



MEMORANDUM

DATE: November 30, 2023

TO: Montgomery County Planning Board

FROM: Stephen Smith, Intake & Regulatory Coordination Division (301)-495-4522
Jay Beatty, Intake & Regulatory Coordination Division (301)-495-2178

SS
JCB

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board
Agenda for December 14, 2023

The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

220230530, 220230540, 220240060 & 220240070 PSTA

220230930 Somerset Heights

Plat Name: PSTA

Plat #: 220230530, 220230540, 220240060 & 220240070

Location: Located southeast of the intersection of Medical Center Drive and Blackwell Road

Master Plan: Great Seneca Science Corridor Master Plan

Plat Details: CR zone; 64 lots, 7 parcels

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 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 approval of the aforesaid plans.



Plat No.

Approvals/Information Chart

| |
|------------------------------------------------------|
| Text Map: MD031715341 WSSC GRI No.: 23200010 |
| Survey Plat No.: 1303001001, 130300100A & 130300100B |
| Approved Plat File No.: 8302200050 |
| Approved Plat File No.: 8302200050 |
| Approved Plat File No.: 8302200050 |

General Notes:

- The 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 services only.
- Parcel G, Block F, is subject to a Common Open Space Covenant recorded in Liber 28545 at folio 578 among the Land Records of Montgomery County, Maryland.
- Parcel G, Block F, shall be conveyed to and maintained by the Homeowners Association and is subject to a Declaration of Covenants for Private Open Space recorded in Book 58268 at page 42 among the Land Records of Montgomery County, Maryland.
- This survey is in the Maryland Coordinate System (NAD83/2011), SRCS Zone 1800(N), UTM [Montgomery County Survey Control Book 20318/7110]. The datum is the North American Datum of 1983. The scale factor for this zone is 0.99999476. No. 20318: N: 521017.17 E: 1254413.53
- All terms, conditions, agreements, covenants and requirements associated with this property, as approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recording of this plat, unless expressly contemplated by the plan as approved. The official plat for any lots shall be maintained by the Planning Board and available for public review during normal business hours.
- Montgomery County, Maryland is the property owner at the time of right of way for Parcel G, Block F, as shown on this plat. The right of way for Parcel G, Block F, is 150' wide and is shown on this plat as shown on the Land Records of Montgomery County, Maryland in Liber 3682 at folio 776.
- Parcel G, Block F, is subject to a Declaration of Public Use Easement recorded in Book 57334 at page 499 among the Land Records of Montgomery County, Maryland.

Curve Table

| Curve | Radius | Length | Tangent | Chord | Delta |
|-------|---------|---------|---------|------------|------------|
| C1 | 375.00' | 285.91' | 150.31' | 176.03' | 64°20'30\" |
| C2 | 375.00' | 238.32' | 122.18' | 132.35' | 54°27'19\" |
| C3 | 225.00' | 141.74' | 73.31' | 84.27'19\" | 36°55'37\" |
| C4 | 225.00' | 171.54' | 90.18' | 94.20'19\" | 43°41'00\" |
| C5 | 25.00' | 10.81' | 5.38' | 10.35' | 38°58'08\" |

Owner's Certificate

We, the undersigned, owners of the property described hereon, adopt this plat of subdivision; establish the minimum building restriction lines; and dedicate the streets to public use. Further, we grant to the State of Maryland, its successors, the State Power Company, the Montgomery County Public Works Administration, the State of Maryland, its successors, the State Power Company, and the State of Maryland, its successors, the State Power Company, 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 3684 at folio 457 among the Land Records of Montgomery County, Maryland.

Montgomery County, Maryland, F. Temporary Slope Easements adjacent, contiguous and parallel to all public street right of way lines. Said Temporary Slope Easements shall be extinguished at such time as the public improvements on the abutting public streets have been lawfully completed and accepted for maintenance by Montgomery County, Maryland.

Montgomery County, Maryland, its successors and assigns, will create all property corner markers and other required monumentation to be set by a registered Maryland Surveyor in accordance with Section 50-4.3.6 of the Montgomery County Code.

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

Surveyor's Certificate

I hereby certify that the data shown hereon is correct, true & a plat of subdivision of land in Montgomery County, Maryland, by a licensed land surveyor, from Montgomery County, Maryland, by a deed dated June 29, 2022, and recorded among the Land Records of Montgomery County, Maryland, in Book 66013 at page 134, and I further certify that the plat is in accordance with the provisions of Section 50-4.3.6 of the Montgomery County Code. The total area included on this plat is 235,446 square feet or 5.4289 acres of land, 150,374 square feet or 3.4521 acres of which is dedicated to public use. The work indicated hereon was done in accordance with COMAR Title 09, Subchapter 13, Chapter of Regulation 12.

Date: 11-15-2023
 By: [Signature]
 [Professional Seal of Surveyor]
 License No.: 21539
 (License Expiration Date: 12-23-2025)

Area Tabulation

| | | | |
|------------|-----------------|----|--------------|
| 1 Parcel | 86,072 sq. ft. | or | 1.9759 Acres |
| Dedication | 150,374 sq. ft. | or | 3.4521 Acres |
| Total Area | 235,446 sq. ft. | or | 5.4289 Acres |



Legend

- Public Utility Easement
- Lot #
- Block #
- Book #
- Page #
- Right of Way
- Sq. Ft.
- Montgomery County Department of Transportation

Approved: [Signature]
 Director

Approved: [Signature]
 Montgomery County Department of Permitting Services
 Approval: 11-17-2023

Approved: [Signature]
 Montgomery County Department of Transportation
 Montgomery County Planning Board

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 replace an examination of title or to depict or note all matters affecting title.
- This property is served by public water and sewer services only.
- Parcel A, Block I, shall be conveyed to Montgomery County, Maryland.
- This survey is in the Maryland Coordinate System (MD83) (2011), SPCS Zone 1800(MD), USFTI based on GPS and conventional survey measurements incorporating National Geodetic Survey Control Point 202149(N7110). The average combined (scale x elevation) scale factor for the site is 0.99994078. No. 20518: 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, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recreation of this plat. Any matters not shown on this plat but which are shown on any other plan or map filed with and maintained by the Planning Board and available for public review during normal business hours.

Approvals/Information Chart

| |
|-------------------------------------------------------------|
| Tax Map: PD43 WSCS Grid No.: 2208W10 |
| Survey: CD 1, CD 2, CD 3, CD 4 |
| Approved Plat File No.: 1302050100, 130205010A & 130205010B |
| Approved Size Plan File No.: 820220050 |
| Approved Project/Watch Plan File No.: N/A |
| Approved Forest Conservation Plan No.: 820220050 |

| Curve | Radius | Length | Tangent | Chord | Bearing | Delta |
|-------|----------|---------|---------|---------|-------------|-----------|
| C1 | 300.00' | 141.56' | 72.12' | 140.25' | N82°32'41"E | 27°02'08" |
| C2 | 375.00' | 161.87' | 82.22' | 160.60' | N87°07'50"E | 84°43'55" |
| C3 | 1095.92' | 46.43' | 23.27' | 45.42' | N87°07'18"W | 2°25'38" |
| C4 | 389.00' | 174.56' | 86.04' | 172.85' | N82°07'57"E | 27°31'38" |

LEGEND
 P U E = Public Utility Easement
 B & F # = Block # of Lots
 R/W # = Right of Way #
 Sq. Ft. = Square Feet

Approved: _____
 Chief: _____
 Montgomery's No. 1 Signatory the Secretary-Treasurer
 Montgomery County Planning Board

Approved: *[Signature]* 11-27-2023
 Director
 Montgomery County Department of Permitting Services

Date Received: _____
 Plat No.: 25390

RODGERS CONSULTING
 1947 Century Boulevard, Suite 200, Germantown, Maryland 20874
 P: 301.948.4700, F: 301.948.6256, www.rodgers.com

Plat No.



Vicinity Map: 1" = 1000'

Parcel A

Parcel A
 24,049 Sq. Ft. or
 0.55210 Acres

Area Dedicated to Public Use:
 11,535 Sq. Ft. or
 0.26481 Acres

Parcel B
 "Hunting Hill"
 Plat No. 16761

Parcel C
 "Travlers Lane"
 Plat No. 25390

Parcel D
 "Darrestown Road"
 Liber 4, Lots 205 & Liber 7592, Folio 390
 State Roads Commission Plat No. 10275
 Plat Nos. 1453A, 1376, 2052 & 25200

Parcel A
 24,049 sq. ft. or 0.55210 Acres
 Dedication
 13,334 sq. ft. or 0.30610 Acres
 Total Area
 37,383 sq. ft. or 0.85820 Acres

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 streets to public use.

Surveyor's Certificate
 I hereby certify that the data shown hereon is correct; that it is a plat of property approved by the Planning Board of Montgomery County, Maryland, by a deed dated June 29, 2022, and recorded among the Land Records of Montgomery County, Maryland, in Book 66013 at page 126; and I further certify that the area enclosed in the surveyor's certificate hereon, 854.43 G of the Montgomery County Code. The total area included on this plat is 37,383 square feet or 0.85820 acres of land, 13,334 square feet or 0.30610 acres of which is dedicated to public use. The more fully referenced hereon was prepared in accordance with the Surveying and Mapping Code of Montgomery County, Maryland, Chapter 05, Subtitle 13, Chapter 05, Subtitle 13.2.



Subdivision Record Plat
Parcel A, Block I
PSA
 Gaithersburg (9th) Election District
 Montgomery County, Maryland
 Scale: 1" = 40' August 2023

| Curve | Radius | Length | Tangent | Chord | Bearing | Details |
|-------|---------|--------|---------|-----------|-----------|---------|
| C1 | 131.00' | 7.86' | 7.86' | 52°41'31" | 37°00'37" | |
| C2 | 225.00' | 14.74' | 14.74' | 52°41'31" | 37°00'37" | |
| C3 | 115.00' | 8.29' | 8.29' | 52°41'31" | 37°00'37" | |
| C4 | 25.00' | 39.27' | 25.00' | 52°41'31" | 37°00'37" | |
| C5 | 25.00' | 46.02' | 32.86' | 52°41'31" | 37°00'37" | |
| C6 | 80.00' | 32.44' | 18.38' | 52°41'31" | 37°00'37" | |
| C7 | 75.00' | 4.00' | 4.00' | 52°41'31" | 37°00'37" | |

| Line Table | Bearing | Length | Area |
|------------|-------------|--------|---------------|
| L1 | N47°45'03"W | 17.85' | 11.688 sq.ft. |
| L2 | N17°03'59"W | 17.85' | 23.485 sq.ft. |
| L3 | N17°15'54"E | 12.44' | 81.971 sq.ft. |
| L4 | N77°28'37"E | 12.34' | 1.88179 Acres |
| L5 | N43°10'37"E | 23.87' | |
| L6 | N43°10'37"E | 25.01' | |

Approvals/Information Chart
 Tax Map: F5341 WSSC Grid No. 22000010
 Zoning Category: CR-2.0, C-2.5, R-1.0, P-1.0
 Approved Preliminary Plan File No.: 202000100, 20200010A & 20200010B
 Approved Site Plan File No.: 820220059
 Approved Project/Block Plan File No.: N/A
 Approved Forest Conservation Plan No.: 820220059



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 streets to public use, to the public utility easements, and to the public utility easements shown on this plat. 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 property described herein as "P.U.E.", with the terms and provisions of said grant being the same as set forth in the "P.U.E." attached hereto as an exhibit and as recorded in the Public Utility Easements recorded in Liber 3834 at folio 457 among the Land Records of Montgomery County, Maryland.

Therefore, we grant to Montgomery County, Maryland, a Temporary Easement in, on, and over the property described herein as "P.U.E." for the purpose of the installation and maintenance of public utility easements. We, our successors and assigns, will cause all property corner markers and any other required monuments to be set by a registered Maryland Surveyor in accordance with Section 50.4.3.0 of the Montgomery County Code. There are no suits or actions at law, in equity, or in rem, mortgages or trusts affecting the property described herein, and no liens, claims, or encumbrances of any kind on the property described herein. Book 66013 at page 124 and the parties thereto have indicated their assent below.

The Elms at PSTA, L.L.C.
 By: *Walter J. Kelly*
 Director

We hereby assent to this plat of subdivision: HST Bank.
 By: *John C. Green*, Esq. V.P.
 Date: 11-16-2023

Approved: *[Signature]*
 Montgomery County Department of Permitting Services
 Approved: 11-27-2023
 Director



General Notes:
 1. This subdivision record plat is not intended to show every matter affecting the ownership and use, and the boundaries of the lots, and is not intended to replace an examination of title or to depict or note all matters affecting title.
 2. This property is served by public water and sewer services only.
 3. Parcel A (Equisetum Alley) and Parcel C, Block C, are subject to a Common Open Space Covenant recorded in Liber 28045 at folio 578 among the Land Records of Montgomery County, Maryland.
 4. Parcel A, Block C (Equisetum Alley), is subject to a Declaration of Subjunctive Covenant for Private Roads recorded in Book 54052 at page 338 among the Land Records of Montgomery County, Maryland.
 5. Parcel A (Equisetum Alley) and Parcel C, Block C, shall be conveyed to and retained by the Elms at PSTA, L.L.C. as a Declaration of Covenants for Private Open Space recorded in Book 58268 at page 42 among the Land Records of Montgomery County, Maryland.
 6. This survey is in the Maryland Coordinate System (NAD83) (2011), SPCS Zone 1809N (NAD83) (GPT) based on GPS and conventional survey measurements incorporating National Geodetic Survey Control Point 20318 (7/110). The average combined (local + elevation) scale factor for this area is No. 80138: N: 521071.7 E: 125443.33
 7. 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 Planning Board and recorded in the Land Records of Montgomery County, Maryland, shall apply to the recordation of this plat, unless expressly contravened by the plan as so recorded. The official public files 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 hereon is correct, that it is a plat of part of the property, 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, I have performed a survey of the property described herein, and that the plat is 81,971 square feet or 1,881.79 acres of land, 23,485 square feet or 0.53914 acres of which is dedicated to public use. This work reflected hereon was prepared in accordance with the Montgomery County Code, and is in accordance with COMAR Title 09, Subtitle 13, Chapter 06, Regulation 13-06.02.

11-15-2023
 Date
 By: *[Signature]*
 Rodney Schaeffgen, Inc.
 Professional Land Surveyor
 License No. 14139
 (License expiration date: 12-23-2028)



Subdivision Record Plat
 Lots 13-44 and
 Parcels A & C, Block G
 PSTA
 Gaithersburg (9th) Election District
 Montgomery County, Maryland
 Scale: 1" = 30' August 2023
 Plat No. 12
 REC Map No. 040272
 MNCPC File No. 22040069

RODGERS CONSULTING
 1847 Country Boulevard, Suite 200, Gaithersburg, Maryland 20878
 P.O. Box 198, Gaithersburg, MD 20878
 Tel: 301-948-0200, Fax: 301-948-6256, www.rodgers.com

Plat No. 12
 REC Map No. 040272
 MNCPC File No. 22040069

| Curve | Radius | Length | Tangent | Chord | Bearing | Delta |
|-------|---------|--------|---------|--------|-------------|-----------|
| C1 | 475.00' | 31.27' | 30.99' | 61.85' | N07°08'29"W | 7°37'31" |
| C2 | 25.00' | 39.27' | 20.00' | 35.36' | S18°35'29"W | 97°00'00" |
| C3 | 25.00' | 39.27' | 20.00' | 35.36' | S71°24'31"E | 97°00'00" |
| C4 | 10.00' | 15.71' | 10.00' | 14.14' | N18°35'29"E | 97°00'00" |
| C5 | 10.00' | 15.71' | 10.00' | 14.14' | N71°24'31"W | 97°00'00" |
| C6 | 10.00' | 15.71' | 10.00' | 14.14' | N18°35'29"E | 97°00'00" |
| C7 | 10.00' | 15.71' | 10.00' | 14.14' | N71°24'31"W | 97°00'00" |
| C8 | 10.00' | 15.71' | 10.00' | 14.14' | N71°24'31"W | 97°00'00" |



LEGEND

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

Area Tabulation

- 33 Lots 53,894 sq. ft. or 1.23701 Acres
- 4 Parcels 39,477 sq. ft. or 0.90637 Acres
- Dedication N/A sq. ft. or N/A Acres
- Total Area 93,371 sq. ft. or 2.14338 Acres

Plat No.

PSITA
Plat No. 25997

PSITA
Proposed
Plat 12

Owner's Certificate

We, the undersigned, owners of the property described herein, adopt this plat of subdivision, and establish the minimum building restriction lines.

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 'P.U.E.', with the exception of the easement shown on the attached map, and the easement shown on the attached map and Provisions of Public Utility Easement' recorded in Liber 3834 at folio 487 among the Land Records of Montgomery County, Maryland.

Further, we grant to Montgomery County, Maryland, S Temporary Easement adjacent, contiguous and appurtenant to the lots shown on this plat, for the purpose of the installation, maintenance and repair of the public improvements on the abutting public streets have been lawfully completed and accepted for maintenance by Montgomery County, Maryland.

As owners of this subdivision we, our successors and assigns, will cause all property corner markers and any other monuments to be set by a registered Maryland Surveyor in accordance with Section 30, A.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 except for a certain deed of trust recorded in Book 66013 at page 134 and the parties thereto have indicated their assent thereto.

The Elms at PSITA, L.L.C.

Kathryn Tate, Vice President, ESOC II, Inc.
Kathryn Tate, Vice President, ESOC II, Inc.
Manager of The Elms at PSITA, L.L.C.

We hereby assent to this plat of subdivision: M&T Bank
John E. Owens, Sr. M.P.
John E. Owens, Sr. M.P.

Date: 11-14-2023

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 PSITA, L.L.C., a Maryland limited liability company, from Montgomery County, Maryland, by a deed dated June 20, 2022, and recorded among the Land Records of Montgomery County, Maryland, in Book 66013 at page 130; and that the survey shown hereon was made by me or under my direct supervision and in accordance with the provisions of Section 50.4.3.G of the Montgomery County Code. The total area included on this plat is 93,371 square feet or 2.14338 acres of land, none of which is dedicated to public use. The work reflected on this plat was done in accordance with the provisions of Chapter 06, Subchapter 12, COMAR Title 09, Subtitle 13, Chapter 06, Subchapter 12.

Date: 11-15-2023

Allyson Anne Worley
Allyson Anne Worley
Professional Land Surveyor
No. 13439
License Expiration Date: 12-31-2025

Subdivision Record Plat
Lots 11-43 and
Parcels B, C, E & F, Block D
PSITA
Gaithersburg (9th) Election District
Montgomery County, Maryland
Scale: 1" = 30' August 2023

Approvals/Information Chart

Plan No. 13
M&P/C Record Plat No. 2204079

Plan No. 13
M&P/C Record Plat No. 2204079

Plan No. 13
M&P/C Record Plat No. 2204079

General Notes:

- This subdivision record plat is not intended to show every matter affecting the ownership and use, nor 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 services only.
- Parcels B, C, E & F, Block D, are subject to a Common Open Space Covenant recorded in Liber 28494 at Folio 578 among the Land Records of Montgomery County, Maryland.
- Parcel E and Parcel F, Block D, (Genome Alley) are subject to a Declaration of Restrictive Covenant for the Elms at PSITA, L.L.C. recorded in Book 64962 at page 338 among the Land Records of Montgomery County, Maryland.
- Parcels B, C, E & F, Block D shall be conveyed to and maintained by the Homeowners Association and are subject to a Declaration of Covenants for Private Open Space recorded in Book 58268 at page 42 among the Land Records of Montgomery County, Maryland.
- Parcel B, Block D is subject to a Declaration of Public Use Easement recorded in Book 67363 at page 27 among the Land Records of Montgomery County, Maryland.
- The survey is in the Maryland Coordinate System (NAD83/2011), SKCS Zone 1800(MD), (USFT) based on the datum of the Maryland State Plane Coordinate System (NAD83/2011). The average combined (scale + elevation) scale factor for the zone is 0.99999496.
- All taxes, obligations, assessments, penalties and easements associated with any Preliminary Map, Site Plan, Project Plan or other plan, allowing development of this property, submitted to and approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official public notice for this plat is maintained by the Planning Board and available for public review during normal business hours.

Approvals/Information Chart

Plan No. 13
M&P/C Record Plat No. 2204079

Plan No. 13
M&P/C Record Plat No. 2204079

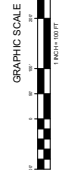
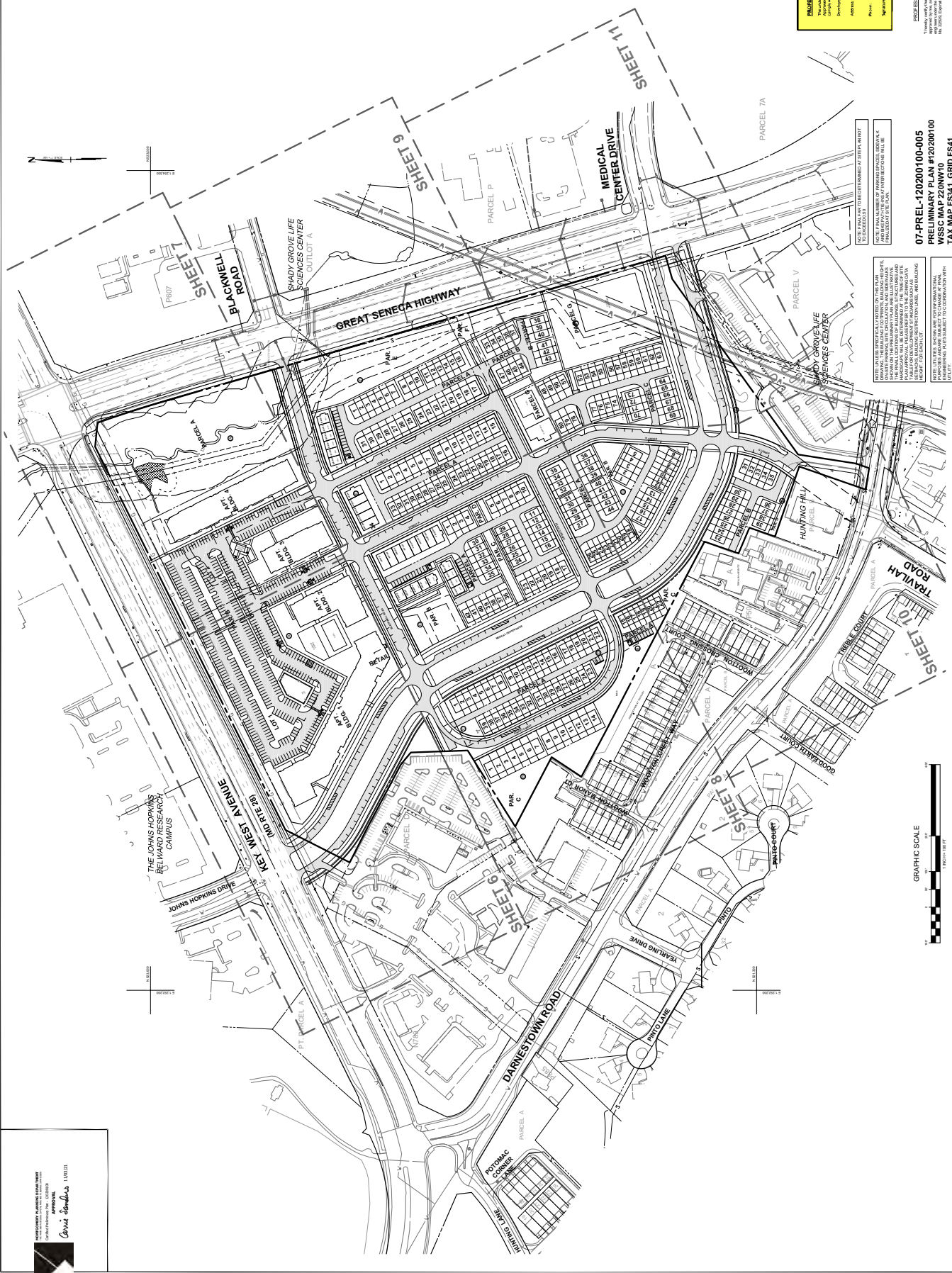
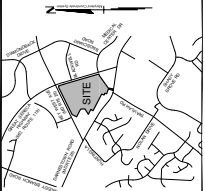
Plan No. 13
M&P/C Record Plat No. 2204079

RODGERS CONSULTING

1949 Custom Boulevard, Suite 200, Gaithersburg, Maryland 20878
P: 301.948.4700, F: 301.948.6254, www.rodgers.com

PROFESSIONAL CERTIFICATION
 I, the undersigned, being a duly Licensed Professional Engineer in the State of Maryland, do hereby certify that I am a duly Licensed Professional Engineer in the State of Maryland and that I am duly qualified to perform the services herein provided for and that I am duly qualified to perform the services herein provided for and that I am duly qualified to perform the services herein provided for.

David S. Sander
 LICENSED PROFESSIONAL ENGINEER



| REVISION | DATE | REVISION | DATE |
|----------|------|----------|------|
| | | | |
| | | | |
| | | | |

APPROVED BY:
THE ELIAS AT PSTA, LLC
 4700 KAYWOOD DRIVE
 1700 BOWEN ROAD, SUITE 240
 POTOMAC, MD 20854
 PHONE: (703) 734-9700

CLIENT:
MONTGOMERY COUNTY
 500 N. HANOVER STREET
 ROCKVILLE, MD 20850
 PHONE: (703) 734-9700

PSTA SITE
 PARCEL 180, L. 1647 F. 003, PARCEL 105, L. 1612 F. 177 AND PART A, L. 1612 F. 223
 ELECTRONIC DISTRICT No. 9
 MONTGOMERY COUNTY, MARYLAND

RODGERS CONSULTING
 1807 Combs Highway, Suite 200, Columbia, Maryland 21046
 P: 301.944.6300 F: 301.944.6258 www.rodgers.com

**PRELIMINARY PLAN
 COMPOSITE
 CERTIFIED PRELIMINARY PLAN**

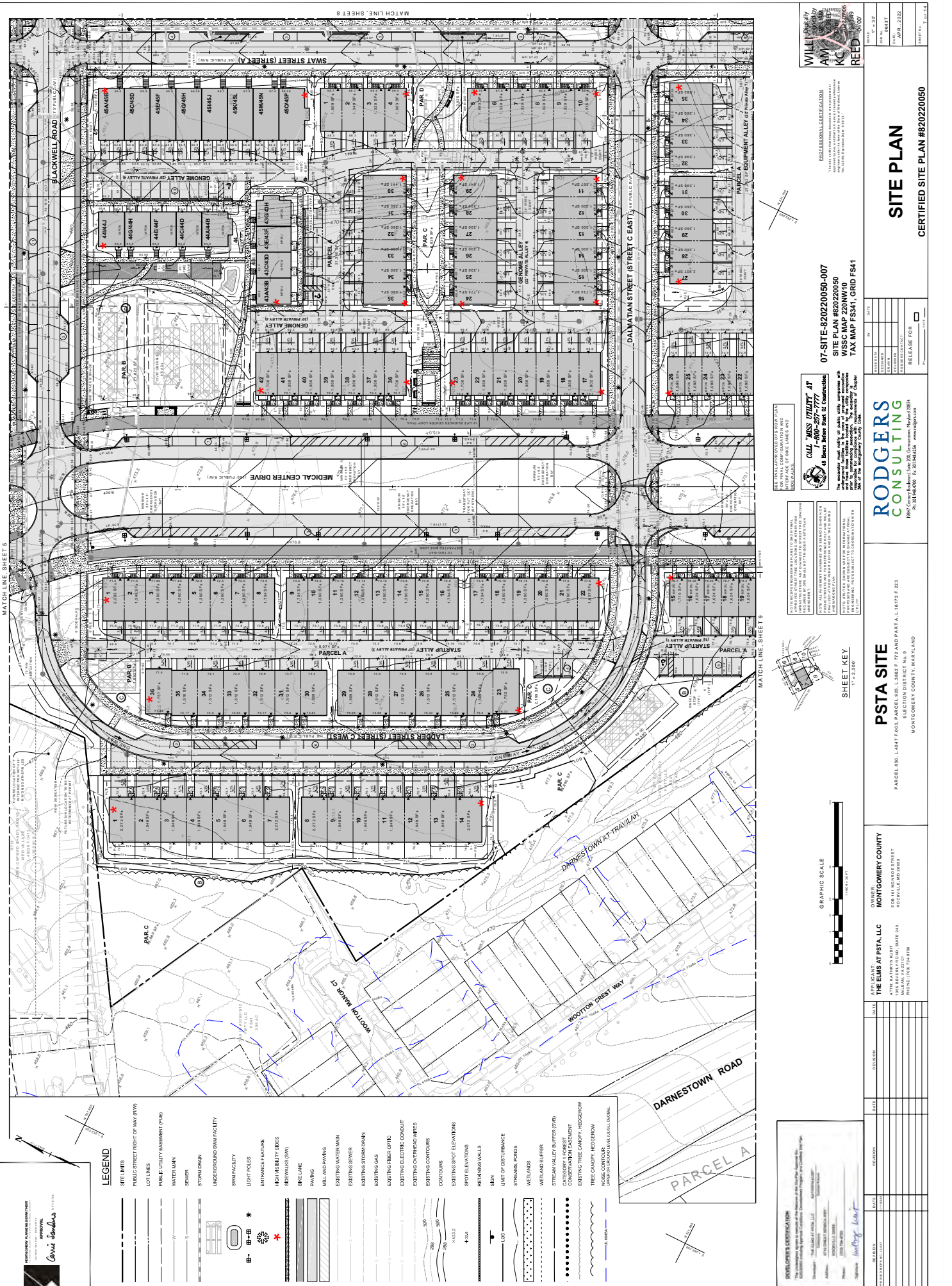
DATE: 11-23-2021
 DRAWN BY: DS
 CHECKED BY: DS
 AUGUST 2021
 SHEET No. 5 of 13

PROFESSIONAL CERTIFICATION
 I, the undersigned, being a duly Licensed Professional Engineer in the State of Maryland, do hereby certify that I am a duly Licensed Professional Engineer in the State of Maryland and that I am duly qualified to perform the services herein provided for and that I am duly qualified to perform the services herein provided for and that I am duly qualified to perform the services herein provided for.

David S. Sander
 LICENSED PROFESSIONAL ENGINEER

PROFESSIONAL CERTIFICATION
 I, the undersigned, being a duly Licensed Professional Engineer in the State of Maryland, do hereby certify that I am a duly Licensed Professional Engineer in the State of Maryland and that I am duly qualified to perform the services herein provided for and that I am duly qualified to perform the services herein provided for and that I am duly qualified to perform the services herein provided for.

David S. Sander
 LICENSED PROFESSIONAL ENGINEER



- LEGEND**
- SITE LINES
 - PUBLIC STREET RIGHT OF WAY (R/W)
 - LOT LINES
 - PUBLIC UTILITY EASEMENT (PUE)
 - WATER MAIN
 - SEWER
 - STORM DRAIN
 - UNDERGROUND SWM FACILITY
 - SWM FACILITY
 - LIGHT POLES
 - ENTRANCE FEATURE
 - HIGH-VISIBILITY STRIPS
 - BICYCLEWAY (BV)
 - PAVINGS
 - MILL AND PAVING
 - EXISTING WATER MAIN
 - EXISTING SEWER
 - EXISTING STORM DRAIN
 - EXISTING GAS
 - EXISTING FIBER OPTIC
 - EXISTING ELECTRIC CONDUIT
 - EXISTING OVERHEAD WIRES
 - EXISTING OUTCROPPES
 - CONTOURS
 - EXISTING SPOT ELEVATIONS
 - SPOT ELEVATIONS
 - RETAINING WALLS
 - SKIN
 - LIMIT OF DISTURBANCE
 - STREAMS/PONDS
 - WETLANDS
 - WETLAND BUFFER
 - STREAM VALLEY BUFFER (SVB)
 - CONSERVATION EASEMENT
 - EXISTING TREE CANOPY, HEDGE/ROW
 - TREE CANOPY, HEDGE/ROW
 - MOSE CONTOUR
 - IMPROVED GROUND LEVEL (IGL), EXIST.

DEVELOPER'S CERTIFICATION

The information on this plan is the property of the City of St. Louis. No part of this plan may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the City of St. Louis. The City of St. Louis is not liable for any errors or omissions on this plan.

| NO. | DATE | REVISION |
|-----|------|----------|
| | | |
| | | |

APPROVED: _____
DATE: 10/15/2009
SCALE: 1" = 50'

PROJECT: THE ELMS AT PSTA, LLC
 1718 BARNHART DRIVE
 1718 REVELLE ROAD, SUITE 240
 HOLLYWOOD, MO 63122
 PHONE: (314) 724-2730

OWNER: MONTGOMERY COUNTY
 1300 GAITHERS BLVD.
 COLUMBIANA, MO 63032

GRAPHIC SCALE
 1" = 50'

SHEET KEY
 11 x 3, 2009

PSTA SITE
 PARCEL 180, L 3847 705B, PARCEL 225, L 3829 F 772 AND PART A, L 16132 F 223
 SECTION DISTRICT No. 9
 MONTGOMERY COUNTY, MISSOURI

RODGERS CONSULTING
 1807 Century Boulevard, Suite 200, Columbia, Maryland 21034
 P: 301-946-4300 F: 301-946-4226 www.rodgers.com

07-SITE-920220050-007
 SITE PLAN #920220050
 WSSC MAP 2200NW10
 TAX MAP FS41, GRID FS41

CALL "MISS FRITZ" AT 1-800-857-7777
 or Home Before Start of Construction

WILLIAMS BROTHERS
 ARCHITECTS, INC.
 1001 W. WASHINGTON ST., SUITE 200
 KANSAS CITY, MISSOURI 64105
 P: 816-452-5555 F: 816-452-5556 www.williamsbrothers.com

EXERCISES PROFESSIONAL CERTIFICATION
 I, the undersigned, WILLIAMS BROTHERS ARCHITECTS, INC., do hereby certify that I am a duly licensed Professional Engineer in the State of Missouri, and that I am the author of the design shown on this plan. I am not providing engineering services on this plan as a consultant to the architect.

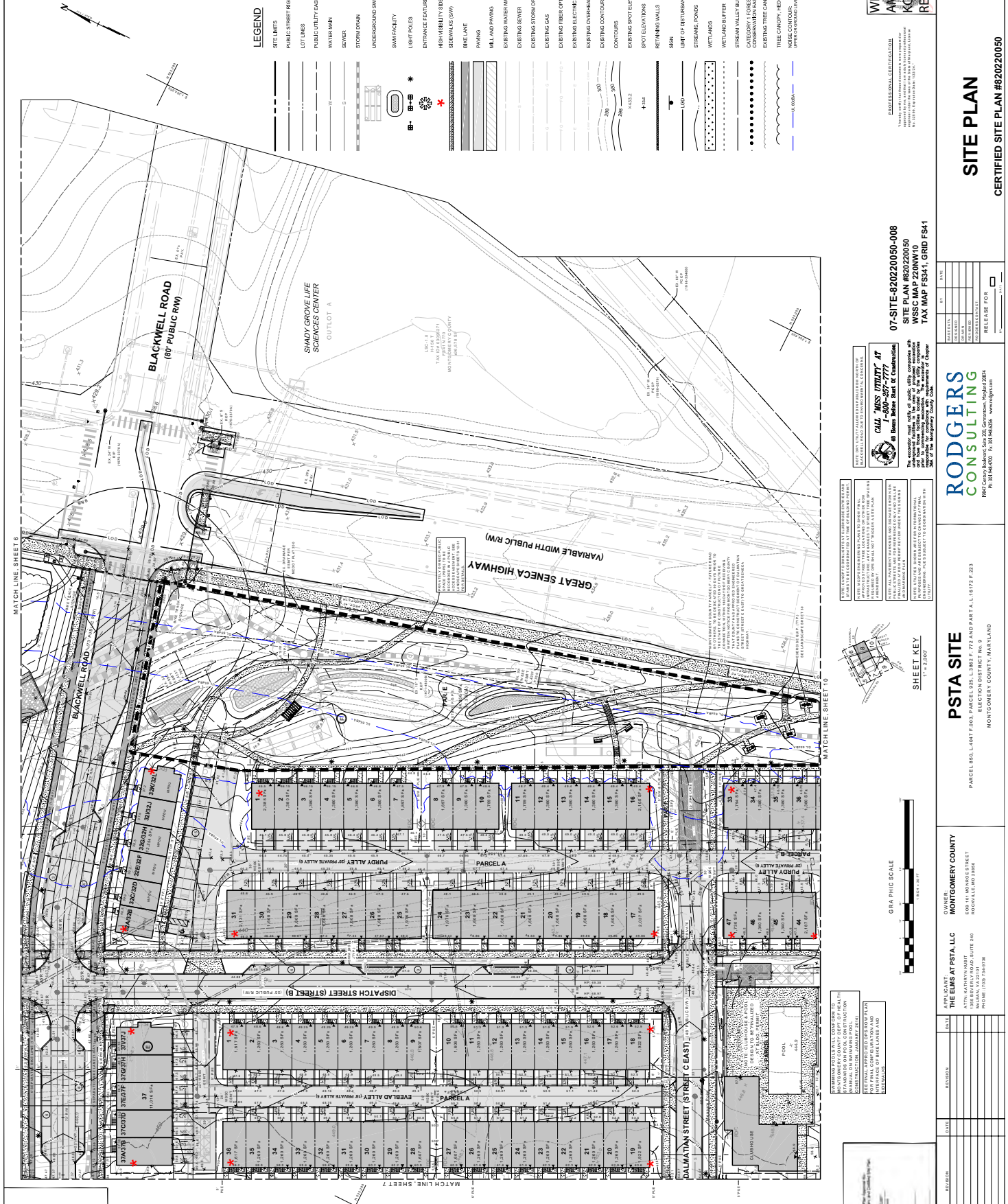
DATE: 10-15-09
SCALE: 1" = 50'
DATE: 08-04-09
SCALE: 1" = 200'

PROJECT: THE ELMS AT PSTA, LLC
 1718 BARNHART DRIVE
 1718 REVELLE ROAD, SUITE 240
 HOLLYWOOD, MO 63122

NO.: 07-SITE-920220050-007
DATE: 10/15/09

SITE PLAN

CERTIFIED SITE PLAN #920220050



DEVELOPER'S CERTIFICATION
 I, the undersigned, certify that I am the owner of the property described herein and that the information provided in this site plan is true and correct to the best of my knowledge and belief. I warrant that the property is not subject to any liens, mortgages, or other encumbrances that would affect the proposed development.
 Signature: _____
 Title: _____
 Date: _____

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |

THE ELMS AT PSTA, LLC
 4710 NORTH BRIDGE STREET
 SUITE 200
 MONTGOMERY, AL 36102
 PHONE: (205) 253-4311

MONTGOMERY COUNTY
 400 NORTH BRIDGE STREET
 SUITE 200
 MONTGOMERY, AL 36102
 PHONE: (205) 253-4311

LEGEND
 SITE LIMITS
 PUBLIC STREET RIGHT OF WAY (RW)
 LOT LINES
 PUBLIC UTILITY EASEMENT (PUE)
 WATER MAIN
 SEWER
 STORM DRAIN
 UNDERGROUND SANITARY FACILITY
 SANITARY FACILITY
 LIGHT POLES
 ENTRANCE FEATURE
 HIGH-VISIBILITY STRIPES
 BIOWALKS (BOW)
 BIKE LANE
 PAVES
 HILL AND PAVES
 EXISTING WATER MAIN
 EXISTING SEWER
 EXISTING STORM DRAIN
 EXISTING GAS
 EXISTING FIBER OPTIC
 EXISTING ELECTRIC CONDUIT
 EXISTING OVERHEAD WIRES
 EXISTING CONTIGUOUS
 CONTOURS
 EXISTING SPOT ELEVATIONS
 SPOT ELEVATIONS
 RETAINING WALLS
 SIGN
 LIMIT OF DISTURBANCE
 STREAMS, PONDS
 WETLANDS
 WETLAND BUFFER
 STREAM VALLEY BUFFER (SVB)
 CONSERVATION EASEMENT
 EXISTING TREE CANOPY, HEADROW
 TREE CANOPY, HEADROW
 EXISTING CANOPY, HEADROW
 UPPER OR EXISTING LEVEL, WALL, DECKER

817-SITE-920220050-008
 SITE PLAN #820220050
 WSSS MAP 220NW10
 TAX MAP FS41, GRID FS41

CALL "MISS FRITZKY" AT 404-495-7777
 is Home Before Start of Construction
 The contractor must notify all public utility companies with whom it has an account at least 10 business days before the start of any work that will require excavation or trenching. The contractor shall be responsible for coordinating with the appropriate utility companies and obtaining any necessary permits.

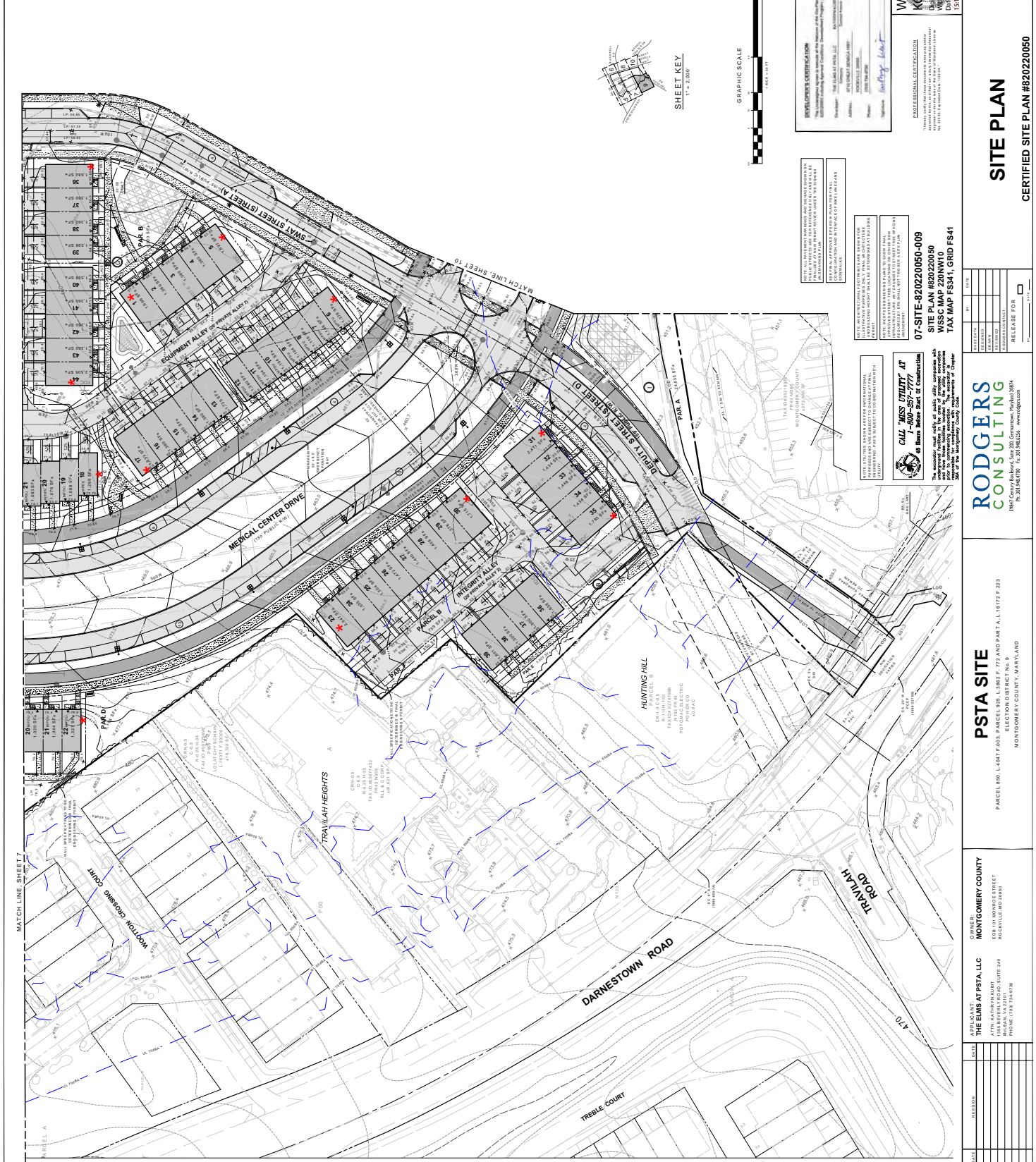
RODGERS CONSULTING
 11407 Century Boulevard, Suite 200, Germantown, Maryland 20874
 P: 301 946 4000 F: 301 946 2256 www.rodgers.com

STATA SITE
 PARCEL 450, L-ENT 450A, PARCEL 450, L-302 F 777 AND PAR 1 A, L-1612 F 223
 ELECTORAL DISTRICT No. 9
 MONTGOMERY COUNTY, MARYLAND

SITE PLAN
 CERTIFIED SITE PLAN #820220050

WILLIAMS
 AMERICAN
 KCC
 REDWOOD
 177
 2005

SCALE: 1" = 50'
 1/4" = 25'
 DATE: APR. 2022
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]



LEGEND

- SITE LIMITS
- PUBLIC STREET FRONT OF WAY (PSF)
- LOT LINES
- PUBLIC UTILITY EASEMENT (PUE)
- WATER MAIN
- SEWER
- STORM DRAIN
- UNDERGROUND SWIM FACILITY
- SWIM FACILITY
- LIGHT POLES
- ENTRANCE FEATURE
- HIGH VISIBILITY BIKES
- SEWER/LAS (LOW)
- BIKE LANE
- PAVING
- M/L LAND PAVING
- EXISTING WATER MAIN
- EXISTING SEWER
- EXISTING STORM DRAIN
- EXISTING GAS
- EXISTING FIBER OPTIC
- EXISTING ELECTRIC CONDUIT
- EXISTING OVERHEAD WIRING
- EXISTING OVERHEAD WIRING
- EXISTING CONTOURS
- CONTOURS
- EXISTING SPOT ELEVATIONS
- SPOT ELEVATIONS
- RETAINING WALLS
- SEIN
- LEFT OF BURLEIGH
- STREAMS, PONDS
- WETLANDS
- WETLAND BUFFER
- STREAM VALLEY BUFFER (SMB)
- STREAM VALLEY BUFFER (SMB)
- CATEGORY 1 FOREST
- EXISTING TREE CANOPY, HEDGEROW
- EXISTING TREE CANOPY, HEDGEROW
- EXISTING TREE CANOPY, HEDGEROW
- EXISTING TREE CANOPY, HEDGEROW
- EXISTING TREE CANOPY, HEDGEROW

THE ELMS AT PSTA, LLC
 4770 BARNSTOWN RD
 1705 BREVELY ROAD, SUITE 400
 ROCKVILLE, MD 20850
 PHONE: (703) 724-8730

MONTEGOMERY COUNTY
 ELECTORAL DISTRICT NO. 9
 MONTGOMERY COUNTY, MARYLAND

PSTA SITE
 PARCEL 400, L-1447 400A, PARCEL 420, L-1362 F, 777 AND PART A, L-16132 & 223
 ELECTORAL DISTRICT NO. 9
 MONTGOMERY COUNTY, MARYLAND

RODGGERS CONSULTING
 1807 Conroy Boulevard, Suite 200, Gaithersburg, Maryland 20878
 P: 301.946.4000 F: 301.946.4258 www.rodggers.com

CALL "MISS TRUDY" AT 410-257-7177
 is Here Before Start of Construction

07-SITE-920220050-009
 SITE PLAN #820220050
 WSSC MAP Z20N110
 TAX MAP FS41, GRID FS41

WILLIAM K. CREED
 PROFESSIONAL CERTIFICATION
 15022 BARNSTOWN RD
 ROCKVILLE, MD 20850
 P: 301.946.4000 F: 301.946.4258

WILLIAM K. CREED
 PROFESSIONAL CERTIFICATION
 15022 BARNSTOWN RD
 ROCKVILLE, MD 20850
 P: 301.946.4000 F: 301.946.4258

07-SITE-920220050-010
 SITE PLAN #82020050
 WSSC MAP 220NW10
 TAX MAP FS341, GRID FS41

RODGER'S CONSULTING
 1807 Conroy Boulevard, Suite 200, Columbia, Maryland 21046
 P: 301.946.4000 F: 301.946.2258 www.rodgers.com

WILLIAM K. CREED
 PROFESSIONAL ENGINEER
 License No. 15176
 State of Maryland
 2000 Park Heights Avenue, Suite 100
 Baltimore, Maryland 21286
 P: 410.528.1000 F: 410.528.1001 www.williamkcreed.com

THE ELMS AT PSTA, LLC
 4710 BARNBROOK DRIVE
 ROCKFORD, MD 20850
 PHONE: (703) 714-8730

STADY GROVE LIFE SCIENCES CENTER
 PARCEL V
 1500 BARNBROOK DRIVE
 ROCKFORD, MD 20850
 PHONE: (703) 714-8730

PARCEL P
 1500 BARNBROOK DRIVE
 ROCKFORD, MD 20850
 PHONE: (703) 714-8730

PARCEL Q
 1500 BARNBROOK DRIVE
 ROCKFORD, MD 20850
 PHONE: (703) 714-8730

PARCEL R
 1500 BARNBROOK DRIVE
 ROCKFORD, MD 20850
 PHONE: (703) 714-8730

PARCEL S
 1500 BARNBROOK DRIVE
 ROCKFORD, MD 20850
 PHONE: (703) 714-8730

PARCEL T
 1500 BARNBROOK DRIVE
 ROCKFORD, MD 20850
 PHONE: (703) 714-8730

PARCEL U
 1500 BARNBROOK DRIVE
 ROCKFORD, MD 20850
 PHONE: (703) 714-8730

PARCEL V
 1500 BARNBROOK DRIVE
 ROCKFORD, MD 20850
 PHONE: (703) 714-8730

PARCEL W
 1500 BARNBROOK DRIVE
 ROCKFORD, MD 20850
 PHONE: (703) 714-8730

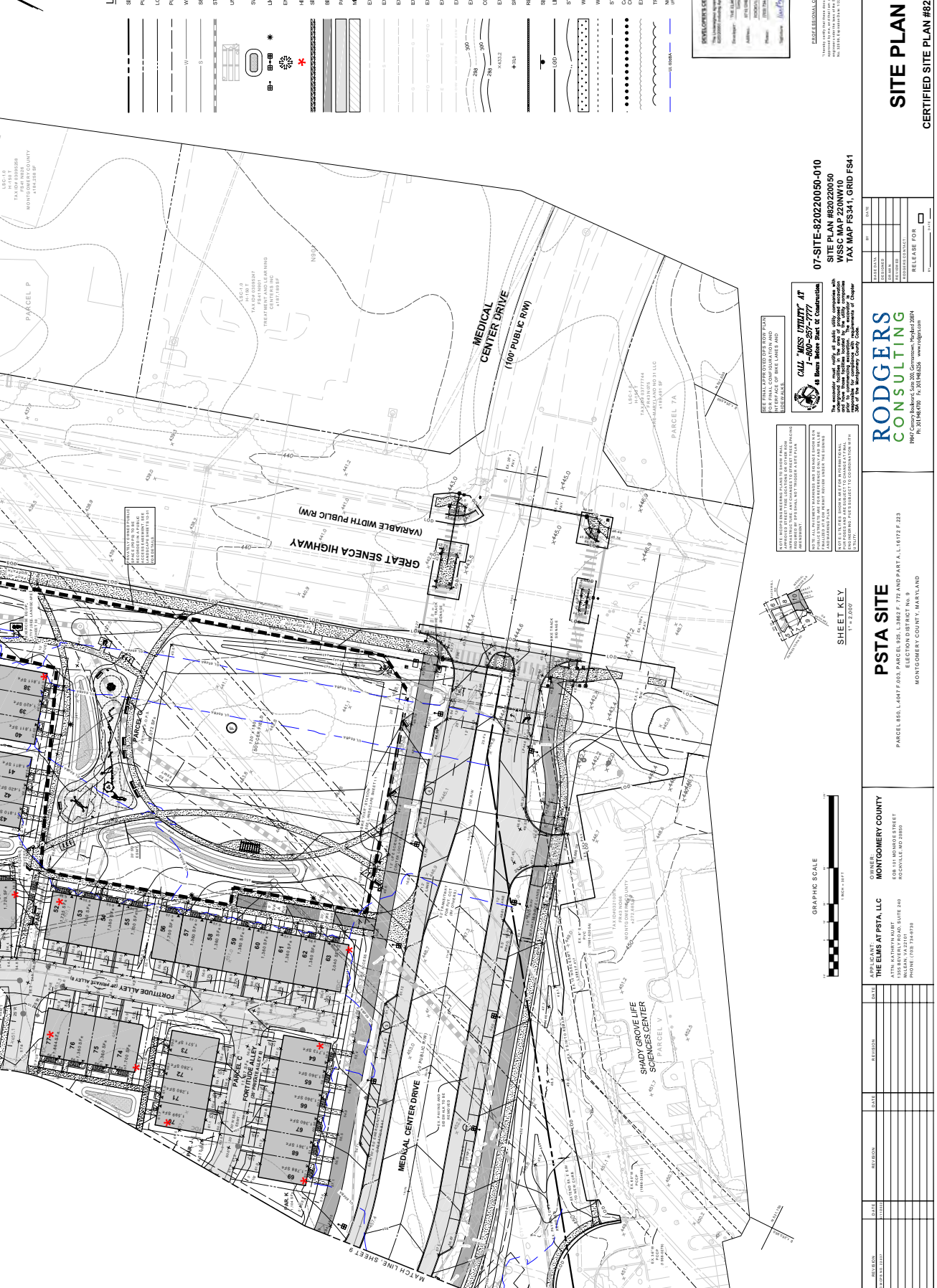
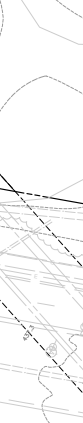
PARCEL X
 1500 BARNBROOK DRIVE
 ROCKFORD, MD 20850
 PHONE: (703) 714-8730

PARCEL Y
 1500 BARNBROOK DRIVE
 ROCKFORD, MD 20850
 PHONE: (703) 714-8730

PARCEL Z
 1500 BARNBROOK DRIVE
 ROCKFORD, MD 20850
 PHONE: (703) 714-8730

PARCEL AA
 1500 BARNBROOK DRIVE
 ROCKFORD, MD 20850
 PHONE: (703) 714-8730

PARCEL AB
 1500 BARNBROOK DRIVE
 ROCKFORD, MD 20850
 PHONE: (703) 714-8730



| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
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| | | |
| | | |
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| | | |

REVISIONS

PROJECT INFORMATION

PROJECT LOCATION

07-SITE-920220050-010
SITE PLAN #82020050
WSSC MAP 220NW10
TAX MAP FS341, GRID FS41

CALL "MISS UTILITY" AT
1-800-257-7777
to locate underground utilities before construction.

THE ELMS AT PSTA, LLC
 4710 BARNBROOK DRIVE
 ROCKFORD, MD 20850
 PHONE: (703) 714-8730

STADY GROVE LIFE SCIENCES CENTER
 PARCEL V
 1500 BARNBROOK DRIVE
 ROCKFORD, MD 20850
 PHONE: (703) 714-8730

RODGER'S CONSULTING
 1807 Conroy Boulevard, Suite 200, Columbia, Maryland 21046
 P: 301.946.4000 F: 301.946.2258 www.rodgers.com

WILLIAM K. CREED
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 State of Maryland
 2000 Park Heights Avenue, Suite 100
 Baltimore, Maryland 21286
 P: 410.528.1000 F: 410.528.1001 www.williamkcreed.com

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 4710 BARNBROOK DRIVE
 ROCKFORD, MD 20850
 PHONE: (703) 714-8730

STADY GROVE LIFE SCIENCES CENTER
 PARCEL V
 1500 BARNBROOK DRIVE
 ROCKFORD, MD 20850
 PHONE: (703) 714-8730

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