

PLAT NO. 220080440

Traville

Located on the west side of Traville Gateway Drive, approximately 900 feet south of Darnestown Road

MXN zone; 2 parcels

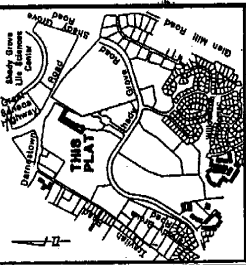
Community Water, Community Sewer

Master Plan Area: Shady Grove

Shangrila Limited Partnership, Applicant

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 is consistent with the density allocation of Preliminary Plan No. 11997022R and Site Plan No. 820060340 (MCPB Resolution 07-122, dated December 6, 2007), 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.

PLAT NO.



SURVEYOR'S CERTIFICATE

I hereby certify to the best of my knowledge and belief, that the information shown hereon is true and that it is a subdivision of part of the property conveyed by the instrument of record in the Land Records of Montgomery County, Maryland, which is a Maryland limited liability company, and Traville Owners Association, LLC, a Maryland limited liability company, and Traville Owners Association, LLC, a Maryland limited liability company, and Traville Owners Association, LLC, a Maryland limited partnership, by deed dated August 10, 2004 and recorded among the Land Records of Montgomery County, Maryland in Liber 2528 at Page 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 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975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, hereby adopt this plan of subdivision and establish the minimum building restriction line.
As owners of this subdivision, we, our successors, agents and assigns will cause all property corner and any other required monumentation to be set by a registered Maryland Surveyor in accordance with Section 5-102 of the Maryland Code, and we will cause all other required monumentation to be set by a registered Maryland Surveyor in accordance with Section 5-102 of the Maryland Code, and we will cause all other required monumentation to be set by a registered Maryland Surveyor in accordance with Section 5-102 of the Maryland Code, and we will cause all other required monumentation to be set by a registered Maryland Surveyor in accordance with Section 5-102 of the Maryland Code.

Date: 11/26/07

SHANGHA LUNTED PARTNERSHIP,
a Maryland limited partnership
By: *[Signature]*
Shangha Enterprises, Inc.
a Maryland corporation
& General Partner

[Signature]
Dr. Pradeep K. Ghosh, President

[Signature]
Michael B. Drake
Professional Land Surveyor
Maryland Registration No. 11033

SUBDIVISION NOTES

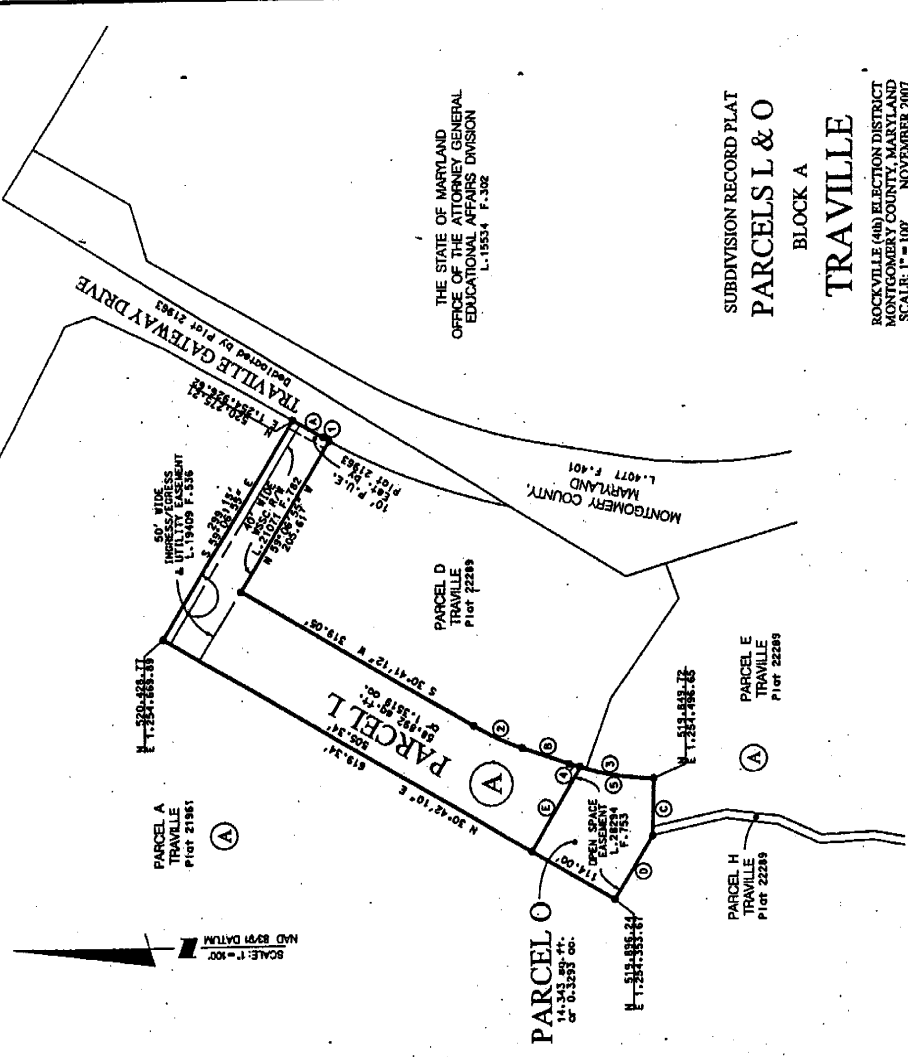
- All terms, conditions, agreements, limitations and requirements associated with any preliminary plan file plan, project plan or subdivision map shall be incorporated into this subdivision map and shall be enforceable by the Montgomery County Planning Board and not be enforceable by the subdivision of this plan, unless expressly contemplated by the plan as approved by the Planning Board and available for public review during normal business hours.
- This subdivision record plat is not intended to show any matter affecting the title or 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.
- The proposed plat is predicated on the availability of public water and sewer.
- The property shown hereon is subject to the requirements of the Montgomery County Planning Board and appropriate agreements prior to issuance of a subdivision control permit.
- The property is subject to the terms and conditions of an "Common Open Space" Agreement with the Montgomery County Planning Board.
- The property is zoned M-ON.
- The property appears on Montgomery County Tax Map, Block, N850 287 Street Fronts 141-14, 665 Sheet No. 40-141-14.
- The property is subject to the terms and conditions of Preliminary Plan No. 0-102251 and Site Plan No. 020005040.
- A portion of Parcel L is subject to the terms and conditions of a Site Plan Enforcement Agreement (S-2002) on file with the Montgomery County Planning Board.
- The property hereon is subject to the terms and conditions of a Final Water Quality Plan (SWP No. # 2003045) with the Montgomery County Department of Permitting Services and the Montgomery County Planning Board.
- This site lies within the Pease Search Special Protection Area.
- The property shown hereon is subject to the terms and conditions of the Pease Search Special Protection Area.
- The property is subject to the terms and conditions of a "Common Open Space" Agreement with the Maryland-National Capital Park and Planning Commission recorded among the Land Records of Montgomery County, Maryland in Liber 20645 at Page 570.
- The property is subject to the terms and conditions of a "Common Open Space" Agreement with the Maryland-National Capital Park and Planning Commission recorded among the Land Records of Montgomery County, Maryland in Liber 20645 at Page 570.

CURVE DATA

DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING & DIST.
1. 0°34'08"	325.00	7.45	3.72	S 291°44'41" W 1.45
2. 11°05'11"	335.00	64.85	32.52	S 252°01'35" W 54.42
3. 18°04'08"	323.00	101.36	51.36	S 107°33'52" W 101.44
4. 0°24'41"	333.00	13.67	6.80	S 182°23'35" W 13.60
5. 15°39'22"	323.00	88.26	44.41	S 09°21'29" W 87.39

LINE DATA

BEARING	DISTANCE
A. S 30°01'47" W	42.55
B. S 19°35'57" W	54.42
C. N 88°28'12" W	61.67
D. N 59°18'45" W	87.61
E. N 59°45'34" W	114.67



THE STATE OF MARYLAND
OFFICE OF THE ATTORNEY GENERAL
EDUCATIONAL AFFAIRS DIVISION
L-15534 F-302

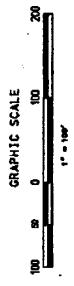
SUBDIVISION RECORD PLAT
PARCELS L & O
BLOCK A
TRAVILLE

ROCKVILLE (400) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 100'
NOVEMBER 2007



Loideerman
Soletz Associates, Inc.

ROCKVILLE OFFICE
2 Research Place, Suite 100 Rockville, MD 20850 L301.948.7750 F301.948.9657
www.LSAAssociates.net



MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED: _____ DATE: _____ DIRECTOR: _____

CHAIRMAN: _____ SECRETARY/TREASURER: _____

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

RECORD PLAT REVIEW SHEET

Plan Name: Traville Plan Number: 11997022R
 Plat Name: Traville Plat Number: 220080440
 Plat Submission Date: 8-31-07
 DRD Plat Reviewer: S Smith
 DRD Prelim Plan Reviewer: C. Conlon

Initial DRD Review:

Signed Preliminary Plan - Date Checked: Initial OC ^{consistent} _{boundary} Date 5/15/08
 Planning Board Opinion - Date 4-23-07 Checked: Initial SOS Date 10-4-07
 Site Plan Req'd for Development? Yes X No Verified By: SOS (initial)
 Site Plan Name: Traville Day Care Site Plan Number: 820060340
 Planning Board Opinion - Date 12-6-07 Checked: Initial SOS Date 4-25-08
 Site Plan Signature Set - Date 5-1-08 Checked: Initial SOS Date 4-25-08
 Site Plan Reviewer Plat Approval: Checked: Initial OC Date 5/22/08

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>M. Poulter</u>	<u>9-10-07</u>	<u>9-28-07</u>		<u>No Easement onsite</u>
Research	Bobby Fleury			<u>9-12-07</u>	<u>OK</u>
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Nellie Carey			<u>9-18-07</u>	<u>OK</u>

Final DRD Review:

DRD Review Complete: Initial SOS Date 5-23-08
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up): Initial SOS Date 10/5/07
 Final Mylar w/Mark-up & PDF Rec'd: Initial SOS Date 5-8-08

Board Approval of Plat:

Plat Agenda: Initial SOS Date 6-5-08
 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. _____

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date Mailed: April 23, 2001

Action: Approved Staff Recommendation

Motion of Comm. Bryant, seconded
by Comm. Perdue with a vote of 4-0;
Comms. Bryant, Hussmann Perdue and
Wellington voting in favor
Comms. Holmes absent

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-97022R
NAME OF PLAN: TRAVILLE

On 11/30/00, TRAVILAH PARK DEVELOPMENT CORPORATION submitted an application for the approval of a preliminary plan of subdivision of property in the MXN zone. The application proposed number of lots (will be determined at Site Plan) on 192.2 acres of land. The application was designated Preliminary Plan 1-97022R. On 03/08/01, Preliminary Plan 1-97022R was brought before the Montgomery County Planning Board for a public hearing to request to revise the previous conditions of approval for Preliminary Plan no. 1-97022 to increase the amount of approved development and establish applicant's participation in a proposed Transportation Management Organization (TMO). At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form, attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-97022R to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-97022R.

Comments: On September 11, 1997 the preliminary plan was originally presented to the Planning Board for consideration. The Board, at that hearing, approved only a portion of the development due to the limited staging ceiling available in the R&D Policy Area. The amount of development approved by the Board at that hearing accounted for 750 Multi-Family Dwelling units and 750,000 square feet, of the 1.3 million square feet, of Retail, Office and R&D development. In January 1999 the Planning Board amended the approved preliminary plan to include a Phasing Schedule and Extension of the Validity Period for the plan. The applicant is requesting this revision to the preliminary plan to seek approval of the remaining development submitted under the original preliminary plan application. The remaining amount of development under this application is 572,500 square feet of Office and R&D. The applicant filed this request pursuant to the Annual Growth Policy Alternative Review Procedures for Expedited Development Approval ("Pay-and-Go"). This additional development is allocated to Phase I and Phase II of the revised conditions. The revised conditions also include a requirement for participation in the Transportation Management Organization.

Staff Recommendation: Approval of an Additional 572,500 Square Feet of Office and R&D Development Pursuant to the FY2001 Annual Growth Policy Alternative Review Procedures for Expedited Development ("Pay-and-Go") and Establishment of the Applicant's Participation in the Transportation Management Organization (TMO), Subject to the Revised Conditions:

- (1) Submit an amended Adequate Public Facilities (APF) agreement with the Planning Board to limit development to a maximum of 750 multi-family dwelling units and 1,322,500 square feet of retail, office and R&D development. The applicant is to pay to the Montgomery County Department of Finance the expedited development approval excise tax for the additional 572,500 square feet of office and R&D development prior to receipt of building permits for that portion of the development
- (2) Applicant to enter into a traffic mitigation agreement with the Montgomery County Department of Public Works and Transportation and M-NCPPC to participate in the Transportation Management Organization (TMO) and abide by the goals set forth in Greater Shady Grove Transportation Management District and achieve a desirable overall performance goal in the order of a 25% reduction in the total peak hour traffic generated by the Travilah property without a Transportation demand program, transit use, or ride share the requirements under the Diagrammatic Plan Amendment as stipulated in the Transportation Planning Division memorandum dated March 1, 2001 (revised March 5, 2001)
- (3) Applicant shall pay their pro-rata share of the developer's participation cost in the Montgomery County Department of Public Works and Transportation's (MCDPW&T) CIP Project, "Spur Road"
- (4) Record plats for this large scale residential and mixed commercial/employment development may be recorded in stages that allow for a nine year validity for the preliminary plan based on the following phases

Phase I: January 1, 1999 to January 1, 2003 plats must be recorded for the minimum of 250 multi-family dwelling units and a minimum of 536,250 square feet of mixed commercial/employment development

Phase II: January 1, 2003 to January 1, 2005 plats must be recorded for an additional 250 multi-family dwelling units and an additional 536,250 square feet of mixed commercial/employment development

Phase III: January 1, 2005 to January 1, 2008 record plats must be commercial/employment development recorded for the remaining 250 multi-family dwelling units and the remaining 250,000 square feet of

- (5) The applicant is to continue to coordinate with MCDPW&T in developing a roadway improvement project addressing the traffic safety issues currently existing along Darnestown Road (MD 28) in front of the Travilah Square Shopping Center
- (6) The validity of the preliminary plan is dependent upon the applicant abiding by and complying with the conditions of approval of the Diagrammatic Plan under Zoning Application G-718
- (7) This Preliminary Plan and the Adequate Public Facilities (APF) Review will remain valid as long as the applicant abides by the phasing schedule outlined in Condition #4 above
- (8) All applicable previous conditions of the approved preliminary plan as contained in the Planning Board's opinion dated November 11, 1997 remain in full force and effect

