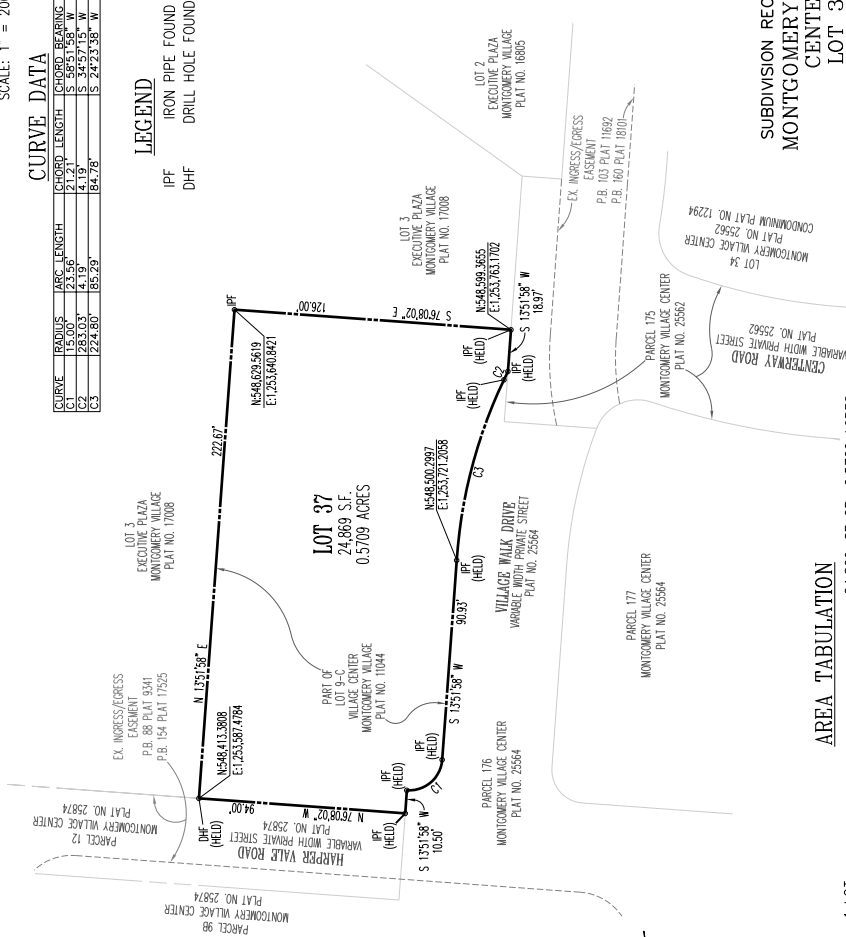


VICINITY MAP
 SCALE: 1" = 2000'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	15.00'	23.96'	21.21'	S 56°51'45" W	90°00'00.00"	15.00'
C2	283.03'	4.19'	4.19'	S 34°57'15" W	0°50'56.34"	2.10'
C3	224.80'	85.29'	84.78'	S 24°23'36" W	21°44'20.44"	143.17'

LEGEND

IPF IRON PIPE FOUND
 DHF DRILL HOLE FOUND

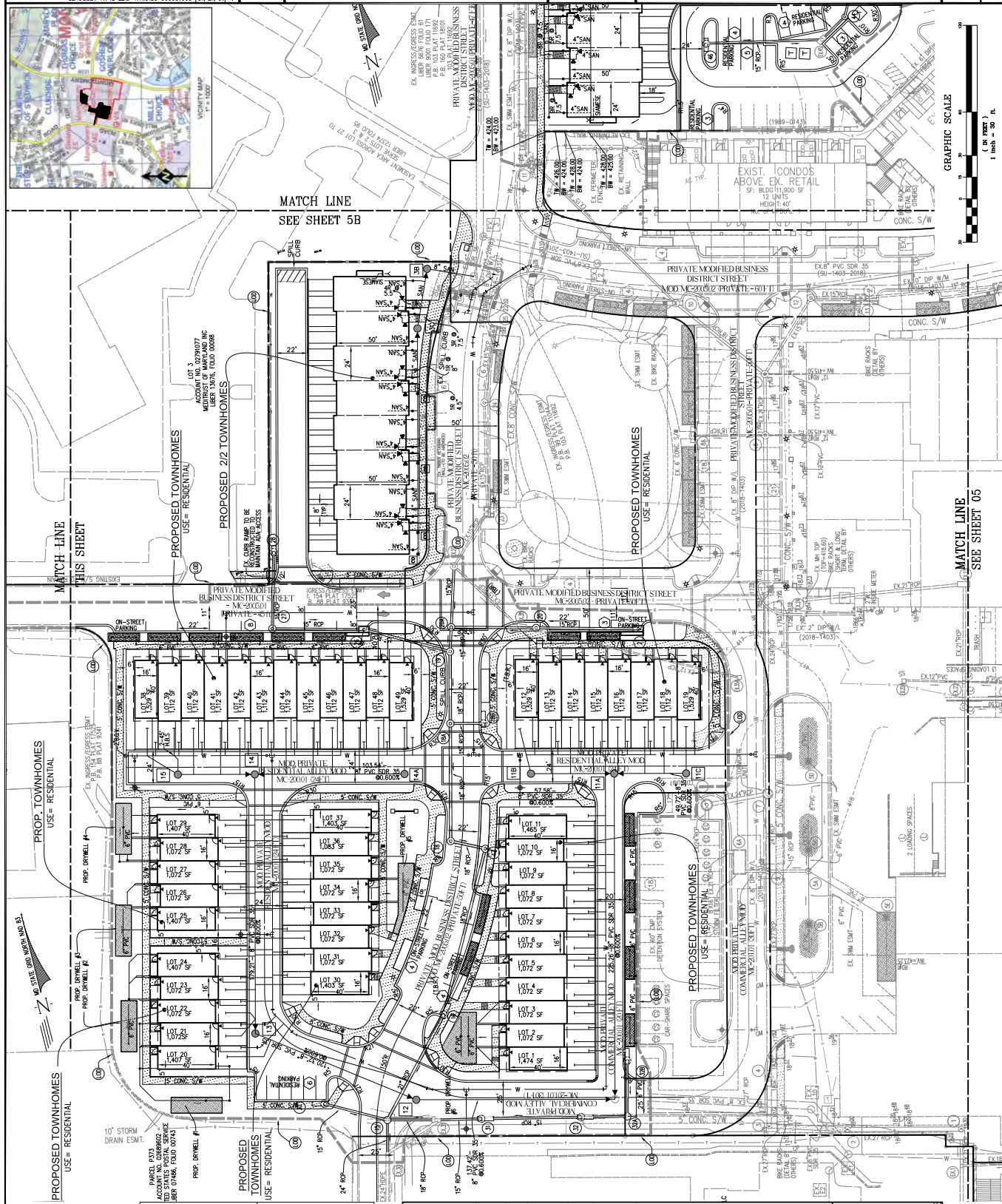


SCALE: 1"=30'
 SHEET 5A
 1" = 30' FT
 1" = 30' FT
 1" = 30' FT

SITE PLAN SUBMISSION - #2018002
 MONTGOMERY COUNTY, MARYLAND
 DATE: JULY, 2019
 CT. N/A



NO.	DATE	DESCRIPTION
1	10/17/18	#2018002 ORIGINAL SITE PLAN APPROVED
2	01/29/19	#2018002 AMENDING SITE PLAN APPROVED
3	04/14/21	#2018002 AMENDING SITE PLAN APPROVED
4	09/17/21	#2018002 CEMERED SITE PLAN SUBMISSION
5	10-15-21	



PROPOSED TOWNHOMES
USE = RESIDENTIAL

PROPOSED TOWNHOMES
USE = RESIDENTIAL

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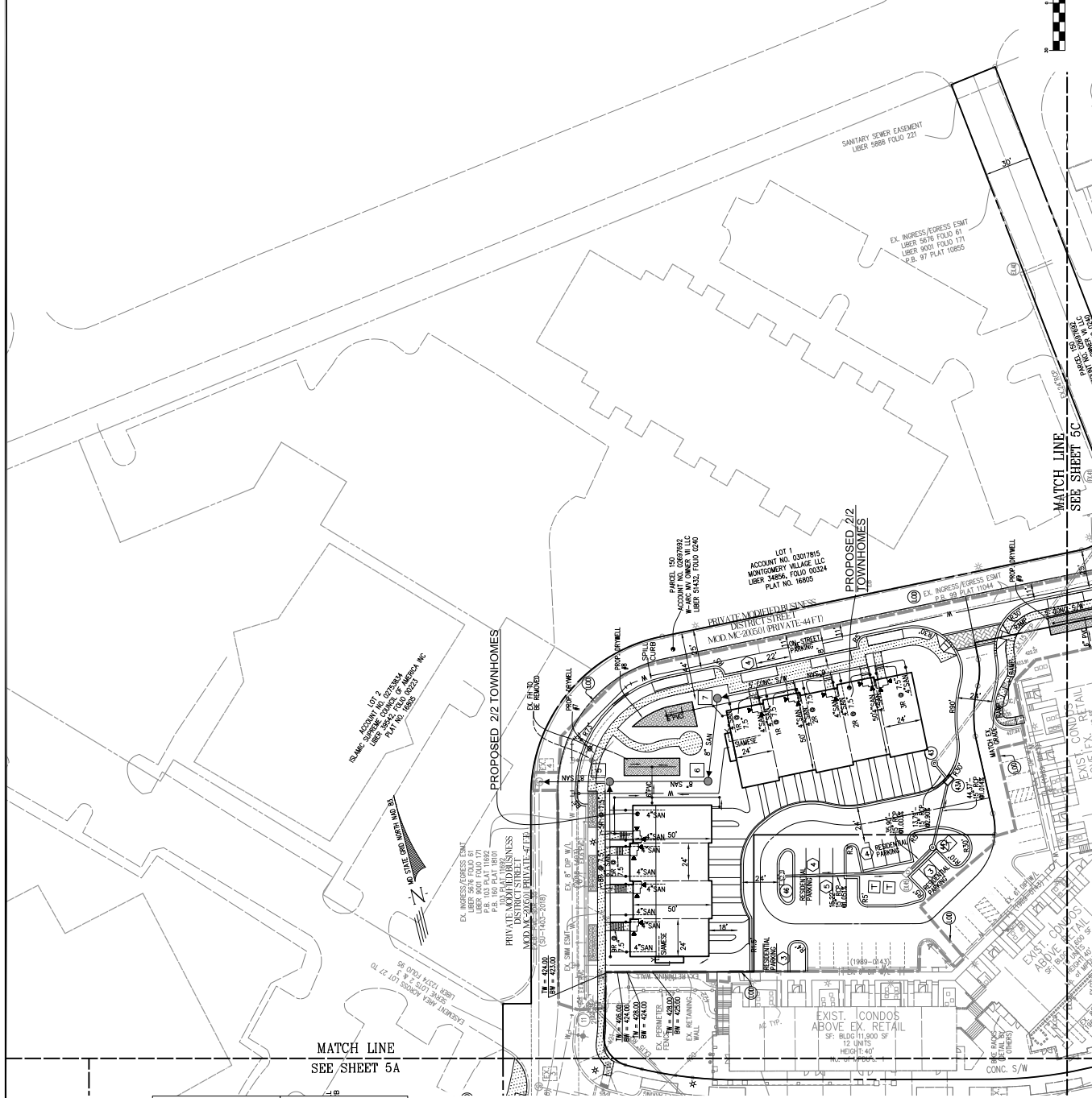
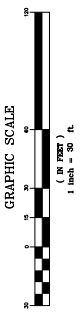
SP-2267-1B
FILES NO.

SITE PLAN SUBMISSION - 83018002
MONTGOMERY VILLAGE CENTER
3RD ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
CL. N/A
DATE: JULY, 2019
SCALE: 1"=30'



Urban
Engineering & Architecture Services
1721 Lakeside Drive
Arlington, Virginia 22203
Tel: 703.461.2521
www.urban.com

PLN DATE	DESCRIPTION
10/17/18	82018002 ORIGINAL SITE PLAN APPROVED
05/29/19	82018002 AMENDING SITE PLAN SUBMISSION APPROVED
07/29/21	82018002 MINOR SITE PLAN AMENDMENT APPROVED
10/15/21	82018002 CERTIFIED SITE PLAN SUBMISSION
09-11-21	
09-17-21	
10-15-21	



MATCH LINE
SEE SHEET 5A

Developer's Certificate
I, the undersigned, being a duly licensed Professional Engineer in the State of Maryland, hereby certify that the information furnished on this site plan is true and correct to the best of my knowledge and belief, and that I am a duly licensed Professional Engineer in the State of Maryland, and I am duly qualified to prepare and seal such plans.

ATTEST: REALTY COMPANIES, INC. (Professional Engineer Seal)
Address: 2950 LESBORG PIKE, SUITE 100, BOWEN, VA 22026
Phone: 703-792-8500

APPROVAL:
11/01/21

PROFESSIONAL CERTIFICATE:
I, the undersigned, being a duly licensed Professional Engineer in the State of Maryland, hereby certify that the information furnished on this site plan is true and correct to the best of my knowledge and belief, and that I am a duly licensed Professional Engineer in the State of Maryland, and I am duly qualified to prepare and seal such plans.

ATTEST: REALTY COMPANIES, INC. (Professional Engineer Seal)
Address: 2950 LESBORG PIKE, SUITE 100, BOWEN, VA 22026
Phone: 703-792-8500