

Plat Name: Clarksburg Village
Plat #: 220081670 & 220090230

Location: Located at the intersection of Turtle Rock Terrace and Foreman Boulevard
Master Plan: Clarksburg
Plat Details: R-200/ TDR zone; 15 lots, 3 parcels
Community Water, Community Sewer
Applicant: Clarksburg Village Investments

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

OWNER'S CERTIFICATE

THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY ADOPTS THIS SUBMISSION RECORD PLAT...

WE FURTHER CERTIFY THAT A MARYLAND REGISTERED LAND SURVEYOR WILL BE ENGAGED TO SET ALL PROPERTY CORNER MARKERS IN ACCORDANCE WITH SECTION 50-24(b) OF THE SUBMISSION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SUITS, ACTIONS AT LAW, LIENS, EASES, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT THAT CERTAIN DEEDS OF TRUST...

DATE 6-12-05

Signature: Cockney Powell

Signature: Margaret Dunsmore

Signature: Margaret Dunsmore

CLARKSBURG VILLAGE, L.C., COMPANY (FORMERLY CLARKSBURG VILLAGE PARTNERSHIP)

Signature: Margaret Dunsmore

Signature: Margaret Dunsmore

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CLARKSBURG VILLAGE, L.C., COMPANY (FORMERLY CLARKSBURG VILLAGE PARTNERSHIP)

Signature: Margaret Dunsmore

Signature: Margaret Dunsmore

Signature: Margaret Dunsmore

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.C., A VIRGINIA LIMITED LIABILITY COMPANY...

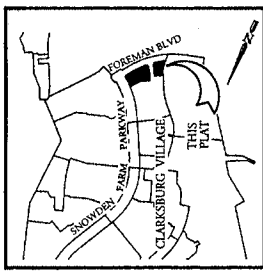
DATE 6-11-2005

Signature: David L. Solter

Signature: David L. Solter

Signature: David L. Solter

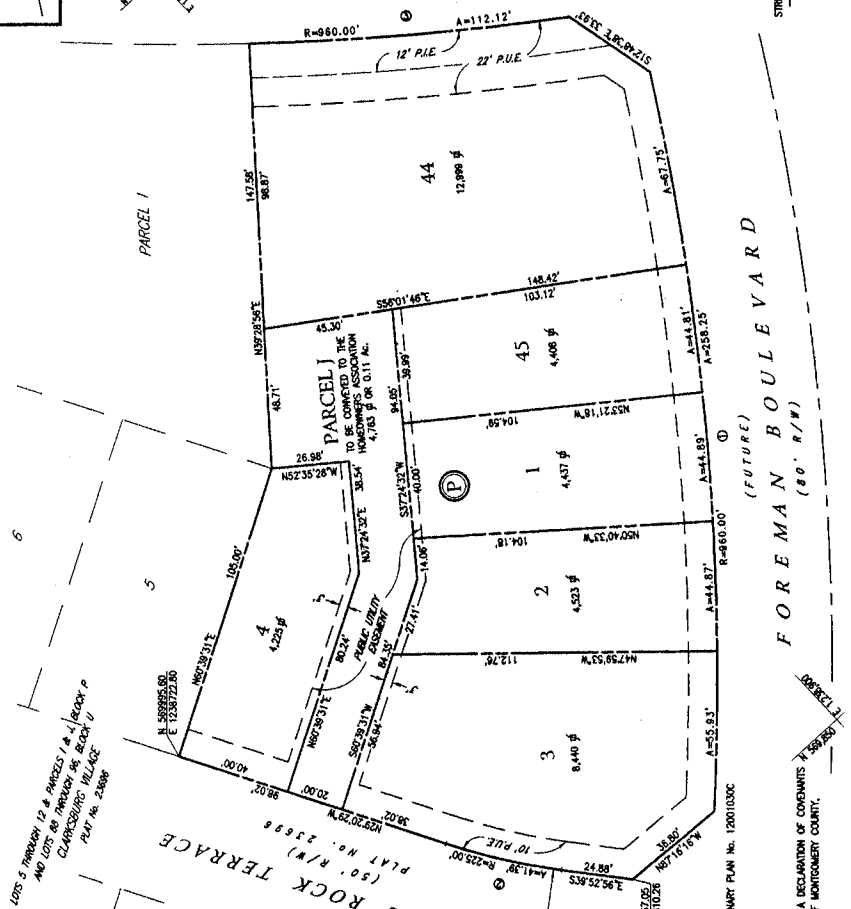
PLAT NO.:



VICINITY MAP NOT TO SCALE

SNOWDEN FARM PARKWAY (120' R/W) PLAT NO. 23698

AREA TABULATION LOTS: 56,379 sq OR 1.29 AC. PARCELS: 6,849 sq OR 0.16 AC. STREET DEEDNUMBER: N/A TOTAL AREA: 63,224 sq OR 1.45 AC.



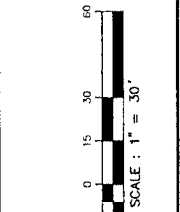
SUBMISSION RECORD PLAT

LOTS 1 THROUGH 4, 44, 45 AND PARCEL J, BLOCK P AND LOTS 97, 98, 147 & PARCEL V, BLOCK U CLARKSBURG VILLAGE

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

Charles P. Johnson & Associates, Inc. Civil and Environmental Engineers / Planners / Landscape Architects - Surveyors

Table with 5 columns: CURVE, RADIUS, ARC, DELTA, TANGENT, BEARING. Contains data for curves 1 through 5.



9 LOTS 2 PARCELS TAX MAP EW51 2-08167

NOTES:

- 1. 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...

Approval section with fields for APPROVED, CHAIRMAN, ASST. SECRETARY-TREASURER, DIRECTOR, and DATE.

RECORD PLAT REVIEW SHEET

Plat Name: Clarksburg Village Plat Number: 220081670
 Plan Name: Clarksburg Village Plan Number: 12001030C
 Plat Submission Date: 4-22-08
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: C. Conlon Checked: CAC Date 7/22/09

Initial DRD Review:

Signed Preliminary Plan – Date 10/30/07 Checked: Initial SJS Date 9-2-08
 Planning Board Opinion – Date 7-18-07 Checked: Initial SJS Date 6/2/08
 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 9-2-08
 Site Plan Signature Set – Date 1-31-08 Checked: Initial SJS Date 9-2-08
 Site Plan Reviewer Plat Approval: Checked: Initial RAK Date 7.23.09

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 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
Environment	<u>D. Johnson</u>	<u>4/23/08</u>	<u>5-7-08</u>	<u>4-29-08</u>	<u>OK</u>
Research	Bobby Fleury			<u>4-28-08</u>	<u>OK</u>
SHA	Doug Mills	↓	↓		
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Nellie Carey	↓	↓	<u>5-8-08</u>	<u>OK</u>

Final DRD Review:

DRD Review Complete:
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up):
 Final Mylar w/Mark-up & PDF Rec'd:

Initial	Date
<u>SJS</u>	<u>7/20/09</u>
<u>SJS</u>	<u>5-30-09</u>
<u>SJS</u>	<u>7-9-09</u>

Board Approval of Plat:

Plat Agenda: SJS 7-30-09

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. _____

RECORD PLAT REVIEW SHEET

Plat Name: Clarksburg Village Plat Number: 220090230
 Plan Name: Clarksburg Village Plan Number: 12001030C
 Plat Submission Date: 8/4/08
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: C. Canton Checked: CAC Date 7/22/09

Initial DRD Review:

Signed Preliminary Plan - Date 10-30-07 Checked: Initial SOS Date 9-2-08
 Planning Board Opinion - Date 7-18-07 Checked: Initial SOS Date 9-2-08
 Site Plan Req'd for Development? Yes X No _____ Verified By: SOS (initial)
 Site Plan Name: Clarksburg Village (Phase 1) Site Plan Number: 82003002B
 Planning Board Opinion - Date 9/13/07 Checked: Initial SOS Date 9-2-08
 Site Plan Signature Set - Date 1-31-08 Checked: Initial SOS Date 9-2-08
 Site Plan Reviewer Plat Approval: Checked: Initial RAK Date 7-23-09

Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances
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 Non-standard BRLs N/A Adjoining Land Vicinity Map Septic/Wells N/A
 TDR note 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>D. Johnson</u>	<u>8/5/08</u>	<u>8/22/08</u>	<u>9/28/08</u>	<u>Add Cons. Easement</u>
Research	Bobby Fleury			<u>8-6-08</u>	<u>OK</u>
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Nellie Carey				

Final DRD Review:

DRD Review Complete:
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up):
 Final Mylar w/Mark-up & PDF Rec'd:

Initial SOS Date 7/22/09
SOS 9-16-08
SOS 7-9-09
SOS 7/30/09

Board Approval of Plat:

Plat Agenda:
 Planning Board Approval:
 Chairman's Signature:

DPS Approval of Plat:

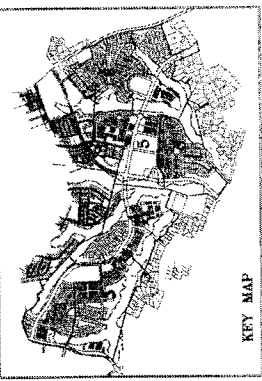
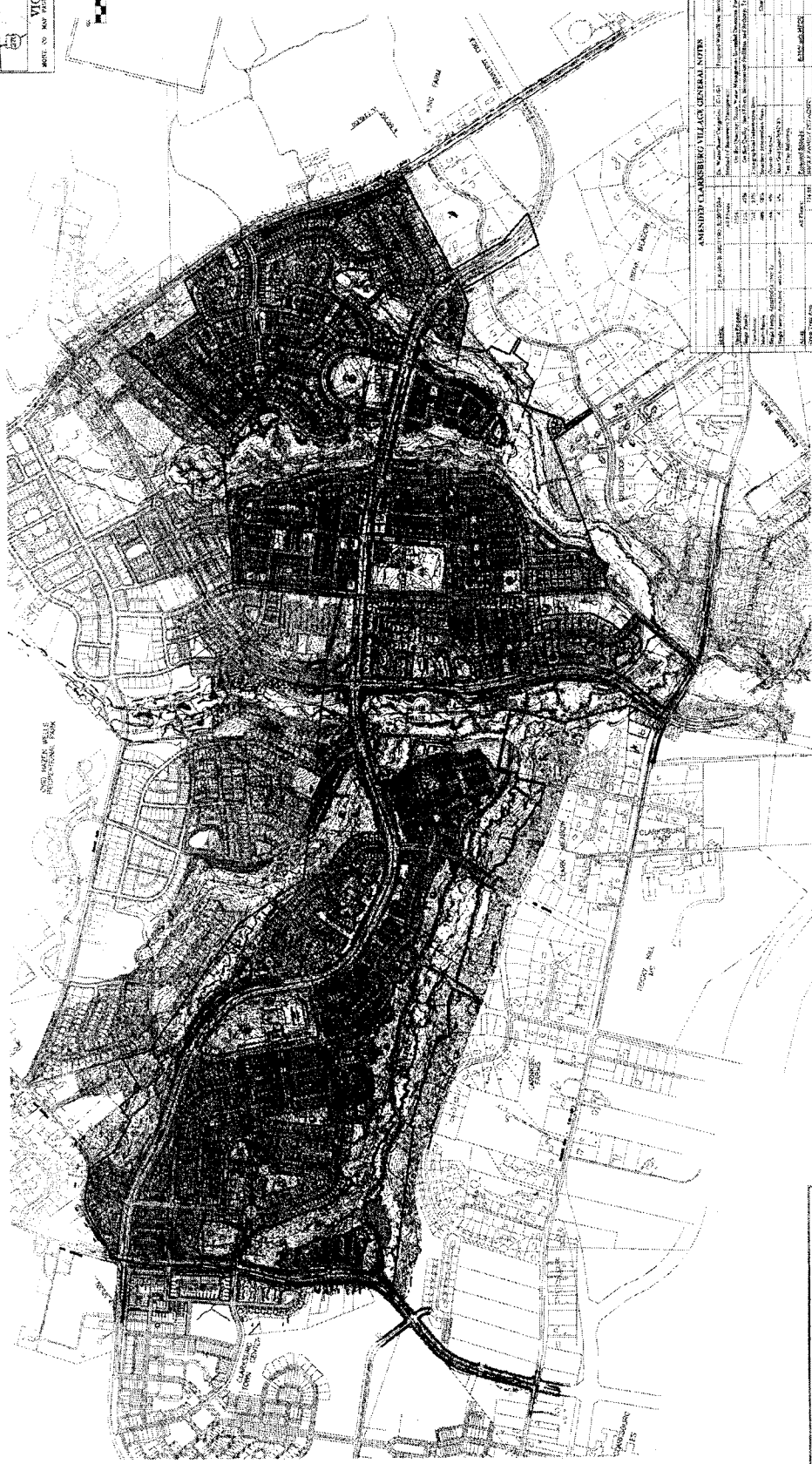
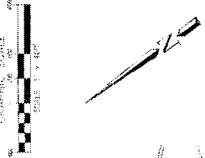
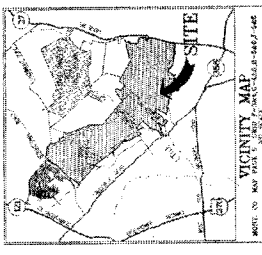
Engineer Pick-up for DPS Signature:
 Final Mylar for Reproduction Rec'd:

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. _____

CLARKSBURG VILLAGE



LEGEND

- PROPERTY BOUNDARY LINE
- ULTIMATE 100' PLATIFICATION
- STREET PLATIFY BOUNDARY LINE
- IMPLANT BOUNDARY
- EXISTING EGRESS LINE
- EXISTING TRAILING
- IMPROVEMENT BOUNDARY LINE
- ADJACENT

REGISTERED SURVEYOR
STATE OF MARYLAND
No. 11111
JAMES H. HARRIS, P.E.
JAMES H. HARRIS & ASSOCIATES, INC.
1100 W. WASHINGTON STREET, SUITE 200
BETHESDA, MARYLAND 20814
410.484.1111

REGISTERED PROFESSIONAL ENGINEER
STATE OF MARYLAND
No. 11111
JAMES H. HARRIS, P.E.
JAMES H. HARRIS & ASSOCIATES, INC.
1100 W. WASHINGTON STREET, SUITE 200
BETHESDA, MARYLAND 20814
410.484.1111

REGISTERED PROFESSIONAL PLANNER
STATE OF MARYLAND
No. 11111
JAMES H. HARRIS, P.E.
JAMES H. HARRIS & ASSOCIATES, INC.
1100 W. WASHINGTON STREET, SUITE 200
BETHESDA, MARYLAND 20814
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AMENDED CLARKSBURG VILLAGE GENERAL NOTES

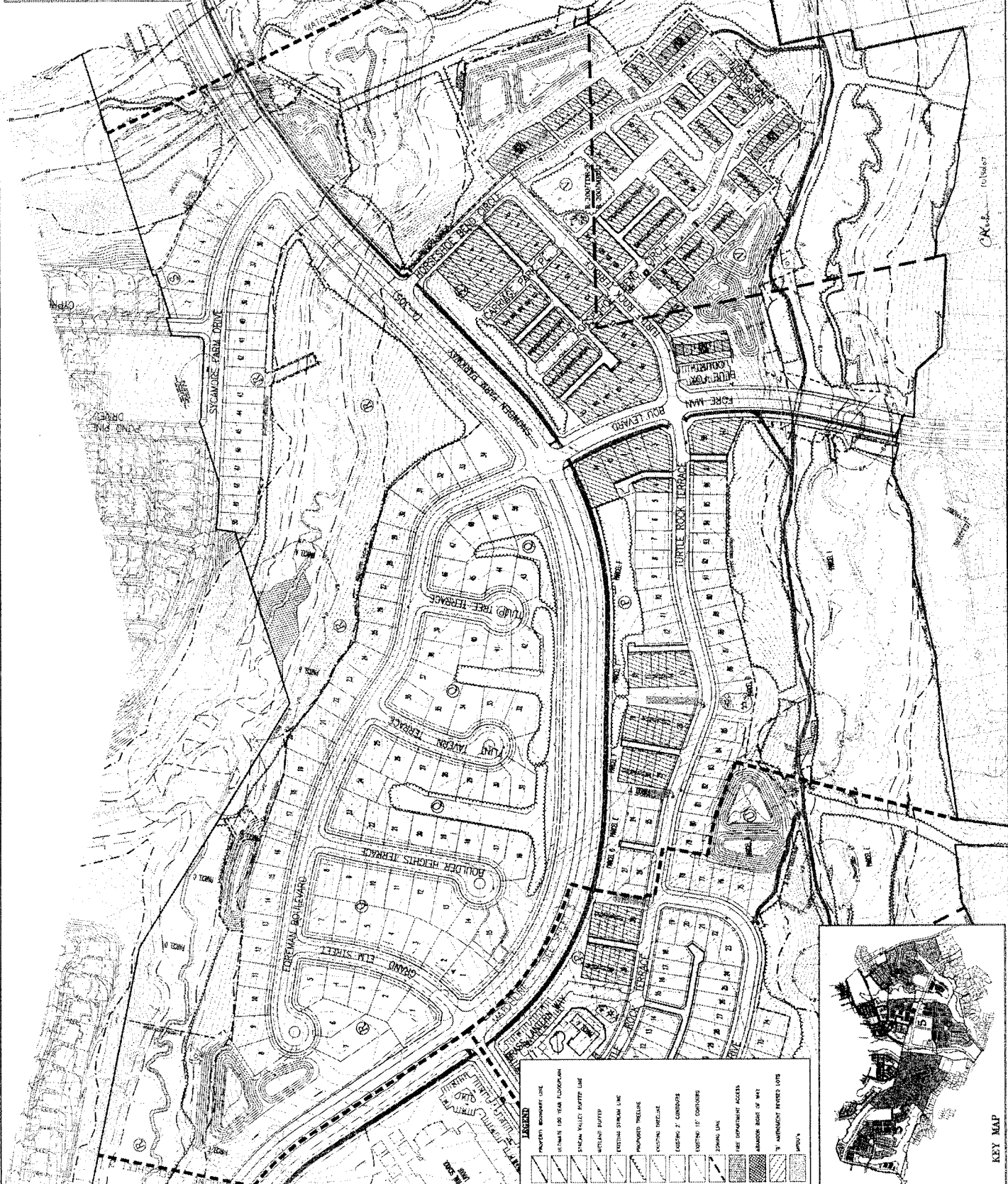
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NO.	DATE	DESCRIPTION
1	08/11/00	PRELIMINARY PLAN # 1-20010300
2	12/15/00	AMENDED PRELIMINARY PLAN # 1-20010300
3	06/15/01	AMENDED PRELIMINARY PLAN # 1-20010300
4	08/20/01	AMENDED PRELIMINARY PLAN # 1-20010300
5	05/02/02	AMENDED PRELIMINARY PLAN # 1-20010300

VICINITY MAP
 SHEET NO. 1 OF 1
 MAP SCALE: 1" = 100'

SITE

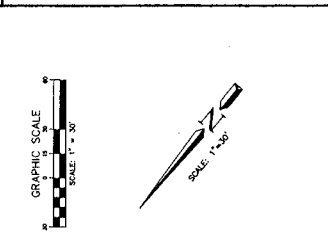
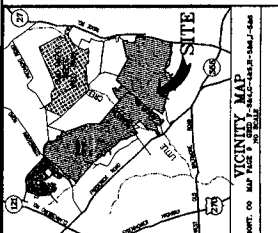
Graphic scale: 1" = 100'
 North Arrow



LEGEND

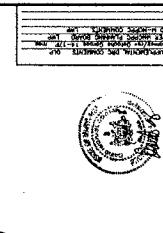
[Symbol]	PARTICLE BOUNDARY LINE
[Symbol]	DEVELOPABLE (30' YEAR) FLOODPLAIN
[Symbol]	SEWER TREATMENT PLANT
[Symbol]	SEWER COLLECTION SYSTEM
[Symbol]	SEWER FORCE MAIN
[Symbol]	PROPOSED TRAILING
[Symbol]	EXISTING TRAILING
[Symbol]	EXISTING 2' GUTTERS
[Symbol]	EXISTING 12' GUTTERS
[Symbol]	EXISTING DRAIN
[Symbol]	EXISTING DRAINAGE
[Symbol]	EXISTING SIDE OF WAY
[Symbol]	EXISTING DRIVEWAYS
[Symbol]	EXISTING DRIVEWAYS

KEY MAP



LEGEND

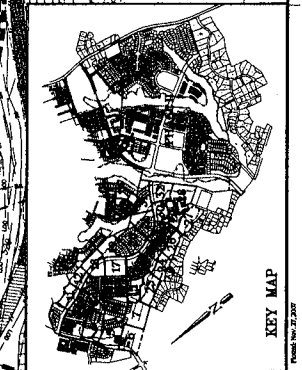
- EXISTING LOT LINES
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- EXISTING TREES
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- EXISTING EASEMENTS
- EXISTING ENCROACHMENTS
- EXISTING SETBACKS
- EXISTING DRIVEWAY SETBACKS
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- EXISTING UTILITY SETBACKS
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- EXISTING TREE SETBACK VIOLATIONS
- EXISTING EASEMENT SETBACK VIOLATIONS
- EXISTING ENCROACHMENT SETBACK VIOLATIONS



APPROVED SITE PLAN
 M.C. # 20080028
 MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS
 DATE: 8/25/08

DEVELOPER'S CERTIFICATE
 I, the undersigned, hereby certify that the above described project is in accordance with the provisions of the Zoning Ordinance of Montgomery County, Maryland, and that the same has been approved by the Board of Zoning Adjustments of Montgomery County, Maryland.

DATE: 8/25/08
 [Signature]



CLARKSBURG VILLAGE
MONTGOMERY COUNTY, MARYLAND
CERTIFIED SITE PLAN AMENDMENT - PHASE I

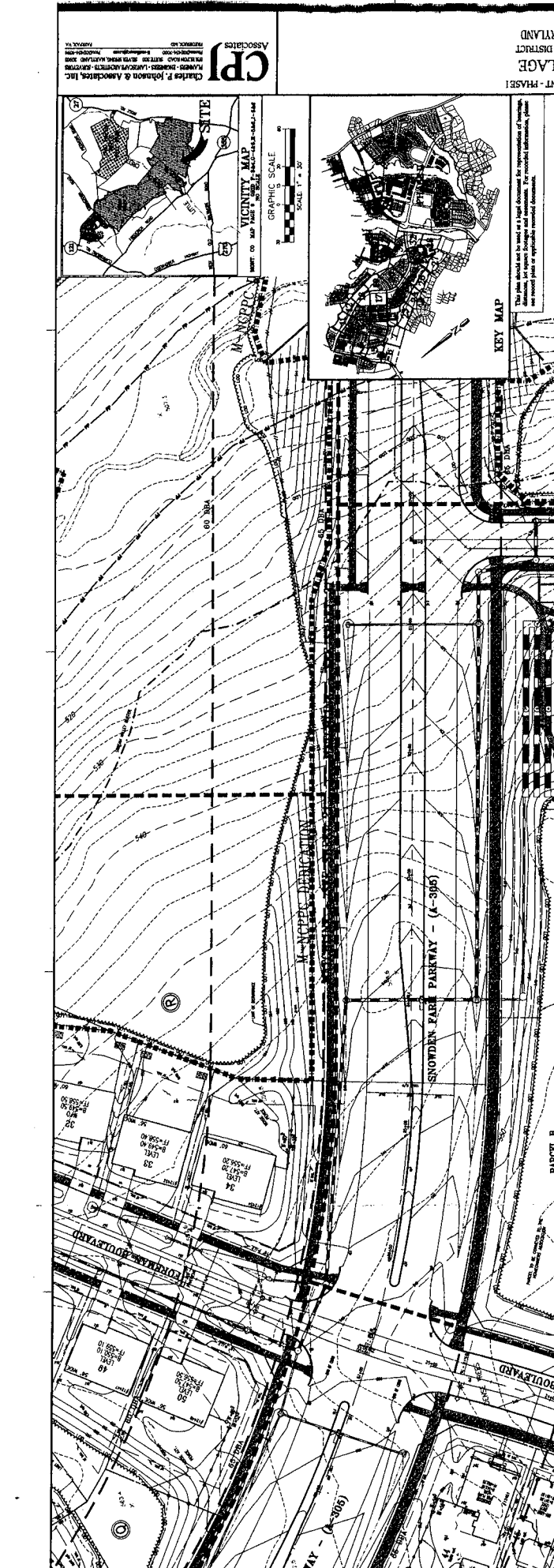
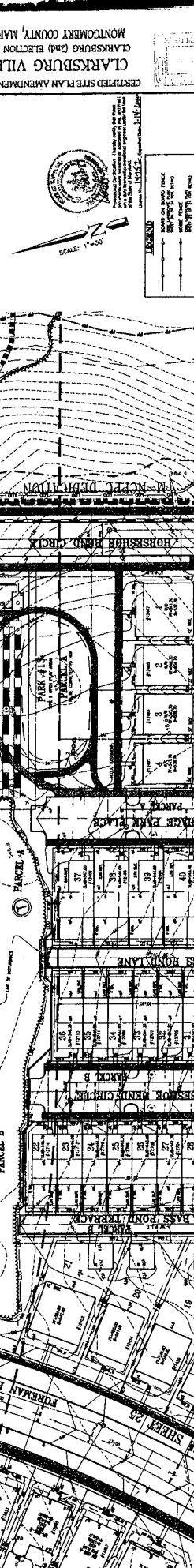
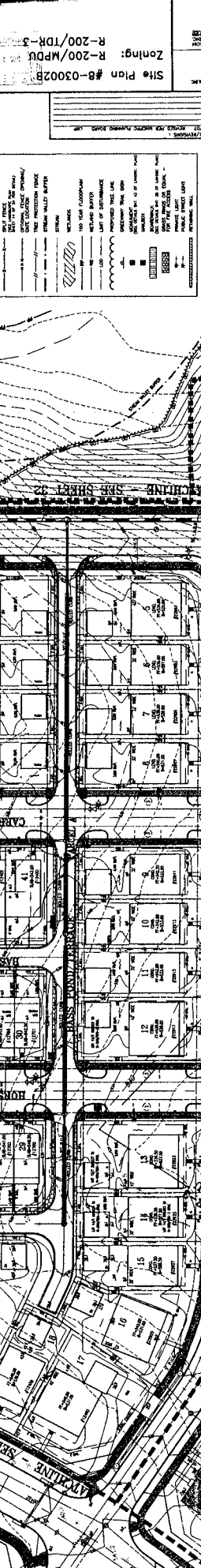
Site Plan #8-03002B
Zoning: R-200/MPDU
R-200/TDR-3

DATE:	11/21/11
REVISED:	
PROJECT:	CLARKSBURG VILLAGE
SUBJECT:	CERTIFIED SITE PLAN AMENDMENT - PHASE I
OWNER:	
DESIGNER:	
APPROVED:	
DATE:	

APPROVED SITE PLAN
AS OF 11-22-2008
EXEMPT FROM REVIEW
DATE 11-22-08
DATE 11-21-11

[Signature]
PROJECT MANAGER

IN WISCONSIN, THE LAND USE PLAN, AS SHOWN, IS A PRELIMINARY DESIGN AND IS NOT TO BE CONSIDERED AS A FINAL DESIGN OR AS A GUARANTEE OF ANY KIND. THE USER OF THIS PLAN IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR ANY VIOLATIONS OF ANY APPLICABLE LAWS, ORDINANCES, REGULATIONS, OR AGREEMENTS. THE USER OF THIS PLAN IS ALSO RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR ANY VIOLATIONS OF ANY APPLICABLE LAWS, ORDINANCES, REGULATIONS, OR AGREEMENTS.



CPI Associates
Charles F. Johnson & Associates, Inc.
ARCHITECTS, ENGINEERS, PLANNERS
1000 S. CALVERT STREET, SUITE 200
BETHESDA, MD 20814
301.279.8800
WWW.CPIASSOCIATES.COM

CLARKSBURG VILLAGE
MONTGOMERY COUNTY, MARYLAND
CERTIFIED SITE PLAN AMENDMENT - PHASE I