



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**MCPB**  
**Item # 2**  
**11/06/08**

**MEMORANDUM**

**DATE:** October 29, 2008

**TO:** Montgomery County Planning Board

**VIA:** Catherine Conlon, Subdivision Supervisor  
Development Review Division *CKC*  
(301) 495-4542

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**FROM:** Stephen Smith *SJS*  
Development Review Division  
(301) 495-4522

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for November 6, 2008

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The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

220071450 - 220071470 **Clarksburg Village**  
220081380 - 220081390 **Baldwin Landing**

**Plat Name: CLARKSBURG VILLAGE**

**Plat #: 220071450 - 220071470**

Location: Located at the intersection of Granite Rock Road and Bent Arrow Drive

Master Plan: Clarksburg and Vicinity

Plat Details: R-200/TDR and R-200(MPDU) zones; 21 lots, 19 outlots, 2 parcels  
Community Water, Community Sewer

Applicant: Elm Street Development

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 12001030C (MCPB Resolution 07-91) and Site Plan No. 82003002B (MCPB Resolution 07-31), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plans.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE PROPERTY ACQUIRED BY CLARKSBURG VILLAGE, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY (FORMERLY CLARKSBURG VILLAGE INVESTMENTS), FROM THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION (MNCPC) BY DEED DATED OCTOBER 9, 2001 AND RECORDED AMONG THE FORECLOSURE RECORDS IN LIBER 20843 AT FOLIO 104. THAT IT IS ALSO A RESUBDIVISION OF LOTS 21 & 22, BLOCK G AND LOTS 11 THROUGH 14, BLOCK L, AS SHOWN ON A SUBDIVISION RECORD PLAT ENTITLED "CLARKSBURG VILLAGE" AND RECORDED AMONG THE FORECLOSURE RECORDS AS PLAT NO. 22828.

THE TOTAL AREA INCLUDED IN THIS SUBDIVISION RECORD PLAT IS 28,000 SQUARE FEET OR 0.67 ACRES OF LAND. THERE IS NO STREET DEDICATION BY THIS PLAT.

DATE: 7-1-2008  
 \_\_\_\_\_  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REG. NO. 20014

**OWNERS CERTIFICATE**

WE, UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY ADOPT THIS SUBDIVISION RECORD PLAT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, SETBACKS, HEIGHTS, EASEMENTS, ETC. AS SHOWN ON THIS PLAT, AND WE AGREE TO BE BOUND BY THE TERMS AND CONDITIONS OF THIS PLAT AND TO ACCEPTED FOR PUBLIC MAINTENANCE. SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES.

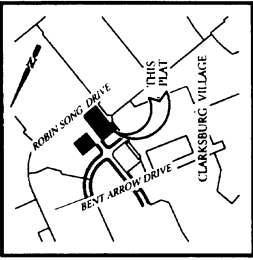
WE FURTHER CERTIFY THAT A MARYLAND REGISTERED LAND SURVEYOR WILL BE ENGAGED TO SET ALL PROPERTY CORNER MARKERS IN ACCORDANCE WITH SECTION 90-24(6) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT THAT CERTAIN DEED OR TRUST RECORDED AMONG THE FORECLOSURE RECORDS IN LIBER 34745 AT FOLIO 448 AND THE PARTIES IN INTEREST THEREIN HAVE BELOW INDICATED THEIR ASSENT:

DATE: 8-21-08  
 \_\_\_\_\_  
 CLARKSBURG VILLAGE INVESTMENTS, INC.  
 A VIRGINIA CORPORATION  
 THOMAS E. MARSHALL  
 VICE PRESIDENT

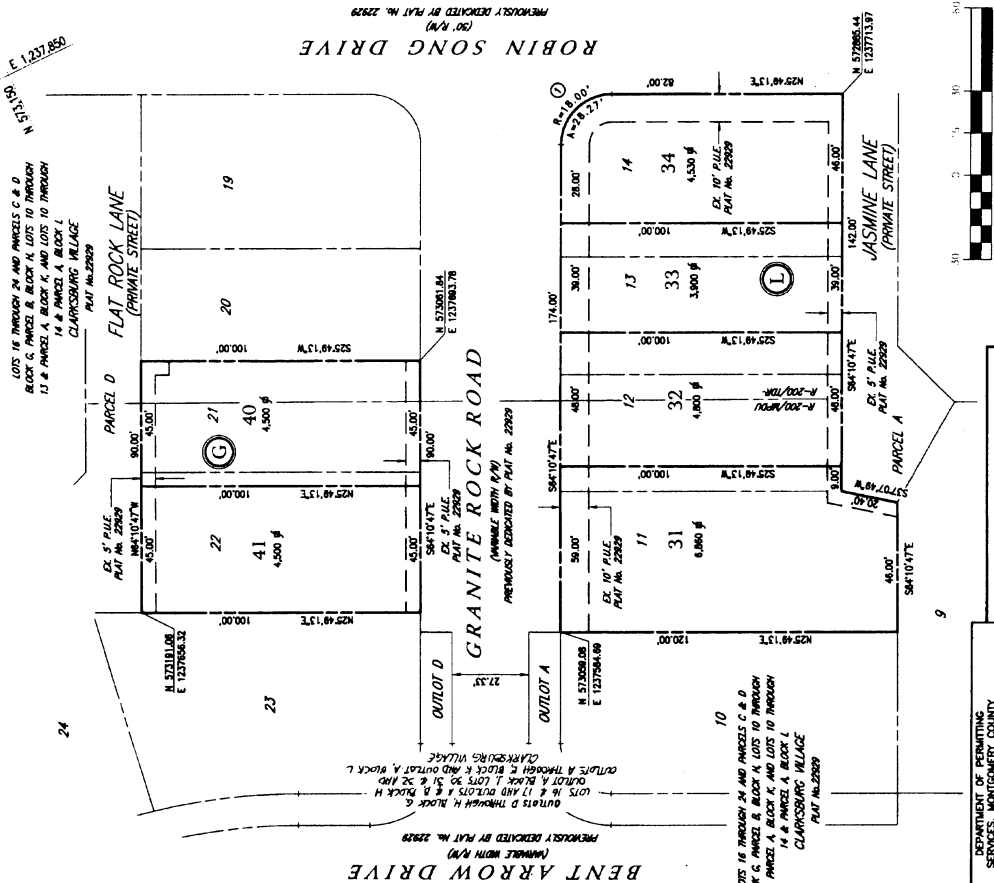
DATE: 8-21-08  
 \_\_\_\_\_  
 STRATTON INVESTMENTS, L.L.C.  
 A DELAWARE LIMITED LIABILITY COMPANY  
 BY: \_\_\_\_\_  
 THOMAS E. MARSHALL  
 MANAGER

I HEREBY ASSENT TO THIS SUBDIVISION RECORD PLAT  
 \_\_\_\_\_  
 MARGARET J. DUNSMAN  
 MARGARET J. DUNSMAN TRUSTEE



**NOTES:**

- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR ANY OTHER PLAN, ALLOWING THE DEVELOPMENT OF THE PROPERTY SHOWN HEREON, SHALL BE DEEMED TO BE INCORPORATED INTO THIS PLAT AND SHALL BE ENFORCEABLE BY THE MONTGOMERY COUNTY PLANNING BOARD AND THE MONTGOMERY COUNTY PLANNING BOARD. THE OFFICIAL FILES FOR ANY SUCH PLANS ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR REVIEW DURING NORMAL BUSINESS HOURS.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO CHAPTER 22A OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING APPROVAL OF A FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF A SOILMENT CONTROL PERMIT.
- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND/OR USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND/OR USE OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.
- THIS DEVELOPMENT IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
- THIS SITE IS SUBJECT TO AN AGREEMENT WITH THE MONTGOMERY COUNTY PLANNING BOARD REGARDING ACCURATE PUBLIC FACILITIES.
- THE DEVELOPMENT IS SUBJECT TO A SITE PLAN ENFORCEMENT AGREEMENT PURSUANT TO MNCPC FILE NUMBER C00000020.
- M.S.S.C. 200 SCALE REFERENCE: 233 NW 13
- THIS PLAT IS LIMITED TO THE USES AND CONDITIONS OF PRELIMINARY PLAN NO. 1-2001000C ENTITLED CLARKSBURG VILLAGE.
- ZONED R-200/TW/P-1-200 (HFDU)
- THIS DEVELOPMENT CONFORMS WITH THE REQUIREMENTS OF CHAPTER 25(A) OF THE MONTGOMERY COUNTY CODE TO PROVIDE MODERATELY PRICED DWELLING UNITS.



AREA TABULATION

CLARK	INBLES	AC	DELT	THGHT	BEARING	CHORD
1	18.00	28.37	107.00'	18.00'	S111°04'37.7"	25.48

LOTS: 28,000 sq ft OR 0.67 AC.  
 PARCELS: N/A  
 STREET DEDICATION: N/A  
 TOTAL AREA: 28,000 sq ft OR 0.67 AC.

CURVE TABLE

CLARK	INBLES	AC	DELT	THGHT	BEARING	CHORD
1	18.00	28.37	107.00'	18.00'	S111°04'37.7"	25.48

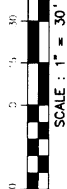
FOR PUBLIC WATER AND SEWER SYSTEMS ONLY  
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED: \_\_\_\_\_  
 CHAIRMAN  
 \_\_\_\_\_  
 ASST. SECRETARY-TREASURER

DATE: \_\_\_\_\_  
 DIRECTOR

RECORDED: \_\_\_\_\_  
 PLAT NO.: \_\_\_\_\_

6 LOTS  
 TAX MAP EW  
 2-07145



SUBDIVISION RECORD PLAT  
 LOTS 40 & 41, BLOCK G AND  
 LOTS 31 THROUGH 34, BLOCK L  
 A RESUBDIVISION OF LOTS 21 & 22, BLOCK G  
 AND LOTS 11 THROUGH 14, BLOCK L

**CLARKSBURG VILLAGE**

CLARKSBURG (2ND) DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 JUNE, 2008 SCALE: 1"=30'

**CPJ**  
 CHARLES P. JOHNSON & ASSOCIATES, INC.  
 2020 EAST WISCONSIN AVENUE, SUITE 200  
 GAITHERSBURG, MD 20878  
 TEL: 301-251-1000 FAX: 301-251-1001  
 WWW.CPJ-INC.COM

**RECORD PLAT REVIEW SHEET**

Plan Name: Clarksburg Village Plan Number: 12001030C  
 Plat Name: Clarksburg Village Plat Number: 220071450  
 Plat Submission Date: 5-22-07  
 DRD Plat Reviewer: S. Smith  
 DRD Prelim Plan Reviewer: C. Conlon

**Initial DRD Review:**

Signed Preliminary Plan – Date 10/30/07 Checked: Initial CAC Date 10/27/08  
 Planning Board Opinion – Date 7-18-07 Checked: Initial SJS Date 8/29/08  
 Site Plan Req'd for Development? Yes  No  Verified By: SJS (initial)  
 Site Plan Name: Clarksburg Village Site Plan Number: 82003002B  
 Planning Board Opinion – Date 9-13-07 Checked: Initial SJS Date 8-29-08  
 Site Plan Signature Set – Date 1-31-08 Checked: Initial SJS Date 8-29-08  
 Site Plan Reviewer Plat Approval: Checked: Initial FAL Date 10-29-08

Review Items: Lot # & Layout  Lot Area  Zoning  Bearings & Distances   
 Coordinates  Plan #  Road/Alley Widths OK Easements OK Open Space N/A  
 Non-standard BRLs N/A Adjoining Land OK Vicinity Map  Septic/Wells N/A  
 TDR note N/A Child Lot note N/A Surveyor Cert  Owner Cert  Tax Map

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>M. Pfeffle</u>	<u>6-8-07</u>	<u>6-29-07</u>		<u>No Easement Areas</u>
Research	Bobby Fleury			<u>6-12-07</u>	<u>OK</u>
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Nellie Carey			<u>6-29-07</u>	<u>No Comments</u>

**Final DRD Review:**

DRD Review Complete:	Initial <u>SJS</u>	Date <u>10/29/08</u>
(All comments rec'd and incorporated into mark-up)		
Engineer Notified (Pick up Mark-up):	<u>SJS</u>	<u>9-3-08</u>
Final Mylar w/Mark-up & PDF Rec'd:	<u>SJS</u>	<u>10/9/08</u>
<b>Board Approval of Plat:</b>		
Plat Agenda:	<u>SJS</u>	<u>11/6/08</u>
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____
<b>DPS Approval of Plat:</b>		
Engineer Pick-up for DPS Signature:	_____	_____
Final Mylar for Reproduction Rec'd:	_____	_____
<b>Plat Reproduction:</b>		
Addressing:	_____	_____
File Card Update:	_____	_____
Final Zoning Book Check:	_____	_____
Update Address Books with Plat #:	_____	_____
Update Green Books for Resubdivision:	_____	_____
Notify Engineer to Seal Plats:	_____	_____
Engineer Seal Complete:	_____	_____
Complete Reproduction:	_____	_____
Sent to Courthouse for Recordation:	_____	_____

No. \_\_\_\_\_



**RECORD PLAT REVIEW SHEET**

Plan Name: Clarksburg Village Plan Number: 12001030C  
 Plat Name: Clarksburg Village Plat Number: 220071460  
 Plat Submission Date: 5-22-07  
 DRD Plat Reviewer: S. Smith  
 DRD Prelim Plan Reviewer: C. Carlen

**Initial DRD Review:**

Signed Preliminary Plan – Date 10/30/07 Checked: Initial CRK Date 10/27/08  
 Planning Board Opinion – Date 7-18-07 Checked: Initial SOS Date 8/29/08  
 Site Plan Req'd for Development? Yes  No  Verified By: SOS (initial)  
 Site Plan Name: Clarksburg Village Site Plan Number: 82003002B  
 Planning Board Opinion – Date 9-13-07 Checked: Initial SOS Date 8-29-08  
 Site Plan Signature Set – Date 1-31-08 Checked: Initial SOS Date 8-29-08  
 Site Plan Reviewer Plat Approval: Checked: Initial RAK Date 10-29-08

Review Items: Lot # & Layout  Lot Area  Zoning  Bearings & Distances   
 Coordinates  Plan #  Road/Alley Widths OK Easements OK Open Space N/A  
 Non-standard BRLs N/A Adjoining Land OK Vicinity Map  Septic Wells N/A  
 TDR note N/A Child Lot note N/A Surveyor Cert  Owner Cert  Tax Map OK

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>M. Pfeffrle</u>	<u>6-8-07</u>	<u>6-29-07</u>		<u>No Easements on Site</u>
Research	Bobby Fleury	↓	↓	<u>6-12-07</u>	<u>OK</u>
SHA	Doug Mills	↓	↓		
PEPCO	Steve Baxter	↓	↓		
Parks	Doug Powell	↓	↓		
DRD	Nellie Carey	↓	↓	<u>6-29-07</u>	<u>No Comments</u>

**Final DRD Review:**

DRD Review Complete:	<u>SOS</u>	<u>10/29/08</u>
(All comments rec'd and incorporated into mark-up)		
Engineer Notified (Pick up Mark-up):	<u>SOS</u>	<u>9-3-08</u>
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Plat Agenda:	<u>SOS</u>	<u>11/6/08</u>
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<b>Plat Reproduction:</b>		
Addressing:	_____	_____
File Card Update:	_____	_____
Final Zoning Book Check:	_____	_____
Update Address Books with Plat #:	_____	_____
Update Green Books for Resubdivision:	_____	_____
Notify Engineer to Seal Plats:	_____	_____
Engineer Seal Complete:	_____	_____
Complete Reproduction:	_____	_____
Sent to Courthouse for Recordation:	_____	_____

No. \_\_\_\_\_



**RECORD PLAT REVIEW SHEET**

Plan Name: Clarksburg Village Plan Number: 12001030C  
 Plat Name: Clarksburg Village Plat Number: 220071470  
 Plat Submission Date: 5-22-07  
 DRD Plat Reviewer: S. Smith  
 DRD Prelim Plan Reviewer: C. Conlan

**Initial DRD Review:**

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 Site Plan Name: Clarksburg Village Site Plan Number: 82003002B  
 Planning Board Opinion – Date 9-13-07 Checked: Initial SJS Date 8-29-08  
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 Non-standard BRLs N/A Adjoining Land  Vicinity Map  Septic/Wells N/A  
 TDR note OK Child Lot note N/A Surveyor Cert  Owner Cert  Tax Map

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
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Research	Bobby Fleury			<u>6-12-07</u>	<u>OK</u>
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Nellie Carey			<u>6-29-07</u>	<u>No Comments</u>

**Final DRD Review:**

DRD Review Complete: Initial SJS Date 6/29/08  
 (All comments rec'd and incorporated into mark-up)  
 Engineer Notified (Pick up Mark-up): Initial SJS Date 9/3/08  
 Final Mylar w/Mark-up & PDF Rec'd: Initial SJS Date 10/9/08

**Board Approval of Plat:**

Plat Agenda: Initial SJS Date 11/6/08

Planning Board Approval: \_\_\_\_\_

Chairman's Signature: \_\_\_\_\_

**DPS Approval of Plat:**

Engineer Pick-up for DPS Signature: \_\_\_\_\_

Final Mylar for Reproduction Rec'd: \_\_\_\_\_

**Plat Reproduction:**

Addressing: \_\_\_\_\_

File Card Update: \_\_\_\_\_

Final Zoning Book Check: \_\_\_\_\_

Update Address Books with Plat #: \_\_\_\_\_

Update Green Books for Resubdivision: \_\_\_\_\_

Notify Engineer to Seal Plats: \_\_\_\_\_

Engineer Seal Complete: \_\_\_\_\_

Complete Reproduction: \_\_\_\_\_

Sent to Courthouse for Recordation: \_\_\_\_\_

No. \_\_\_\_\_





DATE	08
BY	
APP. BY	
SCALE	
PROJECT	
OWNER	
DESIGNER	
DATE	02
BY	
APP. BY	
SCALE	
PROJECT	
OWNER	
DESIGNER	

THIS PLAN IS THE PROPERTY OF CHARLES P. JOHNSON & ASSOCIATES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR REPRODUCTION OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF CHARLES P. JOHNSON & ASSOCIATES, INC. IS STRICTLY PROHIBITED.

**CLARKSBURG VILLAGE**  
CLARKSBURG (2nd) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND

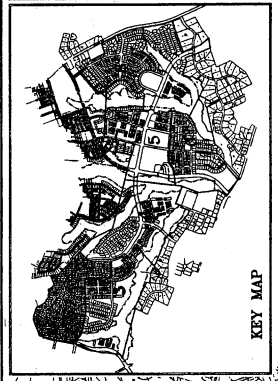
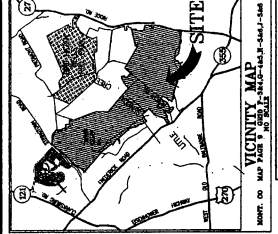
PRELIMINARY PLAN # 1-2001030C

AMENDED PRELIMINARY PLAN

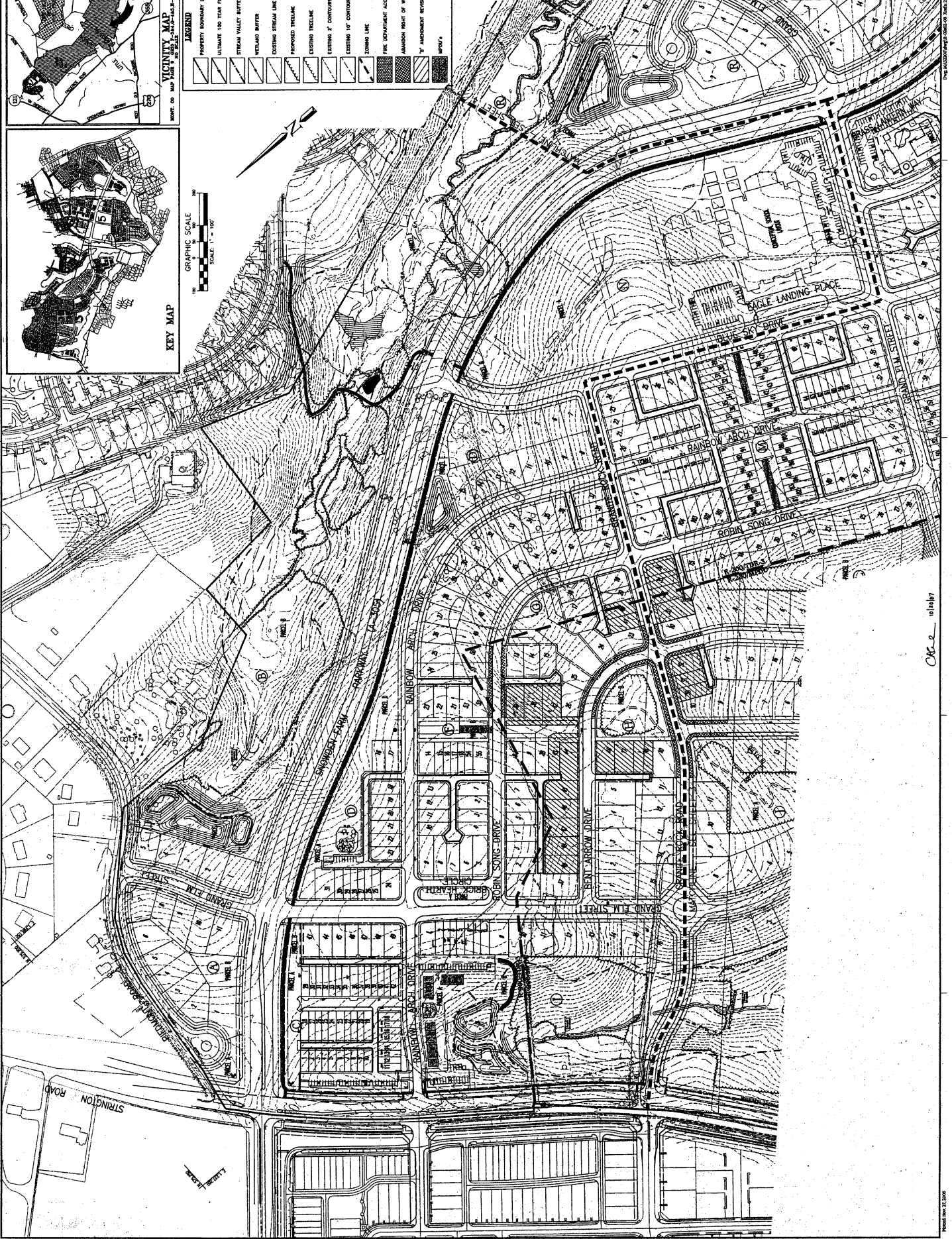
**CPI ASSOCIATES**  
Charles P. Johnson & Associates, Inc.  
PLANNERS ENGINEERS ARCHITECTS SURVEYORS  
1500 WOODBURN DRIVE, SUITE 200, CLARKSBURG, MD 20841  
PH: 301-241-0000 FAX: 301-241-0001  
WWW.CPIASSOCIATES.COM

**LEGEND**

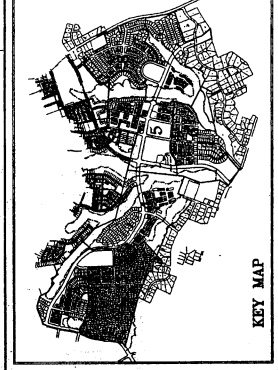
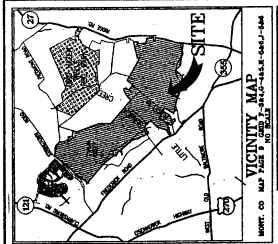
- PROPERTY BOUNDARY LINE
- ULTIMATE 100 YEAR FLOODPLAIN
- STREAM VALLEY BUFFER LINE
- WETLAND BUFFER
- EXISTING STREAM LINE
- PROPOSED TRAIL LINE
- EXISTING TRAIL LINE
- EXISTING 2' CONTOURS
- EXISTING 10' CONTOURS
- TOPPING LINE
- ONE DEPARTMENT ACCESS
- AMMOBON HEIGHT OF WAY
- 1" AMMOBON REVEALED LOTS
- SPOTS



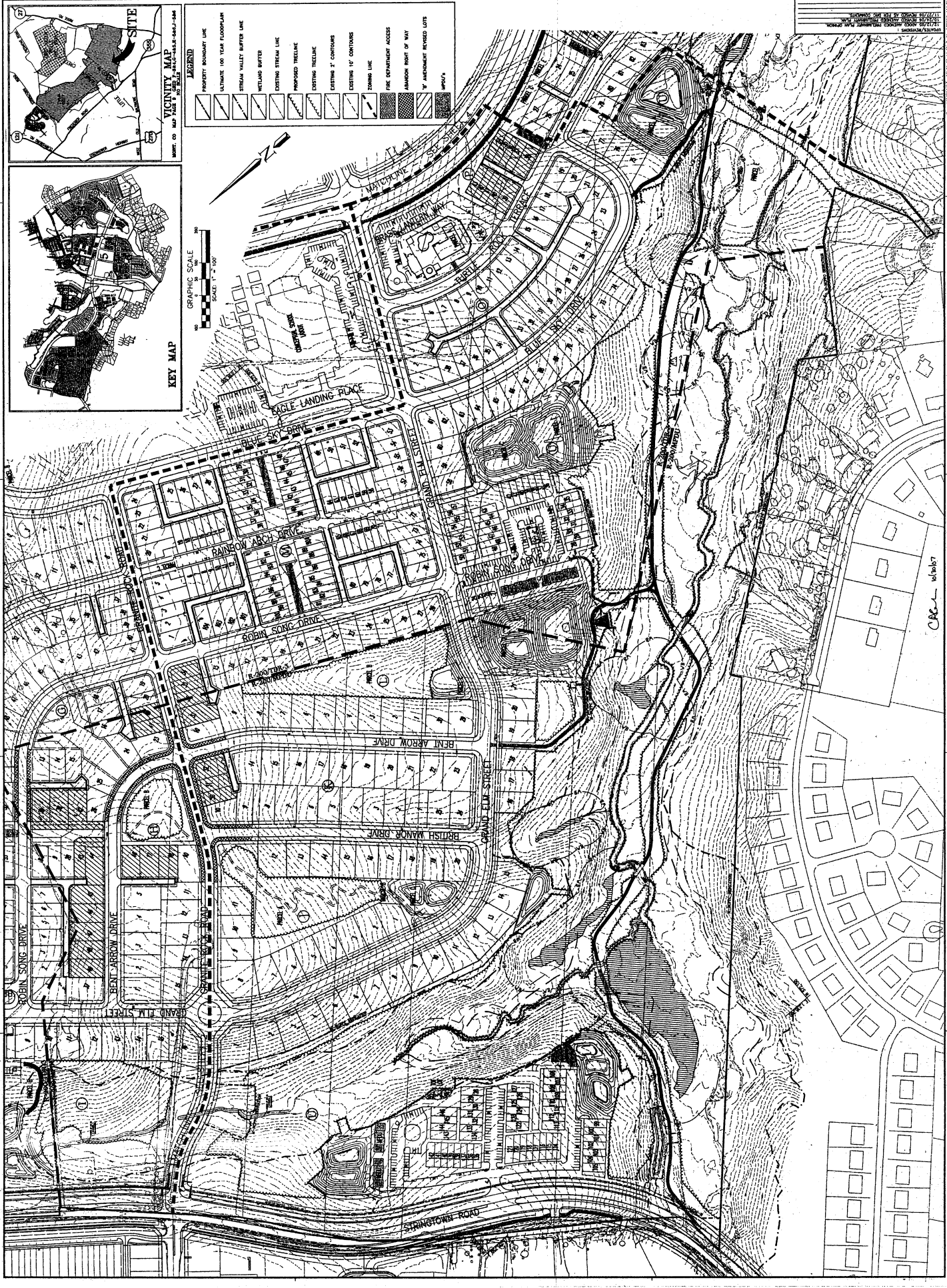
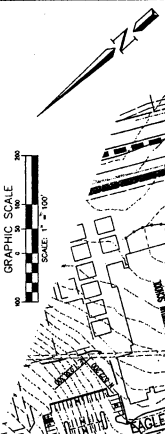
GRAPHIC SCALE  
SCALE: 1" = 100'



CPC\_e\_111117



- LEGEND**
- PROPERTY BOUNDARY LINE
  - ULTIMATE 100 YEAR FLOODPLAIN
  - STREAM VALLEY BUFFER LINE
  - WETLAND BUFFER
  - EXISTING STREAM LINE
  - PROPOSED TRENCH
  - EXISTING TRENCH
  - EXISTING 2' CONTOURS
  - EXISTING 10' CONTOURS
  - TOWING LINE
  - ONE DRIVEWAY ACCESS
  - AMBIOR SHIRT OF WAY
  - 1" AMBIORMENT REVEALED LOTS
  - WETLAND

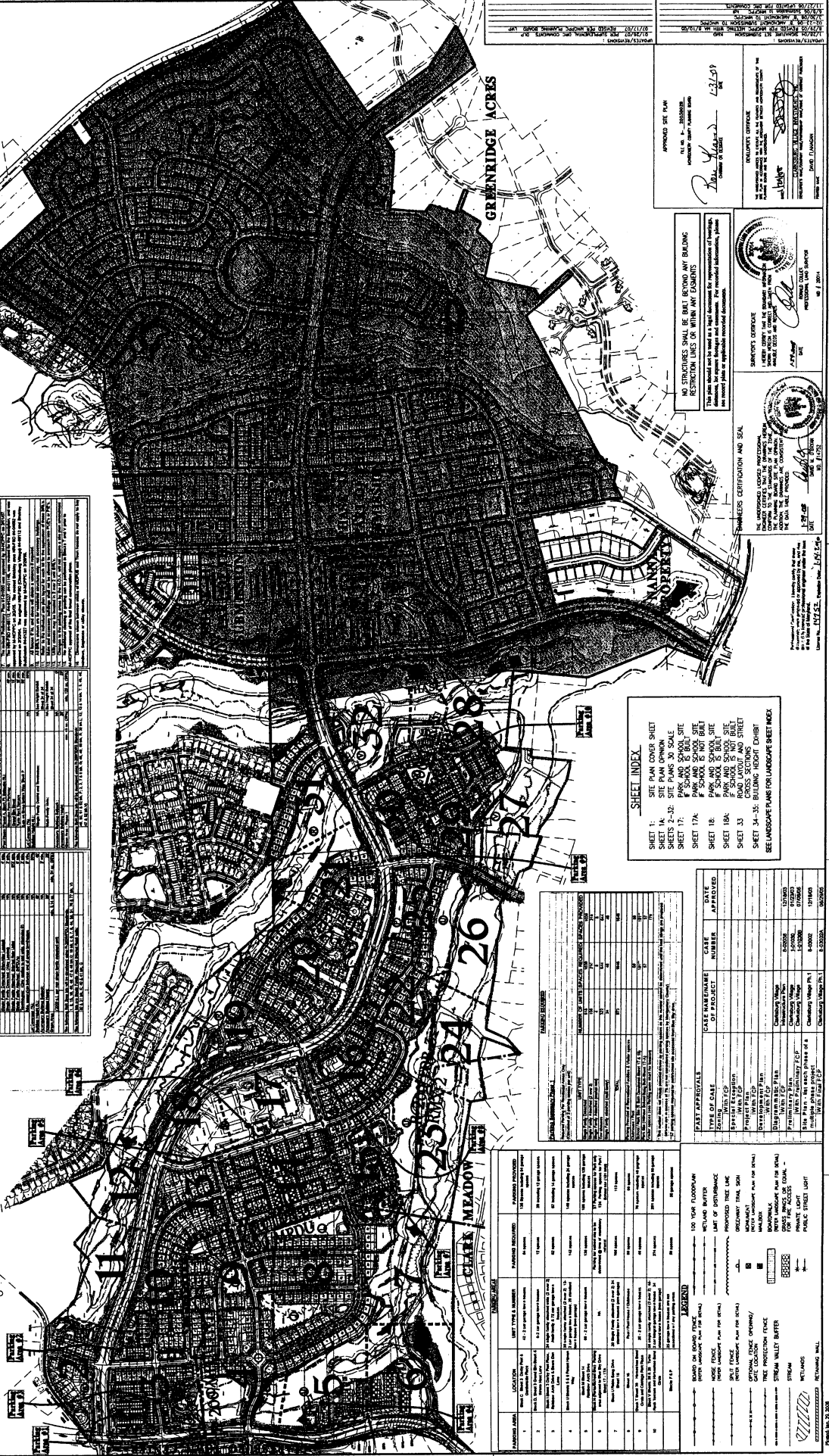
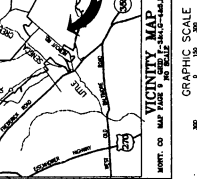


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# CLARKSBURG VILLAGE

CLARKSBURG VILLAGE	R-200/MPDU	R-200/TDR3
<p><b>GENERAL NOTES:</b></p> <p>1. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.</p> <p>2. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.</p> <p>3. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.</p> <p>4. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.</p>	<p><b>GENERAL NOTES:</b></p> <p>1. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.</p> <p>2. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.</p> <p>3. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.</p> <p>4. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.</p>	<p><b>GENERAL NOTES:</b></p> <p>1. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.</p> <p>2. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.</p> <p>3. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.</p> <p>4. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.</p>

Note: This Amended Plan includes Amendment 'A'



**SHEET INDEX**

- SHEET 1: SITE PLAN COVER SHEET
- SHEET 1A: SITE PLAN 30 SCALE
- SHEETS 2-32: PAGES AND SCHOOL SITE
- SHEET 17: PARK AND SCHOOL SITE
- SHEET 17A: PARK AND SCHOOL SITE
- SHEET 18: PARK AND SCHOOL SITE
- SHEET 18A: PARK AND SCHOOL SITE
- SHEET 18B: PARK AND SCHOOL SITE
- SHEET 18C: PARK AND SCHOOL SITE
- SHEET 18D: PARK AND SCHOOL SITE
- SHEET 18E: PARK AND SCHOOL SITE
- SHEET 18F: PARK AND SCHOOL SITE
- SHEET 18G: PARK AND SCHOOL SITE
- SHEET 18H: PARK AND SCHOOL SITE
- SHEET 18I: PARK AND SCHOOL SITE
- SHEET 18J: PARK AND SCHOOL SITE
- SHEET 18K: PARK AND SCHOOL SITE
- SHEET 18L: PARK AND SCHOOL SITE
- SHEET 18M: PARK AND SCHOOL SITE
- SHEET 18N: PARK AND SCHOOL SITE
- SHEET 18O: PARK AND SCHOOL SITE
- SHEET 18P: PARK AND SCHOOL SITE
- SHEET 18Q: PARK AND SCHOOL SITE
- SHEET 18R: PARK AND SCHOOL SITE
- SHEET 18S: PARK AND SCHOOL SITE
- SHEET 18T: PARK AND SCHOOL SITE
- SHEET 18U: PARK AND SCHOOL SITE
- SHEET 18V: PARK AND SCHOOL SITE
- SHEET 18W: PARK AND SCHOOL SITE
- SHEET 18X: PARK AND SCHOOL SITE
- SHEET 18Y: PARK AND SCHOOL SITE
- SHEET 18Z: PARK AND SCHOOL SITE

**PERMITS AND APPROVALS**

TYPE OF PERMIT	ISSUING AGENCY	DATE	STATUS
Building Permit	City of Clarksburg	08/15/2018	Issued
Environmental Permit	MDNR	08/15/2018	Issued
Fire Department Permit	Clarksburg Fire Dept	08/15/2018	Issued
Police Department Permit	Clarksburg Police Dept	08/15/2018	Issued
Public Works Permit	City of Clarksburg	08/15/2018	Issued
Health Department Permit	City of Clarksburg	08/15/2018	Issued
Water Department Permit	City of Clarksburg	08/15/2018	Issued
Electric Department Permit	City of Clarksburg	08/15/2018	Issued
Gas Department Permit	City of Clarksburg	08/15/2018	Issued
Sanitary Department Permit	City of Clarksburg	08/15/2018	Issued
Public Works Department Permit	City of Clarksburg	08/15/2018	Issued
Health Department Permit	City of Clarksburg	08/15/2018	Issued
Water Department Permit	City of Clarksburg	08/15/2018	Issued
Electric Department Permit	City of Clarksburg	08/15/2018	Issued
Gas Department Permit	City of Clarksburg	08/15/2018	Issued
Sanitary Department Permit	City of Clarksburg	08/15/2018	Issued

**PERMITS AND APPROVALS**

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Environmental Permit	MDNR	08/15/2018	Issued
Fire Department Permit	Clarksburg Fire Dept	08/15/2018	Issued
Police Department Permit	Clarksburg Police Dept	08/15/2018	Issued
Public Works Permit	City of Clarksburg	08/15/2018	Issued
Health Department Permit	City of Clarksburg	08/15/2018	Issued
Water Department Permit	City of Clarksburg	08/15/2018	Issued
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**CPJ Associates, Inc.**  
 Charles F. Johnson & Associates, Inc.  
 ENGINEERS - ARCHITECTS - LANDSCAPE ARCHITECTS - SURVEYORS  
 2000 W. MARKET STREET, SUITE 200, CLARKSBURG, MARYLAND 20841  
 PHONE: (301) 441-1111  
 FAX: (301) 441-1112  
 WWW: www.cpj.com

**CLARKSBURG VILLAGE**  
 CLARKSBURG (2nd) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 CERTIFIED SITE PLAN AMENDMENT - PHASE 1

Site Plan #8-200302B  
 Zoning: R-200-MPDU  
 PD 4  
 35  
 1

**APPROVED SET PLAN**  
 Title: 8-200302B  
 Submitter: Charles F. Johnson & Associates, Inc.  
 Date: 08/15/2018  
 Approved: [Signature] [Title]  
 City of Clarksburg

**NO STRUCTURES SHALL BE BUILT BEYOND ANY BUILDING RESTRICTION LINES OR WITH ANY EXAMINATIONS**  
 The plan must be read in conjunction with the zoning ordinance and all other applicable laws, regulations, codes and ordinances. For proposed alterations, please refer to the zoning ordinance and all other applicable laws, regulations, codes and ordinances.

**SWINEY'S CERTIFICATION AND SEAL**  
 I, the undersigned, a duly licensed Professional Engineer, State of Maryland, do hereby certify that the above described plan is a true and correct representation of the work shown on the drawings and that the same conform to the provisions of the Maryland Professional Engineers Act and the Rules of the Board of Professional Engineers, State of Maryland. I have read the drawings and specifications and I am satisfied that they conform to the requirements of the Act and the Rules.  
 Date: 08/15/2018  
 Seal: [Seal]

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 Date: 08/15/2018  
 Seal: [Seal]

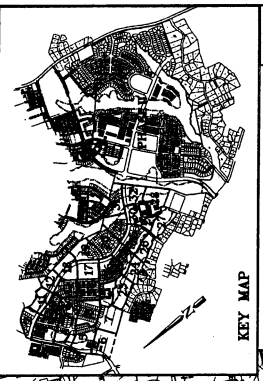
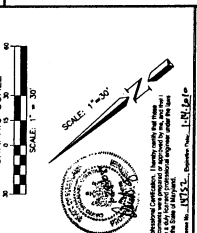
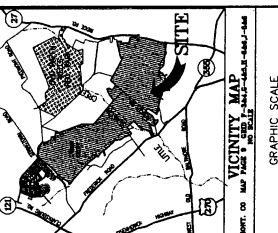
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 Seal: [Seal]

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 Date: 08/15/2018  
 Seal: [Seal]

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 Date: 08/15/2018  
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 Date: 08/15/2018  
 Seal: [Seal]



This plan is based on a field inspection of the site and vicinity. It is intended to show the location of the proposed improvements and to provide a general indication of the proposed improvements. It is not intended to show the exact location of the proposed improvements. For detailed information, please refer to the site plan and the site plan amendment.

**APPROVED SET PLAN**  
 DATE: 11/15/01  
 BY: J. J. ...  
 PROJECT NO: 8-03002B

**DEVELOPER'S CERTIFICATE**  
 I, the undersigned, being a duly qualified professional engineer or architect, do hereby certify that I am a duly licensed professional engineer or architect in the State of Maryland and that I am the duly authorized representative of the developer of the above described property and that the above described improvements conform to the provisions of the zoning ordinance of the County of Montgomery, Maryland, and that the same are in accordance with the provisions of the zoning ordinance of the County of Montgomery, Maryland, and that the same are in accordance with the provisions of the zoning ordinance of the County of Montgomery, Maryland.



