Plat Name: West Side at Shady Grove Metro

Plat #: 220230750 - 220230760

Location: Located on the north side of Flatbush Street and Front Street, respectively, west of

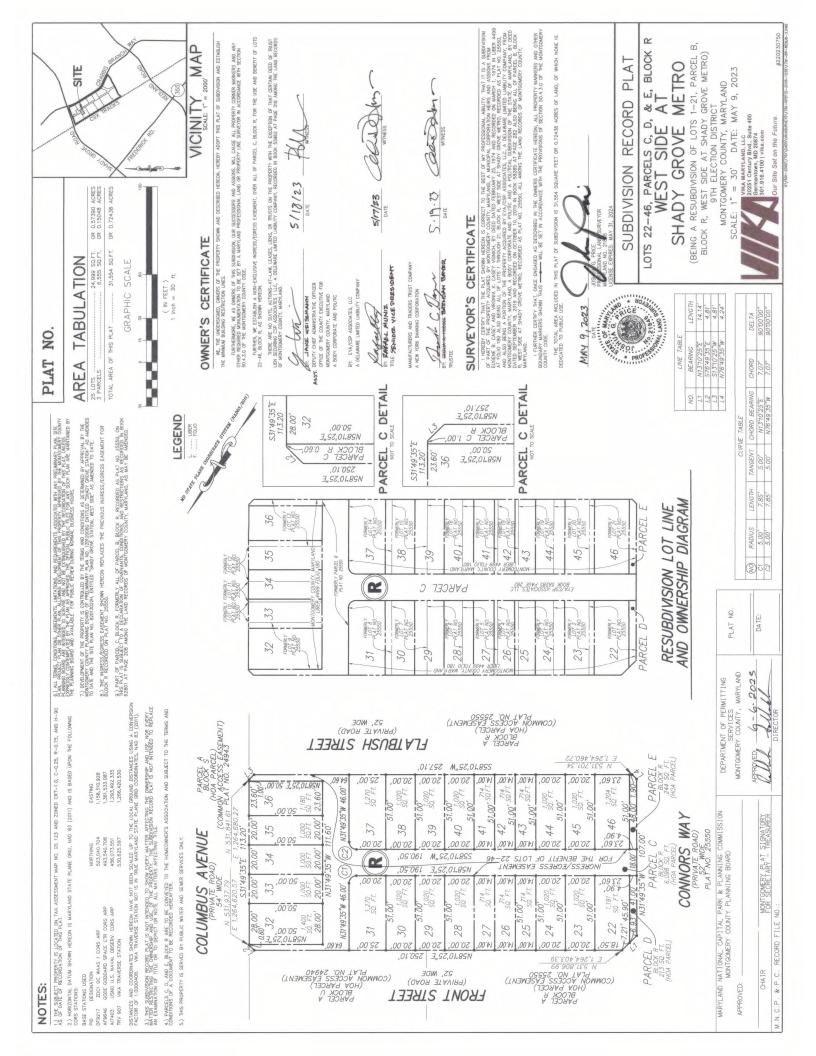
Columbus Avenue

Master Plan: Shady Grove Minor Master Plan Amendment Area

Plat Details: CRT zone; 37 lots, 3 parcels

Owner: Montgomery County, MD and EYA/CSP Associates, LLC

These subdivision plats have been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 12012008G (MCPB Resolution No. 23-052), and with Site Plan No. 82013022H (Certified Site Plan dated June 5, 2023), 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.



## NOTES:

1) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. GS 123 AND ZONED CRT-1,0, C-0,25, R-0,75, AND H-90 AS OF DATE OF RECORDATION OF THIS PLAT. MARYLAND STATE PLANE GRID, NAD 83 (2011) AND IS BASED UPON THE FOLLOWING

DESIGNATION

ZDCD TOWNAS 1 CORS ARP

ZDCD GOODARD SPACE CTR CORS ARP
USNO U.S. NAVAL OBSERV. CORS ARP

USNO U.S. NAVAL OBSERV. CORS ARP

EASTING 1,158,310.928 1,361,533.087 1,293,492,335 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). ANTER SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESIDENDING THE OWNERSHIP AND USE, ONCE FUELY THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE ARE EXAMINATION OF THIE, OR TO DEPICT OR NOTE, THE ANTERS AFFECTING THIE.

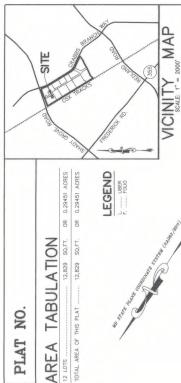
ENTS, LIMITATIONS, AND REQUIREMENTS, ASSOCIATED WITH ANY PRELIMINARY OF THE PROPERTY, APPROVED BY CHER PLAN, CHERCAPINA, DARROWED BY A BRANCH AND NOT BE ENTINGUISHED BY THE PLAN AS APPROVIDED. THE CHERCAPINAL AS APPROVIDED. THE CHERCAPINAL AS APPROVIDED. THE CHERCAPINAL AS APPROVIDED. THE CHERCAL PURINED BY THE PLANKING BOARD AND ANALAGIE. FOR PUBLIC REVIEW. 4.) ALL TERMS, CONDITIONS, AGREEMEN THE MAN SIF ELAN PROCECT PLAN OR FORMEN COUNTY PLANNING BECORDATION OF THIS PLAT, UNLESS EFILES FOR ANY SUCH PLAN ARE MAINTIES FOR ANY SUCH PLAN ARE MAINTING NORMAL BUSINESS HOURS.

PLAT NO.

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

DERICOMENT OF THE UNITROLEGY COUNT PLANNING SHOWN TO PERSON AND COUNTDINGS AS TO STREAMED.
BY APPROVED IT THE UNITROLEGY COUNTY PLANNING SHOWN OF PERLAMANY PLANNING TO THE STEEL AND TH

7) LOTS 45 THROUGH 56, BLOCK TOBTAIN THE RIGHTS TO THE EXISTING INGRESS FIGERISES EASEMENT DEDICATED WITHIN PAREEL E. BLOCKYT, WEST SIDE TS SHADON WETRO, PELOTRED ON PLAT NO. 25652 AMONG THE LAND RECORDS OF WINTOMARY COUNTY, MARYLAND.



## OWNER'S CERTIFICATE

WE, THE UNDERGOKED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREON, HEREON THIS PLAT OF SUBDIVISION AND ESTABLISH. THE MINIMUM BUILDING RESTRICTION LINES. FURTHERMORE, WE AS ONNERS OF THIS SUBDIVISION, OUR SUDCESSORS AND ASSORS, WILL CÂUSE ALL PROPERTY CORNER MAINCERS AND ANY TOTHE ROLLINGS MAINMENTAIN TO BE SET BY A MARTILAD PROFESSIONAL LAND OR PROPERTY LINE SURFEYOR IN ACCIONANCE WITH SECTION 564.55 OF THE MATICIDERY CONTY COOK.

THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUSTS ON THE PROPERTY



RESUBDIVISION LOT LINE AND OWNERSHIP DIAGRAM

BLOCK T PLAT NO. 25552

27 BLOCK T PLAT NO. 25552

131.49,35

FORMERLY 101 39 PLAT NO. 25552

99

55

21,254,375,12 N 531,850,65

50.84

N31"49"35"W 53.84

BLÓČK T PLAT NO. 25552

26.00

400 55 50.84

50.00°

20.00

4.00

B ∀BCEF E

94 45

14: 53 84' 50. FT. 00

50.00°

49

S1370'25"W

31.49'35"E

S31'49'35"E 53.84'

FRONT LOOP (PRIVATE ROAD) 52, WIDE

48

EKONI SIKEE (PRIVATE ROAD) 52, MDE

20.00°

21

48

N28.10,528,E 100.00° E 1,264,426.83 1,368.65 BLOCK T BLOCK T 8LOCK T 8LOCK T 8LOCK T 8LOCK T 9.268.65

50.84

20.00

1,077 50. FT. 20.00

50.84

29.00

59.00

29.00

## PLAT SUBDIVISION RECORD

SHADY GROVE METRO WEST SIDE AT

(BEING A SUBDIVISION OF LOTS 29—39, BLOCK WEST SIDE AT SHADY GROVE METRO) 9TH ELECTION DISTRICT DATE: MAY 9, 2023 MONTGOMERY COUNTY, MARYLAND SCALE: 1" = 30'



Our Site Set on the Future

HERBY CRISTOR THAT HE ALL SHOWN HERBY IS CORRECT OF THE REST OF WHY PROPERSOAME, MORTH IS A SUBMOVING OF PART OF THE ROPERTY ACQUERED BY UNDITIONERY COUNTY, MARKHAND, A WANNERA, COPPORATION HIRS AND ASSIGNS FROM ELEGINE B. CLOST AND WIRBAN K. CLOST VINDON BY DEED DATE PRESENTED TO STATE AND RECEIVED ON MARCH IS THE BIES AND ASSIGNS FROM ELEGINE B. CLOST AND WIRBAN K. CLOST VINDON BY DEED DATE PROPERTY AND ASSIGNS FROM ELEGINE BY A MARCHAND AS A PLAY IN B. CROST OF A MAN REGINED AS A MARCHAND. SEE A MARCHAND AS A PLAY IN B. CROST OF A MAN REGINED AS A MAN REGINE

SURVEYOR'S CERTIFICATE

I FURTHER CERTEY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS CERTEICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS

ISION IS 12,829 SQUARE FEET OR 0.29451 ACRES OF LAND, OF

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBD

WHICH NONE IS DEDICATED TO PUBLIC USE.



MARYLAND NATIONAL

APPROVED:

CHAIR M.N.C.P. & P.C.





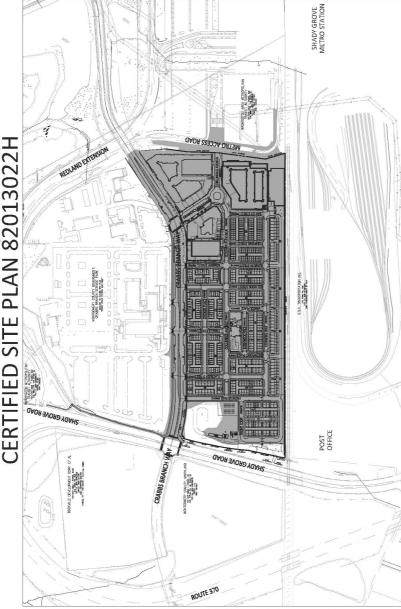
GRAPHIC SCALE



## SHADY GROVE STATION WEST SIDE MONTGOMERY COUNTY, MARYLAND CERTIFIED SITE PLAN 82013022H



TOTAL CONTINUES OF THE CONTINUES OF THE



LOCAL AREA MAP Some south to s

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302	MES	
ST OF CHANGES SITE PLAN AMENDMENT 820130221	REPLACE (25) 24' TOWNHOMES WITH (29) 20' TOWNHOMES	
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Ē	THE	W.
A	30	OH,
₹	10 M	10.00
E	NAC	ADD (1) 14' WIDE MPDU TOWNHOME
ESS	24' T	M M
S	(25)	31.00
3	ACE	10.14
Ö	REPL	ADD
LIS	a	

	THE UNDERSTRIED AGREES TO EXCENT ALL THE FEATURES OF THE SITE PLAN WITHOUT NO. KONDITIONS, DEVELOPMENT APPROVAL CONDITIONS, DEVELOPMENT PROPAGATAN, AND CENTRED SITE PLAN.	EYACHP ABSOCIATES No EYA, LLC ATTN: MALEAN CLINN	4600 HAMPOEN LANE, SUITE 300, BETHESDA, NO 206H	В	
DEVELOPIEYS CERTIFICATE	THE UNDERSTAND AGREES TO EXECUTE INCLUDING A PROGRAM, AND CONTINEED SITE PLAN.		4800 HAM	301-634-6800	2018
DEVELOPERYS	THE UNDERBIEN NETWORK, HO. B PROGRAM, AND	CEVEL OP SYSTEM HAME.	ADDRESS:	PHONE	

PROME AD A STATE OF S

ER SHEET	1 2023	3P-1
COVER	DRAWN BY: B DESIGNED BY: JB DATE ISSUED: 02/23	ľ
	M M M	뿛오

STATE PLAN
#8201302H
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