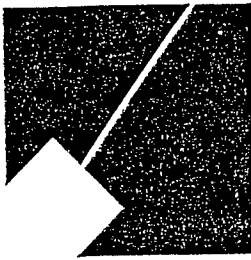


M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Action: Approved Staff Recommendation Motion of Comm. Bryant, seconded by Comm. Perdue with a vote of 3-0; Comms. Bryant, Perdue and Richardson voting in favor. Comms. Hussmann and Holmes temporarily absent.

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-98045
NAME OF PLAN: LANDY LANE

On 01-09-98, WILLCO CONSTRUCTION COMPANY submitted an application for the approval of a preliminary plan of subdivision of property in the C-O zone. The application proposed to create 1 lot on 5.10 acres of land. The application was designated Preliminary Plan 1-98045. On 03-04-99, Preliminary Plan 1-98045 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form, attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-98045 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-98045, subject to the following conditions:

Approval pursuant to the FY99 Annual Growth Policy (AGP) alternative review procedures for expedited development approval ("Pay-and-Go"), subject to the following conditions:

- (1) Prior to recording of plat, applicant to enter into an Adequate Public Facilities (APF) agreement with the Planning Board limiting development to a maximum 157,457 square foot office development and pay to the Montgomery County Department of Finance the balance of the expedited development approval excise tax (EDAET) prior to receipt of building permits, as provided by County law
- (2) Compliance with the conditions of approval of the preliminary forest conservation plan. The applicant must meet all conditions prior to recording of plat or MCDPS issuance of sediment and erosion control permit, as appropriate
- (3) Record plat to show easement for future dedication of Landy Lane as shown on preliminary plan. Easement terms to provide that prior to release of building permit for expansion, MCDPW&T to finalize whether the road will be a private drive or public street

EXHIBIT "A"

Preliminary Plan 1-98045

Page 2 of 2

- (4) Coordinate with M-NCPPC for the purpose of reaffirming the access easement to Little Falls Parkway which will remain
- (5) Prior to recording of plat, submit a final lighting, landscape and parking facilities plan for technical staff review
- (6) Conditions of MCDPS stormwater management approval dated 02-20-98
- (7) Record plat to reference all common ingress/egress easements
- (8) Other necessary easements
- (9) In accordance with the provisions of the EDAET of the FY99 AGP, this preliminary plan will remain valid until April 23, 2001 (25 months from date of mailing, which is March 23, 1999). Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded. In order for the approval to remain valid, all building permits must be issued within two years of the recordation of the associated plat.

EXHIBIT "B"LEGAL DESCRIPTION

Two Parcels of real property located in the Seventh (7th) Election District, Montgomery County, Maryland, and more particularly described as follows:

Parcel One

All that land, formerly known as Parcels 3 and 4, pursuant to a "Plat of Dedication & Subdivision of Stone Straw Corporation Property" recorded in Plat Book 37, Plat 2608 among the Land Records of Montgomery County, Maryland; and being now known as part of River Road Land Condominium, per Declaration recorded in Liber 14394, Folio 233, and per condominium plat recorded in Plat Book 74, as Plat No. 7163 among the Land Records of Montgomery County, Maryland.

Parcel Two

All that land, formerly known as that part of Landy Lane, fronting on Parcels 3 and 4, as originally dedicated and described on the "Plat of Dedication & Subdivision of Stone Straw Corporation Property" recorded in Plat Book 37, Plat 2608 among the Land Records of Montgomery County, Maryland; as more particularly described as:

"the right-of-way therefore lying between the East line of Parcel 2 and the East line of Parcel 4 (as shown on Plat No. 37-2608 now recorded among the County Land Records)"

in Landy Lane Abandonment, PW Docket No. 536; filed as Montgomery County Council Resolution No. 3-1730, adopted July 24, 1956 and is recorded August 24, 1956 in Liber 2247, Folio 438.

Parcel ID: 07-1-03155717

Madame Clerk, after recording, please return this document to:

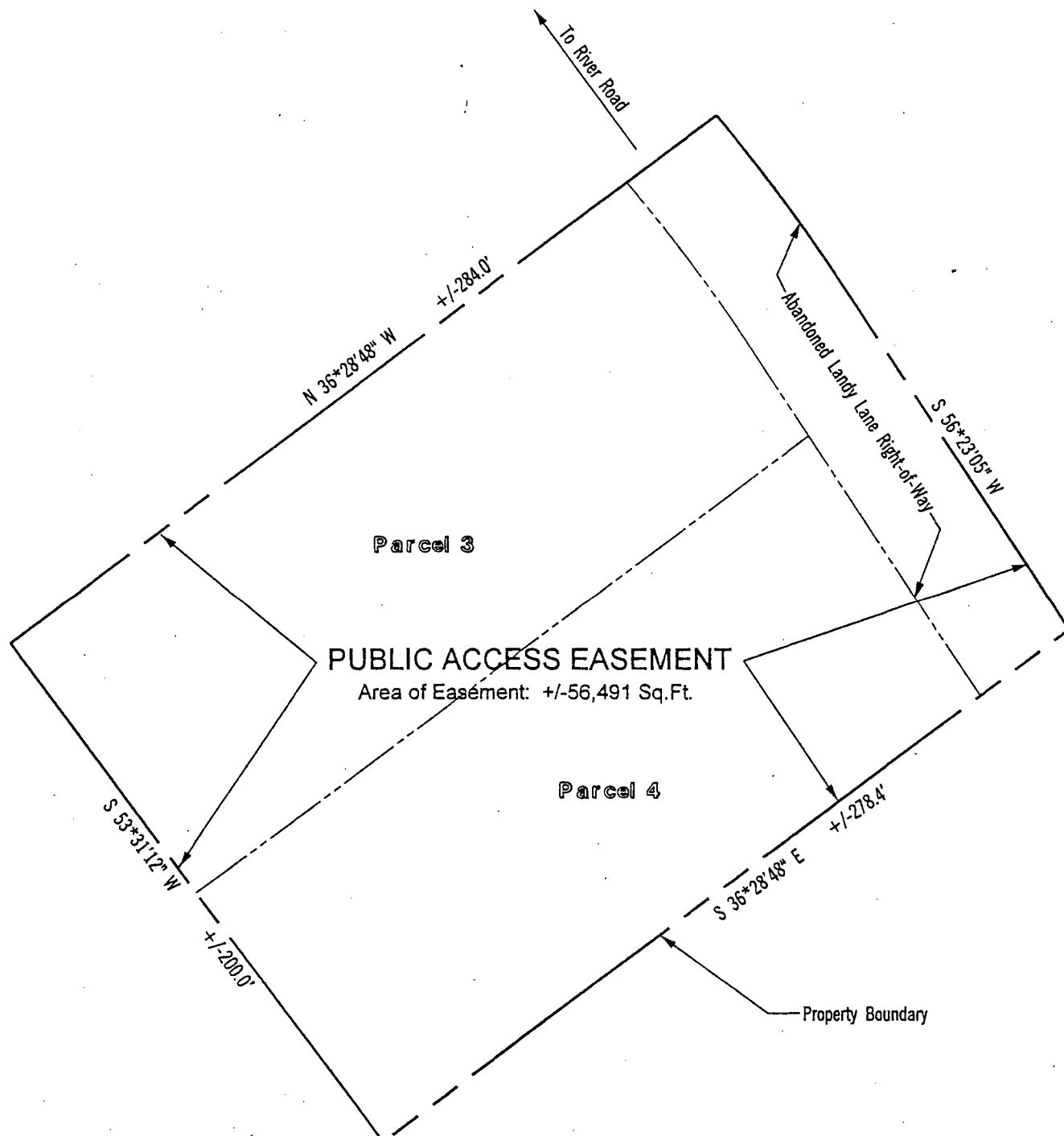
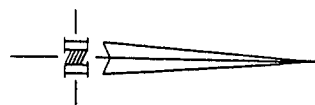
Linowes and Blocher LLP

1010 Wayne Avenue

10th Floor

Silver Spring, MD 20910

Attn: Barbara A. Sears, Esq.



Sketch Showing Public Access Easement

Part of Property of 5161 River Limited Partnership

Exhibit "C"

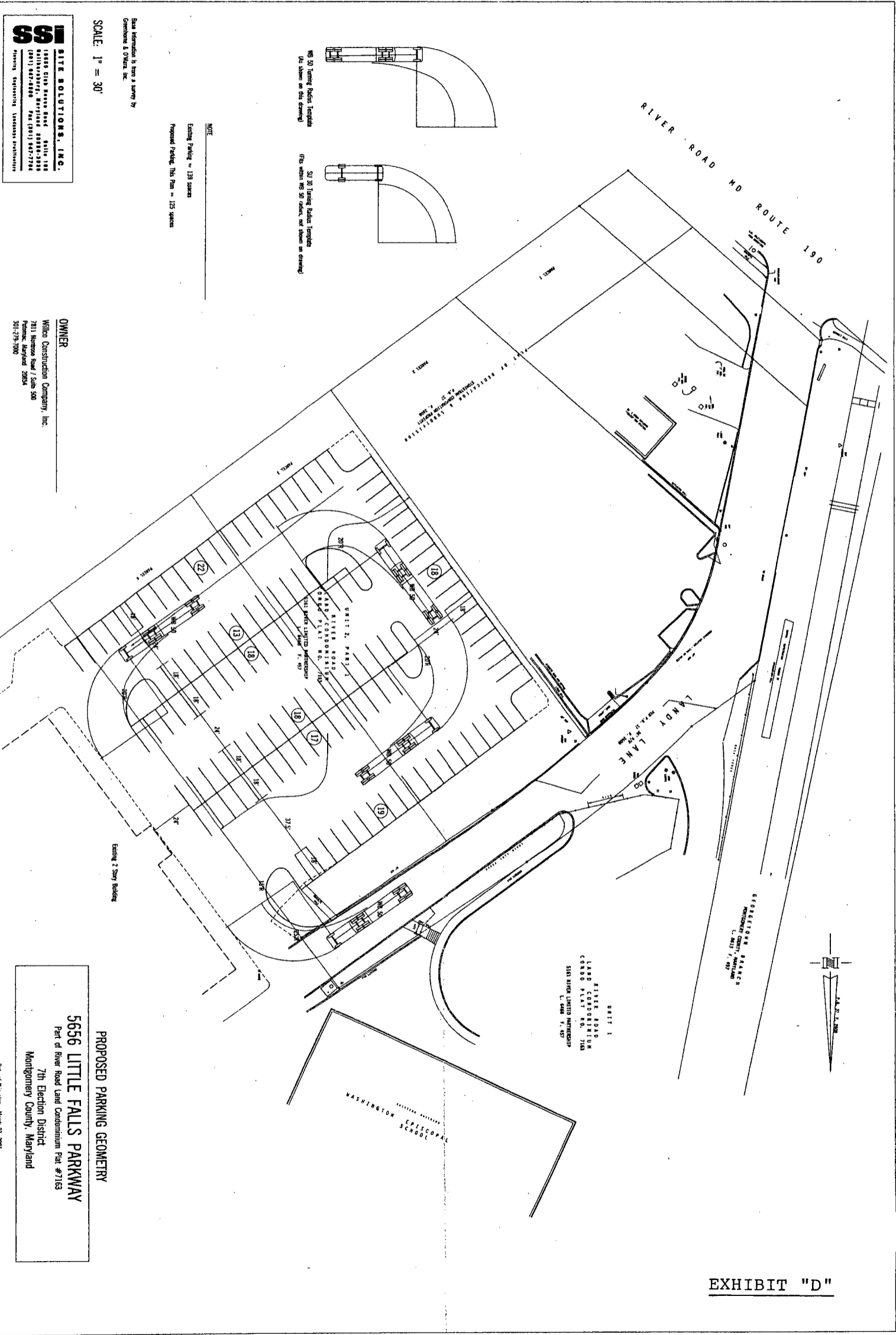
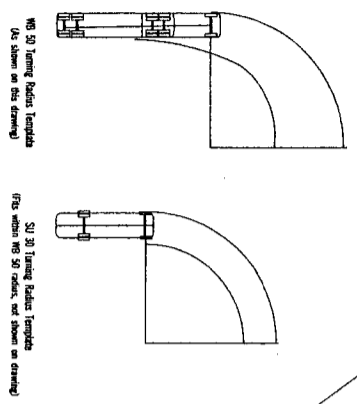
Scale: 1" = 50'

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) MGR 20877, p. 0325, MSA CE-63_20831, Date available 09/22/2005. Printed 02/22/2022.

SS SITE SOLUTIONS, INC.
 18888 GLEN HAVEN ROAD SUITE 100
 GAITHERSBURG, MARYLAND 20878-3208
 (301) 927-8800 FAX (301) 927-7700
 SERVING SUBDIVISION DEVELOPERS

Basic information is from a survey by
 Geometric & Utilities, Inc.
 SCALE: 1" = 30'

NOTE
 Existing Parking = 138 spaces
 Proposed Parking, This Plan = 125 spaces



PROPOSED PARKING GEOMETRY
5656 LITTLE FALLS PARKWAY
 Part of River Road Land Condominium Part #7163
 7th Election District
 Montgomery County, Maryland

EXHIBIT "D"