

Plat Name: Shady Grove Life Sciences Center
Plat #: 220180540

Location: Located in the triangular area bounded by Medical Center Drive, Medical Center Way and Shady Grove Road

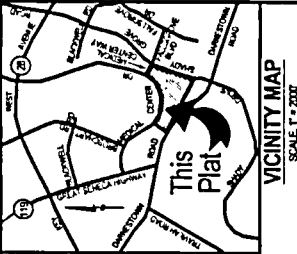
Master Plan: Great Science Center Corridor Master Plan

Plat Details: LSC zone; 1 parcel

Owner: ARE-Maryland No. 24, LLC

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120110080 (MCPB Resolution No. 11-92), and with Site Plan No. 81995045E (Certified Site Plan dated April 23, 2018), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plans.

PLAT NO.



NOTES:

- All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan, showing development of the 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 critical public files for any such plan as maintained by the Planning Board and available for public review during normal business hours.
- This subdivision record did not intend to show every matter affecting the ownership and use, nor every matter meeting the ownership and use, of the property. The subdivision record did not intend to replace an examination of the lot or to depict or note all matters affecting the lot.
- This property is subject to the terms and conditions of Preliminary Plan No. 120110080 and Site Plan No. 81955045E, both titled "9800 MEDICAL CENTER DRIVE" as amended.
- Parcel 8, shown hereon are subject to the terms and conditions of a "Common Open Space Covenant with the Maryland-National Capital Park and Planning Commission" recorded among the Land Records of Montgomery County, Maryland, in Liber 28043 at 1460-578.
- Parcel 8, shown hereon are subject to the terms and conditions of a "Amended and Resubdivided Declaration of Easement" recorded among the Land Records of Montgomery County, Maryland, in Liber 5322 at 646-551.
- Parcel 8, shown hereon are 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 Book 55648 at Page 360.
- The plat is subject to a Traffic Mitigation Agreement recorded in Book 52563 at Page 244.
- The property appears on Montgomery County Tax Maps FR563 & FR343 in Tax Grid HRS3 & HRA4, WSSSC Grids 221 NW 09 & 219 NW 10.
- The property is served by public water and sewer systems only.
- The property shown hereon is Zoned: Life Sciences Center (LSC-1.0 H-110).

AREA TABULATION

1 Parcel	79,716 Square Feet or 18.0766 Acres
Street Dedication	2,657 Square Feet or 0.0610 Acres
Total by the plat	
Parcel 8, Block 8	79,073 Square Feet or 18.1376 Acres
Parcel 8, Block 8	2,657 Square Feet or 0.0610 Acres

SUBDIVISION RECORD PLAT

SHADY GROVE LIFE SCIENCES CENTER

(Being a resubdivision of)
Parcel W OR, Shady Grove Life Sciences Center
GAITHERSBURG (9th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 100' DATE: APRIL, 2018



7 Heavens Place, Suite 100 ROCKVILLE OFFICE
 ROCKVILLE, MD 20850 P: 301.948.7790 F: 301.948.9367
 www.soltesz.com
 Engineering & Planning & Environmental Sciences

MONTGOMERY COUNTY STORM DRAIN EASEMENT	
"THE PART 1"	
1	R-10134W A-3054 CHDM 577-265 E 18.57
2	S-17031W W 28.14 S-17031W W 17.57
3	S-17031W W 28.14 S-17031W W 17.57
4	CHDM 577-265 W 18.57
TOTAL AREA 398 SQ FT OR 0.0092 ACRES SHOWN THIS	

MONTGOMERY COUNTY STORM DRAIN EASEMENT	
"THE PART 2"	
1	R-10134W A-3054 CHDM 577-265 E 18.57
2	S-17031W W 28.14 S-17031W W 17.57
3	S-17031W W 28.14 S-17031W W 17.57
4	CHDM 577-265 W 18.57
TOTAL AREA 398 SQ FT OR 0.0092 ACRES SHOWN THIS	

OWNER'S CERTIFICATE
 We, the undersigned, owners of the property described hereon hereby adopt the plat of subdivision, dedicate the streets shown hereon to public use, establish the minimum building restriction lines.
 Further, we grant to Montgomery County, Maryland from these easements, designated herein as "MSDE" for the individuals, corporations, partnerships, trusts, associations, and other entities, storm drain systems within said easements and that we as owners of the property and our successors and assigns, will never need nor permit to be erected any building or structure of any nature, whatsoever, nor fill, excavate or plant trees within said easement and right-of-way, without the written consent of the Department of Permitting Services.
 Further, we grant to Montgomery County, Maryland, its successors and assigns, however, an easement in and over the land hereon identified as "Public Improvements Easement" and identified as "P.I.E." hereon with the terms and provisions of said grant being set forth in that certain document entitled "Declaration of Easement" recorded among the aforesaid Land Records, in Book 55648 at Page 379 which said terms incorporated herein by the reference.
 As owners of this subdivision, we, our successors, agents and assigns will cause all property corners and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 50-1.3.G of the Montgomery County Code.
 There are no recorded title actions at law, lease, leases, mortgages or trusts affecting the property included in this plat of subdivision.
 ARE MARYLAND NO. 2A, LLC, a Delaware limited liability company
 By: *Alexandra Real Estate Equities, L.P.*, a Delaware limited liability company
 By: *ARE-ORIS CORP.*, a Maryland corporation, general partner
 By: *Jeffrey B. Kelly*, General Counsel
 Date: *4/15/18*
 Witness/Agent: *Robt. Kelly*

PUBLIC IMPROVEMENT EASEMENT, PART 3	
1	R-10134W A-3054 CHDM 577-265 E 18.57
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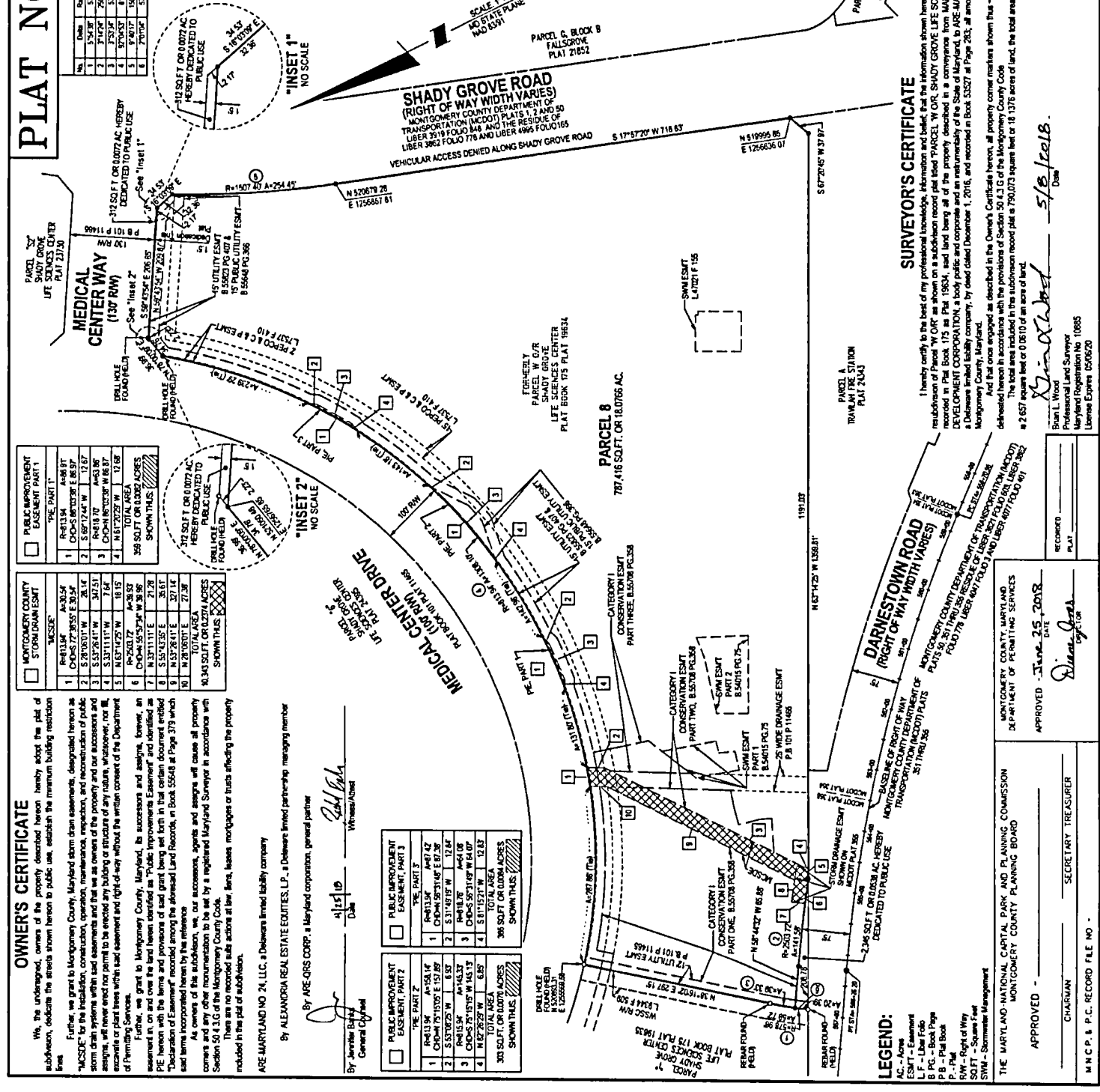
SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief, that the information shown hereon is correct, that it is a resubdivision of Parcel W OR, shown in a subdivision record plat titled "PARCEL W OR, SHADY GROVE LIFE SCIENCES CENTER and DEVELOPMENT CORPORATION, a body politic and corporate, and an entity of the State of Maryland, to ARE MARYLAND NO. 2A, LLC, a Delaware limited liability company, by deed dated December 1, 2016, and recorded in Book 55277 at Page 263, all among the Land Records of Montgomery County, Maryland.
 And that once engaged as described in the Owner's Certificate hereon, all property corner markers shown thus _____ will be set as delineated hereon in accordance with the provisions of Section 50-4.3.G of the Montgomery County Code.
 The total area included in this subdivision record plat is 79,073 square feet or 18.1376 acres of land, the total area dedicated to public use is 2,657 square feet or 0.0610 of an acre of land.

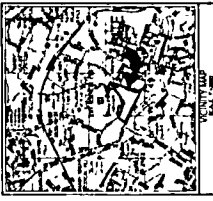
Brian L. Wood
 Date: *5/8/2018*
 Professional Land Surveyor
 No. 10855
 Licensed Expiry: 05/2020

APPROVED: *June 25, 2018*
 DATE
 DEPARTMENT OF PERMITTING SERVICES
 MONTGOMERY COUNTY, MARYLAND

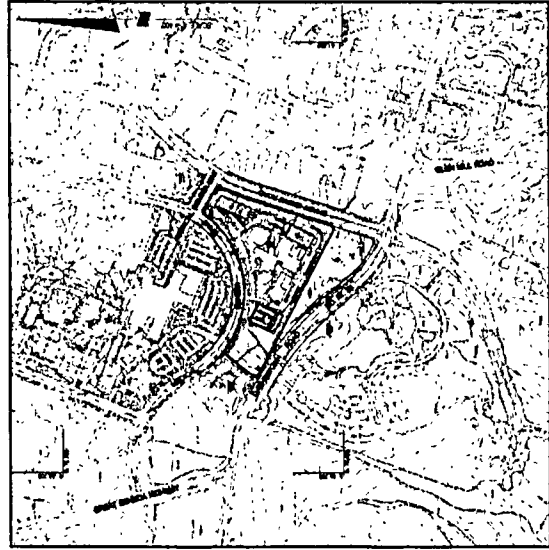
APPROVED: _____
 SECRETARY TREASURER
 M.N.C.P. & P.C. RECORD FILE NO. _____



9800 MEDICAL CENTER DRIVE CERTIFIED PRELIMINARY PLAN # 120110080 (AMENDMENT TO PRELIMINARY PLAN # 119882330)



- General Notes:**
- Boundary information provided by Landmark Survey Associates, Inc. March 8, 1995.
 - Grid coordinates are per the 1983 datum.
 - Survey monuments were provided by 2002 LDC Engineering and Surveying by LLS.
 - The project is located within the General Services Center Corridor Master Plan (May 4, 2010).
 - Zone 18, UTM, NAD 83, Spheroid: Everest.
 - Scale: 1" = 100'.
 - Scale information from Map 18 US 501 Survey Montgomery County 2007.
 - The property lies within the Potomac Branch and Potomac Branch Watersheds.
 - The project is located within the Potomac Branch and Potomac Branch Watersheds.
 - Contributions to be provided to the Montgomery County Health Department.
 - The subject property is under and/or conveyance according to the Montgomery County Tax Year Comprehensive Water and Sewer Plan.
 - No Historical Features exist on or adjacent to the subject property.



Development Data Table

Development Description	Proposed / Provided	Previously Approved in Site Plan or Other Applications, or Otherwise	Proposed for Approval in this Site Plan Application	Total Development
Overall Lot Area	780,075 SF (18.14 AC)			
Proposed Building Footprint	177,028 SF (4.03 AC)			
Proposed Parking Spaces	157			
Proposed Bicycle Storage	157			
Proposed Stormwater Management	157			
Proposed Public Use Space (PUS)	20%			
Proposed Maximum Building Height (PUS)	112'			
Proposed Parking 2.0 maximum 000 GFA	1,300 SF			
Proposed Building Lot Yield (0.15)	157			

SHEET INDEX

- COVER
- RESOLUTION AND APPROVALS
- PRELIMINARY PLAN

CERTIFIED PRELIMINARY PLAN
The drawings, conditions, and this plan showing accuracy reflect the Planning Board's approval of this preliminary plan.

**COVER - CERTIFIED PRELIMINARY PLAN # 120110080
(Amendment to Preliminary Plan # 119882330)**

9800 MEDICAL CENTER DRIVE

APPROVED BY THE PLANNING BOARD

APPROVED BY THE PLANNING BOARD

DEVELOPER
ARE-MARYLAND MD 24, LLC
948 Copper Road
Gaithersburg, MD 20878
301 947 1770 301 947 0505 Fax
Attn: Larry Diamond

CIVIL ENGINEER
LOJEDERMAN SOLESZ ASSOCIATES, INC.
2 Research Plaza, Suite 100
Rockville, Maryland 20850
301 948 2750, 301 948 9067 Fax

ARCHITECT
GAUDREAU, INC.
810 Light Street
Baltimore, MD 21230
410 837 5040, 410 837 8093 Fax

ATTORNEY
LERCH EARLY BREWER
3 Bethesda Metro Center, Suite 400
Bethesda, MD 20814
301 657 0165, 301 986 0332 Fax

MISSISSIPPI UTILITY NOTE

CONSTRUCTION CONTRACT

APPROVED BY THE PLANNING BOARD

APPROVED BY THE PLANNING BOARD

APPROVED BY THE PLANNING BOARD

