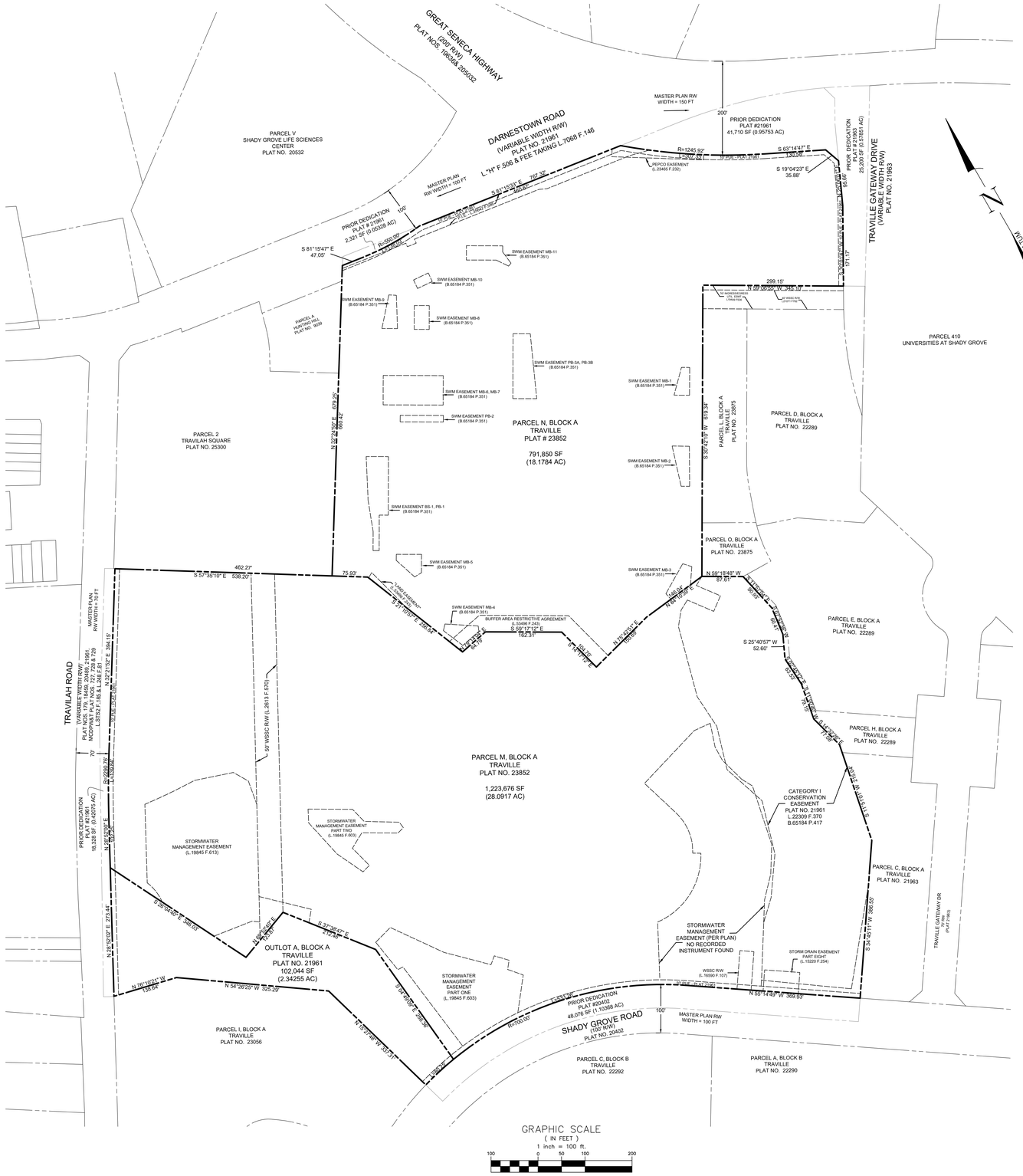
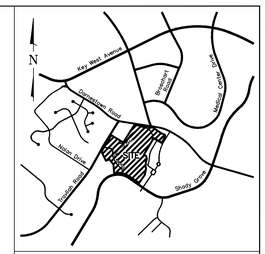
TRAVILLE
PARCELS M, N & OUTLOT A, BLOCK A
PRELIMINARY PLAN #12022XXXX





VICINITY MAP
SCALE 1" = 2,000'

SITE DATA

SUBJECT PROPERTIES	TRAVILLE PARCELS M, N & OUTLOT A PLATS 21961 & 23852
PROPERTY OWNERS:	PARCEL N ARE MARYLAND NO 49, LLC C/O ALEXANDRIA REAL ESTATE EQUITIES, INC. 26 NORTH EUCLID AVENUE PASADENA, CA 91101 PARCEL M GI DC ROCKVILLE, LLC 188 THE EMBARCADERO #700 SAN FRANCISCO, CA 94105 OUTLOT A GI DC ROCKVILLE, LLC 188 THE EMBARCADERO #700 SAN FRANCISCO, CA 94105
EXISTING LOT AREAS:	OUTLOT A = 102,044 SF (2.3426 AC) PARCEL M = 1,223,665 SF (28.0915 AC) PARCEL N = 791,860 SF (18.1786 AC)
PRIOR DEDICATIONS:	135,635 SF (3.1138 AC)
TRACT AREA:	2,253,204 SF (51.7264 AC)
PROPOSED DEDICATION:	XXXXX
CURRENT ZONING:	CRT-0.5, C-0.5, R-0.25, H-100' [2]
EXISTING / PROPOSED USE:	LIFE SCIENCES, RESEARCH & DEVELOPMENT

TRACT AREA TABULATION

PARCEL M, BLOCK A (PLAT NO. 23852)	= 1,223,665 SF
PARCEL N, BLOCK A (PLAT NO. 23852)	= 791,860 SF
OUTLOT A, BLOCK A (PLAT NO. 21961)	= 102,044 SF
DEDICATION TO SHADY GROVE ROAD (PLAT NO. 20402)	= 48,076 SF
DEDICATION TO TRAVILAH ROAD (PLAT NO. 21961)	= 18,328 SF
DEDICATION TO DARNESTOWN ROAD (PLAT NO. 21961)	= 2,321 SF
DEDICATION TO DARNESTOWN ROAD (PLAT NO. 21961)	= 41,710 SF
DEDICATION TO TRAVILLE GATEWAY DRIVE (PLAT NO. 21961)	= 25,200 SF
TOTAL TRACT AREA	=2,253,204 SF

GENERAL NOTES

1. THE TOPOGRAPHY SHOWN ON PARCEL N IS TAKEN FROM AN AERIAL SURVEY PREPARED BY MCKENZIE SNYDER, INC (DATE OF PHOTOGRAPHY APRIL 22, 2020) SUPPLEMENTED WITH FIELD RUN SURVEYS PREPARED BY MHG. ALL OTHER TOPOGRAPHY ON SURROUNDING PROPERTIES IS TAKEN FROM MNCPPC GIS TILES.
2. EXISTING UTILITIES SHOWN ARE BASED ON VISIBLE SURVEYED APPURTENANCES, ACCESSIBLE STRUCTURES AND PLANS OF RECORD.
3. BOUNDARY INFORMATION FOR PARCEL N BASED ON A BOUNDARY VERIFICATION SURVEY PREPARED BY MHG IN MAY OF 2020. ALL OTHER SURROUNDING PROPERTY BOUNDARIES ARE TAKEN FROM MNCPPC GIS TILES.
4. THE PROPERTIES ARE WITHIN THE GREAT SENECA SCIENCE CORRIDOR MASTER PLAN.
5. THE PROPERTIES ARE WITHIN THE PINEY BRANCH SPECIAL PROTECTION AREA (SPA).
6. THE EXISTING WATER SERVICE CATEGORY IS W-1.
7. THE EXISTING SEWER SERVICE CATEGORY IS S-1.
8. THE PROPERTIES ARE SUBJECT TO FINAL FOREST CONSERVATION PLAN #820010120.
9. THE PROPERTIES ARE NOT IDENTIFIED IN THE LOCATION ATLAS AND INDEX OF HISTORICAL SITES, NOR ITS IT IDENTIFIED IN THE MASTER PLAN FOR HISTORIC PRESERVATION.
10. A PRELIMINARY/FINAL WATER QUALITY PLAN REVISION FOR THIS DEVELOPMENT IS UNDER REVIEW BY THE DEPARTMENT OF PERMITTING SERVICES UNDER PLAN #286623.
12. A HYDRAULIC PLANNING ANALYSIS FOR THIS DEVELOPMENT WAS REVIEWED BY WSSC UNDER PLAN # DA7144Z21 AND DETERMINED THE EXISTING WATER MAINS ARE AVAILABLE AND ADEQUATE FOR SERVICING THE PROJECT. EXISTING SEWER MAINS REQUIRE DOWNSTREAM IMPROVEMENTS TO ADEQUATELY SERVE THIS DEVELOPMENT.
13. ALL UTILITIES SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE; SEE APPROVED UTILITY DRAWINGS. SERVICING UTILITY COMPANIES INCLUDE:
    - WATER & SEWER: WSSC
    - NATURAL GAS: WASHINGTON GAS
    - ELECTRIC: PEPCO
    - TELECOMMUNICATIONS: VERIZON & COMCAST
14. MNCPPC STAFF MUST INSPECT ALL TREE-SAVE AREAS AND PROTECTION DEVICES BEFORE CLEARING AND GRADING.
15. MINOR MODIFICATIONS TO THE LIMITS OF DISTURBANCE SHOWN ON THE SITE PLAN WITHIN THE PUBLIC RIGHT-OF-WAY FOR UTILITY CONNECTIONS MAY BE DONE DURING THE REVIEW OF THE RIGHT-OF-WAY PERMIT DRAWINGS BY THE DEPARTMENT OF PERMITTING SERVICES.
16. PROPERTY LINES AND LOT/PARCEL AREAS ARE SUBJECT TO ADJUSTMENT AT THE TIME OF SUBDIVISION RECORD PLAT COMPUTATION.
17. UNLESS SPECIFICALLY NOTED ON THIS PLAN DRAWING OR IN THE PLANNING BOARD CONDITIONS OF APPROVAL, THE BUILDING FOOTPRINTS, BUILDING HEIGHTS, SETBACKS, ON-SITE PARKING, SITE CIRCULATION, AND SIDEWALKS SHOWN ON THIS PRELIMINARY PLAN OF SUBDIVISION ARE ILLUSTRATIVE. THE FINAL DETAILS OF BUILDINGS, STRUCTURES, AND HARDSCAPE WILL BE DETERMINED AT THE TIME OF SITE PLAN REVIEW.

BOUNDARY CERTIFICATION

I HEREBY CERTIFY THAT THE BOUNDARY SHOWN HEREON IS CORRECT BASED ON EXISTING DEEDS AND PLATS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, SUBJECT TO CHANGE UPON COMPLETION OF A FINAL RECORD PLAT.

DATE

MACRIS, HENDRICKS, & GLASCOCK, P.A.
BY: WAYNE F. AUBERTIN
PROFESSIONAL LAND SURVEYOR
MARYLAND REG. NO. 21330
EXPIRATION DATE: JANUARY 7, 2023

MHG
Civil Engineers
Land Planners
Landscape Architects
Land Surveyors

9220 Wightman Road, Suite 120
Montgomery Village, MD 20886
Phone: 301.670.0840
www.mhgpa.com

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Professional Certification

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the Laws of the State of Maryland. Lic. No. 16905 Exp. Date. 04.21.2024

PREPARED FOR:
ARE MARYLAND NO. 49, LLC
945 CLOPPER ROAD
GAITHERSBURG, MD 20878

REVISIONS

NO.	DESCRIPTION	DATE

TAX MAP FR43 WSSC 219NW10

PLATS 21961 & 23852

4TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

PARCELS M & N
BLOCK A
TRAVILLE

PROJ. MGR	PGL
DRAWN BY	PGL
SCALE	1"= 100'
DATE	04.20.2022

PRELIMINARY PLAN

PP0.01

PROJECT NO.	2020.111.13
SHEET NO.	1 OF 1

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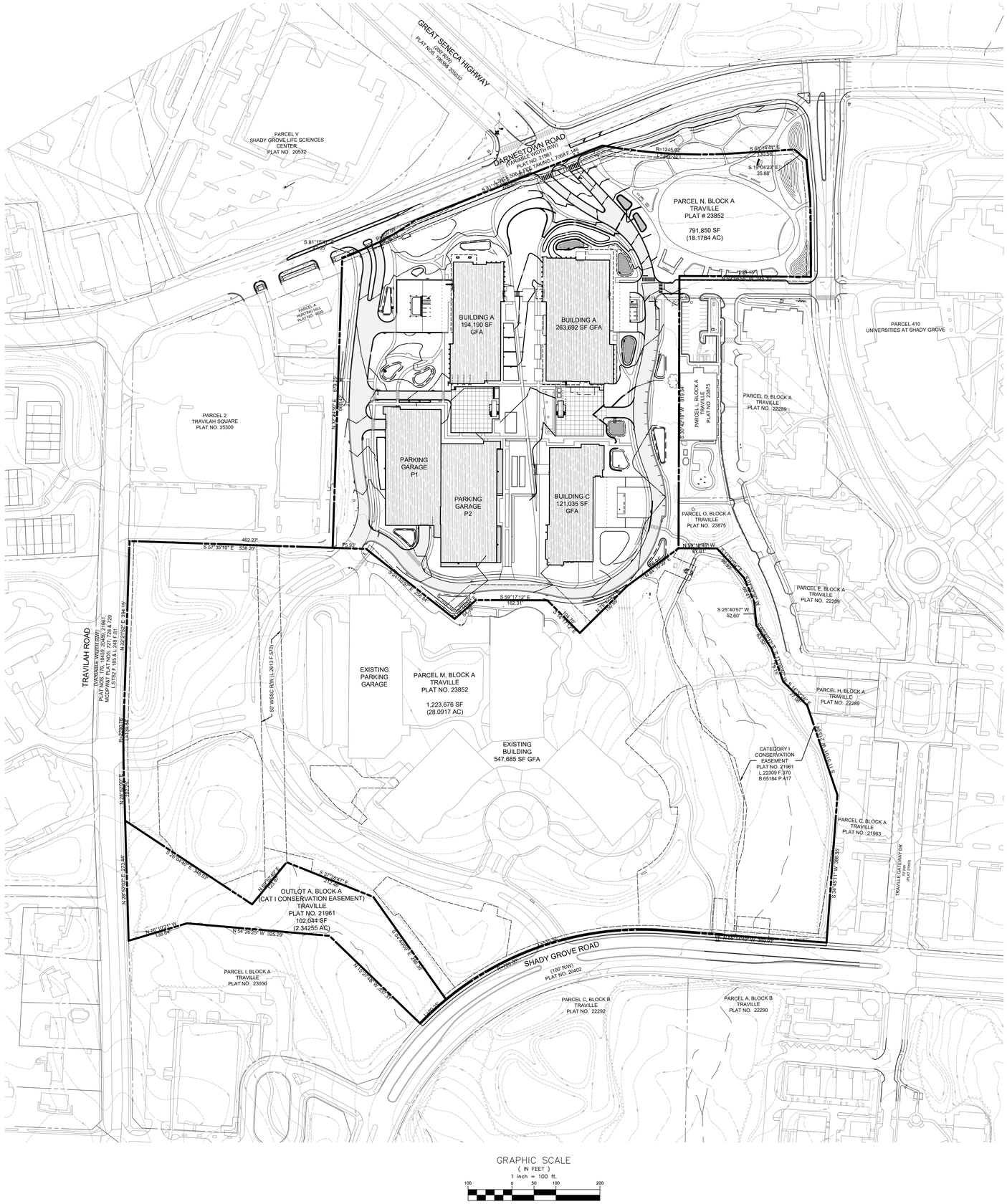
GREAT SENECA HIGHWAY
(VARIABLE WIDTH)
PLAT NOS. 19586, 20402
CSX RAILROAD
DARNESTOWN ROAD
(VARIABLE WIDTH)
PLAT NO. 21961
PARCEL V
SHADY GROVE LIFE SCIENCES CENTER
PLAT NO. 20532
PARCEL N, BLOCK A
TRAVILLE
PLAT # 23852
791,850 SF
(18.1784 AC)
PARCEL 410
UNIVERSITIES AT SHADY GROVE
PARCEL 2
TRAVILAH SQUARE
PLAT NO. 25300
PARCEL 351
PLANTED HILL
PLAT NO. 9836
BUILDING A
194,190 SF
GFA
BUILDING A
263,692 SF GFA
PARKING
GARAGE
P1
PARKING
GARAGE
P2
BUILDING C
121,035 SF
GFA
PARCEL D, BLOCK A
TRAVILLE
PLAT NO. 22289
PARCEL L, BLOCK A
TRAVILLE
PLAT NO. 23875
PARCEL O, BLOCK A
TRAVILLE
PLAT NO. 23875
PARCEL E, BLOCK A
TRAVILLE
PLAT NO. 22289
PARCEL H, BLOCK A
TRAVILLE
PLAT NO. 22289
PARCEL C, BLOCK A
TRAVILLE
PLAT NO. 21963
TRAVILLE GATEWAY DR
(VAR. WIDTH)
PLAT NO. 21963
TRAVILAH ROAD
(VARIABLE WIDTH)
PLAT NOS. 179, 18459, 20480, 21961
MCDPWT PLAT NOS. 727, 728 & 729
L.A.H. NOS. 727, 728 & 729
EXISTING
PARKING
GARAGE
PARCEL M, BLOCK A
TRAVILLE
PLAT NO. 23852
1,223,676 SF
(28.0917 AC)
EXISTING
BUILDING
547,685 SF GFA
CATEGORY I
CONSERVATION
EASEMENT
PLAT NO. 21961
L. 22309 F. 370
B.65184 P.417
OUTLOT A, BLOCK A
(CAT I CONSERVATION EASEMENT)
TRAVILLE
PLAT NO. 21961
102,044 SF
(2.34255 AC)
PARCEL I, BLOCK A
TRAVILLE
PLAT NO. 23056
PARCEL C, BLOCK B
TRAVILLE
PLAT NO. 22292
PARCEL A, BLOCK B
TRAVILLE
PLAT NO. 22290
SHADY GROVE ROAD
(10R R/W)
PLAT NO. 20402
60' WSSC R/W (L.2613 F.570)
S 81°15'41" E 1.00'
S 81°14'26" E 1068.8' +/-
R=1245.92'
L=62.51'
S 15°04'23" E
35.88'
S 59°17'12" E
(62.31')
S 25°40'57" W
52.60'
S 57°35'10" E 538.20'
462.27'
75.00'
N 32°25'52" E 884.18'
N 28°52'00" E 213.44'
N 28°04'49" E 98.03'
N 17°07'21" W
N 54°39'23" W 325.29'
N 16°04'48" W 207.73'
S 37°39'48" E
212.42'
S 37°39'48" E 206.58'
S 35°42'16" W 61.43'
N 55°16'38" W
97.81'
S 54°45'11" W 398.50'
N 55°16'38" W 398.50'
S 25°40'57" W 398.50'
S 54°45'11" W 398.50'
N 25°40'57" E 398.50'
N 54°45'11" E