

Plat Name: The Towns at Germantown Park
Plat #: 220130260 - 220130280

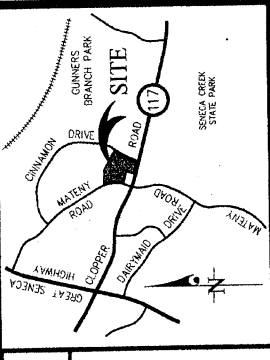
Location: Located in the northwest quadrant intersection of Clopper Road (MD 117) and Cinnamon Drive.

Master Plan: Germantown

Plat Details: RT-12.5 zone
Community Water, Community Sewer

Applicant: Germantown LLC

This subdivision plats have been reviewed by M-NCPPC staff as documented on the attached Plat Review Checklist. Staff has determined that the plats comply with Preliminary Plan No. 120110440 (MCPB Resolution No 12-84), and with Site Plan No. 820120090 (Certified Site Plan dated August 23, 2012), 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.



VICINITY MAP

SCALE 1"=2,000'

- ### GENERAL NOTES
- THIS SUBDIVISION IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER AFFECTING THE SUBDIVISION RECORD, BUT IS INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DETECT OR NOTE ALL MATTERS AFFECTING TITLE, LIMITATIONS, AND ALL TERMS, CONDITIONS, WARRANTIES, AND OTHER RIGHTS AS THEY MAY BE INCURRED BY THE PRESENT OR FUTURE OWNERS OF THIS PROPERTY.
 - THE DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, IS INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTINUED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD.
 - THE PROPERTY SHOWN HEREON IS LIMITED TO THE USES AND CONDITIONS AS SET FORTH IN THE PRELIMINARY PLAN 12/10/14 AND SITE PLAN 8/20/2006, ENTITLED "GERMANTOWN PARK" AND IS SUBJECT TO ALL RESTRICTIONS, COVENANTS, AND EASEMENTS CONTAINED THEREIN.
 - THIS PLAT IS SUBJECT TO A RECORDING COVENANT FOR THE MONTGOMERY COUNTY PLANNING BOARD.
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 - THIS PLAT IS SUBJECT TO A RECORDING COVENANT FOR THE MONTGOMERY COUNTY PLANNING BOARD.

OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, GREAT PUBLIC UTILITY CASEBILLS (P.U.E.), AS SHOWN HEREON, TO THE PARTIES NAMED IN THE DOCUMENT ENTITLED "TERMS AND PROVISIONS GOVERNING THE RECORDATION OF ALL FEDERAL, STATE, AND LOCAL RECORDS, AND THE RECORDS OF THE MONTGOMERY COUNTY PLANNING BOARD, SUBJECT TO ALL CURRENT AND APPLICABLE RECORDS OF ALL FEDERAL, STATE, AND LOCAL RECORDS, AND THE RECORDS OF THE MONTGOMERY COUNTY PLANNING BOARD.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVISION RECORD PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF A PART OF THAT LAND COME TO THE PROPERTY SHOWN HEREON, THAT IT IS A SUBDIVISION OF A PART OF THAT LAND COME TO THE PROPERTY SHOWN HEREON, THAT IT IS A SUBDIVISION OF A PART OF THAT LAND COME TO THE PROPERTY SHOWN HEREON, THAT IT IS A SUBDIVISION OF A PART OF THAT LAND COME TO THE PROPERTY SHOWN HEREON, THAT IT IS A SUBDIVISION OF A PART OF THAT LAND COME TO THE PROPERTY SHOWN HEREON.

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL PIKE - SUITE 200 - BETHESDA, MARYLAND 20814
BETHESDA, MARYLAND 20814
301-401-4051 FAX: 301-401-4158
WWW.GUTSCHICKLITTLE.COM
REC. NO. 04-041

CURVE TABULATION					
CURVE	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	640.00'	302.94'	300.12'	N 132°25'7" W	270°73"
C2	14.00'	6.20'	3.15'	N 87°59'10" W	252°23'
C3	416.00'	183.60'	182.12'	S 23°37'32" E	237°15'
C4	381.00'	167.58'	166.23'	N 73°54'35" W	252°20"
C5	14.00'	11.06'	5.84'	S 17°37'49" W	45°15'38"
C6	289.00'	22.32'	11.26'	N 02°46'05" W	47°47'50"
C7	14.00'	6.79'	3.46'	N 18°53'58" W	27°47'56"
C8	650.00'	124.40'	62.39'	S 08°17'29" E	105°25'7"
C9	650.00'	25.03'	12.92'	S 00°53'53" E	27°24"



OWNER'S CERTIFICATE I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, GREAT PUBLIC UTILITY CASEBILLS (P.U.E.), AS SHOWN HEREON, TO THE PARTIES NAMED IN THE DOCUMENT ENTITLED "TERMS AND PROVISIONS GOVERNING THE RECORDATION OF ALL FEDERAL, STATE, AND LOCAL RECORDS, AND THE RECORDS OF THE MONTGOMERY COUNTY PLANNING BOARD, SUBJECT TO ALL CURRENT AND APPLICABLE RECORDS OF ALL FEDERAL, STATE, AND LOCAL RECORDS, AND THE RECORDS OF THE MONTGOMERY COUNTY PLANNING BOARD.	
SURVEYOR'S CERTIFICATE I HEREBY CERTIFY THAT THE SUBDIVISION RECORD PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF A PART OF THAT LAND COME TO THE PROPERTY SHOWN HEREON, THAT IT IS A SUBDIVISION OF A PART OF THAT LAND COME TO THE PROPERTY SHOWN HEREON, THAT IT IS A SUBDIVISION OF A PART OF THAT LAND COME TO THE PROPERTY SHOWN HEREON, THAT IT IS A SUBDIVISION OF A PART OF THAT LAND COME TO THE PROPERTY SHOWN HEREON.	
AREA TABULATION 40 LOTS 61,929 sq. ft. 6 PARCELS 85,389 sq. ft. TOTAL AREA OF PLAT 122,917 sq. ft.	
RECORDED:	
PLAT NO.:	
DRAWN BY:	WEG
CHECKED BY:	
DATE:	
DIRECTOR:	
APPROVED:	
ASST. SECRETARY/TREASURER:	
CHAIRMAN:	
M.A.N.C.P. & P.C. RECORD FILE NO.:	O4-041

PLAT NO.

HE HEREBY ASSENT TO THIS SUBDIVISION RECORD PLAT FOR: **BRANCH BANKING AND TRUST COMPANY, A NORTH CAROLINA BANKING CORPORATION** BY: *[Signature]* DATE: 12/14/12
FOR: **981-VIA COLLATERAL SERVICE CORPORATION, A VIRGINIA CORPORATION** BY: *[Signature]* DATE: 12/14/12

OWNER'S CERTIFICATE

WE THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, GRANT PUBLIC UTILITY EASEMENTS (P.U.E.), AS SHOWN HEREON TO THE PARTIES NAMED IN THE DOCUMENT ENTITLED "TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" AS RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNMENT AGENCIES, AS SHOWN HEREON. FURTHER, THE UNDERSIGNED HEREBY GRANT EASEMENTS TO ALL UTILITIES, AS SHOWN HEREON, CONTAINED IN A DOCUMENT TO BE RECORDED HEREAFTER.

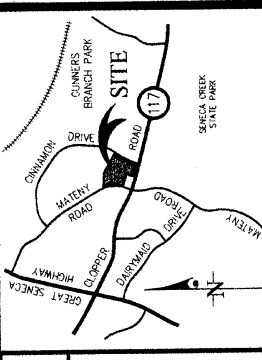
AS OWNER THE UNDERSIGNED OR THEIR SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY OWNER MARKERS AND ANY OTHER REQUIRED MONUMENTS, TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH SECTION 50-246(C) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, ACTIONS, TRUSTS, LEASES OR LIENS ON THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION, EXCEPT FOR A CERTAIN DEED AS RECORDED IN LIBER 2800 AT FOLIO 740, AND THE PARTIES OF INTEREST THEREIN HAVE INDICATED BELOW THEIR ASSENT TO THIS PLAT OF SUBDIVISION.

FOR: **GERMANTOWN, LLC**
 DAVID BINK, MANAGER
 DATE: 12/07/2013
 ATTEST:

WE HEREBY ASSENT TO THIS SUBDIVISION RECORD PLAT FOR: BBT-VA COLLATERAL SERVICE CORPORATION, A VIRGINIA CORPORATION
 BY: [Signature]
 DATE: 12/11/13
 WITNESS: [Signature]

FOR: BRANCH BANKING AND TRUST COMPANY, A NORTH CAROLINA BANKING CORPORATION
 BY: [Signature]
 DATE: 12/11/13
 WITNESS: [Signature]



GENERAL NOTES

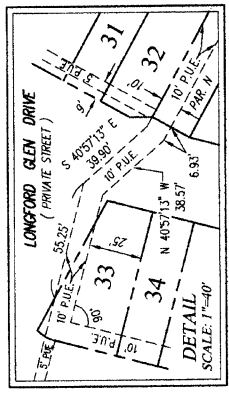
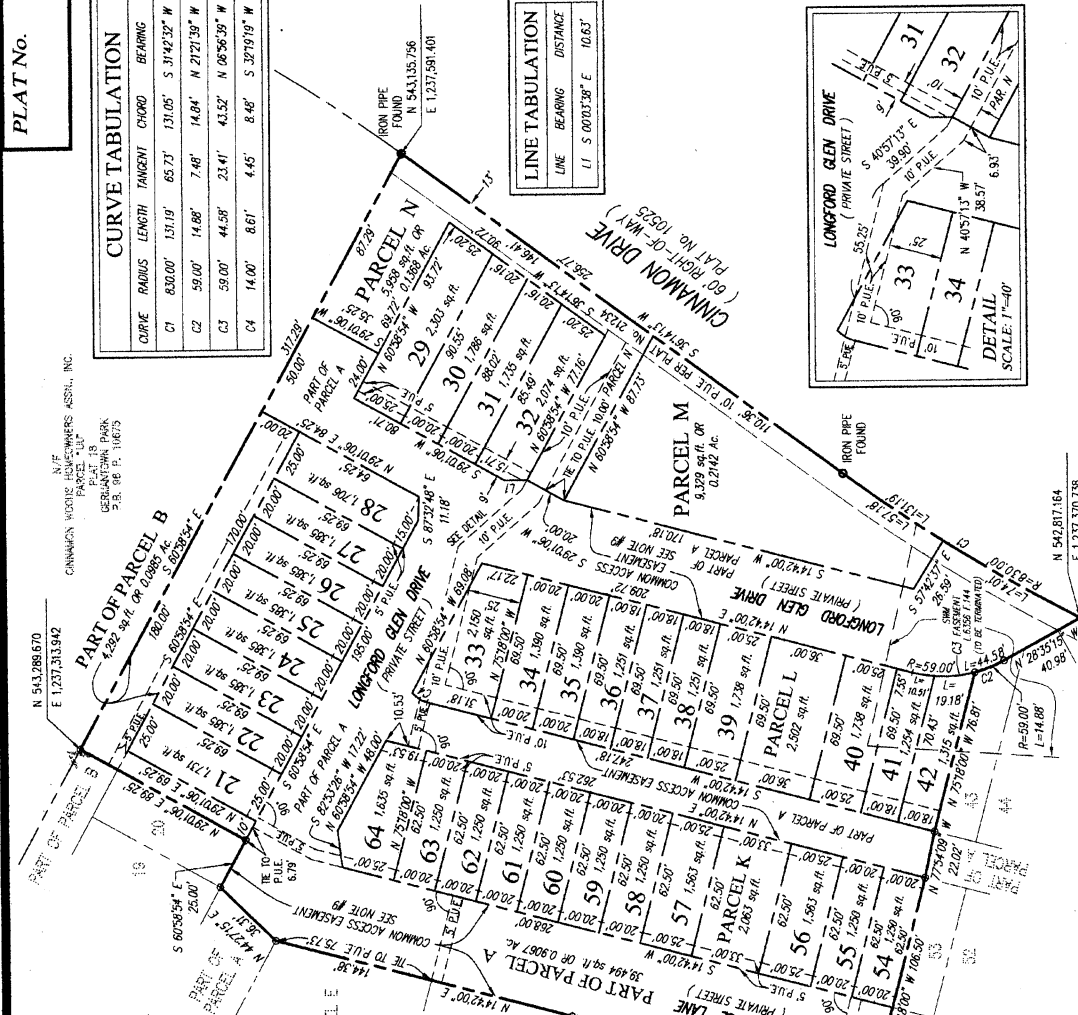
- THIS SUBDIVISION PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE USE OF THE PROPERTY, NOR TO BE AN EXHAUSTIVE LIST OF MATTERS. THE BUYER IS ADVISED TO CONDUCT HIS OWN INVESTIGATION OF ALL MATTERS AFFECTING TITLE OR TO OBTAIN A TITLE CURATIVE OPINION FROM AN ATTORNEY.
- 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 HEREBY INCORPORATED BY REFERENCE INTO THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTRADICTED 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.
- THE PROPERTY SHOWN HEREON IS LIMITED TO THE USER AND CONDITIONS SPECIFIED ON THE PLAT AND TO THE USER AND CONDITIONS SPECIFIED ON THE PLAT AND TO THE USER AND CONDITIONS SPECIFIED ON THE PLAT.
- THE PROPERTY SHOWN HEREON IS ZONED RE-12.5 AT THE TIME OF THIS SUBDIVISION AND LOCATED ON TAX MAP GRID 0743.
- OPERATION OF PRIVATE OPEN SPACES & PRIVATE STORM DRAINAGE SYSTEMS SHALL BE IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF MONTGOMERY COUNTY APPLICABLE AND IN LIBER 3834 AT FOLIO 457.
- THIS PLAT IS SUBJECT TO A RECORDED DECLARATION OF COVENANTS DATED JULY 29, 2010 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 38692 AT FOLIO 301.
- THIS PLAT IS SUBJECT TO A COMMON OPEN SPACE COVENANT WITH MONTGOMERY COUNTY, MARYLAND IN LIBER 29645 AT FOLIO 578.
- PARCELS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z ARE TO BE CONVERTED TO HOMEOWNERS ASSOCIATION (H.O.A.).
- PARCEL A, AS SHOWN HEREON IS SUBJECT TO A COMMON ACCESS EASEMENT (A.E.), AS DELINEATED HEREON OVER ALL PRIVATE STREETS AND EASEMENTS TO PROVIDE UNRESTRICTED ACCESS TO THE GENERAL PUBLIC IN, OVER AND THROUGHOUT THE ROADS AND SIDEWAYS WITHIN SAID FASSETMENT AREA. THE PUBLIC SHALL HAVE THE RIGHT TO REVEGETATE AND MAINTAIN THE PUBLIC STREETS AND SIDEWAYS AS RECEIVED AND MAINTAINED BY THE COUNTY. THIS PLAT IS SUBJECT TO A COMMON ACCESS EASEMENT (A.E.) AS DELINEATED HEREON OVER ALL PRIVATE STREETS AND EASEMENTS TO PROVIDE UNRESTRICTED ACCESS TO THE GENERAL PUBLIC IN, OVER AND THROUGHOUT THE ROADS AND SIDEWAYS WITHIN SAID FASSETMENT AREA. THE PUBLIC SHALL HAVE THE RIGHT TO REVEGETATE AND MAINTAIN THE PUBLIC STREETS AND SIDEWAYS AS RECEIVED AND MAINTAINED BY THE COUNTY.
- BEFORE THE ISSUANCE OF BUILDING PERMITS FOR LOTS 40-42, SHOW HEREON, THE STORMWATER MANAGEMENT RECORDS OF MONTGOMERY COUNTY IN LIBER 636 AT FOLIOS 14 & 141, RESPECTIVELY, AND SHOW HEREON SHALL BE TERMINATED AND RELEASED BY THE OWNER AND MONTGOMERY COUNTY, MARYLAND. ADDITIONALLY, A NEW STORMWATER MANAGEMENT EASEMENT AND COVENANT SHALL BE RECORDED AT (40) ALTERNATE LOCATIONS(S) AS ACCEPTABLE BY MONTGOMERY COUNTY OR ITS DESIGNEE.

CURVE TABULATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	830.00'	131.19'	65.73'	131.05'	S 31°42'32" W	08°03'21"
C2	59.00'	14.88'	7.48'	14.84'	N 21°21'39" W	14°27'13"
C3	59.00'	44.58'	23.41'	43.52'	N 08°56'39" W	43°17'13"
C4	14.00'	8.01'	4.45'	8.46'	S 32°19'19" W	35°14'39"

LINE TABULATION

LINE	BEARING	DISTANCE
L1	S 02°03'38" E	10.63'



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THE SUBDIVISION RECORD PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THAT LAND CONVERTED TO GERMAN TOWN, LLC BY A DEED DATED FEBRUARY 12, 2005 AND RECORDED FEBRUARY 18, 2005 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 2800 AT FOLIO 695. ALSO BEING A RESUBDIVISION OF LOT 665, AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED, "SUBDIVISION RECORD PLAT, LOTS 665 & 666, A RESUBDIVISION OF PLAT 23, PARCEL - MW, GERMANTOWN PARK" AND RECORDED AMONG SAID LAND RECORDS AS PLAT NO. 21234.

I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS WILL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50-246(E) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 112,770 SQUARE FEET OR 2.5889 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

AREA TABULATION

33 LOTS	69,133 sq. ft.
6 PARCELS	63,637 sq. ft.
TOTAL AREA OF PLAT	112,770 sq. ft.



FOR PUBLIC WATER AND SEWER SYSTEMS ONLY

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

Approved _____ DATE _____ BY: _____ DIRECTOR

Approved _____ DATE _____ BY: _____ ASST. SECRETARY/TREASURER

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

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES

RECORDED: _____ PLAT NO.: _____

DRAWN BY: WEG

CHECKED BY: _____

BY: _____ DIRECTOR

GW FILE NO.: 04-041

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3805 INGLEWOOD ROAD, BERTHLETTOWN, MARYLAND 20888
 TEL: 301-401-4024 FAX: 301-401-4188
 DUL: 10-860-1820 FAX: 301-986-7924
 SCALE: 1"=40' DECEMBER 2012

12/07/2013
 DATE
 WILLIAM E. GUTSCHICK, P.E.
 PROFESSIONAL LAND SURVEYOR
 MD REG. NO. 21542 (Exp. DATE: 12/31/2013)

RECORD PLAT REVIEW SHEET

Plat Name: The Towns of Germantown Park Plat Number: 22030260-280
 Plan Name: Germantown Park Plan Number: 120110440
 Plat Submission Date: 8-15-2012
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: P. Weaver Checked: SS Date 12/12/12

Background Review:

Signed Preliminary Plan - Date 8/8/12 Checked: Initial SS Date 10/30/12
 Planning Board Resolution No. 12-84 Resolution Mailing Date 7/23/12
 Site Plan Required? Yes X No _____ Verified By: SS (initial)
 Site Plan Name: The Towns of Germantown Site Plan Number: 920120090
 Site Plan Signature Set - Date 8/23/12 Checked: Initial SS Date 10/31/12
 Planning Board Resolution No. 12-85
 Site Plan Reviewer Check: Initial _____ Date _____

Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances
 Coordinates Plan # ok Road/Alley Widths ok Easements ok Open Space ok
 Non-standard BRLs ok Adjoining Land ok Vicinity Map Septic/Wells NA
 TDR note NA Child Lot note NA Surveyor Cert Owner Cert Tax Map

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	8-16-12	8-31-12	8/24/2012	Need FCD/OCPs, OK Credit
Research	Bobby Fleury			8-24-12	OK
SHA	Corren Giles				
PEPCO					
Parks	Doug Powell				
DRD	Keiona Clark				STREET NAMES REC'D <u>ok</u>

Final DRD Review:

Consultant Notified (Final Mark-up): Initial SS Date 12/7/12
 Final Mylar & DXF/DWG Received: Initial SS Date 12-12-12
 Final Mylar Review Complete: Initial SS Date 12/12/2012

Board Approval of Plat:

Plat Agenda: Initial SS Date 12/20/12
 Planning Board Approval: _____
 Chairman's Signature: _____

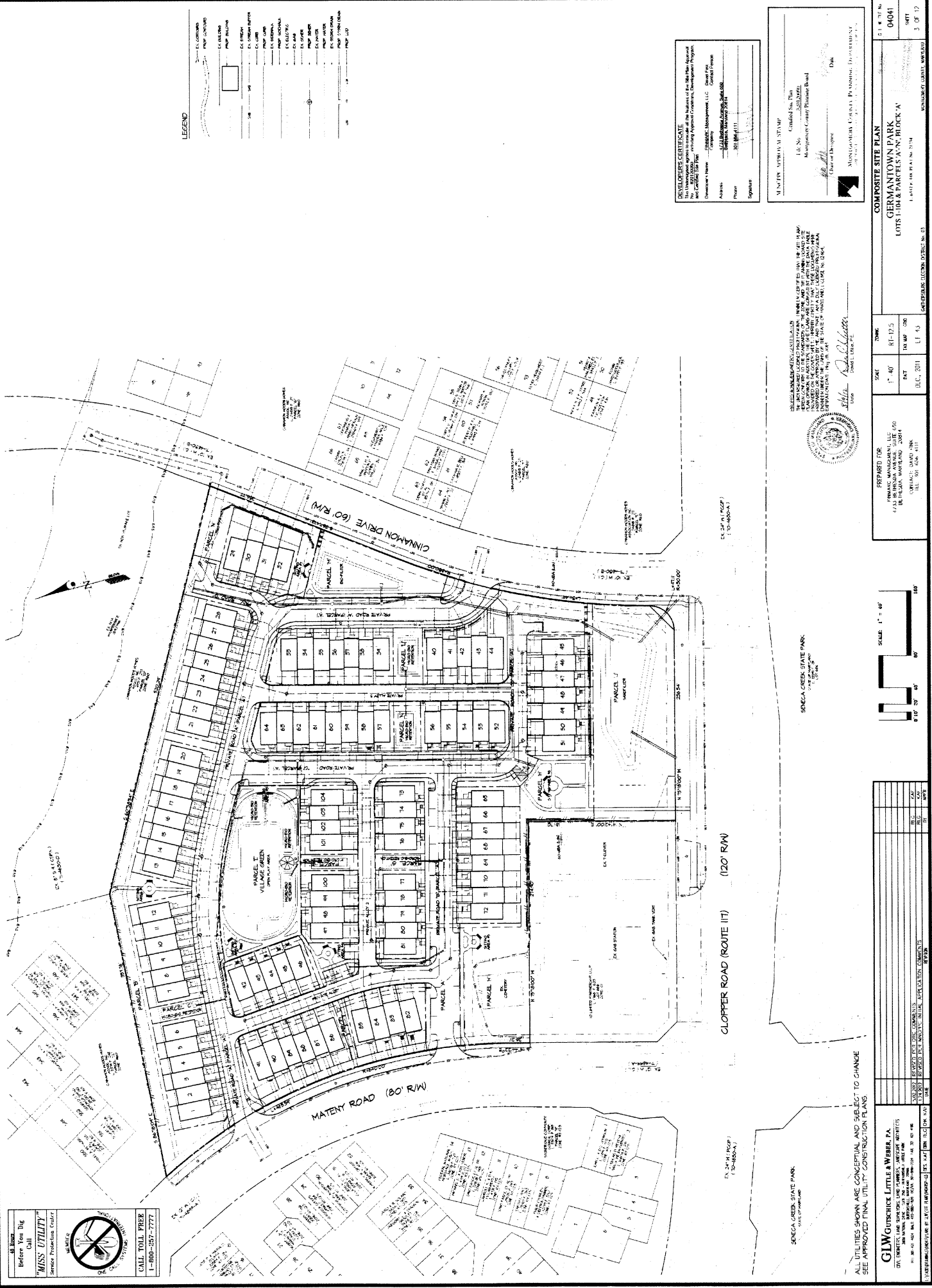
MCDPS Approval of Plat:

Consultant Pick-up for DPS Signature: _____
 Final Mylar for Reproduction Rec'd: _____

Plat Reproduction:

Addressing: _____
 File Card Update: _____
 Final Zoning Book Check: _____
 Update Address Books with Plat #: _____
 Update Plat Books for Rest of Division: _____
 Complete Reproduction: _____
 Notify Consultant to Seal Plats: _____
 Surveyor's Seal Complete: _____
 Sent to Courthouse for Recordation: _____
 Recordation Info Entered into Hansen: _____

No. _____



LEGEND

Parcel Boundary	Parcel A
Parcel Boundary	Parcel B
Parcel Boundary	Parcel C
Parcel Boundary	Parcel D
Parcel Boundary	Parcel E
Parcel Boundary	Parcel F
Parcel Boundary	Parcel G
Parcel Boundary	Parcel H
Parcel Boundary	Parcel I
Parcel Boundary	Parcel J
Parcel Boundary	Parcel K
Parcel Boundary	Parcel L
Parcel Boundary	Parcel M
Parcel Boundary	Parcel N
Parcel Boundary	Parcel O
Parcel Boundary	Parcel P
Parcel Boundary	Parcel Q
Parcel Boundary	Parcel R
Parcel Boundary	Parcel S
Parcel Boundary	Parcel T
Parcel Boundary	Parcel U
Parcel Boundary	Parcel V
Parcel Boundary	Parcel W
Parcel Boundary	Parcel X
Parcel Boundary	Parcel Y
Parcel Boundary	Parcel Z

DEVELOPER'S CERTIFICATE
 I hereby certify that the information herein is true and correct to the best of my knowledge and belief, and that the same is in accordance with the approved plans, specifications, and conditions of the permit.
 Date: _____
 Signature: _____
 Name: _____
 Title: _____

PLANNING BOARD
 Adopted by Resolution No. _____ dated _____
 Mayor _____
 Council Members: _____

PROJECT TITLE	COMPOSITE SITE PLAN
CLIENT	GERMANTOWN PARK
PROJECT LOCATION	LOTS 15-24 & 25-34, BLOCK 'A'
DRAWN BY	
CHECKED BY	
DATE	1.15.12
SCALE	AS SHOWN
TITLE BLOCK	04041

PREPARED FOR:
 GERMANTOWN PARK
 4713 BIRCHMOUNT AVENUE, SUITE 450
 WASHINGTON, DC 20014
 TEL: (202) 331-1100

DATE: 01/15/12
 BY: [Signature]

SCALE	1" = 60'
DATE	01/15/12
BY	[Signature]
PROJECT	GERMANTOWN PARK
LOT	LOT 15-24 & 25-34, BLOCK 'A'
SHEET	04041

DATE	
BY	
PROJECT	
LOT	
SHEET	
TITLE	

ALL UTILITIES SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE.
 SEE APPROVED FINAL UTILITY CONSTRUCTION PLANS.

GLW SCHUBERT LITTLE & WEBER, P.A.
 1010 GUYMON AVENUE, SUITE 200
 WASHINGTON, DC 20003
 TEL: (202) 462-1100
 FAX: (202) 462-1101

Before You Dig
 Call
"MISS UTILITY"
 Service Protection Center
 CALL TOLL FREE
 1-800-257-7777