

**Plat Name: J.C. Wilson Estate – Silver Spring**  
**Plat #: 220090610**

**Location:** Located on the east side of Georgia Avenue (MD 97), 150 feet north of  
Cameron Street  
**Master Plan:** Silver Spring CBD  
**Plat Details:** CBD-2 zone, 1 parcel  
Community Water, Community Sewer  
**Applicant:** 8711 Georgia Avenue Parking Lot, LLC

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. 120060420 (MCPB Opinion dated March 17, 2006) and with Site Plan No. 820080230 (MCPB Resolution No. 08-134), as approved by the Board, and that any minor modifications on the plat do not alter the intent of the Board's previous approval the aforesaid plans.

OWNER'S CERTIFICATE

We, the undersigned owners of the property described hereon, hereby adopt this plan of subdivision, dedicate the street to public use, establish the minimum building restriction lines.

As owner(s) of this subdivision, we, our successors, agents and assigns will cause all property corner markers and any other required monumentation to be set by a registered surveyor in accordance with section 50-24 (a) (2) of the Montgomery County Code. There are no recorded sales, actions at law, leases, mortgages, or trusts affecting the property included in this plan of subdivision, except a certain deed or trust, and all parties in interest, thereto have indicated their assent.

8711 GEORGIA AVENUE PARKING LOT LLC, a Maryland limited liability company

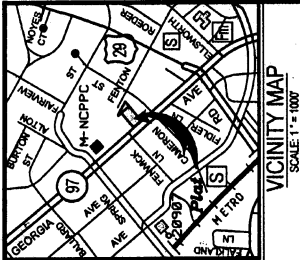
*John B. Wilson*  
Authorized Signatory  
Witness/Agent

We hereby assent to this plan of subdivision.

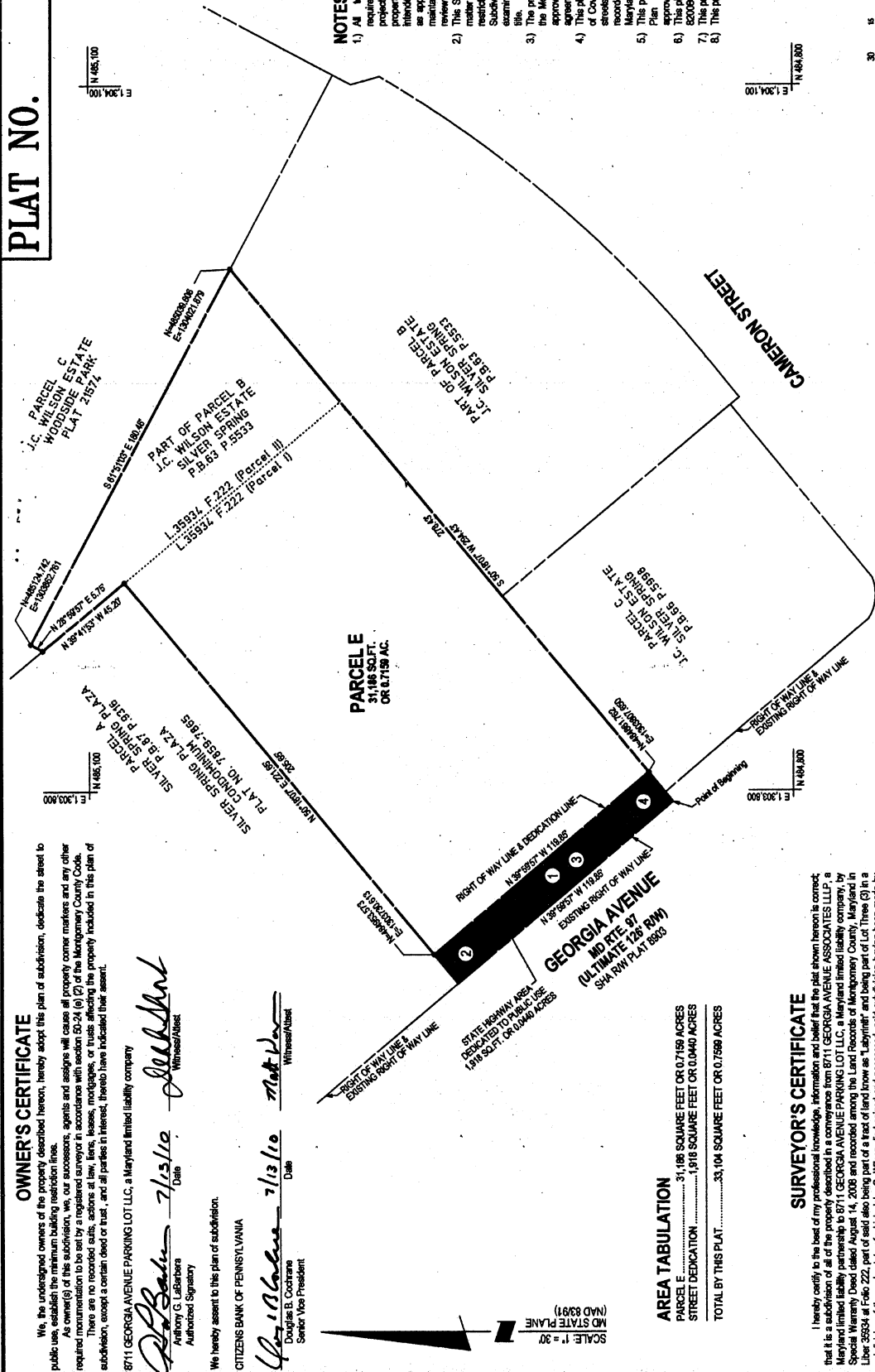
CITIZENS BANK OF PENNSYLVANIA

*Douglas B. Cochrane*  
Date: 7/13/10  
Senior Vice President

Witness/Agent



PLAT NO.



NOTES:

- 1) All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan or other plan, allowing development of this property, approved by Montgomery County Planning Board are intended to survive unless expressly contemplated 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.
- 2) The Subdivision Record Plat is not intended to show every matter affecting the ownership and use of the property. The Subdivision Record Plat is not intended to reduce an examination of title or to depict or note all matters affecting title.
- 3) The property shown hereon is subject to the requirements of the Montgomery County Forest Conservation Law, including approval of the Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.
- 4) This plat is subject to the terms and provisions of a Declaration of Covenants, for the operation and maintenance of private streets, storm drain systems, and/or open space areas, recorded among the Land Records of Montgomery County, Maryland in Liber 1 to the use and conditions of Preliminary Plan No. 120050420, entitled "8711 Georgia Avenue", recorded March 14, 2005.
- 5) This plat is limited to the use and conditions of Site Plan No. 8200023, as amended, entitled "8711 Georgia Avenue".
- 6) The property is zoned: C80-2
- 7) This property appears on Tax Map: M433 & JN123.

AREA TABULATION

PART OF PARCEL B  
J.C. WILSON ESTATE  
SILVER SPRING  
P.B.63 P.5533  
31.188 SQUARE FEET OR 0.7189 ACRES  
STREET DEDICATION  
1,918 SQUARE FEET OR 0.0440 ACRES  
TOTAL BY THIS PLAT  
33,104 SQUARE FEET OR 0.7589 ACRES

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the plat shown hereon is correct, that it is a subdivision of all of the property described in a conveyance from 8711 GEORGIA AVENUE ASSOCIATES, L.L.C., a Maryland limited liability company, to 8711 GEORGIA AVENUE PARKING LOT LLC, a Maryland limited liability company, by Special Warranty Deed, dated August 1, 2008 and recorded in the Land Records of Montgomery County, Maryland in Liber 1 to the use and conditions of Preliminary Plan No. 120050420, entitled "8711 Georgia Avenue", recorded March 14, 2005, and being part of Lot Three (3) in a subdivision of the real estate of which John C. Wilson died seized and possessed, said subdivision having been made by Peter and Henderson, trustees, in Equity Case 679 and shown on a plat recorded in U.A. 3 at Folio 413 of the Judgment Records of Montgomery County, Maryland and also part of the said property being part of Parcel B as shown on a plat of subdivision entitled "PARCELS A AND B, A RESUBDIVISION PART OF LOTS 4 & 17, J.C. WILSON ESTATE, SILVER SPRING" and recorded among the aforesaid Land Records in Plat Book 63 as Plat 5533.

And that once engaged as described in the Owner's Certificate hereon, all property markers shown thus will be set as delineated hereon in accordance with section 50-24(a)(2) of the Montgomery County Code. The total area included in this plat of subdivision is 33,104 square feet or 0.7589 of an acre of land, and the total area dedicated to public use is 1,918 square feet or 0.0440 of an acre of land.

*Joseph L. Dye*  
Professional Surveyor  
Maryland Reg. No. 556

7-13-10

Date

FOR PUBLIC SEWER AND WATER SYSTEMS ONLY

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

APPROVED

CHAIRMAN

SECRETARY

TREASURER

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

APPROVED

DATE

DIRECTOR

MONTGOMERY COUNTY, MARYLAND  
DEPARTMENT OF PERMITTING SERVICES

THE APPROVAL OF THIS PLAT IS  
PREPARED ON THE ASSUMPTION  
THAT THE LAND IS  
FREE OF ALL  
MORTGAGES AND WATER.

RECORDED  
PLAT

LAND SUBMITTED TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD			
1	N 39°59'57" W	119.87	
2	N 57°18'07" E	16.07	
3	S 39°59'57" E	119.87	
4	S 57°18'07" W	16.07	
TOTAL AREA			1,918 SQ. FT. OR 0.0440 ACRES
SHOWN THIS			

SUBDIVISION RECORD PLAT  
PARCEL E  
J.C. WILSON ESTATE  
SILVER SPRING  
(Being a resubdivision of Part of Parcel B  
J.C. Wilson Estate, Silver Spring P.B.63 P.5533)

WHEATON (13TH) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE 1" = 30' DATE: OCTOBER, 2008



ROCKVILLE OFFICE  
2 Research Plaza, Suite 300 Rockville, MD 20850 301.544.2789 301.544.5957  
www.L2Mapdata.com

**RECORD PLAT REVIEW SHEET**

Plat Name: SILVER SPRING (J.C. Wilson) Plat Number: 220090610  
 Plan Name: 8711 Georgia Avenue Plan Number: 120060420  
 Plat Submission Date: 12-5-08  
 DRD Plat Reviewer: S. Smith  
 DRD Prelim Plan Reviewer: R. Weaver Checked: RAW Date 7/2/10

**Initial DRD Review:**

Signed Preliminary Plan – Date 5-8-07 Checked: Initial SOS Date 1/7/09  
 Planning Board Opinion – Date 3-17-06 Checked: Initial SOS Date 7/2/10  
 Site Plan Req'd for Development? Yes X No      Verified By: SOS (initial)  
 Site Plan Name: 8711 Georgia Avenue (ZALCO) Site Plan Number: 820080230  
 Planning Board Opinion – Date 12/8/08 Checked: Initial SOS Date 7/2/2010  
 Site Plan Signature Set – Date 7/7/09 Checked: Initial SOS Date 7/2/10  
 Site Plan Reviewer Plat Approval: Checked: Initial SOS Date 06/2/10

Review Items: Lot # & Layout ✓ Lot Area ✓ Zoning ✓ Bearings & Distances ✓  
 Coordinates ✓ Plan # ✓ Road/Alley Widths ✓ Easements N/A 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 ✓

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>L. Shirley</u>	<u>Dec 10, '08</u>	<u>Dec 26, '08</u>	<u>12/16/08</u>	<u>No Revisions</u>
Research	Bobby Fleury			<u>12/13/08</u>	<u>OK</u>
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Nellie Carey				

**Final DRD Review:**

DRD Review Complete:  
 (All comments rec'd and incorporated into mark-up)  
 Engineer Notified (Pick up Mark-up):  
 Final Mylar w/Mark-up & PDF Rec'd:

Initial

Date

SOS7/16/10SOS7/2/2010SOS7/14/2010**Board Approval of Plat:**

Plat Agenda:

SOS7/29/10

Planning Board Approval:

Chairman's Signature:

**DPS Approval of Plat:**

Engineer 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 Green Books for Resubdivision:

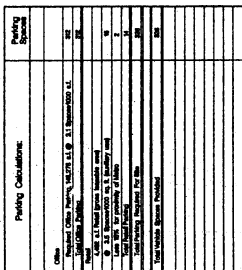
Notify Engineer to Seal Plats:

Engineer Seal Complete:

Complete Reproduction:

Sent to Courthouse for Recordation:

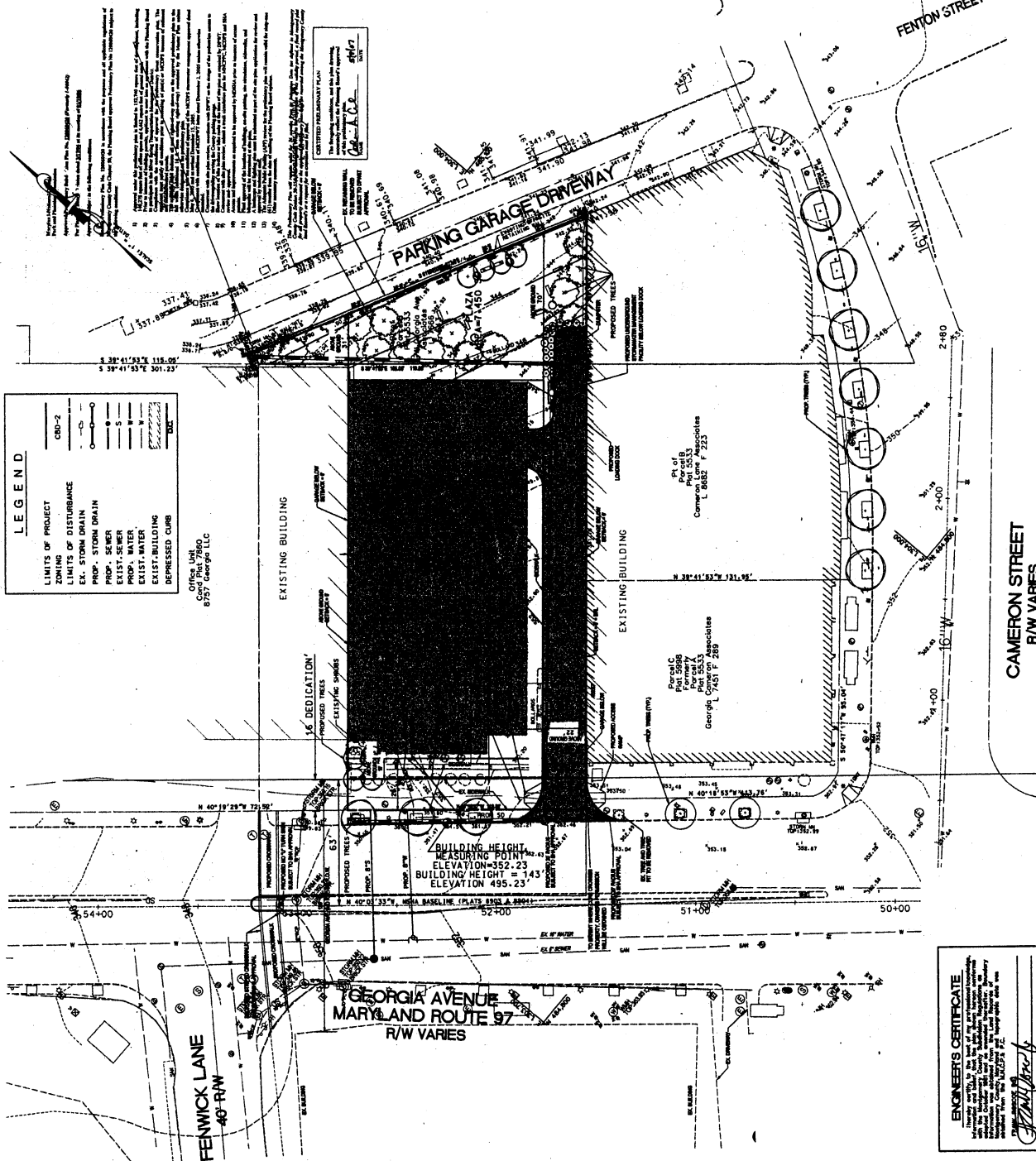
No. \_\_\_\_\_



ZALCO DEVELOPMENT STANDARDS		ZALCO DEVELOPMENT STANDARDS	
BR-C-1	BR-C-2	BR-C-3	BR-C-4
ZALCO TRUCK, TRAILER, SEMI TRAILERS		ZALCO TRUCK, TRAILER, SEMI TRAILERS	
<p>1. <u>Load Capacity</u></p> <p>2. <u>Weight</u></p> <p>3. <u>Dimensions</u></p> <p>4. <u>Performance</u></p> <p>5. <u>Construction</u></p> <p>6. <u>Material</u></p> <p>7. <u>Finish</u></p> <p>8. <u>Paint</u></p> <p>9. <u>Welding</u></p> <p>10. <u>Assembly</u></p> <p>11. <u>Disassembly</u></p> <p>12. <u>Storage</u></p> <p>13. <u>Transportation</u></p> <p>14. <u>Operation</u></p> <p>15. <u>Maintenance</u></p> <p>16. <u>Repair</u></p> <p>17. <u>Replacement</u></p> <p>18. <u>Inspection</u></p> <p>19. <u>Testing</u></p> <p>20. <u>Documentation</u></p> <p>21. <u>Record Keeping</u></p> <p>22. <u>Communication</u></p> <p>23. <u>Coordination</u></p> <p>24. <u>Collaboration</u></p> <p>25. <u>Teamwork</u></p> <p>26. <u>Leadership</u></p> <p>27. <u>Management</u></p> <p>28. <u>Organization</u></p> <p>29. <u>Planning</u></p> <p>30. <u>Execution</u></p> <p>31. <u>Monitoring</u></p> <p>32. <u>Evaluation</u></p> <p>33. <u>Improvement</u></p> <p>34. <u>Innovation</u></p> <p>35. <u>Research</u></p> <p>36. <u>Development</u></p> <p>37. <u>Production</u></p> <p>38. <u>Distribution</u></p> <p>39. <u>Marketing</u></p> <p>40. <u>Sales</u></p> <p>41. <u>Customer Service</u></p> <p>42. <u>Support</u></p> <p>43. <u>Feedback</u></p> <p>44. <u>Analysis</u></p> <p>45. <u>Reporting</u></p> <p>46. <u>Documentation</u></p> <p>47. <u>Communication</u></p> <p>48. <u>Coordination</u></p> <p>49. <u>Collaboration</u></p> <p>50. <u>Teamwork</u></p> <p>51. <u>Leadership</u></p> <p>52. <u>Management</u></p> <p>53. <u>Organization</u></p> <p>54. <u>Planning</u></p> <p>55. <u>Execution</u></p> <p>56. <u>Monitoring</u></p> <p>57. <u>Evaluation</u></p> <p>58. <u>Improvement</u></p> <p>59. <u>Innovation</u></p> <p>60. <u>Research</u></p> <p>61. <u>Development</u></p> <p>62. <u>Production</u></p> <p>63. <u>Distribution</u></p> <p>64. <u>Marketing</u></p> <p>65. <u>Sales</u></p> <p>66. <u>Customer Service</u></p> <p>67. <u>Support</u></p> <p>68. <u>Feedback</u></p> <p>69. <u>Analysis</u></p> <p>70. <u>Reporting</u></p> <p>71. <u>Documentation</u></p> <p>72. <u>Communication</u></p> <p>73. <u>Coordination</u></p>			

## GENERAL NOTES

1. The site is to be developed in accordance with section B-2-C-2.0 of the City of Montgomery County Code zoning Ordinance Project Plan for the optional modification of development, CSD-2 Zone.
2. Boundary Information shown herein and Topographic Information shown at 2' intervals on the plan, was obtained from field survey by Underman Survey Associates, Inc.
3. The site is to be served by public water and sewer systems and is presently classified in water and sewer categories W-1 and S-1, respectively.
4. The site lies within the East Creek Watershed. No portion of the site is in a floodplain, stream buffer, or wetlands.
5. Total site Area (Acres):  
0.0768 ACRES or 33,165 sf  
0.0768 ACRES or 33,165 sf  
0.0768 ACRES or 33,165 sf  
0.0440 ACRES or 1,918 sf  
0.0743 ACRES or 31,716 sf
- NET SITE AREA: \_\_\_\_\_
6. FMS Permitted by Zone: 4  
7. FMS Prohibited by Zone: 206  
8. Public Use Space Provided: 206  
9. Public Use Space Required: \_\_\_\_\_
10. Proposed Development under the Conditional Development is a CSD-2 Zone.  
Total Gross Floor Area Proposed is 162,740 SF  
FMS Proposed = 4.0  
FMS Prohibited = 206  
Public Use Space Provided = 143,157  
Public Use Space Required = 143,58 SF
11. Utility Companies:  
- Electric  
- Gas  
- Water  
- Sewer  
- Telephone  
- Cable  
- TV (Montgomery)  
- Washington Suburban Station Commutation
12. The plan illustrates in conceptual terms the relative location and configuration of the various components of the project. The Preliminary Plan is being submitted in conjunction with the Project Plan Optional Modification of Development Ordinance.
13. The site is shown in green on the map of the jurisdiction of the City of Montgomery County, which is in part in accordance with the state boundary lines and is to be fully developed.
14. All public Sewerage Improvements to conform to the State Sanitary Sewerage Technical Manual and shall include underground utilities along Georgia Avenue.
15. All other utility lines shall be placed underground.



## ENGINEER'S CERTIFICATE

I hereby certify, to the best of my professional knowledge and belief, that the foregoing is a true and correct transcription of the recorded instrument referred to in the foregoing, as the same appears in the records maintained by the Montgomery County Tax Assessor's Office, as adopted October 1981 and as amended thereafter. Boundary information was obtained from the Land Records of Montgomery County, Maryland. The foregoing data was obtained from the LMD 25A P.C.

FRANK J. MOORE, JR.  
*Frank Moore Jr.*  
LORDSBOROUGH SURVEY ASSOCIATES, INC.

**CAMERON STREET  
R/W VARIES**

**OWNER/DEVELOPER**  
8711 Georgia Avenue Associates, LLLP  
c/o ZALCO, Inc.  
8701 Georgia Avenue, Suite 300  
Silver Spring, MD 20910  
(301) 495-5613

MISS UTILITY NOTE

**PRELIMINARY PLAN**

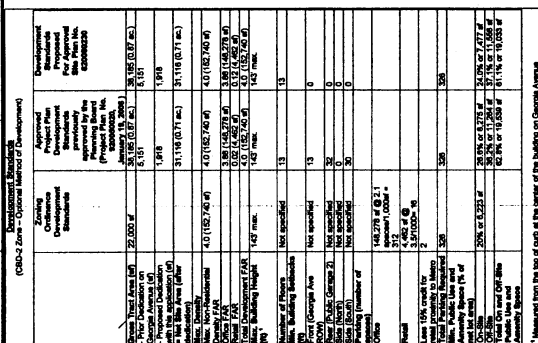
ZALCO PROPERTY

8711 Georgia Avenue

L 6642 F 816  
19TH ELECTION DISTRICT

**SILVER SPRING  
NTCOMERY COUNTY, MARYLAND**

**SILVER SPRING  
NTCOMERY COUNTY, MARYLAND**



EC: HARRIS GARAGE  
Montgomery County, MD  
L 1048 F 421

LEGEND

[illegible][illegible][illegible]

1. The site is to be designed in accordance with section 902.01.0 of the Comprehensive City Code Zoning Ordinance. The proposed Project fits the optimal model of development, Urban Center.
2. The proposed design is in accordance with the Comprehensive City Code Zoning Ordinance, which states that the proposed project is a "use that is consistent with the use of the surrounding area, as evidenced from the survey by UrbanSource Associates, Inc. and the surrounding area."
3. The site is to be served by public water and sewer systems and is presently connected to water and sewer systems by 16" and 8" respectively.
4. The site has been used as Retail Office. Unoccupied. No portion of the site is in floodplain, stream buffer, or wetlands.
5. Total Site Area (Acres): 0.0799 ACRES or 3.43 SF
6. Total Site Area (Square Feet): 3,430 SF
7. Total Site Area (Square Feet): 3,430 SF
8. Area of Street Dedication (Proposed): 0.0145 ACRES or 627 SF
9. Area of Street Dedication (Proposed): 0.0440 ACRES or 1,919 SF
10. Area of Street Dedication (Proposed): 0.0743 ACRES or 3,213 SF
11. MET SITE AREA:
  - a. F&B Permitted by State: 100,000 SF
  - b. F&B Permitted by County: 200,000 SF
  - c. F&B Permitted by Local: 200,000 SF
12. Proposed Development to be Different Model of Development in a CMX-2 Zone
13. Total Gross Floor Area Proposed = 102,040 SF
14. Total Gross Floor Area Proposed = 102,040 SF
15. Building Height Proposed = 140 FEET
16. Utility Connections:
  - a. Electric
  - b. Gas
  - c. Water
  - d. Sewer
  - e. Storm
  - f. Telecommunications
  - g. Other
17. The plan conforms to completed terms, the relative location and configuration of the various components of the project.
18. The building is to be built in one phase. All out of the assembly would still be fully constructed prior to 75% completion of the building.
19. All public utilities are proposed to exist on the site. All other things being done in accordance with the Comprehensive City Code Zoning Ordinance.
20. All public utilities are proposed to exist on the site. All other things being done in accordance with the Comprehensive City Code Zoning Ordinance.

**STANDARD INFORMATION**

Unauthorized copies or reproduction of this form is prohibited. For more information, contact the U.S. Department of Justice, Office of the Inspector General, 440 Constitution Avenue, NW, Washington, DC 20001.

1. Name of the individual: John A. Smith

2. Date of birth: 10/15/1945

3. Social Security Number: 123-45-6789

4. Current address: 123 Main Street, Apt. 101, New York, NY 10001

5. Previous addresses: 456 Elm Street, Apt. 202, New York, NY 10002

6. Date of entry into the United States: 01/15/1960

7. Date of departure from the United States: 01/15/1960

8. Date of return to the United States: 01/15/1960

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99. Date of departure from the United States: 01/15/1960

100. Date of return to the United States: 01/15/1960

NTON STREET

2+00

100'

100'

STREET

A hand-drawn sketch map showing a road intersection. A vertical road labeled "RD 60" intersects a horizontal road labeled "RD 70". To the right of the intersection is a large circular feature, possibly a pond or field, with a dashed line indicating a path or boundary. There are several small rectangular shapes scattered around the intersection, possibly representing buildings or structures. The drawing is done in black ink on white paper.

**CERTIFICATE**

1. **LIBRARY CATALOGING TO THE CHALLENGE OF THE 21ST CENTURY: THE IMPACT OF THE INTERNET AND RELATIONSHIP TO THE LIBRARY OF CONGRESS BIBLIOTHECAIRY REGULATION AS SOLEMAINTAINING INFORMATION WAS ENGINEERED**

8 (

DATE 4/24/79

INSTR. 4/24/79

UNITED STATES DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION  
WASHINGTON, D.C. 20535

The seal is circular with "STATE OF OHIO" around the top and "PROFESSIONAL ENGINEER" around the bottom. In the center is a shield featuring a plow, a sheaf of wheat, and a gear.

PERMIT APPLICANT  
 The Parking Lot LLC  
 re Boulevard  
 400  
 ia, MD 20652  
 0-58333

**8711 Georgia Ave**  
6000 Ex. 5  
North Bethesda, MD 20852  
(301) 462-1100

[illegible]

10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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[illegible]

NAME John DATE \_\_\_\_\_  
 NAME Amy Best TITLE \_\_\_\_\_  
 NO. 34567

ROCKVILLE OFFICE  
 2 Research Plaza, Suite 100  
 Rockville, MD 20850  
 t 301.344.2760 f 301.948.0067


 The original of this drawing document was prepared by **Lidzinskas**  
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