Montgomery Planning
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

2425 Reedie Drive
Floor 14
Wheaton, MD 20902

MontgomeryPlanning.org

MEMORANDUM

DATE: October 22, 2026

TO: Montgomery County Planning Board

FROM: Jay Beatty, West County Planning Division (301)-495-2178
Jonathan Jones, West County Planning Division (301)-495-4516

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board Agenda for November 5, 2026

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:

220260520 thru 220260540	**Miles Coppola**
220260880	**Section 1-A Chevy Chase**
220270060	**Potomac Conference Corporation of Seventh Day Adventists**

Plat Name: **Miles Coppola**
Plat #: **220260520, 220260530 & 220260540**

Location: Located on the west side of Clarksburg Road (MD 121), opposite Gateway Center Drive
Master Plan: Clarksburg Ten Mile Creek Limited Amendment Area
Plat Details: CRT & R-90 zone; 40 lots, 14 parcels
Owner: MRP HDFB, LLC

These subdivision plats have been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 12022001B (MCPB Resolution No. 25-130) and Site Plan No. 820250120 (Certified Site Plan dated February 13, 2026), 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. Staff recommends approval of the proposed plats, conditioned upon the following:

Applicant to submit plat mylar containing all necessary signatures.

Following completion of the above items staff will forward the plats to the Chair for signature.

PLAT NO.

OWNER'S CERTIFICATION

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

Further, we grant to the applicable utility companies, their respective successors, agents and assigns, an easement in, on and over the land hereon described as a Public Utility Easement, designated as "PUE", with said terms and provisions of such a grant being those set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at folio 457.

As owners of this subdivision, we, our successors, agents, and assigns will cause all property corners and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 50.4.3.G of the Montgomery County Code.

There are no recorded suits, actions at law, liens, leases, mortgages or trusts affecting the property in this subdivision.

MRP HDFB, LLC
a Delaware limited liability Company

Name _____ Date _____ Witness _____
Title:

Approvals / Information Chart:	
Tax Map Grid:	EW21 & EW31
WSSC Grid No.:	232 NW 13 & 232 NW 14
Zoning Category:	CRT & R-90
Approved Preliminary Plan File No.:	12022001B
Approved Site Plan File No.:	820250120
Approved Forest Consv. Plan No.:	F20250800

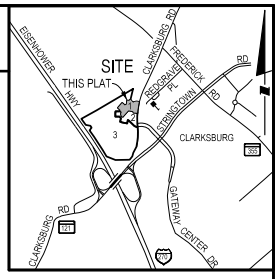
AREA TABULATION

15 Lots..... 48,165 Square Feet or 1.1057 Acres
6 Parcels..... 48,999 Square Feet or 1.1249 Acres
Total by this plat..... 97,164 Square Feet or 2.2306 Acres

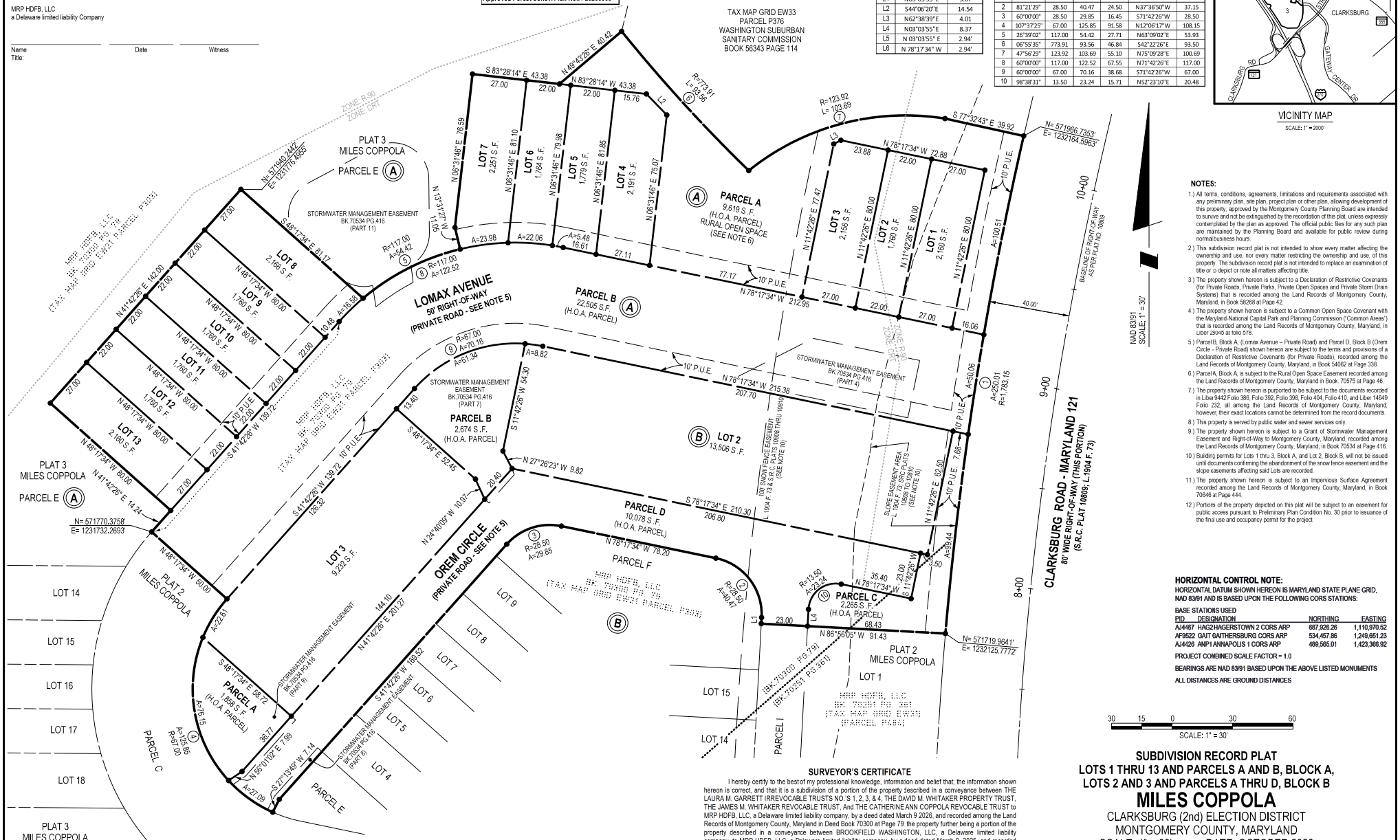
TAX MAP GRID EW33
PARCEL P376
WASHINGTON SUBURBAN
SANITARY COMMISSION
BOOK 56343 PAGE 114

Line Table		
	Bearing	Distance
L1	N03°03'55"E	3.07
L2	S44°06'20"E	14.54
L3	N62°38'39"E	4.01
L4	N03°03'55"E	8.37
L5	N 03°03'55" E	2.94'
L6	N 78°17'34" W	2.94'

Curve Table						
	Delta	Radius	Arc L.	Tangent	Chord Bearing	Chd. Dist.
1	08°02'00"	1783.15	250.01	125.21	S08°56'23"W	249.81
2	81°21'29"	28.50	40.47	24.50	N37°36'50"W	37.15
3	60°00'00"	28.50	29.85	16.45	S71°42'26"W	28.50
4	107°37'25"	67.00	125.85	91.58	N12°06'17"W	108.15
5	26°39'02"	117.00	54.42	27.71	N63°09'02"E	53.93
6	06°55'35"	773.91	93.56	46.84	S42°22'26"E	93.50
7	47°56'29"	123.92	103.69	55.10	N75°09'28"E	100.69
8	60°00'00"	117.00	122.52	67.55	N71°42'26"E	117.00
9	60°00'00"	67.00	70.16	38.68	S71°42'26"W	67.00
10	98°38'31"	13.50	23.24	15.71	N52°23'10"E	20.48



VICINITY MAP
SCALE: 1" = 2000'



NOTES:

1.) 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.

2.) 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 o depict or note all matters affecting title.

3.) The property shown hereon is subject to a Declaration of Restrictive Covenants (for Private Roads, Private Parks, Private Open Spaces and Private Storm Drain Systems) that is recorded among the Land Records of Montgomery County, Maryland, in Book 58268 at Page 42.

4.) The property shown hereon is subject to a Common Open Space Covenant with the Maryland-National Capital Park and Planning Commission ("Common Areas") that is recorded among the Land Records of Montgomery County, Maryland, in Liber 25045 at folio 578.

5.) Parcel B, Block A, (Lomax Avenue – Private Road) and Parcel D, Block B (Orem Circle – Private Road) shown hereon are subject to the terms and provisions of a Declaration of Restrictive Covenants (for Private Roads), recorded among the Land Records of Montgomery County, Maryland, in Book 54062 at Page 338.

6.) Parcel A, Block A, is subject to the Rural Open Space Easement recorded among the Land Records of Montgomery County, Maryland in Book. 70575 at Page 46.

7.) The property shown hereon is purported to be subject to the documents recorded in Liber 9442 Folio 386, Folio 392, Folio 398, Folio 404, Folio 410, and Liber 14649 Folio 232, all among the Land Records of Montgomery County, Maryland, however, their exact locations cannot be determined from the record documents.

8.) This property is served by public water and sewer services only.

9.) The property shown hereon is subject to a Grant of Stormwater Management Easement and Right-of-Way to Montgomery County, Maryland, recorded among the Land Records of Montgomery County, Maryland, in Book 70534 at Page 416.

10.) Building permits for Lots 1 thru 3, Block A, and Lot 2, Block B, will not be issued until documents confirming the abandonment of the snow fence easement and the slope easements affecting said Lots are recorded.

11.) The property shown hereon is subject to an Impervious Surface Agreement recorded among the Land Records of Montgomery County, Maryland, in Book 70646 at Page 444.

12.) Portions of the property depicted on this plat will be subject to an easement for public access pursuant to Preliminary Plan Condition No. 30 prior to issuance of the final use and occupancy permit for the project.

HORIZONTAL CONTROL NOTE:

HORIZONTAL DATUM SHOWN HEREON IS MARYLAND STATE PLANE GRID, NAD 83/91 AND IS BASED UPON THE FOLLOWING CORS STATIONS:

BASE STATIONS USED

PID	DESIGNATION	NORTHING	EASTING
AJ4467	HAGZ HAGERSTOWN 2 CORS ARP	667,926.26	1,110,970.52
AF9522	GAIT GAITHERSBURG CORS ARP	534,457.86	1,249,651.23
AJ4426	ANP1 ANNAPOLIS 1 CORS ARP	488,565.01	1,423,366.92

PROJECT COMBINED SCALE FACTOR = 1.0

BEARINGS ARE NAD 83/91 BASED UPON THE ABOVE LISTED MONUMENTS

ALL DISTANCES ARE GROUND DISTANCES

30 15 0 30 60
SCALE: 1" = 30'

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that; the information shown hereon is correct, and that it is a subdivision of a portion of the property described in a conveyance between THE LAURA M. GARRETT IRREVOCABLE TRUSTS NO. S 1, 2, 3, & 4, THE DAVID M. WHITAKER PROPERTY TRUST, THE JAMES M. WHITAKER REVOCABLE TRUST, And THE CATHERINE ANN COPPOLA REVOCABLE TRUST to MRP HDFB, LLC, a Delaware limited liability company, by a deed dated March 9 2026, and recorded among the Land Records of Montgomery County, Maryland in Deed Book 70300 at Page 79 the property further being a portion of the property described in a conveyance between BROOKFIELD WASHINGTON, LLC, a Delaware limited liability company, to MRP HDFB, LLC, a Delaware limited liability company, by a deed dated March 9, 2026, and recorded among the Land Records of Montgomery County, Maryland in Deed Book 70251 at Page 361.

And that once engaged as described in the Owner's Certificate hereon, all property corner markers shown thus ⟶● will be set in accordance with the provisions of Section 50.4.3.G of the Montgomery County Code;

The total area included ir this subdivision record plat is 97,164 square feet or 2.2306 acres of land; there is no dedication by this plat.

_____ _____
Garrett E. Culler Date
Professional Land Surveyor
Maryland Registration No. 21974
License Expiration/Renewal Date: 12/18/2027

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED - _____

_____ _____
CHAIR MONTGOMERY PLAT SIGNATORY FOR SECRETARY - TREASURER

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED - _____ DATE

_____ DIRECTOR

RECORDED _____
PLAT _____

M.N.C.P. & P.C. RECORD FILE NO. -

SUBDIVISION RECORD PLAT
LOTS 1 THRU 13 AND PARCELS A AND B, BLOCK A,
LOTS 2 AND 3 AND PARCELS A THRU D, BLOCK B

MILES COPPOLA

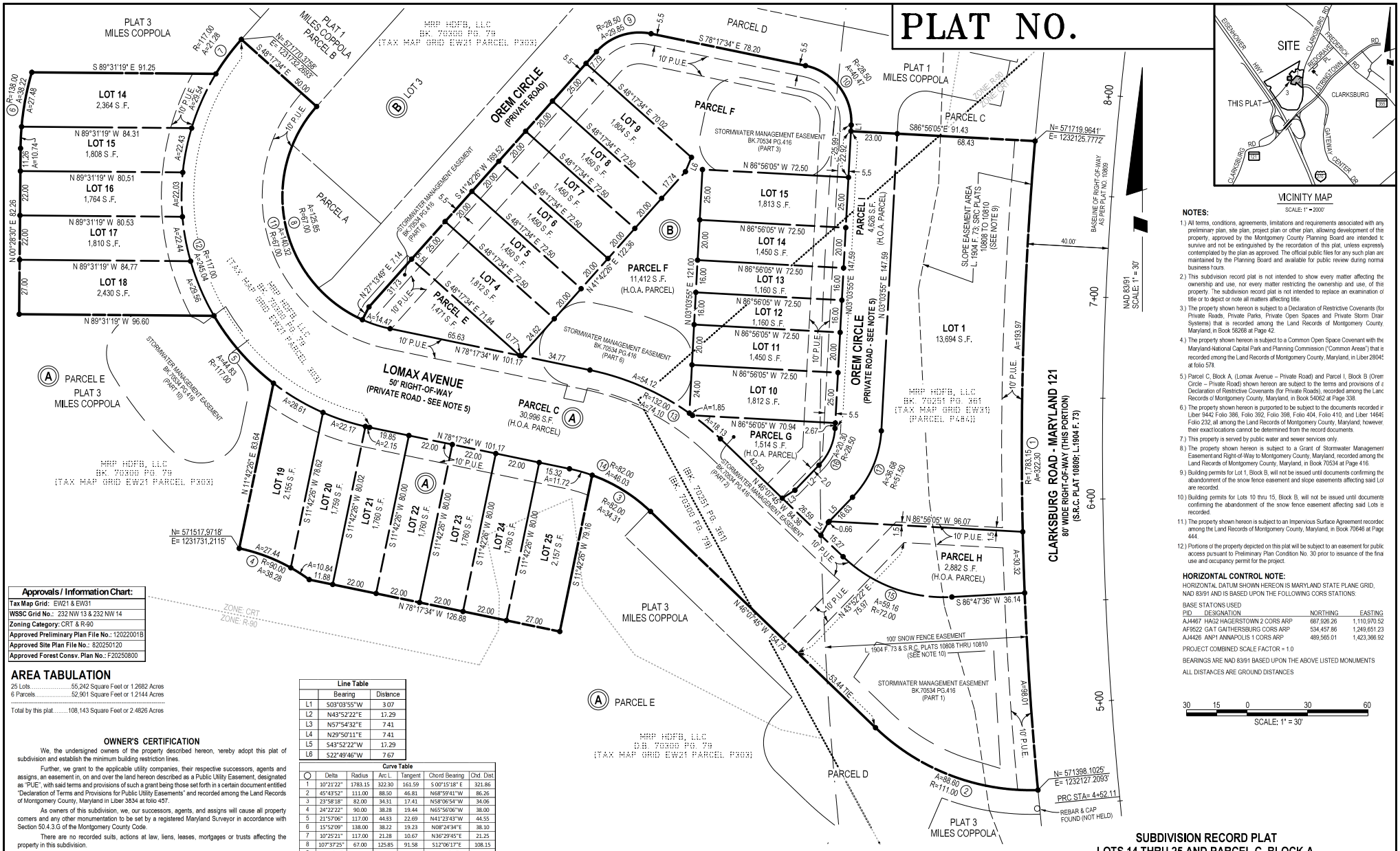
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: OCTOBER 2026

SOLTESZ, INC.
ROCKVILLE OFFICE
2 Research Place, Suite 100 Rockville, MD 20850 P.301.948.2750 F.301.948.9067
Engineering // Surveying // Planning // Environmental Sciences www.solteszco.com

PLAT 1

220260520

PLAT NO.



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SCALE: 1" = 2000'

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9.) Building permits for Lot 1, Block B, will not be issued until documents confirming the abandonment of the snow fence easement and slope easements affecting said Lot are recorded.

10.) Building permits for Lots 10 thru 15, Block B, will not be issued until documents confirming the abandonment of the snow fence easement affecting said Lots is recorded.

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Approvals / Information Chart:	
Tax Map Grid:	EW21 & EW31
WSSC Grid No.:	232 NW 13 & 232 NW 14
Zoning Category:	CRT & R-90
Approved Preliminary Plan File No.:	12022001B
Approved Site Plan File No.:	820250120
Approved Forest Consv. Plan No.:	F20250800

AREA TABULATION

25 Lots.....55,242 Square Feet or 1.2682 Acres
6 Parcels.....52,901 Square Feet or 1.2144 Acres
Total by this plat.....108,143 Square Feet or 2.4826 Acres

Line Table		
	Bearing	Distance
L1	S03°03'55"W	3.07
L2	N43°52'22"E	17.29
L3	N57°54'32"E	7.41
L4	N29°50'11"E	7.41
L5	S43°52'22"W	17.29
L6	S22°49'46"W	7.67

Curve Table						
	Delta	Radius	Arc L.	Tangent	Chord Bearing	Chd. Dist.
1	10°21'22"	1783.15	322.30	161.59	S 00°15'18" E	321.86
2	45°43'52"	111.00	88.50	46.81	N68°59'41"W	86.26
3	23°58'18"	82.00	34.31	17.41	N58°06'54"W	34.06
4	24°22'22"	90.00	38.28	19.44	N65°56'06"W	38.00
5	21°57'06"	117.00	44.83	22.69	N41°23'43"W	44.55
6	15°52'09"	138.00	38.22	19.23	N08°24'34"E	38.10
7	10°25'21"	117.00	21.28	10.67	N36°29'45"E	21.25
8	107°37'25"	67.00	125.85	91.58	S12°06'17"E	108.15
9	60°00'00"	28.50	29.85	16.45	N71°42'26"E	28.50
10	81°21'29"	28.50	40.47	24.50	S37°36'50"E	37.15
11	120°00'00"	67.00	140.32	116.05	N18°17'34"W	116.05
12	120°00'00"	117.00	245.04	202.65	N18°17'34"W	202.65
13	32°09'49"	132.00	74.10	38.05	N62°12'40"W	73.13
14	32°09'49"	82.00	46.33	23.64	N62°12'40"W	45.43
15	47°04'39"	72.00	59.16	31.36	S69°40'04"E	57.51
16	40°48'27"	28.50	20.30	10.60	S23°28'08"W	19.87
17	40°48'27"	51.50	36.68	19.16	S23°28'08"W	35.91

OWNER'S CERTIFICATION

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

Further, we grant to the applicable utility companies, their respective successors, agents and assigns, an easement in, on and over the land hereon described as a Public Utility Easement, designated as "PUE", with said terms and provisions of such a grant being those set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3634 at folio 457.

As owners of this subdivision, we, our successors, agents, and assigns will cause all property corners and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 50.4.3.G of the Montgomery County Code.

There are no recorded suits, actions at law, liens, leases, mortgages or trusts affecting the property in this subdivision.

MRP HDFB, LLC
a Delaware limited liability Company

Name _____ Date _____ Witness _____
Title:

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that; the information shown hereon is correct, and that it is a subdivision of a portion of the property described in a conveyance between THE LAURA M. GARRETT IRREVOCABLE TRUSTS NO.'S 1, 2, 3, & 4, THE DAVID M. WHITAKER PROPERTY TRUST, THE JAMES M. WHITAKER REVOCABLE TRUST, And THE CATHERINE ANN COPPOLA REVOCABLE TRUST to MRP HDFB, LLC, a Delaware limited liability company, by a deed dated March 9 2026, and recorded among the Land Records of Montgomery County, Maryland in Deed Book 70300 at Page 79 the property further being a portion of the property described in a conveyance between BROOKFIELD WASHINGTON, LLC, a Delaware limited liability company, to MRP HDFB, LLC, a Delaware limited liability company, by a deed dated March 9, 2026, and recorded among the Land Records of Montgomery County, Maryland in Deed Book 70251 at Page 361.

And that once engaged as described in the Owner's Certificate hereon, all property corner markers shown thus ⊙ will be set in accordance with the provisions of Section 50.4.3.G of the Montgomery County Code;

The total area included in this subdivision record plat is 108,143 square feet or 2.4826 acres of land; there is no dedication by this plat.

_____ _____
Garrett E. Culler Date
Professional Land Surveyor
Maryland Registration No. 21974
License Expiration/Renewal Date: 12/18/2027

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED - _____

_____ _____
CHAIR MONTGOMERY PLAT SIGNATORY FOR SECRETARY - TREASURER

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED - _____ DATE

_____
DIRECTOR

RECORDED _____
PLAT _____

M.N.C.P. & P.C. RECORD FILE NO. -

SUBDIVISION RECORD PLAT
LOTS 14 THRU 25 AND PARCEL C, BLOCK A,
LOT 1 AND LOTS 4 THRU 15 AND PARCELS E THRU I, BLOCK B

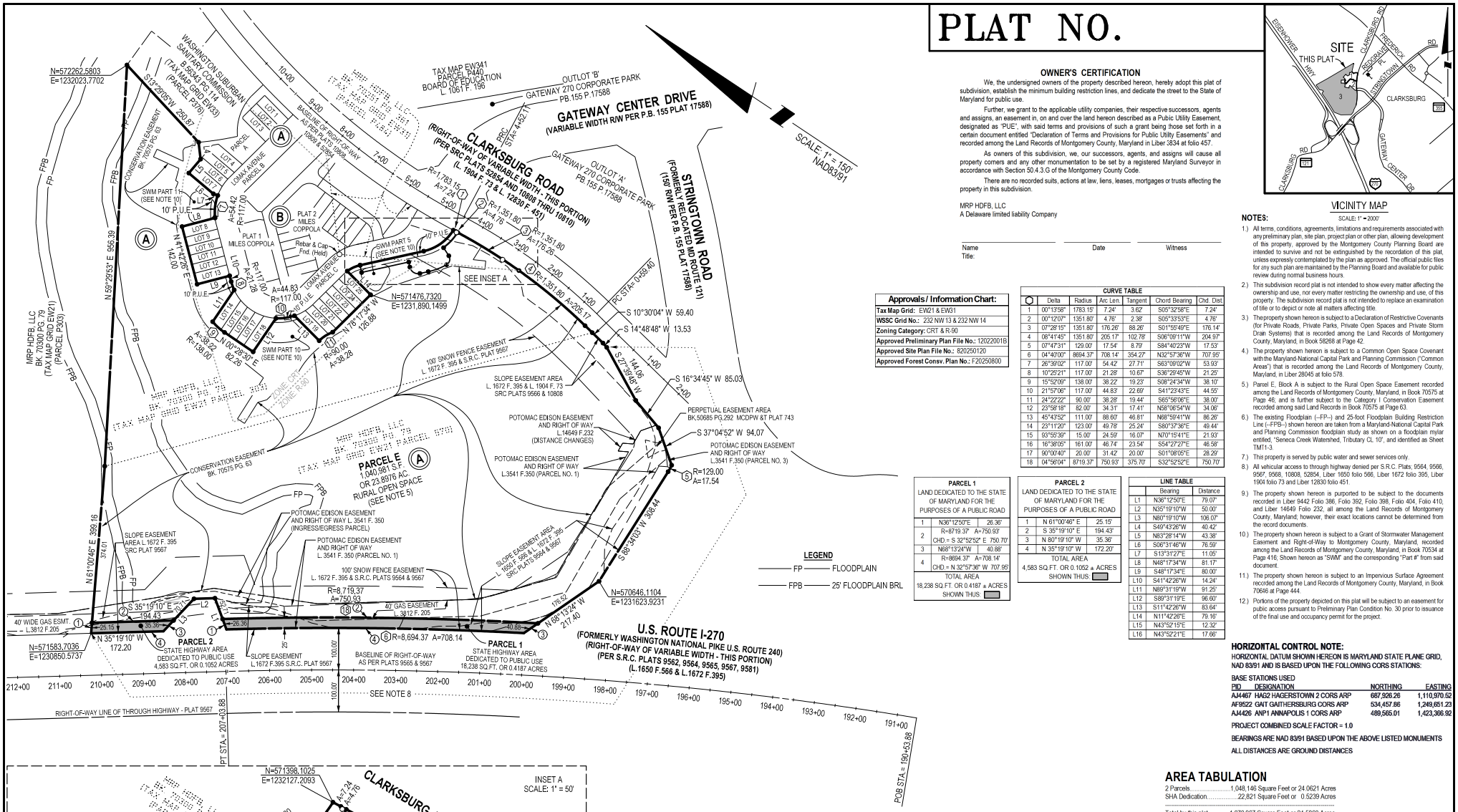
MILES COPPOLA

CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: OCTOBER 2026

SOLTESZ, INC.
PLAT 2
ROCKVILLE OFFICE
2 Research Place, Suite 100 Rockville, MD 20850 P.301.948.2750 F.301.948.9067
Engineering // Surveying // Planning // Environmental Sciences www.soltesz.com

220260530

PLAT NO.



OWNER'S CERTIFICATION

We, the undersigned owners of the property described hereon, hereby adopt this plat of subdivision, establish the minimum building restriction lines, and dedicate the street to the State of Maryland for public use.

Further, we grant to the applicable utility companies, their respective successors, agents and assigns, an easement in, on and over the land hereon described as a Pubic Utility Easement, designated as "PUE", with said terms and provisions of such a grant being those set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at folio 457.

As owners of this subdivision, we, our successors, agents, and assigns will cause all property corners and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 50.4.3.G of the Montgomery County Code.

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MRP HDFB, LLC
A Delaware limited liability Company

Name Date Witness
Title:

Approvals / Information Chart:	
Tax Map Grid:	EW21 & EW31
WSSC Grid No.:	232 NW 13 & 232 NW 14
Zoning Category:	CRT & R-90
Approved Preliminary Plan File No.:	12022001B
Approved Site Plan File No.:	820250120
Approved Forest Consv. Plan No.:	F20250800

CURVE TABLE

	Delta	Radius	Arc Len.	Tangent	Chord Bearing	Chd. Dist.
1	00°13'58"	1783.15'	7.24'	3.62'	S05°32'58"E	7.24'
2	00°12'07"	1351.80'	4.76'	2.38'	S05°33'53"E	4.76'
3	07°28'15"	1351.80'	176.26'	88.26'	S01°55'49"E	176.14'
4	08°41'45"	1351.80'	205.17'	102.78'	S06°09'11"W	204.97'
5	07°47'31"	129.00'	17.54'	8.79'	S84°40'23"W	17.53'
6	04°40'00"	8694.37'	708.14'	354.27'	N32°57'36"W	707.95'
7	26°39'02"	117.00'	54.42'	27.71'	S63°09'02"W	53.93'
8	10°25'21"	117.00'	21.28'	10.67'	S36°29'45"W	21.25'
9	15°52'09"	138.00'	38.22'	19.23'	S08°24'34"W	38.10'
10	21°57'06"	117.00'	44.83'	22.69'	S41°23'43"E	44.55'
11	24°22'22"	90.00'	38.28'	19.44'	S65°56'06"E	38.00'
12	23°58'18"	82.00'	34.31'	17.41'	N58°06'54"W	34.06'
13	45°43'52"	111.00'	88.60'	46.81'	N88°59'41"W	86.26'
14	23°17'20"	123.00'	49.76'	25.24'	S80°37'36"E	49.44'
15	93°55'30"	15.00'	24.59'	16.07'	N70°15'41"E	21.93'
16	16°38'05"	161.00'	46.74'	23.54'	S54°27'27"E	46.58'
17	90°00'40"	20.00'	31.42'	20.00'	S01°08'05"E	28.29'
18	04°56'04"	8719.37'	750.93'	375.70'	S32°52'52"E	750.70'

PARCEL 1
LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD

1	N36°12'50"E	26.36'
2	R=8719.37' A=750.93' CHD = S 32°52'52" E 750.70'	
3	N68°13'24"W	40.88'
4	R=8694.37' A=708.14' CHD = N 32°57'36" W 707.95'	

TOTAL AREA
18,238 SQ.FT. OR 0.4187 ± ACRES
SHOWN THUS:

PARCEL 2
LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD

1	N 61°00'46" E	25.15'
2	S 35°19'10" E	194.43'
3	N 80°19'10" W	35.36'
4	N 35°19'10" W	172.20'

TOTAL AREA
4,583 SQ.FT. OR 0.1052 ± ACRES
SHOWN THUS:

LINE TABLE

	Bearing	Distance
L1	N36°12'50"E	79.07'
L2	N35°19'10"W	50.00'
L3	N80°19'10"W	106.07'
L4	S49°43'26"W	40.42'
L5	N83°28'14"W	43.38'
L6	S06°31'46"W	76.59'
L7	S13°31'27"E	11.05'
L8	N48°17'34"W	81.17'
L9	S48°17'34"E	80.00'
L10	S41°42'26"W	14.24'
L11	N89°31'19"W	91.25'
L12	S89°31'19"E	96.60'
L13	S11°42'26"W	83.64'
L14	N11°42'26"E	79.16'
L15	N43°52'15"E	12.32'
L16	N43°52'21"E	17.66'

LEGEND
FP —— FLOODPLAIN
FPB —— 25' FLOODPLAIN BRL

VICINITY MAP
SCALE: 1" = 2000'

NOTES:

1.) 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.

2.) 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.

3.) The property shown hereon is subject to a Declaration of Restrictive Covenants (for Private Roads, Private Parks, Private Open Spaces and Private Storm Drain Systems) that is recorded among the Land Records of Montgomery County, Maryland, in Book 58268 at Page 42.

4.) The property shown hereon is subject to a Common Open Space Covenant with the Maryland-National Capital Park and Planning Commission ("Common Areas") that is recorded among the Land Records of Montgomery County, Maryland, in Liber 28045 at folio 578.

5.) Parcel E, Block A is subject to the Rural Open Space Easement recorded among the Land Records of Montgomery County, Maryland, in Book 70575 at Page 46; and is further subject to the Category I Conservation Easement recorded among said Land Records in Book 70575 at Page 63.

6.) The existing Floodplain (--FP--) and 25-foot Floodplain Building Restriction Line (--FPB--) shown hereon are taken from a Maryland-National Capital Park and Planning Commission floodplain study as shown on a floodplain mylar entitled, "Seneca Creek Watershed, Tributary CL 10", and identified as Sheet TMT1-3.

7.) This property is served by public water and sewer services only.

8.) All vehicular access to through highway denied per S.R.C. Plats 9564, 9566, 9567, 9568, 10808, 52854; Liber 1650 folio 566, Liber 1672 folio 395, Liber 1904 folio 73 and Liber 12830 folio 451.

9.) The property shown hereon is purported to be subject to the documents recorded in Liber 9442 Folio 386, Folio 392, Folio 398, Folio 404, Folio 410, and Liber 14649 Folio 232, all among the Land Records of Montgomery County, Maryland, however, their exact locations cannot be determined from the record documents.

10.) The property shown hereon is subject to a Grant of Stormwater Management Easement and Right-of-Way to Montgomery County, Maryland, recorded among the Land Records of Montgomery County, Maryland, in Book 70534 at Page 416; Shown hereon as "SWM" and the corresponding "Part #" from said document.

11.) The property shown hereon is subject to an Impervious Surface Agreement recorded among the Land Records of Montgomery County, Maryland, in Book 70646 at Page 444.

12.) Portions of the property depicted on this plat will be subject to an easement for pubic access pursuant to Preliminary Plan Condition No. 30 prior to issuance of the final use and occupancy permit for the project.

HORIZONTAL CONTROL NOTE:

HORIZONTAL DATUM SHOWN HEREON IS MARYLAND STATE PLANE GRID, NAD 83/91 AND IS BASED UPON THE FOLLOWING CORS STATIONS:

BASE STATIONS USED

PID	DESIGNATION	NORTHING	EASTING
AJ4467	HAG2 HAGERSTOWN 2 CORS ARP	687,926.26	1,110,970.52
AF9522	GAT GAITHERSBURG CORS ARP	534,457.86	1,249,651.23
AJ4426	ANP1 ANNAPOLIS 1 CORS ARP	489,565.01	1,423,366.92

PROJECT COMBINED SCALE FACTOR = 1.0

BEARINGS ARE NAD 83/91 BASED UPON THE ABOVE LISTED MONUMENTS

ALL DISTANCES ARE GROUND DISTANCES

AREA TABULATION

2 Parcels.....1,048,146 Square Feet or 24.0621 Acres
SHA Dedication.....22,821 Square Feet or 0.5239 Acres
Total by this plat.....1,070,967 Scuare Feet or 24.5860 Acres

150 75 0 150 300
SCALE: 1" = 150'

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that; the information shown hereon is correct, and that it is a subdivision of a portion of the property described in a conveyance between THE LAURA M. GARRETT IRREVOCABLE TRUSTS NO.'S 1, 2, 3, & 4, THE DAVID M. WHITAKER PROPERTY TRUST, THE JAMES M. WHITAKER REVOCABLE TRUST, And THE CATHERINE ANN COPPOLA REVOCABLE TRUST to MRP HDFB, LLC, a Delaware limited liability company, by a deed dated March 9 2026, and recorded among the Land Records of Montgomery County, Maryland in Deed Book 70300 at Page 79; the property further being a portion of the property described in a conveyance between BROOKFIELD WASHINGTON, LLC, a Delaware limited liability company, to MRP HDFB, LLC, a Delaware limited liability company, by a deed dated March 9, 2026, and recorded among the Lanc Records of Montgomery County, Maryland in Deed Book 70251 at Page 361.

And that once engaged as described in the Owner's Certificate hereon, all property corner markers shown thus ⟷ will be set in accordance with the provisions of Section 50.4.3.G of the Montgomery County Code;

The total area included in this subdivision record plat is 1,070,967 square feet or 24.5860 acres of land; the total area dedicated to the State of Maryland for public use is 22,821 square feet or 0.5239 of an acre of land.

Garrett E. Culler Date
Professional Land Surveyor
Maryland Registration No. 21974
License Expiration/Renewal Date: 12/18/2027

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED -

CHAIR MONTGOMERY PLAT SIGNATORY FOR SECRETARY - TREASURER

M.N.C.P. & P.C. RECORD FILE NO. -

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED - DATE

DIRECTOR

RECORDED
PLAT

SUBDIVISION RECORD PLAT
PARCELS D AND E, BLOCK A,
MILES COPPOLA
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 150' DATE: OCTOBER 2026

SOLTESZ, INC.
PLAT 3
ROCKVILLE OFFICE
2 Research Place, Suite 100 Rockville, MD 20850 P.301.948.2750 F.301.948.9067
Engineering // Surveying // Planning // Environmental Sciences www.solteszco.com

220260540

AMENDMENT #120220001B DESCRIPTION:

1. CHANGE SOME UNIT TYPES IN EACH PHASE OF THE PLAN.
2. REMOVE ONE VEHICULAR ACCESS TO OLD CLARKSBURG ROAD (PHASE 1), SUBJECT TO FURTHER COORDINATION WITH STAFF.
3. REVISE ROAD SECTIONS, CHANGE THE LOCATION OF PUE, REMOVE CURBS FROM ALLEYS, SUBJECT TO FURTHER STAFF COORDINATION.
4. EXTEND APF AND PRELIMINARY PLAN VALIDITY.
5. UPDATE SCHOOL ADEQUACY TEST AND UPP CONDITION AS NEEDED.

PLANNING DEPARTMENT USE ONLY (E-PLANS)

SOLTESZ, INC.
ROCKVILLE OFFICE
2 Research Place, Suite 100
Rockville, MD 20850
P. 301.948.2750 F. 301.948.9067
www.solteszco.com

Engineering
Surveying
Planning
Environmental Sciences

NO.	REVISIONS	BY	DATE

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND WELL IN ADVANCE OF CONSTRUCTION. CONTACT MISS UTILITY AT 1-800-257-7777 AND/OR ANY OTHER UTILITIES KNOWN TO EXIST IN THE AREA OF EXCAVATION, AT LEAST 48 HOURS BUT NOT MORE THAN 10 DAYS PRIOR TO EXCAVATION. IF CONFLICTS ARE FOUND THAT REQUIRE THE RELOCATION OF UTILITIES NOTED, AND/OR IF IN DOUBT, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. ADDITIONAL LINES THAN SHOWN MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER / DEVELOPER / APPLICANT

DREAM FINDERS HOMES, LLC
4800 DAILY DRIVE
SUITE 300
CHANTILLY, VA 20151
(304) 888-7200
ANDY GARRICH

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. 30900, EXPIRATION DATE: 09/30/2027

2/4/2026

PRELIMINARY PLAN 30 SCALE

CERTIFIED PRELIMINARY PLAN
MILES COPPOLA
#120220001B

CLARKSBURG (2ND ELECTION DISTRICT), MONTGOMERY COUNTY, MARYLAND

TAX MAP: EW21	ZONING CATEGORY: R-90 / OFT-1 & OS
WSSC GRID SHEET: 220NW13, 220NW14, 220NW15, 220NW16	
SITE DATUM: HORIZONTAL: NAD 83 VERTICAL: NAVD 88	
SCALE: 1" = 30'	DATE: 2/4/2026
SHEET: 12 OF 12	DESIGNED: EC TECHNICIAN: NC / DC CHECKED: KJW CAD ID/FILE VERSION: CM3 / MCS
	PROJECT NO: 4253-03-00

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE DESIGN OF ALL ROADS AND/OR OTHER PUBLIC IMPROVEMENTS AND RELATED PUBLIC OR PRIVATE FACILITIES COMPLY WITH THE LATEST MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION STANDARDS EXCEPT AS MODIFIED AND APPROVED BY THE MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION AND DEPARTMENT OF PERMITTING SERVICES. I ALSO ACKNOWLEDGE THAT THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND TOPOGRAPHIC DATA WERE OBTAINED FROM THE M-N-C-P&P.

SIGNATURE: _____ DATE: 2/4/2026
PRINTED NAME: VICTORIA D. SHARMA TITLE: VP & DM
MD. REG. NO.: 30900

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