

**Plat Name:** Village Center – Montgomery Village  
**Plat #:** 220101000

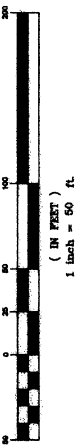
**Location:** Located on the north side of Stedwick Road, 600 feet west of Montgomery Village Avenue  
**Master Plan:** Gaithersburg Vicinity  
**Plat Details:** TS  
Community Water, Community Sewer  
**Applicant:** JDC Montgomery Village LLC

Staff recommends approval of this subdivision plat pursuant to Section **50-35A(a)(4)** of the Subdivision Regulations, which states:

**Further Subdivision of a Commercial, Industrial or Multi-Family Residential Lot to Reflect a Change in Ownership, Deed, Mortgage or Lease Line.** The creation of deed, mortgage or lease line within a commercial, industrial or multi-family residential lot does not require the approval of a new subdivision plan. At the owner's discretion, the creation or deletion of internal lots to reflect a new deed, mortgage or lease line may be platted under the minor subdivision procedure. All prior conditions of approval for the original subdivision remain in full force and effect and the number of trips generated on any new lot will not exceed those permitted for the original lot or as limited by an Adequate Public Facilities agreement. Any necessary cross-easements, covenants or other deed restrictions necessary to perpetuate previous approvals must be executed prior to recording the record plat.

Staff applied the above-noted criteria for this property and concludes that the proposed subdivision complies with the criteria of Section 50-35A(a)(4) of the subdivision regulations and supports this minor subdivision record plat.

**GRAPHIC SCALE**



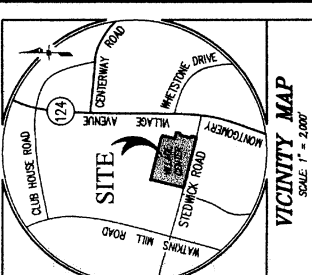
( IN FEET )  
1 inch = 60 ft.

**CURVE TABULATION**

CURVE	RADIUS	TANGENT	CHORD	BEARING	DELTA
1	25.00'	13.70'	7.02'	13.53° N 07°42'27" W	37°23'7"
2	5.00'	7.85'	5.00'	7.07° S 89°53'20" W	90°00'00"
3	5.00'	7.85'	5.00'	7.07° S 37°08'40" E	90°00'00"

**AREA TABULATION**

2 LOTS	127,982 sq. ft.
STREET DEDICATION	0 sq. ft.
TOTAL AREA OF PLAT	127,982 sq. ft.



**VICINITY MAP**  
SCALE 1" = 2,000'

**GENERAL NOTES:**

- 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 DEPRIC OR NOTE ALL MATTERS AFFECTING TITLE.
- THIS PLAT IS SUBJECT TO A RECORDED COVENANT FOR THE MAINTENANCE AND OPERATION OF PRIVATE OPEN SPACES AND PRIVATE STORM DRAIN SYSTEMS DATED DECEMBER 16, 2008 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3828 FOLIO 148.
- THIS PROPERTY IS ZONED TOWN SECTOR AS OF THE DATE OF RECORDED.
- THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP FU 44 AND M.S.S.C. 200' GRID SHEET 226 NW.
- THE LOTS SHOWN HEREON ARE LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN 120090000, ENTITLED MONTGOMERY VILLAGE MARKETPLACE. ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
- RECORD 6080000, ENTITLED MONTGOMERY VILLAGE MARKETPLACE AND APPROVED BY THE MONTGOMERY COUNTY BOARD OF PLANNING AND ZONING, DATED DECEMBER 16, 2008 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3828 FOLIO 148.
- THIS PLAT IS SUBJECT TO A RECORDED COVENANT FOR THE MAINTENANCE AND OPERATION OF PRIVATE OPEN SPACES AND PRIVATE STORM DRAIN SYSTEMS DATED DECEMBER 16, 2008 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3828 FOLIO 148.
- ACCESS IS DENIED ALONG STEADWICK ROAD, EXCEPT AT THE EXISTING PRIVATE COMMON DRIVEWAY AND STREET LOCATION.
- AS PART OF THE PROPOSED DEVELOPMENT, CERTAIN EXISTING EASEMENTS WILL BE RELEASED OR RELOCATED.
- THIS PROPERTY IS EXEMPT FROM THE FOREST CONSERVATION PLAN REQUIREMENTS OF CHAPTER 22A, MONTGOMERY COUNTY FOREST CONSERVATION LAW, PER EXEMPTION NO. 4500012E, CONTAINED IN SECTION 50-154 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES THE RESUBDIVISION OF A COMMERCIAL LOT AS PROVIDED FOR IN SECTION 50-35A(4)(A). THE INTENT OF THIS PLAT IS TO FURTHER SUBDIVIDE LOT 28 INTO LOT 30 AND LOT 31 AS COMMERCIAL PROPERTIES TO REFLECT MORTGAGE LINES. THE COMBINED DEVELOPMENT ON THESE LOTS AND ON LOT 29 (PLAT No. 24077) MAY NOT EXCEED THE DENSITY LIMITATIONS INCLUDED IN THE ORIGINAL PRELIMINARY PLAN (No. 120090000) APPROVAL, OR ANY AMENDMENT THEREOF.
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**SUBDIVISION RECORD PLAT**

LOTS 30 & 31  
VILLAGE CENTER  
MONTGOMERY VILLAGE

BEING A RESUBDIVISION OF  
LOT 29, "VILLAGE CENTER MONTGOMERY VILLAGE"  
PER PLAT No. 24077

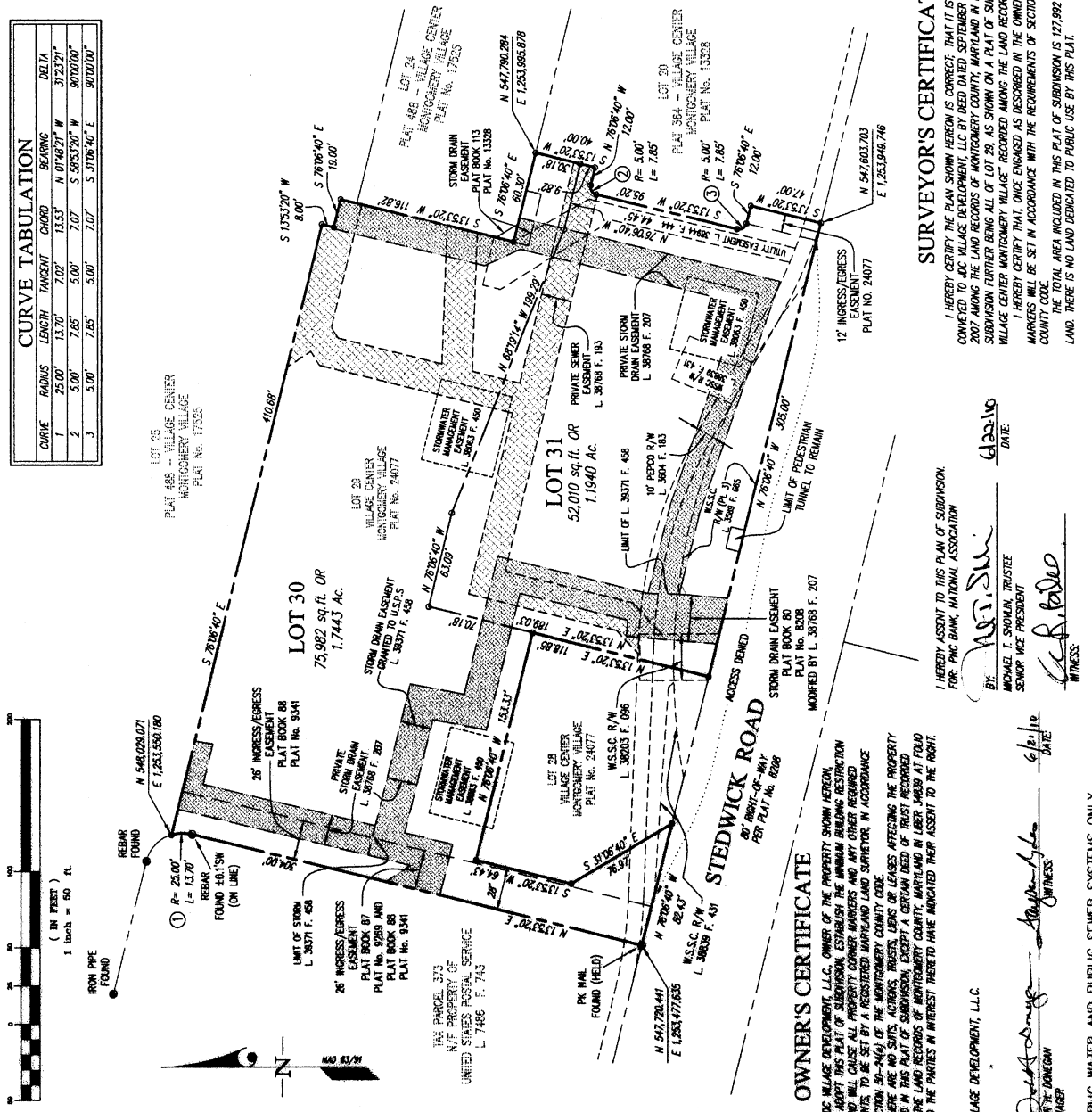
GAITHERSBURG ELECTION DISTRICT NO. 9  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1"=50'

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3000 NATIONAL DRIVE - SUITE 200 - BETHESDA OFFICE PARK  
BETHESDA, MARYLAND 20814  
TEL: 301-461-4065 FAX: 301-461-4066  
WWW.GLWGUTSCHICK.COM

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT. THAT IT IS A SUBDIVISION OF PART OF THE LAND COMVEYED TO JDC VILLAGE DEVELOPMENT, LLC BY DEED DATED SEPTEMBER 12, 2007 AND RECORDED SEPTEMBER 14, 2007 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 34839 AT FOLIO 334, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

DATE: 17 June 2010  
FOR GUTSCHICK LITTLE & WEBER, P.A.  
DAVID SAMUEL WEBER  
PROFESSIONAL LAND SURVEYOR  
MD. REGISTRATION No. 10052



**OWNER'S CERTIFICATE**

JDC VILLAGE DEVELOPMENT, LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY CERTIFIES THAT THE PLAN OF SUBDIVISION, ESTABLISHING THE MINIMUM BUILDING RESTRICTION LINES AND WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTS TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH SECTION 90-4(A) OF THE MONTGOMERY COUNTY CODE. THERE ARE NO SITS, ACTIONS, TRUSTS, LEASES OR LIENS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION, EXCEPT A CERTAIN DEED OF TRUST RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 34839 AT FOLIO 342 AND THE PARTIES IN INTEREST HERETO HAVE INDICATED THEIR ASSENT TO THE RIGHT.

JDC VILLAGE DEVELOPMENT, LLC.  
BY: [Signature]  
DATE: 6/10/10

I HEREBY ASSENT TO THIS PLAN OF SUBDIVISION.  
FOR: PNC BANK, NATIONAL ASSOCIATION  
BY: [Signature]  
MICHAEL J. SHOWN, TRUSTEE  
SENIOR VICE PRESIDENT  
FOR: PNC BANK, NATIONAL ASSOCIATION  
BY: [Signature]  
DATE: 6/10/10

FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS ONLY. 220.D10.0000

THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION  
MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES

Approved	DATE
CHAIRMAN	ASST. SECRETARY TREASURER
M.N.C.P. & P.C. RECORD FILE NO.	BY: [Signature]
RECORDED:	PLAT NO:
DRAWN BY: [Signature]	CHECKED BY: [Signature]
DATE: 6/10/10	DATE: 6/10/10
07049	07049

# MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Village Center Mont. Village Plat Number: 220101000

Plat Submission Date: 5-20-2010

DRD Plat Reviewer: S. Smith

DRD Prelim Plan Reviewer: N/A

\*For category of minor subdivision see pages 2 and 3

## Initial DRD Review:

Pre-Preliminary Plan No. \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_

Preliminary Plan No. 120090090 Checked: Initial SB Date 6/15/2010

Planning Board Opinion - Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_

Site Plan Name if applicable: \_\_\_\_\_ Site Plan Number: \_\_\_\_\_

Planning Board Opinion - Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_

Lot # & Layout  Lot Area  Zoning  Bearings & Distances  Coordinates   
 Plan # OK Road/Alley Widths OK Easements OK Open Space N/A Non-standard  
 BRLs N/A Adjoining Land  Vicinity Map  Septic/Wells N/A  
 TDR note N/A Child Lot note N/A Surveyor Cert  Owner Cert  Tax Map   
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	5/21/10	6/9/10	6-7-10	No REVISIONS
Research	Bobby Fleury			5-27-10	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

## Final DRD Review:

Consultant Notified (Final Mark-up):	Initial <u>SB</u>	Date <u>6/15/10</u>
Final Mylar & DXF/DWG Received:	<u>SB</u>	<u>6-23-2010</u>
Final Mylar Review Complete:	<u>SB</u>	<u>6-25-2010</u>
<b>Board Approval of Plat:</b>		
Plat Agenda:	<u>SB</u> <u>SB</u>	<u>7/8/10</u> <u>7/15/2010</u>
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____
<b>MCDPS Approval of Plat:</b>		
Consultant Pick-up for DPS Signature:	_____	_____
Final Mylar for Reproduction Rec'd:	_____	_____
<b>Plat Reproduction:</b>		
Addressing:	_____	_____
File Card Update:	_____	_____
Final Zoning Book Check:	_____	_____
Update Address Books with Plat #:	_____	_____
Update Green Books for Resubdivision:	_____	No. _____
Complete Reproduction:	_____	_____
Notify Consultant to Seal Plats:	_____	_____
Surveyor's Seal Complete:	_____	_____
Sent to Courthouse for Recordation:	_____	_____
Recordation Info Entered into Hansen	_____	_____

**MINOR SUBDIVISION SECTION 50-35A**

Select which Category of Minor Subdivision and fill information as required

**Requirements under Sec 50-35A (A)**

**(1) Minor Lot Adjustment**

- a) Total area does not exceed 5% of combined area affected: \_\_\_\_\_
- b) No additional lots created: \_\_\_\_\_
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: \_\_\_\_\_
- d) Date sketch plan submitted: \_\_\_\_\_
- e) Sketch plan revised or denied within 10 business days: \_\_\_\_\_
- f) Final record plat submitted within ninety days: \_\_\_\_\_
- g) Sketch shows following information:
  - i. proposed lot adjustment: \_\_\_\_\_
  - ii. physical improvements within 15 feet of adjusted line: \_\_\_\_\_
  - iii. alteration to building setback: \_\_\_\_\_
  - iv. amount of lot area affected: \_\_\_\_\_

**(2) Conversion of Outlot into a Lot**

- a) Outlot not required for open space or otherwise constrained: \_\_\_\_\_
- b) Adequate sewerage and water service/public or private: \_\_\_\_\_
- c) Adequate public facilities and AGP satisfied: \_\_\_\_\_
- d) Any conditions/agreements of original subdivision: \_\_\_\_\_
- e) Special Protection Area, Water Quality Plan required: \_\_\_\_\_

**(3) Consolidation Of Two of More Lots**

- a) Any prior subdivision conditions: \_\_\_\_\_
- b) Part of lot created by deed prior to June 1 1958: \_\_\_\_\_

**(4) Further Subdivision of Commercial/Industrial/Multi-Family Lot**

Any subdivision/conditions; APF agreement satisfied: OK

**(5) Plat of Correction**

- a) All owners and trustees signed: \_\_\_\_\_
- b) Original Plat identified: \_\_\_\_\_

**(6) Plats for Residentially Zoned Parcels Created by Deed prior to June 1958**

- a) Deed(s) submitted: \_\_\_\_\_
- b) Developable with only one single family detached unit: \_\_\_\_\_

**(7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels**

- a) Adequate Public Facilities satisfied: \_\_\_\_\_
- b) Street dedication required: \_\_\_\_\_
- c) Forest conservation: \_\_\_\_\_
- d) Storm water management: \_\_\_\_\_
- e) Special Protection Area/Water Quality Plan: \_\_\_\_\_
- f) Landscaping and lighting plan including parking lot layout: \_\_\_\_\_
- g) Approved Special Exception: \_\_\_\_\_