

Plat Name: Shops at Travilah

Plat #: 220231000

Location: Located on the south side of Travilah Road, 300 feet west of Piney Meetinghouse Road

Master Plan: Potomac Subregion 2002 Master Plan

Plat Details: NR zone; 1 parcel

Owner: Travilah – WHM Limited Partnership

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120210090 (MCPB Resolution No. 21-096) and Site Plan No. 820220140 (Certified Site Plan dated June 2, 2023), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's approval of the aforesaid plans.

LAND DEDICATED TO MONTGOMERY COUNTY		
①	N 70°09' 39" E	62.94'
②	N 78°44' 35" E	155.72'
③	S 02°39' 58" W	5.34'
④	R - 1015.00' L - 128.17'	
⑤	DELTA = 07°14' 06" T = 64.17'	
⑥	CHD-S 73°42' 16" W 128.08'	
⑦	S70°05'13"W	94.42'
⑧	N00°05'01"E	21.47'
DEDICATION AREA 2,987 SQ. FT. OR 0.0686 ACRES		

AREA TABULATION

NUMBER OF PARCELS: 1 (ONE)
 PARCEL AREA: 82,351 SF OR 1.8905 ACRES
 STREET DEDICATION AREA: 2,987 SF OR 0.0686 ACRES
 TOTAL AREA OF PLAT: 85,338 SF OR 1.9591 ACRES

GENERAL NOTES

- THIS PROPERTY IS SUBJECT TO A FOREST CONSERVATION PLAN, APPROVED WITH CERTIFIED SITE PLAN 820220140.
- THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP FR342, PARCEL P160 AND IS ZONED NR-0.75, H-45 (NEIGHBORHOOD RETAIL).
- THE PROPERTY SHOWN HEREON IS LOCATED ON W.S.C.C. BASE SHEET 218NW10 AND IS SERVED BY PUBLIC SEWER AND WATER SERVICES, ONLY.
- PLAT IS LIMITED TO USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN No. 120210090 AND SITE PLAN No. 820220140 (BOTH ENTITLED "SHOPS AT TRAVILAH").
- THE RIGHT OF WAY DEDICATION WAS ESTABLISHED HOLDING THIRTY FIVE (35) FEET FROM THE EXISTING RIGHT-OF-WAY CENTERLINE.
- COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND COORDINATE SYSTEM NAD 83(2011).
- THIS PROPERTY IS SUBJECT TO A DECLARATION OF RESTRICTIVE COVENANTS (FOR PRIVATE ROADS, PRIVATE PARKS, PRIVATE OPEN SPACES, AND PRIVATE STORM DRAIN SYSTEMS) RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 58268 AT PAGE 42.
- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

CURVE DATA						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA	TANGENT
4	1,015.00'	128.17'	S73°42'16"W	128.08'	07°14'06"	64.17'

HORIZONTAL MERIDIAN SHOWN HEREON IS MARYLAND STATE PLANE GRID, NAD 83/91 BASED UPON WSSC TRAVERSE STATIONS 3190 AND 20318.

STATION 3190	N.519025.550 feet E.1257103.444 feet
STATION 20318	N.521017.134 feet E.1254413.452 feet



PLAT NO.



VICINITY MAP
SCALE: 1"=2,000'

OWNER'S CERTIFICATION

WE, TRAVILAH - WHM LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, DEDICATE A PORTION OF TRAVILAH ROAD, AS SHOWN HEREON, TO MONTGOMERY COUNTY FOR PUBLIC USE, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE. WE FURTHER GRANT A PUBLIC UTILITY EASEMENT, DESIGNATED HEREON, WITH SAID TERMS AND PROVISIONS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3834 FOLIO 457, SAID TERMS BEING INCORPORATED BY THIS REFERENCE. 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 REGISTERED MARYLAND SURVEYOR, IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE. THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES OR TRUST ACTIVITIES AFFECTING THE PROPERTY SHOWN HEREON.

Walter H. Magruder 11-5-2023
 TRAVILAH - WHM LIMITED PARTNERSHIP DATE
 NAME: WALTER H. MAGRUDER
 TITLE: AUTHORIZED SIGNATORY

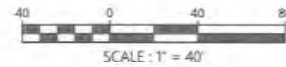
SURVEYOR'S CERTIFICATION

I, ALAN R. DRAGOO, A DULY LICENSED PROPERTY LINE SURVEYOR IN THE STATE OF MARYLAND DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND IS BASED ON AN ACTUAL SURVEY MADE ON THE GROUND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS ACCURATE AND CORRECT. BEING THE LAND CONVEYED TO TRAVILAH - WHM LIMITED PARTNERSHIP, FROM MAX A. GAUTIER, SR. PER DEED RECORDED IN LIBER 7341, FOLIO 189 OF THE LAND RECORDS OF MONTGOMERY COUNTY, I FURTHER CERTIFY THAT ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS WILL BE SET IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE. THERE IS 2,987 SQUARE FEET OR 0.0686 ACRES OF STREET DEDICATION TO BE DEDICATED TO MONTGOMERY COUNTY BY THIS PLAT. THE TOTAL AREA INCLUDED ON THIS PLAT IS 85,338 SQUARE FEET OR 1.9591 ACRES OF LAND.

Alan R. Drago 11/2/23
 ALAN R. DRAGOO DATE
 PROPERTY LINE SURVEYOR
 MARYLAND LIC. NO. 348
 EXP.: 10-13-2024



SUBDIVISION RECORD PLAT
SHOPS AT TRAVILAH
PARCEL A
 ELECTION DISTRICT No. 6
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 40' OCTOBER 23, 2023



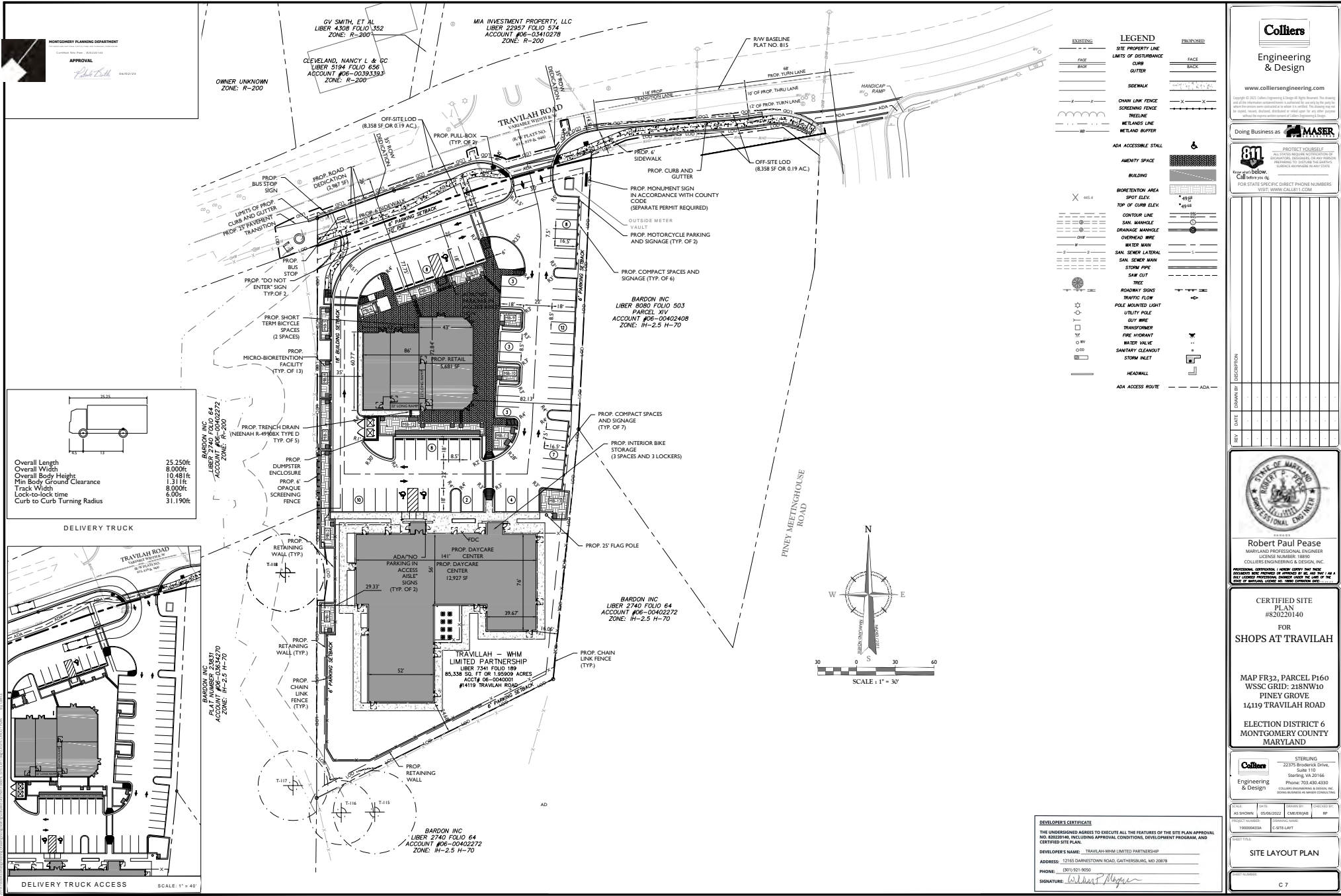
LEGEND
 CRF = GAPPED REBAR FOUND
 IRF = IRON ROD FOUND
 IPF = IRON PIPE FOUND

220831000
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD
 APPROVED _____ DATE _____
 CHAIR MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER
 M-N.C.P. & P.C. RECORD FILE NO.:

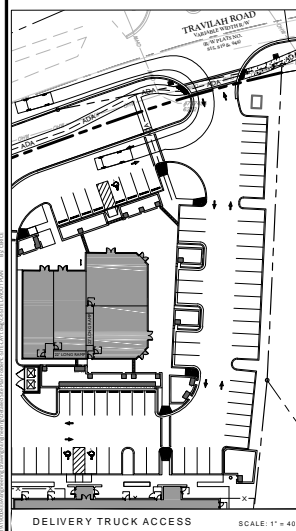
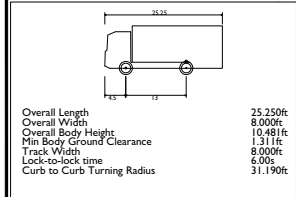
MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES
 APPROVED *1-18-2024* DATE
Walter H. Magruder
 DIRECTOR
 RECORD DATE _____
 PLAT NO. _____

STERLING
 22375 Broderick Drive,
 Suite 110
 Sterling, VA 20156
 Phone: 703.430.4339
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REV	DATE	DESCRIPTION

Robert Paul Pease
MARYLAND PROFESSIONAL ENGINEER
LICENSE NUMBER: 18890
COLLIERS ENGINEERING & DESIGN, INC.

CERTIFIED SITE PLAN #820220140
FOR SHOPS AT TRIVILAH
MAP FR32, PARCEL P160
WSSC GRID: 218NW10
PINEY GROVE
14119 TRIVILAH ROAD
ELECTION DISTRICT 6
MONTGOMERY COUNTY
MARYLAND

Colliers Engineering & Design
22376 BROADWAY DRIVE, SUITE 110
GAITHERSBURG, MD 20884
Phone: 703.430.4330

DATE	BY	REVISION	PROJECT NO.
AS SHOWN	05/06/2022	EMBR/BJR/BP	

SITE LAYOUT PLAN
SCALE: 1" = 40'

DEVELOPER'S CERTIFICATE
THE UNDERSIGNED AGREES TO EXERCISE ALL THE FEATURES OF THE SITE PLAN APPROVAL NO. 820220140, INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAMS, AND CERTIFIED SITE PLAN.
DEVELOPER'S NAME: TRIVILAH WHM LIMITED PARTNERSHIP
ADDRESS: 33555 SHARRESTOWN ROAD, GAITHERSBURG, MD 20878
PHONE: (801) 521-9050
SIGNATURE: *William H. Pease*

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION