

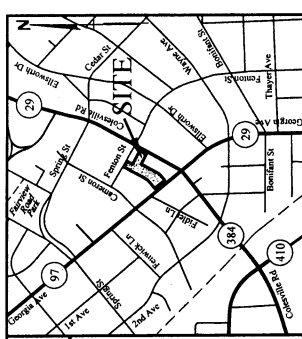
**Plat Name:** Silver Spring Music Hall  
**Plat #:** 220100900

**Location:** Located on the west side of Colesville Road (US Route 29), 100 feet south of Fenton Street  
**Master Plan:** Silver Spring CBD  
**Plat Details:** CBD-2 zone  
Community Water, Community Sewer  
**Applicant:** LDG, Inc.

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Record Plat Review Sheet. Staff has determined that the record plat complies with Preliminary Plan No. 120100260 which was approved by the Board on June 10, 2010.

Staff notes that as of the date of this report, the site plan for this project, Site Plan No. 820100100, has yet to be heard by the Board. Staff has reviewed the plat and notes that it generally complies with site plan as presented. Typically, staff would require that the Certified Site Plan be completed prior to a Board action on the associated Record Plat. However, in order to assist with the construction schedule associated with this project, staff recommends approval of the plat at this time, subject to the following condition:

1. Applicant to receive Planning Board approval of Site Plan No. 820100100 and provide staff with Certified Site Plan prior to recordation of the plat.



Vicinity Map: 1" = 1000'

**GENERAL NOTES:**

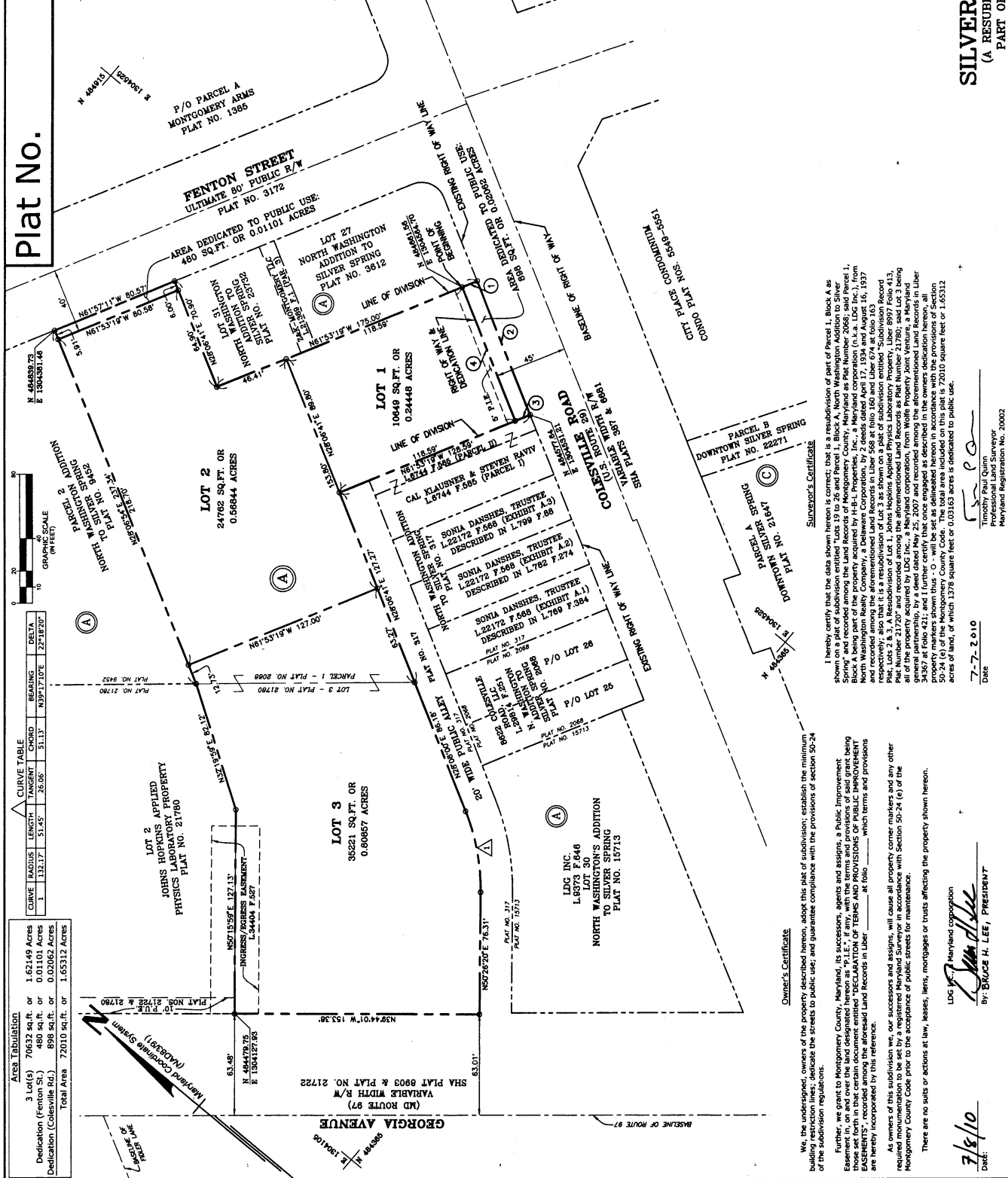
- Approval of this plat is predicated on the adequacy and availability of public water and sewer.
- This Plat: 3 Lots, Zoned: CBO-2.
- Tax Map: JN343 - WSSC 200 Sheet No. 210N0101.
- All terms, conditions, agreements, limitations and requirements associated with any Preliminary Plan, Site Plan, Project Plan or other plan, allowing for the subdivision of the land, shall remain in full force and effect. The Planning Board is intended to survive and not be extinguished by the plan as recorded on this plat, unless expressly contemplated by the plan as recorded on this plat. The terms of any such plan are maintained by the Planning Board and available for public review during normal business hours.
- 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 this property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- The property shown hereon is subject to the requirements of Chapter 2A of the Montgomery County Forest Conservation Law, including approval of a site plan and appropriate agreements prior to issuance of a sediment control permit.
- This plat is limited to the uses and conditions of Preliminary Plan No. 1000000000 (as amended), entitled "Hilmore Music Hall & LDC Office/Hotel Complex".
- Hilmore Hall is a Maryland Conduits System (MADS) (U.S. survey feet), based on GPS and conventional survey methods. The stations are Washington Suburban Sanitary Commission (WSSC) Traverse Stations 20815 and 20662. The average combined scale/elevation factor is 1:20815. The average combined scale/elevation factor is 1:20662. Northing 484433.457, Easting 1302004.187, 20815; Northing 484143.674, Easting 1302004.187, 20662.
- The property is the subject of an approved NR/FSO (M-NCRPC Ref. # 42007450) re-certified on May 13, 2009.
- The lots shown hereon are to be subjected to residential leases/rents and loading area easements to be recorded among the Land Records of Montgomery County, Maryland.
- The lots shown hereon are to be subjected to an agreement with the Silver Spring Urban District for the maintenance of special streetscaping amenities within the public rights-of-way.
- The property shown hereon is subject to a "Declaration of Covenants for Private Open Space" recorded among the Land Records of Montgomery County, Maryland in Liber \_\_\_\_\_ at folio \_\_\_\_\_.

AREA DEDICATED TO THE MARYLAND STATE HIGHWAY ADMINISTRATION FOR PUBLIC USE	
1	S 61°53'19" E 10.00'
2	S 28°06'41" W 89.80'
3	N 61°53'19" W 10.00'
4	N 28°06'41" E 89.80'

DEDICATION AREA  
898 SQ.FT. OR 0.021 ACRES  
SHOWN THUS:

**SUBDIVISION RECORD PLAT**  
**LOTS 1-3, BLOCK A**  
**SILVER SPRING MUSIC HALL**  
 (A RESUBDIVISION OF LOT 3, PLAT NO. 21780 AND  
 PART OF PARCEL 1, BLOCK A, PLAT NO. 20866)  
 WHEATON (15TH) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 40' APRIL, 2010

RCI Job No. 71405  
 MNCPPC Plat No. 220106900



CURVE TABLE			
CURVE	RADIUS	LENGTH	TANGENT
1	132.17	51.45	26.06
2	132.17	51.45	26.06

Area Tabulation			
3 Lot(s)	70632 sq. ft.	or	1.62149 Acres
Dedication (Fenton St.)	480 sq. ft.	or	0.01101 Acres
Dedication (Colesville Rd.)	898 sq. ft.	or	0.02062 Acres
Total Area	72010 sq. ft.	or	1.65312 Acres

**Owner's Certificate**

We, the undersigned, owners of the property described hereon, adopt this plat of subdivision; establish the minimum building restriction lines; dedicate the streets to public use; and guarantee compliance with the provisions of section 50-24 of the subdivision regulations.

Further, we grant to Montgomery County, Maryland, its successors, agents and assigns, a Public Improvement Easement in, on and over the land designated hereon as "P.I.E.", if any, with the terms and provisions of said grant being set forth in the "Public Improvement Easement" recorded among the aforesaid Land Records in Liber \_\_\_\_\_ at folio \_\_\_\_\_ as hereinafter incorporated by this reference.

As owners of this subdivision we, our successors and assigns, will cause all property corner markers and any other required monumentation to be set by a registered Maryland Surveyor in accordance with Section 50-24 (e) of the Montgomery County Code prior to the acceptance of public streets for maintenance.

There are no suits or actions at law, leases, liens, mortgages or trusts affecting the property shown hereon.

**Surveyor's Certificate**

I hereby certify that the data shown hereon is correct; that is a resubdivision of part of Parcel 1, Block A as shown on a plat of subdivision entitled "Lots 19 to 26 and Parcel 1, Block A, North Washington Addition to Silver Spring" and recorded among the Land Records of Montgomery County, Maryland as Plat Number 20866, said Parcel 1, Block A, North Washington Addition to Silver Spring, as shown on a plat of subdivision entitled "North Washington Realty Company, a Delaware Corporation, by 2 deeds dated April 17, 1934 and August 16, 1937 and recorded among the aforementioned Land Records in Liber 588 at folio 160 and Liber 674 at folio 163 and Parcel 1, Block A, Resubdivision of Lot 1, Johns Hopkins Applied Physics Laboratory entitled "Liber 8807 Folio 413, Plat No. 21720" and recorded among the aforementioned Land Records at Plat Number 21780; said Lot 3 being all of the property acquired by LDC Inc., a Maryland corporation, from Wolfe Property Joint Venture, a Maryland corporation, by deed dated August 13, 2008, recorded among the Land Records of Montgomery County, Maryland as 34367 at folio 421; and I further certify that once engaged as described in the owners dedication hereon, all property markers shown thus "O" will be set as delineated hereon in accordance with the provisions of Section 50-24 (e) of the Montgomery County Code. The total area included on this plat is 72010 square feet or 1.65312 acres of land, of which 1279 square feet or 0.03165 acres is dedicated to public use.

7/8/10  
 Date: \_\_\_\_\_  
 By: BRUCE H. LEE, PRESIDENT

DRAWN: AEW		COMPUTED: T-G		CHECKED: [Signature]	
DATE RECORDED: 7/8/10		DATE RECORDED: 7/8/10		DATE RECORDED: 7/8/10	
APPROVED: [Signature]		APPROVED: [Signature]		APPROVED: [Signature]	
CHAIRMAN: _____		ASST. SECRETARY-TREASURER: _____		DIRECTOR: _____	
MNCPPC Record File No. _____		MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES		MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES	

**RODGERS CONSULTING**  
 Forestry • Cratering • Testing • Water

1984 Century Boulevard  
 Columbia, Maryland 21046  
 P.O. Box 321460 (Montgomery)  
 P.O. Box 6626  
 Washington, DC 20006

Timothy Paul Quinn  
 Professional Land Surveyor  
 Maryland Registration No. 20002

# RECORD PLAT REVIEW SHEET

Plat Name: SILVER SPRING Music Hall Plat Number: 220100900  
 Plan Name: FILLMORE - LDG off Rec/Hdc Plan Number: 120100260  
 Plat Submission Date: 4-27-2010  
 DRD Plat Reviewer: S. Smith  
 DRD Prelim Plan Reviewer: N. Braunstein Checked: \_\_\_\_\_ Date \_\_\_\_\_

**Initial DRD Review:**

Signed Preliminary Plan - Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 Planning Board Resolution - Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 Site Plan Req'd for Development? Yes X No \_\_\_\_\_ Verified By: SOS (initial)  
 Site Plan Name: FILLMORE - LDG off Rec/Hdc Site Plan Number: 820100100  
 Planning Board Resolution - Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 Site Plan Signature Set - Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 Site Plan Reviewer Plat Approval: Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_

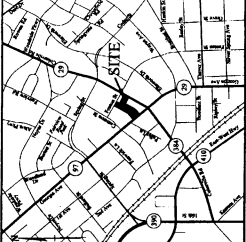
Review Items: Lot # & Layout  Lot Area  Zoning  Bearings & Distances   
 Coordinates  Plan #  Road/Alley Widths ok Easements OK Open Space N/A  
 Non-standard BRLs N/A Adjoining Land OK Vicinity Map  Septic/Wells N/A  
 TDR note N/A Child Lot note N/A Surveyor Cert  Owner Cert  Tax Map

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	4/28/10	5/14/10	5/14/10	Add FCP #
Research	Bobby Fleury			5-3-10	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey				No PUE
Parks	Doug Powell				
DRD	Keiona Clark				

**Final DRD Review:**

Consultant Notified (Final Mark-up):	Initial <u>SOS</u>	Date <u>6-9-10</u>
Final Mylar & DXF/DWG Received:	<u>SOS</u>	<u>7/8/10</u>
Final Mylar Review Complete:	<u>SOS</u>	<u>7/8/10</u>
<b>Board Approval of Plat:</b>		
Plat Agenda:	<u>SOS</u>	<u>7/15/10</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 Plat Books for Resubdivision:	_____	_____
Complete Reproduction:	_____	_____
Notify Consultant to Seal Plats:	_____	_____
Surveyor's Seal Complete:	_____	_____
Sent to Courthouse for Recordation:	_____	_____
Recordation Info Entered into Hansen	_____	_____

No. \_\_\_\_\_



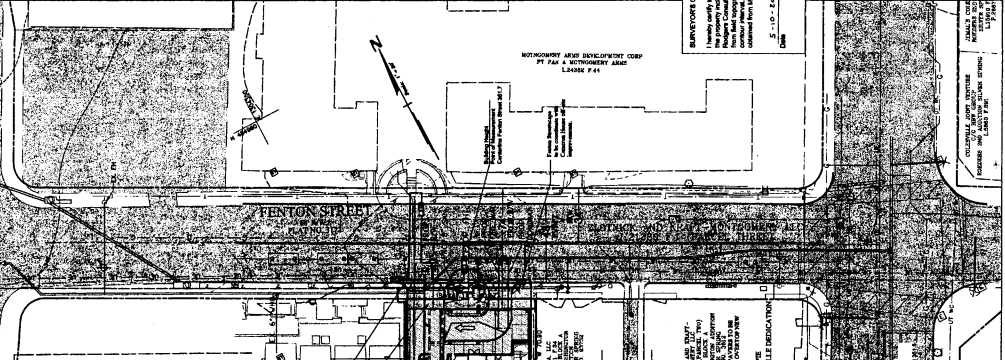
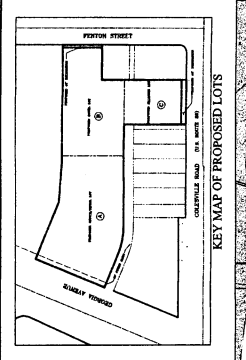
Vicinity Map: 1" = 1000'

Table with multiple columns and rows, likely a schedule or specification table. Includes a 'GENERAL NOTES' section with numbered items 1 through 22.

GENERAL NOTES
1. The site is located in CD-3, District 4-C, Council District 10, Montgomery County, Maryland.
2. The site is located in the Silver Spring (SD) Transportation Study Area...

DEVELOPMENT PROGRAM
MUSIC HALL 22,882 sq ft
HOTEL (189 rooms) 135,300 sq ft
OFFICE 219,700 sq ft
RETAIL 5,500 sq ft

Table 2: DEVELOPMENT SUMMARY
Table 3: DEVELOPMENT REQUIREMENTS
Table 4: DEVELOPMENT REQUIREMENTS



GRAPHIC SCALE 1"=100'-0"

APPLICANT OWNER:
FILLMORE MUSIC HALL & LDG OFFICE/HOTEL COMPLEX
8601 GEORGIA AVENUE, LEE PLAZA
SUITE 300
BETHESDA, MARYLAND 20814
(301) 385-7900
MR. BRUCE H. LEE

APPLICANT OWNER:
1842 Century Boulevard
Bethesda, Maryland 20814
Phone: 301-385-7900
www.rodgers.com

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EXHIBIT-1
FILLMORE MUSIC HALL & LDG OFFICE/HOTEL COMPLEX
107.3 FT. PARCEL 1, BLOCK 'A'
LIBER 3487 FOLIO 421, LIBER 3488 FOLIO 140 & LIBER 674 FOLIO 169
ELECTION DISTRICT No. 13
MONTGOMERY COUNTY, MARYLAND