

**Plat Name:** Parkland Trace  
**Plat #:** 220250310 thru 220250370

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; 114 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.





Vicinity Map: 1" = 2000'

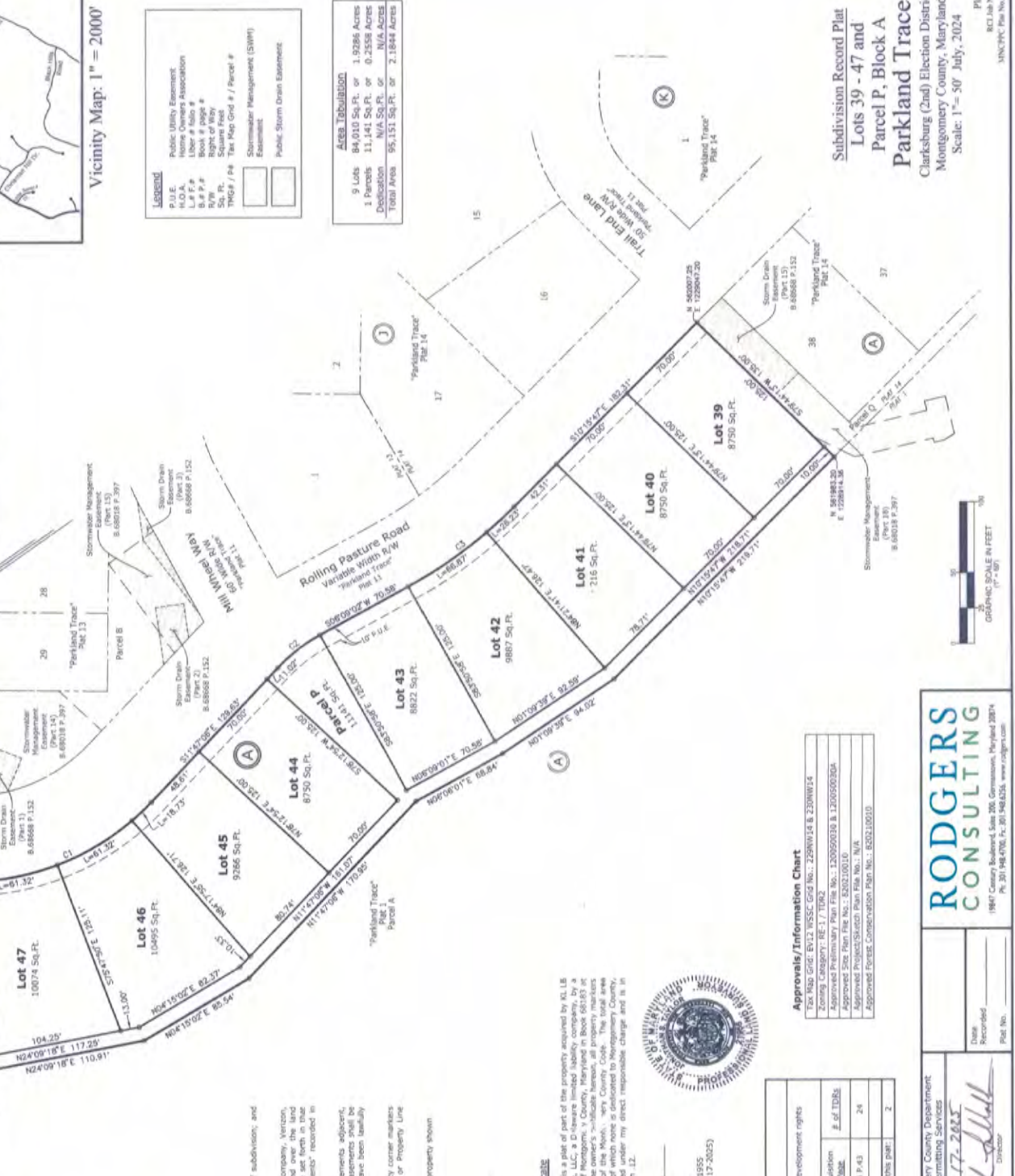
Curve Table

Curve	Radius	Length	Tangent	Chord	Bearing	Delta
C1	178.48'	541.37'	74.72'	137.62'	S17°09'44"W	45°33'48"
C2	120.00'	37.58'	18.84'	37.41'	S52°49'02"E	17°36'07"
C3	325.00'	63.10'	46.87'	92.39'	S52°03'23"E	18°24'48"

- Legend**
- P.U.E. Public Utility Easement
  - W.D. Stormwater Management Easement
  - L.F.F.# Liber # folio #
  - B.P.P.# Book # page #
  - R.V.# Right of Way #
  - TRG# / P# Tax Map Grid # / Parcel #
  - Stormwater Management (SWM) Easement
  - Public Storm Drain Easement

**Area Tabulation**

9 Lots 84,010 Sq. Ft. or 1.9286 Acres  
 1 Parcel 11,141 Sq. Ft. or 0.2558 Acres  
 Dedication N/A Sq. Ft. or N/A Acres  
 Total Area 95,151 Sq. Ft. or 2.1844 Acres



Plat No.

Subdivision Record Plat  
 Lots 39 - 47 and  
 Parcel P, Block A  
 Parkland Trace  
 Clarksburg (2nd) Election District  
 Montgomery County, Maryland  
 Scale: 1" = 50' July, 2024

Plat No. 12  
 RCI Job No. 11632  
 MNCPC Plan No. 2024020

12/24/24  
 Date

116125  
 Date

By: Nathan Hoar  
 Title: Authorized Signatory

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

116125  
 Date

1

























