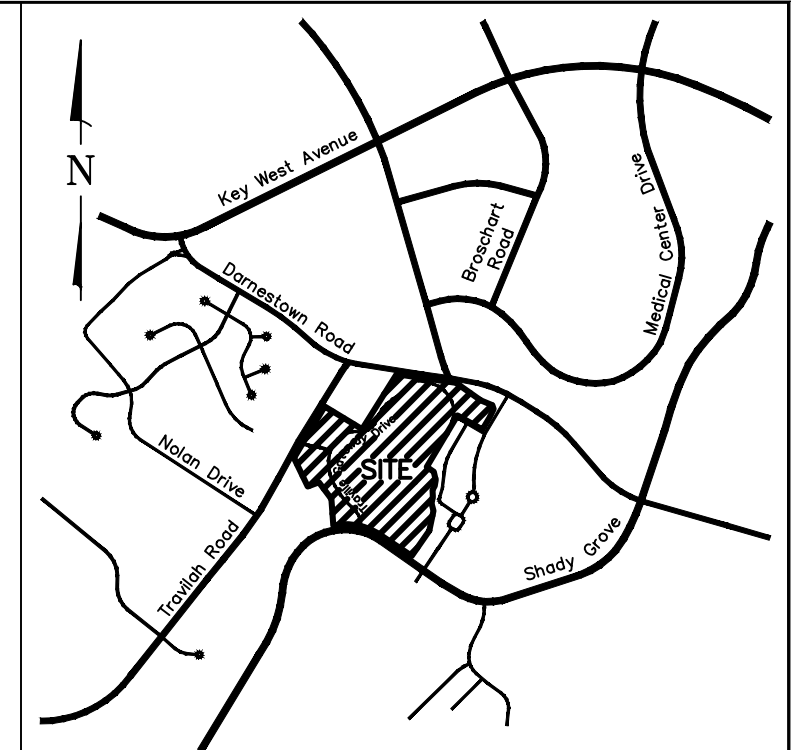


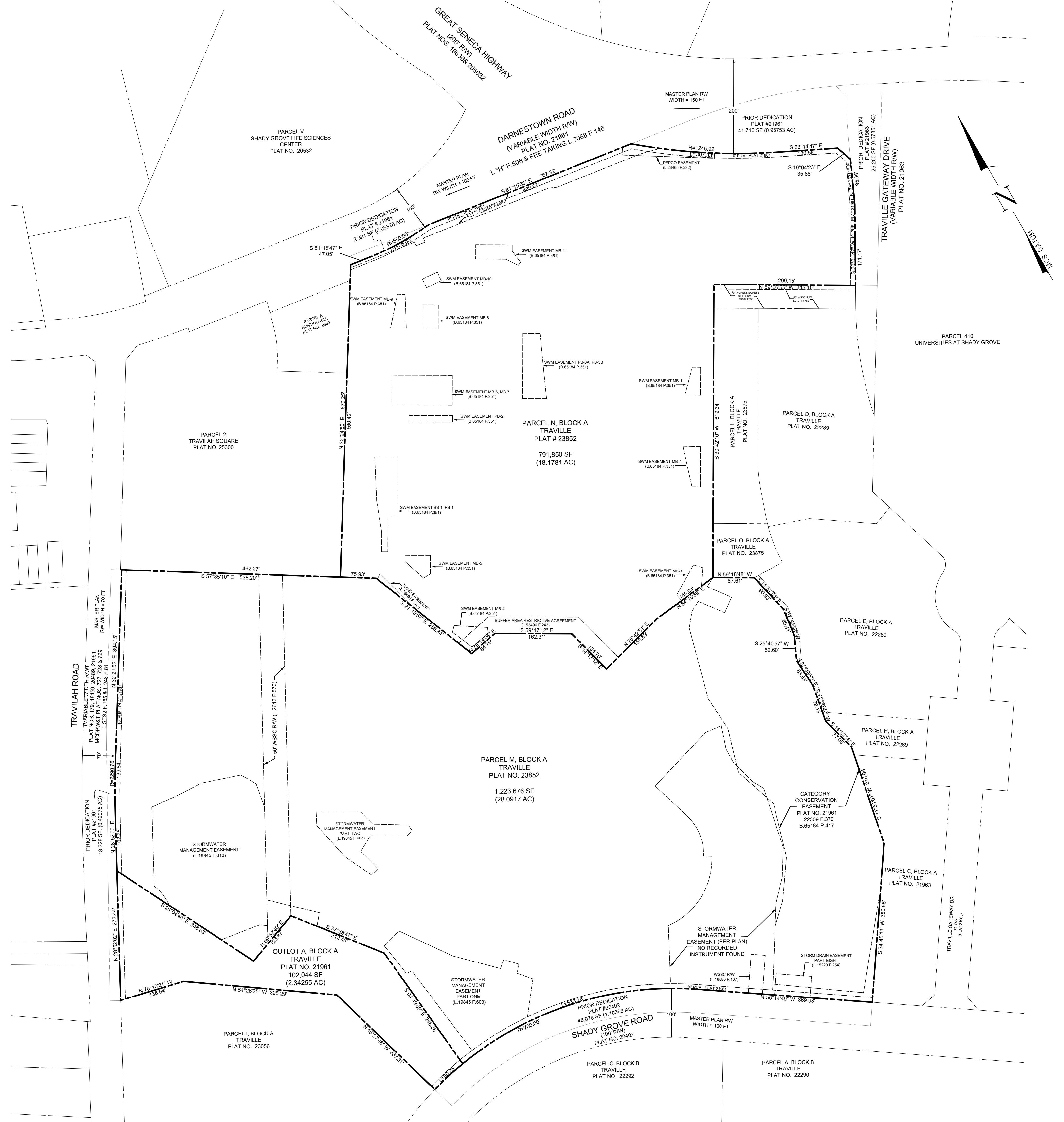
TRAVILLE

PARCELS M, N & OUTLOT A, BLOCK A

PRELIMINARY PLAN #12022XXXX



VICINITY MAP
SCALE 1" = 2,000'



TRACT AREA TABULATION

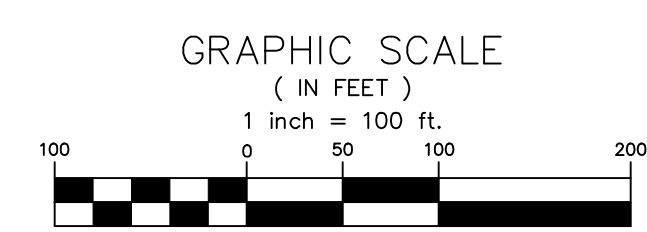
PARCEL M, BLOCK A (PLAT NO. 23852)	= 1,223,665 SF
PARCEL N, BLOCK A (PLAT NO. 23852)	= 791,860 SF
OUTLOT A, BLOCK A (PLAT NO. 21961)	= 102,044 SF
DEDICATION TO SHADY GROVE ROAD (PLAT NO. 20402)	= 48,076 SF
DEDICATION TO TRAVILLE ROAD (PLAT NO. 21961)	= 18,268 SF
DEDICATION TO DARNESTOWN ROAD (PLAT NO. 21961)	= 2,321 SF
DEDICATION TO TRAVILLE GATEWAY DRIVE (PLAT NO. 21961)	= 41,710 SF
DEDICATION TO TRAVILLE GATEWAY DRIVE (PLAT NO. 21961)	= 2,200 SF
TOTAL TRACT AREA	= 2,253,204 SF

- GENERAL NOTES**
- 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 FILES.
 - EXISTING UTILITIES SHOWN ARE BASED ON VISIBLE SURVEYED APPURTENANCES, ACCESSIBLE STRUCTURES AND PLANS OF RECORD.
 - 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 FILES.
 - THE PROPERTIES ARE WITHIN THE GREAT SENECA SCIENCE CORRIDOR MASTER PLAN.
 - THE PROPERTIES ARE WITHIN THE PINEY BRANCH SPECIAL PROTECTION AREA (SPA).
 - THE EXISTING WATER SERVICE CATEGORY IS W-1.
 - THE EXISTING SEWER SERVICE CATEGORY IS S-1.
 - THE PROPERTIES ARE SUBJECT TO FINAL FOREST CONSERVATION PLAN #82001020.
 - THE PROPERTIES ARE NOT IDENTIFIED IN THE LOCATION ATLAS AND INDEX OF HISTORICAL SITES, NOR IS IT IDENTIFIED IN THE MASTER PLAN FOR HISTORIC PRESERVATION.
 - A PRELIMINARY FINAL WATER QUALITY PLAN REVISION FOR THIS DEVELOPMENT IS UNDER REVIEW BY THE DEPARTMENT OF PERMITTING SERVICES UNDER PLAN #268623.
 - A HYDRAULIC PLANNING ANALYSIS FOR THIS DEVELOPMENT WAS REVIEWED BY WSSC UNDER PLAN # DAT144221 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.
 - 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: PERCO
TELECOMMUNICATIONS: VERICOM & COMCAST
 - MNCPPC STAFF MUST INSPECT ALL TREE-SAVE AREAS AND PROTECTION DEVICES BEFORE CLEARING AND GRADING.
 - 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.
 - PROPERTY LINES AND LOT/TRACT AREAS ARE SUBJECT TO ADJUSTMENT AT THE TIME OF SUBDIVISION RECORD PLAT COMPUTATION.
 - 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



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. 16955 Exp. Date: 04-21-2024

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

REVISIONS

NO.	DESCRIPTION	DATE

TAX MAP FR43 WSSC 219RW10

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

