

Plat Name: Gables White Flint
Plat #: 220151560

Location: Located in the southern corner of intersection of Old Georgetown Road (MD 187) and Executive Boulevard.
Master Plan: White Flint Sector Plan
Plat Details: CR zone; 1 parcel
Applicants: LG Georgetown, LLC

The subdivision plat has been reviewed by M-NCPPC staff and determined that the plat complies with Preliminary Plan No. 120150010 (MCPB Resolution No. 15-41), and Site Plan No. 820150010 (Certified Site Plan date December 17, 2015), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plans.

Staff notes that the subject plat is proposed solely to facilitate the construction of a parking garage in Phase A portion of the approved Phasing Plan exhibit. Full implementation of the project will require re-platting of this property along with the abandoned right of way for Executive Boulevard and acquisition of additional parcels from the County, both of which remain outstanding at time.

PLAT NO. _____

OWNERS CERTIFICATE

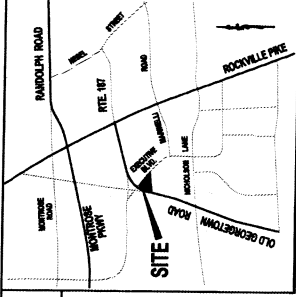
WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND RESERVE THAT AREA SHOWN HEREON FOR FUTURE ROAD DEDICATION. WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE PLACED AND MAINTAINED IN ACCORDANCE WITH SECTION 50-24 (a) OF THE MONTGOMERY COUNTY CODE THERE ARE NO SALES, ACTIONS-AT-LAW, LEASES, DEEDS, OR INTERESTS ON THE PROPERTY INCLUDED IN THIS SUBDIVISION PLAN.

LG GEORGETOWN LLC

[Signature]
OWNER AND REGISTERED PROFESSIONAL LAND SURVEYOR
TITLE: REGIONAL MGR. PRESIDENT

DATE: 1-27-16

[Signature]
WITNESS



VICINITY MAP
SCALE: 1" = 2000'

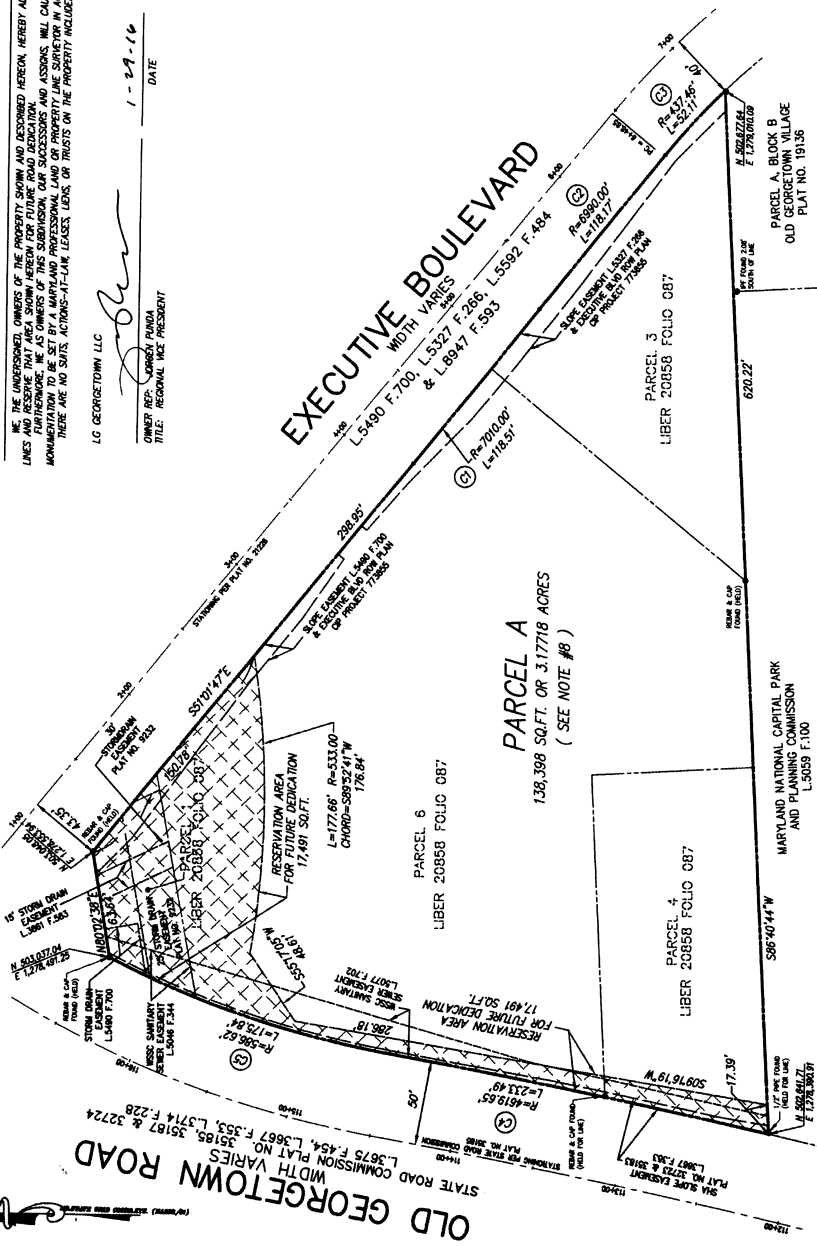
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE	DELTA
C1	7010.00'	118.51'	S87.39/20.2 E	118.51'	0.98707°
C2	6990.00'	118.11'	S87.39/20.2 E	118.11'	0.98707°
C3	437.46'	52.11'	S87.39/20.2 E	52.11'	5.94231°
C4	4618.65'	233.49'	N16.27/113.58 E	233.49'	2.5545°
C5	596.62'	178.64'	N16.27/113.58 E	178.64'	1.71027°

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF ALL THE PROPERTY ACQUIRED BY LG GEORGETOWN LLC, A GEORGIA LIMITED LIABILITY COMPANY, FROM OLD GEORGETOWN SQUARE PROPERTY COMPANY, INC., A GEORGIA LIMITED LIABILITY COMPANY, BY DEED DATED SEPTEMBER 28, 2007 AND RECORDED IN LIBER 34881 AT FOLIO 1722 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. I FURTHER CERTIFY THAT, ONCE ENCASED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THEREON HAVE BEEN FOUND OR WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH SECTION 50-24(D) OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA INCLUDED IN THIS PLAN OF SUBDIVISION IS 138,398 SQUARE FEET OR 3.17718 ACRES OF LAND, OF WHICH NONE IS DEDICATED TO PUBLIC USE.

[Signature]
DAVID F. UNGER, II
REGISTERED PROFESSIONAL LAND SURVEYOR #21236
LICENSE EXPIRES: JANUARY 16, 2017

DATE: 1-27-16



AREA TABULATION

PARCEL A 138,398 SQ.FT. OR 3.17718 ACRES
TOTAL AREA OF THIS PLAT 138,398 SQ.FT. OR 3.17718 ACRES

GRAPHIC SCALE



NOTES:

- 1) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. 00662. THE PROPERTY IS ZONED "OR-10, C-1.5, P-2.5, R-70".
- 2) THE HORIZONTAL DATUM IS BASED ON MARYLAND STATE COORDINATE SYSTEM (MDS/93).
- 3) THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, AND EVERY MATTER AFFECTING THE INTERESTS OF THE PARTIES TO THIS RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DETRACT OR NOTE ALL MATTERS AFFECTING TITLE.
- 4) ALL TERMS, CONDITIONS, ASSIGNMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN AND INSTRUMENTS OF THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT. THE LESSOR'S OBLIGATIONS TO THE PUBLIC UNDER ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- 5) THE PROPERTY DELINEATED HEREON IS SUBJECT TO THE ZONING REGULATIONS AS SET FORTH IN THE MONTGOMERY COUNTY CODE. THE USE OF THE PROPERTY IS CONTROLLED BY THE TERMS AND CONDITIONS AS DETERMINED BY APPROVAL BY THE MONTGOMERY COUNTY PLANNING BOARD OF PRELIMINARY PLAN NO. 120150010 AND SITE PLAN NO. 80150010 AND ENTITLED "GABLES WHITE FLINT", AS MAY BE AMENDED.
- 6) THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEM ONLY.
- 7) THE AREA IN CROSS-HATCHING SHOWN HEREON IS A RESERVATION AREA HEREBY RESERVED FOR FUTURE ROAD DEDICATION. SUCH RESERVATION WILL BE MADE AS PART OF A FUTURE PLAT INCORPORATING PORTIONS OF ADJACENT EXISTING BOLLINGWOOD INTO THE SUBJECT PROPERTY AFTER ITS FORMAL ANNEXMENT BY MONTGOMERY COUNTY.
- 8) DEVELOPMENT UNDER THIS PLAT IS LIMITED TO THE PARKING STRUCTURE AND ITS DIRECTLY RELATED SITE & UTILITY WORK APPROVED UNDER PRELIMINARY PLAN NO. 120150010 AND SITE PLAN NO. 80150010. FURTHER DEVELOPMENT OF THE PROPERTY WILL REQUIRE RECORDATION OF A NEW PLAN INCORPORATING ALL OF THE AREA DEPICTED ON PRELIMINARY PLAN NO. 120150010.
- 9) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" FOR THE OPERATION AND MAINTENANCE OF PRIVATE STORM DRAINAGE AND OPEN SPACE AREAS AS RECORDED IN LIBER 31300 AT FOLIO 330.

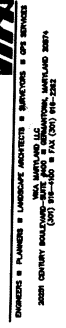
DATE: _____
PLAT NO.: _____

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY, MARYLAND
APPROVED: _____
CHAIRMAN
ASST. SECRETARY

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND
APPROVED: FEBRUARY 19, 2016
FOR DIRECTOR

SUBDIVISION RECORD PLAT

PARCEL A
GABLES WHITE FLINT
4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 50' DATE: JANUARY 27, 2016



ENGINEER & PLANNERS & LANDSCAPE ARCHITECTS & SURVEYORS & CIVIL ENGINEERS
2028 COUNTRY BOLLINGWOOD, MONTGOMERY COUNTY, MARYLAND 20814
(410) 918-1100 • FAX (410) 918-2822

GABLES WHITE FLINT
Rockville, Maryland

PROJECT NO. 17-01-00000
 DATE: 11/19/2018
 DRAWN BY: J. P. [Name]
 CHECKED BY: [Name]
 PROJECT LOCATION: 1500 GEORGETOWN ROAD, ROCKVILLE, MD 20854

DESIGN COMPLIANCE
 WITH LOCAL & FEDERAL
 REGULATIONS

DESIGNER'S NOTES
 1. THIS SET OF PLANS IS TO BE USED IN CONJUNCTION WITH THE PERMITTING AGENCIES AND THE LOCAL OFFICIALS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL OFFICIALS.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL OFFICIALS.

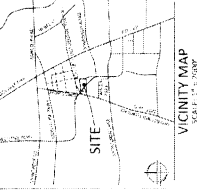
CONTRACT NO. 17-01-00000
 DATE: 11/19/2018

PROJECT NO. 17-01-00000
 DATE: 11/19/2018

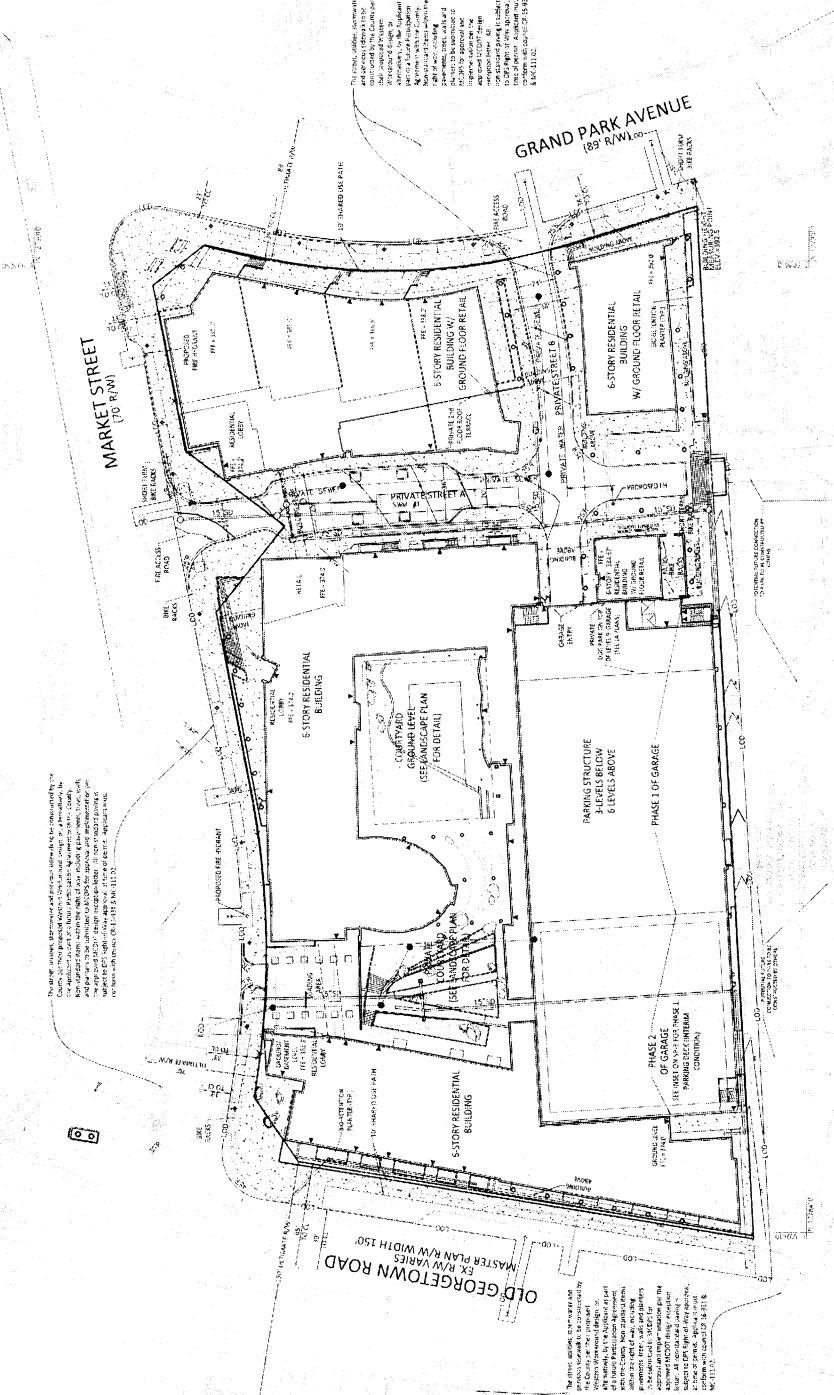
GABLES WHITE FLINT
 PROJECT NO. 17-01-00000
 DATE: 11/19/2018

MNCPPC
 # 120150010
 PRELIMINARY PLAN

ISSUED BY: [Name]
 DATE: 11/19/2018



GENERAL NOTES
 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL OFFICIALS.
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 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL OFFICIALS.



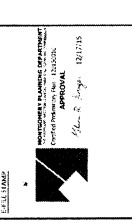
Item	Description	Quantity	Unit	Price
1	Excavation	100	cu yd	10.00
2	Foundation	50	sq ft	20.00
3	Concrete	200	cu yd	15.00
4	Rebar	100	lb	0.10
5	Formwork	100	sq ft	2.00
6	Backfill	50	cu yd	8.00
7	Grading	100	sq ft	1.00
8	Asphalt	100	sq ft	1.50
9	Paint	100	sq ft	0.50
10	Lighting	100	sq ft	1.00
11	Security	100	sq ft	1.00
12	Landscaping	100	sq ft	1.00
13	Signage	100	sq ft	1.00
14	Drainage	100	sq ft	1.00
15	Site Work	100	sq ft	1.00

PROFESSIONAL CERTIFICATION
 I, [Name], being duly sworn, depose and say that I am a duly licensed Professional Engineer in the State of Maryland, and that I am the author of the above-mentioned plans, and that the same conform to the provisions of the laws of the State of Maryland, and that I am not aware of any facts or circumstances which would render the same false or misleading in any particular.



NOTICE TO THE CONTRACTOR
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL OFFICIALS.

SCALE: 1" = 80'



ALLOWABLE DEVELOPMENT
 1. MAXIMUM BUILDING HEIGHT: 65 FEET
 2. MAXIMUM BUILDING AREA: 100,000 SQ FT
 3. MAXIMUM GROUND COVER: 20%
 4. MAXIMUM SETBACKS: 10 FEET

APPROVED DEVELOPMENT
 1. MAXIMUM BUILDING HEIGHT: 65 FEET
 2. MAXIMUM BUILDING AREA: 100,000 SQ FT
 3. MAXIMUM GROUND COVER: 20%
 4. MAXIMUM SETBACKS: 10 FEET

BUILDING SETBACKS
 1. FRONT SETBACK: 10 FEET
 2. SIDE SETBACK: 10 FEET
 3. REAR SETBACK: 10 FEET

Item	Description	Quantity	Unit	Price
1	Excavation	100	cu yd	10.00
2	Foundation	50	sq ft	20.00
3	Concrete	200	cu yd	15.00
4	Rebar	100	lb	0.10
5	Formwork	100	sq ft	2.00
6	Backfill	50	cu yd	8.00
7	Grading	100	sq ft	1.00
8	Asphalt	100	sq ft	1.50
9	Paint	100	sq ft	0.50
10	Lighting	100	sq ft	1.00
11	Security	100	sq ft	1.00
12	Landscaping	100	sq ft	1.00
13	Signage	100	sq ft	1.00
14	Drainage	100	sq ft	1.00
15	Site Work	100	sq ft	1.00

MODERATELY PRICED DWELLING UNITS

Item	Description	Quantity	Unit	Price
1	Excavation	100	cu yd	10.00
2	Foundation	50	sq ft	20.00
3	Concrete	200	cu yd	15.00
4	Rebar	100	lb	0.10
5	Formwork	100	sq ft	2.00
6	Backfill	50	cu yd	8.00
7	Grading	100	sq ft	1.00
8	Asphalt	100	sq ft	1.50
9	Paint	100	sq ft	0.50
10	Lighting	100	sq ft	1.00
11	Security	100	sq ft	1.00
12	Landscaping	100	sq ft	1.00
13	Signage	100	sq ft	1.00
14	Drainage	100	sq ft	1.00
15	Site Work	100	sq ft	1.00

SCALE: 1" = 80'

GABLES WHITE FLINT
 Flintville, Maryland

PREPARED FOR:
 GABLES WHITE FLINT LLC
 8320 GARDENWAY DRIVE
 WASHINGTON, DC 20014
 CONTACT: 202.233.1100
 WWW.GABLESWHITELTD.COM

DESIGN CONSULTANTS:
 ARCHITECTS: **W&P PARTNERS**
 1000 WASHINGTON AVENUE
 WASHINGTON, DC 20001
 CONTACT: 202.462.1100
 WWW.WANDPARTNERS.COM

LANDSCAPE ARCHITECTS:
 LANDSCAPE ARCHITECTS P.C.
 1000 WASHINGTON AVENUE
 WASHINGTON, DC 20001
 CONTACT: 202.462.1100
 WWW.LANDSCAPEARCHITECTSPC.COM

PLANNING:
 PLANNING CONSULTANTS
 1000 WASHINGTON AVENUE
 WASHINGTON, DC 20001
 CONTACT: 202.462.1100
 WWW.PLANCONSULTANTS.COM

ENGINEERS:
 CIVIL ENGINEERS
 1000 WASHINGTON AVENUE
 WASHINGTON, DC 20001
 CONTACT: 202.462.1100
 WWW.CIVILENGINEERS.COM

CONTRACTORS:
 GENERAL CONTRACTORS
 1000 WASHINGTON AVENUE
 WASHINGTON, DC 20001
 CONTACT: 202.462.1100
 WWW.GENERALCONTRACTORS.COM

ADVERTISERS:
 ADVERTISING AGENCIES
 1000 WASHINGTON AVENUE
 WASHINGTON, DC 20001
 CONTACT: 202.462.1100
 WWW.ADVERTISINGAGENCIES.COM

OTHER:
 OTHER SERVICES
 1000 WASHINGTON AVENUE
 WASHINGTON, DC 20001
 CONTACT: 202.462.1100
 WWW.OTHERSERVICES.COM

DATE: _____
 REVISIONS: _____



PROFESSIONAL SEAL
 STATE OF MARYLAND
 PROFESSIONAL REGISTERED ARCHITECT
 NAME: _____
 NO. _____
 EXPIRES: _____

GABLES WHITE FLINT
 PHASING PLAN EXHIBIT

PROJECT: 1501 WASHINGTON AVENUE
 1ST ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 PROJECT NO.: 2020-0008
 DATE ISSUED: 08/25/20

MN/PCPC # 820150010

DRAWN BY: _____
 CHECKED BY: _____
 DATE: _____

SCALE: _____
 SHEET NO.: _____
 TOTAL SHEETS: _____

DATE: _____

DATE: _____

DATE: _____

DATE: _____

DATE: _____

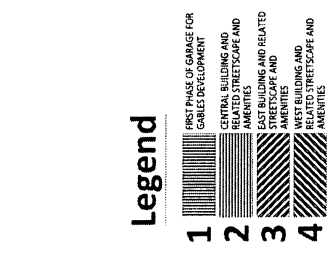
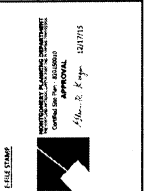
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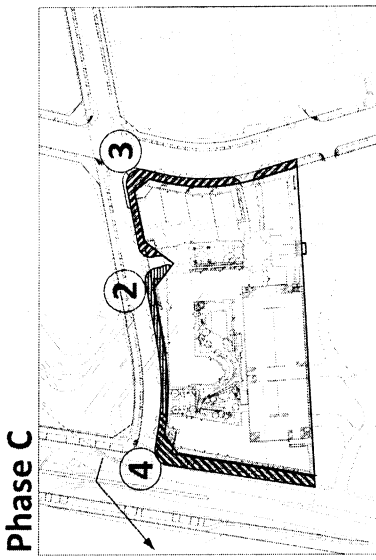
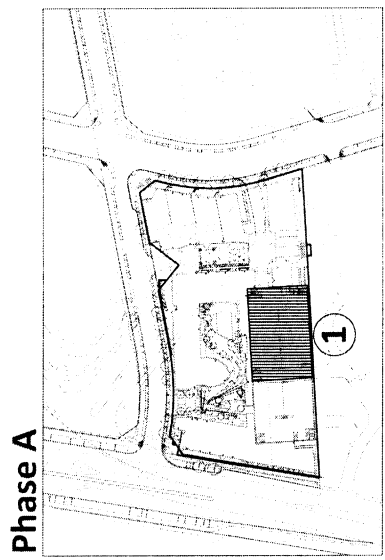
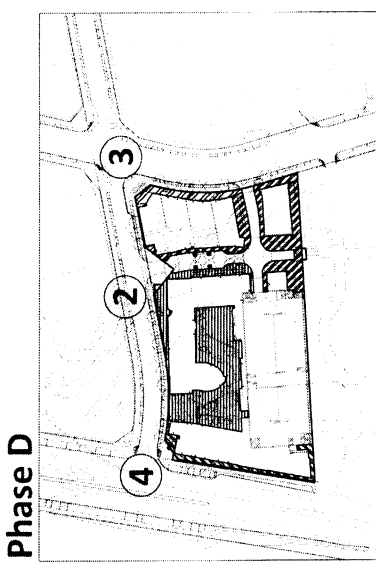
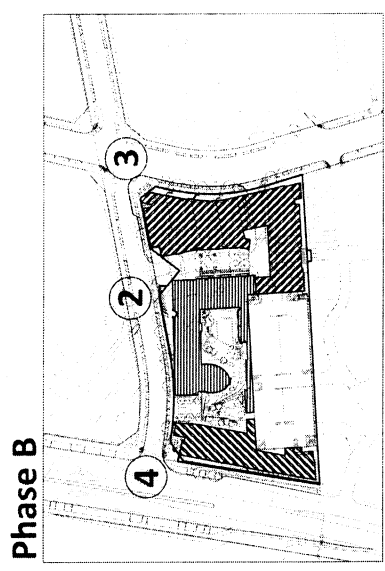
DATE: _____

DATE: _____

DATE: _____



NOTE:
 1. THIS PLAN IS A PHASING ILLUSTRATION AND THE GRADE OF THE LANDSCAPE SHALL BE AS SHOWN ON THE SITE PLAN.



DEVELOPER CERTIFICATE
 I, the undersigned, certify that I am the owner of the subject property and that the information provided herein is true and correct to the best of my knowledge and belief.

Developer Name: _____
 Contact Title: _____
 Date: _____
 Signature: _____