Plat Name: **Parkland Trace**
Plat #: **220240990, 220241040 & 220241050**

Location: Located on the south side of West Old Baltimore Road at the intersection of Gull Street
Master Plan Clarksburg Master Plan
Plat Details: RE-1/TDR zone; 25 lots, 9 parcels
Owner: KL LB BUY 2, LLC

The subdivision plats have been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 12005003A (MCPB Resolution No. 21-111) and Site Plan No. 820210010 (Certified Site Plan dated July 7, 2022), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's approval of the aforesaid plans.

Plat No.

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. Horizontal datum is the Maryland Coordinate System [NAD83/91, State Plane Coordinate System Zone 1900 (MD), U.S. Survey Feet], based on GPS and conventional survey measurements. Controlling stations include Washington Suburban Sanitary Commission NAD 83 traverse stations 19299 and 20902. The average combined (scale x elevation) factor for the site is 0.99994867.
   19299: North 563608.492, East 1227938.768
   20902: North 570889.518, East 1224359.654
4. 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.
5. All boundary monumentation shown was held.
6. Parcels C & J, Block A and Parcel A, Block D are subject to a Common Open Space Covenant recorded in Liber 28045 at Folio 578 among the Land Records of Montgomery County, Maryland.
7. Parcels C & J, Block A and Parcel A, Block D shall be maintained by the Homeowners Association and are subject to a Declaration of 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.
8. The H.O.A. must keep sight lines clear at intersection truncations on internal residential streets. If site lines are compromised, the County will exercise its right to remove any planting material, fences, structures, or signs that it deems to be a problem.

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 KL LB BUY 2, LLC, a Delaware limited liability company, from U.S. Home, LLC, a Delaware limited liability company, by a deed dated May 31, 2024, and recorded among the Land Records of Montgomery County, Maryland in Book 68183 at page 190; 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 345,706 square feet or 7.9363 acres of land, of which 210,687 square feet or 4.8367 acres is dedicated to Montgomery County, Maryland for 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.

11-20-24
Date

For: Rodgers Consulting, Inc.
By: Jonathan Stanley Taylor
Professional Land Surveyor
Maryland Registration No. 21955
(License Expiration Date: 9-17-2025)

STATE OF MARYLAND — JONATHAN S. TAYLOR — 21955 — PROFESSIONAL LAND SURVEYOR

Approvals/Information Chart

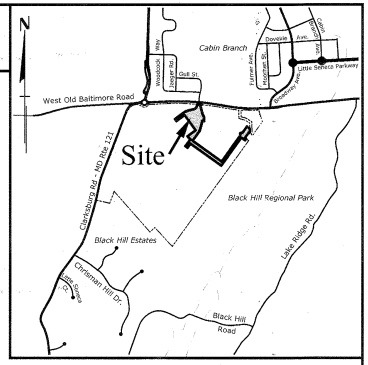
Tax Map Grid: EV12 WSSC Grid No.: 229NW14 & 230NW14	
Zoning Category: RE-1 / TDR2	
Approved Preliminary Plan File No.: 120050030 & 12005003A	
Approved Site Plan File No.: 820210010	
Approved Project/Sketch Plan File No.: N/A	
Approved Forest Conservation Plan No.: 820210010	

Area Tabulation

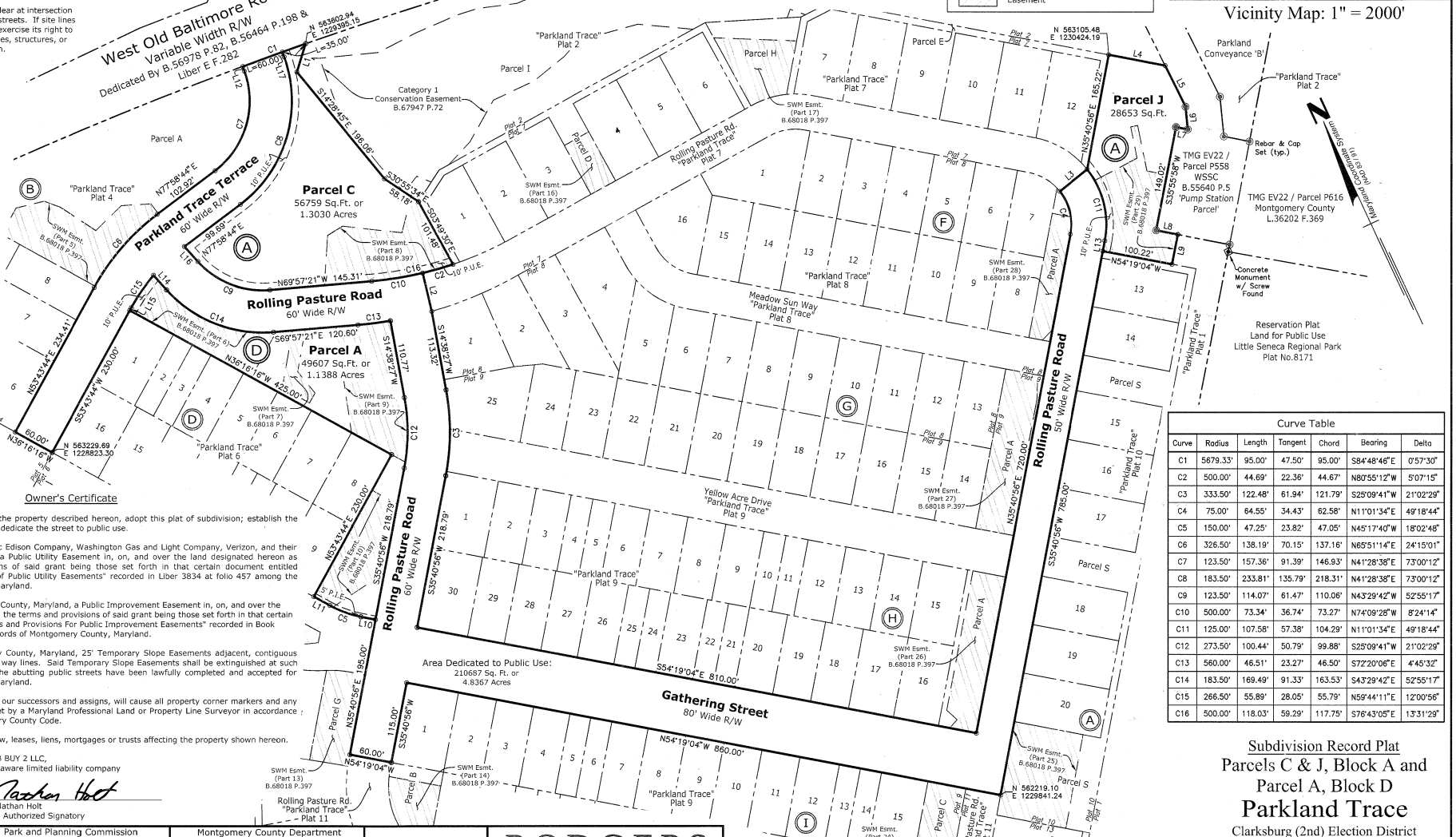
Lot(s)	N/A Sq.Ft.	or	N/A Acres
3 Parcel(s)	135,019 Sq.Ft.	or	3.0996 Acres
Dedication	210,687 Sq.Ft.	or	4.8367 Acres
Total Area	345,706 Sq.Ft.	or	7.9363 Acres

Legend

P.U.E.	Public Utility Easement
P.I.E.	Public Improvements Easement
H.O.A.	Home Owners Association
L.# F.#	Liber # folio #
B.# P.#	Book # page #
R/W	Right of Way
Sq. Ft.	Square Feet
TMG# / P#	Tax Map Grid # / Parcel #
	Stormwater Management (SWM) Easement



Vicinity Map: 1" = 2000'



Line Table

Line	Bearing	Length
L1	S42°09'09"W	41.80'
L2	S11°38'25"W	55.85'
L3	N76°22'12"E	50.00'
L4	S54°19'04"E	81.66'
L5	S01°31'48"E	65.39'
L6	S19°19'12"W	32.35'
L7	N54°04'02"W	17.15'
L8	S54°04'02"E	31.40'
L9	S35°55'58"W	42.81'
L10	N54°19'04"W	20.99'
L11	N36°16'16"W	26.04'
L12	N04°58'32"E	7.19'
L13	N35°40'56"E	15.00'
L14	S17°02'04"E	27.62'
L15	N53°43'44"E	4.41'
L16	N17°02'04"W	28.43'
L17	N04°58'32"E	7.15'

Curve Table

Curve	Radius	Length	Tangent	Chord	Bearing	Delta
C1	5679.33'	95.00'	47.50'	95.00'	S84°48'46"E	0°57'30"
C2	500.00'	44.69'	22.36'	44.67'	N80°55'12"W	5°07'15"
C3	333.50'	122.48'	61.94'	121.79'	S25°09'41"W	21°02'29"
C4	75.00'	64.55'	34.43'	62.58'	N11°01'34"E	49°18'44"
C5	150.00'	47.25'	23.82'	47.05'	N45°17'40"W	18°02'48"
C6	326.50'	138.19'	70.15'	137.16'	N65°51'14"E	24°15'01"
C7	123.50'	157.36'	91.39'	146.93'	N41°28'38"E	73°00'12"
C8	183.50'	233.81'	135.79'	218.31'	N41°28'38"E	73°00'12"
C9	123.50'	114.07'	61.47'	110.06'	N43°29'42"W	52°55'17"
C10	500.00'	73.34'	36.74'	73.27'	N74°09'28"W	8°24'14"
C11	125.00'	107.58'	57.38'	104.29'	N11°01'34"E	49°18'44"
C12	273.50'	100.44'	50.79'	99.88'	S25°09'41"W	21°02'29"
C13	560.00'	46.51'	23.27'	46.50'	S72°20'06"E	4°45'32"
C14	183.50'	169.49'	91.33'	163.53'	S43°29'42"E	52°55'17"
C15	266.50'	55.89'	28.05'	55.79'	N59°44'11"E	12°00'56"
C16	500.00'	118.03'	59.29'	117.75'	S76°43'05"E	13°31'29"

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 street to public use.

Further, we grant to The Potomac Edison Company, Washington Gas and Light Company, 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, a Public Improvement Easement in, on, and over the land designated hereon as "P.I.E.", with the terms and provisions of said grant being those set forth in that certain document entitled "Declaration of Terms and Provisions For Public Improvement Easements" recorded in Book 66059 at page 431 among the land Records of Montgomery County, Maryland.

Further, we grant to Montgomery County, Maryland, 25' 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 Maryland Professional Land or Property Line 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.

KL LB BUY 2 LLC,
a Delaware limited liability company

11/18/24
Date

By: Nathan Holt
Title: Authorized Signatory

The Maryland-National Capital Park and Planning Commission Montgomery County Planning Board	Montgomery County Department of Permitting Services		RODGERS CONSULTING
Approved _____	Approved 11-27-2024	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
Parcels C & J, Block A and
Parcel A, Block D
Parkland Trace
Clarksburg (2nd) Election District
Montgomery County, Maryland
Scale: 1"= 100' March, 2024

Plat No. 3
RCI Job No.:1162E2
MNCPPC Plat No. 220240990

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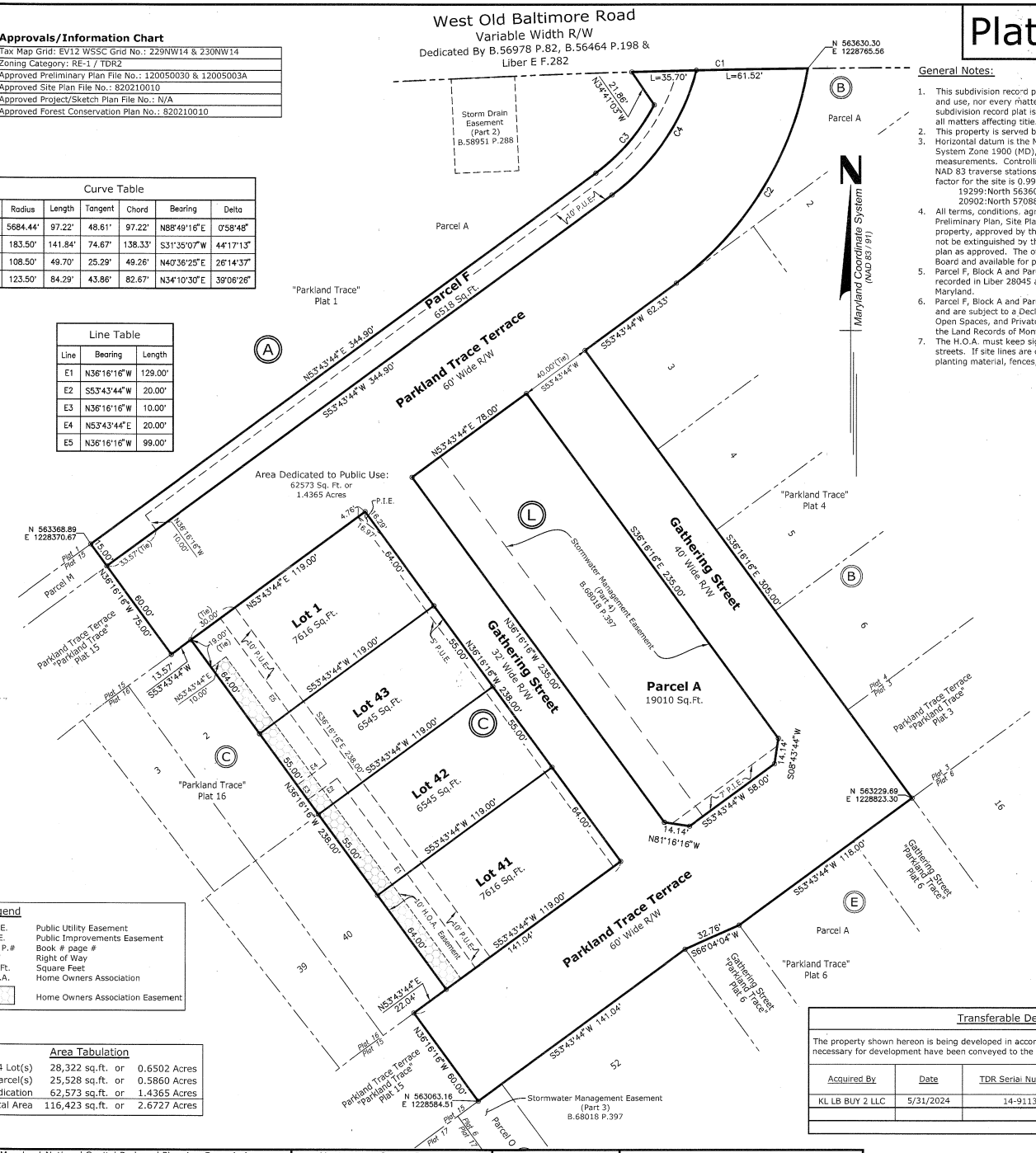
Plat No.

Approvals/Information Chart

Tax Map Grid: EV12 WSSC Grid No.: 229NW14 & 230NW14
Zoning Category: RE-1 / TDR2
Approved Preliminary Plan File No.: 120050030 & 12005003A
Approved Site Plan File No.: 820210010
Approved Project/Sketch Plan File No.: N/A
Approved Forest Conservation Plan No.: 820210010

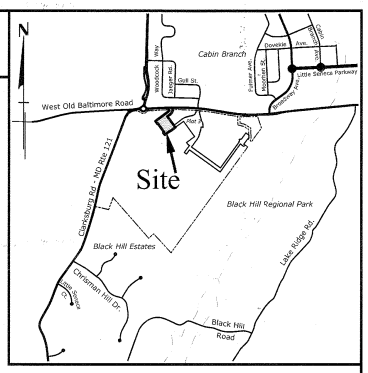


Curve Table						
Curve	Radius	Length	Tangent	Chord	Bearing	Delta
C1	5684.44'	97.22'	48.61'	97.22'	N88°49'16"E	0°58'48"
C2	183.50'	141.84'	74.67'	138.33'	S31°35'07"W	44°17'13"
C3	108.50'	49.70'	25.29'	49.26'	N40°36'25"E	26°14'37"
C4	123.50'	84.29'	43.86'	82.67'	N34°10'30"E	39°06'26"

Line Table		
Line	Bearing	Length
E1	N36°16'16"W	129.00'
E2	S53°43'44"W	20.00'
E3	N36°16'16"W	10.00'
E4	N53°43'44"E	20.00'
E5	N36°16'16"W	99.00'

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. Horizontal datum is the Maryland Coordinate System [NAD83/91, State Plane Coordinate System Zone 1900 (MD), U.S. Survey Feet], based on GPS and conventional survey measurements. Controlling stations include Washington Suburban Sanitary Commission NAD 83 traverse stations 19299 and 20902. The average combined (scale x elevation) factor for the site is 0.99994867.
   19299: North 563608.492, East 1227938.768
   20902: North 570889.518, East 1224359.654
4. 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.
5. Parcel F, Block A and Parcel A, Block L are subject to a Common Open Space Covenant recorded in Liber 28045 at Folio 578 among the Land Records of Montgomery County, Maryland.
6. Parcel F, Block A and Parcel A, Block L shall be maintained by the Homeowners Association and are subject to a Declaration of 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.
7. The H.O.A. must keep sight lines clear at intersection truncations on internal residential streets. If site lines are compromised, the County will exercise its right to remove any planting material, fences, structures, or signs that it deems to be a problem.



Vicinity Map: 1" = 2000'

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 street to public use.

Further, we grant to The Potomac Edison Company, Washington Gas and Light Company, 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, a Public Improvement Easement in, on, and over the land designated hereon as "P.I.E.", with the terms and provisions of said grant being those set forth in that certain document entitled "Declaration of Terms and Provisions For Public Improvement Easements" recorded in Book 66059 at page 431 among the Land Records of Montgomery County, Maryland.

Further, we grant to Montgomery County, Maryland, 25' 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 a Homeowners Association Easement across Lots 1 and 41-43, Block C, as shown hereon, subject to terms and provisions set forth in a document to be recorded hereafter, including provisions for ingress and egress.

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 Maryland Professional Land or Property Line 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.

KL LB BUY 2 LLC,
a Delaware limited liability company

11/18/24
Date

Nathan Holt
By: Nathan Holt
Title: Authorized Signatory

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 KL LB BUY 2, LLC, a Delaware limited liability company, from U.S. Home, LLC, a Delaware limited liability company, by a deed dated May 31, 2024, and recorded among the Land Records of Montgomery County, Maryland in Book 68183 at page 190; 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 116,423 square feet or 2.6727 acres of land, of which 62,573 square feet or 1.4365 acres is dedicated to Montgomery County, Maryland for 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.

11-20-24
Date

Jonathan S. Taylor
For: Rodgers Consulting, Inc.
By: Jonathan Stanley Taylor
Professional Land Surveyor
Maryland Registration No. 21955
(License Expiration Date: 9-17-2025)

STATE OF MARYLAND — JONATHAN S. TAYLOR — No. 21955 — PROFESSIONAL LAND SURVEYOR

Legend	
P.U.E.	Public Utility Easement
P.I.E.	Public Improvements Easement
B.# P.#	Book # page #
R/W	Right of Way
Sq. Ft.	Square Feet
H.O.A.	Home Owners Association
	Home Owners Association Easement

Area Tabulation			
4 Lot(s)	28,322 sq.ft.	or	0.6502 Acres
2 Parcel(s)	25,528 sq.ft.	or	0.5860 Acres
Dedication	62,573 sq.ft.	or	1.4365 Acres
Total Area	116,423 sq.ft.	or	2.6727 Acres

Transferable Development Rights (TDRs)

The property shown hereon is being developed in accordance with TDR standards. The following development rights necessary for development have been conveyed to the owners:

Acquired By	Date	TDR Serial Numbers	TDR Serialization Book/Page	TDR Acquisition Book/Page	# of TDRs
KL LB BUY 2 LLC	5/31/2024	14-9113	L.35708 F.89	B.68183 P.201	32
				Total number of TDRs utilized by this plat:	1

Subdivision Record Plat
Lots 1 & 41-43, Block C,
Parcel F, Block A, and
Parcel A, Block L
Parkland Trace
Clarksburg (2nd) Election District
Montgomery County, Maryland
Scale: 1"= 40' March, 2024

The Maryland-National Capital Park and Planning Commission Montgomery County Planning Board	Montgomery County Department of Permitting Services		
Approved _____	Approved 11-27-2024	Date Recorded _____	
Chair / Montgomery Plat Signatory for Secretary-Treasurer	Director	Plat No. _____	
MNCPPC Record File No.			

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

0 20 40 80
10
GRAPHIC SCALE IN FEET
(1" = 40')

Plat No. 5
RCI Job No.:1162E2
MNCPPC Plat No. 220241040

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Plat No.

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 street to public use.

Further, we grant to The Potomac Edison Company, Washington Gas and Light Company, 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, a Public Improvement Easement in, on, and over the land designated hereon as "P.I.E.", with the terms and provisions of said grant being those set forth in that certain document entitled "Declaration of Terms and Provisions For Public Improvement Easements" recorded in Book 66059 at page 431 among the Land Records of Montgomery County, Maryland.

Further, we grant to Montgomery County, Maryland, 25' 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 a Homeowners Association Easement across Lots 1 through 16, Block D, as shown hereon, subject to terms and provisions set forth in a document to be recorded hereafter, including provisions for ingress and egress.

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 Maryland Professional Land or Property Line 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.

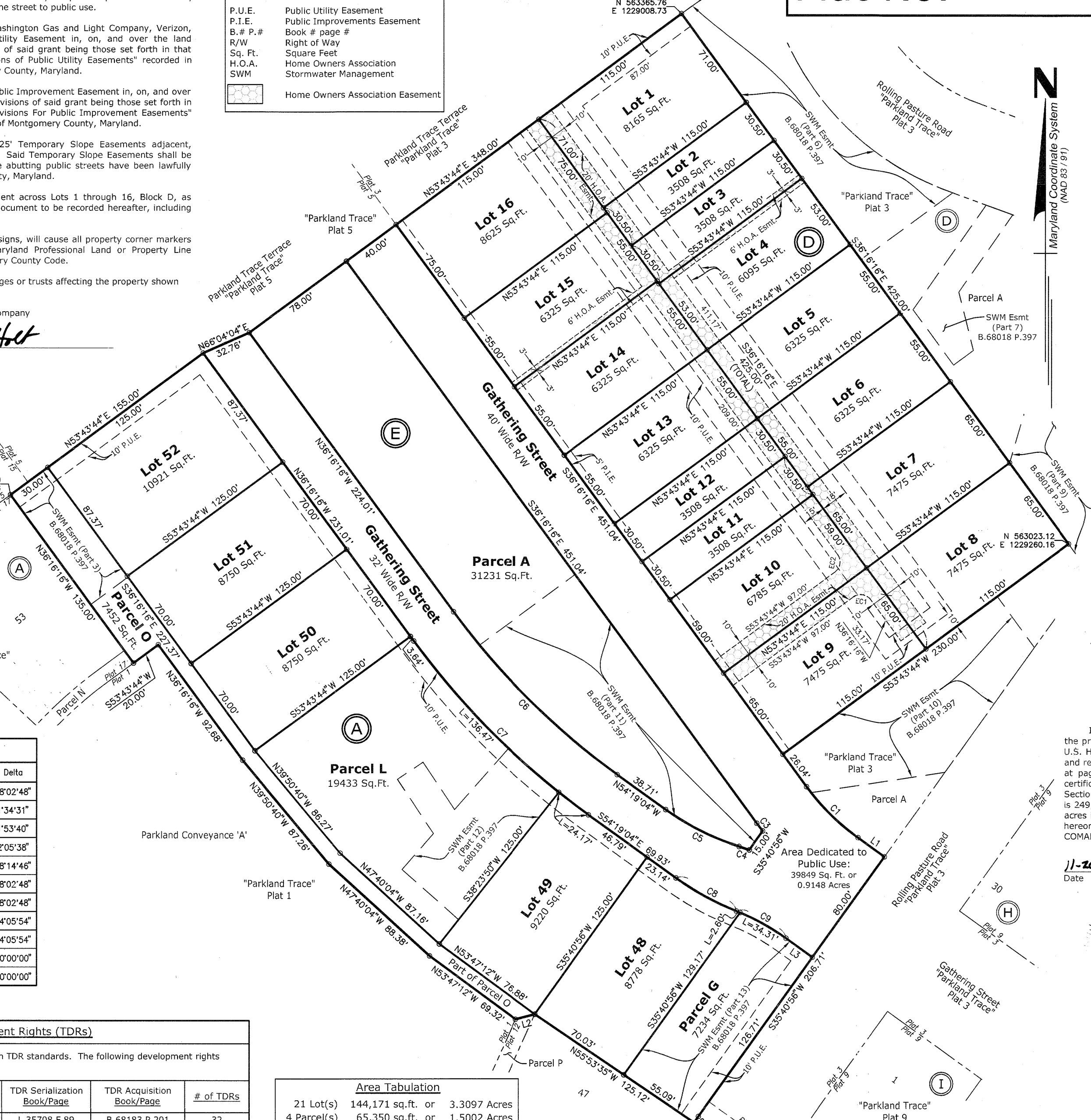
KL LB BUY 2 LLC,
a Delaware limited liability company

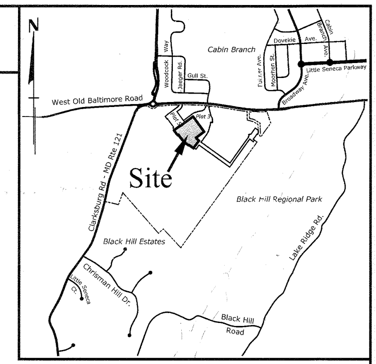
11/18/24
Date

Nathan Holt
By: Nathan Holt
Title: Authorized Signatory

Legend

P.U.E.	Public Utility Easement
P.I.E.	Public Improvements Easement
B.# P.#	Book # page #
R/W	Right of Way
Sq. Ft.	Square Feet
H.O.A.	Home Owners Association
SWM	Stormwater Management
(hatched)	Home Owners Association Easement





Vicinity Map: 1" = 2000'

Line Table

Line	Bearing	Length
L1	S54°19'04"E	20.99'
L2	S75°11'03"W	12.86'
L3	S54°19'04"E	20.99'

Curve Table

Curve	Radius	Length	Tangent	Chord	Bearing	Delta
C1	150.00'	47.25'	23.82'	47.05'	S45°17'40"E	18°02'48"
C2	176.50'	4.85'	2.43'	4.85'	S34°53'41"W	1°34'31"
C3	190.00'	6.28'	3.14'	6.28'	S37°13'06"E	1°53'40"
C4	190.00'	6.94'	3.47'	6.94'	N71°31'01"W	2°05'38"
C5	168.00'	53.50'	26.98'	53.27'	N63°26'27"W	18°14'46"
C6	478.00'	150.56'	75.91'	149.93'	N45°17'40"W	18°02'48"
C7	510.00'	160.64'	80.99'	159.97'	S45°17'40"E	18°02'48"
C8	182.00'	44.78'	22.51'	44.67'	S61°22'01"E	14°05'54"
C9	150.00'	36.91'	18.55'	36.82'	S61°22'01"E	14°05'54"
EC1	8.00'	12.57'	8.00'	11.31'	N81°16'16"W	90°00'00"
EC2	8.00'	12.57'	8.00'	11.31'	N08°43'44"E	90°00'00"

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. Horizontal datum is the Maryland Coordinate System [NAD83/91, State Plane Coordinate System Zone 1900 (MD), U.S. Survey Feet], based on GPS and conventional survey measurements. Controlling stations include Washington Suburban Sanitary Commission NAD 83 traverse stations 19299 and 20902. The average combined (scale x elevation) factor for the site is 0.99994867.
   19299:North 563608.492, East 1227938.768
   20902:North 570889.518, East 1224359.654
4. 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.
5. Parcels G, L & O, Block A and Parcel A, Block E are subject to a Common Open Space Covenant recorded in Liber 28045 at Folio 578 among the Land Records of Montgomery County, Maryland.
6. Parcels G, L & O, Block A and Parcel A, Block E shall be maintained by the Homeowners Association and are subject to a Declaration of 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.
7. The HOA must keep sight lines clear at intersection truncations on internal residential streets. If site lines are compromised, the County will exercise its right to remove any planting material, fences, structures, or signs that it deems to be a problem.

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 KL LB BUY 2, LLC, a Delaware limited liability company, from U.S. Home, LLC, a Delaware limited liability company, by a deed dated May 31, 2024, and recorded among the Land Records of Montgomery County, Maryland in Book 68183 at page 190; 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 249,370 square feet or 5.7247 acres of land, of which 39,849 square feet or 0.9148 acres is dedicated to Montgomery County, Maryland for 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.

11-20-24
Date

For: Rodgers Consulting, Inc.
By: Jonathan Stanley Taylor
Professional Land Surveyor
Maryland Registration No. 21955
(License Expiration Date: 9-17-2025)

Transferable Development Rights (TDRs)

The property shown hereon is being developed in accordance with TDR standards. The following development rights necessary for development have been conveyed to the owners:

Acquired By	Date	TDR Serial Numbers	TDR Serialization Book/Page	TDR Acquisition Book/Page	# of TDRs
KL LB BUY 2 LLC	5/31/2024	14-9114 through 14-9118	L.35708 F.89	B.68183 P.201	32
Total number of TDRs utilized by this plat:					5

Area Tabulation

21 Lot(s)	144,171 sq.ft.	or	3.3097 Acres
4 Parcel(s)	65,350 sq.ft.	or	1.5002 Acres
Dedication	39,849 sq.ft.	or	0.9148 Acres
Total Area	249,370 sq.ft.	or	5.7247 Acres

Approvals/Information Chart

Tax Map Grid: EV12 WSSC Grid No.: 229NW14 & 230NW14
Zoning Category: RE-1 / TDR2
Approved Preliminary Plan File No.: 120050030 & 120050030A
Approved Site Plan File No.: 820210010
Approved Project/Sketch Plan File No.: N/A
Approved Forest Conservation Plan No.: 820210010

GRAPHIC SCALE IN FEET (1" = 50') 0 25 50 100

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

Approved ________

Chair ________ Montgomery Plat Signatory for Secretary-Treasurer

MNCPPC Record File No.

Montgomery County Department of Permitting Services

Approved 11-27-2024

Director

Date Recorded ________

Plat No. ________

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

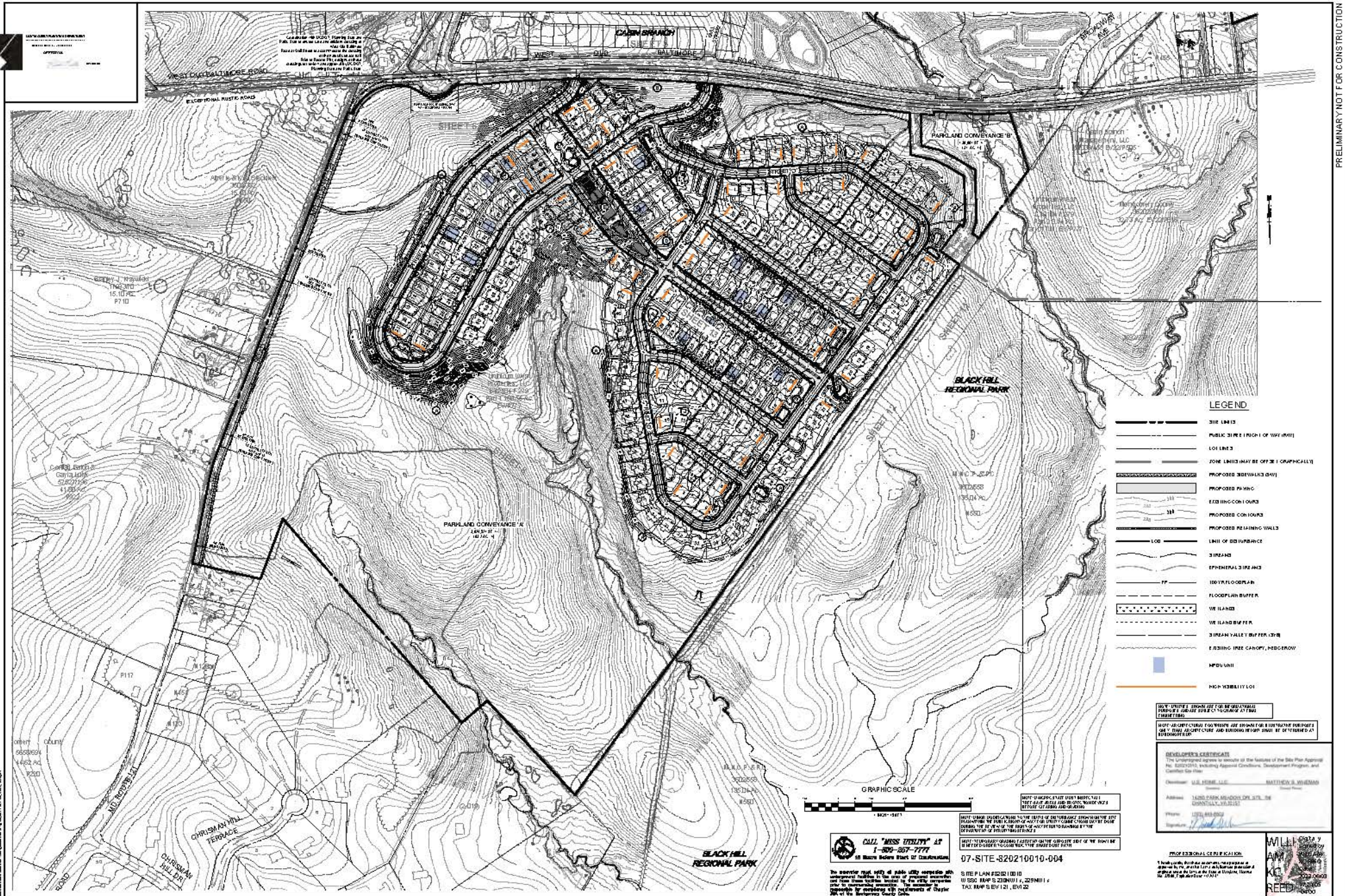
Subdivision Record Plat
Lots 1 - 16, Block D, Parcel A, Block E, Lots 48-52 and Parcels G, L & O, Block A
Parkland Trace

Clarksburg (2nd) Election District
Montgomery County, Maryland
Scale: 1"= 50' March, 2024

Plat No. 6
RCI Job No.:1162E2
MNCPPC Plat No.:220241050

N:\MD-Montgomery\Linthicum West\autocad\Surveying\Plats\Plat 6.dwg Nov 14, 2024, 2:00pm

PRELIMINARY NOT FOR CONSTRUCTION



REVISION	DATE	REVISION	DATE	REVISION	DATE

CONTRACTOR/PURCHASER/DEVELOPER:

U.S. HOME CORP.
14280 PARK MEADOW DR. STE. 100
CHANTILLY, VA 20151
ATTN: LUIS GONZALEZ
PH: (703) 380-2169

LINTHICUM WEST PROPERTY

L. 20135 F. 0219
ELECTION DISTRICT NO. 2
CLARKSBURG, MONTGOMERY COUNTY, MARYLAND

RODGERS CONSULTING

	BY	DATE
FIELD DATA		
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT:		

RELEASE FOR

BY _____ DATE _____

SHEET REFERENCE AND COMPOSITE PLAN

SCALE 1" = 150'
JOB No. 1162E1
DATE MAY, 2022
SHEET No. 4 of 19

PRELIMINARY NOT FOR CONSTRUCTION

WOODCOCK WAY
(50' R/W)

GULL STREET
(50' R/W)

CABIN BRANCH

WEST OLD BALTIMORE ROAD
(R/W WIDTH VARIES)

ZONED RMX-1/TDR

ZONED RE-1/TDR

MATCHLINE SHEET 9

STREET 'A'

STREET 'D'

Linthicum West Properties, LLC

SHEET KEY

LEGEND

SITE LIMITS
PUBLIC STREET RIGHT OF WAY (R/W)
LOT LINES
PROPOSED SIDEWALKS (SW)
PROPOSED PAVING
PROPOSED ENTRY FEATURE
EXISTING CONTOURS
PROPOSED CONTOURS
PROPOSED RETAINING WALLS (AT A TYPE THAT DETERMINED AT FINAL ENGINEERING)
LOD — LINES OF DISTURBANCE
PERENNIAL OR INTERMITTENT STREAMS
EPHEMERAL STREAMS
TP — 100 YR FLOODPLAIN
FLOODPLAIN BUFFER
NON-TIDAL WETLANDS
NON-TIDAL WETLAND BUFFER
STREAM VALLEY BUFFER (SVB)
EXISTING TREE CANOPY, HEDGEROW
WATER
SEWER
STORM DRAIN
FENCING
PROPOSED FITNESS EQUIPMENT

GRAPHIC SCALE

1 INCH = 30 FT

NOTE: UNLESS STATED OTHERWISE ON THE PLAN, ALL AREAS AND POINTS OUTSIDE OF THE LIMITS OF DISTURBANCE SHALL BE LEFT UNCLEARED AND UNGRADED.

NOTE: BORING LOCATIONS WILL NOT BE STAKED, CLEARED AND MARKED FOR INSPECTION UNTIL AFTER SEDIMENT CONTROLS ARE INSTALLED.

NOTE: TEMPORARY GRADING EASEMENT ON THE ADJACENT SITE OF THE DOWNS IS LIMITED TO ONLY TO CONSTRUCT THE SHARED UNIT PATH.

NOTE: UTILITIES SHOWN ARE FOR INFORMATIONAL PURPOSES AND ARE SUBJECT TO CHANGE AT FINAL ENGINEERING.

NOTE: UNLESS OTHERWISE NOTED ON THE PLAN, ALL DISTURBANCE SHOWN ON THE SITE PLAN WITHIN THE PUBLIC RIGHT-OF-WAY OR UTILITY EASEMENT WILL BE DONE DURING THE REVIEW OF THE RIGHT-OF-WAY PERMIT FOR WORK BY THE DEVELOPER OF WESTERN BRANCH PARKS.

NOTE: PARKING SPACES AND DRIVEWAYS ON PUBLIC STREETS ARE FOR REFERENCE ONLY AND WILL BE FINALIZED AT FINAL ENGINEERING AND GRADING PLAN.

NOTE: BUILDING FOOTPRINTS ARE REPRESENTATIVE ONLY AND MAY CHANGE AT FINAL ENGINEERING. ACTUAL CURVE OF YARD MAY BE MODIFIED AS NECESSARY TO MAINTAIN COMPLIANCE. FINAL ARCHITECTURE AND BUILDING HEIGHT SHALL BE DETERMINED BY BUILDING FOOTPRINT AND MUST CONSTITUTE A TYPE A ELEVATION OF THE TOWN ORDINANCE.

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

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

07-SITE-820210010-005

SITE PLAN #820210010
WSSC MAPS 230NW11, 229NW11
TAX MAPS EV121, EV122

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Site Plan Approval No. 820210010, including Approval Conditions, Development Program, and Certified Site Plan.

Developer: U.S. HOME, LLC — MATTHEW S. WHEMAN
Address: 14280 PARK MEADOW DR, STE. 100, CHANTILLY, VA 20151
Phone: (703) 383-0900
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. 25368, Expiration Date: 12/31/2022.

WILLIAM KC REED
Digitally signed by WILLIAM KC REED
Date: 2022.05.06 12:21:13 -04'00'

REVISION	DATE	REVISION	DATE	REVISION	DATE

CONTRACTOR/ARCHASE/DEVELOPER:

U.S. HOME CORP.
14280 PARK MEADOW DR. STE. 100
CHANTILLY, VA 20151
ATTN: LUIS GONZALEZ
PH: (703) 380-2169

LINTHICUM WEST PROPERTY

L. 20135 F. 0219
ELECTION DISTRICT NO. 2
CLARKSBURG, MONTGOMERY COUNTY, MARYLAND

RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Tel: 301-948-4700 Fax: 301-948-6256 www.rodgers.com

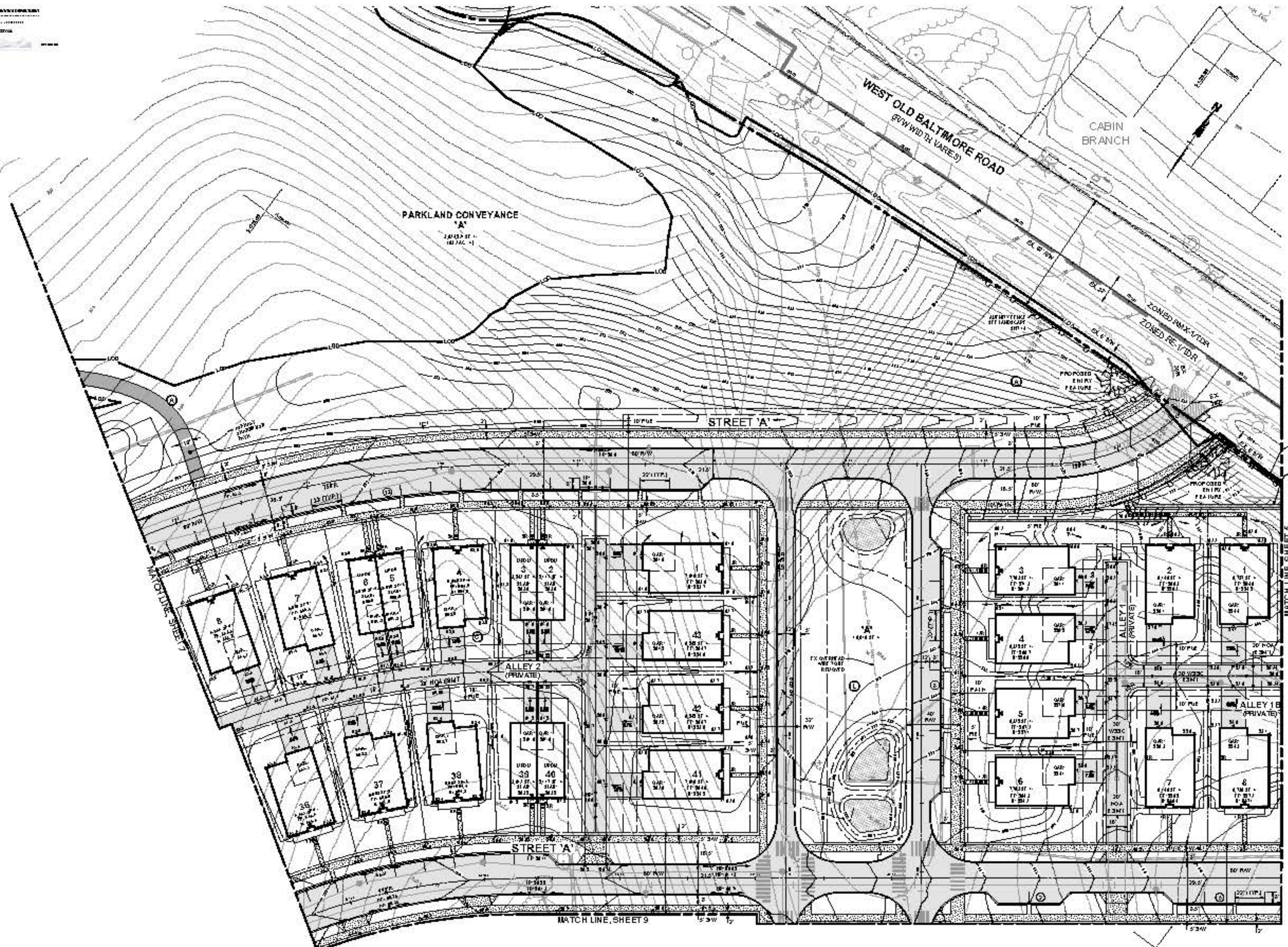
	BY	DATE
FIELD CHK.		
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT:		

RELEASE FOR
☐
BY: _____ DATE: _____

SITE PLAN

SCALE: 1" = 30'
JOB No.: 1162E1
DATE: MAY, 2022
SHEET No.: 5 of 19

PRELIMINARY NOT FOR CONSTRUCTION



SHEET KEY

LEGEND

- SITE LIMITS
- PUBLIC STREET RIGHT OF WAY (R/W)
- LOT LINES
- PROPOSED SIDEWALKS (S/W)
- PROPOSED PAVING
- PROPOSED ENTRY FEATURE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED RETAINING WALLS (HT. & TYPE TO BE DETERMINED AT FINAL ENGINEERING)
- LIMIT OF DISTURBANCE
- PERENNIAL OR INTERMITTENT STREAMS
- EPHEMERAL STREAMS
- 100 YR FLOODPLAIN
- FLOODPLAIN BUFFER
- NON-TIDAL WETLANDS
- NON-TIDAL WETLAND BUFFER
- STREAM VALLEY BUFFER (SVB)
- EXISTING TREE CANOPY, HEDGEROW
- WATER
- SEWER
- STORM DRAIN
- FENCING
- PROPOSED FITNESS EQUIPMENT

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Site Plan Approval No. 820210010, including Approval Conditions, Development Program, and Certified Site Plan.

Developer: U.S. HOME, LLC — MATTHEW S. WIXEMAN

Address: 14280 PARK MEADOW DR. STE. 108 CHANTILLY, VA 20151

Phone: (703) 443-0502

Signature:

PROFESSIONAL CERTIFICATION

GRAPHIC SCALE

(IN FEET)

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

07-SITE-820210010-006

SITE PLAN #820210010
WSSC MAPS 230NW11, 229NW11
TAX MAPS EV121, EV122

REVISION	DATE	REVISION	DATE	REVISION	DATE

CONTRACT PURCHASER/DEVELOPER:

U.S. HOME CORP.
14280 PARK MEADOW DR. STE. 108
CHANTILLY, VA 20151
ATTN: LUIS GONZALEZ
PH: (703) 300-2169

LINTHICUM WEST PROPERTY

L.20135 F.0219
ELECTION DISTRICT NO. 2
CLARKSBURG, MONTGOMERY COUNTY, MARYLAND

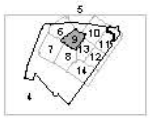
RODGERS CONSULTING

RELEASE FOR

SITE PLAN

SCALE: 1" = 30'
JOB No. 1162E1
DATE: MAY, 2022
SHEET No. 6 of 19

PRELIMINARY NOT FOR CONSTRUCTION



SHEET KEY

LEGEND

- SITE LIMITS
- PUBLIC STREET RIGHT OF WAY (R/W)
- LOT LINES
- PROPOSED SIDEWALKS (S/W)
- PROPOSED PAVING
- PROPOSED ENTRY FEATURE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED RETAINING WALLS (RT & TYPE TBDT DETERMINED AT FINAL ENGINEERING)
- LOD — LIMIT OF DISTURBANCE
- PERENNIAL OR INTERMITTENT STREAMS
- EPHEMERAL STREAMS
- FP — 100 YR FLOODPLAIN
- FLOODPLAIN BUFFER
- NON-TIDAL WETLANDS
- NON-TIDAL WETLAND BUFFER
- STREAM VALLEY BUFFER (SVB)
- EXISTING TREE CANOPY, HEDGEROW
- WATER
- SEWER
- STORM DRAIN
- FENCING
- PROPOSED FITNESS EQUIPMENT

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Site Plan Approval No. 820210010, including Approval Conditions, Development Program, and Certified Site Plan.

Developer: U.S. HOME, LLC — MATTHEW S. WHEMAN

Address: 14280 PARK MEADOW DR. STE. 108 CHANTILLY, VA 20151

Phone: (703) 818-0500

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. 25168, Expiration Date: 12/31/21.

WILLIAM KEED REED — No. 25168 — PROFESSIONAL ENGINEER

GRAPHIC SCALE

1 INCH = 30 FT.

NOTE: PARKING SPACES WILL NOT BE PERMITTED WITHIN THE STREET RIGHT-OF-WAY

NOTE: TEMPORARY GRADING AT LIMIT OF THE DEFINITE END OF THE ROW MUST BE MATCHED GRADE TO CONFORM WITH THE ADJACENT DEVELOPMENT

NOTE: UNDERGROUND UTILITIES MUST BE PLACED IN THE ROW AND SHOULD BE CLEAR OF WALKS, BEYOND CURBS AND GRADING

NOTE: STREETS SHOULD BE FOR REGIONAL THROUGH PURPOSES AND ARE SUBJECT TO CHANGE AT FINAL PLAT STAGE

NOTE: DRAINAGE DIVERSIONS TO THE LIMITS OF DISTURBANCE SHOWN ON THE SITE PLAN WITHIN THE PUBLIC RIGHT-OF-WAY FOR PROPERTY CONFORMING DUTIES DONE DURING THE REVIEW OF THE RIGHTS-OF-WAY BUT DRAINAGE BY THE DEPARTMENT OF PERMITTING SERVICES

NOTE: PLACEMENT OF DRIVEWAY AND APPROACH ON PUBLIC STREETS ARE FOR REFERENCE ONLY AND WILL BE PERMITTED AT THE TIME OF PERMIT UNDER DRAINAGE AND PARKING PLAN

NOTE: THE DRAINAGE DIVERSIONS, BIO-RETENTION FACILITY AND BIO-RETENTION SETBACKS ESTABLISHED ABOVE OCCUR ON THE LIMITS OF DISTURBANCE DURING THE PRELIMINARY CONFORMANCE. THESE ARE CONFORMANCE AND DO NOT CONSTITUTE APPROVAL OF THE DRAINAGE ORDINANCE

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

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

07-SITE-820210010-009

SITE PLAN #820210010
WSSC MAPS 230NW11, 229NW11
TAX MAPS EV121, EV122

REVISION	DATE	REVISION	DATE	REVISION	DATE

CONTRACTOR/ARCHITECT/DEVELOPER:

U.S. HOME CORP.
14280 PARK MEADOW DR. STE. 108
CHANTILLY, VA 20151
ATTN: LUIS GONZALEZ
PH: (703) 380-2169

LINTHICUM WEST PROPERTY

L. 20135 F. 0219
ELECTION DISTRICT NO. 2
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RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Tel: 301-948-4700 Fax: 301-948-0241 www.rodgers.com

	BY	DATE
FIELD CHK.		
DESIGNED		
DRAWN		
REVIEWED		
INSPECTOR CONTACT		

RELEASE FOR
☐
BY _____ DATE _____

SITE PLAN

SCALE: 1" = 30'
JOB No. 11621
DATE: MAY, 2022
SHEET No. 9 of 13