Montgomery Planning
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

2425 Reedie Drive
Floor 14
Wheaton, MD 20902

MontgomeryPlanning.org

MEMORANDUM

DATE: June 7, 2024

TO: Montgomery County Planning Board

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

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board Agenda for June 20, 2024

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:

220240340, 220240450, 220240460 & 220240470 PSTA

220240970 Glen Vista

Plat Name: **PSTA**
Plat #: **220240340, 220240450, 220240460 & 220240470**

Location: Located immediately north and south of Medical Center Drive near the intersection with Great Seneca Highway (MD 119)
Master Plan: Great Seneca Science Corridor Master Plan
Plat Details: CR zone; 108 lots, 14 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

Tax Map: FS341 WSSC Grid No.: 220NW10
Zoning Category: CR-1.0, C-0.5, R-1.0, H-150
Approved Preliminary Plan File No.: 120200100, 12020010A & 12020010B
Approved Site Plan File No.: 820220050
Approved Project/Sketch Plan File No.: N/A
Approved Forest Conservation Plan No.: 820220050

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 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 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 among the Land Records of Montgomery County, Maryland.

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 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.

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 50.4.3.G of the Montgomery County Code.

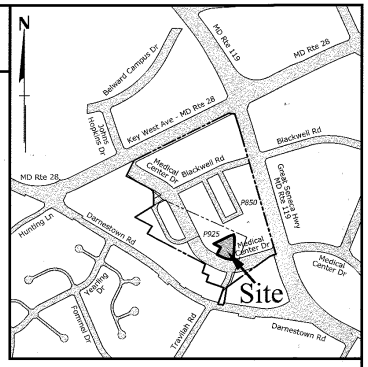
There are no suits or actions at law, leases, liens, mortgages or trusts affecting the property shown hereon except for a certain deed of trust recorded in Book 66013 at page 134 and the parties interest thereto have indicated their assent below.

5-20-24
Date

The Elms at PSTA, L.L.C.
By: Kathryn Wunt, Vice President, ESDC II, Inc., Manager of The Elms at PSTA, L.L.C.

5-23-24
Date

We hereby assent to this plat of subdivision: M&T Bank
By: Brendan C Bayer, Sr. V.P.

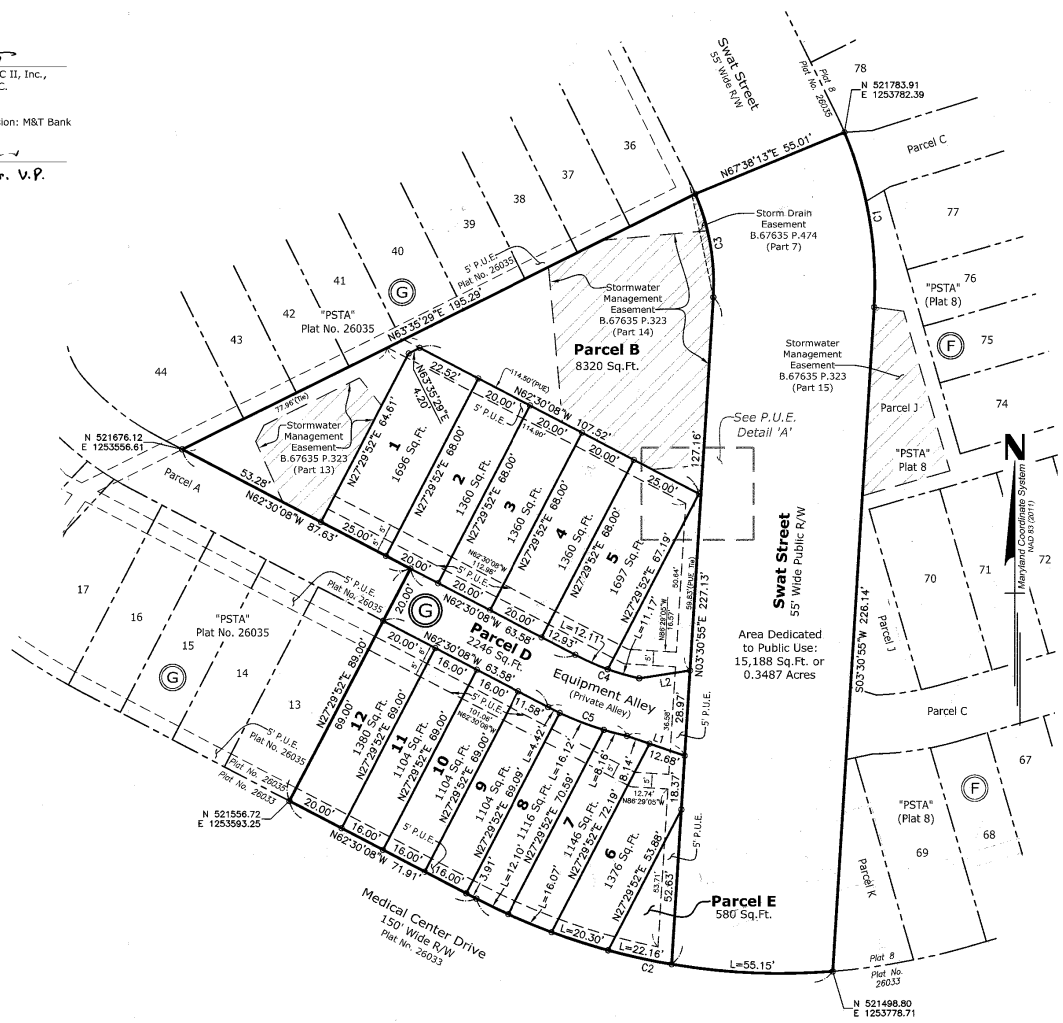


Vicinity Map: 1" = 1000'

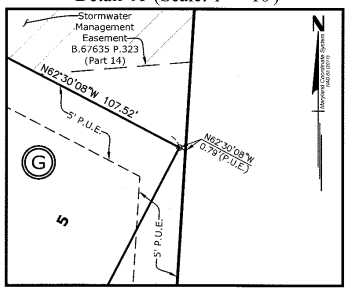
Curve Table						
Curve	Radius	Length	Tangent	Chord	Bearing	Delta
C1	131.50'	60.80'	30.95'	60.26'	S09°43'48"E	26°29'26"
C2	225.00'	125.78'	64.58'	124.15'	N78°31'02"W	32°01'49"
C3	76.50'	35.96'	18.32'	35.63'	N09°57'00"W	26°55'51"
C4	90.00'	23.28'	11.71'	23.22'	N69°54'46"W	14°49'17"
C5	110.00'	28.70'	14.43'	28.62'	N69°58'33"W	14°56'51"

Line Table		
Line	Bearing	Length
L1	N71°11'23"W	20.82'
L2	N81°21'07"E	17.53'

Area Tabulation			
12 Lot(s)	15,803 sq.ft.	or	0.3627 Acres
3 Parcel(s)	11,146 sq.ft.	or	0.2559 Acres
Dedication	15,188 sq.ft.	or	0.3487 Acres
Total Area	42,137 sq.ft.	or	0.9673 Acres



Detail 'A' (Scale: 1" = 10')



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

0 15 30 60
GRAPHIC SCALE IN FEET
(1" = 30')

General Notes:

1. 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.
2. This property is served by public water and sewer services only.
3. Parcels B, D (Equipment Alley) and E, Block G, 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 D (Equipment Alley), Block G, is subject to a Declaration of Restrictive Covenant for Private Roads recorded in Book 54062 at page 338 among the Land Records of Montgomery County, Maryland.
5. Parcels B, D (Equipment Alley) and E, Block G, shall be conveyed to and maintained by the Homeowners Association and are subject to a Declaration of Restrictive Covenants (for Private Roads, Private Parks, Private Open Spaces, and Private Storm Drain Systems) recorded in Book 58268 at page 42 among the Land Records of Montgomery County, Maryland.
6. The property shown hereon is subject to the declaration of covenants, conditions, easements and restrictions for The Grove Community Association, Inc., recorded in Book 67471 at page 529.
7. This survey is in the Maryland Coordinate System [NAD83(2011), SPCS Zone 1900(MD), USFT] based on GPS and conventional survey measurements incorporating National Geodetic Survey Control Point 20318(JV7110). The average combined (scale x elevation) scale factor for the site is 0.99994078.
   No. 20318: N: 521017.17 E: 1254413.53
8. 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 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.

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 29, 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 hereon, all property markers will be set in accordance with the provisions of Section 50.4.3.G of the Montgomery County Code. The total area included on this plat is 42,137 square feet or 0.9674 acres of land, 15,188 square feet or 0.3487 acres of which 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.

5-20-2024
Date

For: Rodgers Consulting, Inc.
By: Aaron Eugene Worley
Professional Land Surveyor
Maryland Registration No. 21539
(License Expiration Date: 12-23-2025)

STATE OF MARYLAND · AARON EUGENE WORLEY · No. 21539 · PROFESSIONAL LAND SURVEYOR

The Maryland-National Capital Park and Planning Commission Montgomery County Planning Board	Montgomery County Department of Permitting Services		RODGERS CONSULTING
Approved _____	Approved 5-31-2024	Date Recorded _____	19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Chair _____ Montgomery Plat Signatory for Secretary-Treasurer	Director	Plat No. _____	Ph: 301.948.4700, Fx: 301.948.6256, www.rodgers.com
MNCPPC Record File No.			

Subdivision Record Plat
Lots 1-12 and
Parcels B, D & E, Block G
PSTA
Gaithersburg (9th) Election District
Montgomery County, Maryland
Scale: 1"= 30' March 2024

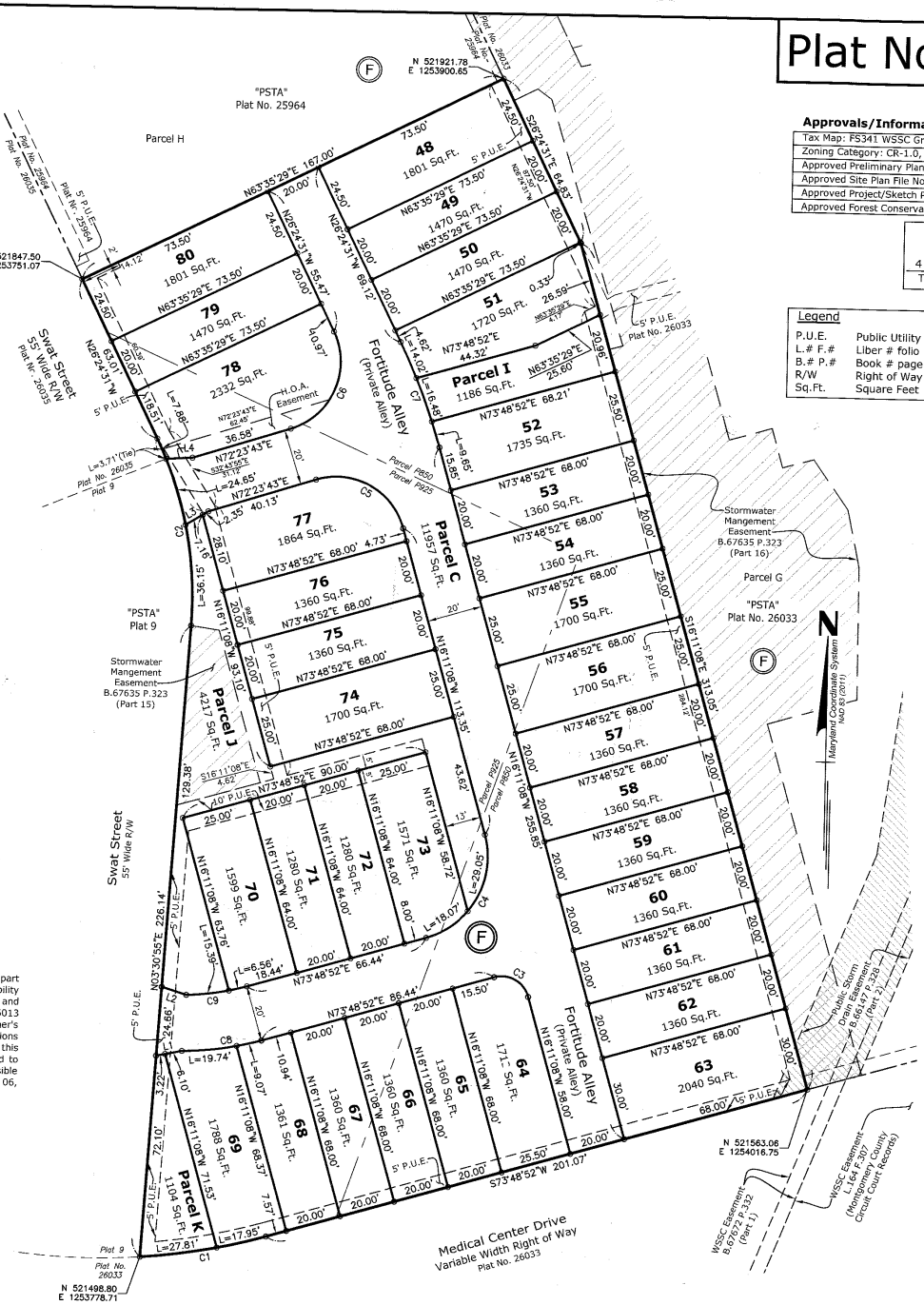
Plat No. 9
RCI Job No.: 0643T2
MNCPPC Plat No. 220240340

N:\MD-Montgomery\PSTA\cutwood\Surveying\Plats\Plat 9.dwg May 20, 2024, 9:06am

Plat No.

Curve Table						
Curve	Radius	Length	Tangent	Chord	Bearing	Delta
C1	225.00'	45.76'	22.96'	45.68'	S79°38'28"W	11°39'11"
C2	131.50'	68.68'	35.14'	67.90'	N11°26'48"W	29°55'26"
C3	10.00'	15.71'	10.00'	14.14'	N61°11'08"W	90°00'00"
C4	30.00'	47.12'	30.00'	42.43'	N28°48'52"E	90°00'00"
C5	25.00'	39.89'	25.63'	35.79'	N61°53'43"W	91°25'10"
C6	25.00'	43.11'	29.17'	37.96'	N22°59'36"E	98°48'14"
C7	225.00'	40.15'	20.13'	40.09'	N21°17'49"W	10°13'23"
C8	110.00'	28.81'	14.49'	28.73'	N81°19'06"E	15°00'28"
C9	90.00'	21.95'	11.03'	21.89'	N80°48'01"E	13°58'16"

Line Table		
Line	Bearing	Length
L1	N78°29'57"E	9.32'
L2	N72°57'47"W	9.24'
L3	N58°20'24"E	9.51'
L4	N86°26'41"E	9.51'



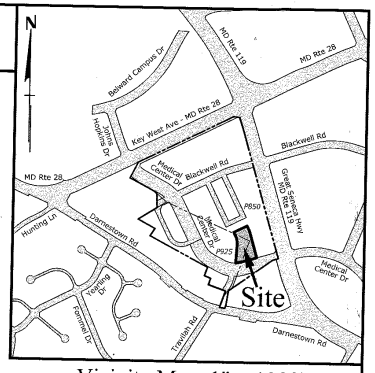
Approvals/Information Chart

Tax Map: FS341 WSSC Grid No.: 220NW10	
Zoning Category: CR-1.0, C-0.5, R-1.0, H-150	
Approved Preliminary Plan File No.: 120200100, 12020010A & 12020010B	
Approved Site Plan File No.: 820220050	
Approved Project/Sketch Plan File No.: N/A	
Approved Forest Conservation Plan No.: 820220050	

Area Tabulation			
33 Lot(s)	51,075 sq.ft.	or	1.1725 Acres
4 Parcel(s)	18,464 sq.ft.	or	0.4239 Acres
Total Area	69,539 sq.ft.	or	1.5964 Acres

Legend

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



Vicinity Map: 1" = 1000'

General Notes:

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2. This property is served by public water and sewer services only.
3. Parcel C (Fortitude Alley), I, J & K, Block F, 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 C (Fortitude Alley), Block F, is subject to a Declaration of Restrictive Covenant for Private Roads recorded in Book 54062 at page 338 among the Land Records of Montgomery County, Maryland.
5. Parcel C (Fortitude Alley), I, J, & K, Block F, shall be conveyed to and maintained by the Homeowners Association and are subject to a Declaration of Restrictive Covenants (for Private Roads, Private Parks, Private Open Spaces, and Private Storm Drain Systems) recorded in Book 58268 at page 42 among the Land Records of Montgomery County, Maryland.
6. The property shown hereon is subject to the declaration of covenants, conditions, easements and restrictions for The Grove Community Association, Inc., recorded in Book 67471 at page 529.
7. This survey is in the Maryland Coordinate System [NAD83(2011), SPCS Zone 1900(MD), USFT] based on GPS and conventional survey measurements incorporating National Geodetic Survey Control Point 20318(JV7110). The average combined (scale x elevation) scale factor for the site is 0.99994078.
   No. 20318: N: 521017.17 E: 1254413.53
8. 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 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.

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 29, 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 hereon, all property markers will be set in accordance with the provisions of Section 50.4.3.G of the Montgomery County Code. The total area included on this plat is 69,539 square feet or 1.5964 acres of land, none of which 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.

5-20-2024
Date

For: Rodgers Consulting, Inc.
By: Aaron Eugene Worley
Professional Land Surveyor
Maryland Registration No. 21539
(License Expiration Date: 12-23-2025)

STATE OF MARYLAND · AARON EUGENE WORLEY · No. 21539 · PROFESSIONAL LAND SURVEYOR

Owner's Certificate

We, the undersigned, owners of the property described hereon, 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 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 among the Land Records of Montgomery County, Maryland.

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 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.

Further, we establish Homeowners Association Easements across Lot 78, Block F, as shown hereon, subject to the terms and provisions set forth in a document to be recorded hereafter.

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 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 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.

5-21-24
Date

By: Kathryn Kubit, Vice President, ESDC II, Inc., Manager of The Elms at PSTA, L.L.C.

We hereby assent to this plat of subdivision: M&T Bank

5-23-24
Date

By: Brendan C Dayer, Sr. V.P.

The Maryland-National Capital Park and Planning Commission Montgomery County Planning Board	Montgomery County Department of Permitting Services		RODGERS CONSULTING
Approved _____	Approved 5-31-2024	Date Recorded _____	19847 Century Boulevard, Suite 200, Germantown, Maryland 20874 Ph: 301.948.4700, Fx: 301.948.6256, www.rodgers.com
Chair _____ Montgomery Plat Signatory for Secretary-Treasurer	Director	Plat No. _____	
MNCPPC Record File No.			

0 15 30 60
GRAPHIC SCALE IN FEET
(1" = 30')

Subdivision Record Plat
Lots 48-80 and
Parcels C, I, J & K, Block F
PSTA

Gaithersburg (9th) Election District
Montgomery County, Maryland
Scale: 1"= 30' January 2024

Plat No. 8
RCI Job No.: 0643T2
MNCPPC Plat No. 220240450

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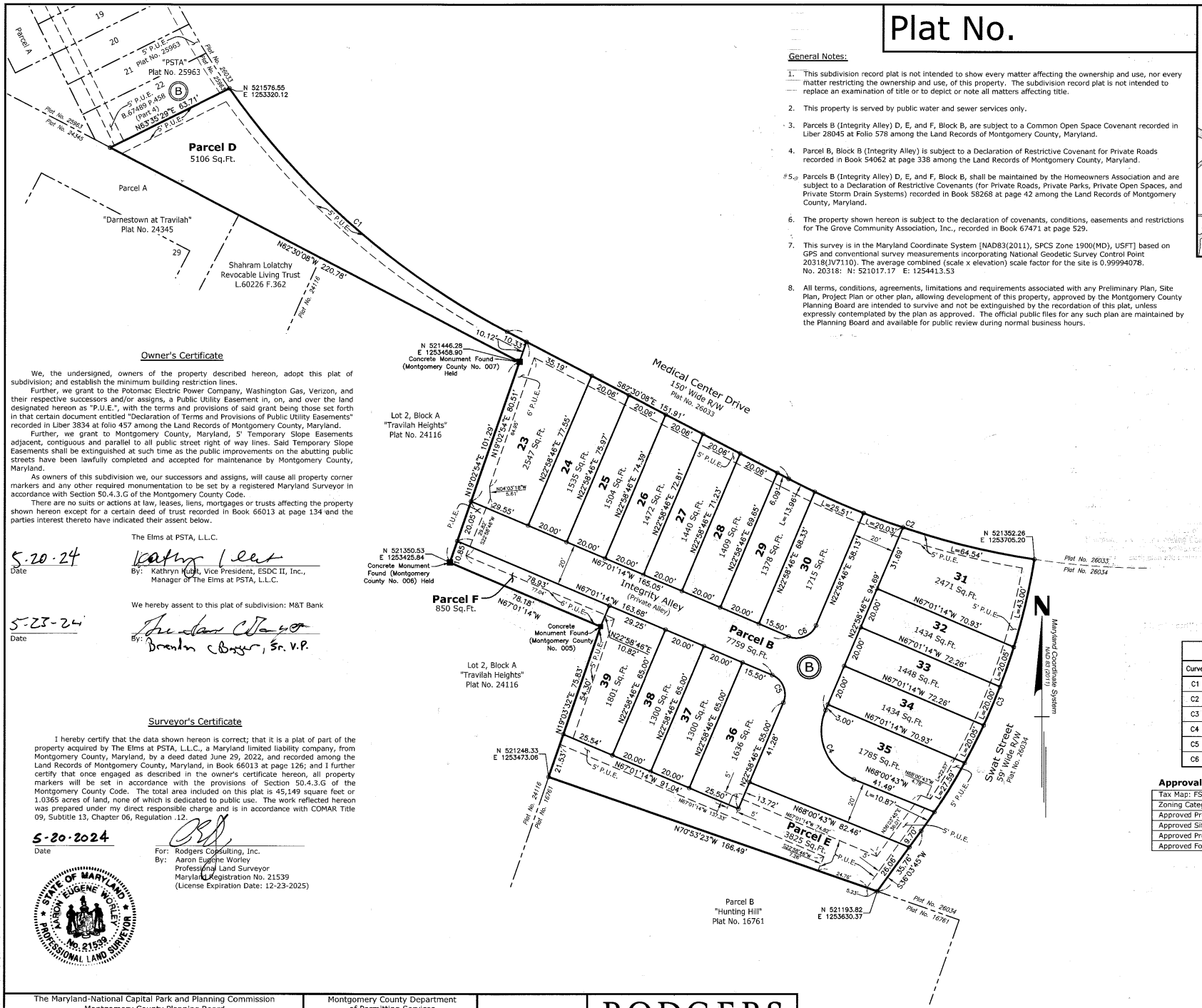
Plat No.



General Notes:

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2. This property is served by public water and sewer services only.
3. Parcels B (Integrity Alley) D, E, and F, Block B, 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 B, Block B (Integrity Alley) is subject to a Declaration of Restrictive Covenant for Private Roads recorded in Book 54062 at page 338 among the Land Records of Montgomery County, Maryland.
5. Parcels B (Integrity Alley) D, E, and F, Block B, shall be maintained by the Homeowners Association and are subject to a Declaration of Restrictive Covenants (for Private Roads, Private Parks, Private Open Spaces, and Private Storm Drain Systems) recorded in Book 58268 at page 42 among the Land Records of Montgomery County, Maryland.
6. The property shown hereon is subject to the declaration of covenants, conditions, easements and restrictions for The Grove Community Association, Inc., recorded in Book 67471 at page 529.
7. This survey is in the Maryland Coordinate System [NAD83(2011), SPCS Zone 1900(MD), USFT] based on GPS and conventional survey measurements incorporating National Geodetic Survey Control Point 20318(JV7110). The average combined (scale x elevation) scale factor for the site is 0.99994078. No. 20318: N: 521017.17 E: 1254413.53
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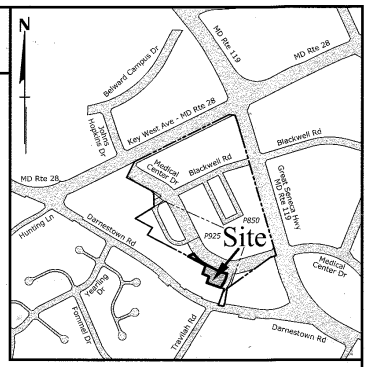

Vicinity Map: 1" = 1000'

Area Tabulation			
17 Lot(s)	27,609 sq.ft.	or	0.6338 Acres
4 Parcel(s)	17,540 sq.ft.	or	0.4027 Acres
Total Area	45,149 sq.ft.	or	1.0365 Acres

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

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The Elms at PSTA, L.L.C.

5.20.24
Date

By: Kathryn Kubit, Vice President, ESDC II, Inc., Manager of The Elms at PSTA, L.L.C.

We hereby assent to this plat of subdivision: M&T Bank

5-23-24
Date

By: Brandon C Boggs, Sr. V.P.

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5-20-2024
Date

For: Rodgers Consulting, Inc.
By: Aaron Eugene Worley
Professional Land Surveyor
Maryland Registration No. 21539
(License Expiration Date: 12-23-2025)

STATE OF MARYLAND
AARON EUGENE WORLEY
No. 21539
PROFESSIONAL LAND SURVEYOR

Curve Table						
Curve	Radius	Length	Tangent	Chord	Bearing	Delta
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C3	300.00'	141.56'	72.12'	140.25'	S22°32'41"W	27°02'08"
C4	25.00'	39.70'	25.44'	35.66'	N22°30'59"W	90°59'29"
C5	10.00'	15.71'	10.00'	14.14'	N22°01'14"W	90°00'00"
C6	10.00'	15.71'	10.00'	14.14'	N67°58'46"E	90°00'00"

Approvals/Information Chart

Tax Map: FS341 & FR343 WSSC Grid No.: 220NW10
Zoning Category: CR-1.0, C-0.5, R-1.0, H-150
Approved Preliminary Plan File No.: 120200100, 12020010A & 12020010B
Approved Site Plan File No.: 820220050
Approved Project/Sketch Plan File No.: N/A
Approved Forest Conservation Plan No.: 820220050

Subdivision Record Plat
Lots 23-39 and
Parcels B, D, E & F, Block B
PSTA
Gaithersburg (9th) Election District
Montgomery County, Maryland
Scale: 1"= 30' January 2024

Plat No. 11
RCI Job No.: 0643T2
MNCPPC Plat No. 220240460

The Maryland-National Capital Park and Planning Commission Montgomery County Planning Board	Montgomery County Department of Permitting Services		
Approved _____	Approved 5-31-2024	Date Recorded _____	RODGERS CONSULTING
Chair / Montgomery Plat Signatory for Secretary-Treasurer	Director	Plat No. _____	19847 Century Boulevard, Suite 200, Germantown, Maryland 20874 Ph: 301.948.4700, Fx: 301.948.6256, www.rodgers.com
MNCPPC Record File No.			

0 15 30 60
GRAPHIC SCALE IN FEET
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N:\MD-Montgomery\PSTA\outdoor\Surveying\Plats\Plat 11.dwg May 20, 2024, 8:07am

Plat No.

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2. This property is served by public water and sewer services only.
3. Parcels A, B (Purdy Alley) and F, Block F, are subject to a Common Open Space Covenant recorded in Liber 28045 at Folio 578 among the Land Records of Montgomery County, Maryland.
4. Parcels A & B, Block F (Purdy Alley) is subject to a Declaration of Restrictive Covenant for Private Roads recorded in Book 54062 at page 338 among the Land Records of Montgomery County, Maryland.
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6. This survey is in the Maryland Coordinate System [NAD83(2011), SPCS Zone 1900(MD), USFT] based on GPS and conventional survey measurements incorporating National Geodetic Survey Control Point 20318(JV7110). The average combined (scale x elevation) scale factor for the site is 0.99994078.
   No. 20318: N: 521017.17 E: 1254413.53
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 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 files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
8. Montgomery County, Maryland was the property owner at the time of right of way dedication and associated easements for Montgomery County Right of Way Plats No. 147 & 200 by a deed dated May 23, 1969 and recorded in Liber 3862 at folio 776 among the Land Records of Montgomery County, Maryland.

Owner's Certificate

We, the undersigned, owners of the property described hereon, 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 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 among the Land Records of Montgomery County, Maryland.

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 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.

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 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 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.

5.20.24
Date

The Elms at PSTA, L.L.C.
By: Kathryn Kubilt, Vice President, ESDC II, Inc., Manager of The Elms at PSTA, L.L.C.

5-23-24
Date

We hereby assent to this plat of subdivision: M&T Bank
By: Brendan C Boyer, Sr. V.P.

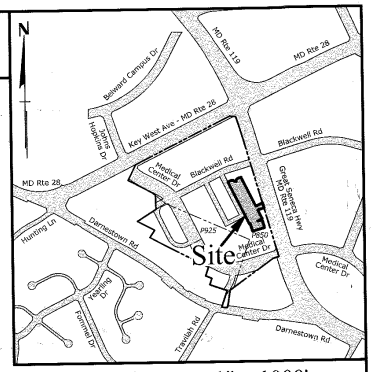
STATE OF MARYLAND
AARON EUGENE WORLEY
No. 21539
PROFESSIONAL LAND SURVEYOR

Surveyor's Certificate

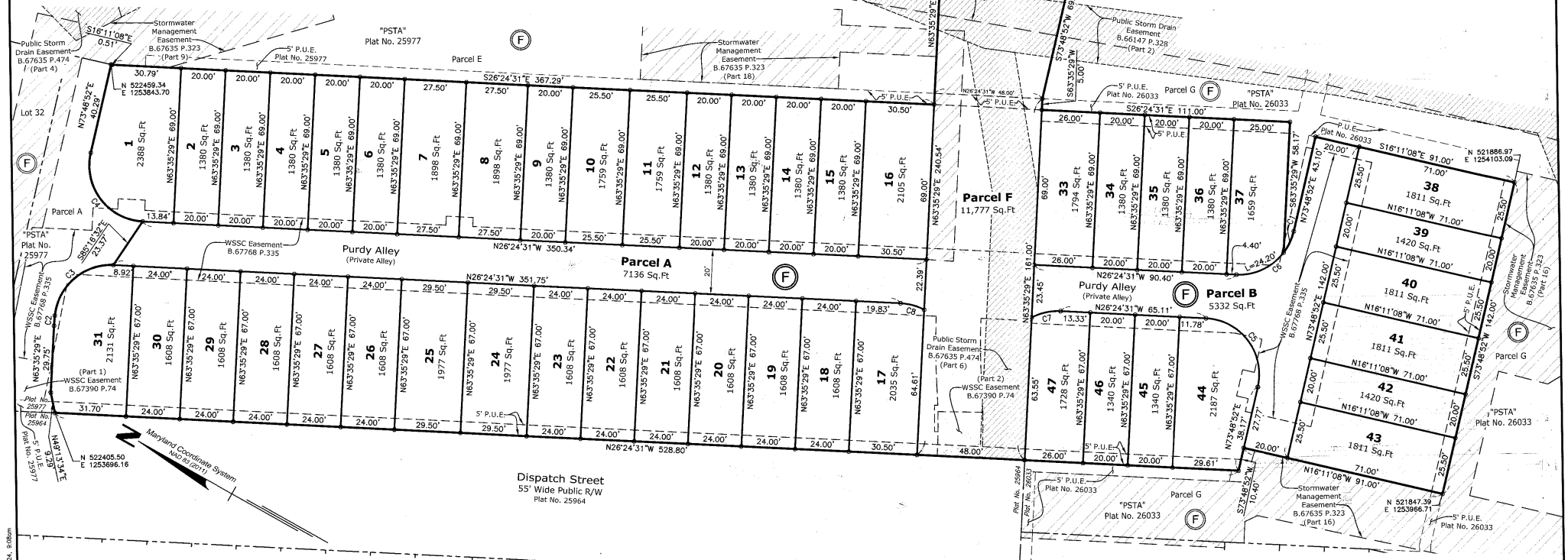
I hereby certify that the data shown hereon is correct; that it is a plat of part of the property acquired by The Elms at PSTA, L.L.C., a Maryland limited liability company, from Montgomery County, Maryland, by a deed dated June 29, 2022, and recorded among the Land Records of Montgomery County, Maryland, in Book 66013 at page 126; and I further certify that once engaged as described in the owner's certificate hereon, all property markers will be set in accordance with the provisions of Section 50.4.3.G of the Montgomery County Code. The total area included on this plat is 99,932 square feet or 2.2941 acres of land, none of which 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.

5-20-2024
Date

For: Rodgers Consulting, Inc.
By: Aaron Eugene Worley
Professional Land Surveyor
Maryland Registration No. 21539
(License Expiration Date: 12-23-2025)

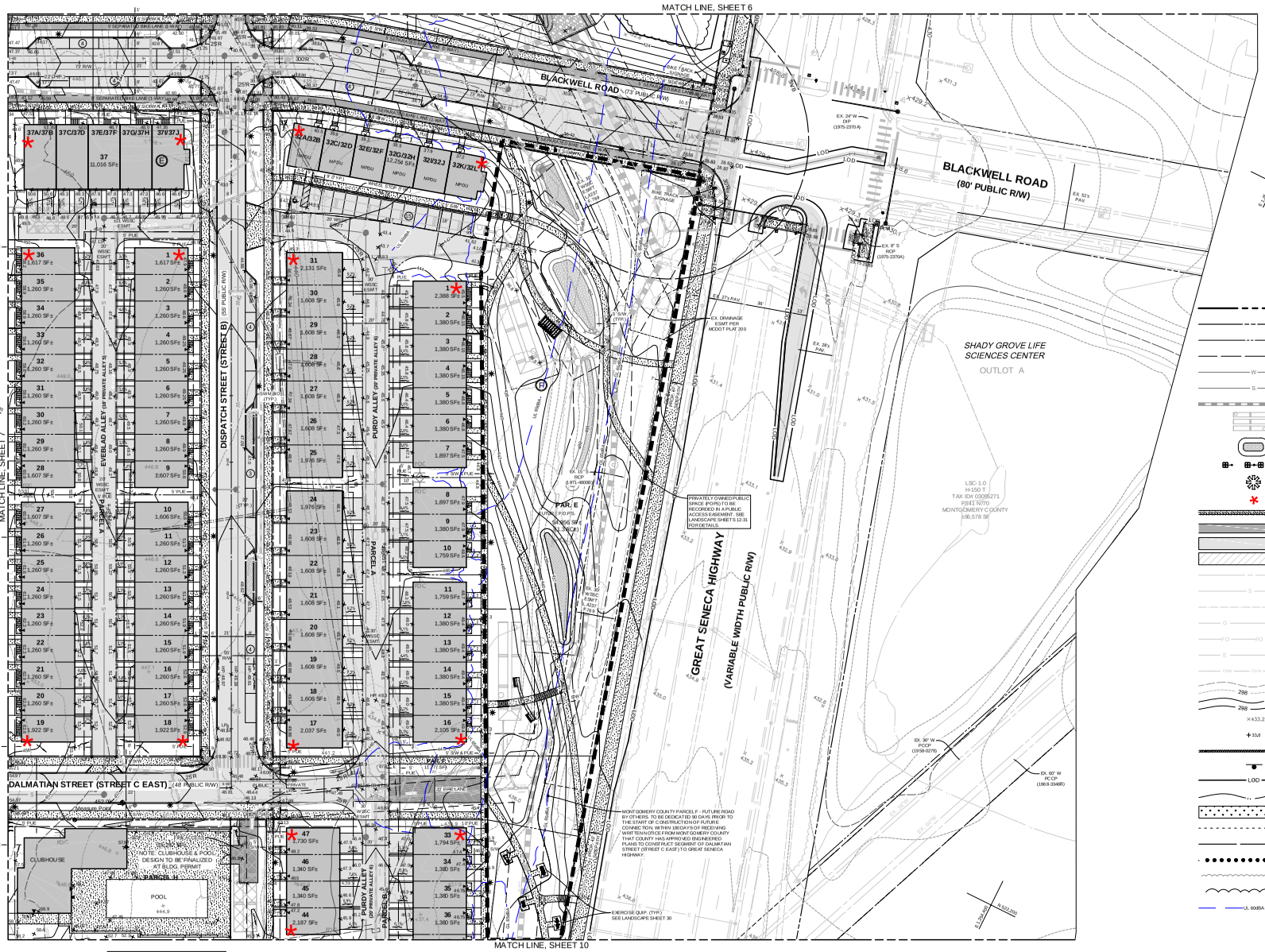


Vicinity Map: 1" = 1000'


Great Seneca Highway
Variable Width Public R/W
Montgomery County Right of Way Plats No. 147 & 200
(See Note 8)
"PSTA"
Plat No. 25977
Parcel E
Parcel A
Purdy Alley
(Private Alley)
Parcel F
11,777 Sq.Ft
Parcel B
5332 Sq.Ft
Parcel G
"PSTA"
Plat No. 26033
Dispatch Street
55' Wide Public R/W
Plat No. 25964
Dalmatian Street
48' Wide Public R/W
Plat No. 25964
Maryland Coordinate System
NAD 83 (2011)
Public Storm Drain Easement
B.67635 P.474
(Part 4)
Stormwater Management Easement
B.67635 P.323
(Part 9)
Stormwater Management Easement
B.67635 P.323
(Part 18)
Stormwater Management Easement
B.67635 P.323
(Part 16)
WSSC Easement
B.67768 P.335
WSSC Easement
B.67390 P.74
Public Storm Drain Easement
B.67635 P.474
(Part 6)
Public Storm Drain Easement
B.66147 P.328
(Part 2)
Slope Easement
MCDOT Plat No.200
(See Note 8)
WSSC Easement
L.4237 F.769
Plat No. 25977
Plat No. 26033
Plat No. 25964
N 522108.56
E 1254100.02
N 522459.34
E 1253843.70
N 522405.50
E 1253696.16
N 521886.97
E 1254103.09
N 521847.39
E 1253966.71
S16°11'08"E 61.35'
S26°24'31"E 367.29'
N26°24'31"W 350.34'
N26°24'31"W 351.75'
N26°24'31"W 528.80'
N26°24'31"W 90.40'
N26°24'31"W 65.11'
S26°24'31"E 111.00'
N63°35'29"E 240.54'
N63°35'29"E 84.54'
S73°48'52"W 89.76'
S63°35'29"W 5.00'
S73°48'52"W 10.40'
S63°35'29"W 58.17'
N73°48'52"E 43.10'
N73°48'52"E 142.00'
S73°48'52"W 142.00'
N73°48'52"E 38.17'
N73°48'52"E 40.29'
S16°11'08"E 0.51'
S86°16'32"E 23.57'
N49°13'34"E 19.69'
N63°35'29"E 29.75'
S16°11'08"W 91.00'
N16°11'08"W 91.00'
N16°11'08"W 71.00'
N16°11'08"W 71.00'
N16°11'08"W 71.00'
N16°11'08"W 71.00'
N16°11'08"W 71.00'
N16°11'08"W 71.00'
N16°11'08"W 91.00'
L=24.20'
L=4.40'
L=13.84'
L=8.92'
L=31.70'
L=29.61'
L=27.77'
L=13.33'
L=11.78'
L=19.83'
L=64.61'
L=69.00'
L=48.00'
L=22.39'
L=23.45'
L=161.00'
L=69.00'
L=69.00'
L=69

PRELIMINARY NOT FOR CONSTRUCTION

MONTGOMERY PLANNING DEPARTMENT
Certified Site Plan - 820220050
APPROVAL
07/13/2022



LEGEND

- SITE LIMITS
- 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 SIDES
- SIDEWALKS (S/W)
- BIKE LANE
- PAVING
- MILL AND PAVING
- EXISTING WATER MAIN
- EXISTING SEWER
- EXISTING STORM DRAIN
- EXISTING GAS
- EXISTING FIBER OPTIC
- EXISTING ELECTRIC CONDUIT
- EXISTING OVERHEAD WIRES
- EXISTING CONTOURS
- CONTOURS
- EXISTING SPOT ELEVATIONS
- SPOT ELEVATIONS
- RETAINING WALLS
- SIGN
- LIMIT OF DISTURBANCE
- STREAMS, PONDS
- WETLANDS
- WETLAND BUFFER
- STREAM VALLEY BUFFER (SVB)
- CATEGORY 1 FOREST CONSERVATION EASEMENT
- EXISTING TREE CANOPY, HEDGEROW
- TREE CANOPY, HEDGEROW
- NOISE CONTOUR: UPPER OR GROUND LEVEL (U/L/GL), DECIBEL

SWIMMING POOLS WILL CONFORM TO MONTGOMERY COUNTY DEPT. OF HEALTH STANDARDS ON POOL CONSTRUCTION (MANUAL ON SWIMMING POOL CONSTRUCTION, JANUARY 2014)

SEE FINAL APPROVED DPS ROW PLAN FOR FINAL CONFIGURATION AND INTERFACE OF BIKE LANES AND SIDEWALKS.

GRAPHIC SCALE
1 INCH = 30 FT

SHEET KEY
1" = 2,000

NOTE: CANOPY DOWNLIGHTS AT CLUBHOUSE ENTRIES AND STAIRS TO BE COORDINATED AT TIME OF BUILDING PERMIT.

NOTE: MCDPS ENGINEERING PLANS TO SHOW FINAL APPROVED STREET TREE LOCATIONS OR OTHER ROW INFRASTRUCTURE. ANY CHANGES TO STREET TREE SPACING REQUIRED BY DPS SHALL NOT TRIGGER A SITE PLAN AMENDMENT.

NOTE: ALL PAVEMENT MARKINGS AND SIGNAGE SHOWN ON PUBLIC STREETS ARE FOR REFERENCE ONLY AND WILL BE FINALIZED AT ROW PERMIT REVIEW UNDER THE SIGNING AND MARKING PLAN

NOTE: UTILITIES SHOWN ARE FOR INFORMATIONAL PURPOSES AND ARE SUBJECT TO CHANGE AT FINAL ENGINEERING. PUE'S SUBJECT TO COORDINATION WITH UTILITY.

NOTE: DRY UTILITY ALLOWED IN PUBLIC ROW NORTH OF BLACKWELL ROAD DUE TO ENVIRONMENTAL CONCERNS

CALL "MISS UTILITY" AT 1-800-257-7777
48 Hours Before Start Of Construction.

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

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

PROFESSIONAL CERTIFICATION

"I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 32599, Expiration Date: 1/22/24."

WILLIAM A. KUBITZ, REED — Digitally signed by WILLIAM A. KUBITZ, REED — 2022.07.06 15:12:03 -04'00'

DEVELOPER'S CERTIFICATION

"The Undersigned agrees to execute all the features of the Site Plan Approval No. 820220050 including Approval Conditions, Development Program, and Certified Site Plan.

Developer: THE ELMS AT PSTA, LLC — Company — Contact Person
Address: 10 N. GREAT SENECA HWY, ROCKVILLE 20850
Phone: (703) 734-9730
Signature:

REVISION	DATE	REVISION	DATE	REVISION	DATE
APPROVED MCPB NO. 22-037	6/11/2022				

APPLICANT:
THE ELMS AT PSTA, LLC
ATTN: KATHRYN KUBITZ
1355 BEVERLY ROAD, SUITE 240
McLEAN, VA 22101
PHONE: (703) 734-9730

OWNER:
MONTGOMERY COUNTY
EOB 101 MONROE STREET
ROCKVILLE, MD 20850

PSTA SITE

PARCEL 850, L.40047 F.003, PARCEL 925, L.3862 F. 772 AND PART A, L.16172 F.223
ELECTION DISTRICT No. 9
MONTGOMERY COUNTY, MARYLAND

RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT:		
RELEASE FOR		
BY	DATE	

SITE PLAN

CERTIFIED SITE PLAN #820220050

SCALE: 1" = 30'
JOB No.: 0643T
DATE: APR., 2022
SHEET No.: 8 of 14

PRELIMINARY NOT FOR CONSTRUCTION

MONTGOMERY PLANNING DEPARTMENT
Certified Site Plan - 820220050
APPROVAL
07/13/2022

MATCH LINE, SHEET 7

MATCH LINE, SHEET 10

LEGEND

- SITE LIMITS
- 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 SIDES
- SIDEWALKS (S/W)
- BIKE LANE
- PAVING
- MILL AND PAVING
- EXISTING WATER MAIN
- EXISTING SEWER
- EXISTING STORM DRAIN
- EXISTING GAS
- EXISTING FIBER OPTIC
- EXISTING ELECTRIC CONDUIT
- EXISTING OVERHEAD WIRES
- EXISTING CONTOURS
- CONTOURS
- EXISTING SPOT ELEVATIONS
- SPOT ELEVATIONS
- RETAINING WALLS
- SIGN
- LOD — LIMIT OF DISTURBANCE
- STREAMS, PONDS
- WETLANDS
- WETLAND BUFFER
- STREAM VALLEY BUFFER (SVB)
- CATEGORY 1 FOREST CONSERVATION EASEMENT
- EXISTING TREE CANOPY, HEDGEROW
- TREE CANOPY, HEDGEROW
- UL 60dBA — NOISE CONTOUR: UPPER OR GROUND LEVEL (UL/GL), DECIBEL

SHEET KEY
1" = 2,000'

GRAPHIC SCALE
1 INCH = 30 FT

NOTE: ALL PAVEMENT MARKINGS AND SIGNAGE SHOWN ON PUBLIC STREETS ARE FOR REFERENCE ONLY AND WILL BE FINALIZED AT ROW PERMIT REVIEW UNDER THE SIGNING AND MARKING PLAN.

SEE FINAL APPROVED DPS ROW PLAN FOR FINAL CONFIGURATION AND INTERFACE OF BIKE LANES AND SIDEWALKS.

NOTE: UTILITIES SHOWN ARE FOR INFORMATIONAL PURPOSES AND ARE SUBJECT TO CHANGE AT FINAL ENGINEERING. PUE'S SUBJECT TO COORDINATION WITH UTILITY.

CALL "MISS UTILITY" AT 1-800-257-7777
48 Hours Before Start Of Construction.

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

NOTE: ARCHITECTURAL FOOTPRINTS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL ARCHITECTURE AND BUILDING HEIGHT SHALL BE DETERMINED AT BUILDING PERMIT.

NOTE: MCDPS ENGINEERING PLANS TO SHOW FINAL APPROVED STREET TREE LOCATIONS OR OTHER ROW INFRASTRUCTURE. ANY CHANGES TO STREET TREE SPACING REQUIRED BY DPS SHALL NOT TRIGGER A SITE PLAN AMENDMENT.

07-SITE-820220050-009

SITE PLAN #820220050
WSSC MAP 220NW10
TAX MAP FS341, GRID FS41

DEVELOPER'S CERTIFICATION

The Undersigned agrees to execute all the features of the Site Plan Approval No. 820220050 including Approval Conditions, Development Program, and Certified Site Plan.

Developer: THE ELMS AT PSTA, LLC — KATHRYN KUBIT, Managing Member / Authorized Representative
Address: 10 N GREAT SENECA HWY, ROCKVILLE 20850
Phone: (703) 734-9730
Signature:

PROFESSIONAL CERTIFICATION

"I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 32519, Expiration Date: 1/22/24."

WILLIAM KC REED
Digitally signed by WILLIAM KC REED
Date: 2022.07.06 15:12:18 -04'00'

REVISION	DATE	REVISION	DATE	REVISION	DATE
APPROVED MCPB NO. 22-037	6/13/2022				

APPLICANT:
THE ELMS AT PSTA, LLC
ATTN: KATHRYN KUBIT
1355 BEVERLY ROAD, SUITE 240
McLEAN, VA 22101
PHONE: (703) 734-9730

OWNER:
MONTGOMERY COUNTY
EOB 101 MONROE STREET
ROCKVILLE, MD 20850

PSTA SITE

PARCEL 850, L.4047 F.003, PARCEL 925, L.3862 F. 772 AND PART A, L.16172 F.223
ELECTION DISTRICT No. 9
MONTGOMERY COUNTY, MARYLAND

RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT:
RELEASE FOR
BY ____ DATE ____

SITE PLAN

CERTIFIED SITE PLAN #820220050

SCALE: 1" = 30'
JOB No.: 0643T
DATE: APR., 2022
SHEET No.: 9 of 14

MONTGOMERY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Certified Site Plan #820220050
APPROVAL
07/13/2022

MATCH LINE, SHEET 8

MATCH LINE, SHEET 9

PRELIMINARY NOT FOR CONSTRUCTION

LEGEND

- SITE LIMITS
- 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 SIDES
- SIDEWALKS (S/W)
- BIKE LANE
- PAVING
- MILL AND PAVING
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- EXISTING SEWER
- EXISTING STORM DRAIN
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- EXISTING ELECTRIC CONDUIT
- EXISTING OVERHEAD WIRES
- EXISTING CONTOURS
- CONTOURS
- EXISTING SPOT ELEVATIONS
- SPOT ELEVATIONS
- RETAINING WALLS
- SIGN
- LIMIT OF DISTURBANCE
- STREAMS, PONDS
- WETLANDS
- WETLAND BUFFER
- STREAM VALLEY BUFFER (SVB)
- CATEGORY 1 FOREST CONSERVATION EASEMENT
- EXISTING TREE CANOPY, HEDGEROW
- TREE CANOPY, HEDGEROW
- NOISE CONTOUR: UPPER OR GROUND LEVEL (U/OGL) DECIBEL

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48 Hours Before Start Of Construction.

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07-SITE-820220050-010
SITE PLAN #820220050
WSSC MAP 220NW10
TAX MAP FS341, GRID FS41

DEVELOPER'S CERTIFICATION

"The Undersigned agrees to execute all the features of the Site Plan Approval No. 820220050, including Approval Conditions, Development Program, and Certified Site Plan."

Developer: THE ELMS AT PSTA, LLC — KATHRYN KUBIT, Managing Member / Authorized Representative
Address: 1355 GREAT SENECA HWY, ROCKVILLE 20850
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Signature:

PROFESSIONAL CERTIFICATION

"I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 32599, Expiration Date: 1/22/24."

WILLIAM KC REED
Digitally signed by WILLIAM KC REED
Date: 2022.07.06 15:12:35 -04'00'

REVISION	DATE	REVISION	DATE	REVISION	DATE
APPROVED MCPB NO. 22-037	6/11/2022				

APPLICANT:
THE ELMS AT PSTA, LLC
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McLEAN, VA 22101
PHONE: (703) 734-9730

OWNER:
MONTGOMERY COUNTY
EOB 101 MONROE STREET
ROCKVILLE, MD 20850

PSTA SITE

PARCEL 850, L.40447 F.003, PARCEL 925, L.3862 F. 772 AND PART A, L.16172 F.223
ELECTION DISTRICT No. 9
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	BY	DATE
BASE DATA		
DESIGNED		
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REVIEWED		
RODGERS CONTACT:		
RELEASE FOR		
BY	DATE	

SITE PLAN

CERTIFIED SITE PLAN #820220050

SCALE: 1" = 30'
JOB No.: 0643T
DATE: APR., 2022
SHEET No.: 10 of 14