REFERENCE GRID: A B C D E F G H I J K L M N O

LEGEND:

- POTENTIAL STREAM
- EX RAILROAD
- LIMITS OF DISTURBANCE (LOD)
- PROPERTY
- EXISTING PAVEMENT/ROAD
- ZONING

SCALE 1" = 300'

POTOMAC RIVER

CSX TRANS. INC.
LIBER 2321 FOLIO 159
LIBER 2588 FOLIO 107

UNITED STATES OF AMERICA
NATIONAL PARK SERVICE
LIBER 679 FOLIO 128
LIBER 4486 FOLIO 137

CSX TRANS. INC.
LIBER 3417 FOLIO 585

CSX TRANS. INC.
LIBER 3913 FOLIO 541

2 PERCH (33') R/W PURSUANT TO
1791 ACT OF GENERAL ASSEMBLY
LIBER E FOLIO 282

MAG AG LLC
BOOK 63626 PAGE 303

POTOMAC EDISON CO.
LIBER 3327 FOLIO 685

POTOMAC EDISON CO.
LIBER 3098 FOLIO 341

GEORGETOWN MONOCACY ROAD

UNIMPROVED
(60' R/W PURSUANT TO
1791 ACT OF GENERAL ASSEMBLY)

MAG AG LLC
BOOK 63626 PAGE 303

UNITED STATES OF AMERICA
LIBER 638 FOLIO 76

C & O CANAL

UNITED STATES OF AMERICA
LIBER 638 FOLIO 76
PARCEL 44
LIBER BS 3 FOLIO 70

ZONE: AR
ZONE: IH-2.5 H-70

EX PEPCO SUBSTATION

EX COMBUSTION ENGINE TURBINE

EX GAS UTILITY HOLDING TANK

EX OVERHEAD UTILITY LINES

LOT 7
DICKERSON
PLAT 21495

LOT 3
DICKERSON
PLAT 21493

LOT 2
DICKERSON
PLAT 21493

LOT 2
DICKERSON
PLAT NO. 21493

MONTGOMERY, COUNTY
MARYLAND
LIBER 5594 FOLIO 632

MONTGOMERY, COUNTY
MARYLAND
LIBER 9581 FOLIO 276

MARYLAND NATIONAL CAPITAL
PARK & PLANNING COMMISSION
LIBER 3196 FOLIO 20

MARTINSBURG ROAD
(60' R/W)
PLAT 21493 & 5953 PLAT COB
LIBER 65 9 FOLIO 151
(FORMERLY MARYLAND 419)

JAMES B. EVANS, TRUSTEE
BOOK 66541 PAGE 448

R. B. CARR, et al
LIBER 16793 FOLIO 361

R.B. & S.E. CARR
LIBER 21326 FOLIO 290

MARYLAND 28
(80' R/W PURSUANT TO
1798 ACT OF GENERAL ASSEMBLY)
LIBER 71 FOLIO 309

DARNESTOWN ROAD

DICKERSON ROAD

(40' R/W)
MARYLAND 28
ABC PLATS AND D COR.

R.D. AND L.J. BLOND
LIBER 11905 FOLIO 322

MICHAEL BRUCE MC MORRIS &
JULIA ERIN DENISE SPECK
LIBER 12748 FOLIO 329

PEPCO
LIBER 2438 FOLIO 246
LIBER 2428 FOLIO 350

Exhibit 12
OZAH Case No. CU 24-13

300 150 0 300 600

Q:\40250002\Planning\Pre\Sheet_Files\Master_Sheets\PREL_SITE_AREA_NEW PARCEL.sht Scale= 300.0000 sf / in. User= KyleSoltesz PLTdrv= SPDF_Grey_300.pltcfg PenIbl= TEXT_SUB.tbl 9/19/2023 3:04:35 PM

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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 THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER / DEVELOPER / APPLICANT

TERRA INNOVATIONS

904-206-8770
JEFF@TERRAINNOVATIONS.COM
JEFF FERREL

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. _____, EXPIRATION DATE: _____

SITE AREA

DICKERSON POWER PLANT
21200 MARTINSBURG RD, DICKERSON, MD 20842
LOTS 2, 3, 7, 8 AND 9

POOLESVILLE (5TH) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

TAX MAP: BV	ZONING CATEGORY: IH, AR
WSSC 200' SHEET: 222NW21, 222NW22, 230NW21, 230NW22, 231NW21, 231NW22	
SITE DATUM HORIZONTAL: NAD 83/91 VERTICAL: NAVD 88	
1" = 300'	DATE: 9/19/2023 DESIGNED: TR TECHNICIAN: CWW CHECKED: JS CAD STD'S. VERSION: NCS
SHEET 1 OF 1	
PROJECT NO. 40250002	