Plat Name: **Greenway Village**
Plat #: **220100310**

Location: Located in the southwest quadrant of the intersection of Arora Hills Drive and Newcut Road
Master Plan: Clarksburg
Plat Details: PD-4 zone, 12 lots, 3 parcels
Community Water, Community Sewer
Applicant: Clarksburg Skylark, LLC

The record plat has 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 plat complies with Preliminary Plan No. 12002033B (MCPB Opinion dated April 26, 2006), and with Site Plan No. 82004022B (MCPB Resolution No. 08-60), as approved by the Board, and that any minor modifications on the plat do not alter the intent of the Board's previous approval the aforesaid plans.

PB date: 1/28/10

OWNER'S CERTIFICATE

THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN HEREON, AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY ADOPTS THIS SUBDIVISION RECORD PLAT; ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES; GRANTS PUBLIC UTILITY EASEMENTS, AS SHOWN HEREON AND DESIGNATED "P.U.E." TO THE PARTIES LISTED AND WITH THE TERMS AND PROVISIONS BEING SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF PUBLIC UTILITY EASEMENT", RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3934 AT FOLIO 467, WHICH SAID TERMS AND PROVISIONS ARE INCORPORATED HEREON, BY THIS REFERENCE; ESTABLISHES AN H.O.A. EASEMENT, AS SHOWN HEREON, WITH THE TERMS AND PROVISIONS OF SAID EASEMENT BEING SET FORTH IN CERTAIN DOCUMENTS TO BE RECORDED HEREAFTER; SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES.

THE OWNER CERTIFIES THAT A LICENSED LAND SURVEYOR WILL BE ENGAGED TO SET ALL PROPERTY CORNER MARKERS IN ACCORDANCE WITH SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS OR TRUSTS ON THE PROPERTY INCLUDED IN THIS SUBDIVISION RECORD PLAT.

DATE: 12/15/09

CLARKSBURG SKYLARK, LLC,
A MARYLAND LIMITED LIABILITY COMPANY
BY: CLARKSBURG ARORA, LLC, SOLE MEMBER

WITNESS:

BY:
DONALD W. KNUTSON, PRESIDENT

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 SKYLARK, L.L.C., A MARYLAND LIMITED LIABILITY COMPANY FROM ESTELLE DeMAIO, ET AL., BY DEED DATED MARCH 26, 2001 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 19158 AT FOLIO 440; I FURTHER CERTIFY THAT, IF ENGAGED, I WILL SET ALL PROPERTY CORNER MARKERS IN ACCORDANCE WITH SECTION 50-24(e) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

THAT THE TOTAL AREA INCLUDED IN THIS SUBDIVISION RECORD PLAT IS 64,129 SQUARE FEET OR 1.47 ACRES OF LAND, THERE IS NO DEDICATION TO PUBLIC USE BY THIS PLAT.

DATE 12/10/09

DANIEL F. DEBOLT
REGISTERED PROPERTY LINE SURVEYOR
MARYLAND No. 526

PLAT NO.: _____

VICINITY MAP
(NOT TO SCALE)

SCALE: 1"=40'

MARYLAND STATE PLANE DATUM (NAD 83/91)

NOTES:

1. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING 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.

2. 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 SEDIMENT CONTROL PERMIT.

3. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY 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 ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

4. THIS DEVELOPMENT IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.

5. THIS SUBDIVISION IS SUBJECT TO A SITE PLAN ENFORCEMENT AGREEMENT SITE PLAN #82004022A (FORMERLY #8-04022A) ENTITLED GREENWAY VILLAGE AT CLARKSBURG.

6. APPROVED PRELIMINARY PLAN #120020330 (FORMERLY #1-02033B), SITE PLAN AND FINAL FOREST CONSERVATION PLAN #8-04022A ENTITLED GREENWAY VILLAGE AT CLARKSBURG.

7. PROPERTY IS ZONED PD-4.

8. WSSC 200 SCALE REFERENCE : 232 NW 12

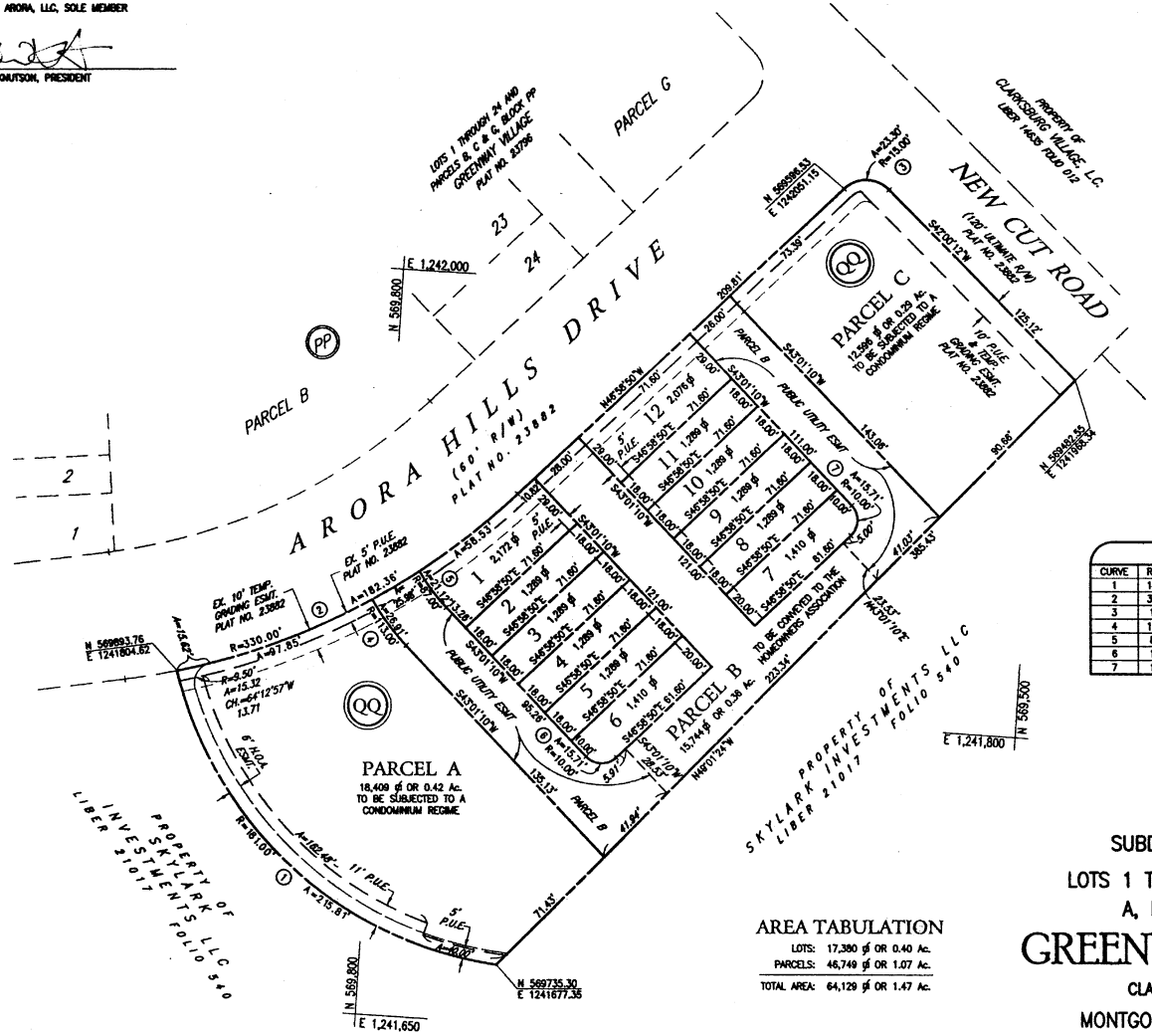
9. PARCELS A & C, BLOCK QQ ARE TO BE SUBJECTED TO A CONDOMINIUM REGIME.

10. PARCEL B, BLOCK QQ IS TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.

11. PARCEL B, BLOCK QQ IS SUBJECT TO A DECLARATION OF COVENANTS FOR PRIVATE OPEN SPACE AND PRIVATE STORM DRAINS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 22417 AT FOLIO 810.

12. PRIVATE STREETS AND PRIVATE OPEN SPACES WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. MONTGOMERY COUNTY MARYLAND WILL NOT PARTICIPATE IN THE MAINTENANCE OF THESE FACILITIES.

13. THIS DEVELOPMENT CONFORMS WITH THE REQUIREMENTS OF CHAPTER 25A OF THE MONTGOMERY COUNTY CODE TO PROVIDE MODERATELY PRICED DWELLING UNITS.



CURVE TABLE

CURVE	RADIUS	ARC	DELTA	TANGENT	BEARING	CHORD
1	181.00	215.81	68°18'49"	122.81	N38°46'12"E	203.25
2	330.00	182.38	31°39'45"	93.57	N31°06'57"W	180.05
3	15.00	23.30	88°59'02"	14.74	N02°29'19"W	21.02
4	113.00	26.91	13°38'46"	13.52	S49°50'26"W	26.85
5	87.00	21.12	13°54'34"	10.61	S49°58'27"W	21.07
6	10.00	15.71	90°00'00"	10.00	S01°58'50"E	14.14
7	10.00	15.71	90°00'00"	10.00	N88°01'10"E	14.14

AREA TABULATION

LOTS: 17,380 sf OR 0.40 Ac.
PARCELS: 46,749 sf OR 1.07 Ac.
TOTAL AREA: 64,129 sf OR 1.47 Ac.

40 0 20 40 80
SCALE : 1" = 40'

SUBDIVISION RECORD PLAT
LOTS 1 THROUGH 12 AND PARCELS A, B AND C, BLOCK QQ
GREENWAY VILLAGE
CLARKSBURG (2ND) DISTRICT
MONTGOMERY COUNTY, MARYLAND
OCTOBER, 2009 SCALE: 1"=40'

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	DEPARTMENT OF PERMITTING SERVICES, MONTGOMERY COUNTY	RECORDED:	12 LOTS 3 PARCELS TAX MAP EW 220100310
APPROVED: _____ CHAIRMAN / ASST. SECRETARY-TREASURER	APPROVED: _____ DATE / DIRECTOR	PLAT NO.:	
MNCP&PC Record File No.			

CPJ Associates
Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
17101 Elton Rd., Ste. 300 Silver Spring, MD 20903 301.434.7000 Fax: 301.434.9394
www.cpja.com • Gaithersburg, MD • Frederick, MD • Stevensville, MD • Fairfax, VA

B CONTRACT 3 OF 3
JID DFD
31-200-15.64A

Dwg: M:\31200\dwg\15-64.dwg

RECORD PLAT REVIEW SHEET

Plat Name: Greenway Village
Plan Name: Greenway Village
Plat Submission Date: 10-20-09
DRD Plat Reviewer: S. Smith
DRD Prelim Plan Reviewer: C. Conlon

Plat Number: 220100310
Plan Number: 120020338

Checked: SB Date 1/15/10

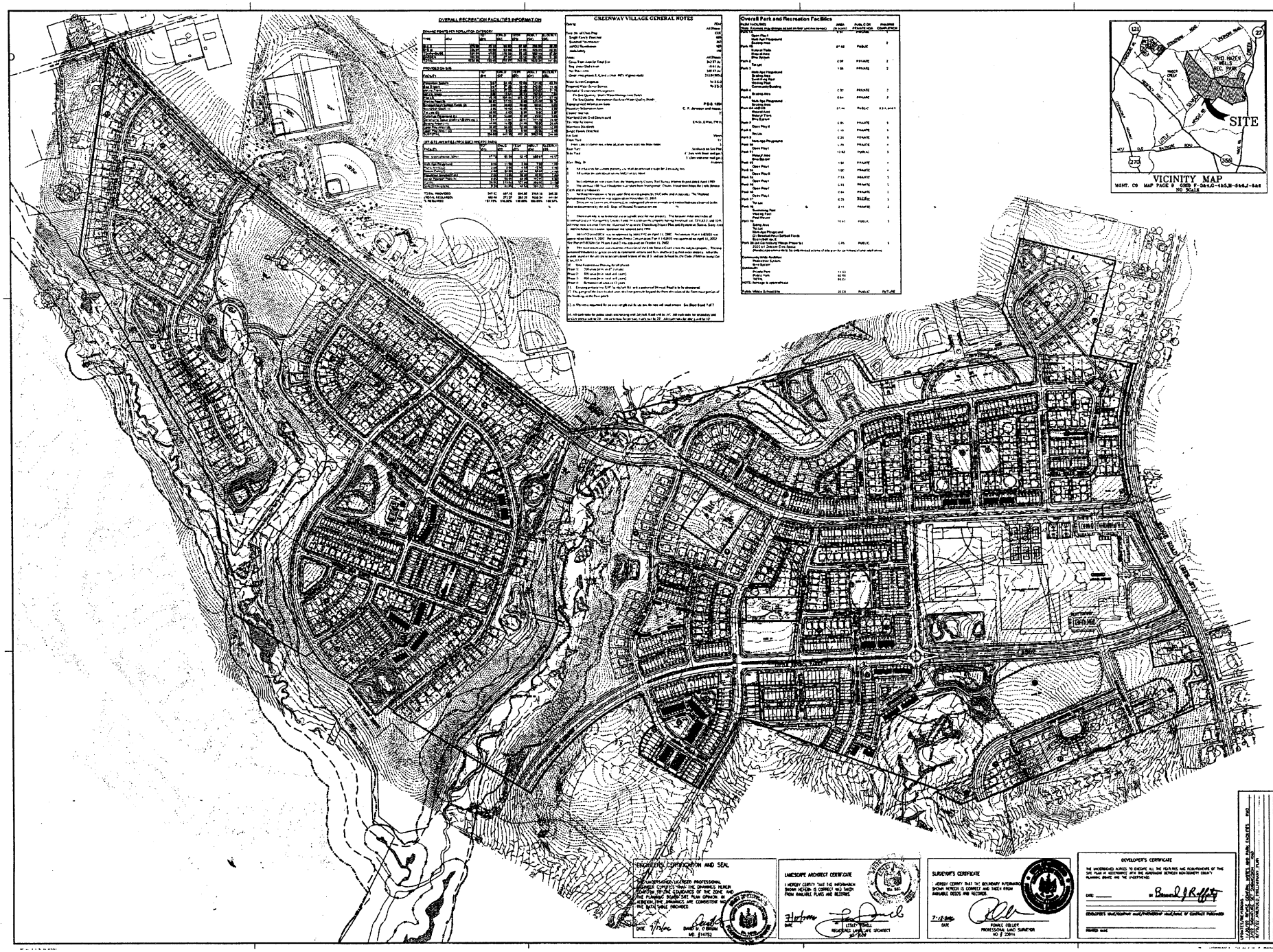
Initial DRD Review:

Signed Preliminary Plan – Date 7/24/06 Checked: Initial SJS Date 12/7/09
Planning Board Opinion – Date 4-26-06 Checked: Initial SJS Date 12/7/09
Site Plan Req'd for Development? Yes X No___ Verified By: SJS (initial)
Site Plan Name: Greenway Village Site Plan Number: 820040220
Planning Board Opinion – Date 1-12-09 Checked: Initial SJS Date 12-8-09
Site Plan Signature Set – Date 7-16-09 Checked: Initial SJS Date 12-8-09
Site Plan Reviewer Plat Approval: Checked: Initial_____ Date_____

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	D. Johnson	10/21/09	11/6/09	11/4/09	No Revisions
Research	Bobby Fleury	↓	↓	10-21-09	OK
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Nellie Carey				

Final DRD Review:	Initial	Date
DRD Review Complete:	SJS	12/7/09
(All comments rec'd and incorporated into mark-up)		
Engineer Notified (Pick up Mark-up):	SJS	12-10-09
Final Mylar w/Mark-up & PDF Rec'd:	SJS	12/22/09
Board Approval of Plat:		
Plat Agenda:	SJS	1/28/10
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 #:		No._____
Update Green Books for Resubdivision:		
Notify Engineer to Seal Plats:		
Engineer Seal Complete:		
Complete Reproduction:		
Sent to Courthouse for Recordation:		


OVERALL RECREATION FACILITIES INFORMATION
GREENWAY VILLAGE GENERAL NOTES
Overall Park and Recreation Facilities
VICINITY MAP
SITE
MONT. CO MAP PAGE 9 GRID F-5&6J-485,H-5&6J-5&6
NO SCALE
ENGINEER'S CERTIFICATION AND SEAL
LANDSCAPE ARCHITECT CERTIFICATE
SURVEYOR'S CERTIFICATE
DEVELOPER'S CERTIFICATE
CPJ Associates
Charles P. Johnson & Associates, Inc.
AMENDED PRELIMINARY PLAN
GREENWAY VILLAGE AT CLARKSBURG
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
PRELIM. PLAN # 120020330
SHEET 1 OF 2
FILE NO. 3-200-1

M-NCPPC

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Date Mailed: APR 2 6 2006

Action: Approved Staff Recommendation
Motion of Commissioner Perdue, seconded by Commissioner Bryant, with a vote of 4-1;
Chairman Berlage and Commissioners Perdue, Bryant, and Robinson voting in favor;
Commissioner Wellington voting against.

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan #12002033B (formerly 1-02033B)
NAME OF PLAN: Greenway Village at Clarksburg

The date of this written opinion is APR 2 6 2006 (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this written opinion, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules of Court - State).

I. Introduction

On 8/18/05, Clarksburg Skylark LLC ("Applicant") submitted an application for the amendment of a previously approved preliminary plan of subdivision of property in the PD-4 zone. The application proposed five waivers to road standards in Montgomery County's Subdivision Regulations. The application was designated Preliminary Plan #12002033B ("Preliminary Plan"), and on January 12, 2006, the Preliminary Plan was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application.

The record for this application ("Record") closed at the conclusion of the public hearing upon the taking of an action by the Planning Board. The Record includes: the [illegible]

Greenway Village at Clarksburg
Preliminary Plan #12002033B (formerly 1-02033B)
Page 2

[illegible]

II. SITE DESCRIPTION and SURROUNDING AREA

[illegible]

III. PREVIOUS APPROVALS

[illegible]

Greenway Village at Clarksburg
Preliminary Plan #12002033B (formerly 1-02033B)
Page 3

[illegible]

IV. PROPOSED PRELIMINARY PLAN AMENDMENT

[illegible]

A. Waiver of Section 50-26(k)(3) [illegible]

B. Waiver of Section 50-26(e)(2) [illegible]

Greenway Village at Clarksburg
Preliminary Plan #12002033B (formerly 1-02033B)
Page 4

[illegible]

C. Waiver of Section 50-26(e)(2) [illegible]

D. Finding, pursuant to Section 50-26(e)(1) [illegible]

Greenway Village at Clarksburg
Preliminary Plan #12002033B (formerly 1-02033B)
Page 5

[illegible]

E. Waiver of Section 50-26(f) [illegible]

IV. PUBLIC HEARING

[illegible]

Greenway Village at Clarksburg
Preliminary Plan #12002033B (formerly 1-02033B)
Page 6

[illegible]

Greenway Village at Clarksburg
Preliminary Plan #12002033B (formerly 1-02033B)
Page 7

[illegible]

V. FINDINGS

[illegible]

Greenway Village at Clarksburg
Preliminary Plan #12002033B (formerly 1-02033B)
Page 8

[illegible]

Greenway Village at Clarksburg
Preliminary Plan #12002033B (formerly 1-02033B)
Page 9

[illegible]

VI. CONDITIONS OF APPROVAL

[illegible]

[CERTIFICATION OF BOARD VOTE ADOPTING OPINION ON FOLLOWING PAGE]

APPROVED AS TO LEGAL SUFFICIENCY
[illegible] 4/14/06
M-NCPPC LEGAL DEPARTMENT

Greenway Village at Clarksburg
Preliminary Plan #12002033B (formerly 1-02033B)
Page 10

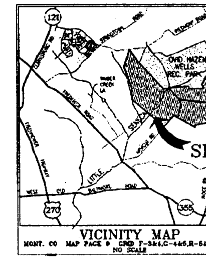
CERTIFICATION OF BOARD ADOPTION OF OPINION

At its regular meeting, held on Thursday, April 20, 2006, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, by unanimous consent, with four Commissioners present, Vice Chair Perdue was necessarily absent, ADOPTED the above Opinion which constitutes the final decision of the Planning Board and memorializes the Board's findings of fact and conclusions of law for Preliminary Plan Review # 12002033B (formerly 1-02033B), Greenway Village at Clarksburg.

[signature]
Certification As To Vote of Adoption
M. Clara Moise, Technical Writer

BY: [signature] M-NCPPC - DEVELOPMENT REVIEW

7/21/06
DATE



CPJ Associates
Charles P. Johnson & Associates, Inc.
PLANNERS · ENGINEERS · LANDSCAPE ARCHITECTS · SURVEYORS
1751 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20903
FREDERICK, MD FAIRFAX, VA

AMENDED PRELIMINARY PLAN
GREENWAY VILLAGE AT CLARKSBURG
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

PRELIM. PLAN # 12002033B

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND REQUIREMENTS OF THIS SITE PLAN IN ACCORDANCE WITH THE AGREEMENT BETWEEN MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERSIGNED.

DATE: ______ BY: [signature]

DEVELOPER'S NAME/COMPANY NAME/PARTNERSHIP NAME/NAME OF CONTRACT PURCHASER

PRINTED NAME

UPDATES/REVISIONS :

CLIENT: CLARKSBURG SKYLARK LLC
7200 WISCONSIN AVENUE
SUITE 1010
BETHESDA, MD 20814
PHONE (301) 914-4300

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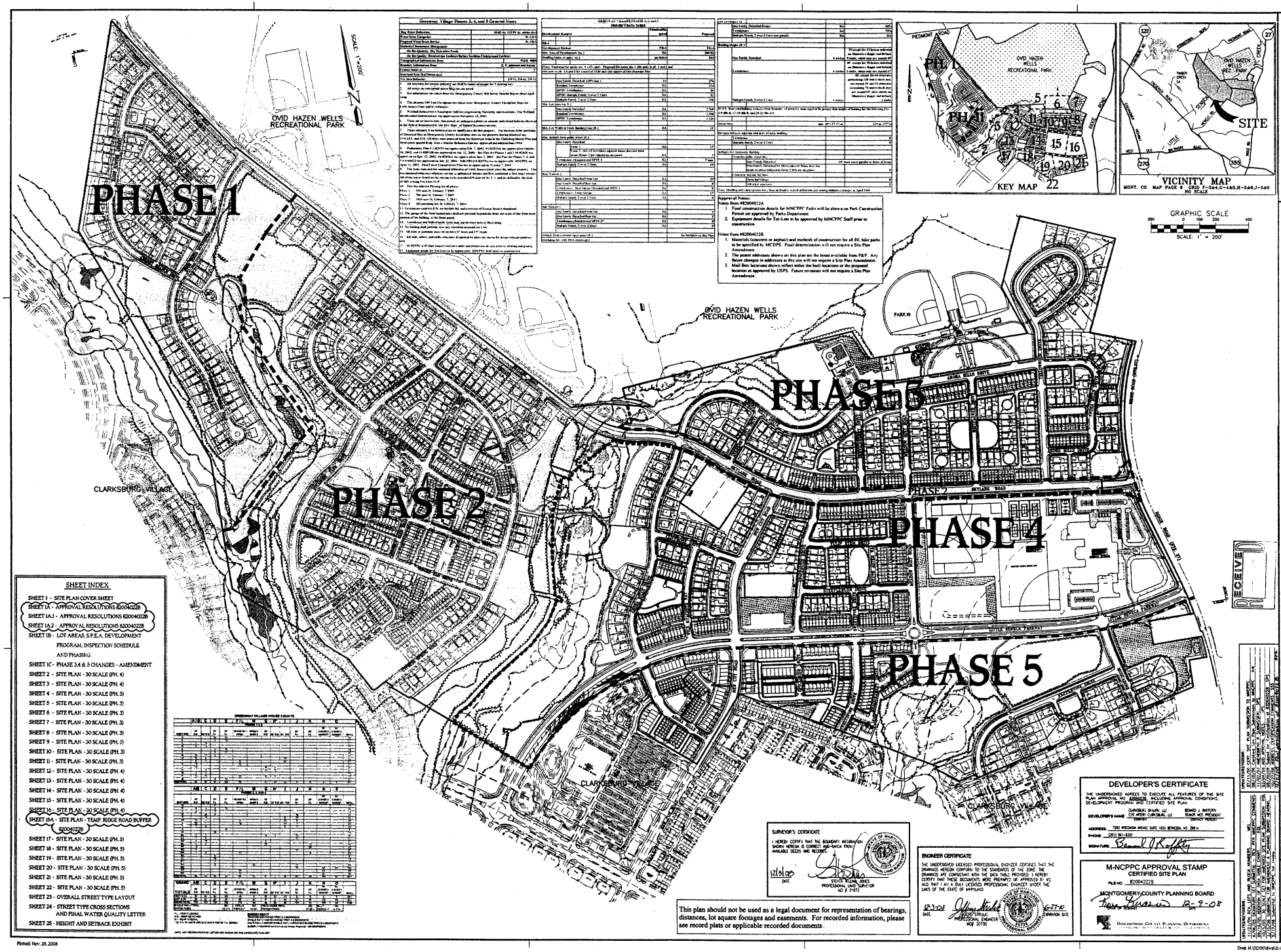
DESIGN: JJP
DRAFT: JJR
APPROVED:
DATE: JULY 2006
SCALE:

SHEET 2 OF 2

FILE NO.: 31-200-R D



SHEET INDEX

- SHEET 1 - SITE PLAN COVER SHEET
- SHEET 1A - APPROVAL RESOLUTIONS 820040022B
- SHEET 1A.1 - APPROVAL RESOLUTIONS 820040022B
- SHEET 1A.2 - APPROVAL RESOLUTIONS 820040022B
- SHEET 1B - LOT AREAS, S.P.E.A. DEVELOPMENT PROGRAM, INSPECTION SCHEDULE AND PHASING
- SHEET 1C - PHASE 3,4 & 5 CHANGES - AMENDMENT
- SHEET 2 - SITE PLAN - 30 SCALE (PH. 4)
- SHEET 3 - SITE PLAN - 30 SCALE (PH. 4)
- SHEET 4 - SITE PLAN - 30 SCALE (PH. 3)
- SHEET 5 - SITE PLAN - 30 SCALE (PH. 3)
- SHEET 6 - SITE PLAN - 30 SCALE (PH. 3)
- SHEET 7 - SITE PLAN - 30 SCALE (PH. 3)
- SHEET 8 - SITE PLAN - 30 SCALE (PH. 3)
- SHEET 9 - SITE PLAN - 30 SCALE (PH. 3)
- SHEET 10 - SITE PLAN - 30 SCALE (PH. 3)
- SHEET 11 - SITE PLAN - 30 SCALE (PH. 3)
- SHEET 12 - SITE PLAN - 30 SCALE (PH. 4)
- SHEET 13 - SITE PLAN - 30 SCALE (PH. 4)
- SHEET 14 - SITE PLAN - 30 SCALE (PH. 4)
- SHEET 15 - SITE PLAN - 30 SCALE (PH. 4)
- SHEET 16 - SITE PLAN - 30 SCALE (PH. 4)
- SHEET 16A - SITE PLAN - TEMP. RIDGE ROAD BUFFER 820040022B
- SHEET 17 - SITE PLAN - 30 SCALE (PH. 5)
- SHEET 18 - SITE PLAN - 30 SCALE (PH. 5)
- SHEET 19 - SITE PLAN - 30 SCALE (PH. 5)
- SHEET 20 - SITE PLAN - 30 SCALE (PH. 5)
- SHEET 21 - SITE PLAN - 30 SCALE (PH. 5)
- SHEET 22 - SITE PLAN - 30 SCALE (PH. 5)
- SHEET 23 - OVERALL STREET TYPE LAYOUT
- SHEET 24 - STREET TYPE CROSS SECTIONS AND FINAL WATER QUALITY LETTER
- SHEET 25 - HEIGHT AND SETBACK EXHIBIT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARY INFORMATION SHOWN HEREON IS CORRECT AND TAKEN FROM AVAILABLE DEEDS AND RECORDS.

12/31/00
DATE

STEVEN WEIMER JONES
PROFESSIONAL LAND SURVEYOR
MD # 21872

ENGINEER CERTIFICATE

THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER CERTIFIES THAT THE DRAWINGS HEREON CONFORM TO THE STANDARDS OF THE ZONE. THE DRAWINGS ARE CONSISTANT WITH THE DATA TABLE PROVIDED. 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.

12-3-08
DATE

JEFFREY STRAUSS
PROFESSIONAL ENGINEER
MD# 30735

6-27-10
EXPIRATION DATE

This plan should not be used as a legal document for representation of bearings, distances, lot square footages and easements. For recorded information, please see record plats or applicable recorded documents.

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL FEATURES OF THE SITE PLAN APPROVAL NO. 820040022B, INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM AND CERTIFIED SITE PLAN.

DEVELOPER'S NAME: CLARKSBURG SKYLARK, LLC — BENNETT J. RAFFERTY, SENIOR VICE PRESIDENT
CVR MERRY CLARKSBURG, LLC — CONTACT PERSON
COMPANY

ADDRESS: 7200 WISCONSIN AVENUE SUITE 1000 BETHESDA, MD 20814

PHONE: (301) 951-9300

SIGNATURE: Bennett J. Rafferty

M-NCPPC APPROVAL STAMP
CERTIFIED SITE PLAN

FILE NO.: 820040022B

MONTGOMERY COUNTY PLANNING BOARD

Fran Bunnow 12-9-08
CHAIR DATE

MONTGOMERY COUNTY PLANNING DEPARTMENT

CPJ Associates
Charles P. Johnson & Associates, Inc.
PLANNERS · ENGINEERS · LANDSCAPE ARCHITECTS · SURVEYORS
9200 BASIL COURT, SUITE 300, LARGO, MARYLAND 20774 · (301) 952-9560
Prince George's County · Fax: (301) 952-9562 · E-mail: Mail@cpjinc.com · Frederick Co. · Fax: (301) 694-9282
FREDERICK, MD

AMENDED SITE DEVELOPMENT PLAN - PHASES 3, 4 AND 5

GREENWAY VILLAGE AT CLARKSBURG

CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Site Plan & FCP #820040022B
Prelim. Plan #1-02033
NRI-FSD #4-02076

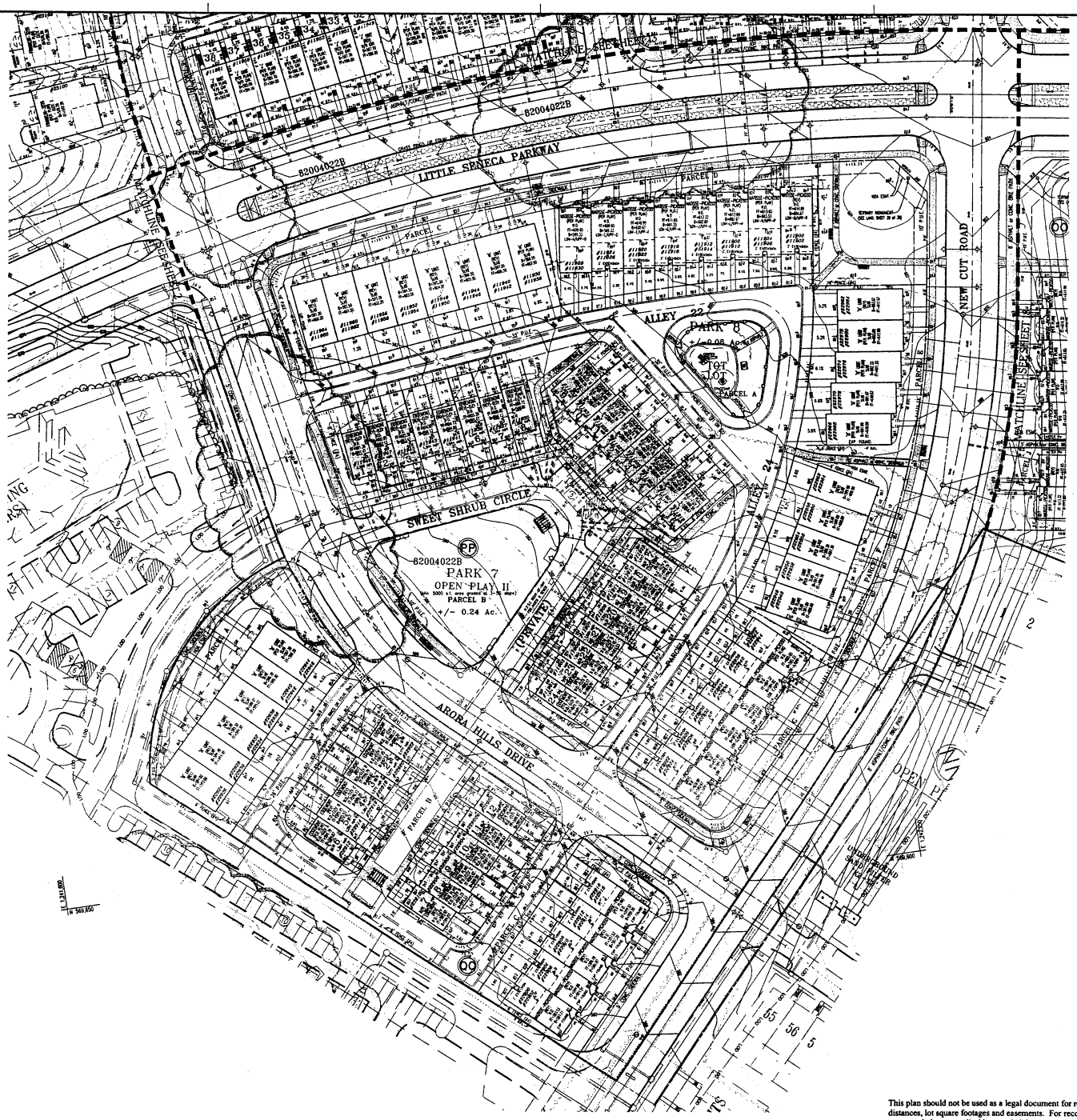
DATE	REVISIONS
8/13/08	CERT. SITE PLAN SUBMISSION TO M-NCPPC
8/14/08	ADD NEW SHEET 16A - TEMP. RIDGE ROAD BUFFER
11/18/08	ADD NEW SHEET 1C - PHASE 3,4 & 5 CHANGES
11/19/08	ADD NEW SHEET 1A.1 & 1A.2 - APPROVAL RESOLUTIONS
11/19/08	Submit for M-NCPPC Approval - 2nd Submittal
12/3/08	Submit for M-NCPPC Approval - 3rd Submittal
12/4/08	Submit for M-NCPPC Approval - 4th Submittal
12/4/08	Submit for M-NCPPC Approval - 5th Submittal
12/5/08	Submit for M-NCPPC Approval - 6th Submittal

PROJ.	CLARKSBURG SKYLARK LLC
CLIENT	7200 WISCONSIN AVENUE
	SUITE 1000
	BETHESDA, MD 20814
	PHONE: (301) 951-9300
DRAWN BY	
CHECKED BY	
APPROVED BY	
DATE	
SCALE	
SHEET	1 of 25
FILE NO.	31-205-213 D

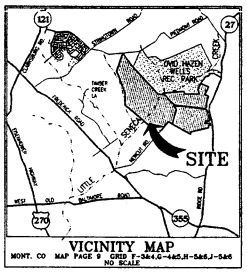
THIS PLAN IS THE PROPERTY OF CPJ ASSOCIATES, INC. AND MAY NOT BE REPRODUCED OR USED FOR OTHER PROJECTS WITHOUT WRITTEN PERMISSION.

Plotted: Nov. 25, 2008

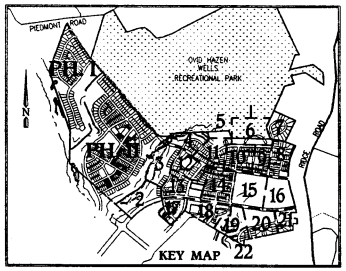
Dwg: N:\31200\dwg\21-EA.01 Xrefs: 21-xr/21-EA



GRAPHIC SCALE
SCALE : 1" = 30'



VICINITY MAP
MONT. CO MAP PAGE 9 GRID F-3&4,G-4&5,H-5&6,J-5&6
NO SCALE



KEY MAP 22

LEGEND

- TREE PROTECTION FENCE
- STREAM VALLEY BUFFER
- STREAM
- 100 YEAR FLOODPLAIN
- WETLANDS
- WETLAND BUFFER
- LIMIT OF DISTURBANCE
- 6' BOARD FENCE (SEE SHEET 20 OF LA PLAN FOR DETAIL)
- NOISE FENCE (SEE SHEET 20 OF LA PLAN FOR DETAIL)
- 3 RAIL FENCE (SEE SHEET 20 OF LA PLAN FOR DETAIL)
- PICKET FENCE (SEE SHEET 20 OF LA PLAN FOR DETAIL)
- CHAINLINK FENCE
- GRASS PAVERS
- CATEGORY 1 CONSERVATION EASEMENT
- PROPOSED TREE LINE
- MAILBOX LOCATION
- MPDU (SHADED BUILDINGS)
- STREET LIGHT LOCATION
- PRIVATE STREET LIGHT LOCATION
- FIRE HYDRANT LOCATION

ENGINEER CERTIFICATE

THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER CERTIFIES THAT THE DRAWINGS HEREON CONFORM TO THE STANDARDS OF THE ZONE. THE DRAWINGS ARE CONSISTANT WITH THE DATA TABLE PROVIDED 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.

12-3-08 DATE — JEFF STRULC, PROFESSIONAL ENGINEER NO. 30193 — 6-27-10 EXPIRATION DATE

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL FEATURES OF THE SITE PLAN APPROVAL NO. 82004022B, INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM AND CERTIFIED SITE PLAN.

DEVELOPER'S NAME: CLARKSBURG SKYLARK, LLC C/O JEFFERY CLARKSBURG, LLC (COMPANY) — BENARD J. RAFFERTY SENIOR VICE PRESIDENT (CORPORT TITLE)

ADDRESS: 7700 WISCONSIN AVENUE SUITE 1000 BETHESDA, MD 20814

PHONE: (301) 961-8900

SIGNATURE: Bernard J. Rafferty

M-NCPPC APPROVAL STAMP
CERTIFIED SITE PLAN

FILE NO. 82004022B

MONTGOMERY COUNTY PLANNING BOARD

For Susan 12-9-08
CHAIRPERSON — DATE

MONTGOMERY COUNTY PLANNING DEPARTMENT

This plan should not be used as a legal document for representation of bearings, distances, lot square footages and easements. For recorded information, please see record plats or applicable recorded documents.

CPJ Associates — Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS
7250 ELTON ROAD SUITE 200 SILVER SPRING, MARYLAND 20910
Phone:(301)565-1900 E-mail:cpj@cpj.com Fax:(301)565-8244
FREDERICK, MD FREDERICK, MD

AMENDED SITE DEVELOPMENT PLAN - PHASES 3, 4 AND 5
GREENWAY VILLAGE AT CLARKSBURG
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Site Plan & FCP #82004022B
Prelim. Plan #1-02033
NRI-FSD #4-02076

SHEET	OF
17	25

FILE NO.: 30-203-213 D

Plotted: Nov. 25, 2008

Dwg: M:\32200\dwg\21-EA\02-22 Xrefs: 46-099/44-099/topo-EA/21-ea/21-WE/47-099