

MEMORANDUM

DATE: May 9, 2025

TO: Montgomery County Planning Board

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

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board
Agenda for May 22, 2025

The following record plats are recommended for APPROVAL in accordance with the requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations, along with any conditions for the completion of administrative items that may remain outstanding, and copies of plan drawings for the record plat. The following plats are included:

220250010 & 220250020 Parkland Trace

Plat Name: **Parkland Trace**
Plat #: **220250010 & 220250020**

Location: Located in the southeast quadrant of West Old Baltimore Road and Clarksburg Road
 (MD 121)
Master Plan Clarksburg Master Plan
Plat Details: RE-1/TDR zone; 3 parcels
Owner: KL LB BUY 2, LLC

These 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 plats do not alter the intent of the Board’s approval of the aforesaid plans.

Plat No.



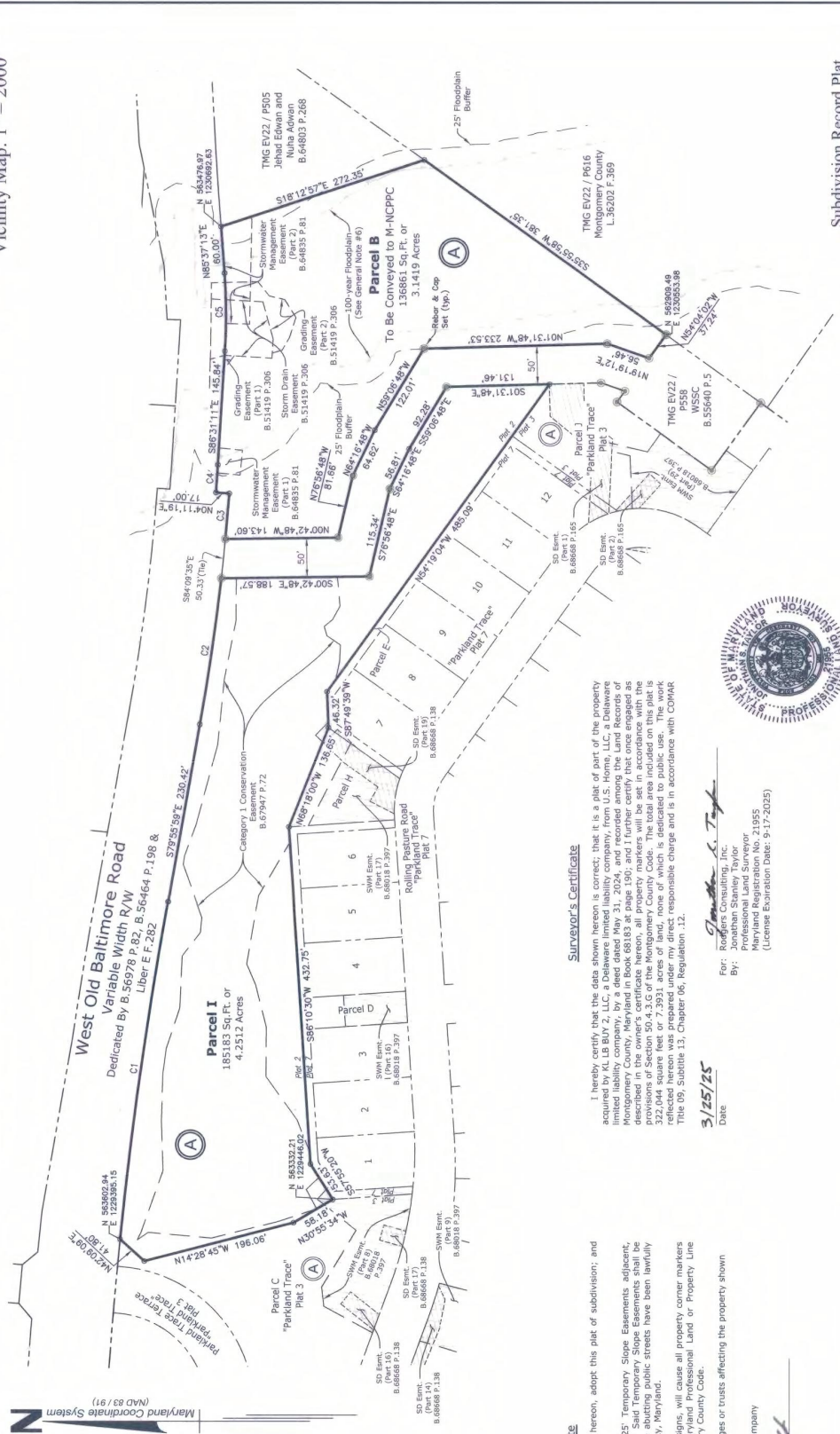
Vicinity Map: 1" = 2000'

Curve	Radius	Length	Tangent	Chord	Bearing	Delta
C1	5684.44'	436.61'	218.41'	436.51'	S82°06'01"E	4°24'03"
C2	2609.79'	189.48'	94.78'	189.45'	S81°47'55"E	3°43'52"
C3	2609.79'	58.72'	29.36'	58.72'	S85°14'00"E	1°09'22"
C4	2682.79'	35.77'	17.88'	35.77'	S85°05'56"E	0°42'31"
C5	728.00'	98.87'	50.01'	98.78'	N89°33'01"E	7°51'35"

Approvals/Information Chart

Tax Map GRF EV12 WSSC Grd No.: 229NW14 & 230NW14
Zoning Category: BE-1 / TD82
Approved Preliminary Plan File No.: 12005003 & 12005003A
Approved Site Plan File No.: 820210010
Approved Project/Site Plan File No.: N/A
Approved Forest Conservation Plan No.: 820210010

Area Tabulation	Lot(s)	N/A Sq.Ft. or	N/A Acres
2 Parcel(s)	322,044 Sq.Ft. or	7.3931 Acres	
Dedication	N/A Sq.Ft. or	N/A Acres	
Total Area	322,044 Sq.Ft. or	7.3931 Acres	



Owner's Certificate

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

Further, we grant to 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 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 all other markers to be placed and maintained in accordance with a Maryland Professional Land or Property Line Surveyor in accordance with Section 50-4.3.6 of the Montgomery County Code.

There are no suits or actions at law, leases, liens, mortgages or trusts affecting the property shown herein.

KL BUY 2 LLC,
a Delaware limited liability company

Nathan Holt
By: Nathan Holt
Title: Authorized Signatory

3/15/25
Date

Surveyor's Certificate

I hereby certify that the data shown herein is correct; that it is a plat of part of the property acquired by KL BUY 2, LLC, a Delaware limited liability company, from U.S. Home, LLC, a Delaware limited liability company, and that the property is located within the jurisdiction of Montgomery County, Maryland in Book 68183 at page 190; and I further certify that once engaged as described in the owner's certificate herein, all property markers will be set in accordance with the provisions of Section 50-4.3.6 of the Montgomery County Code. The total area included on this plat is 322,044 square feet, or 7.3931 acres, and is more or less than the area shown on the previous map reflected herein was prepared under my direct responsible charge and is in accordance with COMAR Title 09, Subtitle 13, Chapter 06, Regulation 12.

3/15/25
Date

Jonathan Stanley Taylor
For: Jonathan Stanley Taylor
By: Jonathan Stanley Taylor
Montgomery County Surveyor
Maryland Registration No. 21955
(License Expiration Date: 9-17-2025)

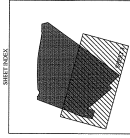
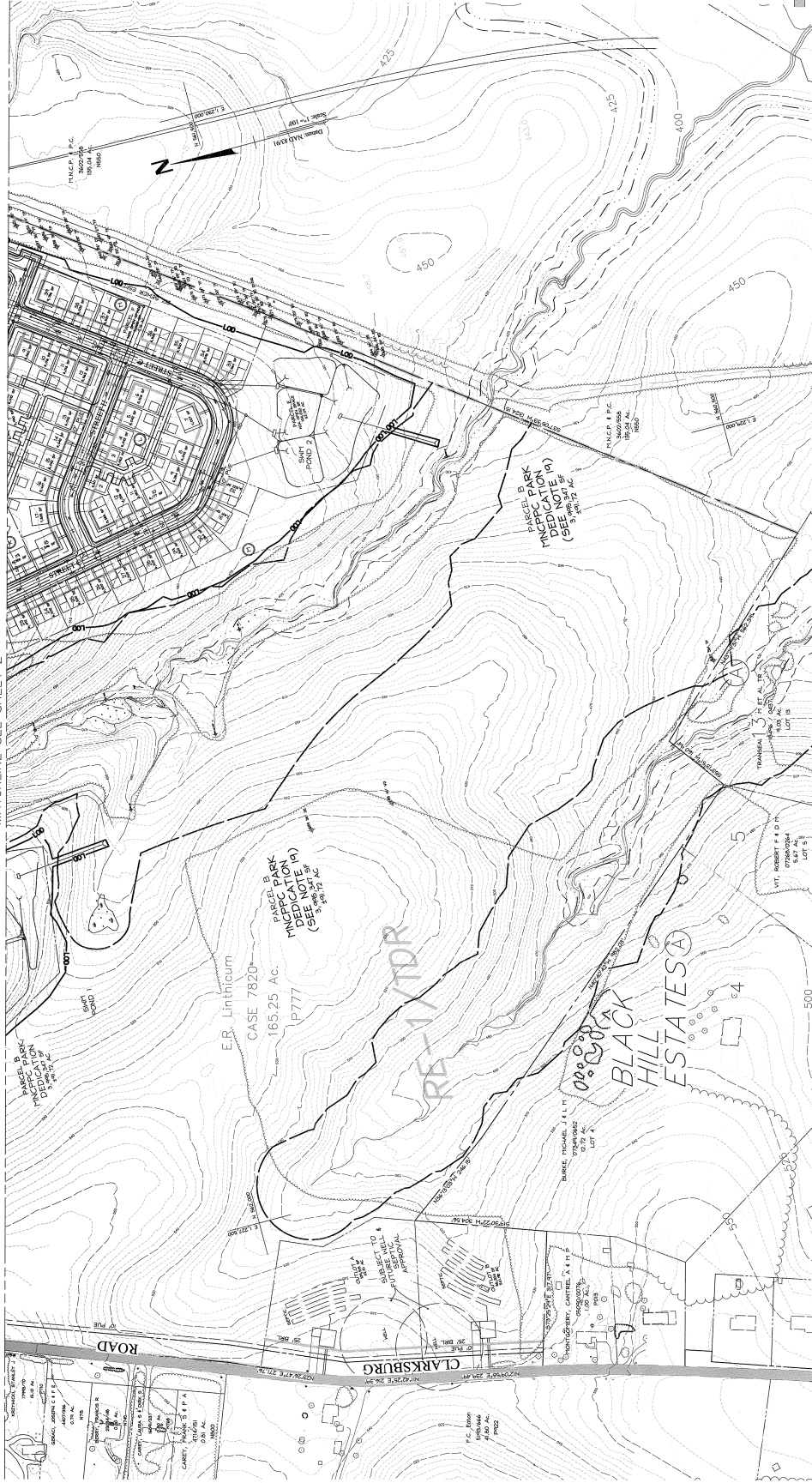
RODGERS CONSULTING
1947 Century Boulevard, Suite 300, Germantown, Maryland 20874
Ph: 301.948.4700, Fr: 301.948.6256, www.rodgers.com

Chair	Montgomery Planning Board
Approved	4-28-2025
Director	<i>Robert J. Hall</i>
Montgomery Planning Board	
Director	
Montgomery Planning Board	
Director	

Subdivision Record Plat
Parcels B & I, Block A
Parkland Trace
Clarksburg (2nd) Election District
Montgomery County, Maryland
Scale: 1" = 100' April, 2024

Plat No. 2
RCI Job No. 11632
MNCPPC Plat No. 120050030

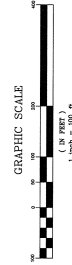
MATCHLINE SEE SHEET 2



LEGEND

- EXISTING PAYMENT
- EXISTING TELEPHONE LINE
- EXISTING TOPOGRAPHY
- LIMITS OF INTERFERENCE
- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED SEWER FORCE MAIN
- PROPOSED STORM DRAIN
- ZONING LINE
- STREAM VALLEY BUFFER
- SOILS
- WETLANDS
- WETLANDS BUFFER
- 100 YEAR FLOODPLAIN
- FLOODPLAIN RESERVATION
- DEDICATION REQUIRED BY OTHERS
- PARALLEL PARKING
- MATCHLINE

CALL "MISS UTILITY" AT
1-800-397-7777
to locate underground utilities before construction.
The contractor shall verify the utility location with the owner and the utility company before construction.
The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.



CERTIFIED PRELIMINARY PLAN
This plan is a preliminary plan and is not to be used for construction. It is subject to change without notice. The owner and the contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

REVISION	DATE	REVISION	DATE	REVISION	DATE

OWNER:
LINTHICUM FAMILY
5100 WESTOLD BANTINGORE ROAD
BOYDS, MARYLAND 20841
CONTACT: MRS. CHARLES T. LINTHICUM
PH: 301.941.9414

PELIMINARY PLAN

RODGERS CONSULTING
Engineering the value of land assets
Rogers Consulting, Inc.
10000 WOODBURN ROAD
GROVEVIEW, MD 21044
PH: 301.944.4700
FAX: 301.253.6669
www.rodgers.com

ANC284C Preliminary Plan Number
LINTHICUM WEST PROPERTY
ELECTION DISTRICT No. 2
L. 2013 F. 0219
CLARKSBURG, MONTGOMERY COUNTY, MARYLAND

SCALE:	1"=100'
DATE:	05/15/2013
BY:	555B
REVISION:	05/15/2013
RELEASE FOR:	
DATE:	