Plat Name: **Village Center – Montgomery Village**
Plat #: **220100490**

Location:	Located on the north side of Stedwick Road, 600 feet west of Montgomery Village Avenue
Master Plan:	Gaithersburg Vicinity
Plat Details:	TS zone; 2 lots Community Water, Community Sewer
Applicant:	JDC Village Development

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. 120090090 (MCPB Resolution No. 09-125) and with Site Plan No. 820090060 (MCPB Resolution No. 09-124), as amended and 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: 3/4/10

GRAPHIC SCALE

50 0 25 50 100 200

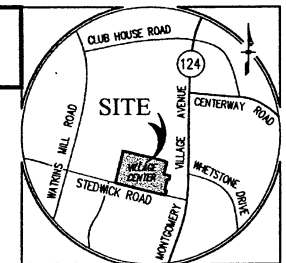
(IN FEET)
1 inch = 50 ft.

CURVE TABULATION						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	25.00'	13.70'	7.02'	13.53'	N 01°48'21" W	31°23'21"
2	5.00'	7.85'	5.00'	7.07'	S 58°53'20" W	90°00'00"
3	5.00'	7.85'	5.00'	7.07'	S 31°06'40" E	90°00'00"

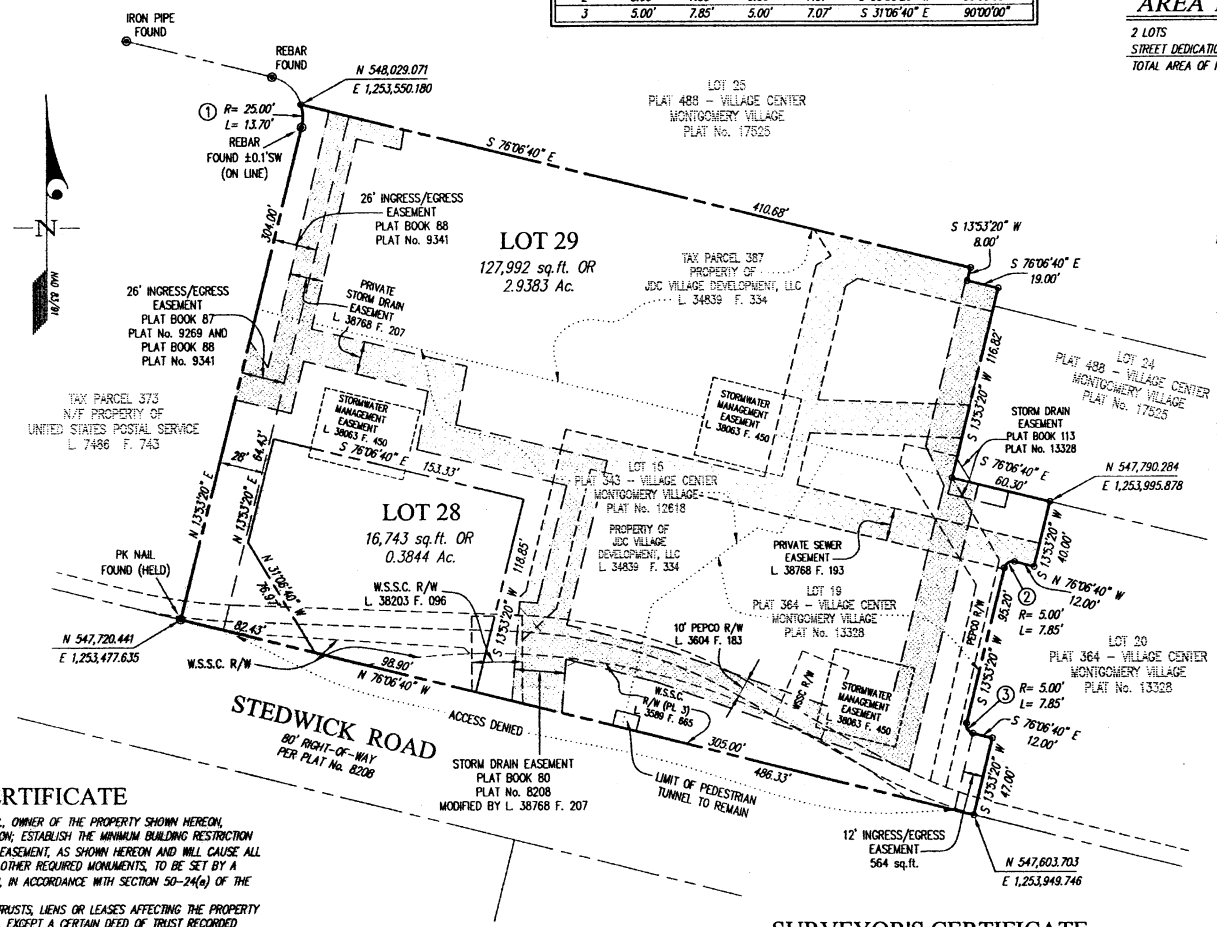
PLAT No.

AREA TABULATION

2 LOTS	144,735 sq.ft.
STREET DEDICATION	0 sq.ft.
TOTAL AREA OF PLAT	144,735 sq.ft.



VICINITY MAP
SCALE: 1" = 2,000'



GENERAL NOTES:

1. 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 THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
2. 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.
3. THIS PROPERTY IS ZONED TOWN SECTOR AS OF THE DATE OF RECORDATION.
4. THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP FU 341 AND W.S.S.C. 200' GRID SHEET 226 NW 10.
5. THE LOTS SHOWN HEREON ARE LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN 120090090, ENTITLED MONTGOMERY VILLAGE MARKETPLACE. ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
6. DEVELOPMENT OF THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF SITE PLAN FILE NO. 820090060, ENTITLED MONTGOMERY VILLAGE MARKETPLACE AND APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD.
7. THIS PLAT IS SUBJECT TO A RECORDED COVENANT FOR THE MAINTENANCE AND OPERATION OF PRIVATE OPEN SPACES AND PRIVATE STORM DRAINS DATED DECEMBER 16, 2009 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 38528 FOLIO 149.
8. ACCESS IS DENIED ALONG STEDWICK ROAD, EXCEPT AT THE EXISTING PRIVATE COMMON DRIVEWAY AND STREET LOCATION.
9. AS PART OF THE PROPOSED DEVELOPMENT, CERTAIN EXISTING EASEMENTS WILL BE RELEASED OR RELOCATED.
10. THIS PROPERTY IS EXEMPT FROM THE FOREST CONSERVATION PLAN REQUIREMENTS OF CHAPTER 22A, MONTGOMERY COUNTY FOREST CONSERVATION LAW, PER EXEMPTION No. 42008123E.

OWNER'S CERTIFICATE

JDC VILLAGE DEVELOPMENT, L.L.C., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION; ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES; GRANTS A 12' INGRESS/EGRESS EASEMENT, AS SHOWN HEREON AND WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTS, TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH SECTION 50-24(a) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, ACTIONS, TRUSTS, LIENS OR LEASES AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION, EXCEPT A CERTAIN DEED OF TRUST RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 34839 AT FOLIO 342 AND THE PARTIES IN INTEREST THERETO HAVE INDICATED THEIR ASSENT TO THE RIGHT.

JDC VILLAGE DEVELOPMENT, L.L.C.

BY: _____ WITNESS: _____ DATE: 2/22/10

I HEREBY ASSENT TO THIS PLAN OF SUBDIVISION.
FOR: PNC BANK, NATIONAL ASSOCIATION

BY: _____ DATE: 2/22/2010
MICHAEL T. SHOVLIN, TRUSTEE
SENIOR VICE PRESIDENT

WITNESS: _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THAT LAND CONVEYED TO JDC VILLAGE DEVELOPMENT, LLC BY DEED DATED SEPTEMBER 12, 2007 AND RECORDED SEPTEMBER 14, 2007 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 34839 AT FOLIO 334, SAID SUBDIVISION FURTHER BEING ALL OF LOT 15, AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED, "PLAT 343, LOTS 15 & 16, VILLAGE CENTER MONTGOMERY VILLAGE" RECORDED AMONG THE LAND RECORDS OF SAID COUNTY IN PLAT BOOK 109 AT PLAT No. 12618 AND ALL OF LOT 19, AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED, "PLAT 364, LOTS 19 AND 20, VILLAGE CENTER MONTGOMERY VILLAGE" RECORDED AMONG THE LAND RECORDS OF SAID COUNTY IN PLAT BOOK 113 AS PLAT No. 13328.

I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS WILL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50-24(E) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 144,735 SQUARE FEET OR 3.3227 ACRES OF LAND. THERE IS NO LAND DEDICATED TO PUBLIC USE BY THIS PLAT.

22 FEB. 2010
DATE

FOR GUTSCHICK, LITTLE & WEBER, P.A.
DAVID SAMUEL WEBER
PROFESSIONAL LAND SURVEYOR
MD. REGISTRATION No. 10852

FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS ONLY

THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES	RECORDED: _____
Approved _____	Approved _____ DATE	PLAT NO.: _____
CHAIRMAN / ASST. SECRETARY TREASURER	BY: _____ DIRECTOR	DRAWN BY: CHECKED BY: DSW
M.N.C.P.& P.C. RECORD FILE No.		GLW FILE NO.: 07049

SUBDIVISION RECORD PLAT

LOTS 28 & 29

VILLAGE CENTER MONTGOMERY VILLAGE

BEING A RESUBDIVISION OF
LOT 15, "VILLAGE CENTER MONTGOMERY VILLAGE"
PER PLAT No. 12618 AND
LOT 19, "VILLAGE CENTER MONTGOMERY VILLAGE"
PER PLAT No. 13328
AND FURTHER BEING ALL DESCRIBED IN LIBER 34839
FOLIO 334

GAITHERSBURG ELECTION DISTRICT NO. 9
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=50' *FEBRUARY 2010*

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

MNCPPC FILE No. 220100490

L:\CADD\DRAWINGS\07049\07049 PH1.dwg
PLOTTED: 2/22/2010 3:22 PM, LAST SAVED: 2/22/2010 3:07 PM, PLOTTED BY: Joey Walton

RECORD PLAT REVIEW SHEET

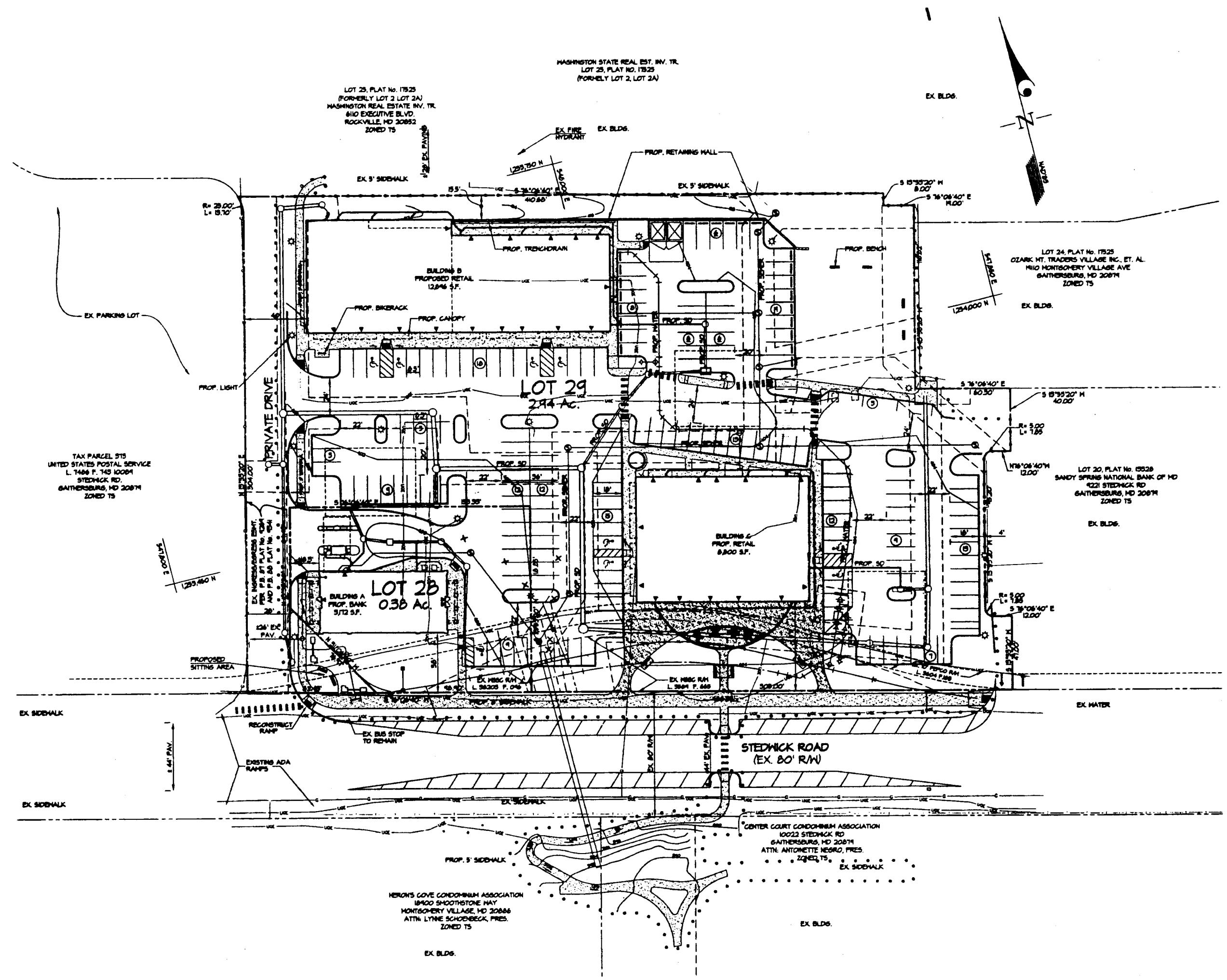
Plat Name: Village Center Mont. Village Plat Number: 220100490
Plan Name: Montgomery Village Marketplace Plan Number: 120090090
Plat Submission Date: 12-14-09
DRD Plat Reviewer: S. Smith
DRD Prelim Plan Reviewer: E. Grayson Checked: EG Date 2/26/10

Initial DRD Review:
Signed Preliminary Plan – Date 11/16/09 Checked: Initial SOS Date 2/22/10
Planning Board Resolution – Date 9/14/09 Checked: Initial SOS Date 2/22/10
Site Plan Req'd for Development? Yes X No ___ Verified By: SOS (initial)
Site Plan Name: Montgomery Village Marketplace Site Plan Number: 820090060
Planning Board Resolution – Date 6-21-09 Checked: Initial SOS Date 2/22/10
Site Plan Signature Set – Date ___ Checked: Initial SOS Date 2/26/10
Site Plan Reviewer Plat Approval: Checked: Initial EG 2/26/10 Date ___

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

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	12/16/09	1-4-10	1-5-10	Add Exemption Note
Research	Bobby Fleury	↓	↓	12/23/09	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark	↓	↓		

Final DRD Review:	Initial	Date
Consultant Notified (Final Mark-up):	SOS	1/7/10
Final Mylar & DXF/DWG Received:	SOS	2-22-10
Final Mylar Review Complete:	SOS	2/26/10
Board Approval of Plat:		
Plat Agenda:	SOS	3/4/10
Planning Board Approval:		
Chairman's Signature:		
MCDPS Approval of Plat:		
Consultant 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 Plat Books for Resubdivision:		
Complete Reproduction:		
Notify Consultant to Seal Plats:		
Surveyor's Seal Complete:		
Sent to Courthouse for Recordation:		
Recordation Info Entered into Hansen		



GENERAL NOTES

1. OWNER/DEVELOPER:
   JDC VILLAGE, LLC
   c/o J. DONEGAN COMPANY
   8500 LEESBURG PIKE, SUITE 405
   VIENNA, VIRGINIA 22182
2. BOUNDARY BY: GLW- AUGUST, 2007
3. AERIAL TOPOGRAPHY BY: GLW- AUGUST, 2007
4. THE SITE IS LOCATED IN THE GREAT SENECA CREEK WATERSHED. THIS AREA IS NOT A SPECIAL PROTECTION AREA. USE CLASS IV.
5. PROPOSED WATER AND SEWER SERVICE WILL BE PUBLIC. THE EXISTING WATER & SEWER CATEGORIES: W-1, S-1.
6. NRI/ FSD BY: 420080960
   APPROVED: DEC. 17, 2007
7. THIS PROPERTY WILL NOT BE SUBJECT TO A FOREST CONSERVATION PLAN (42008128E).
8. THIS SITE WILL PRODUCE MORE THAN 30 PEAK AM TRIPS AND WILL REQUIRE A TRAFFIC STUDY. A TRAFFIC STUDY BY WELLS & ASSOCIATES, INC. IS BEING SUBMITTED CONCURRENT WITH THIS PLAN.
9. THERE ARE NO KNOWN HISTORIC SITES ON THIS PROPERTY.
10. THERE ARE NO KNOWN RARE, THREATENED OR ENDANGERED SPECIES OCCURRING ON THIS PROPERTY.
11. ALL UTILITIES ARE CONCEPTUAL AND SUBJECT TO CHANGE. SEE APPROPRIATE FINAL UTILITY CONSTRUCTION PLANS.
12. EXISTING UTILITY EASEMENTS SHALL BE RELEASED OR RELOCATED AS NECESSARY BASED ON APPROVAL OF CONSTRUCTION PLANS BY MCDPS AND WSSC.

SITE DATA

Zoning: .... Town Sector

Existing Site Area:	
Lot B (L. 54854 F. 354)	1.323 Ac.
Lot M (L. 54854 F. 354)	0.782 Ac.
Parcel N581 (L. 54854 F. 354)	1.21 Ac.
Total Existing Site Area	3.32 Ac.
Proposed Site Area:	
Lot 28	0.38 Ac.
Lot 29	2.94 Ac.
Total Proposed Site Area	3.32 Ac.
Proposed Building Area:	
Building A	3,172 sf
Building B	12,846 sf
Building C	8,800 sf
Total Building Area Proposed	24,868 sf

Subject Property and adjacent Lot 20 are subject to a 'Declaration and Grant of Easements, Licenses, Covenants and Restrictions' recorded among the Land Records which among other things allows vehicular and pedestrian ingress/egress mutually beneficial to both properties.

LEGEND

- EXISTING TOPOGRAPHY
- EXISTING TREE LINE
- EXISTING STRUCTURE
- PROPOSED STRUCTURE
- SVB — STREAM VALLEY BUFFER
- WB — WETLAND BUFFER
- US — WATERS OF THE U.S.
- W — WETLANDS
- LIMIT OF DISTURBANCE
- PROPOSED CONTOURS

PROJECT DATA TABLE (TS ZONE)

DEVELOPMENT STANDARD	PERMITTED/REQUIRED	PROPOSED
MINIMUM TRACT AREA	N/A	144,736 SQ. FT. OR 3.32 ACRES
DENSITY		
OFFICE/BANK	N/A	3,172 SQ. FT.
RETAIL	N/A	10,848 SQ. FT.
RESTAURANT	N/A	10,848 SQ. FT.
GREEN AREA	N/A	48,724 SQ. FT./1.12 ACRES
PARKING LOT GREEN SPACE	3,128 SQ. FT. (5%) (PKG LOT AREA = 62,440 SQ. FT.)	5,345 SQ. FT. (8.5%)
SETBACKS		
PUBLIC STREET	N/A	10' BRL
SIDE	N/A	5' BRL
REAR	N/A	5' BRL
MAXIMUM HEIGHT	N/A	TO BE DETERMINED AT SITE PLAN
BUILDING AREA	N/A	24,868 SQ. FT./0.57 ACRES
BUILDING LOT COVERAGE	N/A	27,714 SQ. FT./0.64 ACRES

Approved Preliminary Subdivision Plan No. 120080080
MCPB Resolution No. 08-126

At its meeting of 09/17/08 per Planning Board Resolution dated 10/14/08

Pursuant to the relevant provisions of Montgomery County Code Chapter 50, the Planning Board approved Preliminary Plan No. 120080080 to create 2 lots on 3.32 acres of land located on Stedwick Road approximately 410 feet west of Montgomery Village Avenue, in the Gaithersburg Vicinity master plan area, subject to the following conditions:

1) Approval under this preliminary plan is limited to two lots for a maximum of 26,000 square feet of general retail uses or a combination of uses that generate an equivalent number of weekday peak-hour trips. The uses approved with this preliminary plan are a 3,172 square foot bank with three drive thru-lanes, and 21,696 square feet of general retail and restaurant uses, excluding fast-food restaurants. Any increase in square footages or changes to these uses will require site plan amendment/approval and further adequate public facilities (APF) review and approval.
2) The Applicant must comply with the conditions of the Montgomery County Department of Permitting Services (MCDPS) stormwater management approval dated April 14, 2008. These conditions may be amended by MCDPS; provided the amendments do not conflict with other conditions of the preliminary plan approval.
3) Prior to issuance of final use and occupancy permit for the third building, the Applicant must complete improvements to the Theater Pond. These improvements must be approved by Maryland Department of the Environment and/or MCDPS with input from the Department of Environmental Protection.
4) The Applicant must comply with the conditions of the Montgomery County Department of Transportation (MCDOT) letter dated August 28, 2008, except the request for the Applicant to construct, maintain, and grant uninterrupted access to an on-site, two stall restroom and storage facility. These conditions may be amended by MCDOT, provided the amendments do not conflict with other conditions of the preliminary plan approval.
5) The Applicant must satisfy provisions for access and improvements as required by MCDOT prior to issuance of access permits.
6) Verizon must be accommodated in easements running through the property that will serve the new uses in a form acceptable to Verizon. Prior to recordation of plat(s), all replacement easements must be recorded.
7) The Applicant must construct an eight-foot-wide sidewalk along the Stedwick Road frontage.
8) The Applicant must satisfy Local Area Transportation Review (LATR) by providing a second right-turn lane on the eastbound Stedwick Road approaching its intersection with Montgomery Village Avenue. This additional lane will be provided by restriping and widening the eastbound approach at the intersection by approximately 6.5 feet on the north side and approximately 2.8 feet on the south side with an approximate 120 foot long taper to the west. The intersection improvement plan must be approved by the Montgomery County Department of Transportation (MCDOT). The permits and bonds must be approved by the Montgomery County Department of Permitting Services (DPS) prior to site plan certification.
9) The Applicant must close the pedestrian tunnel under Stedwick Road pursuant to final approval of Abandonment Case AB-724 and provide an alternative mid-block pedestrian crossing across Stedwick Road between Mills Choice Road and the eastern driveway into the Montgomery Village Center. Associated with this pedestrian crossing, the Applicant must provide the necessary handicapped ramps, signage, and pavement treatments/markings. On the opposite side of Stedwick Road on the property controlled by the two condominium associations (i.e., Center Court and Heron's Cove), the tunnel opening must be re-graded, and an ADA-compliant pedestrian connection leading to the crossing must be provided, subject to final consent by the condominium associations. Prior to site plan certification, the tunnel closure final plan must be reviewed and approved by MCDOT and the permits and bonds must be approved by DPS.
10) The Applicant must provide inverted-U bike racks for 10 bicycle parking spaces located near the main entrances to the commercial businesses. Transportation Planning Staff must review and approve the ultimate location of the bike racks prior to certification of the site plan.
11) A Certified Site Plan must be approved prior to the approval of the record plat.
12) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for eighty-five (85) months from the date of mailing of the Planning Board resolution.
13) All other necessary easements must be shown on the record plat.

This Preliminary Plan will remain valid for 60 months from its Initiation Date (as defined in Montgomery County Code Section 50-35(h), as amended). Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded among the Montgomery County Land Records or a request for an extension must be filed.

CERTIFIED PRELIMINARY PLAN

The foregoing conditions, and this plan drawing, accurately reflect the Planning Board's approval of this preliminary plan.

[signature] 11-16-09
NAME DATE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND THE BELIEF THAT THE PLAN SHOWN HEREON IS TRUE AND CORRECT; HAS BEEN PREPARED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND; AND THE BOUNDARY IS BASED ON FIELD RUN SURVEYS BY GLW.

06 NOV 2009 [signature]
DATE
DAVID S. WEBER
PROFESSIONAL LAND SURVEYOR
MARYLAND REG. NO. 10852

NOTE:
REFER TO SHEET 2 OF 2 FOR EXISTING, PROPOSED & ABANDONMENT EASEMENT DETAILS.

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\07049\PRELIM\07049PPL-1.DWG | DES. | DRN. RLG | CHK.

DATE	REVISION	BY	APPR.

SCALE: 1" = 30'
0' 15' 30' 60' 120'

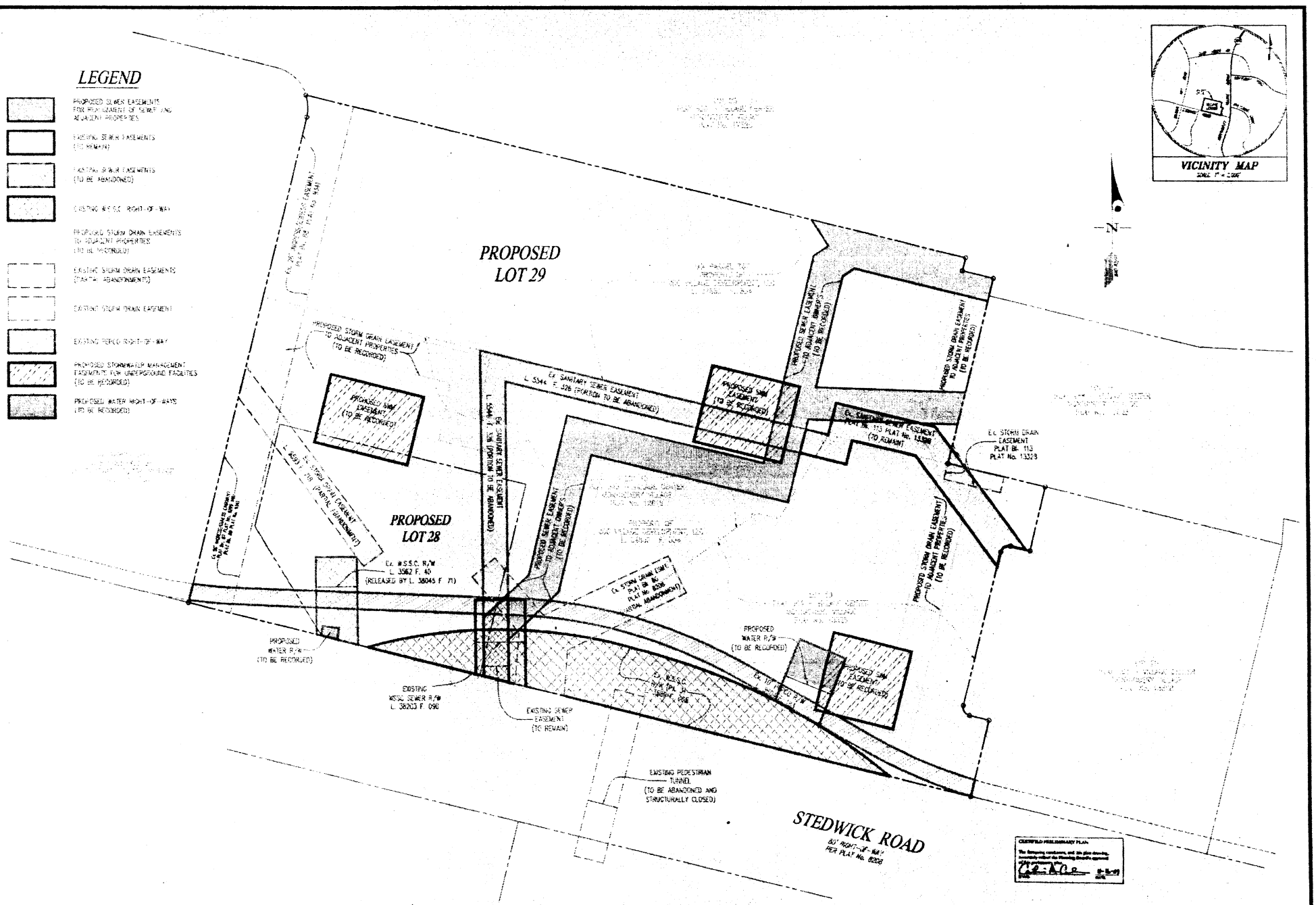
PREPARED FOR:
JDC VILLAGE DEVELOPMENT, LLC
C/O J DONEGAN COMPANY
8500 LEESBURG PIKE, SUITE 403
VIENNA, VIRGINIA 22182

PRELIMINARY PLAN OF SUBDIVISION
MONTGOMERY VILLAGE MARKETPLACE
PROPOSED LOT 28 & 29, VILLAGE CENTER, MONTGOMERY VILLAGE
GAITHERSBURG ELECTION DISTRICT No. 9 — MONTGOMERY COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	TOWN SECTOR	07.049
DATE	TAX MAP - GRID	SHEET
NOV., 2009	FU - 341	1 OF 2

LEGEND

- PROPOSED SEWER EASEMENTS FOR PROVISIONS OF SEWER TO ADJACENT PROPERTIES
- EXISTING SEWER EASEMENTS (TO REMAIN)
- EXISTING SEWER EASEMENTS (TO BE ABANDONED)
- EXISTING W.S.S.C. RIGHT-OF-WAY
- PROPOSED STORM DRAIN EASEMENTS TO ADJACENT PROPERTIES (TO BE RECORDED)
- EXISTING STORM DRAIN EASEMENTS (PARTIAL ABANDONMENTS)
- EXISTING STORM DRAIN EASEMENT
- EXISTING PEPCO RIGHT-OF-WAY
- PROPOSED STORMWATER MANAGEMENT EASEMENTS FOR UNDERGROUND FACILITIES (TO BE RECORDED)
- PROPOSED WATER RIGHT-OF-WAYS (TO BE RECORDED)



CERTIFIED PRELIMINARY PLAN

The foregoing conditions and site plan drawing accurately reflect the following decisions approved by the Planning Board:

GLW GUTSCHICK LITTLE & WEBBER, P.A.

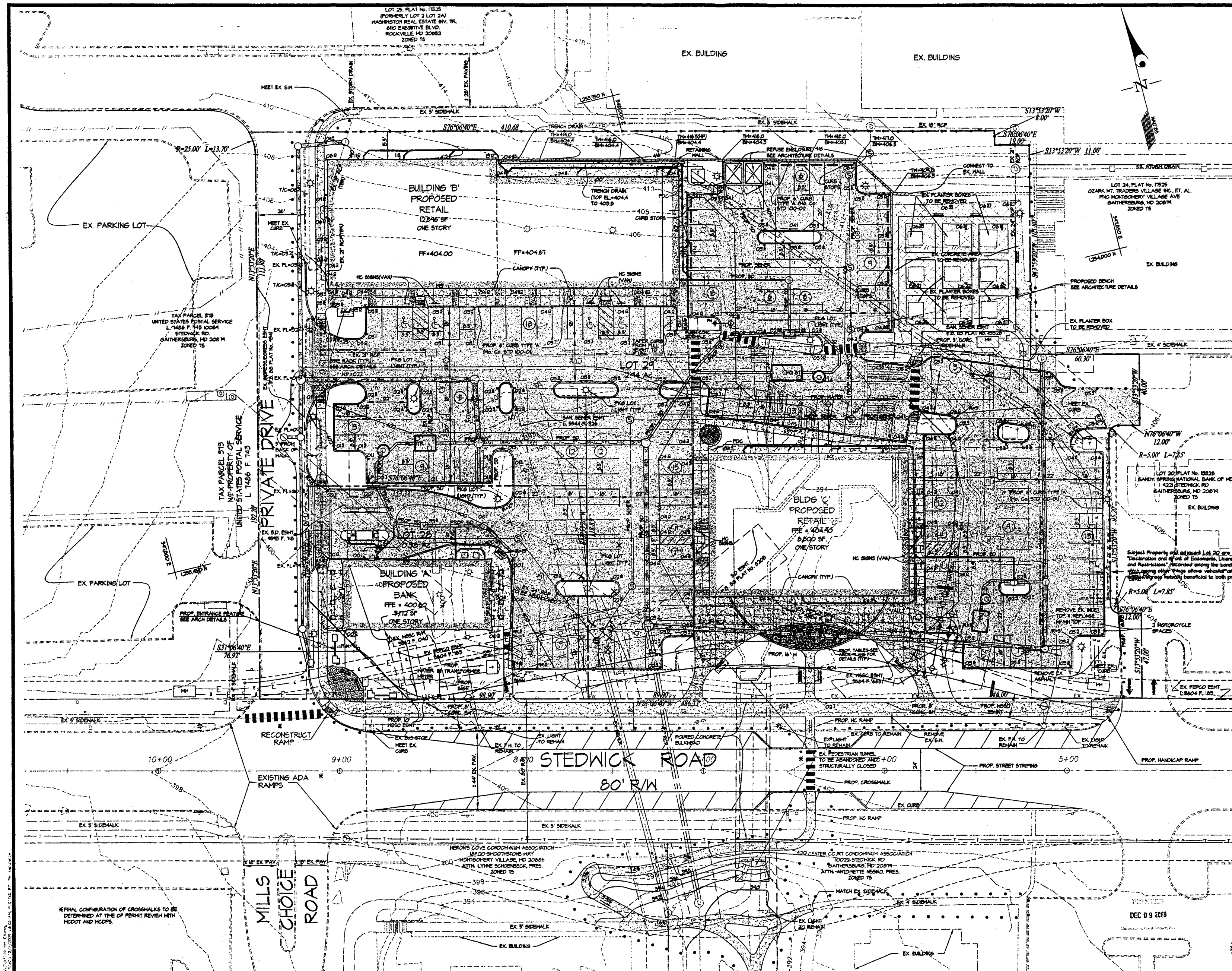
GRAPHIC SCALE

PRELIMINARY PLAN OF SUBDIVISION EASEMENT EXHIBIT

MONTGOMERY VILLAGE MARKETPLACE

PROPOSED LOTS 28 & 29 - "VILLAGE CENTER MONTGOMERY VILLAGE"

SCALE	TOWN/TOWN SECTION	W.S.S.C. FILE No.
1"=20'		07-049
DATE	TAX MAP	SHEET
JULY 2003	FU 341	1 of 1



LEGEND

- PROPOSED CURB & GUTTER
- PROPOSED LIGHT
- PROPOSED SPOT GRADE
- PROPOSED STORM DRAIN, SEWER & WATER
- EXISTING TOPOGRAPHY
- PROPOSED TOPOGRAPHY
- EXISTING STRUCTURES
- PROPOSED PAVING
- PROPOSED SIDEWALKS
- LIMIT OF DISTURBANCE
- PROPOSED TREES & SHRUBS
- PROPOSED STRUCTURE
- PROPOSED BIKE RACK BOLLARD

48 Hours Before You Dig Call "MISS UTILITY" Service Protection Center

MEMBER ONE CALL SYSTEMS INTERNATIONAL

CALL TOLL FREE 1-800-257-7777

EXISTING UTILITY NOTES

1. For marking locations of existing utilities, notify "MISS UTILITY" at 1-800-257-7777, 48 hours prior to any excavation or construction.
2. Information concerning underground utilities was obtained from available records. The contractor must determine the exact locations and elevations of the utilities by digging test pits by hand at all utility crossings well in advance of trenching. If clearances are less than specified on this plan or less than 12 inches when not specified, contact the Engineer, and the owner of the other involved utility before proceeding with construction.
3. For field location of gas line services, notify Washington Gas Light Co., 703-750-1000, 48 hours prior to the start of any excavation or construction.
4. Omissions and/or additions of utilities found during construction shall be the sole responsibility of any contractor engaged in excavation at this site. Gutschick, Little & Weber, P.A., shall be notified immediately of any and all utility information, omissions and additions found by any contractor.
5. Due to the proximity of live underground and overhead utilities, we are not responsible for any damage or injury sustained during construction by any persons, trucks, trailers, or equipment used on or adjacent to the site.

NOTE:
ALL UTILITIES ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE. SEE APPROPRIATE FINAL UTILITY CONSTRUCTION PLANS.

PROFESSIONAL/ENGINEER'S CERTIFICATION

THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER CERTIFIES THAT THE SITE PLANS HEREIN CONFORM TO THE STANDARDS OF THE ZONE, AND THE PLANNING BOARD SITE PLAN OPINION. IN ADDITION, THE SITE PLANS ARE CONSISTENT WITH THE DATA TABLE PROVIDED ON THE COVER SHEET. 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. 12921 EXPIRATION DATE: APRIL 10, 2010

DATE DAVID S. WEBER, P.E.

OWNER'S/DEVELOPER'S CERTIFICATION

The Undersigned agrees to execute all the features of the Site Plan Approval No. 820090060, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: JDC VILLAGE DEVELOPMENT LLC (Company) JAY DONEGAN (Contact Person)
Address: 8500 LEESBURG PIKE, SUITE 405 VIENNA VIRGINIA 22182
Phone: (703) 506-1120
Signature:

M-NCPPC APPROVAL STAMP

CERTIFIED SITE PLAN
FILE NO. 820090060
MONTGOMERY COUNTY PLANNING BOARD

CHAIR OR DESIGNEE DATE

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

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\07049\SITE PLANS\07049-SP-05.DWG | DES. | DRN. RLG | CHK.

DATE	REVISION	BY	APP'R.
5-19-09	PRICING SET	JW	
3-13-09	RE-SUBMIT TO MNCPPC	JW	

PREPARED FOR:
JDC VILLAGE DEVELOPMENT, LLC
C/O J DONEGAN COMPANY
8500 LEESBURG PIKE, SUITE 403
VIENNA, VIRGINIA 22182

SITE PLAN

MONTGOMERY VILLAGE MARKETPLACE

PROPOSED LOTS 28 & 29, VILLAGE CENTER, MONTGOMERY VILLAGE

GAITHERSBURG ELECTION DISTRICT No. 9 — MONTGOMERY COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=20'	TOWN SECTOR	07049
DATE	TAX MAP - GRID	SHEET
OCT., 2009	FU - 341	5 OF 9