

**Plat Name:** Village of Clopper's Mill  
**Plat #:** 220101070

**Location:** Located on the south side of Cloppers Mill Drive at the intersection of Millhaven Place  
**Master Plan:** Germantown  
**Plat Details:** PD-4 zone, 20 lots; 1 parcel  
Community Water, Community Sewer  
**Applicant:** Great Seneca Investments, LLC

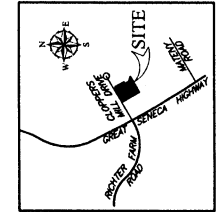
The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Record Plat Review Sheet. Staff has determined that the record plat complies with Preliminary Plan No. 11991052A (MCPB Resolution No. 10-10) and with Site Plan No. 81993013B (MCPB Resolution No. 10-09), 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.

**OWNERS' CERTIFICATE**

The undersigned, owner of the property, shows hereon and described in the Surveyor's Certificate hereby submitted to the Subdivision Record Plat, establishes the minimum building restrictions to be recorded in the "Private Utility Easements" shown hereon with the terms and provisions of said easements to be recorded hereafter. Grants to the general public the "Common Access Easement" as shown hereon; Grants to Montgomery County Fire and Rescue Service an "Emergency Access Easement" as shown hereon; Grants to the Clopper's Mill Community Association, Inc. the "HOA Use and Maintenance Easements" shown hereon, with the terms and conditions of said easements to be recorded hereafter; Grants to the Clopper's Mill Community Association, Inc. the "HOA 'Drywell' System Easement" shown hereon and labeled "Drywell Eam." with the terms and provisions of said easement to be recorded hereafter.

The owner or their successors will engage a Maryland Land Surveyor to set all property corner markers in accordance with Section 50-24(c) of the Subdivision Regulations of Montgomery County, Maryland. There are no suits, actions at law, leases, liens, mortgages or trusts on the property included hereon.

Date: 7-18-10  
*Kristy J. LeBlond*  
Alicia  
Great Seneca Investments, L.C.,  
a Virginia limited liability company  
*John M. Clarke*  
John M. Clarke, Manager



**SURVEYOR'S CERTIFICATE**

I hereby certify that the information shown hereon is correct, that it is a subdivision of part of the lands conveyed to Great Seneca Investments, a Virginia General Partnership (now trading as Great Seneca Investments, L.C., a Virginia limited liability company) from the Estate of William Parroco, Prince George's County Estate No. 33-413 by deed dated January 15, 1988 and recorded among the land records of Montgomery County, Maryland in Liber 8109 at Folio 695; that it is a re-subdivision of Parcel U, Block 1 as shown on a subdivision record plat entitled "Parcels T, U, V, W, X & Y, Block I, Village of Clopper's Mill," and recorded among the aforesaid land records at Plat No. 19464.

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.

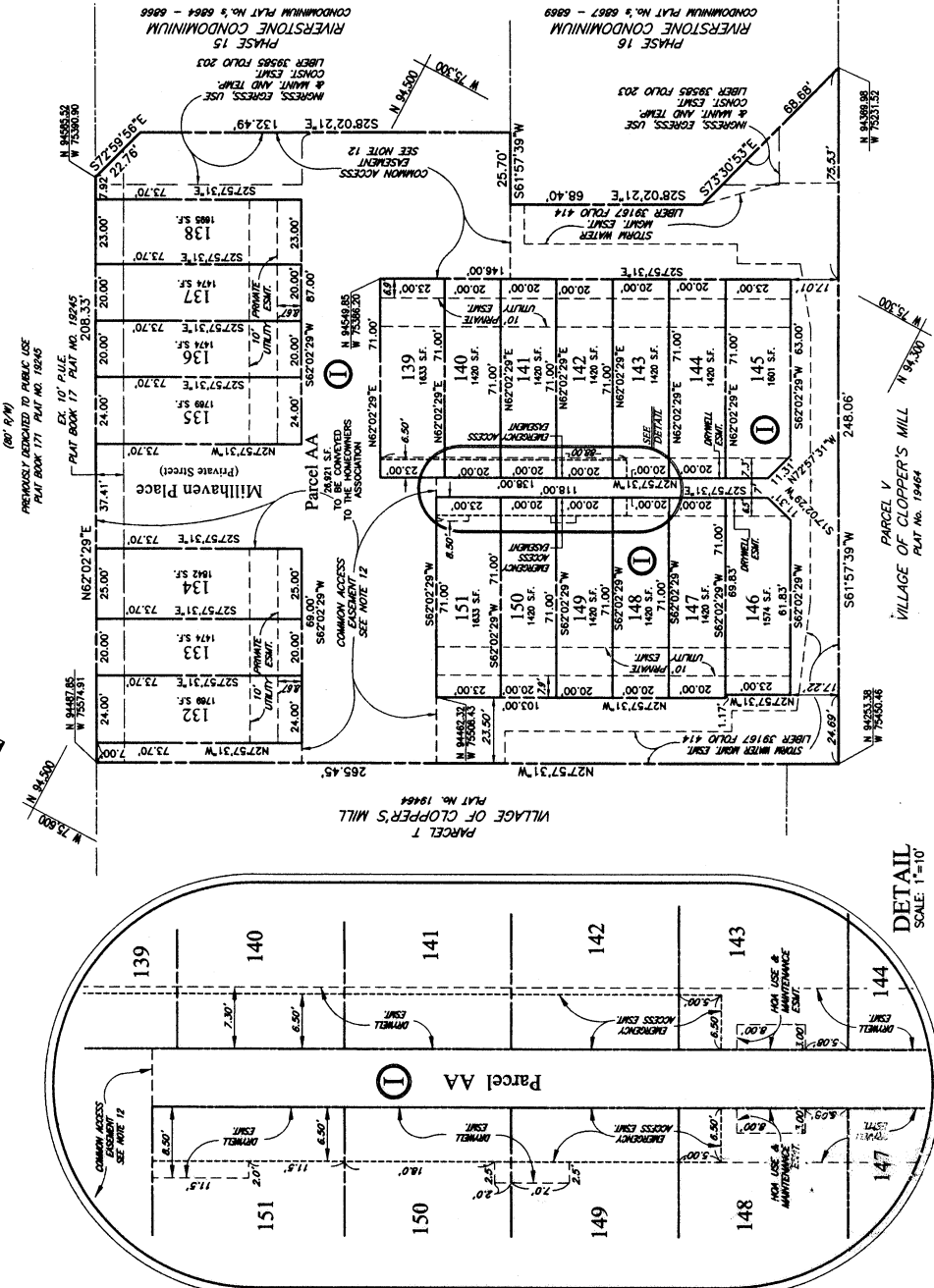
I further certify that the total area included in this subdivision record plat is 57,639 square feet or 1.32 acres of land, there is no dedication to public use.

Date: 7/13/10  
*Daniel F. DeBolt*  
Daniel F. DeBolt  
Registered Property Line Surveyor  
Maryland No. 526

**CLOPPERS MILL DRIVE**

**NOTES:**

- 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, 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 files for any such plan(s) are maintained by the Planning Board and are available for review during normal business hours.
- The property shown hereon is subject to the requirements of the Montgomery County Forest Conservation Law of 1997, including but not limited to the Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.
- This Subdivision Record Plat is not intended to show every matter affecting the ownership and/or use, nor every matter restricting the ownership and/or 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.
- Parcel AA, Block 1 is subject to the terms of the Common Open Space Covenant recorded in Liber 28045 at Folio 278.
- This plat is limited to the uses and conditions of Preliminary Plan No. 11991052A entitled "Village at Clopper's Mill".
- The development is subject to the terms and conditions pursuant to MNC&PC Site Plan No. 81999013B entitled "Village at Clopper's Mill East".
- This development conforms with the requirements of Chapter 25(A) of the Montgomery County Code to provide Moderately Priced Dwelling Units.
- Parcel AA, Block 1 is subject to a Declaration of Covenants for Private Open Space recorded among the Land Records of Montgomery County, Maryland in L.1199M at F.436.
- W.S.S.C. 200 scale reference: 224 NW 13
- This property is zoned PD-4.
- The Common Access Easement shown hereon over the private street entitled "Millhaven Place" is established to provide permanent and unobstructed access by the general public in and across said easement and the roadway / sidewalk thereon. Montgomery County, Maryland will not participate in the maintenance of this private street.



The Maryland National Capital Plan and Planning Commission  
Montgomery County Planning Board

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
Chairman

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
Asst. Secretary/Treasurer

Department of Permitting Services,  
Montgomery County

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
Director

Recorded: \_\_\_\_\_  
Tax Map Grid: ET52  
220101070

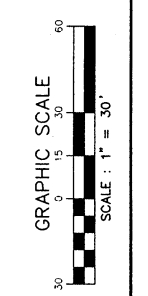
Plat No.: \_\_\_\_\_

20 Lots  
1 Parcel  
Village of Clopper's Mill  
Plat No. 19464

Plat No.:

Subdivision Record Plat  
Lots 132 Through 151  
and Parcel AA, Block I  
A Resubdivision of Parcel U, Block I  
**VILLAGE OF  
CLOPPER'S MILL**  
Darnestown (6TH) District  
Montgomery County, Maryland  
July, 2010 Scale: 1"=30'

**CPJ** Charles P. Johnson & Associates, Inc.  
Civil and Environmental Engineers - Planners - Landscape Architects - Surveyors  
ASSOCIATES  
2701 Eason Rd. Ste. 300 Silver Spring, MD 20906 301.584.2000 Fax: 301.584.9899  
www.cpj.com - Gaithersburg, MD - Frederick, MD - Stevensville, MD - Pottersville, VA



MNC&PC Record File No. 33-035-15-A

# RECORD PLAT REVIEW SHEET

Plat Name: Village of Clippers Mill Plat Number: 220101070  
 Plan Name: Village of Clippers Mill Plan Number: 11991052A  
 Plat Submission Date: 6-14-2010  
 DRD Plat Reviewer: S. Smith  
 DRD Prelim Plan Reviewer: P. Britton Checked: SS Date 7/20/10  
61 RB.

**Initial DRD Review:**

Signed Preliminary Plan - Date 6/9/10 Checked: Initial SS Date 7/12/2010  
 Planning Board Resolution - Date 3/22/10 Checked: Initial SS Date 7/12/2010  
 Site Plan Req'd for Development? Yes X No      Verified By: SS (initial)  
 Site Plan Name: Village of Clippers Mill East Site Plan Number: 81993013B  
 Planning Board Resolution - Date 3-23-10 Checked: Initial SS Date 7/12/2010  
 Site Plan Signature Set - Date            Checked: Initial            Date             
 Site Plan Reviewer Plat Approval: Checked: Initial            Date           

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

| Agency Reviews | Reviewer      | Date Sent | Due Date | Date Rec'd | Comments                      |
|----------------|---------------|-----------|----------|------------|-------------------------------|
| Environment    | Evelyn Gibson | 6-16-10   | 7/2/2010 | 7/2/10     | No REVISIONS<br>USE NAD 83/97 |
| Research       | Bobby Fleury  |           |          | 6/21/10    |                               |
| SHA            | Corren Giles  |           |          |            |                               |
| PEPCO          | Bobbie Dickey |           |          |            |                               |
| Parks          | Doug Powell   |           |          |            |                               |
| DRD            | Keiona Clark  |           |          |            |                               |

**Final DRD Review:**

|                                       |           |                |
|---------------------------------------|-----------|----------------|
| Consultant Notified (Final Mark-up):  | <u>SS</u> | <u>7-9-10</u>  |
| Final Mylar & DXF/DWG Received:       | <u>SS</u> | <u>7/15/10</u> |
| Final Mylar Review Complete:          | <u>SS</u> | <u>7/20/10</u> |
| <b>Board Approval of Plat:</b>        |           |                |
| Plat Agenda:                          | <u>SS</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 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  | _____     | _____          |

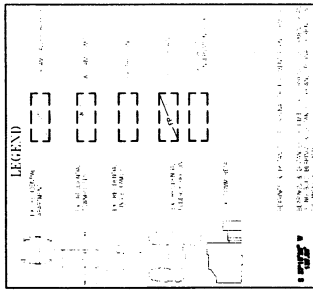
No. \_\_\_\_\_



VICINITY MAP  
GRAPHIC SCALE

SCALE 1" = 100'

- NOTES - PARCEL N, BLOCK 1
1. Areas of Parcel D (15 Acres) are shown in yellow.
  2. Areas of Parcel E (15 Acres) are shown in green.
  3. Existing Streets and Utilities are shown in black.
  4. Proposed Streets and Utilities are shown in red.
  5. Sites to be included in this Preliminary Plan are shown in blue.
  6. Sites to be included in a future Preliminary Plan are shown in light blue.
  7. Sites to be included in a future Preliminary Plan are shown in light blue.
  8. Sites to be included in a future Preliminary Plan are shown in light blue.
  9. Sites to be included in a future Preliminary Plan are shown in light blue.
  10. Sites to be included in a future Preliminary Plan are shown in light blue.
  11. Sites to be included in a future Preliminary Plan are shown in light blue.
  12. Sites to be included in a future Preliminary Plan are shown in light blue.



**DEVELOPER'S CERTIFICATE**

DEVELOPER: Charles P. Johnson & Associates, Inc.  
 ADDRESS: 10000 WOODBURN ROAD, SUITE 100, WASHINGTON, MD 20910  
 PROJECT: THE VILLAGE OF CLOPPERS MILL EAST  
 APPROVED BY: [Signature]

**APPROVED PRELIMINARY PLAN**

DATE: 10/18/2011  
 COUNTY: MONTGOMERY COUNTY, MARYLAND  
 CASE NO: 67-10

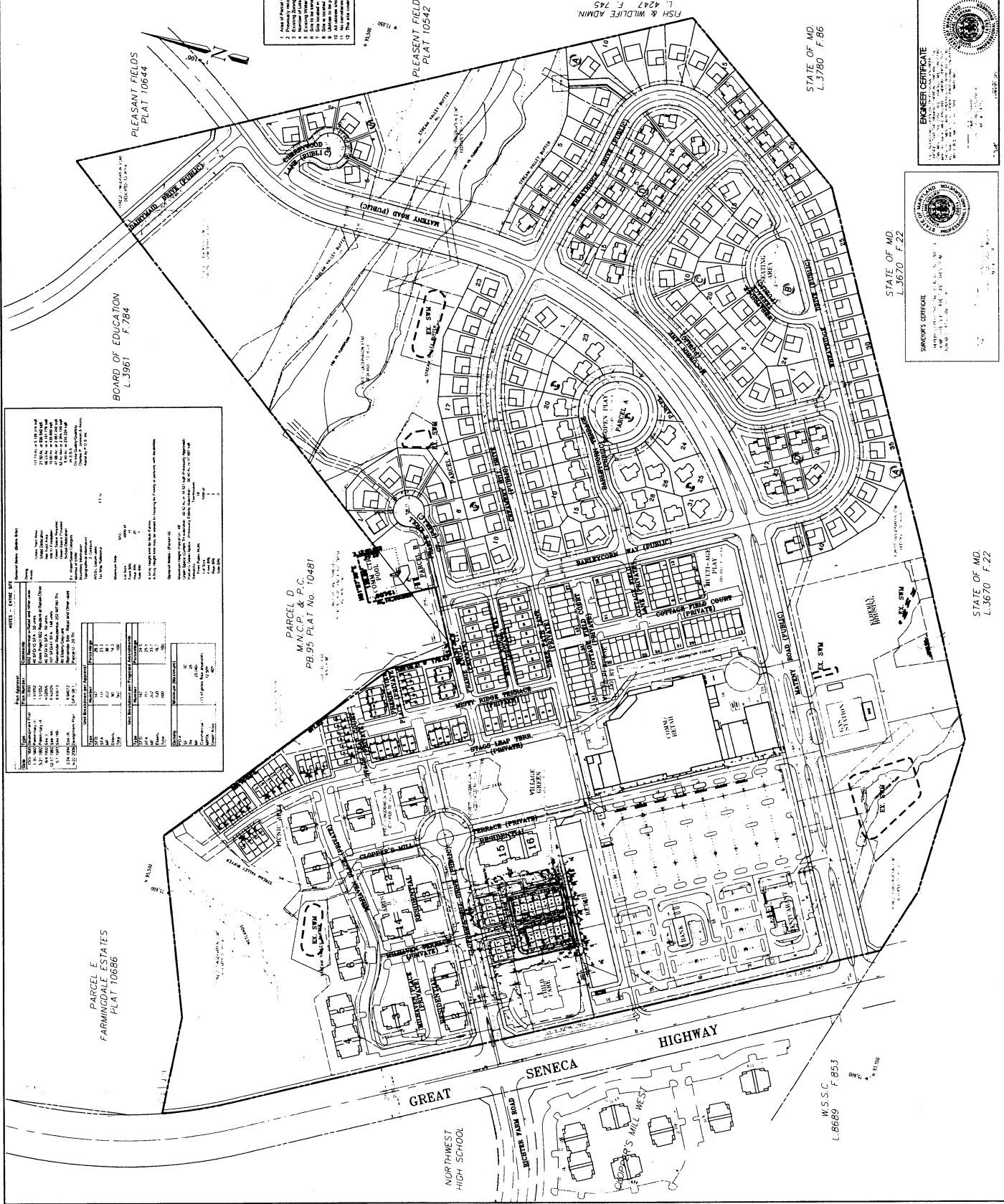
AMENDED PRELIMINARY PLAN  
**THE VILLAGE OF CLOPPERS MILL EAST**  
 DARNESTOWN (600) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND

**CPJ** Charles P. Johnson & Associates, Inc.  
 10000 WOODBURN ROAD, SUITE 100, WASHINGTON, MD 20910  
 (301) 424-1100  
 www.cpjinc.com

**ENGINEER'S CERTIFICATE**

STATE OF MD L.3670 F.22

DATE: 10/18/2011  
 COUNTY: MONTGOMERY COUNTY, MARYLAND  
 PROJECT: THE VILLAGE OF CLOPPERS MILL EAST  
 SHEET NO. 1 OF 2



NOTES - EXHIBIT A

1. This plan is a preliminary plan and is not intended to be used for construction purposes.

2. The proposed streets and utilities are shown in red.

3. The sites to be included in this preliminary plan are shown in blue.

4. The sites to be included in a future preliminary plan are shown in light blue.

5. The sites to be included in a future preliminary plan are shown in light blue.

6. The sites to be included in a future preliminary plan are shown in light blue.

7. The sites to be included in a future preliminary plan are shown in light blue.

8. The sites to be included in a future preliminary plan are shown in light blue.

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**ENGINEER'S CERTIFICATE**

STATE OF MD L.3670 F.22

DATE: 10/18/2011  
 COUNTY: MONTGOMERY COUNTY, MARYLAND  
 PROJECT: THE VILLAGE OF CLOPPERS MILL EAST  
 SHEET NO. 1 OF 2

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DATE: 10/18/2011  
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 SHEET NO. 1 OF 2

**ENGINEER'S CERTIFICATE**

STATE OF MD L.3670 F.22

DATE: 10/18/2011  
 COUNTY: MONTGOMERY COUNTY, MARYLAND  
 PROJECT: THE VILLAGE OF CLOPPERS MILL EAST  
 SHEET NO. 1 OF 2

|          |          |   |
|----------|----------|---|
| DATE     | 11/11/13 | 2 |
| REVISION |          | 1 |
| BY       |          |   |
| DATE     |          |   |
| BY       |          |   |
| DATE     |          |   |
| BY       |          |   |



VICTORY MAP  
 GRAPHIC SCALE  
 1" = 100'  
 0 100 200 300 400 500 600 700 800 900 1000

**NOT PART OF THIS SUBMISSION**

**PARCEL U**  
**KIRBY SITE**  
**PHASE 1**  
**GREAT SENECA HIGHWAY**  
**OPPER'S MILL**  
**CLOPPER'S MILL**  
**CLOPPER'S MILL EAST**  
**CLOPPER'S MILL WEST**  
**CLOPPER'S MILL SOUTH**  
**CLOPPER'S MILL NORTH**  
**CLOPPER'S MILL CENTER**  
**CLOPPER'S MILL EAST CENTER**  
**CLOPPER'S MILL WEST CENTER**  
**CLOPPER'S MILL SOUTH CENTER**  
**CLOPPER'S MILL NORTH CENTER**  
**CLOPPER'S MILL CENTER CENTER**  
**CLOPPER'S MILL EAST CENTER CENTER**  
**CLOPPER'S MILL WEST CENTER CENTER**  
**CLOPPER'S MILL SOUTH CENTER CENTER**  
**CLOPPER'S MILL NORTH CENTER CENTER**

**GENERAL NOTES - PARCEL U**  
 1. All work shall be in accordance with the approved plans and specifications.  
 2. All work shall be completed within the specified time frame.  
 3. All work shall be done in accordance with the applicable codes and regulations.  
 4. All work shall be done in accordance with the applicable standards and practices.  
 5. All work shall be done in accordance with the applicable safety requirements.  
 6. All work shall be done in accordance with the applicable environmental requirements.  
 7. All work shall be done in accordance with the applicable health and safety requirements.  
 8. All work shall be done in accordance with the applicable fire and life safety requirements.  
 9. All work shall be done in accordance with the applicable accessibility requirements.  
 10. All work shall be done in accordance with the applicable energy efficiency requirements.  
 11. All work shall be done in accordance with the applicable water conservation requirements.  
 12. All work shall be done in accordance with the applicable air quality requirements.  
 13. All work shall be done in accordance with the applicable noise and vibration requirements.  
 14. All work shall be done in accordance with the applicable traffic and transportation requirements.  
 15. All work shall be done in accordance with the applicable utility and infrastructure requirements.  
 16. All work shall be done in accordance with the applicable geotechnical and foundation requirements.  
 17. All work shall be done in accordance with the applicable structural and framing requirements.  
 18. All work shall be done in accordance with the applicable exterior finish and cladding requirements.  
 19. All work shall be done in accordance with the applicable interior finish and millwork requirements.  
 20. All work shall be done in accordance with the applicable mechanical, electrical, and plumbing (MEP) requirements.  
 21. All work shall be done in accordance with the applicable fire protection and life safety requirements.  
 22. All work shall be done in accordance with the applicable security and access control requirements.  
 23. All work shall be done in accordance with the applicable information technology and telecommunications requirements.  
 24. All work shall be done in accordance with the applicable sustainability and green building requirements.  
 25. All work shall be done in accordance with the applicable quality management and control requirements.  
 26. All work shall be done in accordance with the applicable risk management and mitigation requirements.  
 27. All work shall be done in accordance with the applicable project management and coordination requirements.  
 28. All work shall be done in accordance with the applicable communication and reporting requirements.  
 29. All work shall be done in accordance with the applicable documentation and record keeping requirements.  
 30. All work shall be done in accordance with the applicable closeout and handover requirements.

**APPROVED FOR SUBMITTAL**  
 DATE: 11/11/13  
 BY: [Signature]  
 TITLE: [Title]  
 COMPANY: [Company Name]

**APPROVED FOR SUBMITTAL**  
 DATE: 11/11/13  
 BY: [Signature]  
 TITLE: [Title]  
 COMPANY: [Company Name]

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