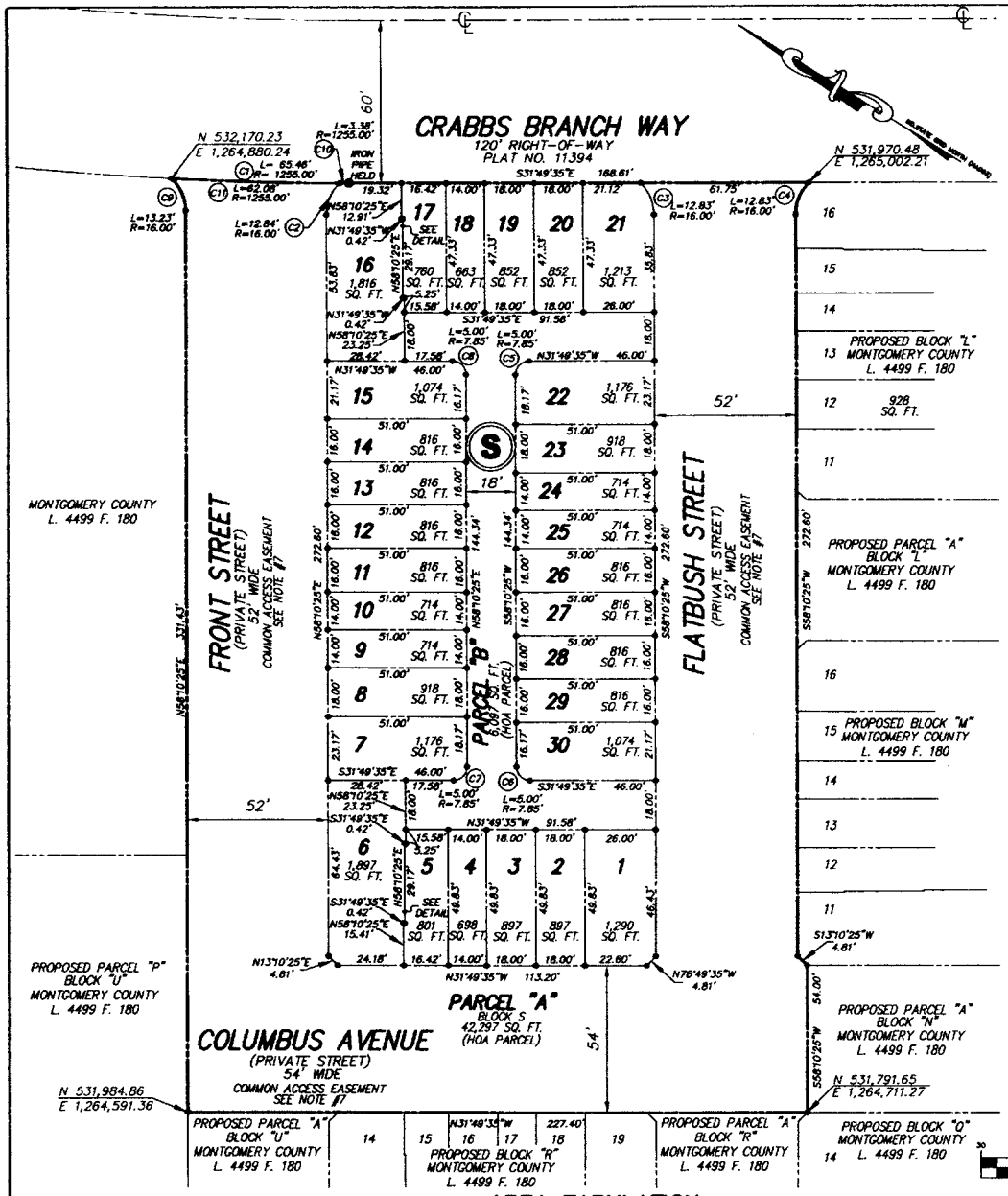
Plat Name: **West Side at Shady Grove Metro**
Plat #: **220150010 - 220150070**

Location: Located on the west side of Crabbs Branch Way, 800 feet south of Shady Grove Road.
Master Plan: Shady Grove Sector Plan
Plat Details: TOMX/TDR zone; 178 lots, 21 parcels
Applicant: EYA/CSP Associates

The subdivision plats have been reviewed by M-NCPPC staff and determined that the plats comply with Preliminary Plan No. 12012008B (MCPB Resolution No. 14-96) and with Site Plan No. 82013022A (Certified Site Plan dated January 26, 2015) 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. _____

NOTES:

1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. GS 123 AND ZONED TOMX-2.0/TDR AS OF DATE OF RECORDATION OF THIS PLAT.

2.) HORIZONTAL DATUM SHOWN HEREON IS MARYLAND STATE PLANE GRID, NAD 83 (2011) AND IS BASED UPON THE FOLLOWING CORS STATIONS:

BASE STATIONS USED

PID	DESIGNATION	NORTHING	EASTING
DF9217	ZDC1 DC WAAS 1 CORS ARP	523,040.704	1,158,310.928
AF9646	GODE GODDARD SPACE CTR CORS ARP	493,540.708	1,361,533.087
AI7403	USNO U.S. NAVAL OBSERV. CORS ARP	456,073.551	1,293,492.335
TRV 907	VIKA TRAVERSE STATION	530,625.597	1,266,420.530

DISTANCES AND COORDINATES SHOWN HEREON HAVE NOT BEEN SCALED UP TO THE LOCAL GROUND DISTANCES USING A CONVERSION FACTOR OF 1.0000408. VIKA TRAVERSE STATION 907 IS IN TRUE MARYLAND STATE PLANE GRID COORDINATES, NAD 83 (2011).

3.) 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 THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

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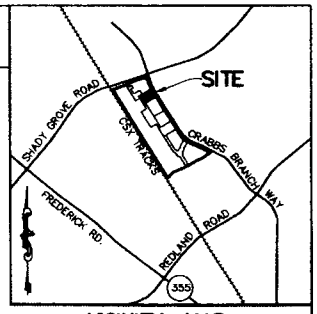
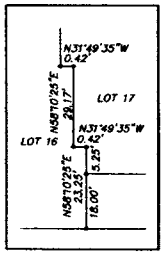
8.) PARCELS A & B, BLOCK S ARE TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION.



VICINITY MAP
SCALE : 1" = 2000'



PROPERTY LINE
DETAIL
NO SCALE
LOTS 16 & 17

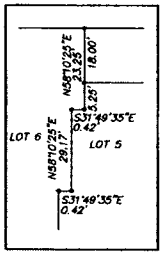
OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, COMMON ACCESS EASEMENTS AND PRIVATE STREETS.

FURTHERMORE, WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 50-24 (e) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUSTS ON THE PROPERTY INCLUDED IN THIS SUBDIVISION PLAT.

BY: Ramona Bell-Pearson 2/25/15 Julie White
RAMONA BELL-PEARSON — DATE — WITNESS
ASSISTANT CHIEF ADMINISTRATIVE OFFICE
OFFICE OF THE COUNTY EXECUTIVE FOR
MONTGOMERY COUNTY, MARYLAND
A BODY CORPORATE AND POLITIC



PROPERTY LINE
DETAIL
NO SCALE
LOTS 5 & 6

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE PROPERTY ACQUIRED BY MONTGOMERY COUNTY, MARYLAND, A MUNICIPAL CORPORATION HEIRS AND ASSIGNS FROM EUGENE B. CASEY AND VIRGINIA K. CASEY WSNICH, BY DEED DATED FEBRUARY 25, 1974 AND RECORDED ON MARCH 1, 1974 IN LIBER 4499 AT FOLIO 180, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS DEDICATION HEREON, ALL MONUMENTS AND ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS ——— 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 IN THIS PLAT OF SUBDIVISION IS 76,750 SQUARE FEET OR 1.76194 ACRES OF LAND, OF WHICH NONE IS DEDICATED TO PUBLIC USE.

FEB. 24, 2015 David F. Unger II
DATE — DAVID F. UNGER II
MARYLAND PROFESSIONAL LAND SURVEYOR # 21236
LICENSE EXPIRES : JANUARY 16, 2017

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

AREA TABULATION

2 PARCELS	48,394 SQ.FT.	OR	1.11097 ACRES
30 LOTS	28,356 SQ.FT.	OR	0.65097 ACRES
TOTAL AREA	76,750 SQ.FT.	OR	1.76194 ACRES

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CH BEARING	CH DISTANCE	DELTA
C1	1255.00'	65.46'	32.74'	S30°19'56"E	65.45'	2°59'18"
C2	16.00'	12.84'	6.79'	S81°09'40"W	12.50'	45°56'29"
C3	16.00'	12.83'	6.78'	S35°11'53"W	12.49'	45°57'05"
C4	16.00'	12.83'	6.78'	S81°06'58"W	12.49'	45°57'05"
C5	5.00'	7.85'	5.00'	N76°49'35"W	7.07'	90°00'00"
C6	5.00'	7.85'	5.00'	S13°10'25"W	7.07'	90°00'00"
C7	5.00'	7.85'	5.00'	N75°49'35"W	7.07'	90°00'00"
C8	5.00'	7.85'	5.00'	N13°10'25"E	7.07'	90°00'00"
C9	16.00'	13.23'	7.02'	N34°29'17"E	12.85'	47°22'15"
C10	1255.00'	3.38'	1.69'	S31°44'58"E	3.38'	0°09'17"
C11	1255.00'	62.06'	31.04'	S30°15'17"E	62.07'	2°50'02"

SUBDIVISION RECORD PLAT

LOTS 1 THRU 30, PARCELS A & B
BLOCK S
WEST SIDE AT SHADY GROVE METRO
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: FEBRUARY 18, 2015

VIKA
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • 3D LASER SCANNING
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE 400 • GERMANTOWN, MD 20874
(301)916-4160 • FAX (301)916-2262
GERMANTOWN, MD McLEAN, VA

220150010

MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____ DATE
CHAIRMAN — ASST. SECRETARY TREASURER

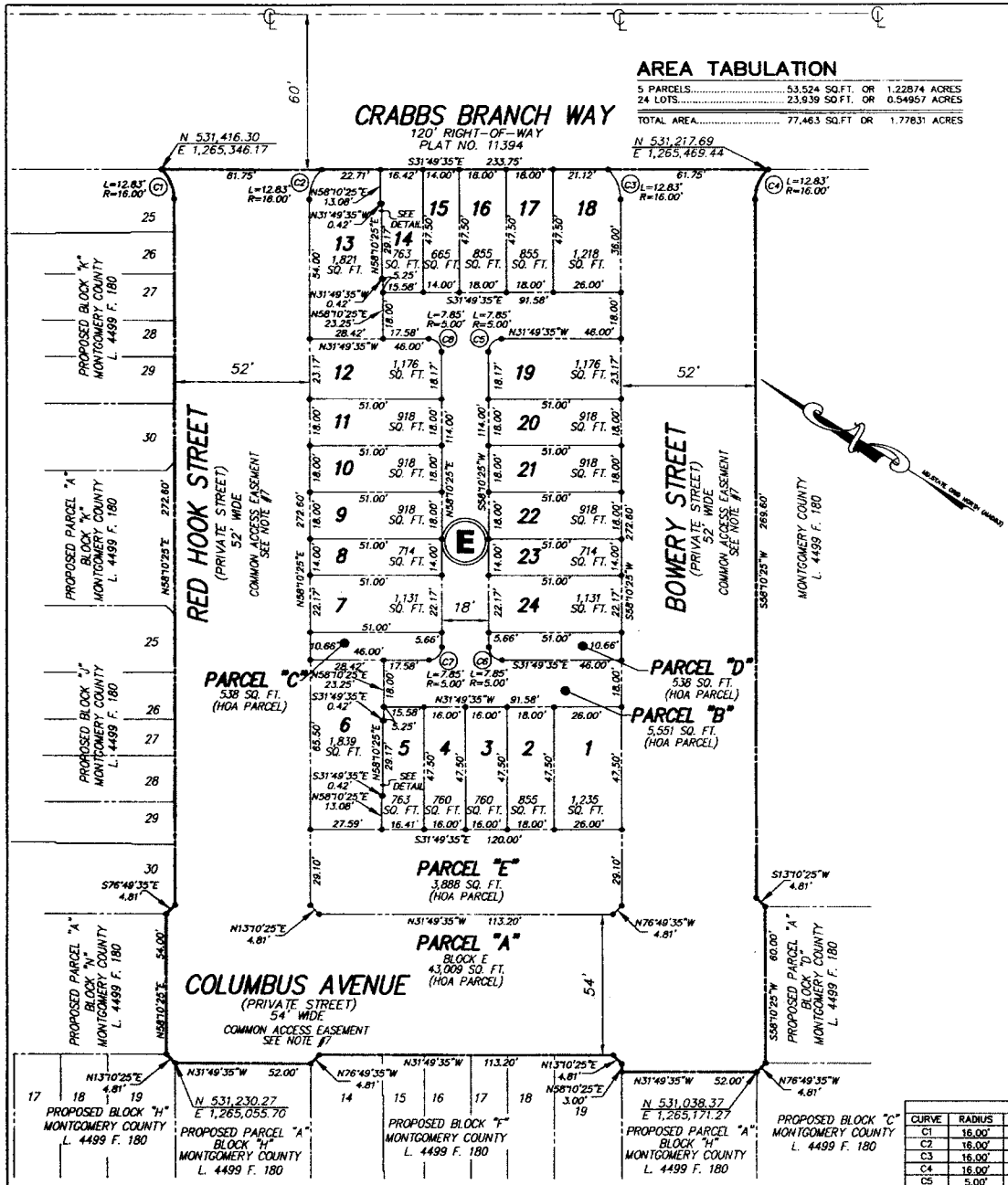
DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

APPROVED: March 3 2015 DATE
Diane R. Jones
DIRECTOR

PLAT NO.

DATE:

M-NCP & PC RECORD FILE NO:



PLAT NO. _____

AREA TABULATION

5 PARCELS	53,524 SQ.FT. OR	1.22874 ACRES
24 LOTS	23,939 SQ.FT. OR	0.54957 ACRES
TOTAL AREA	77,463 SQ.FT. OR	1.77831 ACRES

NOTES:

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2.) HORIZONTAL DATUM SHOWN HEREON IS MARYLAND STATE PLANE GRID, NAD 83 (2011) AND IS BASED UPON THE FOLLOWING CORS STATIONS:

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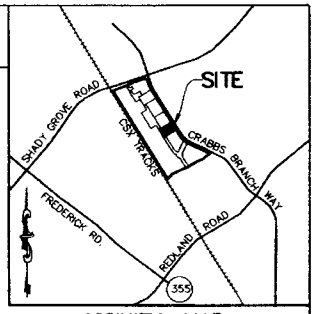
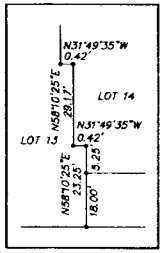


VICINITY MAP
SCALE : 1" = 2000'



PROPERTY LINE
DETAIL
NO SCALE
LOTS 13 & 14

OWNER'S CERTIFICATE

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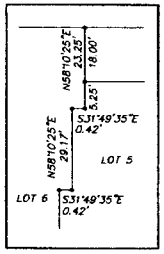
THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUSTS ON THE PROPERTY INCLUDED IN THIS SUBDIVISION PLAT.

BY: Ramona Bell-Pearson 2/25/15 Julie White
DATE WITNESS

RAMONA BELL-PEARSON
ASSISTANT CHIEF ADMINISTRATIVE OFFICE
OFFICE OF THE COUNTY EXECUTIVE FOR
MONTGOMERY COUNTY, MARYLAND
A BODY CORPORATE AND POLITIC



PROPERTY LINE
DETAIL
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LOTS 5 & 6

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FEB. 24, 2015 David F. Unger II
DATE

DAVID F. UNGER II
MARYLAND PROFESSIONAL LAND SURVEYOR # 21236
LICENSE EXPIRES : JANUARY 18, 2017

CURVE TABLE						
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GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

SUBDIVISION RECORD PLAT

LOTS 1 THRU 24, PARCELS A THRU E
BLOCK E

WEST SIDE AT SHADY GROVE METRO

9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: FEBRUARY 18, 2015

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GERMANTOWN, MD McLEAN, VA

220150020

MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____
DATE

CHAIRMAN ASST. SECRETARY TREASURER

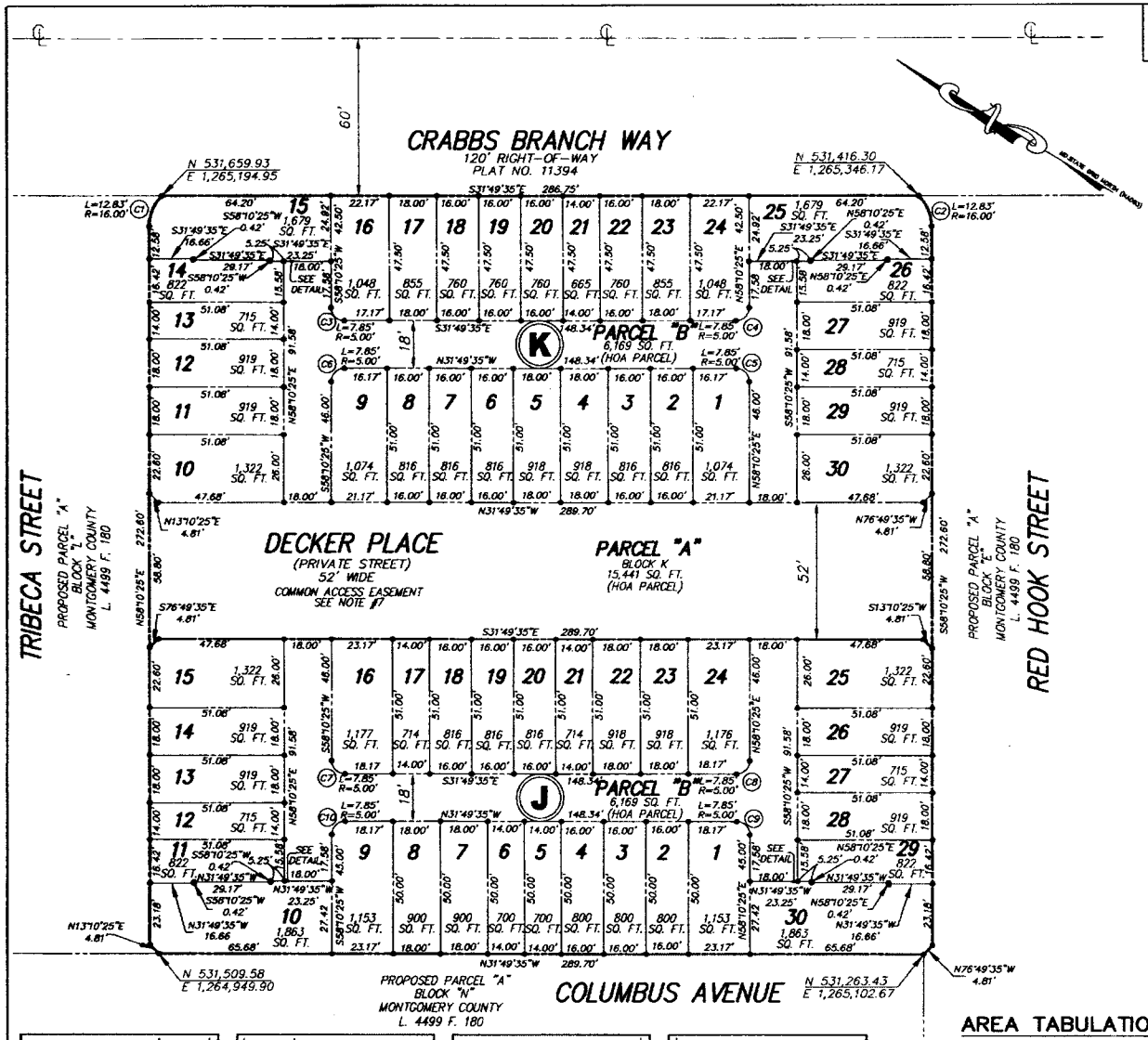
M-NCP & PC RECORD FILE NO:

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

APPROVED: March 3, 2015
DATE
Diane R. Jones
DIRECTOR

PLAT NO.

DATE:



PLAT NO. _____

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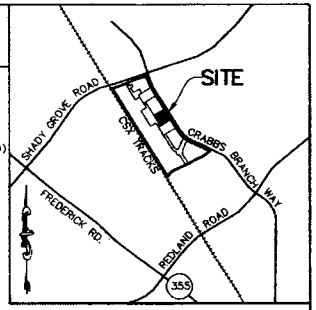

VICINITY MAP
SCALE : 1" = 2000'

OWNER'S CERTIFICATE

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BY: Ramona Bell-Pearson — 2/25/15 — Julie White

RAMONA BELL-PEARSON
ASSISTANT CHIEF ADMINISTRATIVE OFFICE
OFFICE OF THE COUNTY EXECUTIVE FOR
MONTGOMERY COUNTY, MARYLAND
A BODY CORPORATE AND POLITIC

DATE — WITNESS

SURVEYOR'S CERTIFICATE

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FEB. 24, 2015 — David F. Unger II

DATE

DAVID F. UNGER II
MARYLAND PROFESSIONAL LAND SURVEYOR # 21236
LICENSE EXPIRES : JANUARY 16, 2017

AREA TABULATION

3 PARCELS	27,779 SQ.FT. OR	0.63772 ACRES
60 LOTS	57,418 SQ.FT. OR	1.31813 ACRES
TOTAL AREA	85,197 SQ.FT. OR	1.95585 ACRES

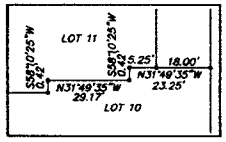
CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CH BEARING	CH DISTANCE	DELTA
C1	16.00'	12.83'	6.78'	N81°08'58"E	12.49'	45°57'05"
C2	16.00'	12.83'	6.78'	S35°11'53"W	12.49'	45°57'05"
C3	5.00'	7.85'	5.00'	S13°10'25"W	7.07'	90°00'00"
C4	5.00'	7.85'	5.00'	S76°49'35"E	7.07'	90°00'00"
C5	5.00'	7.85'	5.00'	N13°10'25"E	7.07'	90°00'00"
C6	5.00'	7.85'	5.00'	N76°49'35"W	7.07'	90°00'00"
C7	5.00'	7.85'	5.00'	S13°10'25"W	7.07'	90°00'00"
C8	5.00'	7.85'	5.00'	S76°49'35"E	7.07'	90°00'00"
C9	5.00'	7.85'	5.00'	N13°10'25"E	7.07'	90°00'00"
C10	5.00'	7.85'	5.00'	N76°49'35"W	7.07'	90°00'00"

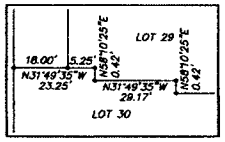
GRAPHIC SCALE

30 0 15 30 60 120

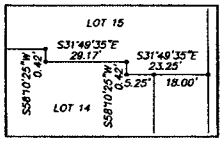
(IN FEET)
1 inch = 30 ft.



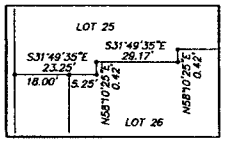
PROPERTY LINE DETAIL
NO SCALE
LOTS 10 & 11 - BLOCK J



PROPERTY LINE DETAIL
NO SCALE
LOTS 29 & 30 - BLOCK J



PROPERTY LINE DETAIL
NO SCALE
LOTS 14 & 15 - BLOCK K



PROPERTY LINE DETAIL
NO SCALE
LOTS 25 & 26 - BLOCK K

220150030

MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____ DATE

CHAIRMAN — ASST. SECRETARY TREASURER

M-NCP & PC RECORD FILE NO:

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

APPROVED: March 3, 2015 DATE
Diane R.A. Jones
DIRECTOR

PLAT NO.

DATE:

SUBDIVISION RECORD PLAT

LOTS 1 THRU 30, PARCELS A & B, BLOCK K
LOTS 1 THRU 30, PARCEL B, BLOCK J

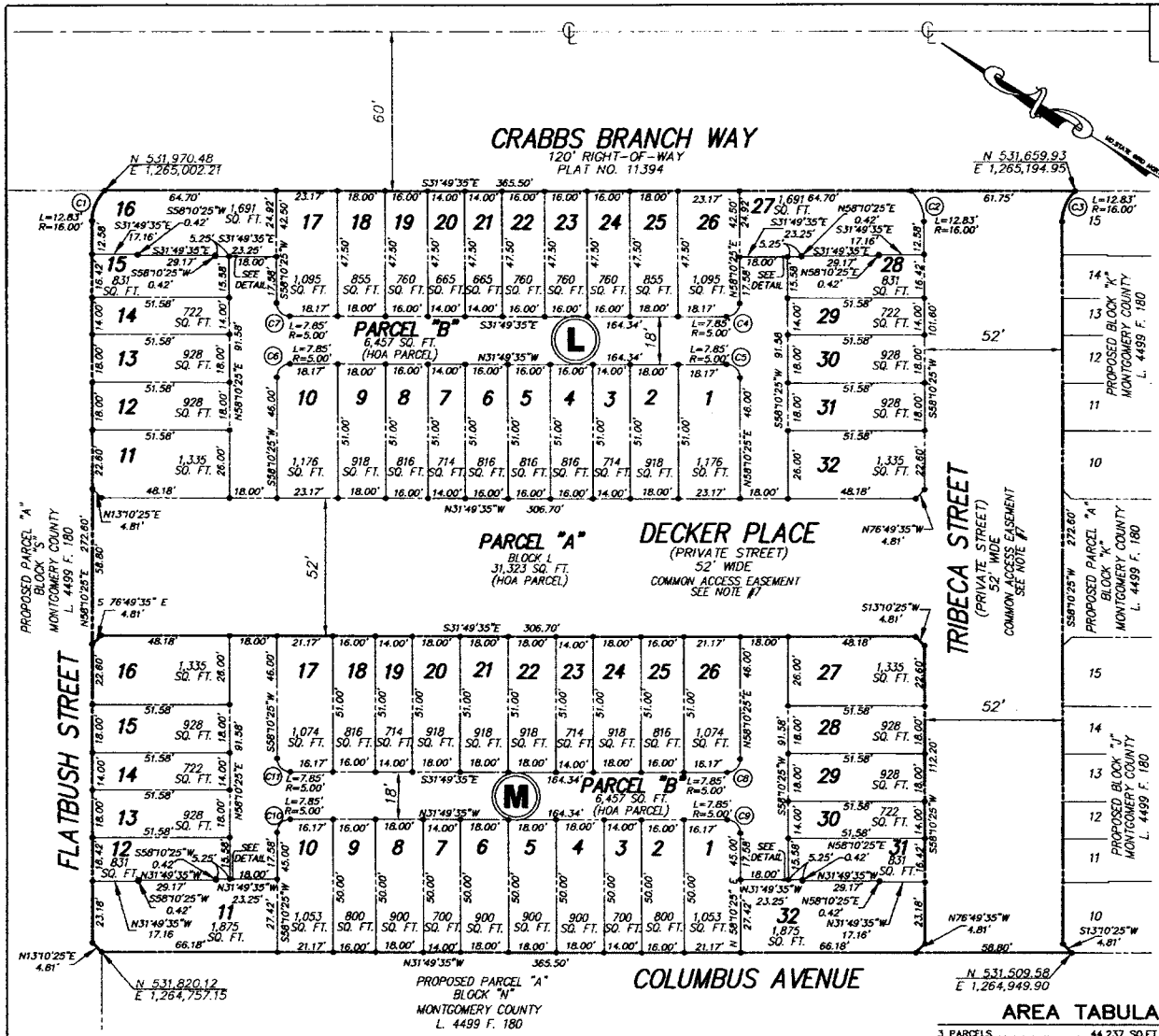
WEST SIDE AT SHADY GROVE METRO

9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: FEBRUARY 18, 2015

VIKA

ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • 3D LASER SCANNING
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE 400 • GERMANTOWN, MD 20874
(301)916-4160 • FAX (301)916-2262
GERMANTOWN, MD — McLEAN, VA

PLAT NO. _____



NOTES:

1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. GS 123 AND ZONED TOMX-2.0/TDR AS OF DATE OF RECORDATION OF THIS PLAT.

2.) HORIZONTAL DATUM SHOWN HEREON IS MARYLAND STATE PLANE GRID, NAD 83 (2011) AND IS BASED UPON THE FOLLOWING CORS STATIONS:

BASE STATIONS USED

PID	DESIGNATION	NORTHING	EASTING
DF9217	ZDC1 DC WAAS 1 CORS ARP	523,040.704	1,158,310.928
AF9646	GODE GODDARD SPACE CTR CORS ARP	493,540.708	1,361,533.087
AI7403	USNO U.S. NAVAL OBSERV. CORS ARP	456,073.551	1,293,492.335
TRV 907	VIKA TRAVERSE STATION	530,625.507	1,266,420.530

DISTANCES AND COORDINATES SHOWN HEREON HAVE NOT BEEN SCALED UP TO THE LOCAL GROUND DISTANCES USING A CONVERSION FACTOR OF 1.0000406. VIKA TRAVERSE STATION 907 IS IN TRUE MARYLAND STATE PLANE GRID COORDINATES, NAD 83 (2011).

3.) 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 THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

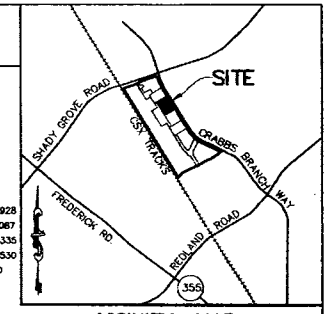
4.) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, 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.

5.) THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.

6.) DEVELOPMENT OF THE PROPERTY IS CONTROLLED BY THE TERMS AND CONDITIONS AS DETERMINED BY APPROVAL BY THE MONTGOMERY COUNTY PLANNING BOARD OF PRELIMINARY PLAN NO. 120120088 ENTITLED "SHADY GROVE STATION" AS AMENDED TO DATE AND THE SITE PLAN NO. 820130022A, ENTITLED "SHADY GROVE STATION, WESTSIDE" AS AMENDED TO DATE.

7.) PARCEL A, BLOCK L IS SUBJECT TO AND COMPLETELY ENCOMPASSED BY A COMMON ACCESS EASEMENT. SAID EASEMENT IS INTENDED TO PROVIDE UNOBSTRUCTED ACCESS TO THE GENERAL PUBLIC IN, OVER, AND THROUGHOUT THE ROADS AND SIDEWALKS WITHIN SAID EASEMENT AREA. THE PUBLIC ACCESS OF THIS AREA SHALL REMAIN IN EFFECT UNTIL SUCH TIME THE PROPERTY IS REDEVELOPED AND A NEW SUBDIVISION PLAT IS RECORDED WHICH ASSENTS/CONFIRMS ITS REMOVAL. MONTGOMERY COUNTY, MARYLAND WILL NOT PARTICIPATE IN THE MAINTENANCE OF THESE PRIVATE FACILITIES.

8.) PARCELS A & B, BLOCK L AND PARCEL B, BLOCK M ARE TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION.



VICINITY MAP
SCALE : 1" = 2000'

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, COMMON ACCESS EASEMENTS AND PRIVATE STREETS.

FURTHERMORE, WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 50-24 (e) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUSTS ON THE PROPERTY INCLUDED IN THIS SUBDIVISION PLAT.

BY: Ramona Bell-Pearson — 2/25/15 — Julie White

RAMONA BELL-PEARSON — DATE — WITNESS
ASSISTANT CHIEF ADMINISTRATIVE OFFICE
OFFICE OF THE COUNTY EXECUTIVE FOR
MONTGOMERY COUNTY, MARYLAND
A BODY CORPORATE AND POLITIC

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE PROPERTY ACQUIRED BY MONTGOMERY COUNTY, MARYLAND, A MUNICIPAL CORPORATION HEIRS AND ASSIGNS FROM EUGENE B. CASEY AND VIRGINIA K. CASEY VISNICH, BY DEED DATED FEBRUARY 25, 1974 AND RECORDED ON MARCH 1, 1974 IN LIBER 4499 AT FOLIO 180, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS DEDICATION HEREON, ALL MONUMENTS AND ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS ——● 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 IN THIS PLAT OF SUBDIVISION IS 105,081 SQUARE FEET OR 2.41233 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

FEB. 24, 2015 — David F. Unger II
DATE

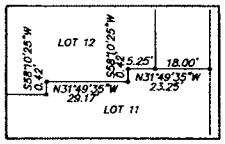
DAVID F. UNGER II
MARYLAND PROFESSIONAL LAND SURVEYOR # 21236
LICENSE EXPIRES : JANUARY 16, 2017

AREA TABULATION

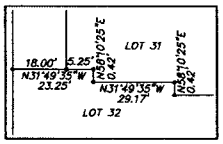
3 PARCELS	44,237 SQ.FT. OR	1.01554 ACRES
64 LOTS	60,844 SQ.FT. OR	1.39679 ACRES
TOTAL AREA	105,081 SQ.FT. OR	2.41233 ACRES

CURVE TABLE

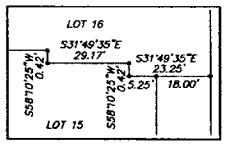
CURVE	RADIUS	LENGTH	TANGENT	CH BEARING	CH DISTANCE	DELTA
C1	16.00'	12.83'	6.78'	N81°06'58"E	12.49'	45°57'05"
C2	16.00'	12.83'	6.78'	S35°11'53"W	12.49'	45°57'05"
C3	16.00'	12.83'	6.78'	S81°06'58"W	12.49'	45°57'05"
C4	5.00'	7.85'	5.00'	S76°49'35"E	7.07'	90°00'00"
C5	5.00'	7.85'	5.00'	N13°10'25"E	7.07'	90°00'00"
C6	5.00'	7.85'	5.00'	N76°49'35"W	7.07'	90°00'00"
C7	5.00'	7.85'	5.00'	S13°10'25"W	7.07'	90°00'00"
C8	5.00'	7.85'	5.00'	S76°49'35"E	7.07'	90°00'00"
C9	5.00'	7.85'	5.00'	N13°10'25"E	7.07'	90°00'00"
C10	5.00'	7.85'	5.00'	N76°49'35"W	7.07'	90°00'00"
C11	5.00'	7.85'	5.00'	S13°10'25"W	7.07'	90°00'00"



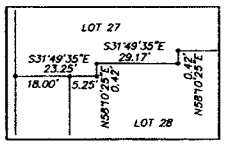
PROPERTY LINE DETAIL
NO SCALE
LOTS 11 & 12 - BLOCK M



PROPERTY LINE DETAIL
NO SCALE
LOTS 31 & 32 - BLOCK M



PROPERTY LINE DETAIL
NO SCALE
LOTS 15 & 16 - BLOCK L



PROPERTY LINE DETAIL
NO SCALE
LOTS 27 & 28 - BLOCK L

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

SUBDIVISION RECORD PLAT

LOTS 1 THRU 32, PARCELS A & B, BLOCK L
LOTS 1 THRU 32, PARCEL B, BLOCK M

WEST SIDE AT SHADY GROVE METRO

9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: FEBRUARY 18, 2015

VIKA
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • 3D LASER SCANNING
VIKA MARYLAND, LLC
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(301)916-4100 • FAX (301)916-2262
GERMANTOWN, MD McLEAN, VA
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MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____ DATE

CHAIRMAN — ASST. SECRETARY TREASURER

M-NCP & PC RECORD FILE NO:

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

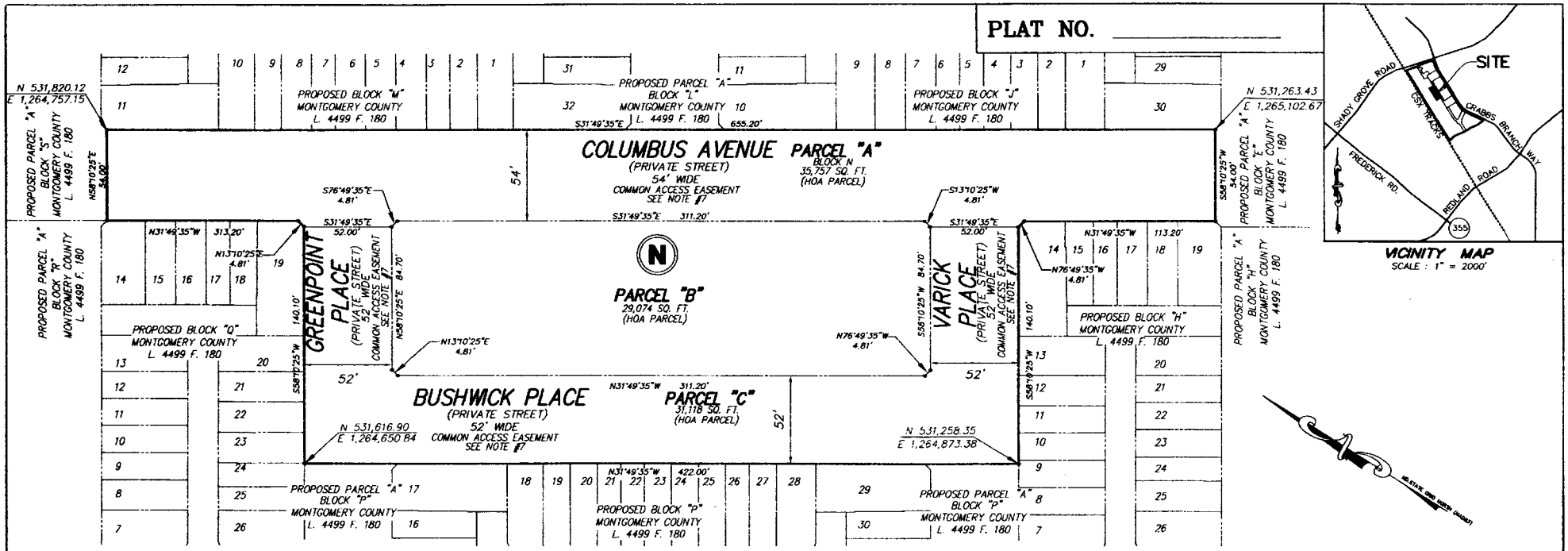
APPROVED: March 3, 2015 DATE
DIRECTOR

PLAT NO.

DATE:

220150040

PLAT NO. _____



NOTES:

1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. GS 123 AND ZONED TOMX-2.0/TDR AS OF DATE OF RECORDATION OF THIS PLAT.

2.) HORIZONTAL DATUM SHOWN HEREON IS MARYLAND STATE PLANE GRID, NAD 83 (2011) AND IS BASED UPON THE FOLLOWING CORS STATIONS:

BASE STATIONS USED

PID	DESIGNATION	NORTHING	EASTING
DF9217	ZDC1 DC WAAS 1 CORS ARP	523,040.704	1,158,310.928
AF9646	GODE GODDARD SPACE CTR CORS ARP	403,540.708	1,361,533.087
AI7403	USNO U.S. NAVAL OBSERV. CORS ARP	456,073.551	1,293,492.335
TRV 907	VIKA TRAVERSE STATION	530,625.597	1,266,420.530

DISTANCES AND COORDINATES SHOWN HEREON HAVE NOT BEEN SCALED UP TO THE LOCAL GROUND DISTANCES USING A CONVERSION FACTOR OF 1.0000408. VIKA TRAVERSE STATION 907 IS IN TRUE MARYLAND STATE PLANE GRID COORDINATES, NAD 83 (2011).

3.) 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 THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

4.) 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 THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, 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.

5.) THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.

6.) DEVELOPMENT OF THE PROPERTY IS CONTROLLED BY THE TERMS AND CONDITIONS AS DETERMINED BY APPROVAL BY THE MONTGOMERY COUNTY PLANNING BOARD OF PRELIMINARY PLAN NO. 120120088 ENTITLED "SHADY GROVE STATION" AS AMENDED TO DATE AND THE SITE PLAN NO. 820130022A, ENTITLED "SHADY GROVE STATION, WESTSIDE" AS AMENDED TO DATE.

7.) PARCELS A & C, BLOCK N ARE SUBJECT TO AND COMPLETELY ENCOMPASSED BY A COMMON ACCESS EASEMENT. SAID EASEMENT IS INTENDED TO PROVIDE UNRESTRICTED ACCESS TO THE GENERAL PUBLIC IN, OVER, AND THROUGHOUT THE ROADS AND SIDEWALKS WITHIN SAID EASEMENT AREA. THE PUBLIC ACCESS OF THIS AREA SHALL REMAIN IN EFFECT UNTIL SUCH TIME THE PROPERTY IS REDEVELOPED AND A NEW SUBDIVISION PLAT IS RECORDED WHICH ASSENTS/CONFIRMS ITS REMOVAL. MONTGOMERY COUNTY, MARYLAND WILL NOT PARTICIPATE IN THE MAINTENANCE OF THESE PRIVATE FACILITIES.

8.) PARCELS A, B & C, BLOCK N ARE TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, COMMON ACCESS EASEMENTS AND PRIVATE STREETS.

FURTHERMORE, WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 50-24 (e) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUSTS ON THE PROPERTY INCLUDED IN THIS SUBDIVISION PLAT.

BY: Ramona Bell-Pearson
RAMONA BELL-PEARSON
ASSISTANT CHIEF ADMINISTRATIVE OFFICE
OFFICE OF THE COUNTY EXECUTIVE FOR
MONTGOMERY COUNTY, MARYLAND
A BODY CORPORATE AND POLITIC

2/24/15
DATE

Julie White
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE PROPERTY ACQUIRED BY MONTGOMERY COUNTY, MARYLAND, A MUNICIPAL CORPORATION HEIRS AND ASSIGNS FROM EUGENE B. CASEY AND VIRGINIA K. CASEY WISNICH, BY DEED DATED FEBRUARY 25, 1974 AND RECORDED ON MARCH 1, 1974 IN LIBER 4499 AT FOLIO 180, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

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FEB. 24, 2015
DATE

David F. Unger II
DAVID F. UNGER II
MARYLAND PROFESSIONAL LAND SURVEYOR # 21236
LICENSE EXPIRES : JANUARY 18, 2017

AREA TABULATION

3 PARCELS	95,949 SQ.FT. OR 2.20269 ACRES
TOTAL AREA	95,949 SQ.FT. OR 2.20269 ACRES

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

SUBDIVISION RECORD PLAT

PARCELS A, B & C
BLOCK N

WEST SIDE AT SHADY GROVE METRO

9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 40' DATE: FEBRUARY 18, 2015

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE 400 ■ GERMANTOWN, MD 20874
(301)916-4100 ■ FAX (301)916-2262
GERMANTOWN, MD McLEAN, VA
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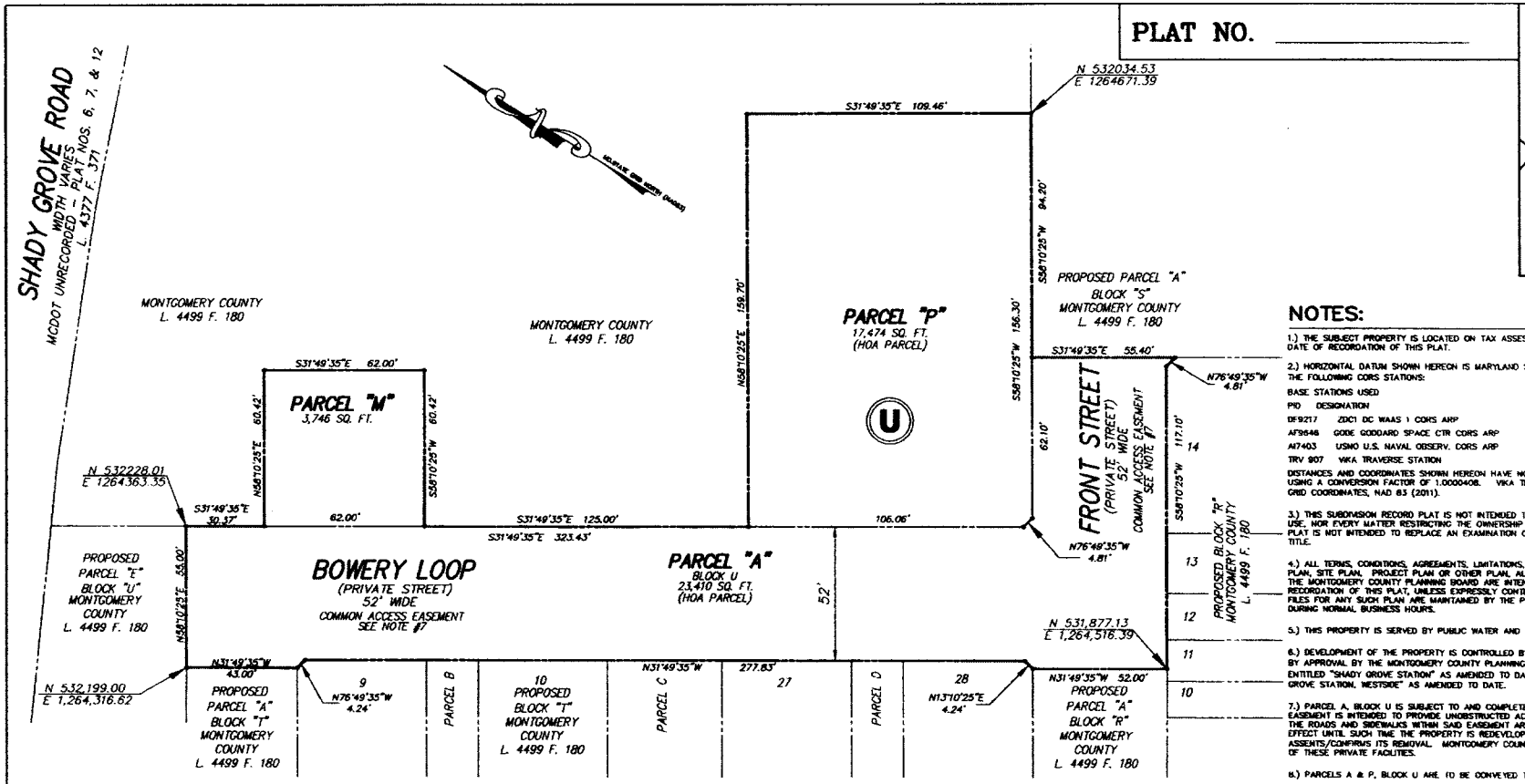
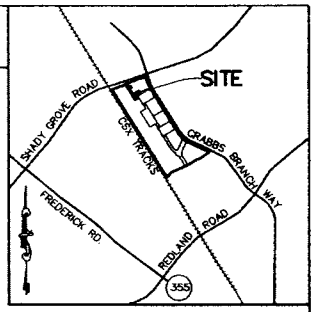
22015050

MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	DEPARTMENT OF PERMITTING SERVICES MONTGOMERY COUNTY, MARYLAND	PLAT NO.
APPROVED: _____ DATE	APPROVED: March 3, 2015 DATE	DATE:
CHAIRMAN / ASST. SECRETARY TREASURER	Duane R. Jones DIRECTOR	
M-NCP & PC RECORD FILE NO:		

PLAT NO. _____





VICINITY MAP
SCALE : 1" = 2000'

NOTES:

1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. GS 123 AND ZONED TOMX-2.0/TDR AS OF DATE OF RECORDATION OF THIS PLAT.

2.) HORIZONTAL DATUM SHOWN HEREON IS MARYLAND STATE PLANE GRID, NAD 83 (2011) AND IS BASED UPON THE FOLLOWING CORS STATIONS:

BASE STATIONS USED

PID	DESIGNATION		NORTHING	EASTING
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4.) 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 THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, 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.

5.) THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.

6.) DEVELOPMENT OF THE PROPERTY IS CONTROLLED BY THE TERMS AND CONDITIONS AS DETERMINED BY APPROVAL BY THE MONTGOMERY COUNTY PLANNING BOARD OF PRELIMINARY PLAN NO. 120120089 ENTITLED "SHADY GROVE STATION" AS AMENDED TO DATE AND THE SITE PLAN NO. 820130023A, ENTITLED "SHADY GROVE STATION, WESTSIDE" AS AMENDED TO DATE.

7.) PARCEL A, BLOCK U IS SUBJECT TO AND COMPLETELY ENCOMPASSED BY A COMMON ACCESS EASEMENT. SAID EASEMENT IS INTENDED TO PROVIDE UNOBSTRUCTED ACCESS TO THE GENERAL PUBLIC IN, OVER, AND THROUGHOUT THE ROADS AND SIDEWALKS WITHIN SAID EASEMENT AREA. THE PUBLIC ACCESS OF THIS AREA SHALL REMAIN IN EFFECT UNTIL SUCH TIME THE PROPERTY IS REDEVELOPED AND A NEW SUBDIVISION PLAT IS RECORDED WHICH ASSENTS/CONFIRMS ITS REMOVAL. MONTGOMERY COUNTY, MARYLAND WILL NOT PARTICIPATE IN THE MAINTENANCE OF THESE PRIVATE FACILITIES.

8.) PARCELS A & P, BLOCK U ARE TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, COMMON ACCESS EASEMENTS AND PRIVATE STREETS.

FURTHERMORE, WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 50-24 (e) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUSTS ON THE PROPERTY INCLUDED IN THIS SUBDIVISION PLAT.

BY: Ramona Bell-Pearson 2/25/15 Julie White
RAMONA BELL-PEARSON — DATE — WITNESS
ASSISTANT CHIEF ADMINISTRATIVE OFFICE
OFFICE OF THE COUNTY EXECUTIVE FOR
MONTGOMERY COUNTY, MARYLAND
A BODY CORPORATE AND POLITIC

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT: THAT IT IS A SUBDIVISION OF PART OF THE PROPERTY ACQUIRED BY MONTGOMERY COUNTY, MARYLAND, A MUNICIPAL CORPORATION HEIRS AND ASSIGNS FROM EUGENE B. CASEY AND VIRGINIA K. CASEY VISHNICH, BY DEED DATED FEBRUARY 25, 1974 AND RECORDED ON MARCH 1, 1974 IN LIBER 4499 AT FOLIO 180, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS DEDICATION HEREON, ALL MONUMENTS AND ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS —•— 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 IN THIS PLAT OF SUBDIVISION IS 44,630 SQUARE FEET OR 1.02456 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

FEB. 24, 2015 David F. Unger II
DATE
DAVID F. UNGER II
MARYLAND PROFESSIONAL LAND SURVEYOR # 21236
LICENSE EXPIRES : JANUARY 16, 2017

AREA TABULATION

3 PARCELS	44,630 SQ.FT. OR	1.02456 ACRES
TOTAL AREA	44,630 SQ.FT. OR	1.02456 ACRES

22015006G

MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	DEPARTMENT OF PERMITTING SERVICES MONTGOMERY COUNTY, MARYLAND	PLAT NO.
APPROVED: _____ DATE	APPROVED: March 3 2015 DATE	DATE:
CHAIRMAN — ASST. SECRETARY TREASURER	DIRECTOR	
M-NCP & PC RECORD FILE NO:		

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

SUBDIVISION RECORD PLAT

PARCELS A, M, & P, BLOCK U

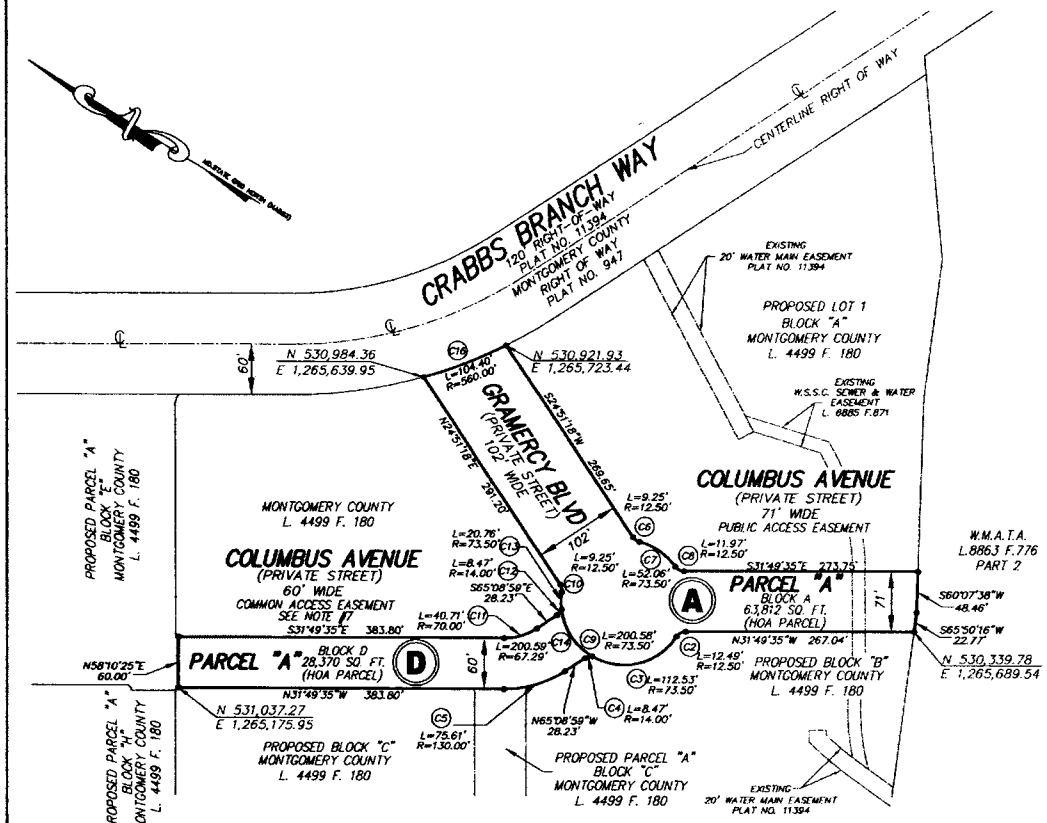
WEST SIDE AT SHADY GROVE METRO

9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: FEBRUARY 18, 2015

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD, SUITE 400 ■ GERMANTOWN, MD 20874
(301)916-4100 ■ FAX (301)916-2262
GERMANTOWN, MD McLEAN, VA

PLAT NO. _____



NOTES:

1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. GS 123 AND ZONED TOMX-2.0/TDR AS OF DATE OF RECORDATION OF THIS PLAT.

2.) HORIZONTAL DATUM SHOWN HEREON IS MARYLAND STATE PLANE GRID, NAD 83 (2011) AND IS BASED UPON THE FOLLOWING CORS STATIONS:

BASE STATIONS USED

PID	DESIGNATION	NORTHING	EASTING
DF9217	ZDC1 DC WAAS 1 CORS ARP	523,040.704	1,158,310.928
AF9646	GODE GODDARD SPACE CTR CORS ARP	493,540.708	1,361,533.087
AI7403	USNO U.S. NAVAL OBSERV. CORS ARP	456,073.551	1,293,492.335
TRV 907	VIKA TRAVERSE STATION	530,625.597	1,266,420.530

DISTANCES AND COORDINATES SHOWN HEREON HAVE NOT BEEN SCALED UP TO THE LOCAL GROUND DISTANCES USING A CONVERSION FACTOR OF 1.0000408. VIKA TRAVERSE STATION 907 IS IN TRUE MARYLAND STATE PLANE GRID COORDINATES, NAD 83 (2011).

3.) 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 THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

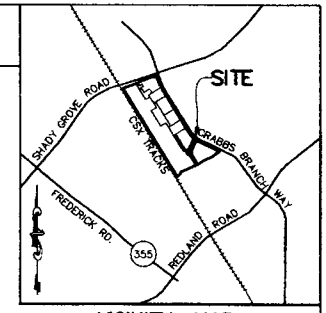
4.) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, 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.

5.) THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.

6.) DEVELOPMENT OF THE PROPERTY IS CONTROLLED BY THE TERMS AND CONDITIONS AS DETERMINED BY APPROVAL BY THE MONTGOMERY COUNTY PLANNING BOARD OF PRELIMINARY PLAN NO. 120120089 ENTITLED "SHADY GROVE STATION" AS AMENDED TO DATE AND THE SITE PLAN NO. 820130022A, ENTITLED "SHADY GROVE STATION, WESTSIDE" AS AMENDED TO DATE.

7.) PARCEL A, BLOCK D IS SUBJECT TO AND COMPLETELY ENCOMPASSED BY A COMMON ACCESS EASEMENT. SAID EASEMENT IS INTENDED TO PROVIDE UNOBSTRUCTED ACCESS TO THE GENERAL PUBLIC IN, OVER, AND THROUGHOUT THE ROADS AND SIDEWALKS WITHIN SAID EASEMENT AREA. THE PUBLIC ACCESS OF THIS AREA SHALL REMAIN IN EFFECT UNTIL SUCH TIME THE PROPERTY IS REDEVELOPED AND A NEW SUBDIVISION PLAT IS RECORDED WHICH ASSENTS/CONFIRMS ITS REMOVAL. MONTGOMERY COUNTY, MARYLAND WILL NOT PARTICIPATE IN THE MAINTENANCE OF THESE PRIVATE FACILITIES.

8.) PARCEL A, BLOCK A AND PARCEL A, BLOCK D ARE TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION.



VICINITY MAP
SCALE : 1" = 2000'

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, COMMON ACCESS EASEMENTS AND PRIVATE STREETS.

FURTHERMORE, WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 50-24 (e) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUSTS ON THE PROPERTY INCLUDED IN THIS SUBDIVISION PLAT.

BY: Ramona Bell-Pearson 2/25/15 Julie White
DATE WITNESS

RAMONA BELL-PEARSON
ASSISTANT CHIEF ADMINISTRATIVE OFFICE
OFFICE OF THE COUNTY EXECUTIVE FOR
MONTGOMERY COUNTY, MARYLAND
A BODY CORPORATE AND POLITIC

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE PROPERTY ACQUIRED BY MONTGOMERY COUNTY, MARYLAND, A MUNICIPAL CORPORATION HEIRS AND ASSIGNS FROM EUGENE B. CASEY AND VIRGINIA K. CASEY VISNICH, BY DEED DATED FEBRUARY 25, 1974 AND RECORDED ON MARCH 1, 1974 IN LIBER 4499 AT FOLIO 180, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

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FEB. 24, 2015 David F. Unger II
DATE

DAVID F. UNGER II
MARYLAND PROFESSIONAL LAND SURVEYOR # 21236
LICENSE EXPIRES : JANUARY 16, 2017

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

AREA TABULATION

2 PARCELS.....92,182 SQ.FT. OR 2.11621 ACRES

TOTAL AREA.....92,182 SQ.FT. OR 2.11621 ACRES

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CH BEARING	CH DISTANCE	DELTA
C2	12.50'	12.49'	6.82'	N60°27'39"W	11.98'	57°16'08"
C3	73.50'	112.53'	70.63'	N45°14'10"W	101.85'	87°43'05"
C4	14.00'	8.47'	4.37'	N47°49'37"W	8.34'	34°38'44"
C5	130.00'	75.81'	38.91'	N46°29'17"W	74.55'	33°19'24"
C6	12.50'	9.25'	4.85'	S03°39'05"W	9.04'	42°24'25"
C7	73.50'	52.06'	27.18'	S02°44'26"W	50.98'	40°35'07"
C8	12.50'	11.97'	6.49'	S04°23'48"E	11.52'	54°51'35"
C9	73.50'	200.58'	351.17'	N10°55'00"W	143.88'	156°21'26"
C10	12.50'	9.25'	4.85'	N46°03'31"E	9.04'	42°24'25"
C11	70.00'	40.71'	20.95'	S46°29'17"E	40.14'	33°19'24"
C12	14.00'	8.47'	4.37'	S82°28'20"E	8.34'	34°38'43"
C13	73.50'	20.76	10.45'	N59°10'12"E	20.69'	16°11'02"
C14	73.50'	67.29'	36.21'	N24°51'01"E	64.96'	52°27'18"
C16	560.00'	104.40'	52.35'	S53°13'01"E	104.25'	10°40'54"

SUBDIVISION RECORD PLAT

PARCEL A, BLOCK A
PARCEL A, BLOCK D
WEST SIDE AT
SHADY GROVE METRO

9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 100' DATE: FEBRUARY 18, 2015

VIKA

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(301)916-4100 ■ FAX (301)916-2262
GERMANTOWN, MD McLEAN, VA
H:\1501-2000\1791\acad\VIKA survey\1791-RP.dwg

22015 0070

MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____
DATE

CHAIRMAN ASST. SECRETARY TREASURER

M-NCP & PC RECORD FILE NO:

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

APPROVED: March 3, 2015
DATE
Diane R. Jones
DIRECTOR

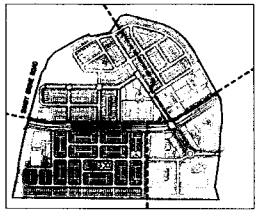
PLAT NO.

DATE:

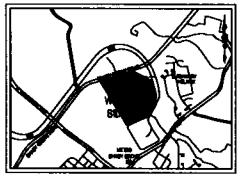
CERTIFIED PRELIMINARY PLAN

SHADY GROVE STATION

PRELIMINARY PLAN AMENDMENT
12012008B
MONTGOMERY COUNTY, MARYLAND



MATCHLINE COMPOSITE MAP
SCALE: 1" = 500'



VICINITY MAP
SCALE: 1" = 2000'

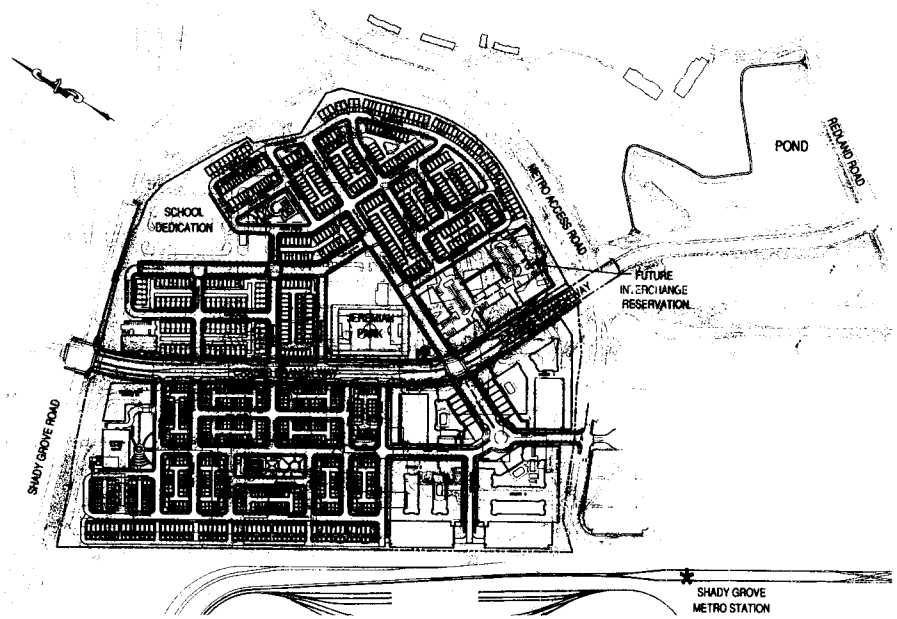
GENERAL NOTES

1. THE SUBJECT PROPERTY IS COMPRISED OF PARCEL [illegible] FOLIO [illegible] ON THE MAP PAGE NO [illegible].
2. THE SUBJECT PROPERTY IS ZONED TOMX-2.0/TDR (TRANSIT ORIENTED DEVELOPMENT ZONE).
3. SITE AREA TABULATION

   TOTAL SITE
   GROSS 14.0000 ACRES
   NET 13.7000 ACRES
   LAND SF, ONE DEDICATION (0.0000 AC)
   PARK AREA
   GROSS 0.0000 ACRES
   NET 0.0000 ACRES
   LAND SF, ONE DEDICATION (0.0000 AC)
   TOTAL
   GROSS 13.7000 ACRES
   NET 13.7000 ACRES

   CHURCH/PARSONAGE
   GROSS 1.000 ACRES
   NET 1.000 ACRES

4. [illegible] SHOWN THEREON THE MAP NO 100, PARCELS 400, CONVEYED BY [illegible] GROUP, [illegible] 1000.
5. PRIMARY DEVELOPMENT, ZONED IN THE MARYLAND STATE PLANE, [illegible] NO. [illegible] PRIMARY VERTICAL DATUM IS NGVD29.
6. EXISTING TOPOGRAPHIC INFORMATION IS PLANIMETRIC AND PROVIDED BY [illegible] ON [illegible] 2010, SUPPLEMENTED WITH FIELD SITE TOPOGRAPHY INSPECTED FEB. 2009 BY [illegible] CONSULTANTS AND SHOWN AS IT EXISTS.
7. FIELD INFORMATION WAS TAKEN FROM THE [illegible] MONTGOMERY COUNTY, MD DATED 2009.
8. THE SUBJECT PROPERTY IS LOCATED IN THE [illegible] OVERLAY DISTRICT. IN [illegible] AREA IN THE [illegible] PARKLAND SHOWN ON SITE.
9. EXISTING FOREST COVER ON THE PROPERTY IS APPROXIMATELY 0.00 ACRES.
10. THIS PROPERTY HAS AN APPROVED NATURAL RESOURCES INVENTORY / FOREST STAND DELINEATION PLAN APPROVED 4-00-000, (NRI/FSD#[illegible]).
11. TRAFFIC STUDY PREPARED BY [illegible] AND ANALYZED DATED 2-00-000.
12. [illegible] PROPOSED DEVELOPMENT PROPOSED BY [illegible] DATED 7-0-000.
13. PARKING AREA DATA (PER) TABULATION
    TOTAL SITE 1.00
    [illegible] 0.00
14. PUBLIC HOLIDAYS
    A. TODAY AND SINCE: [illegible]
    B. ELSEWHERE: [illegible]
15. THIS PLAN IS NOT FOR CONSTRUCTION PURPOSES.
16. [illegible] AND [illegible] DEVELOPMENT
    [illegible] 0-4 [illegible] 0-4
17. A [illegible] WILL BE [illegible] AT SITE PLAN FOR THE PARKING SPACE [illegible] AT THE PARK AREA.
18. PARK, LANDSCAPE OF LIBRARY [illegible] AREAS, AND TO BE RECEIVED AT SITE PLAN [illegible] LIBRARY SPACE PARKING IS IN ADDITION TO RETAIL SHOPPING PARKING. IF THE DESIGNATED LIBRARY SPACE IS NOT USED FOR A LIBRARY, IT MAY BE USED FOR RETAIL USE.
19. [illegible] STATEMENT SHOWN ON THIS PLAN [illegible] AS THE PLANNING BOARD [illegible] OF APPROVAL, THE [illegible] PARKING, [illegible] PARKING, SITE CIRCULATION, AND [illegible] SHOWN ON THE PRELIMINARY PLAN ARE ILLUSTRATIVE. THE FINAL LOCATIONS OF BUILDINGS, [illegible] AND PARKING WILL BE DETERMINED AT THE TIME OF THE SITE PLAN REVIEW. PLEASE REFER TO THE [illegible] PLAN FOR [illegible] DATA AS ESTABLISHED, [illegible] LINES, [illegible] TRACT, AND LOT [illegible] FOR THIS SITE. [illegible] THE DEVELOPMENT MAY ALSO BE VARIABLE IN THE [illegible] OF THE PLANNING BOARD'S APPROVAL.



PLAN VIEW
SCALE: 1" = 200'

SHEET INDEX

* 1. COVER SHEET
1A. [illegible]
1B. [illegible]
1C. LEGEND AND PRELIMINARY PLAN NOTES
2. COMPOSITE PLAN (1"=400')
3. EXISTING CONDITIONS PRELIMINARY PLAN AND TABLE (1"=40')
4. EXISTING CONDITIONS PRELIMINARY PLAN AND TABLE (1"=40')
5. EXISTING CONDITIONS PRELIMINARY PLAN AND TABLE (1"=40')
6. EXISTING CONDITIONS PRELIMINARY PLAN AND TABLE (1"=40')
7. EXISTING CONDITIONS PRELIMINARY PLAN AND TABLE (1"=40')
* 8. RETAIL PRELIMINARY PLAN AND TABLE (1"=40')
L-8 PRELIMINARY LANDSCAPE PLAN
9. RETAIL PRELIMINARY PLAN AND TABLE (1"=40')
L-9 PRELIMINARY LANDSCAPE PLAN
10. RETAIL PRELIMINARY PLAN AND TABLE (1"=40')
L-10 PRELIMINARY LANDSCAPE PLAN
11. RETAIL PRELIMINARY PLAN AND TABLE (1"=40')
L-11 PRELIMINARY LANDSCAPE PLAN
12. SPMD AND TRANSPORTATION MANAGEMENT PLAN (1"=40')
13. SPMD AND TRANSPORTATION MANAGEMENT PLAN (1"=40')
14. PUBLIC USE SPACE PLAN (1"=40')
15. PUBLIC USE SPACE PLAN (1"=40')
16. PRELIMINARY PLAN DETAIL - TYP. STREET SECTIONS
* 17. PRELIMINARY PLAN DETAIL - TYP. STREET SECTIONS
18. PRELIMINARY PLAN DETAIL - TYP. STREET SECTIONS
19. PRELIMINARY PLAN DETAIL - TYP. STREET SECTIONS
* 20. UTILITY PLAN - [illegible] WEST (1" = 40')
21. UTILITY PLAN - [illegible] WEST (1" = 40')
22. UTILITY PLAN - [illegible] EAST (1" = 40')
23. UTILITY PLAN - [illegible] EAST (1" = 40')
24. PRELIMINARY PLAN PLAN - EAST
* 25. PRELIMINARY PLAN PLAN - WEST
26. OFF-SITE UTILITY CONNECTIONS AND FIXTURES (1"=400')

* SUMMARY OF CHANGES FOR CERTIFIED PRELIMINARY PLAN 12012008B

THE PURPOSE OF THIS AMENDMENT IS TO:
- CHANGE THE ALLOY WHEELS ON THE WEST SIDE FROM 20' TO 18'.
- PROVIDE LANDSCAPING IN ALLEYS AND CHANGE SIGNS FOR [illegible] USING WHITE GRID OPTION
- ADJUSTMENT TO LOT LINES
- MODIFY THE LOCATION OF [illegible] AND WORKFORCE HOUSING UNITS
- THE ONLY SHEETS AMENDED WITH THIS PLAN ARE SHEETS 1, 8B, 9, 17, 20, AND 25.

OWNER/APPLICANT

EXECUTIVE OFFICE BUILDING (EOB)
101 MONROE STREET, 3RD FLOOR
ROCKVILLE, MD 20850
ATTN: [illegible]
ASSISTANT CHIEF ADMINISTRATIVE OFFICER

DEVELOPER/CO-APPLICANT

EYA/SGP ASSOCIATES
C/O EYA, LLC
[illegible] SNIPPER LANE
[illegible]
BETHESDA, MD 20814
ATTN: BRIAN JACKSON
[illegible]

ZONING DATA TABLE- TOMX 2.0

DEVELOPMENT STANDARDS	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

PUBLIC USE SPACE - OVERALL SUMMARY:

[illegible]

PUBLIC USE SPACE CALCULATION EAST SIDE:

[illegible]

PUBLIC USE SPACE CALCULATION WEST SIDE:

[illegible]

ARTICLE I. Details and Effective

11. EYA's Data Viewing Responsibilities and Commitments.

[illegible]

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first set forth below.

EYA/GSP ASSOCIATES III, LLC

By: [illegible]
Title: [illegible]
Date: [illegible]

MONTGOMERY COUNTY, MARYLAND
a political subdivision of the State of Maryland

By: [illegible]
Title: [illegible]
Date: [illegible]

By: [illegible]
Date: [illegible]

APPROVED AS TO FORM AND LEGALITY:
OFFICE OF THE COUNTY ATTORNEY

By: [illegible]
Date: [illegible]

MONTGOMERY COUNTY PLANNING DEPARTMENT

[illegible]

CERTIFICATE OF COMPLIANCE

[illegible]

PRINT NAME: Brian Allen Jackson
PRINT COMPANY: EYA/GSP Associates LLC
PRINT TITLE: Senior Vice President
PLAN NAME: SHADY GROVE STATION
PLAN NUMBER: 12012008B

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO CARRY OUT ALL THE FEATURES OF THE PRELIMINARY PLAN APPROVAL NO. 12012008B INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM, AND CERTIFIED PRELIMINARY PLAN.

DEVELOPER'S NAME: EYA/GSP ASSOCIATES III, EYA LLC
ADDRESS: ATTN: MILLER BUILDING
4800 HAMPDEN LANE
SUITE 300
BETHESDA, MD. 20814
301-656-8800
PHONE
SIGNATURE DATE

THE NEIGHBORHOODS OF EYA

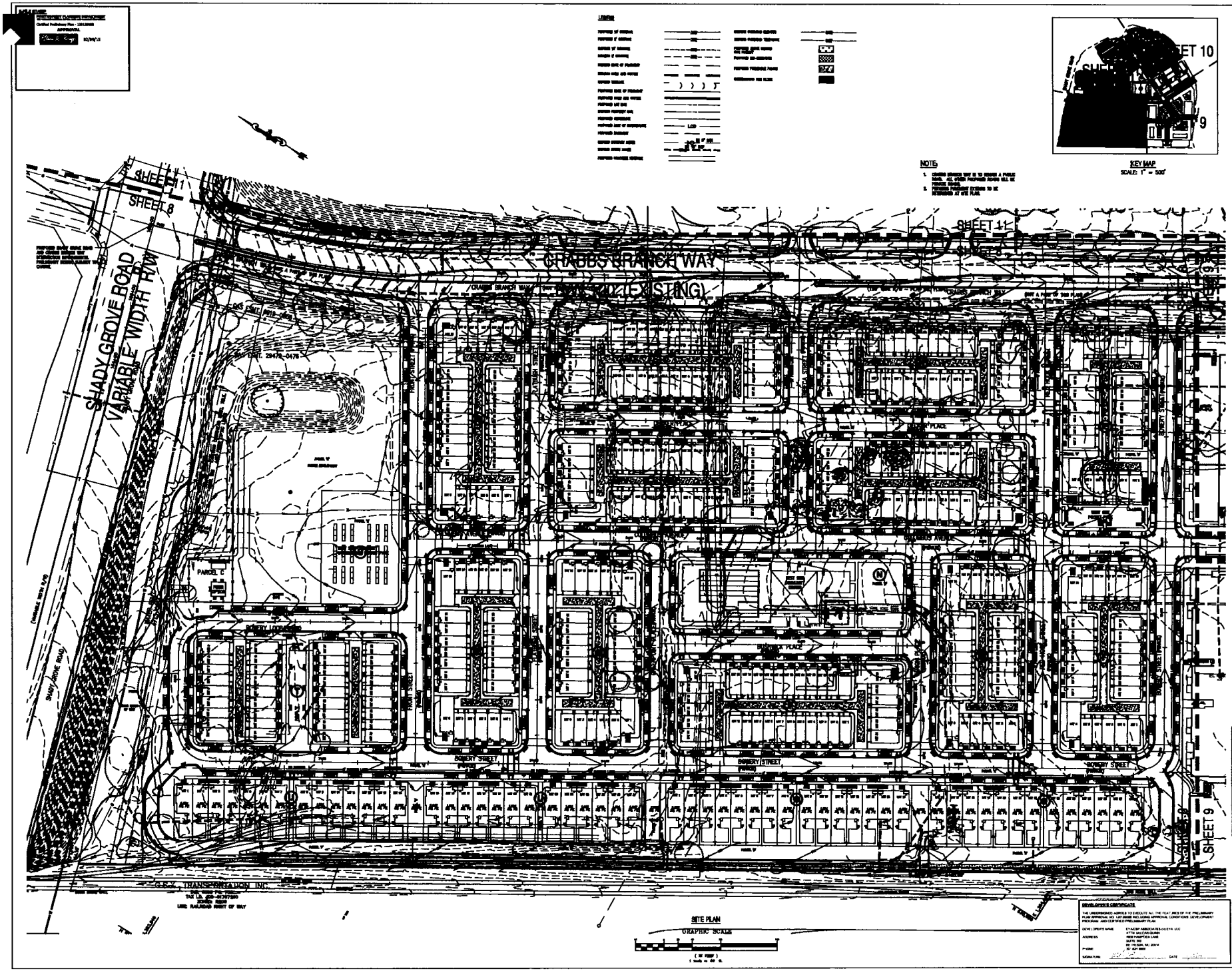
EYA/GSP ASSOCIATES
4800 HAMPDEN LANE
SUITE 300
BETHESDA, MD 20814

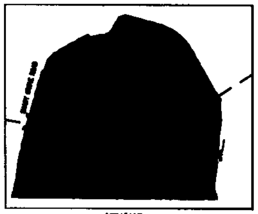
COVER SHEET
PRELIMINARY PLAN AMENDMENT 1-2012008B
SHADY GROVE STATION
[illegible]
MONTGOMERY COUNTY, MD
NEXT ELECTION DISTRICT 09

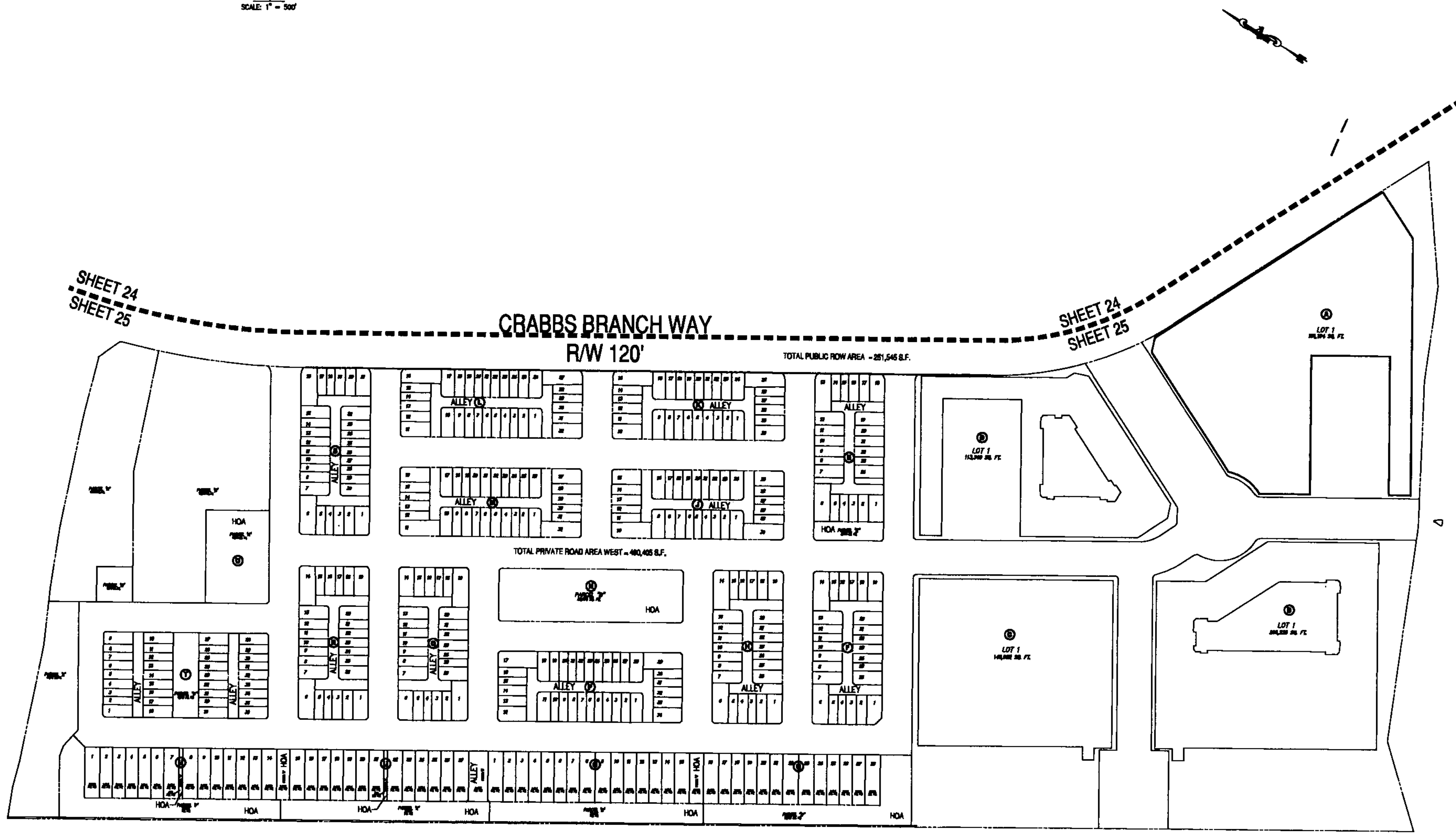
DATE	DESCRIPTION
1/9/2007	AMENDMENT A 1-2012008A
7/12/2007	AMENDMENT B 1-2012008B
3/9/2010	AMENDMENT B FINAL LITIGATION

DESIGN	DRAWN	CHK
SCALE	1" = AS SHOWN	

JOB No. 0374-01-000
DATE: 11/8/11
FILE No. 0374


SHADY GROVE ROAD
VARIABLE WIDTH R/W
CHADDS BRANCH WAY
(EXISTING)
SHEET 8
SHEET 11
SHEET 10
SHEET 9
PARCEL C
BAKERY PLACE
BAKERY STREET
G.E.V. TRANSPORTATION INC.
KEY MAP
SCALE: 1" = 500'
NOTES
SITE PLAN
GRAPHIC SCALE
DEVELOPER'S CERTIFICATE
DETAIL PLAN
PRELIMINARY PLAN AMENDMENT 1-20122008
SHADY GROVE STATION
MONTGOMERY COUNTY, MD
THE NEIGHBORHOODS OF
EYA
DATE
DESCRIPTION
DESIGN
DRAWN
CHKD
SCALE
JOB No.
DATE : 11/8/11
FILE No.
SHEET 8 OF 28





WEST SIDE - PRELIMINARY PLAT PLAN

GRAPHIC SCALE

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE PRELIMINARY PLAN APPROVAL NO. 120120068 INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM, AND CERTIFIED PRELIMINARY PLAN.

DEVELOPER'S NAME: EYA/CSP ASSOCIATES c/o EYA, LLC
ATTN: McLEAN QUINN
ADDRESS: 4800 HAMPDEN LANE
SUITE 300
BETHESDA, MD 20814
PHONE: 301 634 8600
SIGNATURE: ______ DATE: ______

PRELIMINARY PLAT PLAN - WEST
PRELIMINARY PLAN AMENDMENT 1-20120068
SHADY GROVE STATION
MONTGOMERY COUNTY, MD

THE NEIGHBORHOODS OF EYA

EYA / CSP ASSOCIATES
c/o EYA, LLC
4800 HAMPDEN LANE
SUITE 300
BETHESDA, MD 20814

STATE OF MARYLAND · MICHAEL B. GOODMAN · PROFESSIONAL ENGINEER

DATE	DESCRIPTION
DESIGN	DRAWN	CHKD
SCALE: 1" = 50'		
JOB No. 8374-05-001		
DATE: 11/4/11		
FILE No. 8374		
SHEET 25 OF 28		