Plat Name: **Parkland Trace**
Plat #: **220250030 thru 220250070**

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.

Plat No.

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
	Home Owners Association Easement

Curve Table

Curve	Radius	Length	Tangent	Chord	Bearing	Delta
C1	5684.44'	535.51'	267.95'	535.31'	S87°59'25"E	5°23'51"
C2	123.50'	157.39'	91.39'	146.93'	S41°28'38"W	73°00'12"
C3	326.50'	138.19'	70.15'	137.16'	S65°51'14"W	24°15'01"
C4	183.50'	141.84'	74.67'	138.33'	N31°35'07"E	44°17'13"
EC5	8.00'	12.57'	8.00'	11.31'	S08°43'44"W	90°00'00"
EC6	8.00'	12.57'	8.00'	11.31'	S81°16'16"E	90°00'00"

Line Table

Line	Bearing	Length
E1	S53°43'44"W	10.00'
E2	N53°43'44"E	10.00'
E3	N36°16'16"W	60.75'
E4	S36°16'16"E	10.00'
E5	S36°16'16"E	33.00'
E6	S36°16'16"E	10.00'

Vicinity Map: 1" = 2000'

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 A, 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.
6. Parcel A, Block B 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 122,698 square feet or 2.8167 acres of land, of which none is dedicated 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

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 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 Homeowners Association Easements across Lots 1 through 8, Block B, 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

11/25/24
Date

By: Nathan Holt
Title: Authorized Signatory

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	14-9111 and 14-9112	L.35708 F.89	B.68183 P.201	32
			Total number of TDRs utilized by this plat:		2

Area Tabulation

8 Lot(s)	57,944 sq.ft.	or	1.3302 Acres
1 Parcel(s)	64,754 sq.ft.	or	1.4865 Acres
Dedication	N/A sq.ft.	or	N/A Acres
Total Area	122,698 sq.ft.	or	2.8167 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" = 40')

Subdivision Record Plat
Lots 1 - 8 & Parcel A, Block B
Parkland Trace
Clarksburg (2nd) Election District
Montgomery County, Maryland
Scale: 1"= 40' June, 2024

Plat No. 4
RCI Job No.:1162E2
MNCPPC Plat No.220250030

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 1-29-2025

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

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 19200 and 20002. The average combined (scale & elevation) factor for the site is 0.99994867.
   19200: North 563608.492, East 1227935.766
   20002: North 572889.518, East 1224359.054
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 D, E & H, Block A 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 D, E & H, Block A shall be maintained by the Homeowners Association and are subject to a Dedication 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.
7. The H.O.A. must keep sight lines clear at intersection locations 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.

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 LS BUY 2 LLC	5/31/2024	14-9119 through 14-9122	L.35708 F.86	B.68183 P.201	22
				Total number of TDRs utilized by this plat	4

Curve Table

Curve	Radius	Length	Tangent	Chord	Bearing	Delta
C1	500.00'	44.89'	22.46'	44.87'	S80°55'12"E	5°07'18"
C2	75.00'	6.24'	3.12'	6.24'	N16°03'48"W	4°45'01"
C3	560.00'	126.70'	63.62'	126.43'	N87°27'36"W	12°57'48"
C4	560.00'	134.98'	67.89'	134.65'	S86°05'33"E	13°77'55"
C5	125.00'	86.19'	44.89'	84.49'	S74°04'17"E	39°30'28"
C6	125.00'	88.77'	46.35'	86.91'	S33°58'26"E	40°41'16"
C7	75.00'	53.26'	27.81'	52.15'	N33°58'26"W	40°41'16"
C8	75.00'	51.71'	26.93'	50.70'	N74°04'17"W	39°30'28"

Vicinity Map: 1" = 2000'

Area Tabulation

10 Lots	156,952 Sq.Ft.	or	3.6031 Acres
3 Parcels	29,914 Sq.Ft.	or	0.6867 Acres
Dedication	50,315 Sq.Ft.	or	1.1551 Acres
Total Area	237,181 Sq.Ft.	or	5.4449 Acres

Legend

P.U.E.	Public Utility 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

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, 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 Homeowners Association Easements across Lots 7 and 8, Block A & Lots 2 and 3, Block F, 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.

11/26/24
Date

KL LS BUY 2 LLC,
a Delaware limited liability company

By: Nathan Hart
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 LS 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 58183 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 237,181 square feet or 5.4449 acres of land, of which 50,315 square feet or 1.1551 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. 21995
(License Expiration Date: 6-17-2025)

STATE OF MARYLAND JONATHAN S. TAYLOR 21995 PROFESSIONAL LAND SURVEYOR

Approvals/Information Chart

Tax Map Grid: EV12 WSSC Grid No.: 229NW14 & 230NW14
Zoning Category: RR-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')

Subdivision Record Plat
Lots 1-12 and Parcels D, E & H, Block A and Lots 1-7, Block F
Parkland Trace
Clarksburg (2nd) Election District
Montgomery County, Maryland
Scale: 1"= 50' April, 2024

Plat No. 7
RCI Job No.: 0 16282
MNCPPC Plat No.:220030040

The Maryland-National Capital Park and Planning Commission Montgomery County Planning Board	Montgomery County Department of Permitting Services	
Approved _____	Approved 1-29-2025	Date Recorded _____
Chair _____ Montgomery Plat Division for Secretary-Treasurer	Director	Plat No. _____
MNCPPC Record Plat No.		

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

Plat No.

Curve Table						
Curve	Radius	Length	Tangent	Chord	Bearing	Delta
C1	560.00'	126.70'	63.62'	126.43'	S87°20'36"E	12°57'46"
C2	75.00'	70.79'	38.28'	68.19'	S08°38'33"W	54°04'45"
C3	125.00'	110.16'	58.94'	106.63'	S29°04'17"E	50°29'34"
C4	75.00'	66.09'	35.37'	63.98'	S29°04'17"E	50°29'34"

Legend

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

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 205,917 square feet or 4.7272 acres of land, of which 33,330 square feet or 0.7652 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)

Vicinity Map: 1" = 2000'

Area Tabulation			
22 Lot(s)	166,464 sq.ft.	or	3.8215 Acres
1 Parcel(s)	6,123 sq.ft.	or	0.1406 Acres
Dedication	33,330 sq.ft.	or	0.7651 Acres
Total Area	205,917 sq.ft.	or	4.7272 Acres

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, 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 Homeowners Association Easements across Lots 8 and 9, Block G and Lots 12 and 13, Block F, 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

11/23/24
Date

By: Nathan Holt
Title: Authorized Signatory

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 A, Block F is subject to a Common Open Space Covenant recorded in Liber 28045 at Folio 578 among the Land Records of Montgomery County, Maryland.
6. Parcel A, Block F 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.
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.

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	14-9123 through 14-9127	L.35708 F.89	B.68183 P.201	32
				Total number of TDRs utilized by this plat:	5

Approvals/Information Chart

Tax Map Grid: EV12 WSSC Grid No.: 230NW14 & 230NW13
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')

Subdivision Record Plat
Lots 1-13, Block G
Lots 8-16 and
Parcel A, Block F
Parkland Trace
Clarksburg (2nd) Election District
Montgomery County, Maryland
Scale: 1"= 50' April, 2024

Plat No. 8
RCI Job No.: 1162E2
MNCPPC Plat No. 220250050

The Maryland-National Capital Park and Planning Commission Montgomery County Planning Board	Montgomery County Department of Permitting Services	
Approved _____	Approved 1-29-2025	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

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. Parcel A, Block H, Parcel A, Block G and Parcel C, Block I, 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 A, Block H, Parcel A, Block G and Parcel C, Block I, 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.
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.

Curve Table

Curve	Radius	Length	Tangent	Chord	Bearing	Delta
C1	333.50'	122.48'	61.94'	121.79'	N25°09'41"E	21°02'29"

H.O.A. Easement Curve Table

Curve	Radius	Length	Tangent	Chord	Bearing	Delta
EC1	8.00'	12.57'	8.00'	11.31'	N80°40'56"E	90°00'00"
EC2	8.00'	12.57'	8.00'	11.31'	N09°19'04"W	90°00'00"

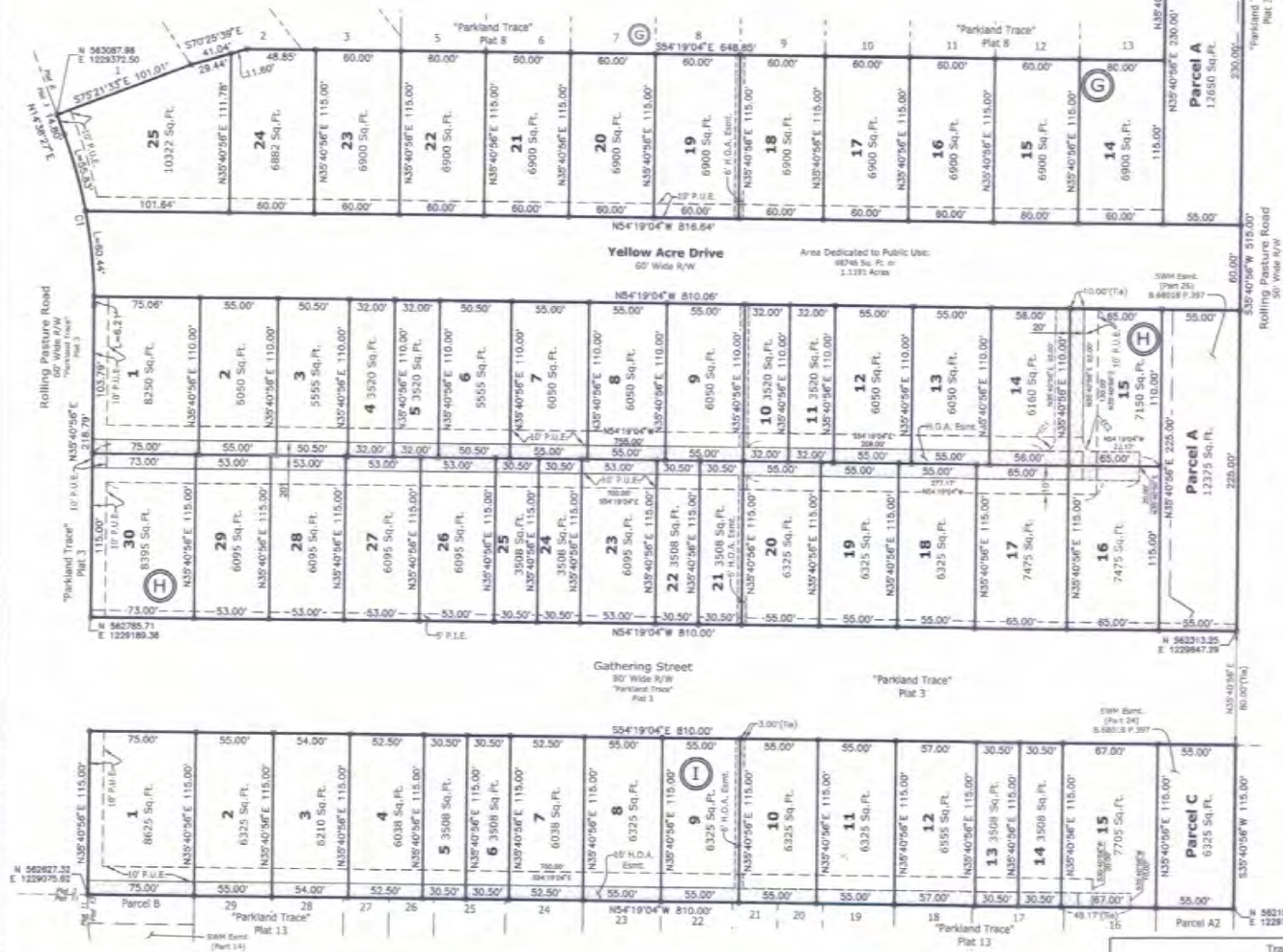
Area Tabulation

57 Lot(s)	342,909 sq.ft.	or	7.8721 Acres
3 Parcel(s)	31,350 sq.ft.	or	0.7197 Acres
Dedication	48,746 sq.ft.	or	1.1191 Acres
Total Area	423,005 sq.ft.	or	9.7109 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
	Stormwater Management (SWM) Easement
	H.O.A. Easement

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 Homeowners Association Easements across Lots 1-30, Block H, and Lots 18 & 19, Block G, and Lots 1-15, Block I, 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

11/29/24
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 423,005 square feet or 9.7109 acres of land, of which 48,746 square feet or 1.1191 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.: 230NW14 & 230NW13
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

0 30 125
15 60
GRAPHIC SCALE IN FEET
(1" = 60')

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 Sterilization Book/Page	TDR Acquisition Book/Page	# of TDRs
KL LB BUY 2 LLC	5/31/2024	14-9128 through 14-9140	L.35708 F.69	B.68183 P.201	32
				Total number of TDRs utilized by this plat:	13

Subdivision Record Plat
Lots 1-30 and
Parcel A, Block H,
Lots 14-25 and
Parcel A, Block G
Lots 1-15 and
Parcel C, Block I

Parkland Trace

Clarksburg (2nd) Election District
Montgomery County, Maryland
Scale: 1"= 60' April, 2024

Plat No. 9
RCI Job No.1162E2
MNCPPC Plat No.220250060

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 1-29-2025

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

Plat No.

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 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, 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

11/25/24
Date

Nathan Holt
By: Nathan Holt
Title: Authorized Signatory

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 S, Block A, is subject to a Common Open Space Covenant recorded in Liber 28045 at Folio 578 among the Land Records of Montgomery County, Maryland.
6. Parcel S, Block A 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.
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 109,890 square feet or 2.5227 acres of land, of which none 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 STANLEY TAYLOR — No. 21955 — PROFESSIONAL LAND SURVEYOR

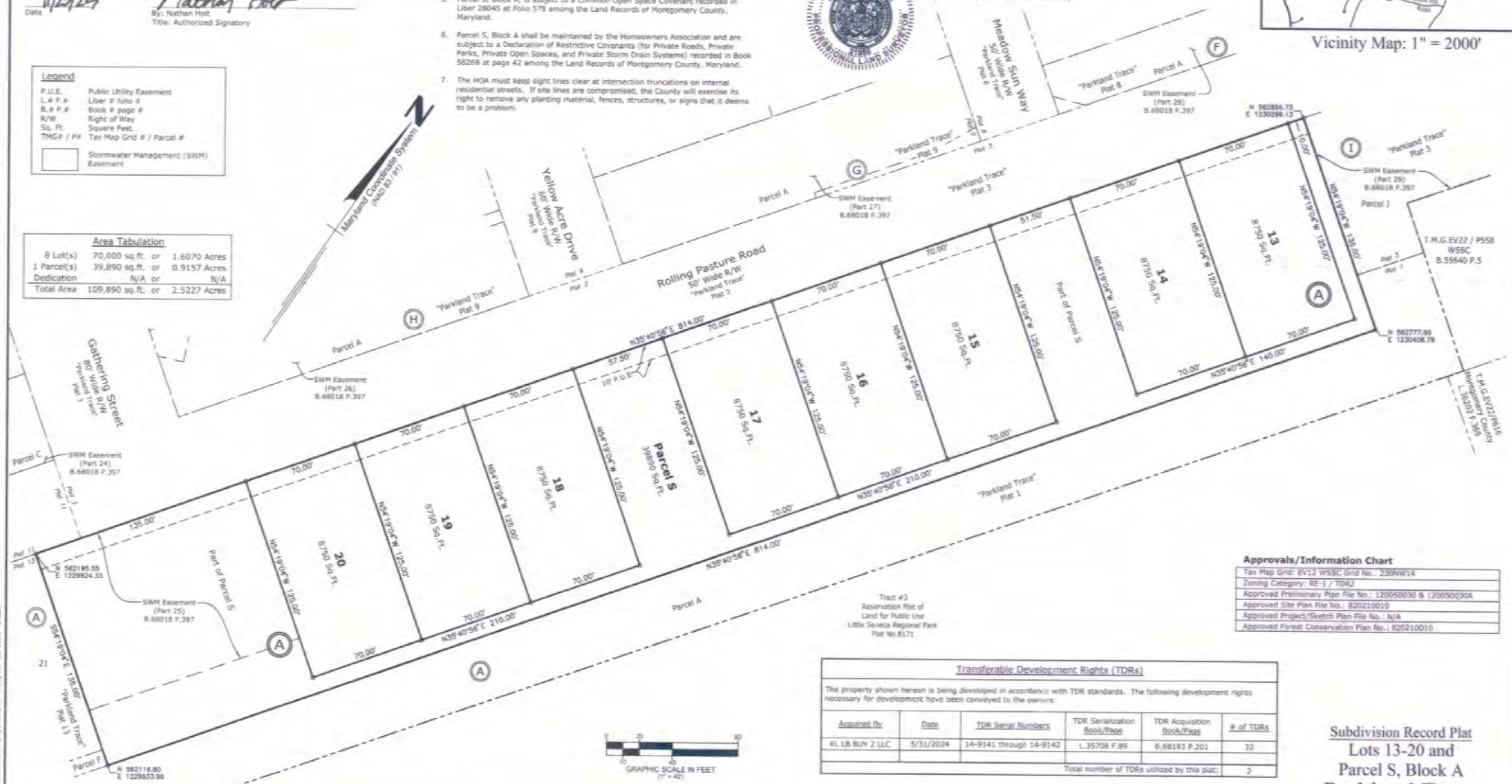
Vicinity Map: 1" = 2000'

Legend

P.U.E.	Public Utility Easement
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

Area Tabulation

8 Lot(s)	70,000 sq.ft.	or	1.6070 Acres
1 Parcel(s)	39,890 sq.ft.	or	0.9157 Acres
Dedication	N/A	or	N/A
Total Area	109,890 sq.ft.	or	2.5227 Acres



Approvals/Information Chart

Tax Map Grid: EV12 WSSC Grid No.: 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

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	14-9141 through 14-9142	L.35708 F.89	B.68183 P.201	32
				Total number of TDRs utilized by this plat:	2

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: 1-29-2025
Director

Date Recorded _____
Plat No. _____

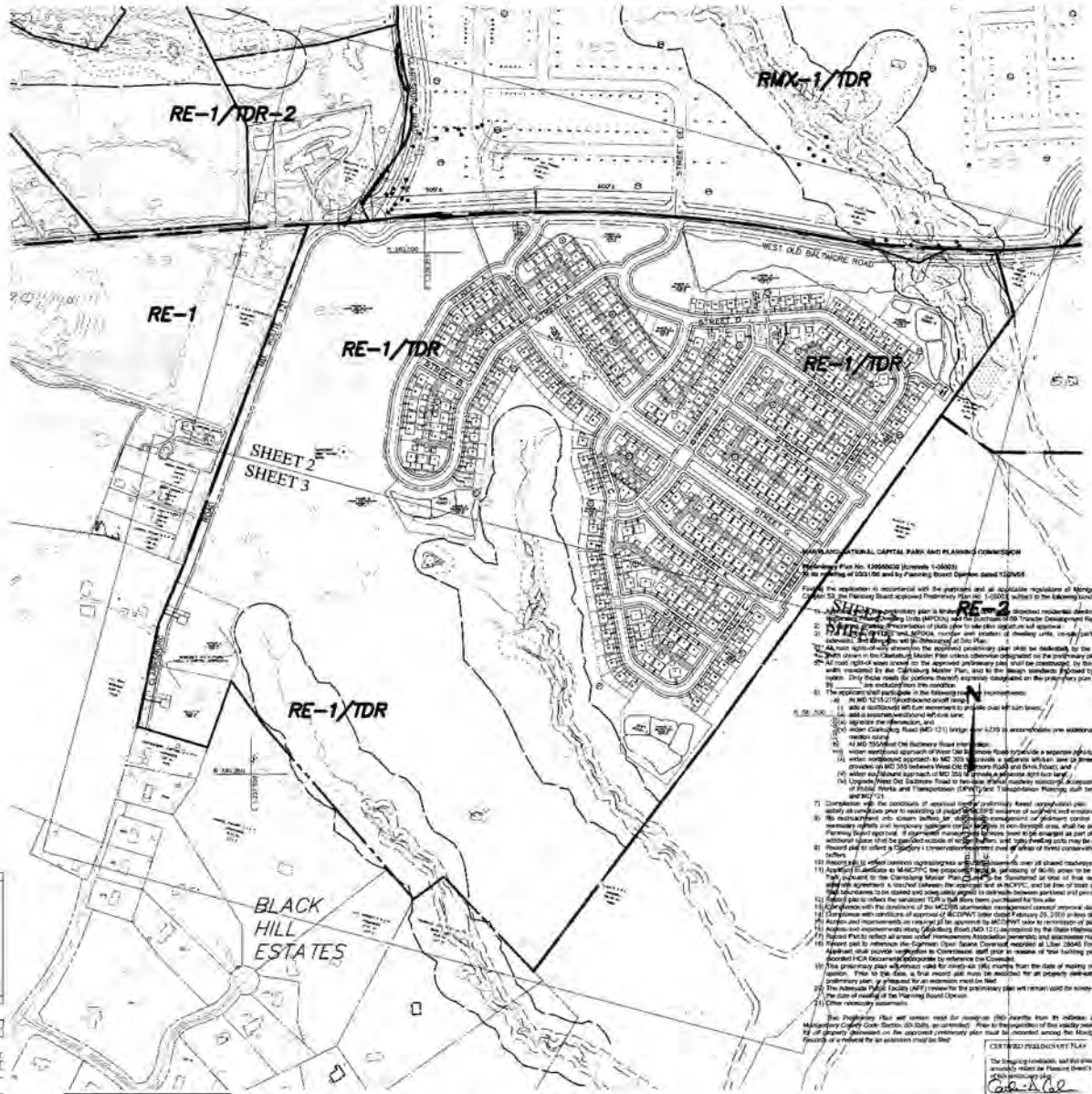
RODGERS CONSULTING
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
Ph: 301.948.4700, Fx: 301.948.6256, www.rodgers.com

Subdivision Record Plat
Lots 13-20 and Parcel S, Block A
Parkland Trace

Clarksburg (2nd) Election District
Montgomery County, Maryland
Scale: 1"= 40' April, 2024

Plat No. 10
RCI Job No.:11162E2
MNCPPC Plat No. 220250070

LINTHICUM WEST PROPERTY



Vicinity Map — Scale: 1"=2000'

MNCP&PC Preliminary Plan Number

LINTHICUM WEST PROPERTY

PRELIMINARY NOT FOR CONSTRUCTION

SHEET INDEX

1 COVER SHEET
2 PRELIMINARY PLAN
3 PRELIMINARY PLAN
4 DETAIL SHEET
5 PRELIMINARY PLAN NOTES

GENERAL NOTES:

1. This site plan proposing to develop a Montgomery County "Linthicum West" (RE-1/TDR) zone property.

2. The subject property is 165.25 acres and is zoned RE-1/TDR (165.25 ac.).

3. Boundary information taken from digital tax map data (DVD) & the D.S. published with Bird & Pickens, 1970 (when zoned residential) by Kimley The Maps prepared by the Bureau of Maryland Department of Assessments and Taxation. Property lines are conceptual and shall not have field measurements and calculations using, and shall not be considered as such which warrant. This boundary plat or survey should be prepared. Know property rights. Information is provided. Use of this map, other than for general planning purposes, is not recommended. Please reporting errors or omissions to the Mapping/Graphics Section of The Montgomery County Planning Department. (301) 495-2176 or (301) 495-2207. This map prepared by copyright. It may not be copied or reproduced in any form including electronic media such as digitizing, scanning, and image processing, or by any transmission forms, in to be limited, without permission in writing from the Montgomery County Planning Department. Copyright M-NCPPC 2004.

4. Topography was flown by Mirage Aerial Mapping and prepared March, 2004 using a flown of 2 feet. The topography is accurate (M-NCPPC).

5. Wetlands have been delineated by Rodgers Consulting, Inc. The delineated wetlands have been field verified and flagged by the Army Corps of Engineers (ACOE). The subject property contains approximately 1.12 acres of wetlands. The wetlands found on site have been assigned a wetlands buffer in accordance with the Environmental Guidelines of Montgomery County, January 2005.

6. Structures have been field located using GPS technology. The GPS technology is described as having sub-meter accuracy.

7. Floodplain information taken from digitized floodplain maps obtained from Maryland National Capital Park & Planning Commission (M-NCPPC). Maps 24-01, 24-02, 24-03 & 24-04 (1 inch = 200 feet), dated 09-03-2003. The subject property contains approximately 2.91 acres of 100 year floodplain. The 100 year floodplain has been used as a 25' building restriction line and is within the defined environmental buffer. The subject property is located in the Little Patuxent Watershed.

8. Existing forest cover on the site is approximately 22.20 acres.

9. There are no historical sites or significance of the property within or adjacent to the site according to the Locational Atlas & Index of Historic Sites in Montgomery County (1979). The nearest previous site consists of a small 19th century homestead approximately 1 mile southwest of the site.

10. Soils information was taken from The United States Department of Agriculture & Natural Resources Conservation Service's "Soil Survey of Montgomery County, Maryland", issued July, 1963. The property is located on Map Panel 7.

11. This property has no approved Natural Resources Inventory (M-NCPPC-N-0-0026 "Linthicum West Property") 06-24-04.

12. The stream valley buffer line shown hereon is based on the Environmental Guidelines for Montgomery County requirements for a Site Class II stream. The subject property includes approximately 20.21 acres of stream valley buffer. This property is not located within the Special Protection Area.

13. Waivers to requested zoning and modifications or Transmittal conditions: See detail sheet 5 of 5 for list and details.

14. Density is based on conventional development.

15. Account for site value assumptions on 24" minor diameter wood.

16. Project/Development Summary: RE-1/TDR (165.25 ac.)

Area in Lots:	48.97 AC
Area in Public R/W:	14.38 AC
Area in MC/M-NCPPC Parks:	48.12 AC
Area in Forested Conservation:	46.75 AC
Area in Onsite:	46.63 AC
Total	165.25 AC

Existing

Existing Density: 165 units existing/proposed on Center II

Proposed Development:

Single Family Detached	229 units	1.39 DU/ac (gross density)
Total Units (MPDU Density)	31 units	1.39 DU/ac (gross density)
Total	260 units	Units for total density (including the total and total units)

Total units: See 1.1.1 (gross density) — 1.39 (gross density) DU/ac

*The Code, the Montgomery County Zoning Ordinance, requires that the total density be based on the total density (MPDU density) units. For total density calculation, see 1.1.1 (gross density) and 1.1.2 (MPDU density). Refer to the Montgomery County Code Zoning Ordinance (Chapter 59-C-1, Article 59-C).

- 165.25 (Proposed RE-1/TDR) x 2.0 = 330.5 units (gross density)
- 14.38 (R/W) x 2.0 = 28.76 additional units (gross density)
- Total units (330.5 + 28.76) = 359.26 units (gross density) — 359 units (total density)

RE-1/TDR Parking (in accordance with Section 59-C-1.3 of the Zoning Ordinance):

Required	2.0 per dwelling unit
Provided	2.0 per dwelling unit
Deficit	None

RE-1/TDR Parking (in accordance with Section 59-C-1.3 of the Zoning Ordinance):

Required	2.0 per dwelling unit
Provided	2.0 per dwelling unit
Deficit	None

Total Minimum:

RE-1/TDR:	2.0 per dwelling unit
Total:	2.0 per dwelling unit

17. Minimum development shall be for all 165.25 acres subject to binding elements.

18. The stream valley buffer is approximately 20.21 acres. The required environmental buffer is also approximately 20.21 acres.

19. For the stream valley buffer, the Planning Board's approval is required.

LEGEND:

- 10' EX. CONTOUR
- 2' EX. CONTOUR
- RIGHT OF WAY LINE
- 100 YR. FLOODPLAIN
- EX. TREELINE
- EX. INTERMITTENT STREAM OR PERENNIAL STREAM
- ZONE LINE
- SOILS
- WETLANDS
- WETLANDS BUFFER
- STREAM VALLEY BUFFER
- PROPERTY LINE

SOILS LISTING

6A	Glenville silt loam, 0 to 2 percent slopes
6B	Glenville silt loam, 2 to 5 percent slopes
6C	Glenville silt loam, 5 to 8 percent slopes
16A	Baltimore-Elioboke clayey silt loams, 0 to 2 percent slopes
16C	Baltimore-Elioboke clayey silt loams, 5 to 15 percent slopes
16D	Baltimore-Elioboke clayey silt loams, 15 to 25 percent slopes
17B	Glenville loam, 2 to 5 percent slopes

Development Summary

Parcels

Parcel/Block	Acreage	Remarks
Parcel A, Block A	7.44 ac.	HOA Open space
Parcel A, Block M	0.12 ac.	HOA Open space
Parcel C, Block N	1.06 ac.	HOA Open space
Parcel B, Block M	0.18 ac.	HOA Open space
Parcel F, Block M	2.39 ac.	HOA Open space
Parcel F, Block N	0.12 ac.	HOA Open space
Parcel E, Block M	0.12 ac.	HOA Open space
Parcel H, Block M	0.12 ac.	WSSC Pump Sta./Site
Parcel I, Block N	1.32 ac.	HOA Open space
Parcel J, Block M	0.11 ac.	HOA Open space
Parcel K, Block N	1.08 ac.	HOA Open space
Parcel L, Block D	0.25 ac.	HOA Open space
Parcel D, Block D	1.16 ac.	HOA Open space
Parcel A, Block C	0.18 ac.	HOA Open space
Total Site Open space	15.39 ac.	

Park Dedication

Parcel B, Block M	81.75 ac.	Park Dedication
Total Park Dedication	81.75 ac.	

Outlots

Outlot A, Block C	2.25 ac.	Subject to future approval
Outlot B, Block C	1.38 ac.	Subject to future approval
Total Outlots	4.25 ac.	

Development

Total Lot Area	26.97 ac.
Total S/W Area	18.60 ac.

Total Site Area

Total Area	165.25 ac.

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

The contractor must verify all public utility companies with underground facilities in the area of proposed excavation and field locate facilities marked by the utility companies prior to commencing excavation. The contractor is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

GRAPHIC SCALE

1 IN FOOT = 1 unit = 100 ft.

CERTIFIED PRELIMINARY PLAN

The foregoing is accurate, and that all the drawings, amendments related the Planning Board's approval

Carla A. Reid — 6/28/04

Name — Date

ENGINEER'S/SURVEYOR'S CERTIFICATE

I hereby certify that the land of the boundary line shown hereon was field spot digital files purchased from MNCP&PC and that the topographic data is based on aerial topography by Mirage Aerial Mapping Company dated March, 2003.

Timothy Fred Quinn — 6-30-04

Professional Land Surveyor — Date

Maryland Registration Number 20202

REVISION	DATE	REVISION	DATE	REVISION	DATE

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 10

MATCHLINE SHEET 9

STREET 'A'

STREET 'D'

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 (AS A TYPE TEST OF SEMI-DETACHED THIMBLERIG)
- LOD — 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 UTILITIES EQUIPMENT

GRAPHIC SCALE

1 INCH = 30 FT

NOTE: UNLESS SHOWN ABOVE THE STATE OF DISTURBANCE SHOWN ON THE SITE PLAN WITHIN THE PUBLIC RIGHT-OF-WAY OR UTILITY EASEMENT SHALL BE DONE DURING THE REVIEW OF THE RIGHT-OF-WAY PERMIT ISSUED BY THE DEPARTMENT OF PUBLIC WORKS.

NOTE: PARKING SPACES WILL NOT BE STRIPED DURING CONSTRUCTION PER DEPARTMENT POLICY

NOTE: TYPE OF PAVING AND SIDEWALK ON PUBLIC STREETS WILL BE PER REFERENCE ONLY AND WILL BE FINALIZED UNDER PUBLIC RIGHT OF WAY PERMIT

NOTE: TOPOGRAPHY SHOWN ABOVE IS AS OF JUNE 2021 AND MAY BE OUTDATED. ADDITIONAL TOPOGRAPHY MAY BE REQUIRED TO COORDINATE THE SHORT DIST PATH

NOTE: UTILITIES SHOWN ARE FOR REFERENCE ONLY AND ARE NOT SUBJECT TO CHANGE AT FINAL ENGINEERING

NOTE: UNLESS SHOWN ABOVE THE STATE OF DISTURBANCE SHOWN ON THE SITE PLAN WITHIN THE PUBLIC RIGHT-OF-WAY OR UTILITY EASEMENT SHALL BE DONE DURING THE REVIEW OF THE RIGHT-OF-WAY PERMIT ISSUED BY THE DEPARTMENT OF PUBLIC WORKS.

NOTE: PARKING SPACES WILL NOT BE STRIPED DURING CONSTRUCTION PER DEPARTMENT POLICY

NOTE: TYPE OF PAVING AND SIDEWALK ON PUBLIC STREETS WILL BE PER REFERENCE ONLY AND WILL BE FINALIZED UNDER PUBLIC RIGHT OF WAY PERMIT

NOTE: TOPOGRAPHY SHOWN ABOVE IS AS OF JUNE 2021 AND MAY BE OUTDATED. ADDITIONAL TOPOGRAPHY MAY BE REQUIRED TO COORDINATE THE SHORT DIST PATH

NOTE: UTILITIES SHOWN ARE FOR REFERENCE ONLY AND ARE NOT SUBJECT TO CHANGE AT FINAL ENGINEERING

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 those facilities located by the utility companies prior to commencing excavation. The operator is responsible for complying with requirements of Chapter 36A of the Montgomery County Code.

07-SITE-820210010-005

SITE PLAN #820210010
WSSC MAPS 230NW11, 230NW12
TAX MAPS EV121, EV122

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. 15341, Expiration Date: 12-31-13

WILLIAM K. REED
Digitally signed by William K. Reed
Date: 2022.05.12 12:21:13 -04'00'

REVISION	DATE	REVISION	DATE	REVISION	DATE

CONTRACT 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
9900 Corporate Campus Drive, Suite 300, Germantown, Maryland 20876
Tel: 301.948.4700 Fax: 301.948.6256 www.rodgerscc.com

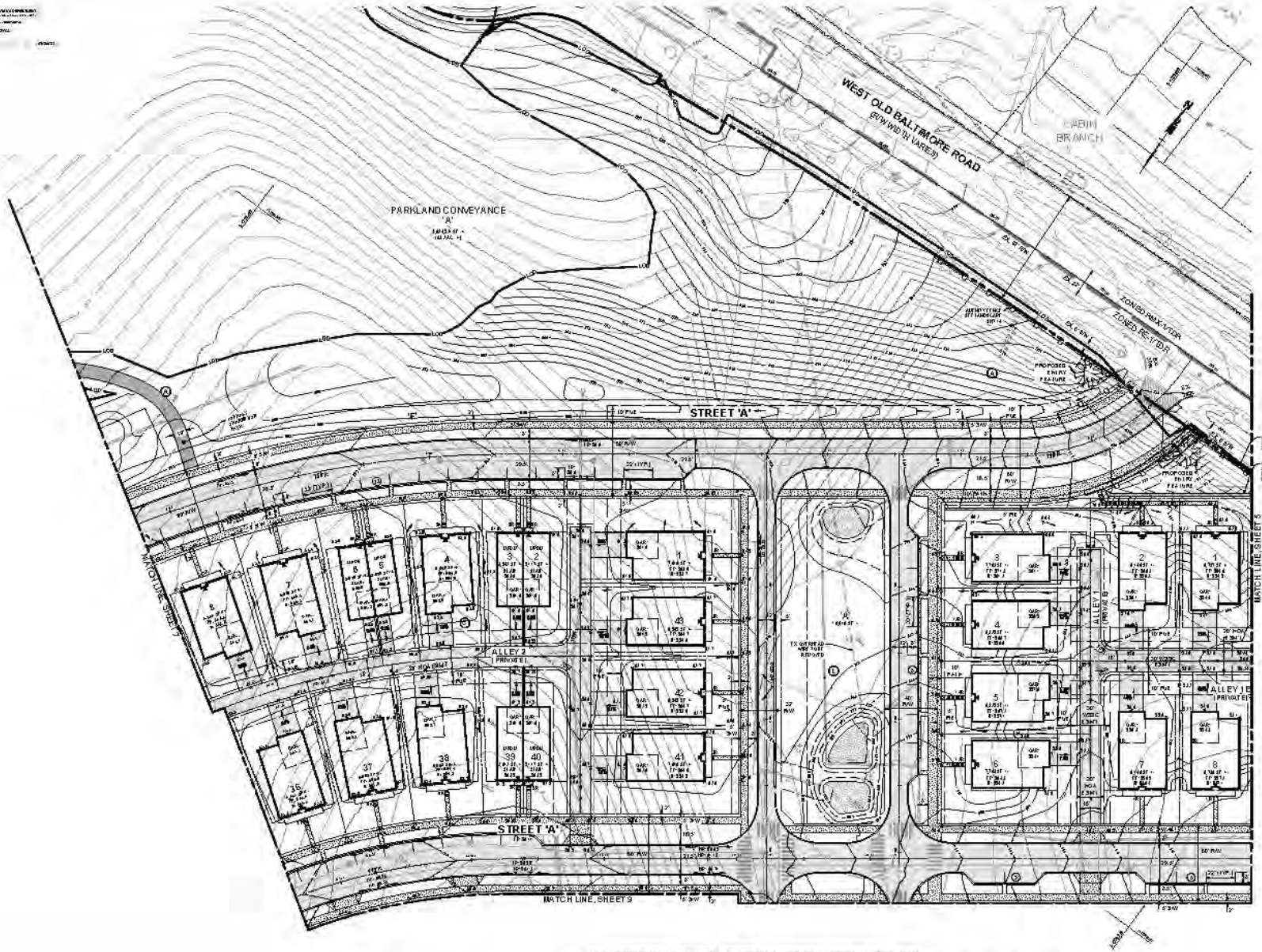
	BY	DATE
INSTALL		
DESIGNED		
DRAWN		
REVIEWED		
INSPECTOR CONTACT		

RELEASE FOR
☐
BY: _____ DATE: _____

SITE PLAN

SCALE: 1" = 30'
JOB No.: 116201
DATE: MAY, 2022
SHEET No.: 5 of 15

PRELIMINARY NOT FOR CONSTRUCTION



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 (SEE STRUCTURE DETAILS FOR DETAILS)
- LOD — 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

GRAPHIC SCALE

1 INCH = 30 FT

NOTE: UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

NOTE: TEMPORARY GRADING OUTSIDE OF THE SITE IS NEEDED. GRADING WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.

NOTE: PARKING SPACE SHOWN ON THE STREET IS DIAGONAL PARKING. SEE STREET SECTION FOR DIMENSIONS.

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

NOTE: GRADING MUST CONFORM TO THE LIMITS OF DISTURBANCE SHOWN ON THE SITE DEVELOPMENT PLAN. ANY DISTURBANCE OUTSIDE THE LIMITS OF DISTURBANCE MUST BE DONE DURING THE REVIEW OF THE SITE PLAN OR MUST BE PRECEDED BY THE ISSUANCE OF A SEPARATE GRADING PERMIT.

NOTE: PAVING IN ALLEYWAYS AND SUBMIT ON PUBLIC STREETS MUST MEET REFERENCE LINE PAVING WITH TRANSITIONS AS SHOWN ON THE SITE DEVELOPMENT PLAN AND DRAINAGE PLAN.

NOTE: BUILDING FOOTPRINTS ARE BY ARCHITECTURE ONLY AND DO NOT CONTAIN ANY ENGINEERING. ALL BUILDING CORNERS, DIMENSIONS, ARCHITECTURAL ELEMENTS, ETC. ARE SUBJECT TO CHANGE AT FINAL ENGINEERING. FINAL ARCHITECTURE AND BUILDING HEIGHTS SHALL BE DETERMINED BY BUILDING DESIGN AND SHALL COMPLY WITH APPLICABLE ZONING ORDINANCE.

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

The contractor 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 contractor is responsible for complying with requirements of Chapter 36A of the Montgomery County Code.

07-SITE-820210010-006

SITE PLAN #820210010
WSSC MAPS 230NW11, 230NW12
TAX MAPS EV121, EV122

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. 23341, Expiration Date: 12/31/2021.

WILLIAM A. RODGERS
No. 23341
PROFESSIONAL ENGINEER
STATE OF MARYLAND

REVISION	DATE	REVISION	DATE	REVISION	DATE

CONTRACT 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
9900 Capital Gateway, Suite 200, Germantown, Maryland 20874
Tel: 301-948-4700 Fax: 301-948-0241 www.rdgcons.com

	BY	DATE
DATE DRAWN		
DESIGNED		
DRAWN		
REVIEWED		
INSPECTED CONTACT		

RELEASE FOR
☐
BY: ____ DATE: ____

SITE PLAN

SCALE: 1" = 30'
JOB No. 116251
DATE: MAY, 2022
SHEET No. 6 of 15

PRELIMINARY NOT FOR CONSTRUCTION

MATCH LINE, SHEET 5

STREET 'D'

MATCH LINE, SHEET 5

STREET 'F'

MATCH LINE, SHEET 13

STREET 'D'

STREET 'F'

CABIN BRANCH

WEST OLD BALTIMORE ROAD

JONES PARK ROAD

JONES PARK ROAD

LINTHICUM WEST PROPERTIES, LLC

MATCH LINE, SHEET 14

MATCH LINE, SHEET 14

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 (FIT & FINISH SURFACE DETERMINED BY FINAL ENGINEERING)

LOD — LINE OF DISTURBANCE

PERENNIAL OR INTERMITTENT STREAMS

EPHEMERAL STREAMS

100 YR FLOODPLAIN

FLOODPLAIN BUFFER

NON-TIDAL WETLANDS

NON-TIDAL WETLAND BUFFER

STREAM VALLEY BUFFER (NTS/B)

EXISTING TREE CANOPY, HEDGEROW

WATER

SEWER

STORM DRAIN

FENCING

PROPOSED FITNESS EQUIPMENT

GRAPHIC SCALE

1 INCH = 20 FT

NOTE: PARKING SPACES ARE NOT IN STREETS. LANDING STRIPS ARE NOT FOR PARKING AREA.

NOTE: UNDERGROUND STORM SWEET CAN TEST SEE CATALOG AND GRADING.

NOTE: TO PROPERLY GRADING FOR STOP ON THE OPPOSITE SIDE OF THE RAMP THAT IS BEYOND ABOVE TO CONTRACT THE GRADED LOT ROW.

NOTE: UNDER CONSTRUCTIONS TO THE LEFT OF DRIVEWAY, BEGINNING THE SITE PLAN WITHIN THE PUBLIC RIGHT-OF-WAY FOR PROPERTY COMMENCING AT THE DRIVEWAY THE RIGHT-OF-WAY TO THE RIGHT-OF-WAY FOR PROPERTY BEGINNING BY THE DEPARTURE OF EXISTING STRINGS

NOTE: UNDERGROUND PARKING FOR STOP ON THE OPPOSITE SIDE OF THE RAMP THAT IS BEYOND ABOVE TO CONTRACT THE GRADED LOT ROW.

NOTE: UNDERGROUND PARKING FOR STOP ON THE OPPOSITE SIDE OF THE RAMP THAT IS BEYOND ABOVE TO CONTRACT THE GRADED LOT ROW.

NOTE: PROPOSED PARKING AND DRIVEWAY ON PUBLIC STREETS ARE FOR SETTLEMENT ONLY AND WILL BE FINALIZED AT BOND RELEASE UNDER GRADING AND DRAINAGE PLAN

NOTE: BUILDING TO OPPOSITE LOT BY DEPARTMENT OF PARKS AND RECREATION OF MONTGOMERY COUNTY, MARYLAND. ABOVE CURVE OF "WEST OLD BALTIMORE" AND ALLEY COMMENCING FINAL ARCHITECTURE AND BUILDING HEIGHT SHALL BE DETERMINED BY BUILDING DEPARTMENT AND DEPARTMENT OF PARKS AND RECREATION CONSTRUCTION WITH DETERMINING THE TOWER ORDINANCE

CALL "MISS UTILITY" AT 1-800-257-7777

48 Hours Before Start Of Construction

The developer 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 construction. The developer is responsible for complying with requirements of Chapter 36A of the Montgomery County Code.

07-SITE-820210010-010

SITE PLAN #820210010

US SSI MAPS 220NW11 & 220NW12

TAX MAP SEW 121, EV132

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. 15341, Expiration Date: 12/31/2021.

WILLIAM A. KIRK REED

REVISION	DATE	REVISION	DATE	REVISION	DATE

CONTRACTOR/LANDHOLDER/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 ____

SITE PLAN

SCALE: 1" = 30'

JOB No. 116251

DATE: MAY, 2022

SHEET No. 10 of 15

PRELIMINARY NOT FOR CONSTRUCTION

MATCH LINE, SHEET 10

STREET 'A'

STREET 'D'

STREET 'D'

MATCH LINE, SHEET 12

PARKLAND CONVEYANCE 'B'

LINTHICUM WEST PROPERTIES, LLC

SEE SHEET 4 FOR MORE INFO. IN THIS AREA

PARKLAND CONVEYANCE 'A'

ZONED RE-1/TDR

ZONED RE-1/TDR

ZONED RE-2

ZONED RE-2

ZONED RE-1

BLACK HILL REGIONAL PARK

M.N.C.P. & P.C.

Montgomery County

WETLANDS

WETLAND BUFFER

WETLAND BUFFER

100-YR FLOODPLAIN

STREAM

SHEET KEY

LEGEND

- SITE LIMITS
- PUBLIC STREET RIGHT-OF-WAY/ROW
- LOT LINES
- PROPOSED SIDEWALKS (SW)
- PROPOSED PARKING
- PROPOSED ENTRY FEATURE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED RETAINING WALLS (SPECIFIC TYPE TO BE 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 FIRE & SS EQUIPMENT

GRAPHIC SCALE

1 INCH = 30 FT.

NOTE: PARKING SPACES WILL NOT BE STRIPED UNLESS SHOWN HERE FOR REVIEW AND APPROVAL

NOTE: UNDERGROUND UTILITIES WITHIN CLEAR SITE SAFE AREA AND REMOVE OVERHEAD LINES BEFORE CLEARING AND GRADING

NOTE: TEMPORARY GRADING EASEMENT ON THE OPPOSITE SIDE OF THE CONTINUE SLOPES ORDER TO CONSTRUCT THE STREETS AND SWM

NOTE: UTILITIES SHOWN ARE FOR REFERENCE ONLY AND MUST BE FIELD VERIFIED TO CANADY AT FINAL ENGINEERING

NOTE: USING DIGITAL CAD FILE TO THE LIMITS OF DISTURBANCE SHOWN ON THE SITE PLAN WITHIN THE PUBLIC RIGHT-OF-WAY OR UTILITY EASEMENT CAN BE DONE DURING THE RECORDING OF THE RIGHT-OF-WAY OR RULES ISSUED BY THE DIRECTOR OF PUBLIC WORKS

NOTE: PAVEMENT PATCHING AND STORAGE ON PUBLIC STREETS ARE FOR REFERENCE ONLY AND WILL BE FINALIZED AND APPROVED UNDER ENGINEERING AND DRAINAGE PLAN

NOTE: BUILDING FOOTPRINTS ARE REPRESENTATIVE ONLY AND MUST FOLLOW SETBACKS ESTABLISHED ABOVE OR AS OTHERWISE ALLOWED BY ZONING ORDINANCE. FINAL BUILDING FOOTPRINTS AND BUILDING HEIGHT MUST BE DETERMINED BY BUILDING FOOTPRINT AND MUST COMPLY WITH DETERMINING THE ZONING ORDINANCE

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

The provider 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 554 of the Montgomery County Code.

07-SITE-820210010-011

SITE PLAN #820210010
WSSC MAPS 200NW11, 229NW11
TAX MAP: SEW 121, EW 122

PROFESSIONAL CERTIFICATION

I hereby certify that the 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. 15341, Expiration Date: 12/31/21.

WILLIAM K. REED
Original Signature
Date: 2022-05-06
14-23507-0400

REVISION	DATE	REVISION	DATE	REVISION	DATE

CONTRACTOR/LICHASER/DEVELOPER:

U.S. HOME CORP.
14200 PARK MEADOW DR. STE. 100
CHANTILLY, VA 20151
ATTN: LUIS GONZALEZ
PH: (703) 380-2169

LINTHICUM WEST PROPERTY

L.20135F.0218
ELECTION DISTRICT NO. 2
CLARKSBURG, MONTGOMERY COUNTY, MARYLAND

RODGERS CONSULTING
9500 Gerwig Lane, Suite 100, Columbia, Maryland 21046
Tel: 410-992-6000 Fax: 410-992-6001 www.rodgerscc.com

	BY	DATE
FIELD DATA		
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT:		

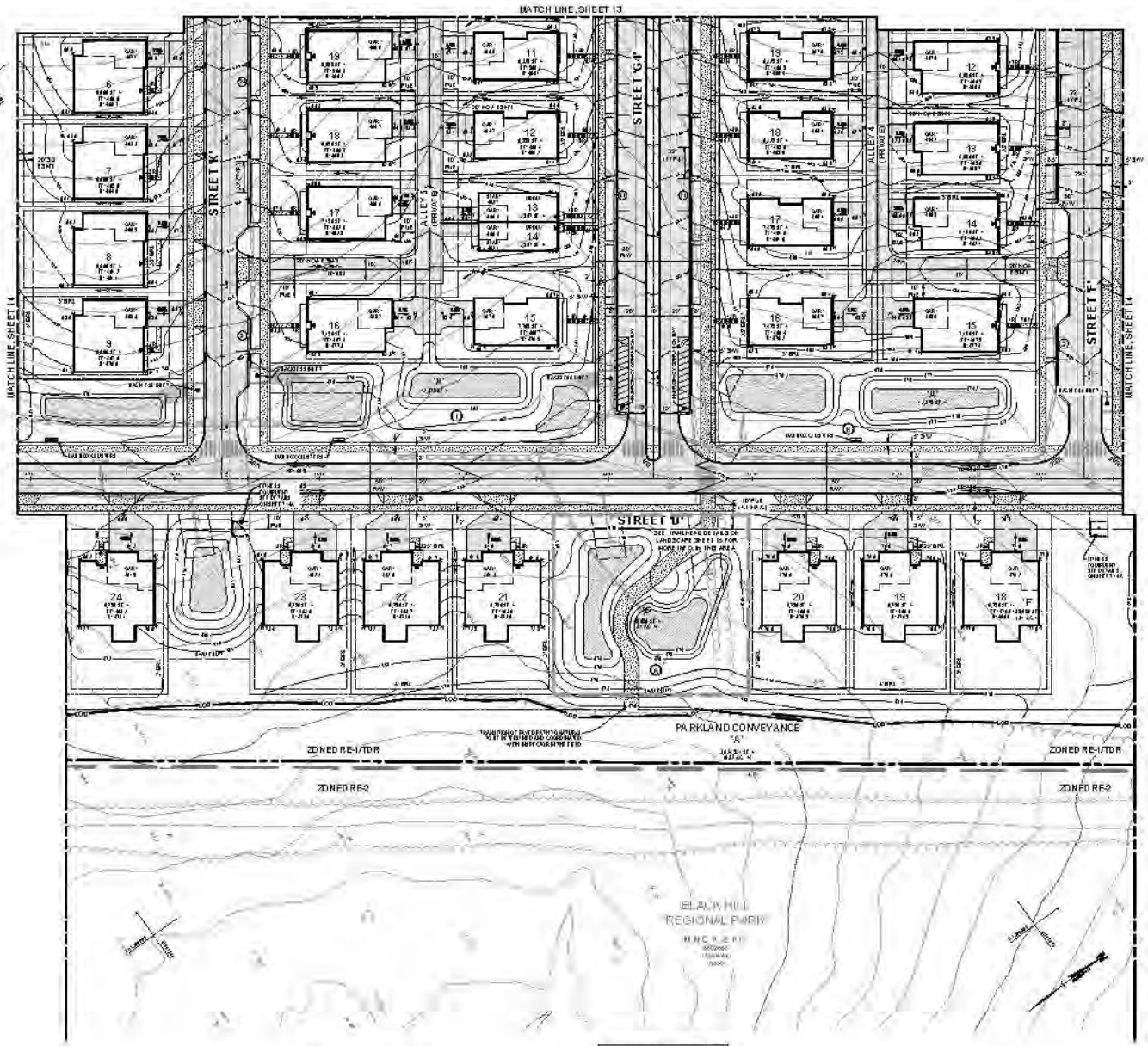
RELEASE FOR

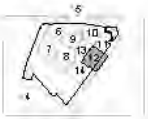
BY: ____ DATE: ____

SITE PLAN

SCALE: 1" = 30'
JOB No.: L16261
DATE: MAY, 2022
SHEET No.: 11 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 (NOT TO BE 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

NOTE: DIMENSIONS ARE MEASURED FROM THE FACE OF BUILDING TO THE FACE OF CURB OR PROPERTY LINE, UNLESS OTHERWISE NOTED.

NOTE: TOPOGRAPHY DRAWING AS VIEWED ON THE OPPOSITE SIDE OF THE ROAD MAY BE INVERTED. CONSULT ALIGNMENTS FOR THE CORRECT DATA.

NOTE: UNDERGROUND UTILITIES TO BE LOCATED BY DEVELOPER. SHOWN ON THE SITE PLAN WITHIN THE PUBLIC RIGHT-OF-WAY FOR UTILITY COORDINATION ONLY. BURY DEPTH TO BE AT THE DISCRETION OF THE RIGHT-OF-WAY PERMIT DRAWING & THE DEPARTMENT OF PERMITTING SERVICES.

NOTE: PARKING SPACES WILL NOT BE STRIPED. PARKING SHOWN WITHIN THE PUBLIC RIGHT-OF-WAY IS FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE AT FINAL ENGINEERING.

NOTE: PAVEMENT MARKINGS AND SIGNAGE ON PUBLIC STREETS ARE FOR REFERENCE ONLY AND WILL BE FINALIZED AT FINAL ENGINEERING AND DURING PLAN REVIEW.

NOTE: BUILDING FOOTPRINTS ARE ESTIMATED AND FINAL DIMENSIONS OF BUILDING ARE TO BE DETERMINED. ABOVE GROUND STRUCTURES MUST MEET FIRE CODE COMPLIANCE. FINAL ARCHITECTURE AND BUILDING HEIGHT SHALL BE DETERMINED AT BUILDING PERMIT AND MUST BE CONSISTENT WITH DETERMINATION OF THE ZONING 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 those facilities located by the utility companies prior to commencing excavation. The operator is responsible for complying with requirements of Chapter 36A of the Montgomery County Code.

07-SITE-820210010-012

SITE PLAN #820210010
WSSC MAPS 230NW11, 230NW12
TAX MAP: SEW121, EW132

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. 23041, Expiration Date: 12/31/2021.

WILLIAM A. KEEFER REG. No. 23041 STATE OF MARYLAND PROFESSIONAL ENGINEER

GRAPHIC SCALE

1 INCH = 30 FT.

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
9900 Capital Gateway, Suite 100, Germantown, Maryland 20874
Tel: 301-948-4700 Fax: 301-948-0241 www.rdgrs.com

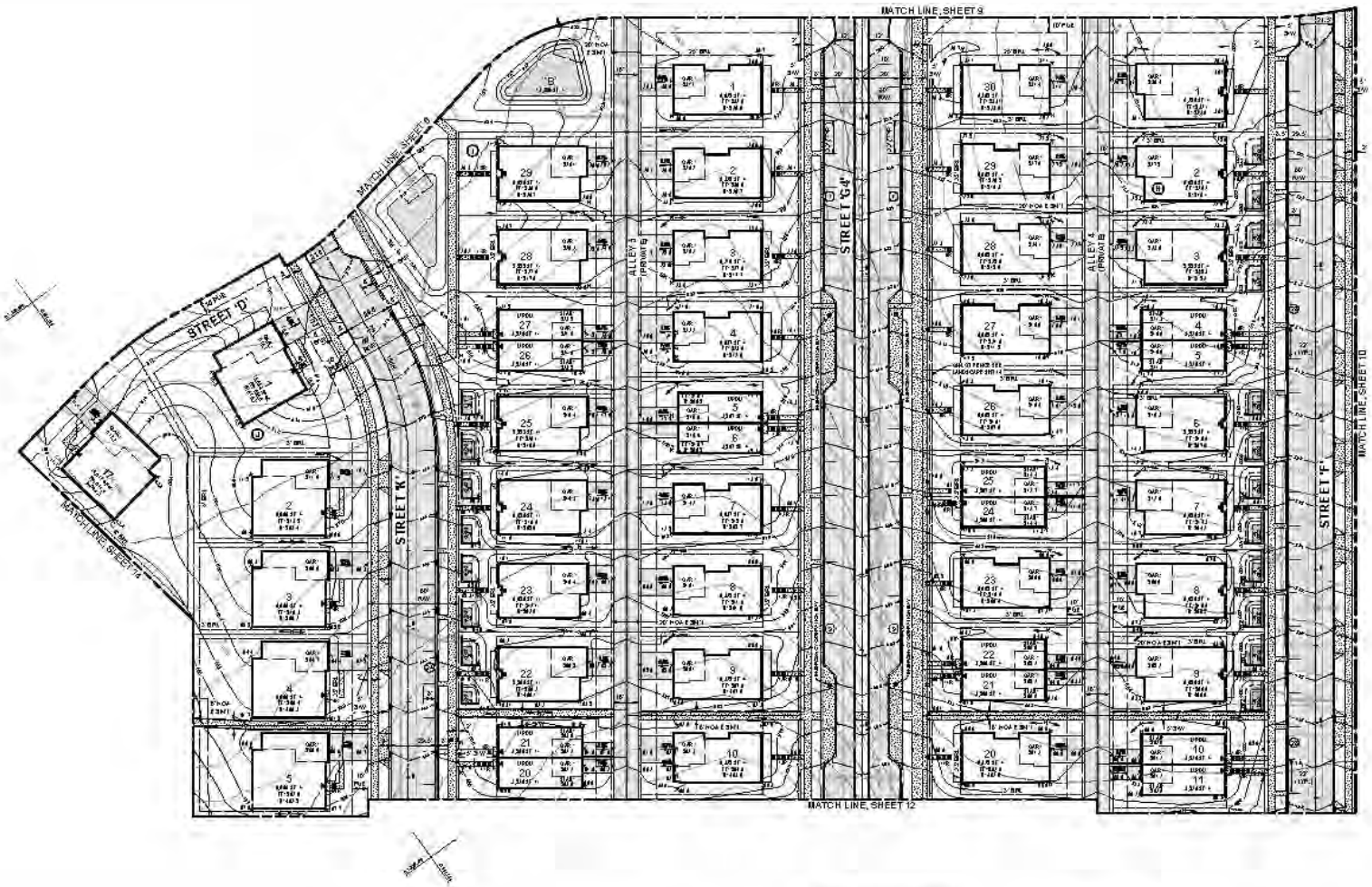
	BY	DATE
DRAFTED BY:		
DESIGNED:		
DRAWN:		
REVIEWED:		
PROJECT MANAGER:		

RELEASE FOR:

SITE PLAN

SCALE: 1" = 30'
JOB No.: 16281
DATE: MAY, 2022
SHEET No.: 12 of 15

PRELIMINARY NOT FOR CONSTRUCTION



SHEET KEY

LEGEND

- SITE LIMITS
- PUBLIC STREET RIGHT OF WAY (R/W)
- LOT LINES
- PROPOSED SIDEWALKS (SW)
- PROPOSED PAVING
- PROPOSED BENCH/RETAINING
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED RETAINING WALLS (RE, STRUCTURE RETAINING, FOUNDATION)
- 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 FUNCTIONAL EQUIPMENT

NOT TO SCALE

GRAPHIC SCALE

1 INCH = 40 FT.

NOT TO SCALE. START LIMITS OF ALL ROUGH GRADING AND ROUGH GRADING OF ROADWAYS BEYOND CUT SLOPES AND GRADING

NOT TO REMOVE GRADING FURTHER ON THE OPPOSITE SIDE OF THE ROADWAY BEYOND DIKES TO CONTROL THE SHOULDER FLOW

NOT TO REMOVE GRADING FURTHER TO THE LIMITS OF DISTURBANCE SHOWN ON THE SITE PLAN WITHOUT PRIOR APPROVAL OF THE MONTGOMERY COUNTY DEPT OF PUBLIC WORKS. THE REMOVAL OF THE SHOULDER OF THE ROAD OF WAY PER PLAN DRAWINGS BY THE DEPARTMENT OF PUBLIC WORKS

NOT TO PASS PAVING SPACE WILL NOT BE STORED DURING PAVING OF THE ROAD OR DEVELOPMENT

NOT TO PLACE SPOILS OR ANY OTHER MATERIALS PURPOSES AND ARE SUBJECT TO CHANGE AT THE CHIEF'S DISCRETION