

**Plat Name:** Clarksburg Town Center  
**Plat #:** 220100820

**Location:** Located in the northeast quadrant of the intersection of Catawba Hill Drive and Sugarloaf Chapel Drive  
**Master Plan:** Clarksburg  
**Plat Details:** RMX-2 zone, 1 parcel  
Community Water, Community Sewer  
**Applicant:** NNP-II Clarksburg, LLC

Staff recommends approval of this minor subdivision plat pursuant to Section **50-35A (a)(3)** of the Subdivision Regulations, which states:

**Consolidation of Two or More Lots or a Part of a lot into One Lot.** Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

- a. Any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
- b. Any consolidation involving a part of a lot may occur under the minor subdivision process if the part of a lot was created by deed recorded prior to June 1, 1958

Staff applied the above-noted minor subdivision criteria for this property and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(3), and with approved Site Plan No. 820070220, and supports this minor subdivision record plat.

**OWNER'S CERTIFICATE**

We the undersigned, owners of the property shown hereon and described in the Surveyor's Certificate, hereby adopt this plan of subdivision and establish the minimum building restriction lines.  
 We further certify that a Maryland Registered Land Surveyor will be engaged to set all property corner markers in accordance with Section 50-24(c) of the Montgomery County Code.  
 There are no suits, actions at law, leases, liens, mortgages or trusts affecting the property shown hereon.

Date: 6/17/10  
 NNP-II Clarksburg, LLC  
 (formerly known as Ternbrook Clarksburg, LLC)  
 by: Western Management, LLC  
 a Delaware limited liability company

Date: 6/17/10  
 Douglas J. Deban, Asst. V.P.  
 NNP-II Clarksburg, LLC

Date: 6/17/10  
 Clarksville Homeowners Association, Inc.  
 a Maryland non-profit corporation  
 by: James S. Deane  
 Title: President

**SURVEYOR'S CERTIFICATE**

I hereby certify that the information shown herein is correct, that it is a subdivision of a part of the property shown on NNP-II Clarksburg, LLC, a Delaware limited liability company (the "Town Center") Clarksburg, LLC, from Clarksburg Land Associates, L.L.P., a Maryland limited liability partnership (the "Town Center") and recorded among the land records of Montgomery County, Maryland in Liber 17865 at Folio 495; that it is also all of the property acquired by Clarksburg Homeowners Association, Inc., a Maryland nonprofit corporation from NNP-II Clarksburg, LLC, a Delaware limited liability company by deed dated July 9th, 2008 and recorded among the land records in Liber 19338 at Folio 539; that it is a resubdivision of Parcels A, C and F, Block J as shown on a subdivision record plat entitled "Lots 24 through 29, Block A, Parcels A, C, D and F, Block J and Parcel B, Block L, Clarksburg Town Center and recorded among the aforesaid land records as Plat No. 22536.

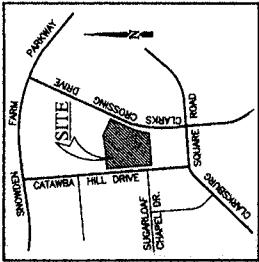
I further certify that, if engaged, I will set all property corner markers in accordance with Section 50-24(c) of the Montgomery County Code.

The total area included in this subdivision record plat is 70.233 square feet or 1.61 acres of land, there is no dedication to public use.

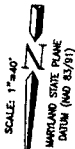
Date: 5/21/10  
 Daniel F. DeBolt  
 Registered Property Line Surveyor  
 Maryland No. 536

**Notes:**

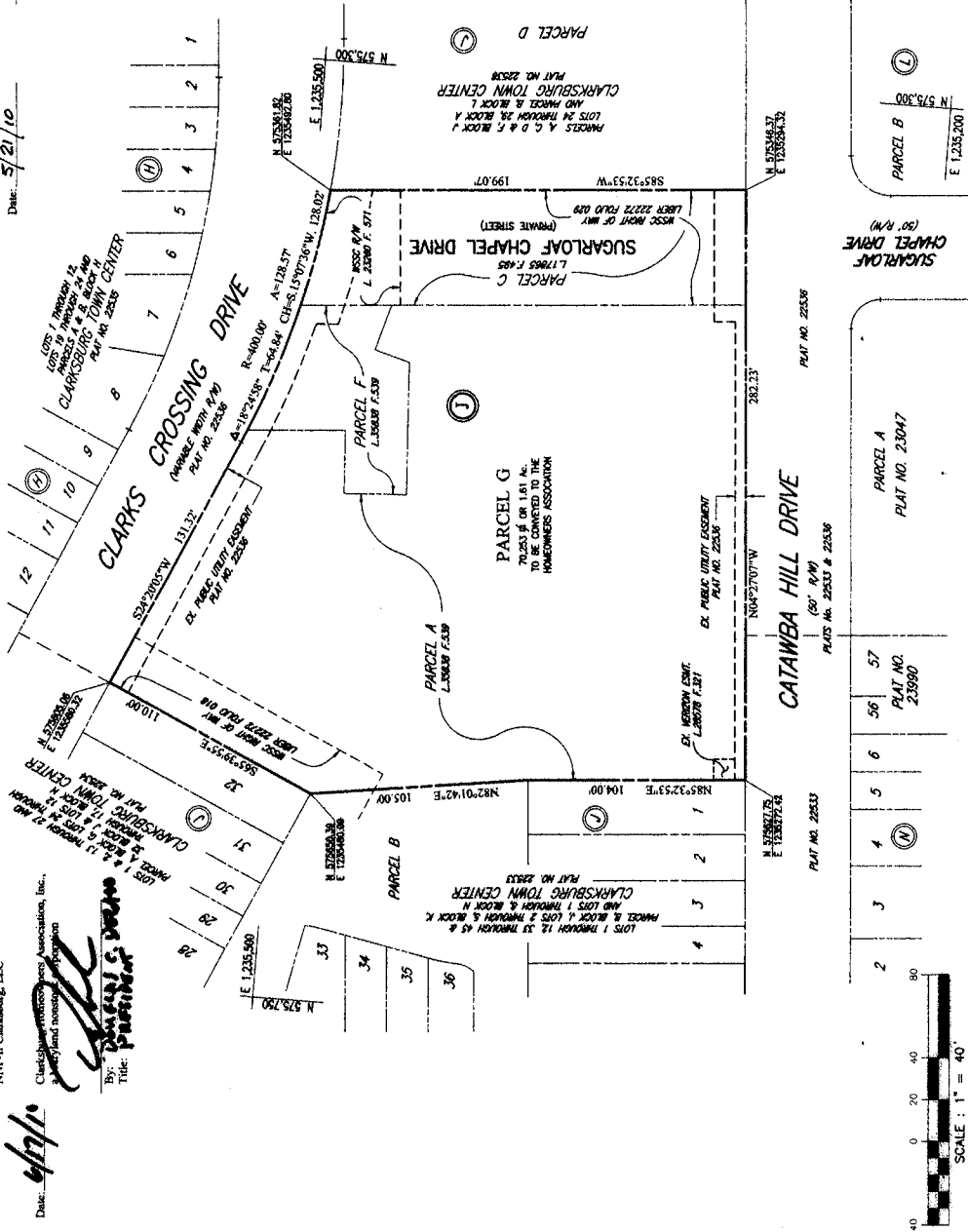
- All terms, conditions, agreements, limitations and requirements associated with any Preliminary Plan, or other plan allowing development of this property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly 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.
- 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 the issuance of a Sediment Control Permit.
- The Subdivision Record Plat is not intended to allow 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.
- This development is served by public water and sewer systems only.
- This land is zoned "RMX" and is being developed under the provisions of Division 59-C-10 of the Montgomery County Code.
- The development is subject to the conditions of Site Plan #820070220 entitled "Clarksburg Town Center."
- W.S.S.C. 200 scale reference: 233 NW 13
- Preliminary Plan No.: 11995042A
- This site is subject to an agreement with the Montgomery County Planning Board regarding adequate public facilities.
- Parcel G, Block J is subject to a Declaration of Covenants for Private Open Space, recorded among the Land Records of Montgomery County, Maryland in Liber 19361 at Folio 342.
- Parcel G, Block J is subject to a Supplementary Declaration of Covenants, Conditions and Restrictions for Clarksburg Homeowners Association, Inc. recorded among the Land Records of Montgomery County, Maryland in Liber 26161 at Folio 029.
- This plat conforms to the requirements for minor subdivision approval specified in section 30-53A of the Montgomery County Subdivision Regulations. This plat involves the consolidation of three (3) parcels into a single parcel in accordance with sections 30-53A(6)(3) and Site Plan No. 820070220.



VICINITY MAP  
NOT TO SCALE



SCALE: 1"=40'  
 MARYLAND STATE PLANE  
 DATUM (NAD 83/91)



SCALE: 1" = 40'

Subdivision Record Plat  
 Parcel G, Block J  
 a Resubdivision of Parcels A, C & F, Block J  
**CLARKSBURG**  
**TOWN CENTER**  
 Clarksburg (2nd) District  
 Montgomery County, Maryland  
 Scale: 1"=40' March, 2010

**CPJ** Charles P. Johnson & Associates, Inc.  
 Civil and Environmental Engineers - Planners - Landscape Architects - Surveyors  
 1000 Westwood Blvd., Suite 200, Westwood, Maryland 20996-3000  
 Phone: 301-709-1100 Fax: 301-709-1101  
 www.charlesjohnson.com Clarksburg, MD • Frederick, MD • Silver Spring, MD • Fairfax, VA

I PARCEL  
 TAX MAP GRID BW42  
 220100820

APPROVED: _____	DATE: _____	CHAIRMAN
APPROVED: _____	DATE: _____	ASST. SECRETARY-TREASURER
DEPARTMENT OF PERMITTING SERVICES, MONTGOMERY COUNTY		
RECORDED: _____	DATE: _____	DIRECTOR
PLAT NO.: _____		

# MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Clarksburg Town Center Plat Number: 220100820  
 Plat Submission Date: 4-7-2010  
 DRD Plat Reviewer: S. Smith  
 DRD Prelim Plan Reviewer: C. Conlon  
 \*For category of minor subdivision see pages 2 and 3

## Initial DRD Review:

Pre-Preliminary Plan No. \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 Preliminary Plan No. 11995042 (Amended) Checked: Initial SOS Date 4/29/10  
 Planning Board Opinion - Date 7/16/09 Checked: Initial SOS Date 4/29/10  
 Site Plan Name if applicable: Clarksburg Town Center Site Plan Number: 820070220  
 Planning Board Opinion - Date 7/16/09 Checked: Initial SOS Date 4/29/10

Lot # & Layout  Lot Area  Zoning  Bearings & Distances ok Coordinates ok  
 Plan # ok 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 ok  
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	4-7-10	4-23-10	4-13-10	NO REVISIONS
Research	Bobby Fleury			4-12-10	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

## Final DRD Review:

Consultant Notified (Final Mark-up):	Initial <u>SOS</u>	Date <u>5-18-10</u>
Final Mylar & DXF/DWG Received:	<u>SOS</u>	<u>6/23/10</u>
Final Mylar Review Complete:	<u>SOS</u>	<u>7-13-10</u>
<b>Board Approval of Plat:</b>		
Plat Agenda:	<u>SOS</u>	<u>7/29/10</u>
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 #:	_____	_____
Update Green Books for Resubdivision:	_____	_____
Complete Reproduction:	_____	_____
Notify Consultant to Seal Plats:	_____	_____
Surveyor's Seal Complete:	_____	_____
Sent to Courthouse for Recordation:	_____	_____
Recordation Info Entered into Hansen	_____	_____

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

**MINOR SUBDIVISION SECTION 50-35A**

Select which Category of Minor Subdivision and fill information as required

**Requirements under Sec 50-35A (A)**

**(1) Minor Lot Adjustment**

- a) Total area does not exceed 5% of combined area affected: \_\_\_\_\_
- b) No additional lots created: \_\_\_\_\_
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: \_\_\_\_\_
- d) Date sketch plan submitted: \_\_\_\_\_
- e) Sketch plan revised or denied within 10 business days: \_\_\_\_\_
- f) Final record plat submitted within ninety days: \_\_\_\_\_
- g) Sketch shows following information:
  - i. proposed lot adjustment: \_\_\_\_\_
  - ii. physical improvements within 15 feet of adjusted line: \_\_\_\_\_
  - iii. alteration to building setback: \_\_\_\_\_
  - iv. amount of lot area affected: \_\_\_\_\_

**(2) Conversion of Outlot into a Lot**

- a) Outlot not required for open space or otherwise constrained: \_\_\_\_\_
- b) Adequate sewerage and water service/public or private: \_\_\_\_\_
- c) Adequate public facilities and AGP satisfied: \_\_\_\_\_
- d) Any conditions/agreements of original subdivision: \_\_\_\_\_
- e) Special Protection Area, Water Quality Plan required: \_\_\_\_\_

**(3) Consolidation Of Two of More Lots**

- a) Any prior subdivision conditions: ok
- b) Part of lot created by deed prior to June 1 1958: N/A

**(4) Further Subdivision of Commercial/Industrial/Multi-Family Lot**

Any subdivision/conditions; APF agreement satisfied: \_\_\_\_\_

**(5) Plat of Correction**

- a) All owners and trustees signed: \_\_\_\_\_
- b) Original Plat identified: \_\_\_\_\_

**(6) Plats for Residentially Zoned Parcels Created by Deed prior to June 1958**

- a) Deed(s) submitted: \_\_\_\_\_
- b) Developable with only one single family detached unit: \_\_\_\_\_

**(7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels**

- a) Adequate Public Facilities satisfied: \_\_\_\_\_
- b) Street dedication required: \_\_\_\_\_
- c) Forest conservation: \_\_\_\_\_
- d) Storm water management: \_\_\_\_\_
- e) Special Protection Area/Water Quality Plan: \_\_\_\_\_
- f) Landscaping and lighting plan including parking lot layout: \_\_\_\_\_
- g) Approved Special Exception: \_\_\_\_\_

