

**Plat Name: PSTA**  
**Plat #: 220221130 - 220221180**

Location: Located in the southwest quadrant of the intersection of Great Seneca Highway (MD 119) and Key West Avenue (MD 28)  
Master Plan: Great Seneca Science Corridor Master Plan  
Plat Details: CR zone; 97 lots, 12 parcels and right of way dedication  
Owner: The Elms at PSTA, LLC

These subdivision plats have been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 12020010B (MCPB Resolution No. 22-104), and with Site Plan No. 820220050 (Certified Site Plan dated July 12, 2022), 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.

**General Notes:**

- This subdivision record plat is not intended to show every matter affecting the ownership and use, nor is it intended to show every matter affecting the location of the subdivision record plat. It is not intended to replace an examination of title or to depict or create all matters affecting title.
- This property is served by public water and sewer systems only.
- Parcel A and B, Block A are subject to a Montgomery County Open Space Covenant recorded in Liber 28045 at Folio 578 among the Land Records of Montgomery County, Maryland.
- Parcel A and B, Block A, shall be maintained by the Homeowners Association and shall be subject to a Declaration of Covenants for Private Open Space recorded in Book 28258 at page 42 among the Land Records of Montgomery County, Maryland.
- This survey is in the Maryland Coordinate System (NAD83) (2011), GRS Zone 1806(WD), (USDT) based on GPS and conventional survey measurements incorporating National Geodetic Survey Control Point No. 20318; (7) N: 321017.17 E: 1259414.33
- All terms, conditions, agreements, limitations and requirements associated with any Preliminary Plan, Site Plan, Project Plan or other plan, allowing development of this property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this subdivision record plat. The applicant shall be responsible for obtaining and recording all such plans as may be required by the Planning Board and available for public review during normal business hours.
- The applicant must address in a form acceptable to the Montgomery County Department of Transportation, Parcel B, Block A within 180 days of receiving written notice from Montgomery County that the County has approved engineered plans and funds dedicated in the Capital Improvement Plan to construct the segment of Street A (Sweet Street) from Blackwell Road to Key West Avenue.
- Per the Montgomery County Master Plan, Key West Avenue (Maryland Route No. 28) has an ultimate width of 200'.
- Residential and Flexible Building Restrictions (RBR) shown herein are per the Montgomery County Department of Permitting Services Neopropolis Study No. 28-0904, prepared by Rodgers Consulting, Inc., Montgomery County, Maryland.
- Montgomery County, Maryland was the priority owner of this subdivision and all associated easements for recorded in Liber 28624 at folio 776 among the Land Records of Montgomery County, Maryland.

**Approvals/Information Chart**

Map No.	FS343 WSSC Grid No.: 2200W10
Zoning Category	CR-1.0, C-B, R-1.0, M-150
Approved Preliminary Plan File No.	1202001001, 1202001004 & 1202001008
Approved Site Plan File No.	8203200950
Approved Project/Site Plan File No.	N/A
Approved Final/Construction Plan File No.	8203200950

**Line Table**

Line	Bearing	Length
L1	N17°24'06"E	34.67'
L2	S63°35'29"E	45.83'
L3	S87°52'29"E	35.00'

**Curve Table**

Curve	Radius	Length	Chord	Bearing	Delta
C1	3611.71'	203.58'	103.87'	S27°46'03"E	371°146'
C2	263.50'	47.60'	23.57'	S69°42'11"E	109°1320'
C3	475.00'	223.92'	118.38'	S61°38'30"W	281°1236'
C4	225.00'	71.15'	35.87'	N27°40'33"W	189°02'07"
C5	475.00'	74.70'	37.43'	N38°22'47"W	93°00'28"
C6	475.00'	159.22'	86.36'	S38°29'33"W	199°12'18"
C7	388.30'	60.44'	30.10'	S68°42'11"E	109°1320'

**LEGEND**

P.U.E. Public Utility Easement  
 L # F # Liber # folio #  
 B # P # Book # page #  
 W # P # Right of Way # Square Feet  
 S # F # Square Feet



**LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD**

Lot	S	N	E	W	Area
1	S 63°35'29"	N 26°47'14"	E 1200.36'	W 1273.60'	41.73
2	N 63°35'29"	S 84°47'35"	E 47.03'	W 30924.00'	47.03
<b>Total Area</b>					<b>88.76 Acres</b>

**Area Tabulation**

2 Lots(6)	354482 sq. ft. or 8.13779 Acres
2 Parcel(6)	159730 sq. ft. or 3.66690 Acres
County Dedication	65718 sq. ft. or 1.50868 Acres
State Dedication	30924 sq. ft. or 0.70992 Acres
<b>Total Area</b> 610854 sq. ft. or 14.03339 Acres	

**Owner's Certificate**

We, the undersigned, owners of the property described herein, subject this plat of subdivision, establish the minimum building restriction lines; and dedicate the streets to the Maryland State Highway Administration and Montgomery County for public use.

**Owner's Certificate**  
 By: [Signature]  
 Title: [Title]

**Surveyor's Certificate**  
 By: [Signature]  
 Title: [Title]



**Subdivision Record Plat**  
**Lots 1 & 2 and**  
**Parcels A & B, Block A**  
**PSTA**  
 Gaithersburg (9th) Election District  
 Montgomery County, Maryland  
 Scale: 1" = 100' June 2022



Montgomery County Department of Permitting Services  
 Approved: [Signature]  
 Title: [Title]

Montgomery County Department of Planning Commission  
 Approved: [Signature]  
 Title: [Title]

# Plat No.

**Owner's Certificate**

We, the undersigned, owners of the property described herein, accept this plat of subdivision; establish the minimum building restriction lines; and dedicate the street to public use.

We, the undersigned, owners of the property described herein, accept this plat of subdivision; establish the minimum building restriction lines; and dedicate the street to public use.

We, the undersigned, owners of the property described herein, accept this plat of subdivision; establish the minimum building restriction lines; and dedicate the street to public use.

**General Notes:**

- 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.
- This property is served by public water and sewer systems only.
- Parcel A, Block E and Parcel H, Block F are subject to a Common Open Space Covenant recorded in Liber 28349 & Page 576 among the Land Records of Montgomery County, Maryland.
- Parcel A, Block E is subject to a Declaration of Restrictive Covenant for Private Roads recorded in Book 54002 & page 338 among the Land Records of Montgomery County, Maryland.
- Parcel A, Block E and Parcel H, Block F shall be maintained by the Homeowners Association and are subject to a Declaration of Covenants for Private Open Space recorded in Book 52058 & page 42 among the Land Records of Montgomery County, Maryland.
- This survey is in the Maryland Coordinate System (MADCS) (2011), SPCS Zone 1800(MD), (USRT) based on GPS and conventional survey measurements incorporating National Geodetic Survey Control Point 20181879110. This survey is based on a Mean Sea Level (scale & elevation) scale factor for the site is 0.999994078.
- All terms, conditions, agreements, limitations and requirements associated with any Preliminary Plan, Site Plan, Project Plan or other plan, showing development of this property, approved by the Planning Board and recorded in the Land Records of Montgomery County, Maryland, shall apply to the subdivision of this plat, unless expressly contraindicated by the plat as approved. The official public lines for any such plan are maintained by the Planning Board and available for public review during normal business hours.

**Surveyor's Certificate**

I hereby certify that the data shown herein is correct; that it is a plat of part of the property owned by The Elms at PSTA, L.L.C., a Maryland limited liability company, from Montgomery County, Maryland, by a deed dated June 25, 2022, and recorded among the Land Records of Montgomery County, Maryland, in Book 66013 at page 126; and that I further certify that the survey was conducted in accordance with the provisions of the Maryland Professional Land Surveyor Act, Title 86, Subtitle 10, of the Code of Maryland Regulations, Section 86-10.1.3 of the Code of Maryland Regulations, and the Surveyor's Code. The total area included on this plat is 150,379 square feet or 3.45108 acres of land, of which 85,432 square feet or 1.95111 acres is dedicated to public use. The work performed hereon was prepared under direct supervision and control of the undersigned and is in accordance with Chapter Title 86, Subtitle 10, Chapter 16, Regulation 12.

**Area Designated**  
65432 Sq. Ft. or 1.50111 Acres

**Area Tabulation**

37 Lot(s)	59802 sq. ft. or 1.37287 Acres
2 Parcel(s)	25995 sq. ft. or 0.57610 Acres
Dedication	65432 sq. ft. or 1.50111 Acres
<b>Total Area</b>	<b>150329 sq. ft. or 3.45108 Acres</b>

**Surveyor's Certificate**

For: *[Signature]*  
 Bobbie Consulting, Inc.  
 Professional Land Surveyor  
 No. 15118  
 (License Expiration Date: 01/06/2024)

**Curve Table**

Curve	Radius	Length	Tangent	Chord	Bearing	Date
C1	10.00'	15.71'	18.00'	14.14'	N07°24'31"W	09/09/2022
C2	10.00'	15.71'	18.00'	14.14'	N83°35'29"E	09/09/2022

**Area Tabulation**

37 Lot(s)	59802 sq. ft. or 1.37287 Acres
2 Parcel(s)	25995 sq. ft. or 0.57610 Acres
Dedication	65432 sq. ft. or 1.50111 Acres
<b>Total Area</b>	<b>150329 sq. ft. or 3.45108 Acres</b>



**Subdivision Record Plat**  
 Lots 1-37 and Parcel A,  
 Block E & Parcel H, Block F  
 PSTA  
 Gaithersburg (9th) Election District  
 Montgomery County, Maryland  
 Scale: 1" = 30' June 2022

**Legend**

Public Utility Easement  
 Labor # note #  
 Book & page #  
 R & P #  
 Square Feet  
 Tax Map Grid  
 Parcel

**Area Tabulation**

37 Lot(s)	59802 sq. ft. or 1.37287 Acres
2 Parcel(s)	25995 sq. ft. or 0.57610 Acres
Dedication	65432 sq. ft. or 1.50111 Acres
<b>Total Area</b>	<b>150329 sq. ft. or 3.45108 Acres</b>

**RODGERS CONSULTING**  
 1847 Century Boulevard, Suite 200, Gaithersburg, Maryland 20878  
 Ph: 301.948.4700, Fax: 301.948.4254, www.rodgers.com

Montgomery County Department  
 of Permitting Services

Approved: *[Signature]*  
 Director

**Approvals/Information Chart**

Tax Map: FS241, WSSC Grid No.: 220W10  
 Zoning Category: CR-1.0, C-0.5, R-1.0, H-1.0  
 Approved Preliminary Plan File No.: 120200100, 120200100A & 120200100B  
 Approved Site Plan File No.: 80220050  
 Approved Project/Plat File No.: N/A  
 Approved Forest Conservation Plan No.: 82020050

The Maryland-National Capital Park and Planning Commission  
 Montgomery County Planning Board

Approved: *[Signature]*  
 Montgomery Nat. Secretary for Secretary/Treasurer

CHSR: \_\_\_\_\_  
 MNCPPC Record File No. \_\_\_\_\_

**GENERAL NOTES:**

- 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.
- This property is served by public water and sewer systems only.
- Parcel A, Block H is subject to a Common-Use Stipulation recorded in Liber 28045 at Page 578 among the Land Records of Montgomery County, Maryland.
- Parcel A, Block H shall be maintained by the Homeowners Association and is subject to the provisions of the Declaration of Condominium in Book 58268 at page 42 among the Land Records of Montgomery County, Maryland.
- This survey is in the Maryland Coordinate System (MD831011). SPCS Zone incorporating National Geospatial Survey Control Point 2013182(V170). The average combined (scale x elevation) scale factor for the site is 0.99994076. No. 20118. N: 521017.17 E: 1254413.53
- All terms, conditions, agreements, limitations and requirements associated with any Preliminary Plan, Site Plan, Project Plan or other plan, allowing development of this property, approved by the Montgomery County Planning Board are intended to be maintained by the plat as approved. The official public files for each such plan are maintained by the Planning Board and available for public review during normal business hours.
- For the Montgomery County Master Plan, Key West Avenue (Maryland Route No. 28) has an ultimate width of 200'.
- Montgomery County, Maryland, used this property, except as the lines of right-of-way, dedication and associated easements for Montgomery County signs of Way Plat No. 48 by a deed dated May 23, 1969 and recorded in Liber 3862 at folio 776 among the Land Records of Montgomery County, Maryland.

**Approvals/Information Chart**

Tax Map: FS341, WSSC Grid No.: 220W110
Zoning Category: CR-1.0, C-0.5, R-1.0, P-150
Approved Preliminary Plan File No.: 1202001001, 1202001004 & 1202001008
Approved Site Plan File No.: 820220059
Approved Project/Block Plan File No.: N/A
Approved Forest Conservation Plan No.: 820220059

**Legend**

P.U.E.	Public Utility Easement
L.# F.#	Liber # folio #
B.# P.#	Book # page #
R/W	Right of Way
Sq. Ft.	Square Feet
P.M.G.	Tax Map Grid
P.	Parcel

**Owner's Certificate**

We, the undersigned, owners of the property described herein, adopt this plat of subdivision; establish the minimum building restriction lines; and dedicate the street to public use. Further, we grant to the Potomac Electric Power Company, Washington Gas, Verizon, and their respective successors and/or assigns, a Public Utility Easement in, on, and over the land designated herein as shown on this plat for the purpose of installing, maintaining, and operating electric, gas, and telecommunications lines and facilities, including but not limited to, poles, towers, and manholes, as shown on the attached Declaration of Terms and Provisions of Public Utility Easements recorded in Liber 3834 at folio 457 among the Land Records of Montgomery County, Maryland.

Further, we grant to Montgomery County, Maryland, 5' Temporary Slope Easements adjacent, along the right-of-way of any and all streets shown on this plat, for the purpose of maintaining and accepting for maintenance by Montgomery County, Maryland.

As owners of this subdivision, we, our successors and assigns, will cause all property corner markers shown on this plat to be set by a registered Maryland Surveyor in accordance with Section 50-A.3.C of the Montgomery Code.

There are no suits or actions at law, in equity, liens, mortgages or trusts affecting the property shown herein except for a certain deed of trust recorded in Book 66013 at page 134 and the parties interest therein have indicated their assent below.

The Elms at PSTA, LLC.

By: *[Signature]*  
John M. Clark, Vice President, ESOC II, Inc.,  
Manager of the Elms at PSTA, LLC

We hereby assent to this plat of subdivision: MST Bank

By: *[Signature]*  
C. Lee Green, J.P.

1/4/23  
Date

1-4-23  
Date

The Maryland-National Capital Park and Planning Commission  
Montgomery County Planning Board

Approved: *[Signature]*  
Date: 3-5-2023

Chair: \_\_\_\_\_  
Montgomery P&S Directors for Secretary/Treasurer

Montgomery County Department  
of Permitting Services

Approved: *[Signature]*  
Date: \_\_\_\_\_

Director

**RODGERS CONSULTING**  
1847 Century Boulevard, Suite 200, Germantown, Maryland 20874  
P: 301.946.4700, F: 301.946.6358, www.rodgers.com

Plot No.: \_\_\_\_\_  
Date Recorded: \_\_\_\_\_

**Plat No.**

**Surveyor's Certificate**

I hereby certify that the data shown herein is correct; that it is a plat of part of the property acquired by The Elms at PSTA, L.L.C., a Maryland limited liability company, from Montgomery County, Maryland, by a deed dated June 25, 2022, and recorded among the Land Records of Montgomery County, Maryland, in Book 66013 at page 126; and that the survey and further certify that same engaged as described in the owner's certificate herein; all property markers will be set in accordance with the provisions of Section 50-A.3.G of the Montgomery County Code. The total area included on this plat is 94,142 square feet or 2.16120 acres. The work reflected herein was prepared under a contract for a public use and is in accordance with COMAR Title 09, Subtitle 13, Chapter 06, Regulation 12.

Date: 01/07/2023  
By: *[Signature]*  
David Eric Herabile  
Surveyor  
Maryland Registration No. 21818  
(License Expiration Date: 01/06/2024)



Vicinity Map: 1" = 1500'

**Area Tabulation**

D Lot(s)	N/A sq.ft. or
I Parcel(s)	7062 sq.ft. or 0.16212 Acres
Dedication	87980 sq.ft. or 1.99908 Acres
Total Area	94142 sq.ft. or 2.16120 Acres



Tax Map Grid FS-41, Parcel #859  
The Elms at PSTA, L.L.C.  
B.66013 P.126

Medical Center Drive  
150' Wide Public R/W

Parcel A  
7062 Sq. Ft.

GRAPHIC SCALE IN FEET  
(1" = 50')

Subdivision Record Plat  
Parcel A, Block H  
PSTA  
Gaithersburg (9th) Election District  
Montgomery County, Maryland  
Scale: 1" = 50' June 2022

Plot No. 03  
R/C Job No.: 04372  
MNCPPC Plot No. 22021159

**GENERAL NOTES:**

- 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. It is intended to show only those matters which are necessary to describe the site or to depict or note all matters affecting title.
- This property is served by public water and sewer systems only.
- Parcel G, Block B and Parcels A and B, Block C are subject to a Common Open Space Easement recorded in Liber 28045 at Folio 578 among the Land Records of Montgomery County, Maryland.
- Parcel A, Block C is subject to a Declaration of Restrictive Covenants for Private Roads recorded in Book 54902 at page 338 among the Land Records of Montgomery County, Maryland.
- Parcel C, Block B and Parcels A and B, Block C shall be maintained by the Homeowners Association and are subject to a Declaration of Covenants for Private Open Space recorded in Book 52689 at page 42 among the Land Records of Montgomery County, Maryland.
- This survey is in the Maryland Coordinate System (MDACS2011), SPCS Zone 1800(NAD83), (USFT) based on GPS and conventional survey measurements. The datum is the North American Datum of 1983. The horizontal and vertical datum combined (scale & elevation) scale factor for the site is 0.99994078.
- All terms, conditions, covenants, limitations and restrictions associated with any Preliminary Plan, Site Plan, Project Plan or other plan, showing development of this property, approved by the Montgomery County Planning Board are intended to survive and not be distinguished by the recitation of this plat, unless expressly stated otherwise. The Planning Board and available for public review during normal business hours.

22 Lot(s) 37943 sq.ft. or 0.85039 Acres  
 3 Parcel(s) 20580 sq.ft. or 0.47268 Acres  
 Dedication 19528 sq.ft. or 0.44830 Acres  
 Total Area 77161 sq.ft. or 1.77137 Acres

**Approvals/Information Chart**  
 The Map F591, WSSC Grid No. 2280W1D  
 Planning Commission: C-1, D, S, R, T, L, P, R, 15-15-15-15  
 Approved File No.: 1500100, 120200100A & 120200100B  
 Approved Site Plan File No.: 180202050  
 Approved Project/Subject Plan File No.: N/A  
 Approved Forest Conservation Plan No.: 630220050

**Curve Table**

Curve	Radius	Length	Chord	Bearing	Delta
C1	324.00'	138.90'	78.93'	133.85°	189°59'37.70"
C2	325.00'	78.81'	38.89'	76.64°	114°07'38.76"
C3	325.00'	34.34'	17.19'	34.33°	104°19'43.76"
C4	325.00'	20.03'	10.02'	20.03°	102°52'07.76"
C5	325.00'	7.72'	3.86'	7.72°	102°49'21.76"
C6	104.00'	105.87'	58.02'	101.34°	102°44'39.76"
C7	104.00'	10.27'	5.14'	10.26°	102°44'39.76"
C8	104.00'	30.52'	15.27'	30.41°	102°50'43.76"
C9	104.00'	65.06'	33.54'	64.81°	103°39'09.76"

**Owner's Certificate**  
 We, the undersigned, owners of the property described herein, adopt this plat of subdivision to establish the minimum building restriction lines and dedicate the street to public use. Further, we grant to the Potomac Electric Power Company, Washington Gas, Verizon, and other record owners of the property herein, the right to use the easement shown on this plat as shown in the "E.U.E.", with the terms and provisions of said grant being those set forth in that certain document entitled "Declaration of Terms and Provisions of Public Utility Easements" recorded in Liber 3834 at folio 457 among the Land Records of Montgomery County, Maryland. The easement shall be continuous and shared to all public street 100% of way lines. Said Temporary Stop Easements shall be extinguished as such time as the public improvements on the abutting public streets have been lawfully completed and accepted for maintenance by Montgomery County, Maryland. The easement shall be subject to the terms and conditions of the easement and any other required communication 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 or actions at law, leases, liens, mortgages or trusts affecting the property shown herein, and no other matters which would affect the title to the tract recorded in Book 66013 at page 134 and the parties interest therein have indicated their assent herein.

**Donor's Certificate**  
 We, the undersigned, owners of the property described herein, adopt this plat of subdivision to establish the minimum building restriction lines and dedicate the street to public use. Further, we grant to the Potomac Electric Power Company, Washington Gas, Verizon, and other record owners of the property herein, the right to use the easement shown on this plat as shown in the "E.U.E.", with the terms and provisions of said grant being those set forth in that certain document entitled "Declaration of Terms and Provisions of Public Utility Easements" recorded in Liber 3834 at folio 457 among the Land Records of Montgomery County, Maryland. The easement shall be continuous and shared to all public street 100% of way lines. Said Temporary Stop Easements shall be extinguished as such time as the public improvements on the abutting public streets have been lawfully completed and accepted for maintenance by Montgomery County, Maryland. The easement shall be subject to the terms and conditions of the easement and any other required communication 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 or actions at law, leases, liens, mortgages or trusts affecting the property shown herein, and no other matters which would affect the title to the tract recorded in Book 66013 at page 134 and the parties interest therein have indicated their assent herein.

**Surveyor's Certificate**  
 I hereby certify that the data shown herein is correct; that it is a part of the survey conducted by The Elms at PSTA, L.L.C., a Maryland limited liability company, from Montgomery County, Maryland, in a deed dated June 25, 2022, and recorded among the Land Records of Montgomery County, Maryland, in Book 66013 at page 134; and I further certify that once engaged as described in the owner's certificate herein, I was duly sworn to the duties of a Professional Land Surveyor in the State of Maryland. The land shown on this plat is 77,161 square feet or 1.77137 acres of land, of which 19,528 square feet or 0.44830 acres is dedicated to public use. The work indicated herein was prepared under my direct responsible charge and is in accordance with COMAR Title 09, Subtitle 13, Chapter 06, Regulation 11.  
 Date: 01/17/2023  
 David Elms, Inc.  
 David Elms, Inc.  
 Professional Land Surveyor  
 Maryland Registration No. 21818  
 (License Expiration Date: 01/06/2024)

**Montgomery County Department of Permitting Services**  
 Approved: 1-17-23  
 Director

**Montgomery County Planning Board**  
 Approved: 1-17-23  
 Chair

**Montgomery County Department of Planning and Zoning**  
 Approved: 1-17-23  
 Director

**Montgomery County Department of Public Works**  
 Approved: 1-17-23  
 Director

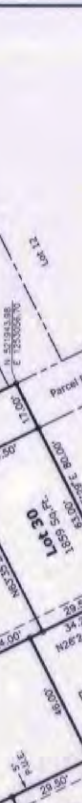
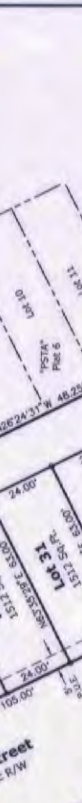
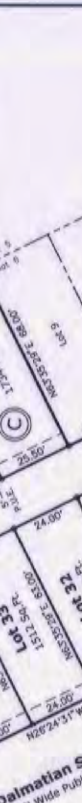
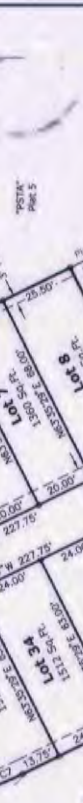
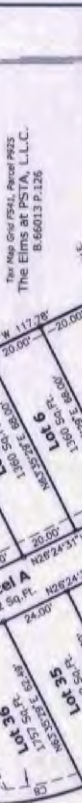
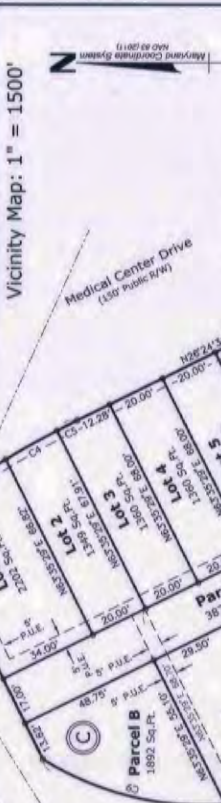
**Montgomery County Department of Health and Human Services**  
 Approved: 1-17-23  
 Director

**Montgomery County Department of Economic and Workforce Development**  
 Approved: 1-17-23  
 Director

**Montgomery County Department of Information Technology**  
 Approved: 1-17-23  
 Director

**Montgomery County Department of Public Safety**  
 Approved: 1-17-23  
 Director

**Plat No.**



**General Notes:**

- 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.
- This property is served by public water and sewer systems only.
- This survey is in the Maryland Coordinate System (NAD83/2011), SPCS Zone 1800(MD), UTM, based on CBS and conventional survey measurements incorporating National Geodetic Survey Control Point 2018(7)1101. The average combined (scale x elevation) scale factor for the site is 0.9994078. No. 20318: N: 521017.17 E: 1254413.33
- All terms, conditions, agreements, limitations and requirements associated with any Preliminary Plan, Site Plan, Project Plan or other plan, allowing development of this property, shall be incorporated by reference into this plat, unless expressly stated otherwise. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.

**Approvals/Information Chart**

Tax Map: FS341, NSSCC Grid No.: 220NW10
Zoning: CA9907, CR-1.0, C-O-5, R-1.0, H-150
Approved Preliminary Plan File No.: 120200100, 120200100A & 120200100B
Approved Site Plan File No.: 800220050
Approved Project/Site Plan File No.: N/A
Approved Forest Conservation Plan No.: 800220050

**Curve Table**

Curve	Radius	Length	Tangent	Chord	Bearing	Delta
C1	325.00'	62.10'	31.14'	62.00'	N31°52'56" W	10°56'50"
C2	475.00'	61.89'	30.99'	61.89'	N37°08'29" W	7°27'37"

**Owner's Certificate**

We, the undersigned, owners of the property described hereon, adopt this plat of subdivision; establish the minimum boundary lines; and dedicate the street to public use. We, the undersigned, do hereby certify that the information contained herein is true and correct, and that we are the owners of the property described hereon as "I.U.E.", with the terms and provisions of said grant being those set forth in that certain document entitled "Declaration of Terms and Provisions of Public Utility Easement" recorded in Liber 3834 at folio 457.

Further, we grant to Montgomery County, Maryland, 5' Temporary Slope Easements adjacent, contiguous and parallel to all public street right of way lines. Said Temporary Slope Easements shall be established at such time as the public improvements on the abutting public streets have been finally completed and accepted for use by the public.

As owners of this subdivision, we, 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 20.43.6 of the Montgomery County Code. Lines, mortgages or trusts affecting the property shown hereon except for a certain deed of trust recorded in Book 66013 at page 134 and the parties interest thereto have indicated their assent below.

The Elms at PSTA, L.L.C.

By: *John M. Clarke*  
 John M. Clarke, Vice President-ES&C II, Inc.,  
 Manager of The Elms at PSTA, L.L.C.

We hereby assent to this plat of subdivision. NBT Bank

By: *John Crump, NBP*  
 John Crump, NBP

Approved: \_\_\_\_\_ Date: 1-4-23

Chair: \_\_\_\_\_ Secretary: \_\_\_\_\_

Montgomery Planning Board

Approved: *[Signature]* Date: 2-3-2023

Montgomery County Department of Permitting Services

Director: \_\_\_\_\_

Plat No. \_\_\_\_\_



Vicinity Map: 1" = 1500'

**Surveyor's Certificate**

I hereby certify that the data shown hereon is correct; that it is a plat of part of the property acquired by The Elms at PSTA, L.L.C., a Maryland limited liability company, from Montgomery County, Maryland, by a deed dated June 25, 2022, and recorded among the Land Records of Montgomery County, Maryland, in Book 66013 at page 126; and I further certify that once engaged as described in the owner's certificate of record, I have performed my duties as a professional land surveyor in accordance with the laws and regulations of the State of Maryland and the Montgomery County Code. The total area included on this plat is 79839 square feet or 1.83285 acres of land, of which 79839 square feet or 1.83285 acres is dedicated to public use. The work reflected hereon was prepared under my direct responsible charge and is in accordance with COMAR Title 09, Subtitle 13, Chapter 06, Regulation .12.

DATE: 01/07/2023

For: *[Signature]*  
 Daniel Eric Mirabile  
 Professional Land Surveyor  
 Maryland Registration No. 21818  
 (License Expiration Date: 01/06/2024)



**Area Tabulation**

Lot(s)	N/A sq. ft. or	N/A Acres
Parcel(s)	N/A sq. ft. or	N/A Acres
Dedication	79839 sq. ft. or	1.83285 Acres
Total Area	79839 sq. ft. or	1.83285 Acres

**LEGEND**

P.U.E.	Public Utility Easement
L or P #	Liber & Page #
R/W	Right of Way
Sq. Ft.	Square Feet
T.M.G.	Tax Map Grid
P.	Parcel

Subdivision Record Plat  
 Medical Center Drive  
**PSTA**  
 Gaithersburg (9th) Election District  
 Montgomery County, Maryland  
 Scale: 1" = 50' June 2022



Date Approved: \_\_\_\_\_  
 Plat No.: \_\_\_\_\_

# Plat No.



- General Notes:**
- This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter concerning the title to the property. The plat is intended to show only those matters not intended to require an examination of title or to affect or note all matters affecting title.
  - This property is served by public water and sewer systems only.
  - Parcels A and G, Block B and Parcel D, Block C are subject to a Declaration of Historic Covenant for Private Roads recorded in Book 54882 of Assessor's Conveyances for Montgomery County, Maryland.
  - Parcel A, Block C and Parcel D, Block C are subject to a Declaration of Historic Covenant for Private Roads recorded in Book 54882 of Assessor's Conveyances for Montgomery County, Maryland.
  - Parcel A and G, Block B and Parcel D, Block C shall be maintained in accordance with the Maryland Open Space Act, Chapter 43 of the Code of Maryland Regulations, 2001, and the Maryland Open Space Act, Chapter 43 of the Code of Maryland Regulations, 2001, and the Maryland Open Space Act, Chapter 43 of the Code of Maryland Regulations, 2001.
  - This survey is in the Maryland Coordinate System (NAD83/2011), SVCS Zone 1800NMD, UTM based on GRS and conventional survey measurements incorporating National Geospatial Survey Control Point 201180791101. The average combined (scale x 1000) error is ± 0.013 feet. The monumentation is located at No. 203118, N. S21017.17, E. 1258413.53
  - All terms, conditions, agreements, limitations and requirements of any other plan, including this plat, shall be incorporated by reference into this plat, and shall not be distinguished by the recording of this plat, unless specifically noted otherwise. This plat is intended to be filed for public review during normal business hours.

Curve	Radius	Length	Tangent	Chord	Bearing	Delta
C1	375.00'	58.10'	29.15'	58.13'	N08°13'11"W	9°54'23"
C2	375.00'	5.97'	2.98'	5.95'	N08°13'49"W	9°54'23"
C3	375.00'	16.01'	8.01'	16.01'	N08°22'28"W	2°08'47"
C4	375.00'	16.09'	8.07'	16.09'	N08°22'28"W	2°07'47"
C5	375.00'	20.17'	10.09'	20.17'	N08°22'28"W	2°04'23"
C6	248.00'	283.89'	188.00'	277.59'	N07°46'13"W	59°08'00"
C7	165.00'	8.57'	4.25'	8.57'	N07°46'13"W	7°54'00"
C8	648.00'	156.17'	110.89'	155.31'	N02°43'38"W	69°52'11"
C9	348.00'	20.37'	10.19'	20.37'	N08°12'34"E	7°07'24"
C10	348.00'	38.37'	19.19'	38.37'	N07°49'40"E	13°04'22"
C11	123.00'	151.64'	122.00'	172.53'	N07°18'31"W	59°02'00"
C12	123.00'	13.28'	6.64'	13.27'	S09°31'34"W	6°14'00"
C13	122.00'	34.40'	17.20'	34.32'	N09°46'36"W	14°12'39"
C14	122.00'	66.38'	45.89'	66.39'	N08°12'15"W	49°33'59"
C15	122.00'	18.70'	9.37'	18.69'	N08°07'13"E	8°47'04"
C16	123.00'	43.89'	21.94'	43.96'	S07°39'25"E	20°59'12"

**Owner's Certificate**

We, the undersigned, owners of the property described herein, adopt this plat of subdivision, establish the minimum building subdivision lines and dedicate the street to public use.

I, the undersigned, hereby certify that the information contained herein is true and correct, and that the property shown hereon is not subject to any other claims, mortgages or trusts affecting the property shown hereon except for a certain deed of trust recorded in Book 08113 at page 134 and the parties interest therein have indicated their assent below.

*[Signature]*  
Date: **1-4-23**

**Surveyor's Certificate**

I hereby certify that the data shown hereon is correct; that it is a part of the property acquired by The Elms at PSTA, L.L.C., a Maryland limited liability company, from Montgomery County, Maryland, by a deed dated June 29, 2022, and recorded in the Land Records of Montgomery County, Maryland, in Book 54882 of Assessor's Conveyances for Montgomery County, Maryland, and that the property shown hereon is not subject to any other claims, mortgages or trusts affecting the property shown hereon except for a certain deed of trust recorded in Book 08113 at page 134 and the parties interest therein have indicated their assent below.

*[Signature]*  
Date: **1-4-23**

**Area Tabulation**

36 Lots	54907 sq.ft. or 1.26049 Acres
4 Parcel(s)	32396 sq.ft. or 0.74371 Acres
Dedication	19515 sq.ft. or 0.44803 Acres
<b>Total Area</b>	<b>106819 sq.ft. or 2.45223 Acres</b>

**Approvals/Information Table**

Tax Map: FS341/INSSC Grid No: 22009010
Zoning Category: OH-1.0, C-O.S., P-L, H-150
Approved Preliminary Plan File No.: 1.202200100A, 1.202200100B, 1.202200100C
Approved Site Plan File No.: S02220050
Approved Project/Sheet/Plan File No.: N/A
Approved Forest Conservation Plan No.: S02220050



**RODGERS CONSULTING**  
1847 County Boulevard, Suite 200, Germantown, Maryland 20874  
Ph: 301-948-0300, Fax: 301-948-8324, www.rodgers.com

**Montgomery County Department of Permitting Services**

Approved: *[Signature]* Director

Montgomery County Planning Board

Chair: *[Signature]* Montgomery Reg. Registrar for Secretary/Treasurer

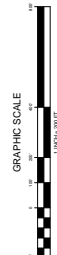
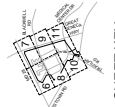
Montgomery Record File No. \_\_\_\_\_

Scale: 1" = 30 June 2022



# PSTA SITE

## CERTIFIED PRELIMINARY PLAN #12020010B



**PROJECT TEAM:**

**OWNER:**  
MONTGOMERY COUNTY  
EOB 'W' MONROE STREET  
ROCKVILLE, MD 20850

**APPLICANT:**  
THE ELMS AT PSTA, LLC  
1165 BEVERLY ROAD, SUITE 240  
HIGHLAND, VA 22671

**ATTORNEY:**  
MILES & STOCKBRIDGE PC  
1165 BEVERLY ROAD, SUITE 240  
HIGHLAND, VA 22671

**TRADERS:**  
THE TIAZAC GROUP  
9907 FRANKLIN SQUARE DRIVE, SUITE H  
BALTIMORE, MD 21238

**LANDSCAPE ARCHITECT/CIVIL ENGINEER:**  
RODGER'S CONSULTING, INC.  
19047 CENTURY BOULEVARD, SUITE 200  
GERMANTOWN, MD 20874



**SHEET INDEX**

Sheet	Title	MCPD File Name
1	Cover Sheet	07-BPREL-12020010A-001*
2	Resolution	07-PREL-12020010A-002
2A	Resolution	07-PREL-12020010A-002A
2B	Resolution & Approvals	07-PREL-12020010A-002B
3	Approvals	07-PREL-12020010A-003
3A	Approvals	07-BPREL-12020010A-003A
3B	Approvals	07-PREL-12020010A-003B
3C	Approvals	07-PREL-12020010B-003C*
4	Notes and Data Tables	07-PREL-12020010A-004
5	Preliminary Plan Composite	07-PREL-12020010A-005
6	Preliminary Plan	07-PREL-12020010A-006
7	Preliminary Plan	07-PREL-12020010A-007
8	Preliminary Plan	07-PREL-12020010A-008
9	Preliminary Plan	07-PREL-12020010A-009
10	Preliminary Plan	07-PREL-12020010A-010
11	Preliminary Plan	07-PREL-12020010A-011
12	Preliminary Plan Details	07-BPREL-12020010A-012
13	PSTA Preliminary Plan Open Space Exhibit	07-PREL-12020010A-001
13A	Construction Phasing Exhibit	07-PREL-12020010A-013A
1	Preliminary Forest Conservation Plan	10-FCP-12020010A-001
2	Preliminary Forest Conservation Plan	10-FCP-12020010A-002
1	Road Grades	21-RG-12020010A-001

\* SHEETS REVISED UNDER AMENDMENT 12020010B  
\*\* SHEETS ADDED UNDER AMENDMENT 12020010B

**PROFESSIONAL CERTIFICATE**  
This certificate certifies that the work of the Professional Engineer named herein was done under the supervision and direction of the Professional Engineer named herein and that the work was done in accordance with the laws and regulations of the State of Maryland.

**WILLIAM K. CEDER**  
Professional Engineer  
No. 12020  
Expiration: 12/31/2022

**PROFESSIONAL CERTIFICATE**  
This certificate certifies that the work of the Professional Engineer named herein was done under the supervision and direction of the Professional Engineer named herein and that the work was done in accordance with the laws and regulations of the State of Maryland.

**WILLIAM K. CEDER**  
Professional Engineer  
No. 12020  
Expiration: 12/31/2022

**PROFESSIONAL CERTIFICATE**  
This certificate certifies that the work of the Professional Engineer named herein was done under the supervision and direction of the Professional Engineer named herein and that the work was done in accordance with the laws and regulations of the State of Maryland.

**WILLIAM K. CEDER**  
Professional Engineer  
No. 12020  
Expiration: 12/31/2022

**07-BPREL-12020010B-001**  
PRELIMINARY PLAN #12020010B  
TAX MAP FS41, GRID FS41

**RODGER'S CONSULTING**  
1847 Greenbush Lane, Suite 200, Germantown, Maryland 20874  
Phone: 301-944-0300 Fax: 301-944-0259 www.rodgersinc.com

**PSTA SITE**  
PARCEL 180, L. 847 F.001, PARCEL 025, L. 3812 F. 172 AND PART A, L. 16172 F. 223  
ELECTION DISTRICT No. 9  
MONTGOMERY COUNTY, MARYLAND

**APPLICANT:**  
THE ELMS AT PSTA, LLC  
ATTN: KATHRYN HART  
1165 BEVERLY ROAD, SUITE 240  
HIGHLAND, VA 22671  
PHONE: 703-758-8730

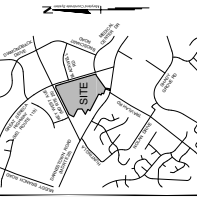
**OWNER:**  
MONTGOMERY COUNTY  
EOB 'W' MONROE STREET  
ROCKVILLE, MD 20850

**AMENDMENT #12020010B ITEMS**

REVISION	DATE	DESCRIPTION

Revision Condition No. 26 to modify the signing and process associated with Medical Center Drive right-of-way acquisition.





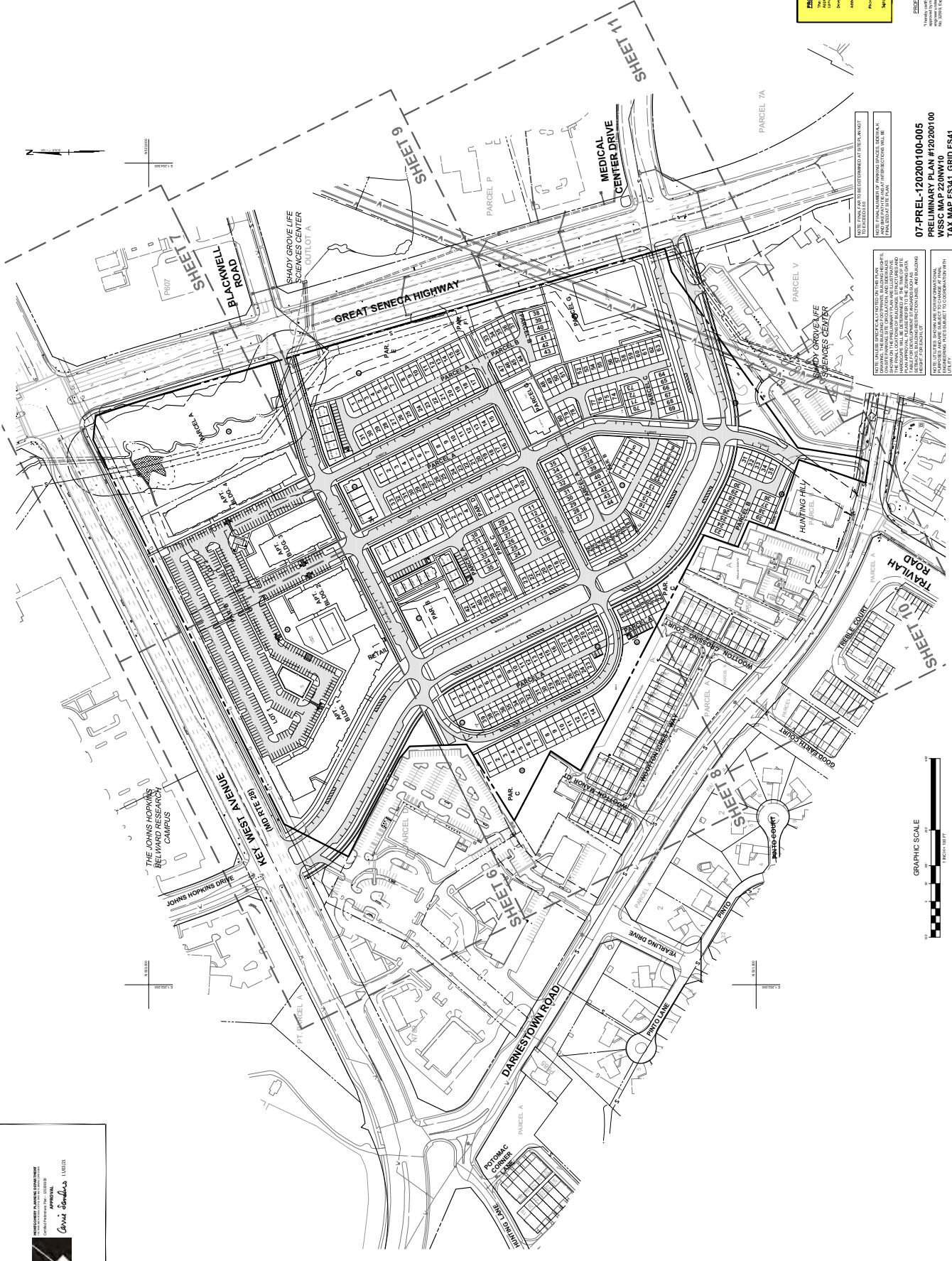
VICINITY MAP  
12.13.2021

**PROFESSIONAL CERTIFICATION**  
The undersigned hereby certifies that the drawings on this plan were prepared by the undersigned or under the direct supervision of the undersigned and that the undersigned is duly licensed and registered in the State of Maryland as a Professional Engineer.  
 Date of Drawing: 12/13/21  
 Signature: [Signature]  
 Title: Professional Engineer  
 License No: 13008791  
 State: Maryland

**WILEY & ROBERTS & ASSOCIATES, P.C.**  
 ARCHITECTS  
 1710 EIGHTH STREET, N.W.  
 WASHINGTON, D.C. 20036  
 PHONE: (202) 638-8000  
 FAX: (202) 638-8001  
 WWW.WRACONLINE.COM

**PROFESSIONAL CERTIFICATION**  
I hereby certify that the drawings on this plan were prepared by the undersigned or under the direct supervision of the undersigned and that the undersigned is duly licensed and registered in the State of Maryland as a Professional Engineer.  
 Date of Drawing: 12/13/21  
 Signature: [Signature]  
 Title: Professional Engineer  
 License No: 13008791  
 State: Maryland

07-PREL-120201100-005  
 PRELIMINARY PLAN #120201100  
 WSSC MAP 2200NW10  
 TAX MAP FS41, GRID FS41



NO.	DATE	REVISION

**PRELIMINARY PLAN**  
**COMPOSITE**  
 CERTIFIED PRELIMINARY PLAN

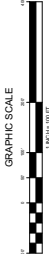
**RODGERS CONSULTING**  
 1847 Carey Parkway, Suite 200, Columbia, Maryland 21046  
 Ph: 301.946.8300 Fr: 301.946.8258 www.rodgers.com

**PSTA SITE**  
 PARCEL 100, L. 0417 F.003, PARCEL 026, L. 3802 F. 172 AND PART A, L. 16172 F. 223  
 ELECTRONIC DISTRICT No. 9  
 MONTGOMERY COUNTY, MARYLAND

**CLIENT**  
 MONTGOMERY COUNTY  
 ELECTRONIC DISTRICT No. 9  
 1700 ROCKY ROAD, SUITE 240  
 ROCKVILLE, MD 20850  
 PHONE: (703) 734-8700

NO.	DATE	REVISION

**THE ELMS AT PSTA, LLC**  
 1700 ROCKY ROAD, SUITE 240  
 ROCKVILLE, MD 20850  
 PHONE: (703) 734-8700



GRAPHIC SCALE  
 1" = 100'-0" (VERTICAL)