



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item # 1B
6-27-2013

MEMORANDUM

DATE: June 19, 2013

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Supervisor
D.A.R.C. Division
(301) 495-4542

FROM: Stephen Smith, Senior Planner *SS*
D.A.R.C. Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for June 27, 2013

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:

220130260 - 220130280 **The Towns at Germantown Park**
220130560 - **Plumgar**

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; 104 lots. 13 parcels
Community Water, Community Sewer
Owner: Beazer Homes Corp.

The subject plats were previously approved by the Planning Board at its meeting on December 20, 2012. In the interim time period the property was conveyed to Beazer Homes Corp. by a deed dated May 15, 2013 and the consultant has re-struck the mylars to reflect the updated ownership information.

The re-struck mylars contain no other variations from the previously approved plats and are in compliance 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.

PLAT No.

CURVE TABULATION				
CURVE	RADIUS	TANGENT	CHORD	BEARING
C1	640.00'	302.94'	154.36'	N 122°55' W 270°13'
C2	14.00'	6.20'	3.15'	N 87°59'18" W 202°23'37"
C3	416.00'	183.60'	93.32'	S 73°37'32" E 297°17'5"
C4	381.00'	167.58'	85.17'	N 73°54'55" W 297°02'
C5	14.00'	11.06'	5.84'	S 17°37'49" W 49°15'38"
C6	280.00'	22.32'	11.26'	N 02°46'05" W 04°27'50"
C7	14.00'	6.79'	3.46'	N 05°53'50" W 274°56'
C8	650.00'	124.40'	62.39'	S 08°12'29" E 105°37'57"
C9	650.00'	25.03'	12.52'	S 00°53'53" E 212°54'

VICINITY MAP
SCALE 1"=2,000'

GENERAL NOTES

- THIS SUBDIVISION PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT 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 ANY INSTRUMENTS, RECORDS, ORDINANCES, ORDERS, TO SURVIVE AND NOT BE EXTINGUISHED BY THE REFORMATION 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.
- THE PROPERTY SHOWN HEREON IS LIMITED TO THE USES AND ACTIVITIES PERMITTED BY THE ZONING ORDINANCES OF THE CITY OF BALTIMORE, MARYLAND, AND THE PLAT RECORDS OF THE CITY OF BALTIMORE, MARYLAND. THE PROPERTY SHOWN HEREON IS ZONED R-12.5 AT THE TIME OF THIS SUBDIVISION AND LOCATED ON TAX MAP GRID ETAS.
- THIS PLAT IS SUBJECT TO A RECORDED COVENANT FOR THE MAINTENANCE AND OPERATION OF PRIVATE OPEN SPACES AND PRIVATE STORM DRAINAGE DATED DECEMBER 12, 2012 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- THIS PLAT IS SUBJECT TO A RECORDED COVENANT FOR THE MAINTENANCE AND OPERATION OF PRIVATE OPEN SPACES AND PRIVATE STORM DRAINAGE DATED DECEMBER 12, 2012 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- THIS PLAT IS SUBJECT TO A RECORDED COVENANT FOR THE MAINTENANCE AND OPERATION OF PRIVATE OPEN SPACES AND PRIVATE STORM DRAINAGE DATED DECEMBER 12, 2012 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- THIS PLAT IS SUBJECT TO A RECORDED COVENANT FOR THE MAINTENANCE AND OPERATION OF PRIVATE OPEN SPACES AND PRIVATE STORM DRAINAGE DATED DECEMBER 12, 2012 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- THIS PLAT IS SUBJECT TO A RECORDED COVENANT FOR THE MAINTENANCE AND OPERATION OF PRIVATE OPEN SPACES AND PRIVATE STORM DRAINAGE DATED DECEMBER 12, 2012 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- THIS PLAT IS SUBJECT TO A RECORDED COVENANT FOR THE MAINTENANCE AND OPERATION OF PRIVATE OPEN SPACES AND PRIVATE STORM DRAINAGE DATED DECEMBER 12, 2012 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

SUBDIVISION RECORD PLAT

LOTS 1-20, LOTS 85-104,
PARCELS C, E & F AND
PARTS OF PARCELS A, B & D
THE TOWNS AT
GERMANTOWN PARK

GAITHERSBURG ELECTION DISTRICT No. 9
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=400' MAY 2013

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LANDSCAPE ARCHITECTS
5008 NATIONAL DRIVE - SUITE 250 - BARTONVILLE OFFICE PARK
BARTONVILLE, MARYLAND 20838
TEL: 301-421-4024 FAX: 301-980-5224
E-MAIL: 410-980-1820 FAX: 301-980-5224

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVISION RECORD PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART LOTS 1-20, LOTS 85-104, PARCELS C, E & F AND PARTS OF PARCELS A, B & D OF THE TOWNS AT GERMANTOWN PARK, MONTGOMERY COUNTY, MARYLAND, AS SHOWN ON A RECORDED PLAT OF THE TOWNS AT GERMANTOWN PARK, MONTGOMERY COUNTY, MARYLAND, IN LIBER 4889 AT FOLIO 478. 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 - WM, GERMANTOWN PARK," RECORDED AMONG SAID LAND RECORDS AS PLAT No. 2124.

I HEREBY CERTIFY THAT, ONCE ENGAGED AS REQUIRED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS WILL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50-24(c) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 122.57 SQUARE FEET OR 2.828 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

6/9/13 DATE
William E. Gutschick, III
FOR: GUTSCHICK LITTLE & WEBER, P.A.
WILLIAM E. GUTSCHICK, III
PROFESSIONAL LAND SURVEYOR
MD REG. NO. 21042 (Exp. DATE: 12/21/2013)

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 384 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES.

AND AS OWNER, THE UNDERSIGNED OWNER, AND ASSIGNED ALL PROPERTY OWNER MARKERS AND ANY OTHER REQUIRED MARKERS TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH SECTION 50-24(c) OF THE MONTGOMERY COUNTY CODE. THERE ARE NO SALES, ACTIONS, TRUSTS, LEASES OR LIENS ON THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

FOR: WEATHERS HOMES, CORP.
EDWARD W. GORD
PRESIDENT, DIMENSIONAL MARYLAND
DATE: 6/10/13

APPROVED

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY

THE MARYLAND NATIONAL CAPITAL PARK & PLANNING BOARD

MONTGOMERY COUNTY PLANNING BOARD

APPROVED

CHAIRMAN

ASST. SECRETARY TREASURER

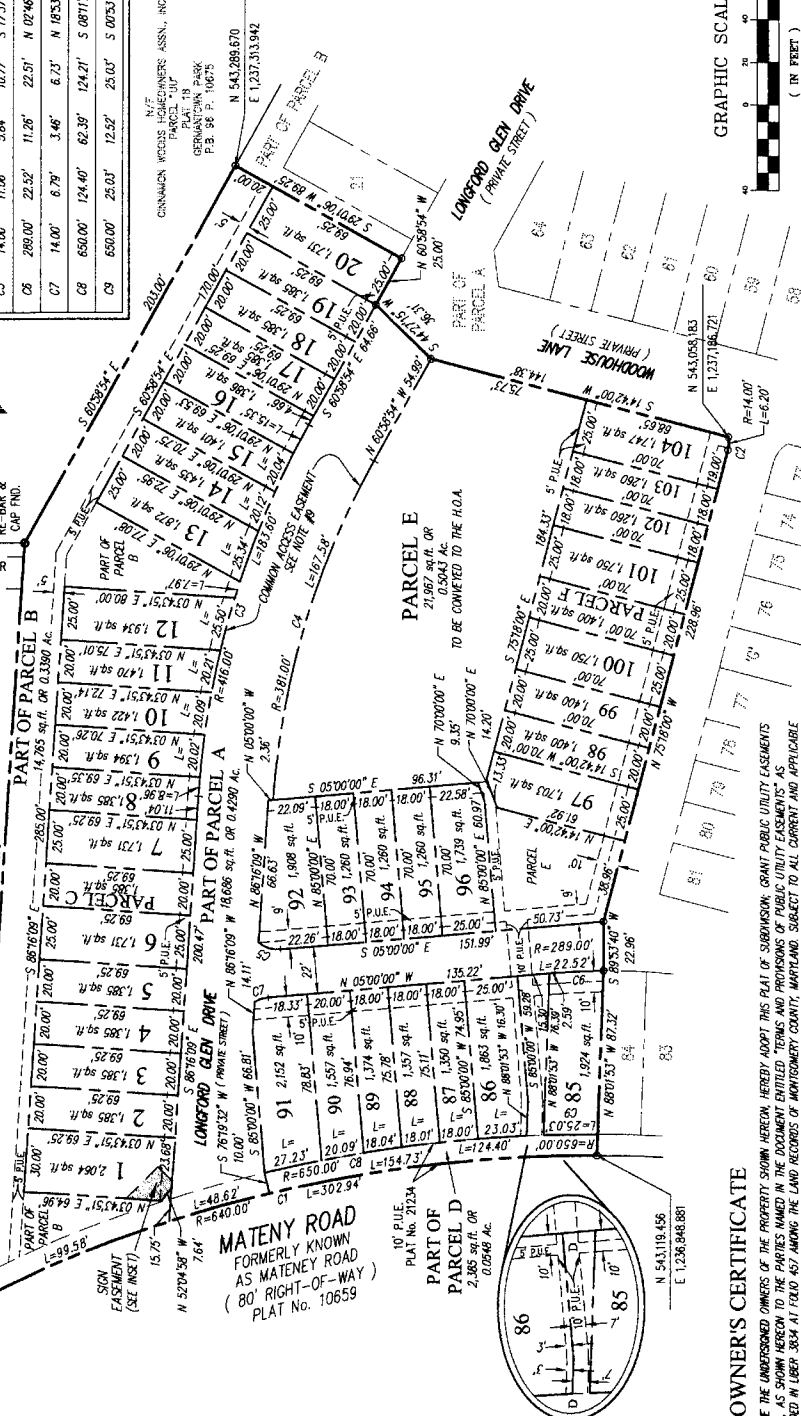
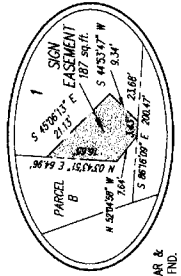
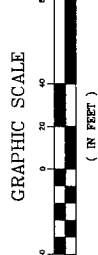
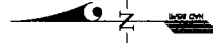
BY: _____

DATE: _____

APPROVED

PLAT NO. _____

RECORDED: _____



AREA TABULATION	
40 LOTS	61,029 sq. ft.
6 PARCELS	60,508 sq. ft.
TOTAL AREA OF PLAT	122,537 sq. ft.

N 54°41'42.3
E 1,236,779.420

RE-BAR & CAP FND.

RIGHT-OF-WAY FOR SEWER
L 5259' S 535

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

N 54°41'42.3
E 1,236,779.420

RE-BAR & CAP FND.

RIGHT-OF-WAY FOR SEWER
L 5259' S 535

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

N 54°41'42.3
E 1,236,779.420

RE-BAR & CAP FND.

RIGHT-OF-WAY FOR SEWER
L 5259' S 535

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

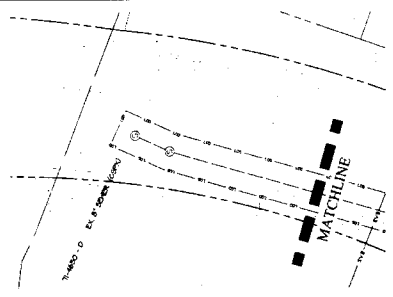
RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.

RE-BAR & CAP FND.



MATCHLINE SEE SHEET 6

100

			R.G.	KAF
			R.G.	KAF
DOCUMENTS				

