

Plat Name: PSTA
Plat #: 220230400

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; 1 lot; 2 parcels
Owner: The Elms at PSTA, LLC

This subdivision plat has 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 plat do not alter the intent of the Board's previous approval of the aforesaid plans.

Area Tabulation

1 Lot(s)	0.28131 Acres
2 Parcel(s)	12254 sq.ft. or 1.35401 Acres
3 Parcel(s)	58981 sq.ft. or N/A Acres
4 Parcel(s)	58981 sq.ft. or N/A Acres
5 Parcel(s)	58981 sq.ft. or N/A Acres
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98 Parcel(s)	58981 sq.ft. or N/A Acres
99 Parcel(s)	58981 sq.ft. or N/A Acres
100 Parcel(s)	58981 sq.ft. or N/A Acres

Approvals/Information Chart

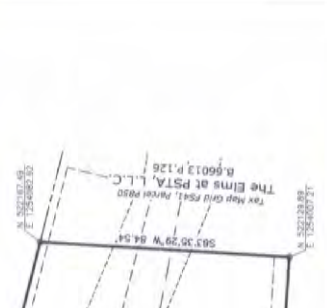
Plan No.	FS341
WSSC Ord No.	2208W13
Zoning Category	CR-1.0, C-0.5, R-1.0, P-1.0
Approval Authority	Montgomery County Department of Permitting Services
Approval Date	03/10/2022
Approved Project/Parcel	Parcel No. 200
Approved Forest Conservation Plan No.	620220050

Curve Table

Curve	Radius	Length	Tangent	Chord	Bearing	Delta
C1	263.00'	47.02'	23.57'	46.95'	N68°02'11"W	107°32'31"
C2	25.00'	4.37'	29.81'	38.35'	S23°02'11"W	100°13'33"
C3	25.00'	36.02'	23.76'	34.46'	N89°29'51"W	87°08'00"
C4	94.00'	4.50'	2.25'	4.50'	S65°01'29"W	232°00'
C5	110.00'	11.83'	8.84'	19.89'	N68°02'11"W	107°32'31"



Vicinity Map: 1" = 1500'



Parcel E
54955 Sq. Ft. or 1.26161 Acres

Parcel F
12254 Sq. Ft.

Parcel A
4025 Sq. Ft.

Public Storm Drain Easement
8.66147' P.258

WSSC Easement
L.4868 F.58

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, 2020, recorded among the Land Records of Montgomery County, Maryland, in Liber 3834 at folio 457. Further, the data shown hereon is in accordance with the provisions of the Montgomery County Code, Title 09, Subtitle 13, Chapter 06, Registration 12.

3-14-2023
Date

By: **Justin Eganley Worley**
Professional Surveyor
Montgomery Registration No. 21539
(License Expiration Date: 12-23-2023)

Owner's Certificate

We, the undersigned, owners of the property described hereon, adopt this plat of subdivision; and establish the minimum building restriction lines. The Elms at PSTA, L.L.C., a Maryland limited liability company, and its successors and assigns, a Public Utility Easement in, on, and over the land designated hereon as "P.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. The Land Records of Montgomery County, Maryland, in which the Public Utility Easement is recorded, are hereby incorporated by reference into this plat. Said Temporary Slope Easements shall be contiguous and parallel to all public street right-of-way lines. Said Temporary Slope Easements shall be delineated and marked in accordance with the provisions of the Montgomery County, Maryland, Code, Title 09, Subtitle 13, Chapter 06, Registration 12. All property corner markers and any other required monuments on the abutting public streets have been lawfully established and their maintenance is the responsibility of the Montgomery County, Maryland, Department of Public Works. There are no soils or actors at, on, below, or above, the property shown hereon as set forth in this plat, recorded in book 66813 at page 134 and the parties hereto have indicated their assent below.

3/13/23
Date

3/14/23
Date

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. This subdivision record plat is not intended to require an examination of title or its defects or note its matters affecting title.
- This property is served by public water and sewer systems only.
- Parcel A, Block F (Purdy Alley) and Parcel E, Block F are subject to a Common Open Space Covenant recorded in Liber 28645 at Folio 578 among the Land Records of Montgomery County, Maryland.
- Parcel A, Block F (Purdy Alley) is subject to a Declaration of Restrictive Covenants for Private Roads recorded in Book 5492 at page 230 among the Land Records of Montgomery County, Maryland.
- Parcel A, Block F (Purdy Alley) and Parcel E, Block F shall be maintained by the Homeowners Association and are subject to a Declaration of Covenants for Private Open Space recorded in Book 30388 at page 42 among the Land Records of Montgomery County, Maryland.
- This survey is in the Maryland Coordinate System (NAD83(2011)), SPCS Zone 1800(MD), (GPT) based on GPS and conventional survey measurements incorporating National Geodetic Survey Control Point 1800 (elevation) and a datum of 1983 (elevation) used as a basis for the plat is UTM98N(83).
- All terms, conditions, agreements, limitations and requirements associated with any Preliminary Plan, Site Plan, or Final Plat shall be maintained by the Planning Board and shall not be extinguished by the recording of this plat, unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
- Floodplain and Floodplain Building Restriction Line (BRL) shown hereon are per the Montgomery County Department of Permitting Services Floodplain Study No. 286994, prepared by Rodgers Consulting, Inc., approved March 10, 2022.
- Montgomery County, Maryland, has the property owner at the time of right-of-way dedication and associated easements for Montgomery County Right of Way Plots No. 147 & 200 by a deed dated May 23, 1999 and recorded in Liber 3863 at folio 775 among the Land Records of Montgomery County, Maryland.

Legend

P.U.E.	Public Utility Easement
L.F.# Folio #	Public Utility Easement
B.# P.#	Block # page #
R/W	Right of Way
Sq. Ft.	Square Feet

Line Table

Line	Bearing	Length
L1	S89°13'54"W	9.30'
L2	N77°54'38"E	9.30'

Subdivision Record Plat
Lot 32 and
Parcels A & E, Block F
PSTA
Gaithersburg 9th Election District
Montgomery County, Maryland
Scale: 1" = 30' September 2022

Scale
1" = 30'

GRAPHIC SCALE IN FEET
(1" = 30')

Plan No. 15
R03 Job No. 144172
MNCPPC File No. 23 CDW49

Montgomery County Department of Permitting Services
Approved: **3-22-2023**
Director: **Justin Eganley Worley**

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

Approved: **Justin Eganley Worley**
Montgomery P.M. Secretary/ Treasurer

CMR
MNCPPC Record File No.

1984 Century Boulevard, Suite 200, Gaithersburg, Maryland 20878
Ph: 301.946.6700, Fax: 301.948.6256, www.rodgers.com

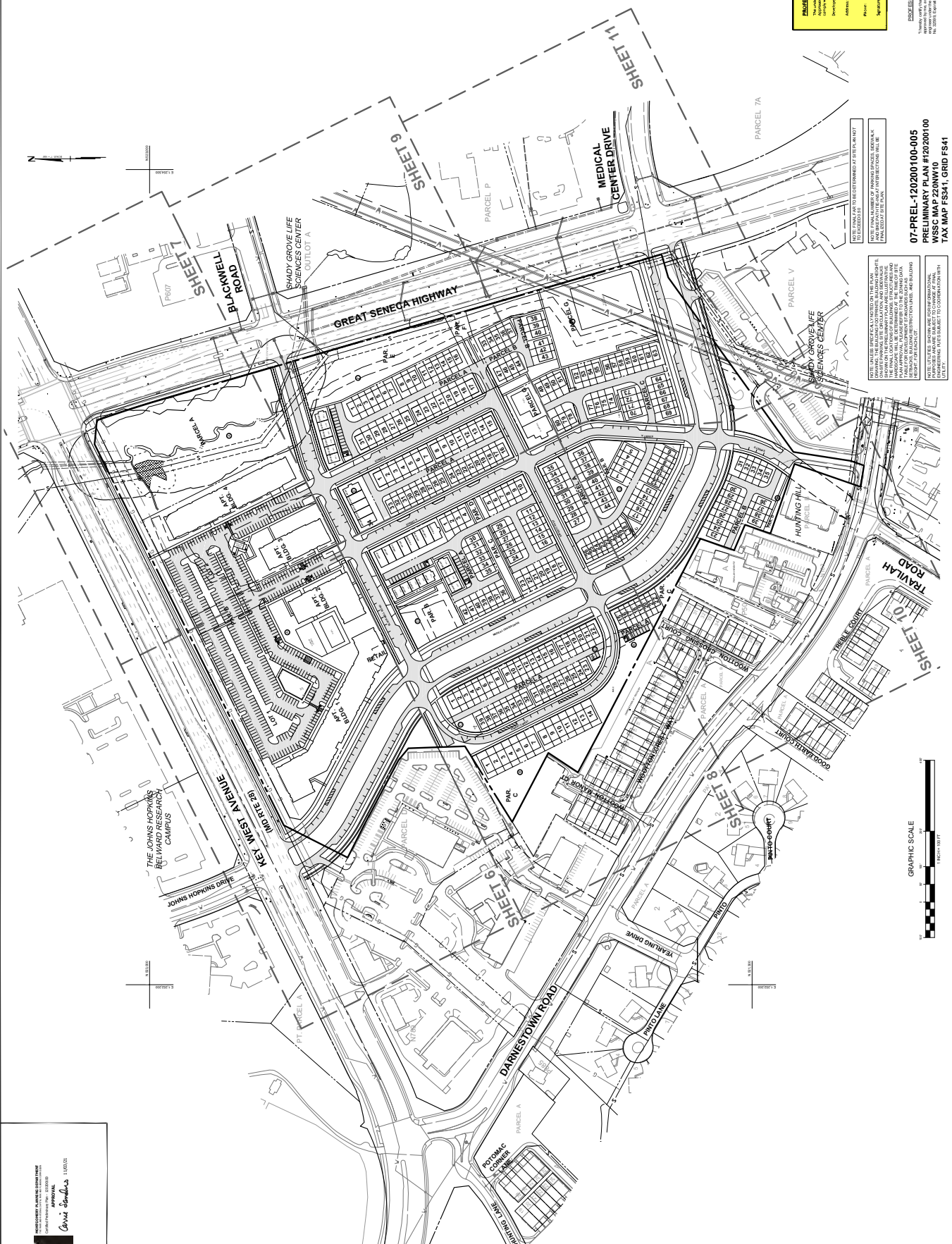
RODGERS CONSULTING



PROFESSIONAL CERTIFICATION
 The undersigned hereby certifies that the information contained in this preliminary plan was prepared by the undersigned or under the direct supervision and professional seal of the undersigned.
 Date: 08/15/2023
 Signature: [Signature]
 Title: [Title]

PROFESSIONAL CERTIFICATION
 I hereby certify that the information contained in this preliminary plan was prepared by the undersigned or under the direct supervision and professional seal of the undersigned.
 Date: 08/15/2023
 Signature: [Signature]
 Title: [Title]

SCALE: 1" = 100'
 DATE: AUGUST 2023
 SHEET NO. 5 OF 13



PRELIMINARY PLAN #120201100-005
PRELIMINARY PLAN #120201100
TAX MAP 2200WV10
TAX MAP FS341, GRID FS41

RODGERS CONSULTING
 1847 Conroy Parkway, Suite 200, Columbia, Maryland 21046
 Ph: 301.944.0300 Fr: 301.944.0228 www.rodgers.com

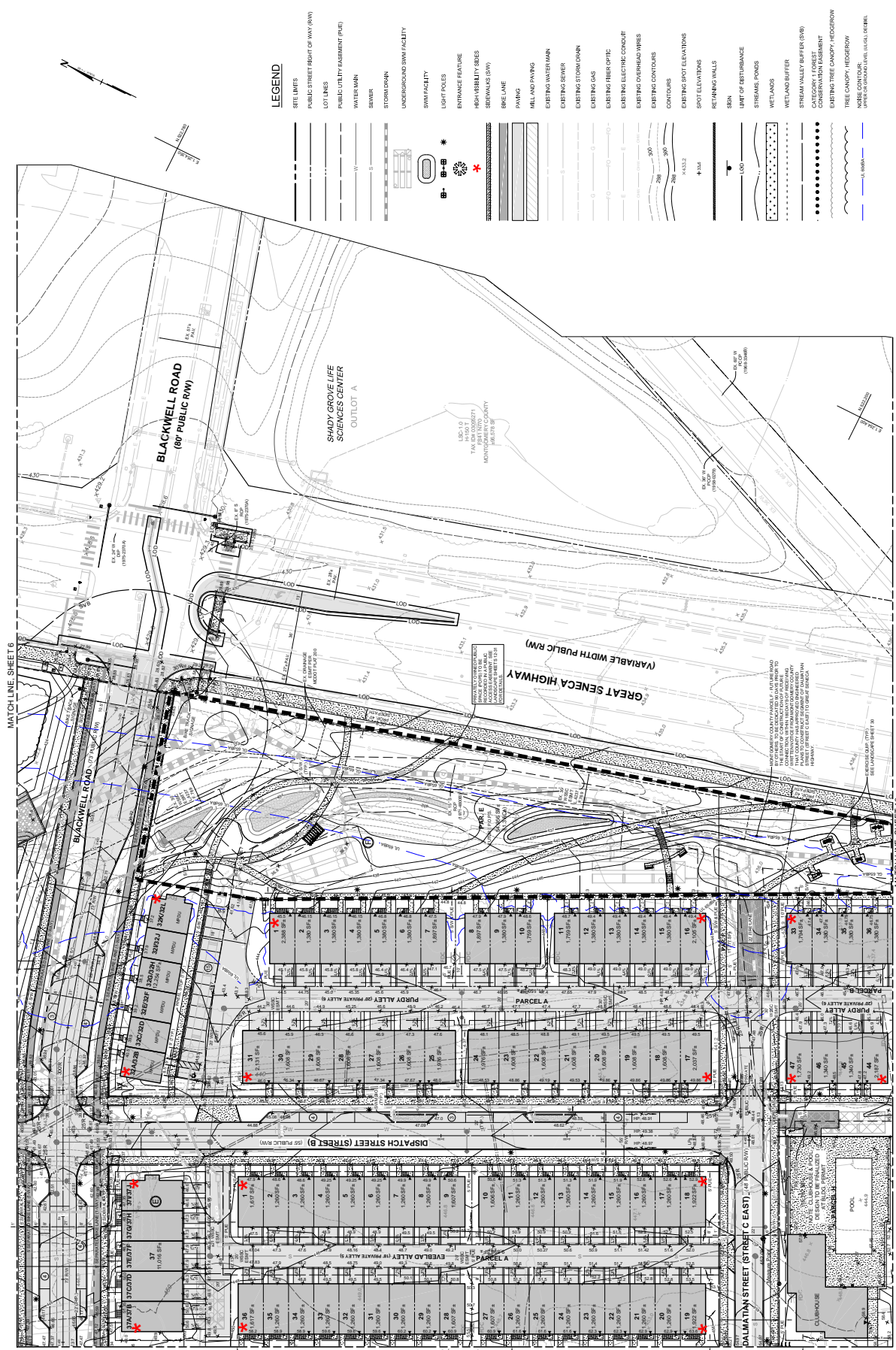
PSTA SITE
 PARCEL 190, L. 847 F. 003, PARCEL 026, L. 3812 F. 172 AND PART A, L. 16172 F. 223
 ELECTRONIC DISTRICT No. 9
 MONTGOMERY COUNTY, MARYLAND

OWNER:
MONTGOMERY COUNTY
 THE ELIAS AT PSTA, LLC
 1700 ROCKY HILL ROAD, SUITE 440
 ROCKVILLE, MD 20850
 PHONE: (703) 734-8700

DATE	REVISION

GRAPHIC SCALE
 1" = 100' (VERTICAL)

PRELIMINARY NOT FOR CONSTRUCTION



LEGEND

[Symbol]	SITE LIMITS
[Symbol]	PUBLIC STREET RIGHT OF WAY (RW)
[Symbol]	LOT LINES
[Symbol]	PUBLIC UTILITY EASEMENT (PUE)
[Symbol]	WATER MAIN
[Symbol]	SEWER
[Symbol]	STORM DRAIN
[Symbol]	UNDERGROUND SWM FACILITY
[Symbol]	SWM FACILITY
[Symbol]	LIGHT POLES
[Symbol]	ENTRANCE FEATURE
[Symbol]	HIGH VISIBILITY STRIPS
[Symbol]	BIKEWAY (B)
[Symbol]	BIKE LANE
[Symbol]	PAVING
[Symbol]	HILL AND PAVERS
[Symbol]	EXISTING WATER MAIN
[Symbol]	EXISTING SEWER
[Symbol]	EXISTING STORM DRAIN
[Symbol]	EXISTING GAS
[Symbol]	EXISTING FIBER OPTIC
[Symbol]	EXISTING ELECTRIC CONDUIT
[Symbol]	EXISTING OVERHEAD WIRES
[Symbol]	EXISTING CONTOURS
[Symbol]	CONTOURS
[Symbol]	EXISTING SPOT ELEVATIONS
[Symbol]	SPOT ELEVATIONS
[Symbol]	RETAINING WALLS
[Symbol]	SIGN
[Symbol]	LIMIT OF DISTURBANCE
[Symbol]	STREAMS, PONDS
[Symbol]	WETLANDS
[Symbol]	WETLAND BUFFER
[Symbol]	STREAM VALLEY BUFFER (SVB)
[Symbol]	CONSERVATION EASEMENT
[Symbol]	EXISTING TREE CANOPY - HEADROW
[Symbol]	EXISTING TREE CANOPY - HEADROW
[Symbol]	WATER OR FLOODING LEVEL - BULKHEAD

WILLIAMS ENGINEERING & ARCHITECTURE, INC.
 11000 W. 10th Street, Suite 200, Golden, CO 80401
 Phone: (303) 440-1224
 Fax: (303) 440-1225
 www.williams-engineering.com

PROFESSIONAL CERTIFICATION
 I, **WILLIAMS ENGINEERING & ARCHITECTURE, INC.**, a Colorado Limited Liability Company, is hereby certified by the State of Colorado as a Professional Engineering Firm, License No. 10088, Effective Date 1/22/24.

SCALE: 1" = 50'
 DATE: 04/23/24
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: APRIL 2024

07-SITE-920220050-008
 SITE PLAN #820220050
 WSSC MAP 220NW10
 TAX MAP FS341, GRID FS41

CALL "MISS FRITTY" AT 402-257-7777
 is Here Before Start of Construction

The contractor shall notify the public utility companies with 48 hours prior to any excavation or trenching work. The contractor shall be responsible for obtaining all necessary permits and for coordinating with the utility companies. The contractor shall be responsible for protecting all existing utilities and for restoring them to original condition after construction is complete.

RODGERS CONSULTING
 1807 Conroy Boulevard, Suite 200, Germantown, Maryland 20874
 Phone: 301-946-4300 Fax: 301-946-4228 www.rodgers.com

GRAPHIC SCALE
 1" = 2,000'

SHEET KEY
 1" = 2,000'

PSTA SITE
 PARCEL 180, L. 847 F.004, PARCEL 026, L. 3812 F. 772 AND PART A, L. 16172 F. 223
 ELECTORAL DISTRICT No. 9
 MONTGOMERY COUNTY, MARYLAND

THE ELMS AT PSTA, LLC
 1700 KAYWOOD DRIVE, SUITE 400
 ROCKVILLE, MD 20850
 PHONE: (703) 734-9700

07-SITE-920220050-008
 SITE PLAN #820220050
 WSSC MAP 220NW10
 TAX MAP FS341, GRID FS41

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REVISION	DATE	DESCRIPTION

DEVELOPER'S CERTIFICATION
 I, **THE ELMS AT PSTA, LLC**, a Maryland Limited Liability Company, hereby certify that the information provided in this site plan is true and correct to the best of my knowledge and belief. I understand that this certification is a condition of the issuance of a building permit by the Montgomery County Department of Health and Human Services. I understand that this certification is a condition of the issuance of a building permit by the Montgomery County Department of Health and Human Services. I understand that this certification is a condition of the issuance of a building permit by the Montgomery County Department of Health and Human Services.

APPROVED: [Signature]
 [Name]
 [Title]