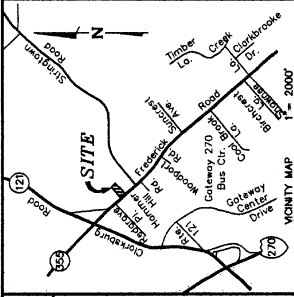


**Plat Name:** Buffington at Clarksburg  
**Plat #:** 220100780

**Location:** Located on the east side of Frederick Road (MD 355), 400 feet north of Stringtown Road  
**Master Plan:** Clarksburg  
**Plat Details:** C-1, R-200 zones  
Community Water, Community Sewer  
**Applicant:** Buffington Enterprises II, 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. 120090310 (MCPB Resolution No. 10-28) and with Site Plan No. 820100010 (MCPB Resolution No. 10-17), 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.

PLAT No.



TAX MAP No. EW

**OWNER'S CERTIFICATE**

Buffington Enterprises II, LLC, a Maryland corporation, owner of the property shown hereon, hereby dedicates this plat of subdivision to the public use, establish and grant to Montgomery County, Maryland or other appropriate agency, temporary easements twenty-five (25) feet wide over the lot shown hereon, for the purpose of providing for the installation and maintenance of public utility lines, and the easements shall be subject to the provisions of the Public Utility Easement (P.U.E.) as shown hereon to the parties named in a document of record in the Land Records of Montgomery County, Maryland, subject to all current and applicable regulations of all federal, state, and local governing agencies. As owners of the property shown hereon, we warrant that we are the legal owners of the property and any other required documentation, to be set by a registered Maryland Land Surveyor, in accordance with Section 50-24(e)(2) of the Montgomery County Code.

There are no splits, liens, leases, mortgages, or trusts, affecting the property included in this plat of subdivision, except a certain deed of trust and the parties in interest thereto have affixed their signatures hereon indicating their assent to this plat of subdivision.

Buffington Enterprises II, LLC

*[Signature]*  
Date: 3/13/2010

We hereby assent to this plat of subdivision.

*[Signature]*  
Date: 3/22/10

**SURVEYOR'S CERTIFICATE**

We hereby certify that the plat shown hereon is correct; that it is a subdivision of all of the land conveyed to the parties named in a document of record in the Land Records of Montgomery County, Maryland, by and for the use of the parties named in the instrument of record in the Land Records of Montgomery County, Maryland, in Liber 32687 of Folio 29, 2006 and recorded among the Land Records of Montgomery County, Maryland, in Liber 32687 of Folio 532. We hereby certify that, since engaged as described in the owner's certification hereon, all monuments and all other required documentation, to be set by a registered Maryland Land Surveyor, in accordance with Section 50-24(e) of the Montgomery County Code. The total area included on this plat is 41,640 square feet or 0.95592 of an acre, including 1,892 square feet of street dedication.

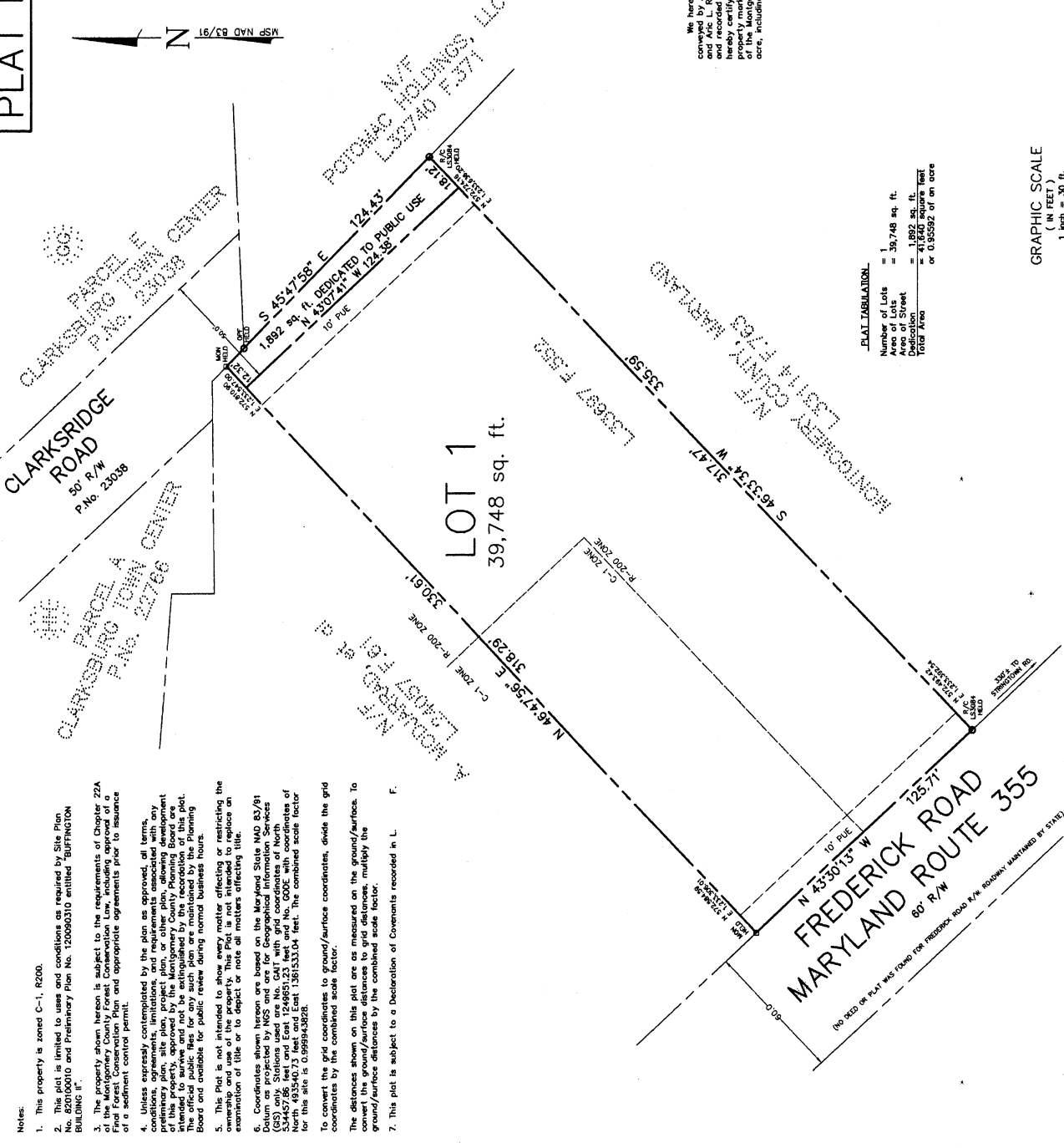
*[Signature]*  
Date: 3/22/2010

SUBMISSION RECORD PLAT  
LOT 1  
BUFFINGTON AT  
CLARKSBURG  
ELECTION DISTRICT No. 2  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 30' MAY, 2010

**MHG** Meacris, Henricks & Glascock, P.A.  
Surveyors  
Landscape Architects  
9220 Hickman Road, Suite 100  
Montgomery Village, Maryland  
20886-1778  
Phone: 301.670.0840  
Fax: 301.548.0880  
www.mhgas.com

03.276.22

MSP NAD 83/91



**PLAT TABULATION**

Number of Lots	= 1
Area of Lots	= 39,748 sq. ft.
Area of Street Dedication	= 1,892 sq. ft.
TOTAL Area	= 41,640 square feet or 0.95592 of an acre



- Notes:
- This property is zoned C-1, R200.
  - This plat is limited to uses and conditions as required by Site Plan No. 820100010 and Preliminary Plan No. 120090310 entitled "BUFFINGTON BUILDING I".
  - The property shown hereon is subject to the requirements of Chapter 22A of the Montgomery County Forest Conservation Law, including approval of a Final Forest Conservation Plan and appropriate agreements prior to issuance of a subdivision control permit.
  - Unless expressly contemplated by the plan as approved, all terms, conditions, covenants, and restrictions of this preliminary plan, site plan, project plan, or other plan, allowing development of this property, approved by the Montgomery County Planning Board are hereby incorporated into and made a part of this plat. The official plat shall not be recorded until approved by the Planning Board and available for public review during normal business hours.
  - This Plat is not intended to show every matter affecting or restricting the ownership and use of the property. This Plat is not intended to replace an examination of title or to depict or note all matters affecting title.
  - Coordinates shown hereon are based on the Maryland State MAD 83/91 Datum as projected by NAD 83 and are for Geographical Information Services (GIS) only. Stations used are No. 0411 with grid coordinates of North 4935407.33 feet and East 1361533.04 feet. The combined scale factor for this site is 0.999943828.
  - To convert the grid coordinates to ground/surface coordinates, divide the grid coordinates by the combined scale factor.
  - The distances shown on this plat are measured on the ground/surface. To convert this ground/surface distances to grid distances, multiply the ground/surface distances by the combined scale factor.
  - This plat is subject to a Declaration of Covenants recorded in L. F.

FOR PUBLIC WATER AND SEWER ONLY

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION  
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: \_\_\_\_\_  
CHAIRMAN

APPROVED: \_\_\_\_\_  
SECRETARY-TREASURER

M.N.C.P. & P.C. RECORD FILE No. \_\_\_\_\_

MONTGOMERY COUNTY, MARYLAND  
DEPARTMENT OF PERMITTING SERVICES

APPROVED: \_\_\_\_\_  
DIRECTOR

DATE: \_\_\_\_\_ Plat No.: \_\_\_\_\_

12.0.10.07.B.C

# RECORD PLAT REVIEW SHEET

Plat Name: Buffington at Charlesburg Plat Number: 220100780  
 Plan Name: Buffington Building II Plan Number: 120090130  
 Plat Submission Date: 3-23-2010  
 DRD Plat Reviewer: S. Smith  
 DRD Prelim Plan Reviewer: R. Butler Checked: RB Date 7/1/10

**Initial DRD Review:**

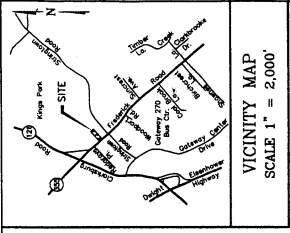
Signed Preliminary Plan - Date 5/19/10 Checked: Initial SPS Date 6-21-10  
 Planning Board Resolution - Date 3-29-10 Checked: Initial SPS Date 5/12/2010  
 Site Plan Req'd for Development? Yes  No  Verified By: SPS (initial)  
 Site Plan Name: Buffington Building II Site Plan Number: 8200006  
 Planning Board Resolution - Date 3/29/10 Checked: Initial SPS Date 4-19-2010  
 Site Plan Signature Set - Date 6-16-10 Checked: Initial SPS Date 6/21/10  
 Site Plan Reviewer Plat Approval: Checked: Initial [Signature] Date ✓

Review Items: Lot # & Layout  Lot Area  Zoning  Bearings & Distances   
 Coordinates ok Plan #     Road/Alley Widths ok Easements     Open Space N/A  
 Non-standard BRLs ok Adjoining Land ok Vicinity Map ok 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	3-24-10	4-9-2010	4-9-2010	NO REVISIONS
Research	Bobby Fleury			3/29/10	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

**Final DRD Review:**

Consultant Notified (Final Mark-up):	Initial <u>SPS</u>	Date <u>5-12-10</u>
Final Mylar & DXF/DWG Received:	Initial <u>SPS</u>	Date <u>5/28/10</u>
Final Mylar Review Complete:	Initial <u>SPS</u>	Date <u>6-23-10</u>
<b>Board Approval of Plat:</b>		
Plat Agenda:	<del>SPS</del> SPS	<del>7/8/10</del> 7/15/2010
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____
<b>MCDPS Approval of Plat:</b>		
Consultant 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 #:	_____	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	_____	_____



VICINITY MAP  
SCALE 1" = 2,000'

TYPE: ANALYSIS  
PROPOSED USE: Mixed Commercial/Residential  
PROPOSED ZONE: C-1, R200  
PROPOSED LOT AREA: 12,208 S.F. (0.28 Acre)  
PROPOSED FLOOR AREA: 110,000 S.F.  
PROPOSED F.O.D.: 4.50  
APPROXIMATE BUILDING HEIGHT: 3'-0"  
APPROXIMATE BUILDING FOOTPRINT: 3'-0"

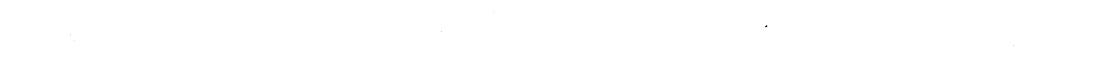
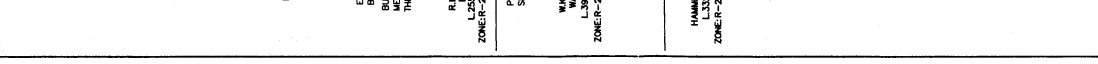
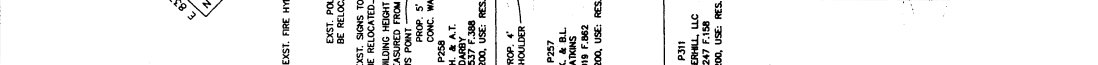
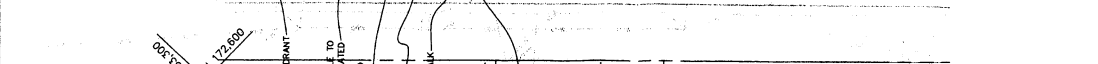
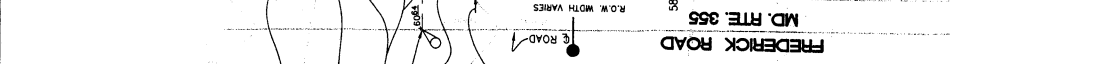
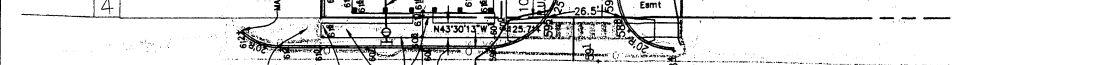
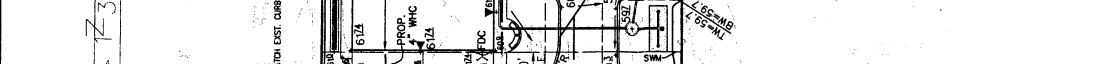
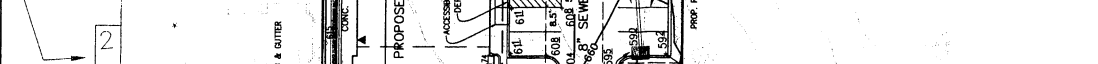
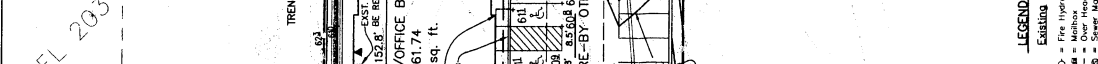
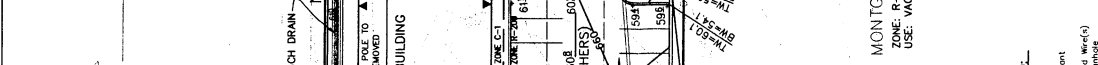
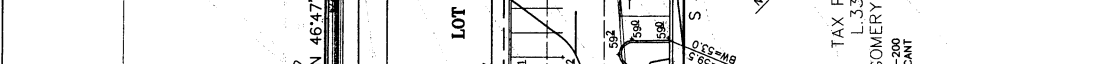
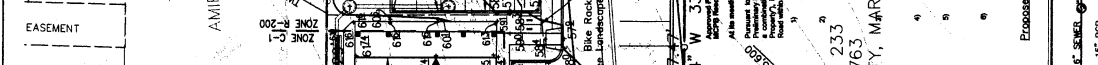
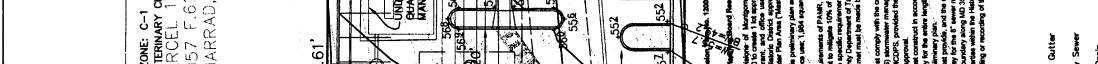
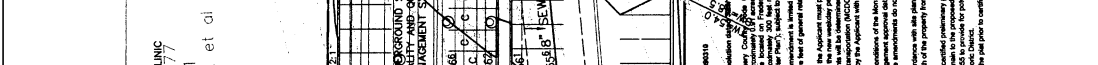
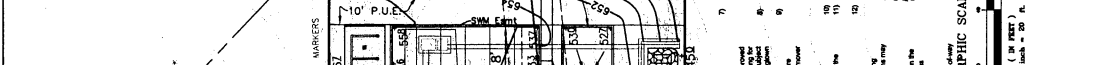
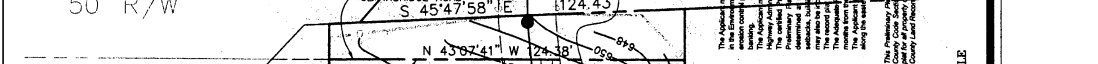
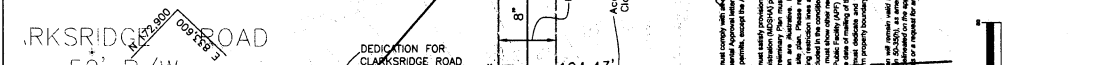
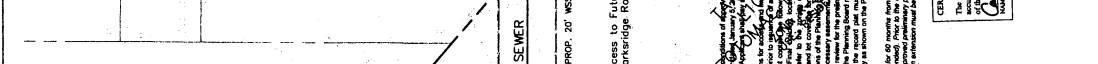
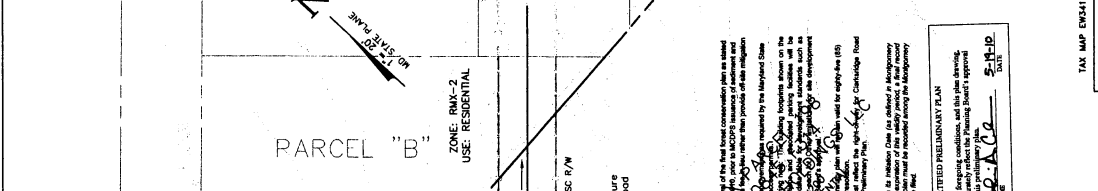
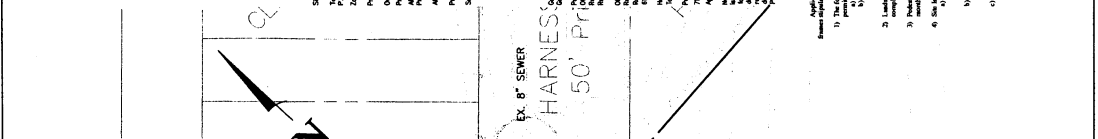
Notes:  
1) This preliminary plan may be modified for compatibility with other approved plans.  
2) All proposed structures shall be in accordance with the Historic District Ordinance, unless otherwise indicated.  
3) The proposed structures shall be in accordance with the Historic District Ordinance, unless otherwise indicated.  
4) The proposed structures shall be in accordance with the Historic District Ordinance, unless otherwise indicated.  
5) The proposed structures shall be in accordance with the Historic District Ordinance, unless otherwise indicated.  
6) The proposed structures shall be in accordance with the Historic District Ordinance, unless otherwise indicated.  
7) The proposed structures shall be in accordance with the Historic District Ordinance, unless otherwise indicated.

7) The proposed structures shall be in accordance with the Historic District Ordinance, unless otherwise indicated.  
8) The proposed structures shall be in accordance with the Historic District Ordinance, unless otherwise indicated.  
9) The proposed structures shall be in accordance with the Historic District Ordinance, unless otherwise indicated.  
10) The proposed structures shall be in accordance with the Historic District Ordinance, unless otherwise indicated.  
11) The proposed structures shall be in accordance with the Historic District Ordinance, unless otherwise indicated.  
12) The proposed structures shall be in accordance with the Historic District Ordinance, unless otherwise indicated.  
13) The proposed structures shall be in accordance with the Historic District Ordinance, unless otherwise indicated.  
14) The proposed structures shall be in accordance with the Historic District Ordinance, unless otherwise indicated.  
15) The proposed structures shall be in accordance with the Historic District Ordinance, unless otherwise indicated.  
16) The proposed structures shall be in accordance with the Historic District Ordinance, unless otherwise indicated.  
17) The proposed structures shall be in accordance with the Historic District Ordinance, unless otherwise indicated.  
18) The proposed structures shall be in accordance with the Historic District Ordinance, unless otherwise indicated.  
19) The proposed structures shall be in accordance with the Historic District Ordinance, unless otherwise indicated.  
20) The proposed structures shall be in accordance with the Historic District Ordinance, unless otherwise indicated.

APPLICANT: AMR MODJARRAD, et al  
OWNER/DEVELOPER: MS. BETIE BUFFINGTON  
REMAX REALTY CENTRE, INC.  
3300 OLNEY-SANDY SPRING ROAD  
OLNEY, MD, 20832  
PH: 301-774-9900

PROFESSIONAL CERTIFICATION:  
I hereby certify that these documents were prepared or approved by me, as a duly Licensed Professional Engineer, in the State of Maryland, License No. 10560, Expiration Date: 10-30-11.  
*Michael W. Henricks*  
Michael W. Henricks  
Professional Engineer

DATE: 12/18/09



TAX MAP E2441  
PRELIMINARY PLAN OF SUBDIVISION  
WSSC 2329W13

BUFFINGTON BUILDING II  
TAX MAP PARCEL 200  
2ND ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

MHG  
Macris, Hendricks & Glascock, P.A.  
Engineers, Architects, Surveyors  
3200 Walden Road, Suite 100  
Montgomery Village, Maryland  
20854-0101  
Phone: 301-581-0989  
Fax: 301-581-0989  
www.mhg.com

NO.	DATE	DESCRIPTION	BY
1	1-7-10	Address 10' P.U.E.	E.B.
2	12-17-09	Revised Grading, removed 10' P.U.E.	R.B.
3	10-5-09	Addressed DRC Comments	R.B.

OWNER/DEVELOPER  
MS. BETIE BUFFINGTON  
REMAX REALTY CENTRE, INC.  
3300 OLNEY-SANDY SPRING ROAD  
OLNEY, MD, 20832  
PH: 301-774-9900

LEGEND:  
EXISTING  
Fire Hydrant  
Over Head Wire(s)  
Sewer Manhole  
Storm Drain  
Water Line  
Sign  
Drain Grate  
Storm Drain Inlet  
Storm Drain Inlet  
Storm Drain Pipe  
Transformer  
Tree, Shrub and/or Planting Line  
Utility Pole  
Water Pipeline  
Water Valve  
Water Valve

PROPOSED  
Curb & Outer  
Sanitary Sewer  
Storm Drain  
Water Line  
Spot Elevation  
Centreline  
Limits of Disturbance  
Top and Bottom of Wall  
Door Locations  
Fire Department Connection  
Water House Connection

474  
11455.9  
BM-55.9  
FDC  
MHC

474  
11455.9  
BM-55.9  
FDC  
MHC

474  
11455.9  
BM-55.9  
FDC  
MHC

474  
11455.9  
BM-55.9  
FDC  
MHC

474  
11455.9  
BM-55.9  
FDC  
MHC

474  
11455.9  
BM-55.9  
FDC  
MHC

474  
11455.9  
BM-55.9  
FDC  
MHC

474  
11455.9  
BM-55.9  
FDC  
MHC

474  
11455.9  
BM-55.9  
FDC  
MHC

474  
11455.9  
BM-55.9  
FDC  
MHC

474  
11455.9  
BM-55.9  
FDC  
MHC

474  
11455.9  
BM-55.9  
FDC  
MHC

474  
11455.9  
BM-55.9  
FDC  
MHC

474  
11455.9  
BM-55.9  
FDC  
MHC

474  
11455.9  
BM-55.9  
FDC  
MHC

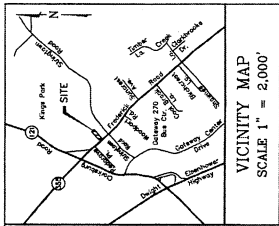
474  
11455.9  
BM-55.9  
FDC  
MHC

474  
11455.9  
BM-55.9  
FDC  
MHC

474  
11455.9  
BM-55.9  
FDC  
MHC

474  
11455.9  
BM-55.9  
FDC  
MHC

# BUFFINGTON BUILDING II CERTIFIED SITE PLAN #820100010



**SITE ANALYSIS**  
 Zoning - C-1, CBD  
 Request for - Retail Commercial/Business Commercial  
 Height - 40' 0" (12.80 m)  
 Floor Area - 11,150 sq. ft. (1,030 sq. m)  
 Parcel - 1.70 Acres  
 - 1,100 sq. ft. (101 sq. m)

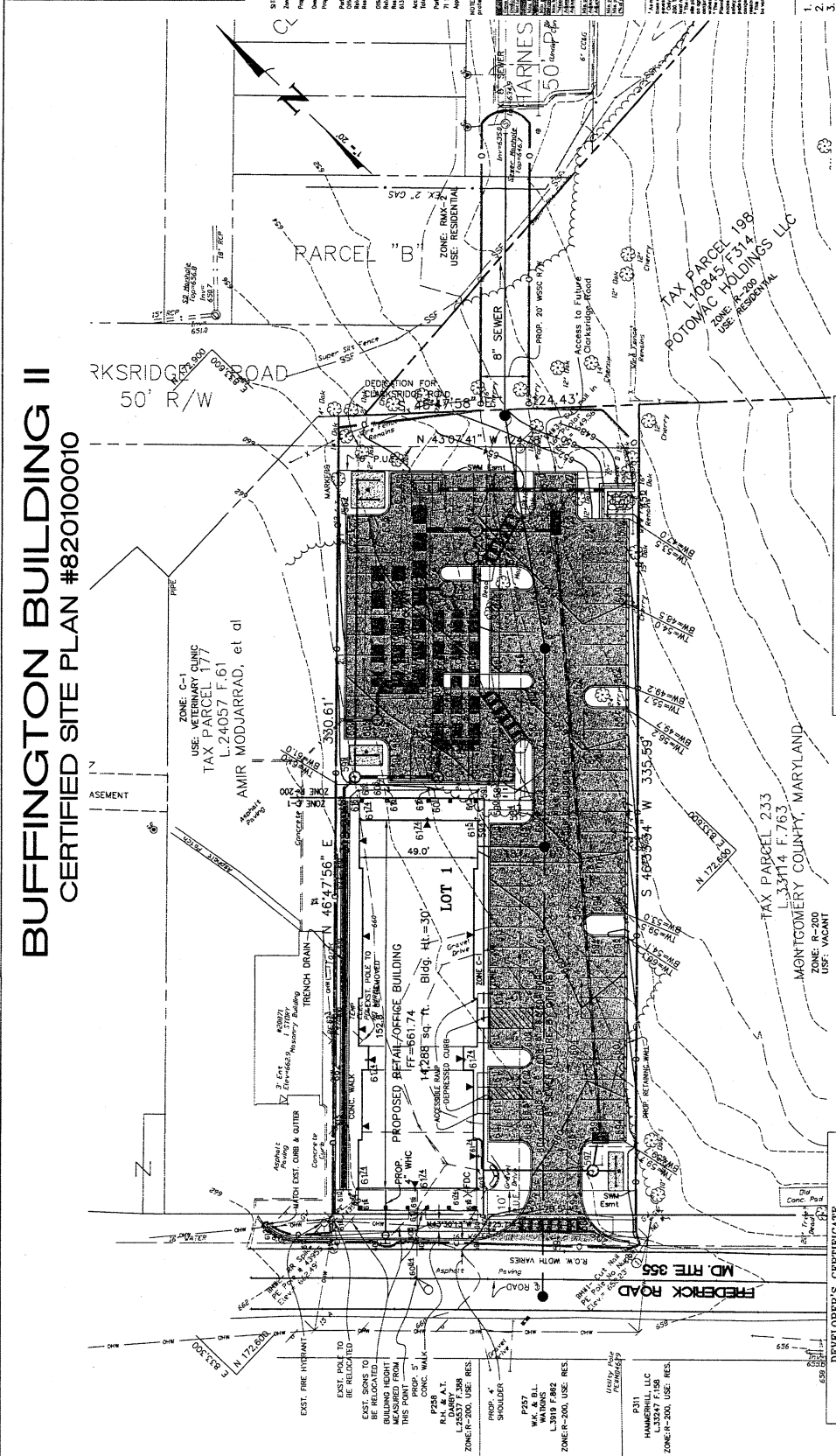
**Proposed Building Area**  
 11,150 sq. ft. (1,030 sq. m)

**Publicly Owned**  
 Other lot (1.25 acres) per 1,000 sq. ft. (92.9 sq. m) floor area  
 Maximum lot area (1.25 acres) per 1,000 sq. ft. (92.9 sq. m) floor area  
 Other lot - 77,164 sq. ft. (7,114 sq. m) (3.53 acres) (322,100 sq. ft. (30,182 sq. m) floor area)  
 Other lot - 1,100 sq. ft. (101 sq. m) (0.025 acres) (1,100 sq. ft. (101 sq. m) floor area)  
 Other lot - 1,100 sq. ft. (101 sq. m) (0.025 acres) (1,100 sq. ft. (101 sq. m) floor area)

**Other lot - 1,100 sq. ft. (101 sq. m) (0.025 acres) (1,100 sq. ft. (101 sq. m) floor area)**  
 Other lot - 1,100 sq. ft. (101 sq. m) (0.025 acres) (1,100 sq. ft. (101 sq. m) floor area)

**Other lot - 1,100 sq. ft. (101 sq. m) (0.025 acres) (1,100 sq. ft. (101 sq. m) floor area)**  
 Other lot - 1,100 sq. ft. (101 sq. m) (0.025 acres) (1,100 sq. ft. (101 sq. m) floor area)

**Other lot - 1,100 sq. ft. (101 sq. m) (0.025 acres) (1,100 sq. ft. (101 sq. m) floor area)**  
 Other lot - 1,100 sq. ft. (101 sq. m) (0.025 acres) (1,100 sq. ft. (101 sq. m) floor area)



**OWNER/DEVELOPER**  
 BECK & BUFFINGTON  
 REAL ESTATE  
 3300 OLNEY-SANDY SPRING ROAD  
 OLNEY, MD. 20832  
 PH: 301-774-9500

**OWNER/DEVELOPER**  
 BECK & BUFFINGTON  
 REAL ESTATE  
 3300 OLNEY-SANDY SPRING ROAD  
 OLNEY, MD. 20832  
 PH: 301-774-9500

**NO. DATE DESCRIPTION**

4	4-2-10	Address conditions of approval	R.B
3	1-7-10	Added 10' P.U.C.	R.B
2	12-17-09	Revised Conditions, removed 10' P.U.C.	R.B
1	10-5-09	Addressed IRC comments	R.B

**M-NCPIC APPROVAL STAMP**  
 Certified Site Plan  
 File No. 820100010  
 Montgomery County Planning Board  
 Chairman or Designer  
*R. A. H. HARRIS*  
 Date: 6-14-10

**LEGEND:**

**Existing:**  
 Fire Hydrant  
 Fire Hose  
 Sewer Manhole  
 Storm Drain  
 Water Meter  
 Storm Drain Valve  
 Storm Drain Pipeline  
 Tree, Small  
 Tree, Large  
 Water Meter  
 Water Mains  
 Manhole  
 Manhole Cover  
 Manhole Valve  
 Manhole Access  
 Manhole Valve  
 Manhole Access  
 Manhole Valve  
 Manhole Access

**Proposed:**  
 Fire Hydrant  
 Fire Hose  
 Sewer Manhole  
 Storm Drain  
 Water Meter  
 Storm Drain Valve  
 Storm Drain Pipeline  
 Tree, Small  
 Tree, Large  
 Water Meter  
 Water Mains  
 Manhole  
 Manhole Cover  
 Manhole Valve  
 Manhole Access  
 Manhole Valve  
 Manhole Access

**DEVELOPER'S CERTIFICATE**  
 The undersigned agrees to execute all the features and conditions of this site plan and to maintain the same in accordance with the agreement between the Montgomery County Planning Board and the undersigned.  
 Dated: 6/14/10  
 By: *William H. Harris*  
 Title: Chairman  
 Name of Contract Purchaser: *Beck & Buffington Enterprises, II, LLC*  
 Name of Contract Designer: *Elizabeth S. Beck*  
 Printed Name: *Elizabeth S. Beck*

**Professional Certification:**  
 I hereby certify that these documents were prepared or approved by me, and that I am a duly Licensed Professional Engineer in the State of Maryland, License No. 10569, Expiration Date: 10-30-11.  
*Gregory W. Hendricks*  
 Gregory W. Hendricks

**GRAPHIC SCALE**  
 1" = 20' (1/4" = 5')

**UNITS OF DISTURBANCE**  
 Top and Bottom of Wall: 1/4" = 5'  
 Door Locations: 1/4" = 5'  
 Compact Parking Space: 1/4" = 5'

**OWNER/DEVELOPER**  
 BECK & BUFFINGTON  
 REAL ESTATE  
 3300 OLNEY-SANDY SPRING ROAD  
 OLNEY, MD. 20832  
 PH: 301-774-9500

**OWNER/DEVELOPER**  
 BECK & BUFFINGTON  
 REAL ESTATE  
 3300 OLNEY-SANDY SPRING ROAD  
 OLNEY, MD. 20832  
 PH: 301-774-9500

**BUFFINGTON BUILDING II**  
 TAX MAP PARCEL P200  
 2ND ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

**MHG**  
 Macris, Hendricks & Glascock, P.A.  
 8220 Wagonwheel Road, Suite 120  
 Montgomery Village, Maryland  
 20886-0201  
 Tel: 301-480-8083  
 Fax: 301-480-8083  
 Email: mhg@mhgpa.com

Proj. No. 820100010  
 Date: 6-22-09  
 Scale: 1" = 20'  
 Project No. 820100010  
 Sheet: 1 of 7  
 03/27/02

