Plat Name: **Clarksburg Town Center (5 total)**
Plat #: **220101130 - 220101170**

Location: Located on the northeast side of Overlook Park Drive and General Store Road at the intersection of Clarksburg Square Road
Master Plan: Clarksburg
Plat Details: RMX zone; 14 parcels
Community Water, Community Sewer
Owner: NNP II – Clarksburg, LLC

Subdivision Plat No. 220101130 - 220101150 have been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plats comply with Preliminary Plan No. 11995042A (MCPB Resolution No. 08-163) and with Site Plan No. 82007022A (Certified Site Plan dated August 24, 2010), as approved by the Board, and that any minor modifications reflected on the plats do not alter the intent of the Board's previous approval of the aforesaid plans.

Additionally, staff recommends approval of Subdivision Plat No. 220101160 and 220101170 pursuant to the minor subdivision provisions of Section **50-35A(a)(5)**, which states:

Plat of Correction. A plat may be recorded under the minor subdivision procedure to correct inaccurate or incomplete information shown on a previously recorded subdivision plat. The plat may correct drafting or dimensional errors on the drawing; failure to include a required note, dedication, easement or other restriction; incorrect or omitted signatures; and/or other information normally required to be shown on a recorded plat. All owners and trustees or the land affected by the correction must sign the revised plat. In addition, the plat of correction must clearly identify the original plat that is being replaced and contain a note identifying the nature of the correction.

Staff applied the above-noted minor subdivision criteria and concludes that the proposed subdivision plats comply with the criteria of Section 50-35A(a)(5) of the subdivision regulations, and with Final Forest Conservation Plan 820070220 (approved November 24, 2010), and supports these minor subdivision record plats.

AS TO PARCELS 'A', 'D' & PARTS OF PARCELS 'B' & 'C'
MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION (M-NCPPC)

BY: _____ DATE: _____

PATRICIA COLIHAN BARNEY
EXECUTIVE DIRECTOR

ATTEST: JOSEPH ZIMMERMAN
SECRETARY-TREASURER

OWNER'S CERTIFICATE

NNP II – CLARKSBURG, LLC (F.K.A. TERRABROOK CLARKSBURG, L.L.C.) AND MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION (M-NCPPC), OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES; GRANT A 15' TRAIL ACCESS EASEMENT, AS SHOWN HEREON ACROSS PARCELS 'A', 'B' & 'C', BLOCK "Y"; GRANT PUBLIC UTILITY EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS "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 EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3834 AT FOLIO 457, WHICH SAID TERMS AND PROVISIONS ARE INCORPORATED HEREIN BY THIS REFERENCE. SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES

AS OWNER WE OR OUR SUCCESSORS AND ASSIGNS 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(e) OF THE MONTGOMERY COUNTY CODE.

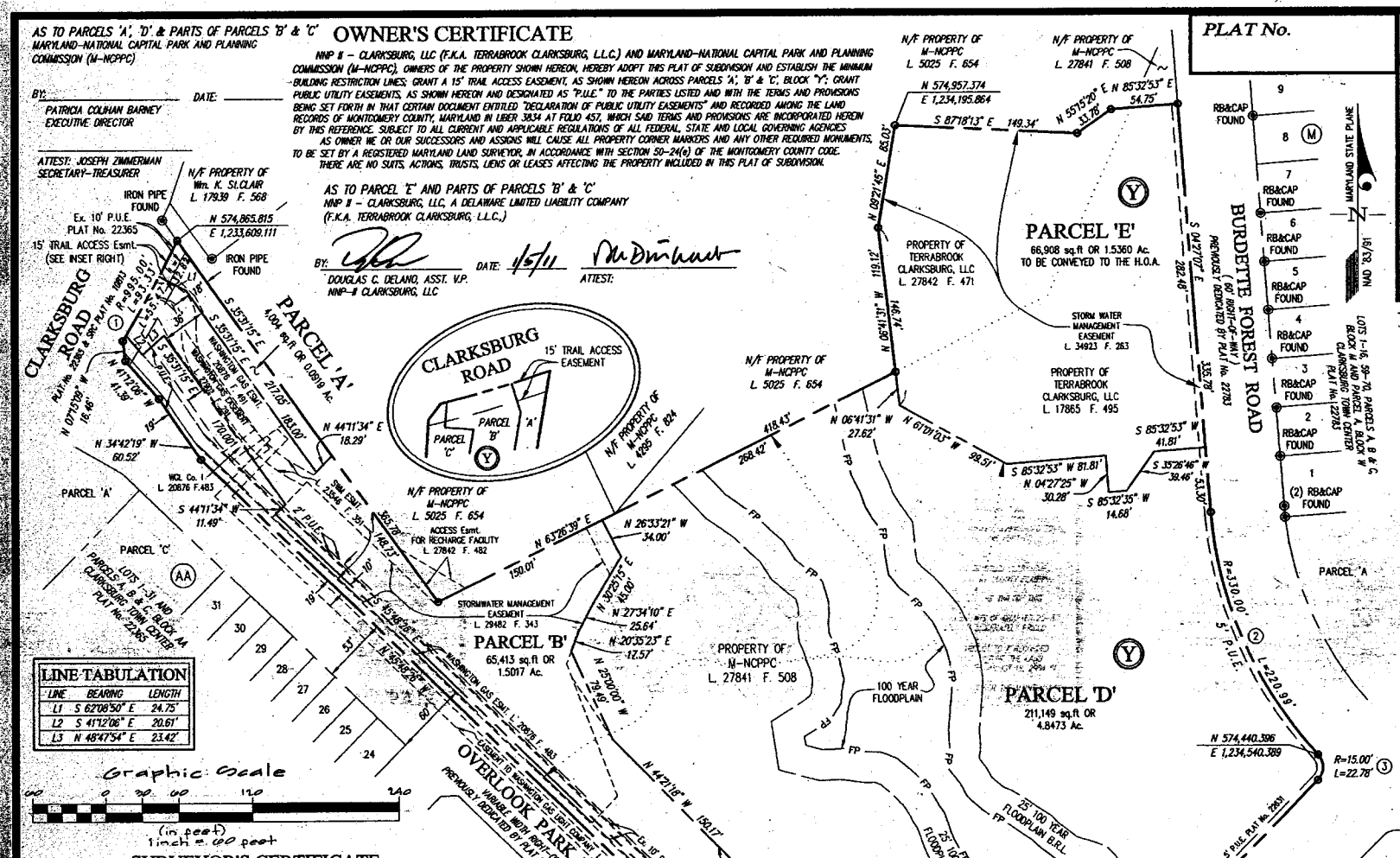
THERE ARE NO SUITS, ACTIONS, TRUSTS, LIENS OR LEASES AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

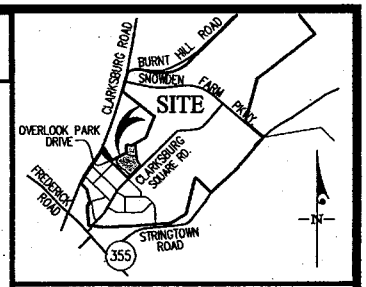
AS TO PARCEL 'E' AND PARTS OF PARCELS 'B' & 'C'
NNP II – CLARKSBURG, LLC, A DELAWARE LIMITED LIABILITY COMPANY
(F.K.A. TERRABROOK CLARKSBURG, L.L.C.,)

BY: _____ DATE: 1/5/11 _____ ATTEST: _____

DOUGLAS C. DELANO, ASST. V.P.
NNP-II CLARKSBURG, LLC

PLAT No.





VICINITY MAP

SCALE 1" = 2,000'

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. PROPERTY MARKERS LOCATED IN THE FIELD MARKED THUS: ◉
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 22A, THE MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN.
5. THE LOTS SHOWN HEREON ARE LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN 119950420, ENTITLED CLARKSBURG TOWN CENTER. 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. 820070220 (ENTITLED CLARKSBURG TOWN CENTER) AND APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD JULY 16, 2009 AS MCPB No. 09-15.
7. THE PROPERTY SHOWN HEREON IS ZONED MXX AT THE TIME OF THIS SUBDIVISION AND LOCATED ON TAX MAP EW.
8. THIS SUBDIVISION COMPLIES WITH THE REQUIREMENTS OF CHAPTER 25-A OF THE MONTGOMERY COUNTY CODE, REGARDING MODERATELY PRICED DWELLING UNITS.
9. PARCELS 'B' & 'E', AS SHOWN HEREON ARE SUBJECT TO A RECORDED COVENANT FOR COMMON OPEN SPACES RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND ON AUGUST 18, 2004 IN LIBER 28045 AT FOLIO 578.
10. THIS PLAT IS SUBJECT TO A RECORDED COVENANT FOR THE MAINTENANCE AND OPERATION OF PRIVATE OPEN SPACES AND PRIVATE STORM DRAINS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 19561 FOLIO 342.
11. (H.O.A.) DESIGNATES PARCELS TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.
12. A PORTION OF OVERLOOK PARK DRIVE, AS SHOWN HEREON, IS ABANDONED BY COUNTY COUNCIL RESOLUTION No. 16-1488.
13. THE SOURCE OF THE 100 YEAR FLOODPLAIN SHOWN HEREON WAS TAKEN FROM A FLOODPLAIN STUDY BY CHARLES P. JOHNSON & ASSOCIATES DATED JANUARY 2009 (FP APPLICATION #235402) AND APPROVED BY DPS IN A LETTER DATED APRIL 14, 2009.
14. PARCELS 'A', 'C' & 'D', BLOCK "Y" ARE TO BE RETAINED BY M-NCPPC AND PARCEL 'B', BLOCK "Y" IS TO BE CONVEYED TO NNP II – CLARKSBURG, LLC OR IT'S SUCCESSORS AND ASSIGNS SUBSEQUENT TO THE RECORDATION OF THIS SUBDIVISION RECORD PLAT.

LINE TABULATION

LINE	BEARING	LENGTH
L1	S 62°08'50" E	24.75'
L2	S 41°12'06" E	20.61'
L3	N 48°47'54" E	23.42'

CURVE TABULATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	995.00'	93.33'	46.70'	93.30'	N 28°39'00" E	05°22'28"
2	330.00'	220.99'	114.82'	216.88'	S 23°38'12" E	38°22'08"
3	15.00'	22.78'	14.24'	20.65'	S 00°40'51" W	87°00'13"

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THE PLAT OF SUBDIVISION SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THAT LAND CONVEYED BY TERRABROOK CLARKSBURG, L.L.C. (d.b.a. NNP II – CLARKSBURG, LLC) TO MARYLAND-NATIONAL PARK AND PLANNING COMMISSION BY DEED DATED JUNE 28, 2004 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 27841 AT FOLIO 508; PART OF THAT LAND CONVEYED BY CLARKSBURG LAND ASSOCIATES LLLP AND PIEDMONT LAND ASSOCIATES LLLP, TO TERRABROOK CLARKSBURG, L.L.C. (d.b.a. NNP II – CLARKSBURG, LLC) BY DEED DATED FEBRUARY 4, 2000 AND RECORDED AMONG THE SAID LAND RECORDS IN LIBER 17865 AT FOLIO 495 AND PART OF THAT LAND CONVEYED BY MARYLAND-NATIONAL PARK AND PLANNING COMMISSION TO TERRABROOK CLARKSBURG, L.L.C. (d.b.a. NNP II – CLARKSBURG, LLC) BY DEED DATED JUNE 28, 2004 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 27842 AT FOLIO 471 AND ALSO A PART OF OVERLOOK PARK DRIVE ABANDONED BY COUNTY COUNCIL RESOLUTION No. 16-1488 AND RECORDED IN LIBER 40150 AT FOLIO 198.

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.

I HEREBY CERTIFY THAT THE LIMITS OF THE 100-YEAR FLOODPLAIN SHOWN HEREON IS AN ACCURATE REFLECTION AS TRANSFERRED FROM THE FLOODPLAIN STUDY REFERENCED ELSEWHERE ON THIS PLAT.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 360,549 SQUARE FEET OR 8.2771 ACRES, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

14 DEC. 2010
DATE

FOR GUTSCHICK, LITTLE & WEBER, P.A.
DAVID SAMUEL WEBER
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: _____ PLAT NO.: _____
Approved _____ CHAIRMAN _____ ASST. SECRETARY TREASURER	Approved _____ DATE BY: _____ DIRECTOR	DRAWN BY: WEG CHECKED BY: PNC GLW FILE NO.: 03024

M.N.C.P.& P.C. RECORD FILE No. _____

AREA TABULATION

AREA FROM ABANDONED ROAD	6,321 sq.ft.
L. 27841 F. 508 (M-NCPPC)	287,320 sq.ft.
L. 27842 F. 471 (TERRABROOK)	26,835 sq.ft.
L. 17865 F. 495 (TERRABROOK)	40,073 sq.ft.
TOTAL AREA OF PLAT	360,549 sq.ft.

AREA TABULATION

5 PARCELS	360,549 sq.ft.
STREET DEDICATION	0 sq.ft.
TOTAL AREA OF PLAT	360,549 sq.ft.

SUBDIVISION RECORD PLAT
PARCELS 'A', 'B', 'C', 'D', & 'E', BLOCK "Y"
CLARKSBURG TOWN CENTER

CLARKSBURG ELECTION DISTRICT NO. 2
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=60' DECEMBER 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. 220101130

S:\Survey Drawings\03024\Subdivision\03024.dwg
PLOTTED: 2/23/2010 9:33 AM BY: SAVEDATE: 12/10/2010 5:33 PM, PLOTTED BY: PNC (pnc)

PLAT No.

CURVE TABULATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	15.00'	23.56'	15.00'	21.21'	N 89°10'58" E	90°00'00"
2	125.00'	30.02'	15.08'	29.95'	N 44°07'22" E	13°45'33"
3	640.00'	270.69'	137.40'	268.68'	S 73°14'20" W	24°14'00"
4	273.00'	212.03'	111.68'	206.74'	N 23°33'28" W	44°29'56"
5	123.00'	95.53'	50.32'	93.15'	N 68°03'26" W	44°30'00"
6	123.00'	97.68'	51.58'	95.13'	N 23°03'26" W	45°30'00"
7	133.00'	105.62'	55.77'	102.87'	N 23°03'26" W	45°30'00"
8	133.00'	103.30'	54.41'	100.72'	N 68°03'26" W	44°30'00"
9	385.00'	0.65'	0.33'	0.65'	S 45°24'57" W	00°05'50"
10	704.00'	325.21'	165.56'	322.32'	S 72°56'00" W	26°28'01"

CONSERVATION EASEMENT LINE TABLULATION

LINE	BEARING	DIST.	LINE	BEARING	DIST.
CE5	S 51°00'00" E	86.61'	CE18	N 66°44'10" E	18.28'
CE6	S 44°11'34" W	81.35'	CE19	N 23°15'50" W	10.00'
CE7	N 12°00'00" W	65.05'	CE20	S 66°44'10" W	22.00'
CE8	N 44°00'00" W	33.37'	CE21	N 43°46'44" W	14.07'
CE9	N 45°18'45" E	27.43'	CE22	N 33°30'25" W	60.85'
CE10	N 44°41'15" W	10.00'	CE23	N 44°35'08" W	70.08'
CE11	S 45°18'45" W	21.00'	CE24	N 45°24'52" E	15.85'
CE12	N 49°23'24" W	98.02'	CE25	N 83°40'55" E	127.06'
CE13	N 66°41'34" E	25.10'	CE26	S 06°19'05" E	44.30'
CE14	N 23°18'26" W	10.00'	CE27	S 82°12'28" W	49.24'
CE15	S 66°41'34" W	30.00'	CE28	N 09°31'10" W	4.66'
CE16	N 49°23'24" W	75.88'	CE29	N 52°52'09" W	29.57'
CE17	N 43°46'44" W	31.80'	CE30	N 76°10'51" W	59.76'

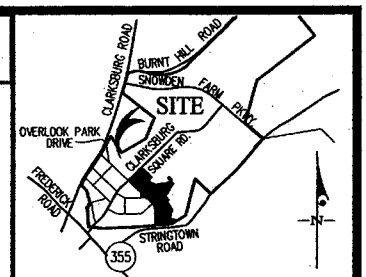
LINE TABULATION

LINE	BEARING	DIST.
L1	N 51°39'25" E	64.33'
L2	N 38°59'52" W	103.27'
L3	S 89°41'34" W	53.28'
L4	N 45°18'26" W	28.28'
L5	N 00°18'26" W	49.88'
L6	S 89°41'34" W	49.14'
L7	N 45°18'26" W	20.00'
L8	N 00°18'26" W	45.74'
L9	N 44°11'34" E	17.00'
L10	S 18°53'56" W	24.01'
L11	S 51°34'52" E	27.40'
L12	S 38°25'08" W	50.41'

CONSERVATION Esmt. LINE TABLE

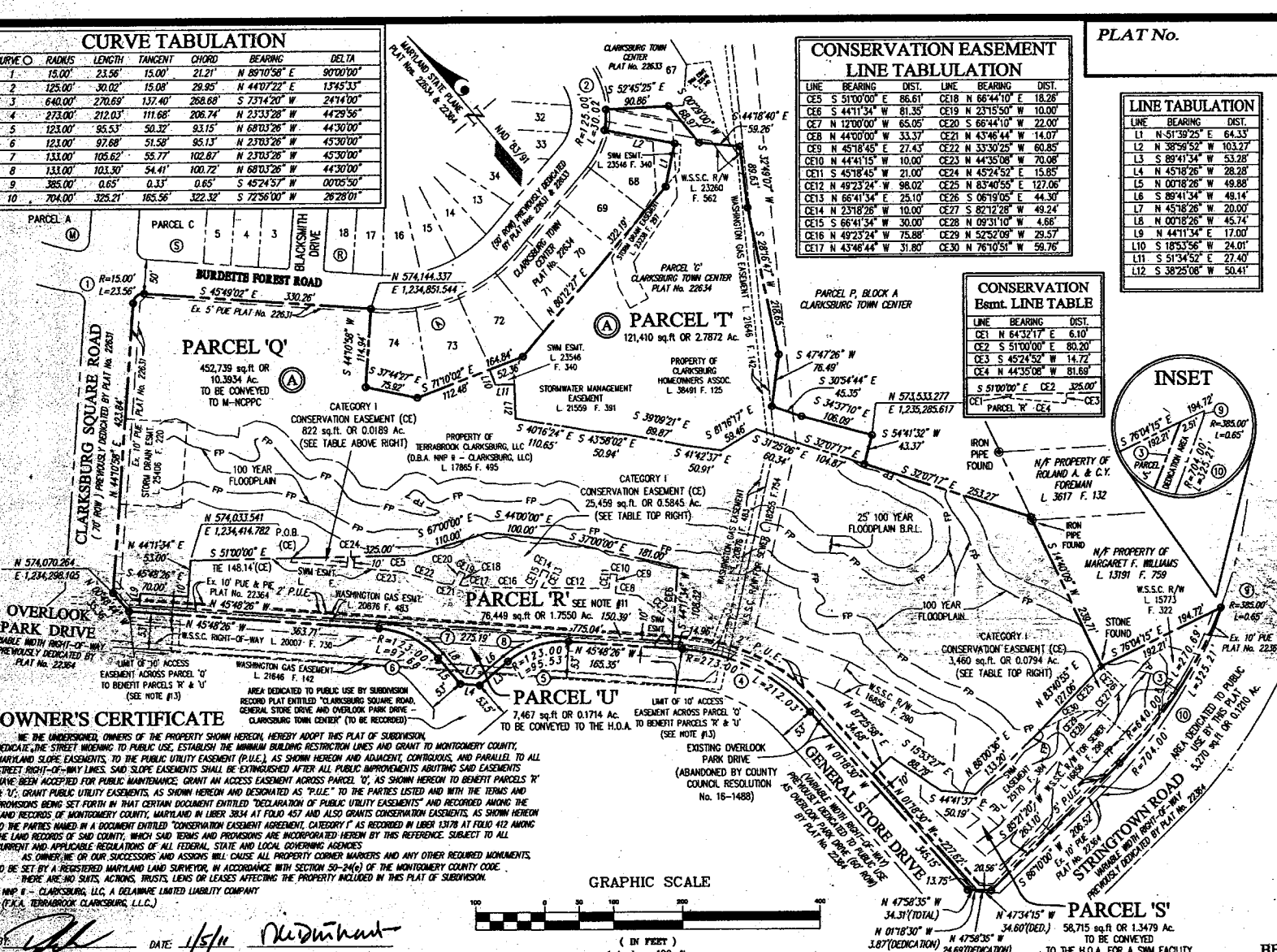
LINE	BEARING	DIST.
CE1	N 64°32'17" E	6.10'
CE2	S 51°00'00" E	80.20'
CE3	S 45°24'52" W	14.72'
CE4	N 44°35'08" W	81.69'

S 51°00'00" E CE2 325.00'
CE1 PARCEL 'R' CE4 CE3



VICINITY MAP

SCALE 1" = 2,000'



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. PROPERTY MARKERS LOCATED IN THE FIELD MARKED THUS: ⊕ ⊡
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 22A, THE MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN.
5. THE LOTS SHOWN HEREON ARE LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN 119892402A, ENTITLED CLARKSBURG TOWN CENTER. 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. 820070200 (ENTITLED CLARKSBURG TOWN CENTER) AND APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD JULY 16, 2009 AS MCPB No. 09-15.
7. THE PROPERTY SHOWN HEREON IS ZONED TMX AT THE TIME OF THIS SUBDIVISION AND LOCATED ON TAX MAP EXE
8. THIS SUBDIVISION COMPLIES WITH THE REQUIREMENTS OF CHAPTER 25-A OF THE MONTGOMERY COUNTY CODE, REGARDING MODERATELY PRICED DWELLING UNITS.
9. PARCELS 'R', 'S', 'T' & 'U', AS SHOWN HEREON ARE SUBJECT TO A RECORDED COVENANT FOR COMMON OPEN SPACES RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND ON AUGUST 18, 2004 IN LIBER 28045 AT FOLIO 578.
10. THIS PLAT IS SUBJECT TO A RECORDED COVENANT FOR THE MAINTENANCE AND OPERATION OF PRIVATE OPEN SPACES AND PRIVATE STORM DRAINS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 19551 FOLIO 342.
11. (H.O.A.) DESIGNATES PARCELS TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION. PARCEL 'R', AS SHOWN HEREON IS TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION FOR A STORMWATER MANAGEMENT FACILITY.
12. A PORTION OF OVERLOOK PARK DRIVE, AS SHOWN HEREON, IS ABANDONED BY COUNTY COUNCIL RESOLUTION No. 16-1488.
13. PARCEL 'O', BLOCK "A", IS SUBJECT TO A 10' ACCESS EASEMENT, AS SHOWN HEREON, AND IS INTENDED TO PROVIDE PARCELS 'R' & 'U', BLOCK "A" ACCESS TO OVERLOOK PARK DRIVE (53' R/W) AND GENERAL STORE DRIVE. (A VARIABLE WIDE R/W), ALONG THE FULL FRONTAGE OF PARCELS 'R' & 'U', AS SHOWN HEREON.
14. THE SOURCE OF THE 100 YEAR FLOODPLAIN SHOWN HEREON WAS TAKEN FROM A FLOODPLAIN STUDY BY CHARLES P. JOHNSON & ASSOCIATES DATED JANUARY 2009 (FP APPLICATION #235402) AND APPROVED BY DPS IN A LETTER DATED APRIL 14, 2009.

OWNER'S CERTIFICATE

WE THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, DEDICATE THE STREET WIDENING TO PUBLIC USE, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT TO MONTGOMERY COUNTY, MARYLAND SLOPE EASEMENTS, TO THE PUBLIC UTILITY EASEMENT (P.U.E.), AS SHOWN HEREON AND ADJACENT, CONTIGUOUS, AND PARALLEL TO ALL STREET RIGHT-OF-WAY LINES. SAID SLOPE EASEMENTS SHALL BE EXTINGUISHED AFTER ALL PUBLIC IMPROVEMENTS ABUTTING SAID EASEMENTS HAVE BEEN ACCEPTED FOR PUBLIC MAINTENANCE; GRANT AN ACCESS EASEMENT ACROSS PARCEL 'O', AS SHOWN HEREON TO BENEFIT PARCELS 'R' & 'U'; GRANT PUBLIC UTILITY EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS "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 EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3834 AT FOLIO 457 AND ALSO GRANTS CONSERVATION EASEMENTS, AS SHOWN HEREON TO THE PARTIES NAMED IN A DOCUMENT ENTITLED "CONSERVATION EASEMENT AGREEMENT, CATEGORY I" AS RECORDED IN LIBER 13778 AT FOLIO 412 AMONG THE LAND RECORDS OF SAID COUNTY, WHICH SAID TERMS AND PROVISIONS ARE INCORPORATED HEREIN BY THIS REFERENCE. SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES

AS OWNER, WE OR OUR SUCCESSORS AND ASSIGNS 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(e) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, ACTIONS, TRUSTS, LIENS OR LEASES AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

NMP II - CLARKSBURG, LLC, A DELAWARE LIMITED LIABILITY COMPANY
(F.K.A. TERRABROOK CLARKSBURG, L.L.C.)

BY: _____ DATE: 1/5/11 ATTEST: _____
DOUGLAS C. DELANO, ASST. V.P.
NMP-II CLARKSBURG, LLC

FOR: CLARKSBURG HOMEOWNERS ASSOCIATION, INC.
A MARYLAND NONSTOCK CORPORATION

BY: Nancy L. Hughes DATE: 1/10/11 ATTEST: _____
PRINTED NAME AND TITLE Nancy L. Hughes Secretary

FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS ONLY

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

AREA TABULATION

5 PARCELS	716,780 sq.ft.
STREET DEDICATION	5,270 sq.ft.
TOTAL AREA OF PLAT	722,050 sq.ft.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THE PLAT OF SUBDIVISION SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THAT LAND CONVEYED BY CLARKSBURG LAND ASSOCIATES LLLP AND PIEDMONT LAND ASSOCIATES LLLP TO TERRABROOK CLARKSBURG, L.L.C. (d.b.a. NMP II - CLARKSBURG, LLC) BY DEED DATED FEBRUARY 4, 2000 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 17865 AT FOLIO 495 AND PART OF THAT LAND CONVEYED BY NMP-II CLARKSBURG, LLC TO CLARKSBURG HOMEOWNERS ASSOCIATION, INC. BY DEED DATED DECEMBER 9, 2009 AND RECORDED IN LIBER 38491 FOLIO 125, THAT IT IS IN PART A RESUBDIVISION OF PARCEL G, BLOCK A, AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED " SUBDIVISION RECORD PLAT, LOTS 68-74 AND PARCEL G, BLOCK A, CLARKSBURG TOWN CENTER" AND RECORDED AMONG THE LAND RECORDS OF SAID COUNTY, AS PLAT No. 22634 AND ALSO A PART OF OVERLOOK PARK DRIVE ABANDONED BY COUNTY COUNCIL RESOLUTION No. 16-1488.

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.

I HEREBY CERTIFY THAT THE LIMITS OF THE 100-YEAR FLOODPLAIN SHOWN HEREON IS AN ACCURATE REFLECTION AS TRANSFERRED FROM THE FLOODPLAIN STUDY REFERENCED ELSEWHERE ON THIS PLAT.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 722,050 SQUARE FEET OR 16.5760 ACRES, 5,270 SQUARE FEET OR 0.1210 OF AN ACRE OF WHICH IS DEDICATED TO PUBLIC USE.

14 DEC. 2010 _____
DATE

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

SUBDIVISION RECORD PLAT
PARCELS 'Q', 'R', 'S', 'T' & 'U', BLOCK "A"
BEING IN PART A RESUBDIVISION OF PARCEL 'G', BLOCK "A" RECORDED AS PL AT No. 22634
CLARKSBURG TOWN CENTER

CLARKSBURG ELECTION DISTRICT NO. 2
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=100' DECEMBER 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. 220101140

M.N.C.P.& P.C. RECORD FILE No. _____

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

Approved _____
CHAIRMAN ASST. SECRETARY TREASURER

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES

Approved _____ DATE
BY: _____ DIRECTOR

RECORDED: _____
PLAT NO.: _____

DRAWN BY: WEG
CHECKED BY: DWC
GLW FILE NO.: 03024

PLAT No.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS CONSERVATION EASEMENTS, AS SHOWN HEREON TO THE PARTIES NAMED IN A DOCUMENT ENTITLED "CONSERVATION EASEMENT AGREEMENT, CATEGORY I" AS RECORDED IN LIBER 13178 AT FOLIO 412 AMONG THE LAND RECORDS OF SAID COUNTY, SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES.

AS OWNER WE OR OUR SUCCESSORS AND ASSIGNS 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(e) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, ACTIONS, TRUSTS, LIENS OR LEASES AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

MNP II – CLARKSBURG, LLC; A DELAWARE LIMITED LIABILITY COMPANY
(F.K.A. TERRABROOK CLARKSBURG, L.L.C.)

BY: _____ DATE: 1/6/11 ATTEST: _____

DOUGLAS C. DELANO, ASST. V.P.
MNP-II CLARKSBURG, LLC

CURVE TABULATION

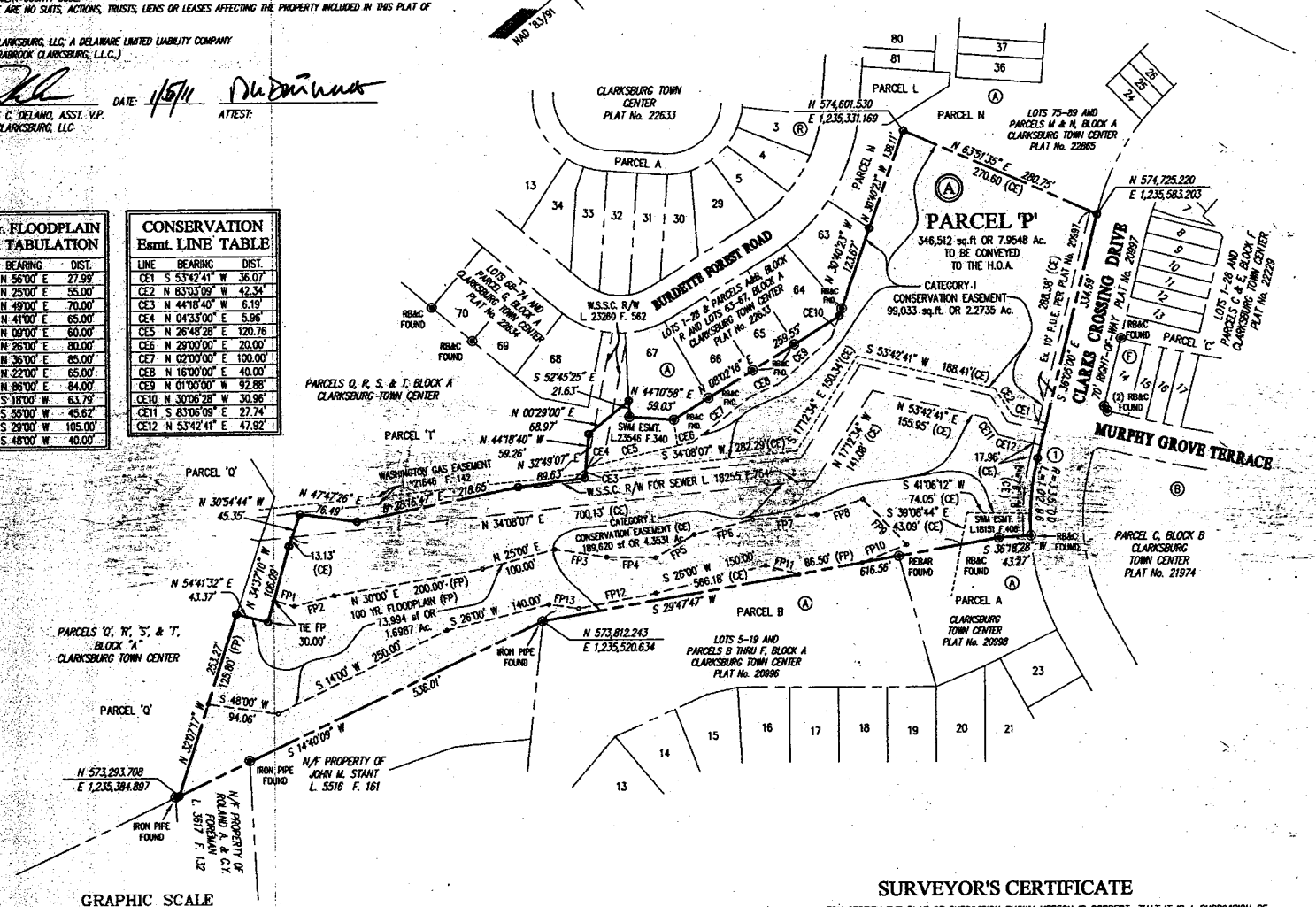
CURVE ○	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	335.00'	102.96'	51.89'	102.55'	S 44°53'16" E	17°36'33"

100 Yr. FLOODPLAIN LINE TABULATION

LINE	BEARING	DIST.
FP1	N 56°00' E	27.99'
FP2	N 25°00' E	55.00'
FP3	N 49°00' E	70.00'
FP4	N 41°00' E	65.00'
FP5	N 09°00' E	60.00'
FP6	N 26°00' E	80.00'
FP7	N 36°00' E	85.00'
FP8	N 22°00' E	65.00'
FP9	N 86°00' E	84.00'
FP10	S 18°00' W	63.79'
FP11	S 55°00' W	45.62'
FP12	S 29°00' W	105.00'
FP13	S 48°00' W	40.00'

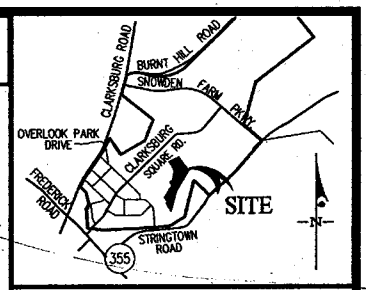
CONSERVATION Esmt. LINE TABLE

LINE	BEARING	DIST.
CE1	S 53°42'41" W	36.07'
CE2	N 83°03'09" W	42.34'
CE3	N 44°18'40" W	6.19'
CE4	N 04°33'00" E	5.96
CE5	N 26°48'28" E	120.76
CE6	N 29°00'00" E	20.00'
CE7	N 02°00'00" E	100.00'
CE8	N 16°00'00" E	40.00'
CE9	N 01°00'00" W	92.88'
CE10	N 30°06'28" W	30.96'
CE11	S 83°06'09" E	27.74'
CE12	N 53°42'41" E	47.92'



VICINITY MAP

SCALE 1" = 2,000'



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. PROPERTY MARKERS LOCATED IN THE FIELD MARKED THUS: ◎
   RB&C = REBAR & CAP FOUND
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 22A, THE MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN.
5. THE LOTS SHOWN HEREON ARE LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN 119950420, ENTITLED CLARKSBURG TOWN CENTER. 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. 820070220 (ENTITLED CLARKSBURG TOWN CENTER) AND APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD JULY 16, 2008 AS MCPB No. 08-15.
7. THE PROPERTY SHOWN HEREON IS ZONED MXX AT THE TIME OF THIS SUBDIVISION AND LOCATED ON TAX MAP EW.
8. THIS SUBDIVISION COMPLIES WITH THE REQUIREMENTS OF CHAPTER 25-A OF THE MONTGOMERY COUNTY CODE, REGARDING MODERATELY PRICED DWELLING UNITS.
9. PARCEL "P", AS SHOWN HEREON IS SUBJECT TO A RECORDED COVENANT FOR COMMON OPEN SPACES RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND ON AUGUST 18, 2004 IN LIBER 28045 AT FOLIO 578.
10. THIS PLAT IS SUBJECT TO A RECORDED COVENANT FOR THE MAINTENANCE AND OPERATION OF PRIVATE OPEN SPACES AND PRIVATE STORM DRAINS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 19591 FOLIO 342.
11. (H.O.A.) DESIGNATES PARCELS TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.
12. THE SOURCE OF THE 100 YEAR FLOODPLAIN SHOWN HEREON WAS TAKEN FROM A FLOODPLAIN STUDY BY CHARLES P. JOHNSON & ASSOCIATES DATED JANUARY 2009 (FP APPLICATION #235402) AND APPROVED BY DPS IN A LETTER DATED APRIL 14, 2009.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

AREA TABULATION

1 PARCEL	346,512 sq.ft.
STREET DEDICATION	0 sq.ft.
TOTAL AREA OF PLAT	346,512 sq.ft.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THE PLAT OF SUBDIVISION SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THAT LAND CONVEYED BY CLARKSBURG LAND ASSOCIATES LLLP AND PIEDMONT LAND ASSOCIATES LLLP TO TERRABROOK CLARKSBURG, L.L.C., (d.b.a. MNP II – CLARKSBURG, LLC) BY DEED DATED FEBRUARY 4, 2000 AND RECORDED AMONG THE SAID LAND RECORDS IN LIBER 17865 AT FOLIO 495.

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.

I HEREBY CERTIFY THAT THE LIMITS OF THE 100-YEAR FLOODPLAIN SHOWN HEREON IS AN ACCURATE REFLECTION AS TRANSFERRED FROM THE FLOODPLAIN STUDY REFERENCED ELSEWHERE ON THIS PLAT.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 346,512 SQUARE FEET OR 7.9548 ACRES, NONE OF WHICH IS TO BE DEDICATED TO PUBLIC USE.

14 Dec. 2010 _____
DATE

FOR GUTSCHICK, LITTLE & WEBER, P.A.
DAVID SAMUEL WEBER
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: WEG CHECKED BY: DWC GLW FILE NO.: 03024
M.N.C.P.& P.C. RECORD FILE No.		

SUBDIVISION RECORD PLAT
PARCEL 'P', BLOCK "A"
CLARKSBURG TOWN CENTER

CLARKSBURG ELECTION DISTRICT NO. 2
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=100' DECEMBER 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. 220101150

PLAT No.

OWNER'S CERTIFICATE

CLARKSBURG HOMEOWNERS ASSOCIATION, INC., OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND GRANTS A CONSERVATION EASEMENT, AS SHOWN HEREON TO THE PARTIES NAMED IN A DOCUMENT ENTITLED "CONSERVATION EASEMENT AGREEMENT, CATEGORY I" AS RECORDED IN LIBER 13178 AT FOLIO 412 AMONG THE LAND RECORDS OF SAID COUNTY. SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES.

AS OWNER WE OR OUR SUCCESSORS AND ASSIGNS 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.

CLARKSBURG HOMEOWNERS ASSOCIATION, INC.
A MARYLAND NONSTOCK CORPORATION

BY: _____ DATE: 1/5/11 ATTEST: _____

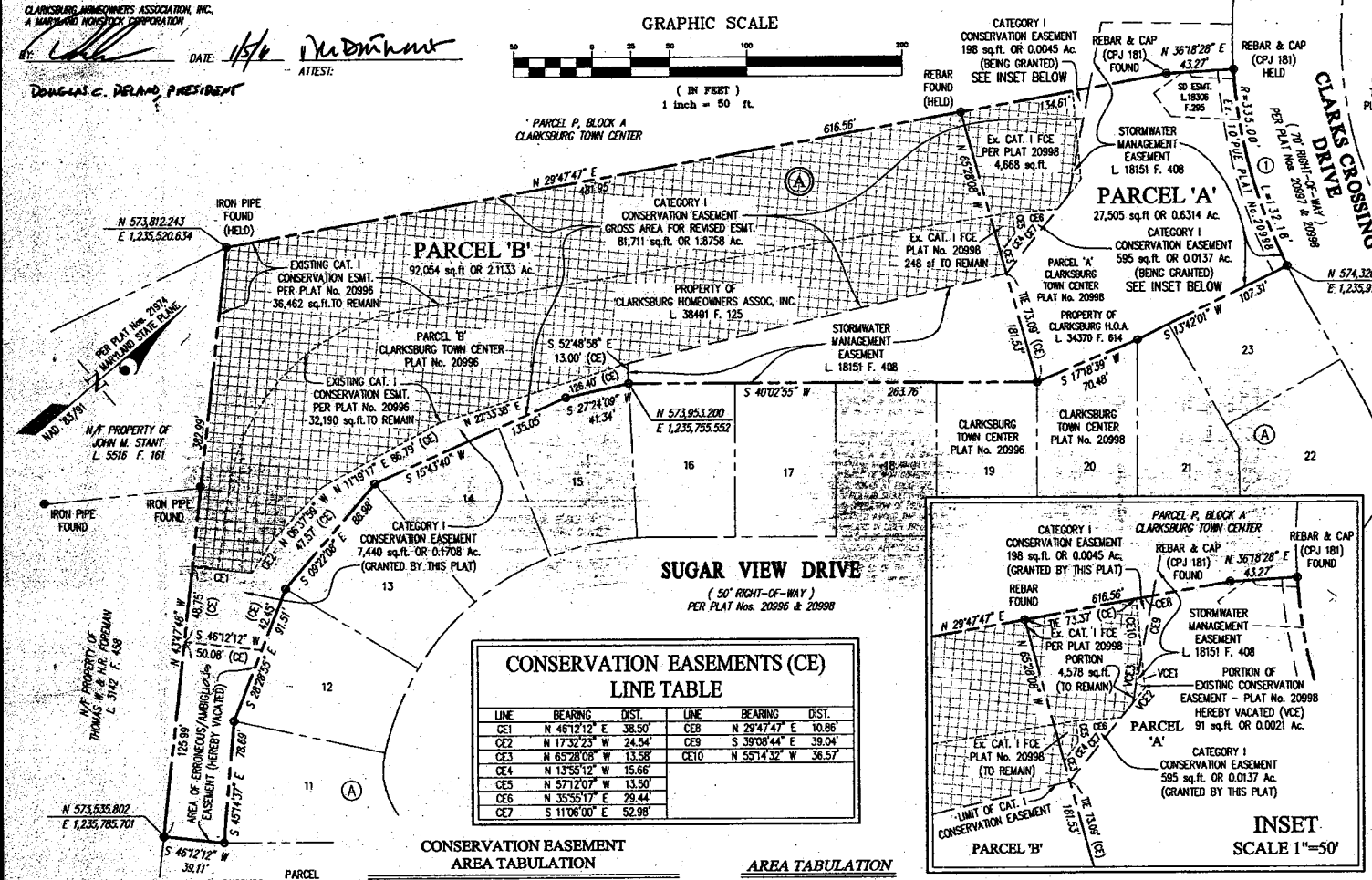
DOUGLAS C. DELAND, PRESIDENT

CURVE TABULATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	335.00'	132.18'	66.96'	131.33'	S 64°59'45" E	22°36'27"

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.


PARCEL 'B'
92,054 sq.ft OR 2.1133 Ac.
PARCEL 'A'
27,505 sq.ft OR 0.6314 Ac.
CLARKS CROSSING DRIVE
(70' RIGHT-OF-WAY)
PER PLAT Nos. 20997 & 20998
SUGAR VIEW DRIVE
(50' RIGHT-OF-WAY)
PER PLAT Nos. 20996 & 20998
CATEGORY I CONSERVATION EASEMENT 198 sq.ft. OR 0.0045 Ac. (BEING GRANTED) SEE INSET BELOW
CATEGORY I CONSERVATION EASEMENT 595 sq.ft. OR 0.0137 Ac. (BEING GRANTED) SEE INSET BELOW
CATEGORY I CONSERVATION EASEMENT GROSS AREA FOR REVISED ESMT. 81,711 sq.ft. OR 1.8758 Ac.
CATEGORY I CONSERVATION EASEMENT 7,440 sq.ft. OR 0.1708 Ac. (GRANTED BY THIS PLAT)
EXISTING CAT. I CONSERVATION ESMT. PER PLAT No. 20996 36,462 sq.ft. TO REMAIN
EXISTING CAT. I CONSERVATION ESMT. PER PLAT No. 20996 32,190 sq.ft. TO REMAIN
Ex. CAT. I FCE PER PLAT 20998 4,668 sq.ft.
Ex. CAT. I FCE PLAT No. 20998 248 sf TO REMAIN
STORMWATER MANAGEMENT EASEMENT L. 18151 F. 408
PROPERTY OF CLARKSBURG HOMEOWNERS ASSOC, INC. L. 38491 F. 125
PROPERTY OF CLARKSBURG H.O.A. L. 34370 F. 614
PARCEL 'A' CLARKSBURG TOWN CENTER PLAT No. 20998
PARCEL 'B' CLARKSBURG TOWN CENTER PLAT No. 20996
CLARKSBURG TOWN CENTER PLAT No. 20996
CLARKSBURG TOWN CENTER PLAT No. 20998
PARCEL 'C', BLOCK "B" CLARKSBURG TOWN CENTER PLAT No. 21974
N/F PROPERTY OF JOHN M. STANT L. 5516 F. 161
N/F PROPERTY OF THOMAS W. & H.R. FORMAN L. 3142 F. 439
AREA OF ERRONEOUS/AMBIGUOUS EASEMENT (HEREBY VACATED)
PARCEL 'F' CLARKSBURG TOWN CENTER PLAT No. 20996
N 573,812.243 E 1,235,520.634
N 573,953.200 E 1,235,755.552
N 574,326.652 E 1,235,971.653
N 573,535.802 E 1,235,785.701
NAD '83/'91
PER PLAT Nos. 21974 MARYLAND STATE PLANE
IRON PIPE FOUND (HELD)
IRON PIPE FOUND
REBAR & CAP (CPJ 181) FOUND
REBAR & CAP (CPJ 181) HELD
REBAR FOUND (HELD)
N 29°47'47" E 481.95'
616.56'
N 36°18'28" E 43.27'
S 13°42'01" W 107.31'
S 17°18'39" W 70.48'
S 52°48'58" E 13.00' (CE)
S 27°24'09" W 41.34'
S 40°02'55" W 263.76'
N 22°33'38" E 135.05'
N 11°19'17" E 86.79' (CE)
S 15°43'40" W 88.98'
S 09°22'06" E 47.57' (CE)
N 06°37'58" W 42.57'
S 46°12'12" W 50.08' (CE)
N 43°17'46" W 48.75'
S 28°29'55" E 91.51'
S 46°12'12" W 39.11'
S 45°14'37" E 78.69'
N 65°28'08" W 13.58'
N 13°55'12" W 15.66'
N 57°12'07" W 13.50'
N 35°55'17" E 29.44'
S 11°06'00" E 52.98'
R=335.00' L=132.18'
SD ESMT. L.18306 F.295
12' PUE PLAT No. 20997
TIE 73.09' (CE)
181.53'
126.40'
392.09'
N 53°28'00" W
S 65°28'08" E
S 13°55'12" E
S 57°12'07" W
S 35°55'17" W
S 11°06'00" E

PLAT No.

OWNER'S CERTIFICATE

CLARKSBURG HOMEOWNERS ASSOCIATION, INC., OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND GRANT A CONSERVATION EASEMENT, AS SHOWN HEREON TO THE PARTIES NAMED IN A DOCUMENT ENTITLED "CONSERVATION EASEMENT AGREEMENT, CATEGORY I" AS RECORDED IN LIBER 13178 AT FOLIO 412 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE, AND LOCAL GOVERNING AGENCIES

AS OWNER WE OR OUR SUCCESSORS AND ASSIGNS 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(e) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, ACTIONS, TRUSTS, LIENS OR LEASES AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

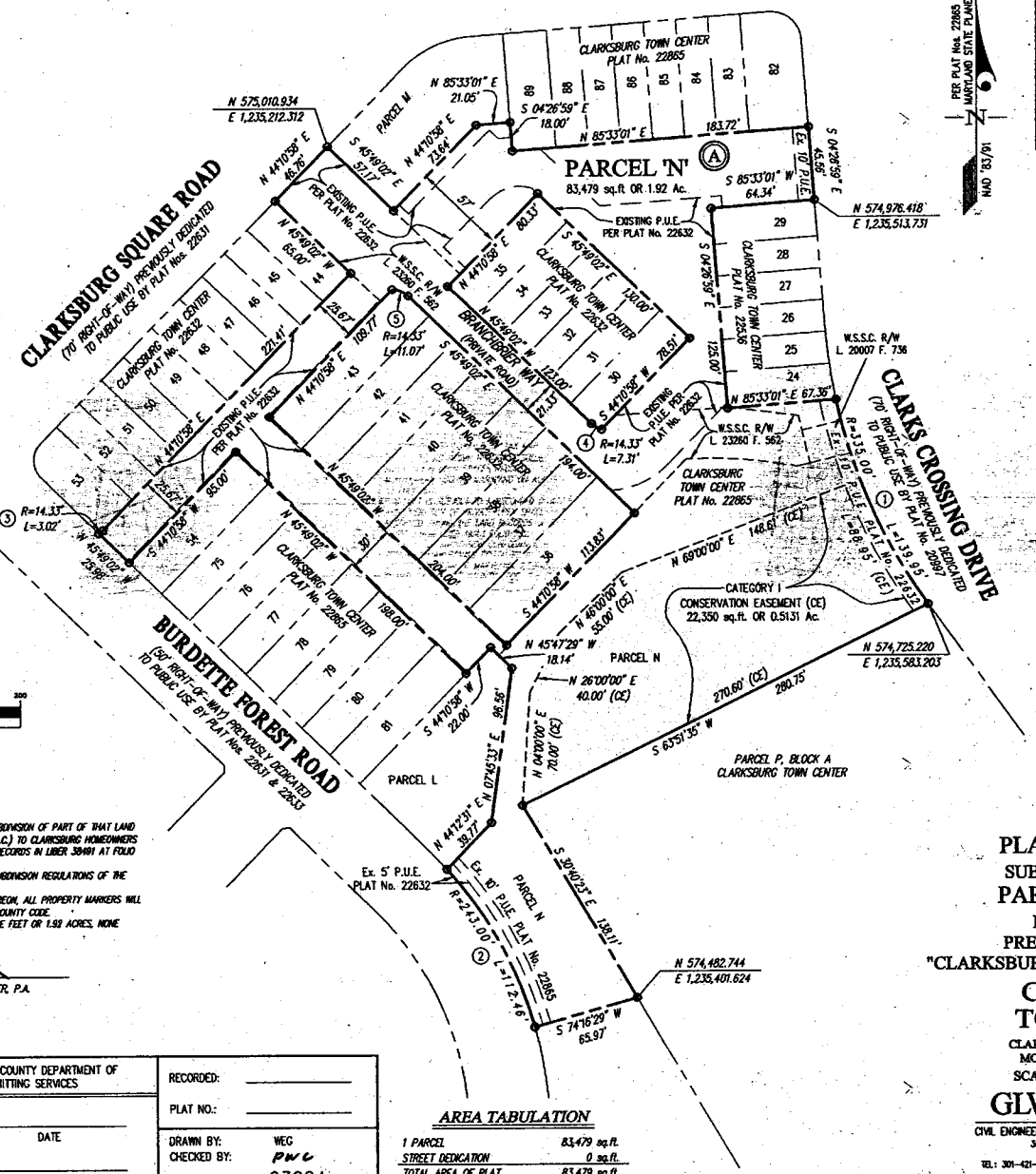
CLARKSBURG HOMEOWNERS ASSOCIATION, INC.
A MARYLAND NONSTOCK CORPORATION

BY: _____ DATE: 1/5/11 ATTEST: _____

DOUGLAS C. DELANY, PRESIDENT

CURVE TABULATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	335.00'	139.95'	71.01'	138.93'	S 24°06'54" E	23°56'09"
2	243.00'	112.46'	57.25'	111.46'	N 28°59'00" W	26°30'58"
3	14.33'	3.02'	1.52'	3.02'	N 50°13'24" E	12°04'53"
4	14.33'	7.31'	3.74'	7.23'	N 60°26'09" W	29°14'13"
5	14.33'	11.07'	5.83'	10.79'	S 67°56'16" E	44°14'27"



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THE PLAT OF SUBDIVISION SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THAT LAND CONVEYED BY WMF II – CLARKSBURG, LLC (FORMERLY KNOWN AS TERRABROOK CLARKSBURG, L.L.C.) TO CLARKSBURG HOMEOWNERS ASSOCIATION, INC. BY DEED DATED DECEMBER 9, 2009 AND RECORDED AMONG THE SAID LAND RECORDS IN LIBER 38481 AT FOLIO 725.

THAT IT IS ALSO A MINOR SUBDIVISION, PURSUANT TO SECTION 50-35A (a)(5) OF THE SUBDIVISION REGULATIONS OF THE MONTGOMERY COUNTY CODE.

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 83,479 SQUARE FEET OR 1.92 ACRES, NONE OF WHICH IS TO BE DEDICATED TO PUBLIC USE.

14 DEC. 2010 _____
DATE

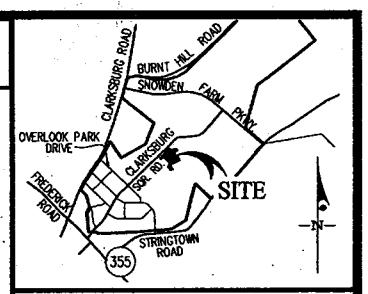
FOR GUTSCHICK, LITTLE & WEBER, P.A.
DAVID SAMUEL WEBER
MD. REGISTRATION No. 10852

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: WEG CHECKED BY: PWC GLW FILE NO.: 03024
M.N.C.P.& P.C. RECORD FILE No.		

AREA TABULATION

1 PARCEL	83,479 sq.ft.
STREET DEDICATION	0 sq.ft.
TOTAL AREA OF PLAT	83,479 sq.ft.



VICINITY MAP

SCALE 1" = 2,000'

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. PROPERTY MARKERS LOCATED IN THE FIELD MARKED THUS: ⊙
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 22A, THE MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN.
5. DEVELOPMENT OF THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF SITE-PLAN FILE NO. 820070220 (ENTITLED CLARKSBURG TOWN CENTER) AND APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD JULY 16, 2009 AS MCPB No. 09-15.
6. THE PROPERTY SHOWN HEREON IS ZONED MXX AT THE TIME OF THIS SUBDIVISION AND LOCATED ON TAX MAP EW
7. PARCEL 'N', AS SHOWN HEREON IS SUBJECT TO A RECORDED COVENANT FOR COMMON OPEN SPACES RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND ON AUGUST 18, 2004 IN LIBER 28045 AT FOLIO 578.
8. THIS PLAT IS SUBJECT TO A RECORDED COVENANT FOR THE MAINTENANCE AND OPERATION OF PRIVATE OPEN SPACES AND PRIVATE STORM DRAINS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 19561 FOLIO 342.
9. THIS PLAT OF SUBDIVISION CONFORMS WITH THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-35A OF THE MONTGOMERY COUNTY, MARYLAND SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THE PURPOSE OF THIS PLAT IS TO ADD THE CONSERVATION EASEMENT LIMITS NOT SHOWN ON THE PREVIOUSLY RECORDED PLAT No. 22865 PURSUANT TO AN AMENDED FOREST CONSERVATION PLAN #820070220, AS PROVIDED FOR IN SECTION 50-35A (a)(5).
10. PARCEL 'N', BLOCK "A" IS SUBJECT TO A RECIPROCAL INGRESS/EGRESS EASEMENT AND SUBJECT TO THE TERMS AND PROVISIONS SET FORTH IN THE H.O.A. DOCUMENT TO BE RECORDED HEREAFTER.

PLAT OF CORRECTION
SUBDIVISION RECORD PLAT
PARCEL 'N', BLOCK "A"
PARCEL 'N', BLOCK 'A'
PREVIOUSLY RECORDED AS
"CLARKSBURG TOWN CENTER" PLAT No. 22865

CLARKSBURG TOWN CENTER

CLARKSBURG ELECTION DISTRICT NO. 2
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=50' DECEMBER 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. 220101170

RECORD PLAT REVIEW SHEET

Plat Name: Clarksburg Town Center Plat Number: 220100130 — 1170 (5)
Plan Name: Clarksburg Town Center Plan Number: 11995042A
Plat Submission Date: 7-9-10
DRD Plat Reviewer: S. Smith
DRD Prelim Plan Reviewer: C. Conlon Checked: _____ Date _____

Initial DRD Review:
Signed Preliminary Plan – Date 3/30/10 Checked: Initial SBS Date 11/23/10
Planning Board Resolution – Date 7-16-09 Checked: Initial SBS Date 11-23-2010
Site Plan Req'd for Development? Yes X No___ Verified By: SBS (initial)
Site Plan Name: CTC - Greenway Site Plan Number: 820070220 (A)
Planning Board Resolution – Date 7-16-09 Checked: Initial SBS Date 11-22-10
Site Plan Signature Set – Date 8/24/10 Checked: Initial SBS Date 11-22-10
Site Plan Reviewer Plat Approval: Checked: Initial PAK Date 3.9.11

Review Items: Lot # & Layout ok Lot Area ok Zoning ✓ Bearings & Distances ✓
Coordinates ✓ Plan # ok Road/Alley Widths ok Easements ✓ Open Space ok
Non-standard BRLs ok 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	7/9/10	7/21/10	9-27-10	Check Revised CAT I
Research	Bobby Fleury			7-12-10	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				Fix Street Names

Final DRD Review:	Initial	Date
Consultant Notified (Final Mark-up):	SBS	11/23/10
Final Mylar & DXF/DWG Received:	SBS	2-8-11
Final Mylar Review Complete:	SBS	3/8/11
Board Approval of Plat:		
Plat Agenda:	SBS	3/17/11
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		

48 Hours
Before You Dig
Call
"MISS UTILITY"
Service Protection Center
MEMBER
MISS UTILITY SYSTEMS INTERNATIONAL
CALL TOLL FREE
1-800-257-7777

EXISTING UTILITY NOTES

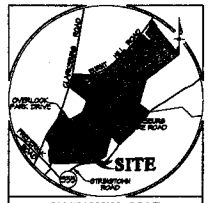
1. For marking locations of existing utilities, notify "MISS UTILITY" at 1-800-257-7777, 48 hours prior to any excavation or construction.
2. Information concerning underground utilities was obtained from available records. The contractor must determine the exact locations and elevations of the utilities by digging test pits by hand at all utility crossings and in advance of trenching. If elevations are less than specified on the 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., 301-790-4500, 48 hours prior to the start of any excavation or construction.
4. Conditions and/or conditions 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.

CLARKSBURG TOWN CENTER

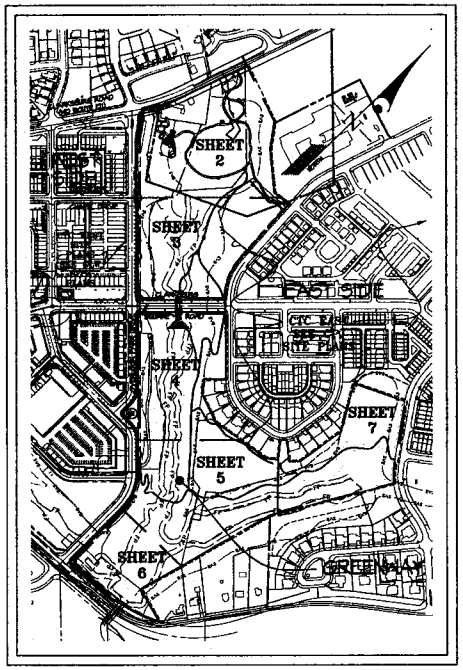
GREENWAY

CERTIFIED SITE PLANS

No. 820070220A



VICINITY MAP
SCALE 1" = 2000'



KEY MAP
SCALE: 1" = 200'

LEGEND

- PROPOSED CURB & GUTTER
- PROPOSED LIGHT
- PROPOSED SPOT GRADE
- PROPOSED STORM DRAIN, SEWER & WATER
- STEEP SLOPES
- EXISTING TOPOGRAPHY
- PROPOSED TOPOGRAPHY
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXISTING STRUCTURES
- PROPOSED SIDEWALKS
- FLOOD PLAIN
- STREAM VALLEY BUFFER
- LIMIT OF DISTURBANCE
- WETLANDS/WETLANDS BUFFER
- NATURAL SURFACE TRAIL
- ASPHALT SURFACE TRAIL

PROJECT TEAM

DEVELOPER:
NNP II CLARKSBURG, LLC
8201 GREENSBORO DRIVE, SUITE 817
McLEAN, VIRGINIA 22102

CIVIL ENGINEER:
GUTSCHICK, LITTLE AND WEBER, P.A.
3904 NATIONAL DRIVE, SUITE 250
BURTONSVILLE, MARYLAND 20866

LANDSCAPE ARCHITECT:
LAND DESIGN
200 SOUTH PEYTON STREET
ALEXANDRIA, VIRGINIA 22314

GENERAL NOTES

1. FOR ALL DEVELOPMENT STANDARDS, GENERAL NOTES AND OVERALL PROJECT INFORMATION SEE INDEX SHEETS.
2. M-NCPPC STAFF MUST INSPECT ALL TREE-SAVE AREAS AND PROTECTION DEVICES PRIOR TO CLEARING AND GRADING.

CERTIFIED SITE PLAN SHEET SCHEDULE

(The following plans together comprise The Clarksburg Town Center Certified Site Plan Set 820070220)

TITLE	SHEET NO.
INDEX PLANS	
Site Data & Development Standards	II - II0
Development Guidelines	AA00 - AA18
Fire Access Plans	FA1 - FA4
Resident's Club Plans	1 - 6
Parking Exhibit	PE-1
MPDU Exhibit	MPDU-1
Compliance Program Exhibit	CPSE-1
Land Use Exhibit	LUE-1
Recreational Facilities Plan	RFP-1
Greenspace Exhibit	GSE-1
WEST SIDE	
Site Plans	WS1 - WS10
Landscape Plans	WL1 - WL20
Landscape Details	L1 - L15
Lighting Plans	WLT1 - WLT4
EAST SIDE	
Site Plans	ES1 - ES5, ES5A, ES6-ES17, ES17A-C
Landscape Plans	EL1 - EL26
Landscape Details	L1 - L15
Lighting Plans	ELT1 - ELT11
GREENWAY	
Site Plans	GW - GW7
Landscape Plans	GL00 - GL8.1
PIEDMONT WOODS PARK	
Site Plans	PWS1 - PWS7
Landscape Plans	PWL00 - PWLT.0

SHEET SCHEDULE

SHEET No.	TITLE
GW 1	COVER SHEET
GW 2	KING'S POND PARK
GW 3	GREENWAY TRAIL - NORTH
GW 4	GREENWAY TRAIL - SOUTH
GW 5	GREENWAY TRAIL - SOUTH
GW 6	GREENWAY
GW 7	GREENWAY TRAIL - EAST SIDE

OWNER/DEVELOPER'S CERTIFICATION
THE UNDERSIGNED AGREES TO EXECUTE ALL FEATURES OF THE SITE PLAN APPROVAL NO. 820070220A INCLUDING ALL APPROVAL CONDITIONS, DEVELOPMENT PROGRAM, AND CERTIFIED SITE PLAN
BY: Douglas C. Delano DATE: 7/14/10
Assistant Vice President
NNP II- Clarksburg, LLC

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 RESOLUTION. 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. 12021, EXPIRATION DATE: April 10, 2012.
8/2/2010 David S. Weber
Date David S. Weber, P.E.
LICENSED PROFESSIONAL ENGINEER STATE OF MARYLAND

M-NCPPC APPROVAL STAMP
APPROVED CERTIFIED SITE PLAN
FILE NO. 820070220A
MONTGOMERY COUNTY PLANNING BOARD
CHAIRMAN OR DESIGNEE — DATE 8-24-10

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3904 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT. 410-880-1820 DC/MD. 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.
2010-07-30	SITE PLAN AMENDMENT "A"	BLG	KAF
2010-01-07	REVISED PER JANUARY 30, 2009 M-NCPPC REVIEW COMMENTS	TMJ	KAF
2010-1-7	Revised per December 8, 2009 M-NCPPC review comments	TMJ	KAF

L:\2009\09-JAN\CLCOTTY\TOWNCENTER\GREENWAY\GW_PLANS\GREENWAY SE PLAN\GREENWAY.dwg DES. KAF DRN. JRS CHK. KAF

SCALE: 1" = 200'
0' 50' 100' 200' 300' 400'

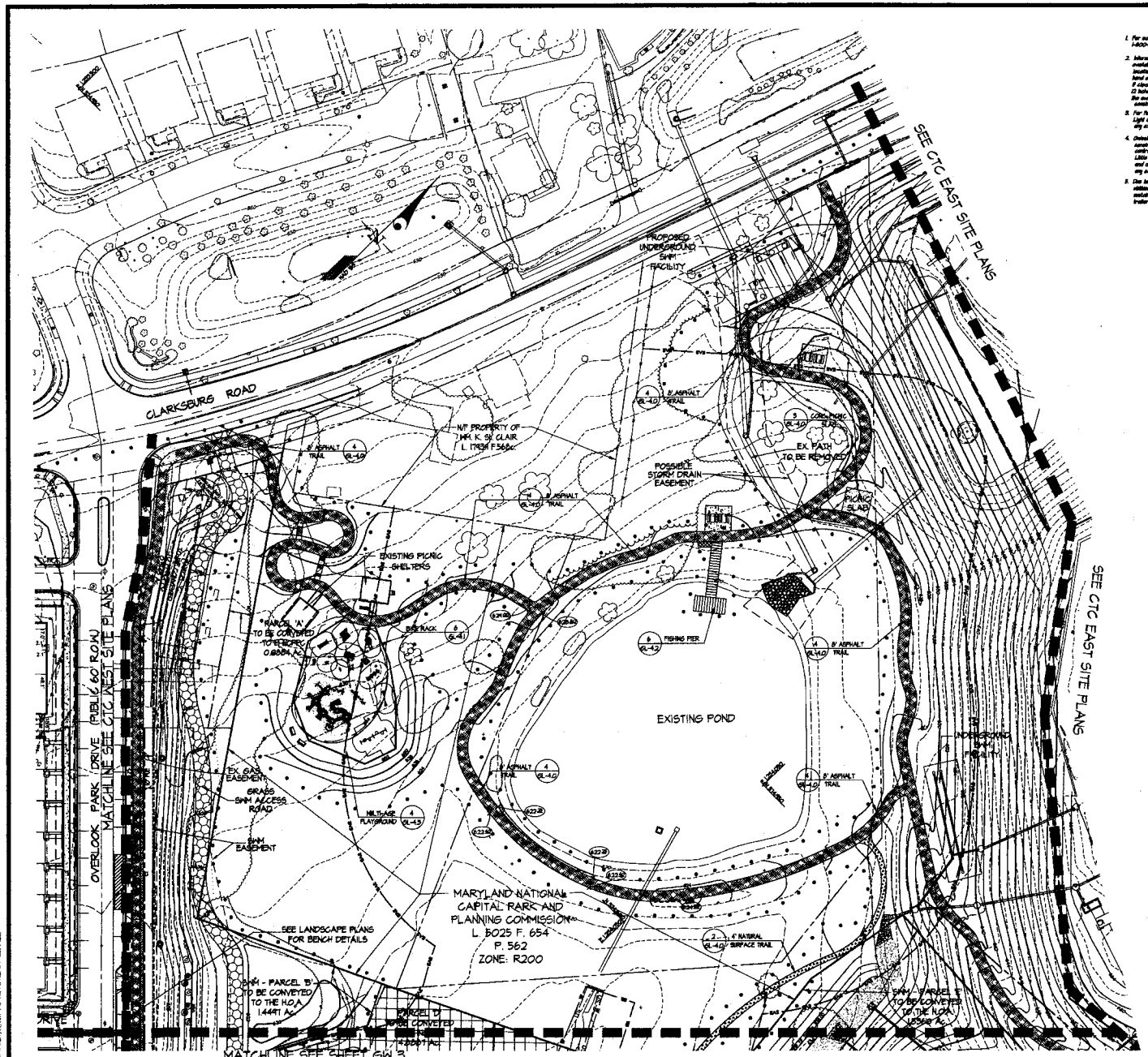
PREPARED FOR:
NNP II CLARKSBURG, LLC
8201 GREENBORO DRIVE
SUITE 817
McLEAN, VIRGINIA 22102
MR. ROBERT DITTHARDT
(703) 917-4170

COVER SHEET

CLARKSBURG TOWN CENTER
GREENWAY

CLARKSBURG ELECTION DISTRICT No. 2 — MONTGOMERY COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
NTS	RMX-2	03024
DATE	TAX MAP - GRID	SHEET
OCT. 12, 2009	EW - 42	GW 1 OF 7



EXISTING UTILITY NOTES

1. For existing 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 and in advance of trenching. If clearances are less than specified on the 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. "703-750-4000, 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. Detmold, Little & Huber, 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.

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Service Protection Center
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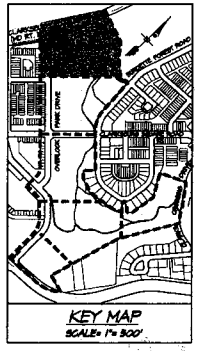
OF UTILITY SYSTEMS INTERNATIONAL
CALL TOLL FREE
1-800-257-7777



PAVING LEGEND

- CLAY BRICK PAVING
- BLUESTONE PAVERS
- DOUBLE SURFACE GRAVEL
- GRAVEL
- CONCRETE UNIT PAVERS
- ASPHALT PAVING
- POROUS PAVING
- NATURAL SURFACE TRAIL

OWNER/DEVELOPER'S CERTIFICATION

THE UNDERSIGNED AGREES TO EXECUTE ALL FEATURES OF THE SITE PLAN APPROVAL NO. 820070020A INCLUDING ALL APPROVAL CONDITIONS, DEVELOPMENT PROGRAM, AND CERTIFIED SITE PLAN

BY: _____ DATED 7/30/10
Douglas C. Delano
Assistant Vice President
NNP II- Clarksburg, LLC

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 RESOLUTION. 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, 2012.

8/6/2010 Date — David S. Huber, P.E.

GENERAL NOTES

1. FOR ALL DEVELOPMENT STANDARDS, GENERAL NOTES AND OVERALL PROJECT INFORMATION SEE INDEX SHEETS.
2. M-NCPPC STAFF MUST INSPECT ALL TREE-SAVE AREAS AND PROTECTION DEVICES PRIOR TO CLEARING AND GRADING.

M-NCPPC APPROVAL STAMP
APPROVED CERTIFIED SITE PLAN
FILE NO. 820070020A
MONTGOMERY COUNTY PLANNING BOARD
CHAIRMAN OR DESIGNEE — DATE 8-24-10

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

GLW GUTSCHICK LITTLE & WEBBER, 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/MD: 301-989-2524 FAX: 301-421-4186
L:\Land\Projects\Clarksburg Town Ctr\Site Plan\Amendment 3B\Plans\03024GW3.dwg DES. KAF DRN. JRS CHK. KAF

DATE	REVISION	BY	APPR.
2009-07-30	SITE PLAN AMENDMENT "A"	RJG	KAF
2009-11-20	REVISED PER JANUARY 20, 2010 M-NCPPC REVIEW COMMENTS	MJ	KAF
2010-1-7	Revised per December 8, 2009 M-NCPPC review comments	MJ	KAF

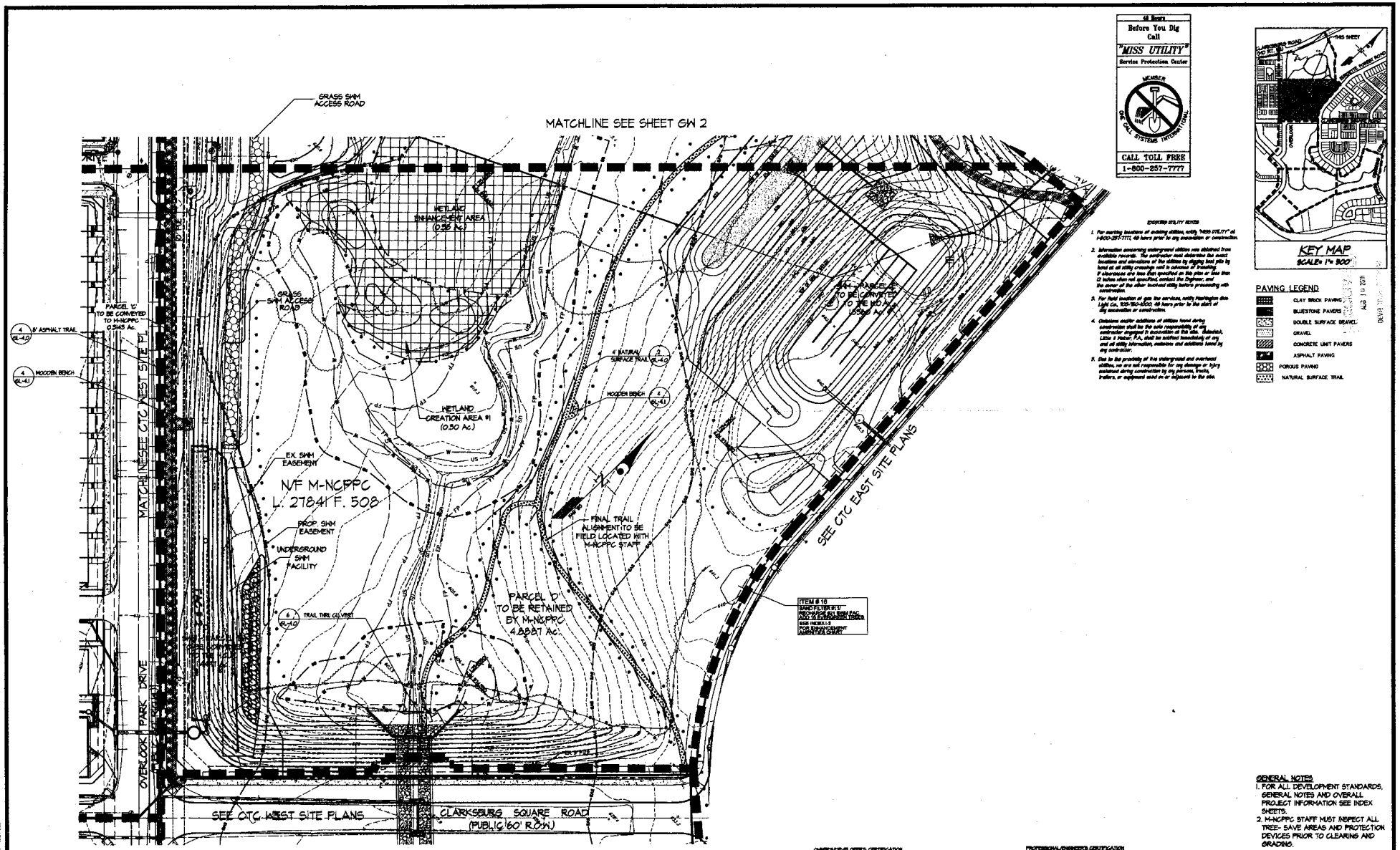
PREPARED FOR:
NNP II CLARKSBURG, LLC
8201 GREENSBORO DRIVE
SUITE 817
McLEAN, VIRGINIA 22102
MR. ROBERT DITTHARDT
(703) 917-4170

SITE PLAN

CLARKSBURG TOWN CENTER
GREENWAY

CLARKSBURG ELECTION DISTRICT No. 2 — MONTGOMERY COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	RMX-2	03024
DATE	TAX MAP - GRID	SHEET
OCT. 12, 2009	EW - 42	GW 2 OF 7



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 elevations 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. 925-760-6500, 48 hours prior to the start of dig 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 the site. Potomac Edison & Verizon F.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.

KEY MAP
SCALE: 1" = 800'

PAVING LEGEND

- CLAY BRICK PAVING
- BLUESTONE PAVERS
- DOUBLE SURFACE GRAVEL
- GRAVEL
- CONCRETE UNIT PAVERS
- ASPHALT PAVING
- POROUS PAVING
- NATURAL SURFACE TRAIL

AUG 19 2010

GENERAL NOTES:
1. FOR ALL DEVELOPMENT STANDARDS, GENERAL NOTES AND OVERALL PROJECT INFORMATION SEE INDEX SHEETS.
2. M-NCPPC STAFF MUST INSPECT ALL TREE- SAVE AREAS AND PROTECTION DEVICES PRIOR TO CLEARING AND GRADING.

OWNER/DEVELOPER'S CERTIFICATION
THE UNDERSIGNED AGREES TO EXECUTE ALL FEATURES OF THE SITE PLAN APPROVAL NO. 820070220(INCLUDING ALL APPROVAL CONDITIONS, DEVELOPMENT PROGRAM, AND CERTIFIED SITE PLAN
BY: Douglas C. Delano, Assistant Vice President, NNP II- Clarksburg, LLC — DATE: 7/6/

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 RESOLUTION. 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. 19031. EXPIRATION DATE: April 10, 2012.
8/6/2010 — Date — David S. Weber, P.E.
REGISTERED PROFESSIONAL ENGINEER — DAVID S. WEBER — No. 19031 — STATE OF MARYLAND

M-NCPPC APPROVAL STAMP
APPROVED CERTIFIED SITE PLAN
FILE NO. 820070220A
MONTGOMERY COUNTY PLANNING BOARD
CHAIRMAN OR DESIGNEE — 8-24-10 DATE

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 DIALY: 410-880-1820 DC/Wn: 301-989-2524 FAX: 301-421-4186
L:\projects\clarksburg town center greenway site plan\gw3.dwg | DES. KAF | DRN. JRS | CHK. KAF

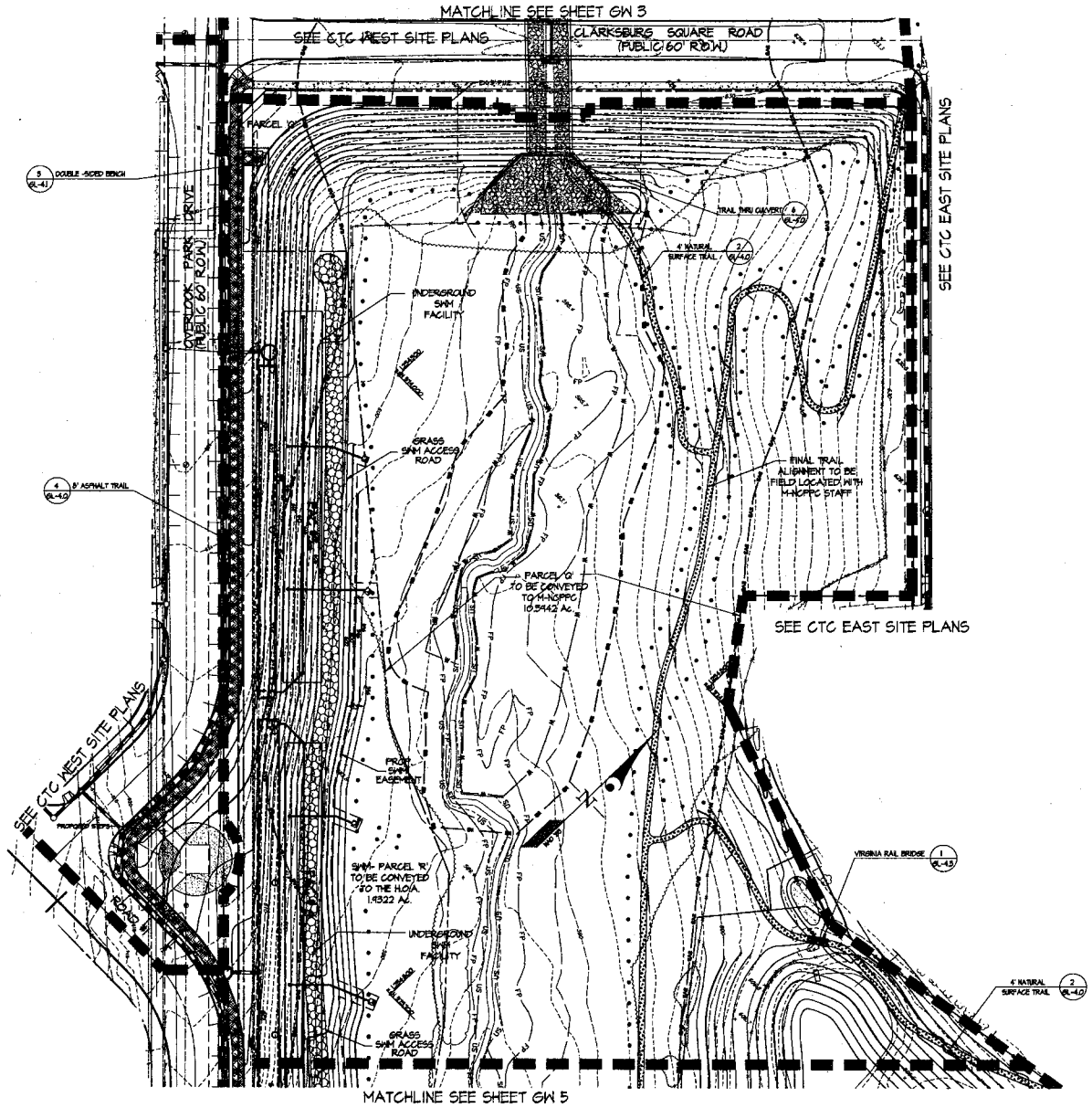
DATE	REVISION	BY	APP'D
2010-07-30	SITE PLAN AMENDMENT "A"	RLC	KAF
2010-06-29	REVISED PER JANUARY 26, 2010 M-NCPPC REVIEW COMMENTS	RLC	KAF
2010-1-7	Revised per December 8, 2009 M-NCPPC review comments	RLC	KAF

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

PREPARED FOR:
NNP II CLARKSBURG, LLC
8201 GREENSBORO DRIVE
SUITE 817
McLEAN, VIRGINIA 22102
MR. ROBERT DITTHARDT
(703) 917-4170

SITE PLAN
CLARKSBURG TOWN CENTER
GREENWAY
CLARKSBURG ELECTION DISTRICT No. 2 — MONTGOMERY COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	RMX-2	03024
DATE	TAX MAP - GRID	SHEET
OCT. 12, 2009	EW - 42	GW 3 OF 7



EXISTING UTILITY NOTES

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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 and in advance of trenching. If clearances are less than specified on the 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. 301-790-4000, 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 the contractor engaged in excavation at the site. Moreover, Little & Webber, 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.

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

MEMBER ONE CALL SYSTEMS INTERNATIONAL

CALL TOLL FREE
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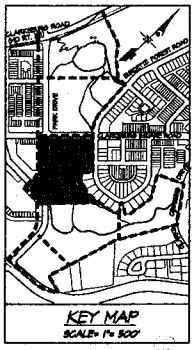


PAVING LEGEND

- CLAY BRICK PAVING
- BLUESTONE PAVERS
- DOUBLE SURFACE GRAVEL
- GRAVEL
- CONCRETE UNIT PAVERS
- ASPHALT PAVING
- POROUS PAVING
- NATURAL SURFACE TRAIL

OWNER/DEVELOPER'S CERTIFICATION

THE UNDERSIGNED AGREES TO EXECUTE ALL FEATURES OF THE SITE PLAN APPROVAL NO. 820070220 INCLUDING ALL APPROVAL CONDITIONS, DEVELOPMENT PROGRAM, AND CERTIFIED SITE PLAN

BY: _____ DATE: 7/9/10
Douglas C. Delano
Assistant Vice President
MHP II- Clarksburg, LLC

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 RESOLUTION. 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. 12621, EXPIRATION DATE: April 10, 2012.

8/6/2010 David S. Weber
Date David S. Weber, P.E.

MARYLAND REGISTERED PROFESSIONAL ENGINEER DAVID S. WEBER DATE OF LICENSE 4/10/2008 STATE OF MARYLAND

GENERAL NOTES

1. FOR ALL DEVELOPMENT STANDARDS, GENERAL NOTES AND OVERALL PROJECT INFORMATION SEE INDEX SHEETS.
2. M-NCPPC STAFF MUST INSPECT ALL TREE - SAVE AREAS AND PROTECTION DEVICES PRIOR TO CLEARING AND GRADING.

M-NCPPC APPROVAL STAMP
APPROVED CERTIFIED SITE PLAN
FILE NO. 820070220A
MONTGOMERY COUNTY PLANNING BOARD
CHAIRMAN OR DESIGNEE 8-24-10 DATE

GLW GUTSCHICK LITTLE & WEBBER, 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 FAX: 301-421-4186
DES. KAF | DRN. JRS | CHK. KAF

DATE	REVISION	BY	APPR.
2010-07-30	SITE PLAN AMENDMENT "A"	RJC	KAF
2010-04-26	REVISED PER JANUARY 26, 2010 M-NCPPC REVIEW COMMENTS	RJC	KAF
2010-01-7	Revised per December 8, 2009 M-NCPPC review comments	RJC	KAF

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

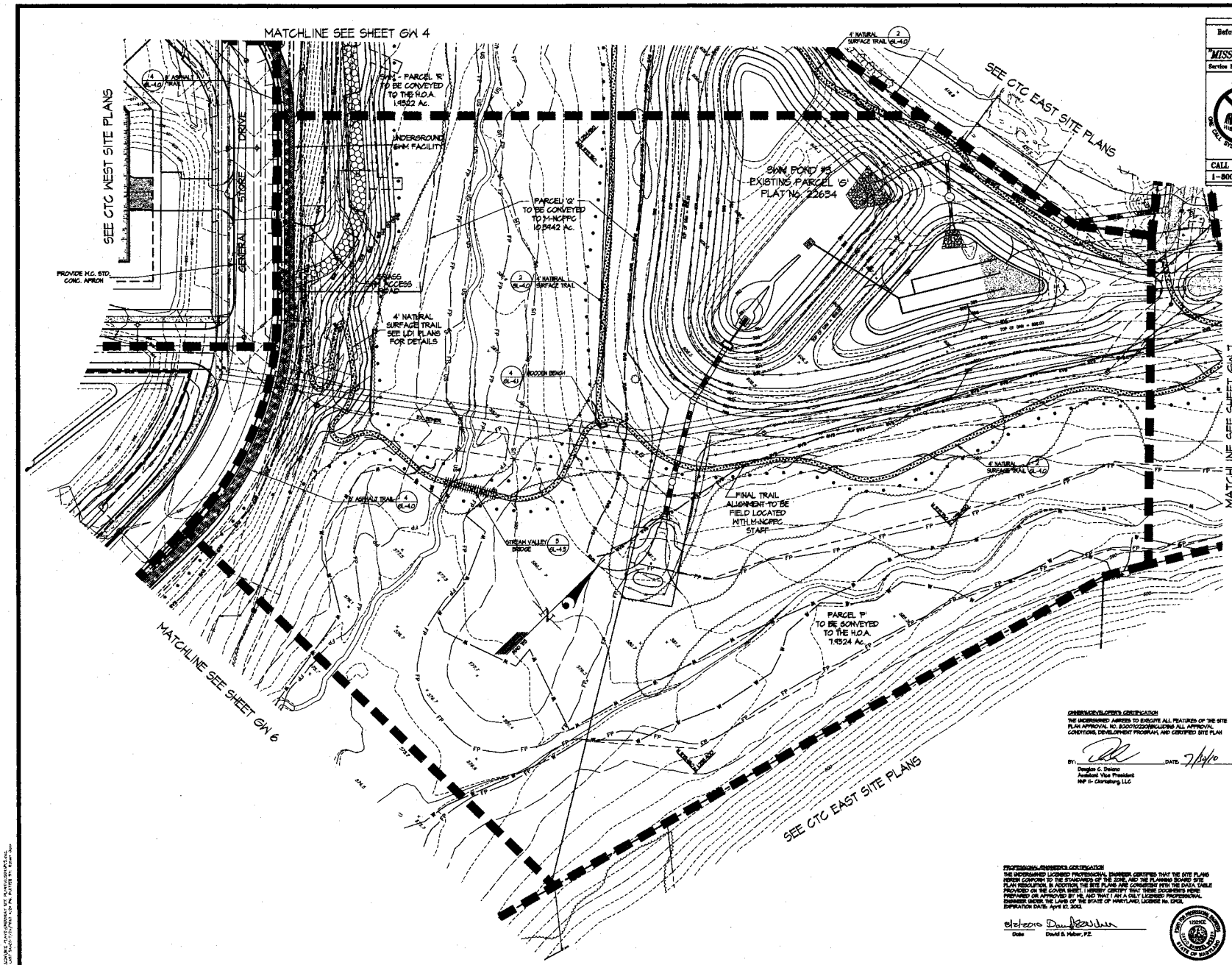
PREPARED FOR:
MHP II CLARKSBURG, LLC
8201 GREENSBORO DRIVE
SUITE 817
McLEAN, VIRGINIA 22102
MR. ROBERT DITHARDT
(703) 917-4170

SITE PLAN

CLARKSBURG TOWN CENTER
GREENWAY

CLARKSBURG ELECTION DISTRICT No. 2 — MONTGOMERY COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	RMX-2	03024
DATE	TAX MAP - GRID	SHEET
OCT. 12, 2009	EW - 42	GW 4 OF 7



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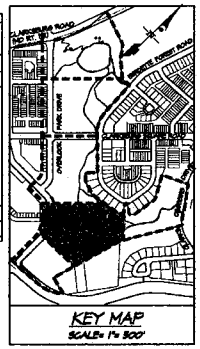

KEY MAP
SCALE= 1"= 500'

EXISTING UTILITY NOTES

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5. Due to the presence 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.

PAVING LEGEND

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- DOUBLE SURFACE GRAVEL
- GRAVEL
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- ASPHALT PAVING
- POROUS PAVING
- NATURAL SURFACE TRAIL

OWNER/DEVELOPER'S CERTIFICATION

THE UNDERSIGNED AGREES TO EXECUTE ALL FEATURES OF THE SITE PLAN APPROVAL NO. 820070220A INCLUDING ALL APPROVAL CONDITIONS, DEVELOPMENT PROGRAM, AND CERTIFIED SITE PLAN

BY: _____ DATE: 7/19/10
Douglas C. Delano
Assistant Vice President
MP II- Clarksburg, LLC

PROFESSIONAL ENGINEER'S CERTIFICATION

THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER CERTIFIED THAT THE SITE PLANS HEREIN CONFORM TO THE STANDARDS OF THE ZONE, AND THE PLANNING BOARD SITE PLAN RESOLUTION. 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. 12601, EXPIRATION DATE: April 10, 2012.

8/26/2010 David B. Haber
Date David B. Haber, P.E.

THE PROFESSIONAL ENGINEER DAVID B. HABER LICENSE No. 12601 STATE OF MARYLAND

GENERAL NOTES

1. FOR ALL DEVELOPMENT STANDARDS, GENERAL NOTES AND OVERALL PROJECT INFORMATION SEE INDEX SHEETS.
2. M-NCPPC STAFF MUST INSPECT ALL TREE- SAVE AREAS AND PROTECTION DEVICES PRIOR TO CLEARING AND GRADING.

M-NCPPC APPROVAL STAMP
APPROVED CERTIFIED SITE PLAN
FILE NO. 820070220A
MONTGOMERY COUNTY PLANNING BOARD
CHAIRMAN OR DESIGNEE — DATE 8-24-10

GLW GUTSCHICK LITTLE & WEBBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
DES. BM – DRN. JRS – CHK. KAF

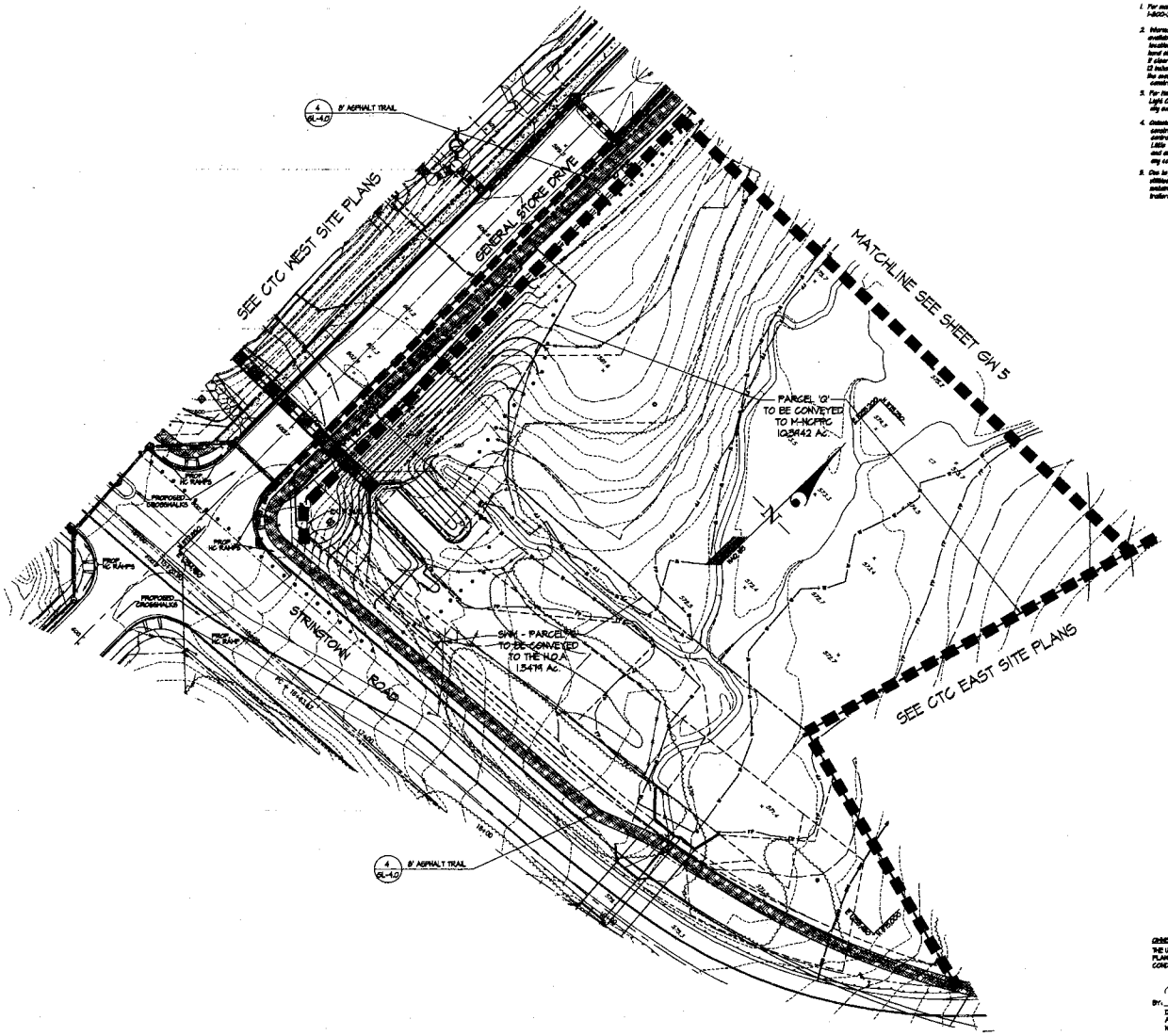
DATE	REVISION	BY	APPR.
2010-07-30	SITE PLAN AMENDMENT "A"	RLG	KAF
2010-08-26	REVISED PER JANUARY 26, 2010 M-NCPPC REVIEW COMMENTS	HCJ	KAF
2010-11-17	Revised per December 6, 2010 M-NCPPC review comments	HCJ	KAF

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

PREPARED FOR:
MP II CLARKSBURG, LLC
8201 GREENSBORO DRIVE
SUITE 817
McLEAN, VIRGINIA 22102
MR. ROBERT DITTMARDT
(703) 917-4170

SITE PLAN
CLARKSBURG TOWN CENTER
GREENWAY
CLARKSBURG ELECTION DISTRICT No. 2 — MONTGOMERY COUNTY, MARYLAND

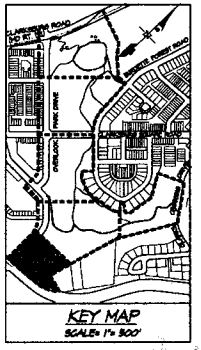
SCALE	ZONING	G. L. W. FILE No.
1"=30'	RMX-2	03024
DATE	TAX MAP – GRID	SHEET
OCT. 12, 2009	EW – 42	GW 5 OF 7



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 and in advance of trenching. If clearances are less than specified on the 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., 301-790-5250, 48 hours prior to the start of any excavation or construction.
4. Determine and/or relocation of utilities found during construction shall be the sole responsibility of any contractor engaged in excavation at this site. Schnabel, 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.

48 Hours
Before You Dig
Call
"MISS UTILITY"
Service Protection Center
MEMBER
MISS UTILITY
CALL TOLL FREE
1-800-257-7777



PAVING LEGEND

- CLAY BRICK PAVING
- BLUESTONE PAVERS
- DOUBLE SURFACE GRAVEL
- GRAVEL
- CONCRETE UNIT PAVERS
- ASPHALT PAVING
- POROUS PAVING
- NATURAL SURFACE TRAIL

OWNER/DEVELOPER'S CERTIFICATION

THE UNDERSIGNED AGREES TO EXECUTE ALL FEATURES OF THE SITE PLAN APPROVAL NO. 820070220(SUBJECT TO ALL APPROVAL CONDITIONS, DEVELOPMENT PROGRAM, AND CERTIFIED SITE PLAN

BY: _____ DATE: 7/6/10
Douglas C. Delano
Assistant Vice President
NNP II- Clarksburg, LLC

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 RESOLUTION. 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. 12431, EXPIRATION DATE: April 10, 2012.

6/21/2010 _____
Date David S. Weber, P.E.

NNP II PROFESSIONAL ENGINEER DAVID S. WEBER No. 12431 STATE OF MARYLAND

GENERAL NOTES

1. FOR ALL DEVELOPMENT STANDARDS, GENERAL NOTES AND OVERALL PROJECT INFORMATION SEE INDEX SHEETS.
2. M-NCPPC STAFF MUST INSPECT ALL TREE- SAVE AREAS AND PROTECTION DEVICES PRIOR TO CLEARING AND GRADING.

M-NCPPC APPROVAL STAMP
APPROVED CERTIFIED SITE PLAN
FILE NO. 820070220A
MONTGOMERY COUNTY PLANNING BOARD
Pam Munro 8-24-10
CHAIRMAN OR DESIGNEE DATE

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/MD: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.
2010-07-06	SITE PLAN AMENDMENT "A"	RLC	KAF
2010-06-28	REVISED FOR JANUARY 29, 2010 M-NCPPC REVIEW COMMENTS	RLC	KAF
2009-11-9	Revised per December 8, 2009 M-NCPPC review comments	RLC	KAF

DES. KAF DRN. JRS CHK. KAF

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

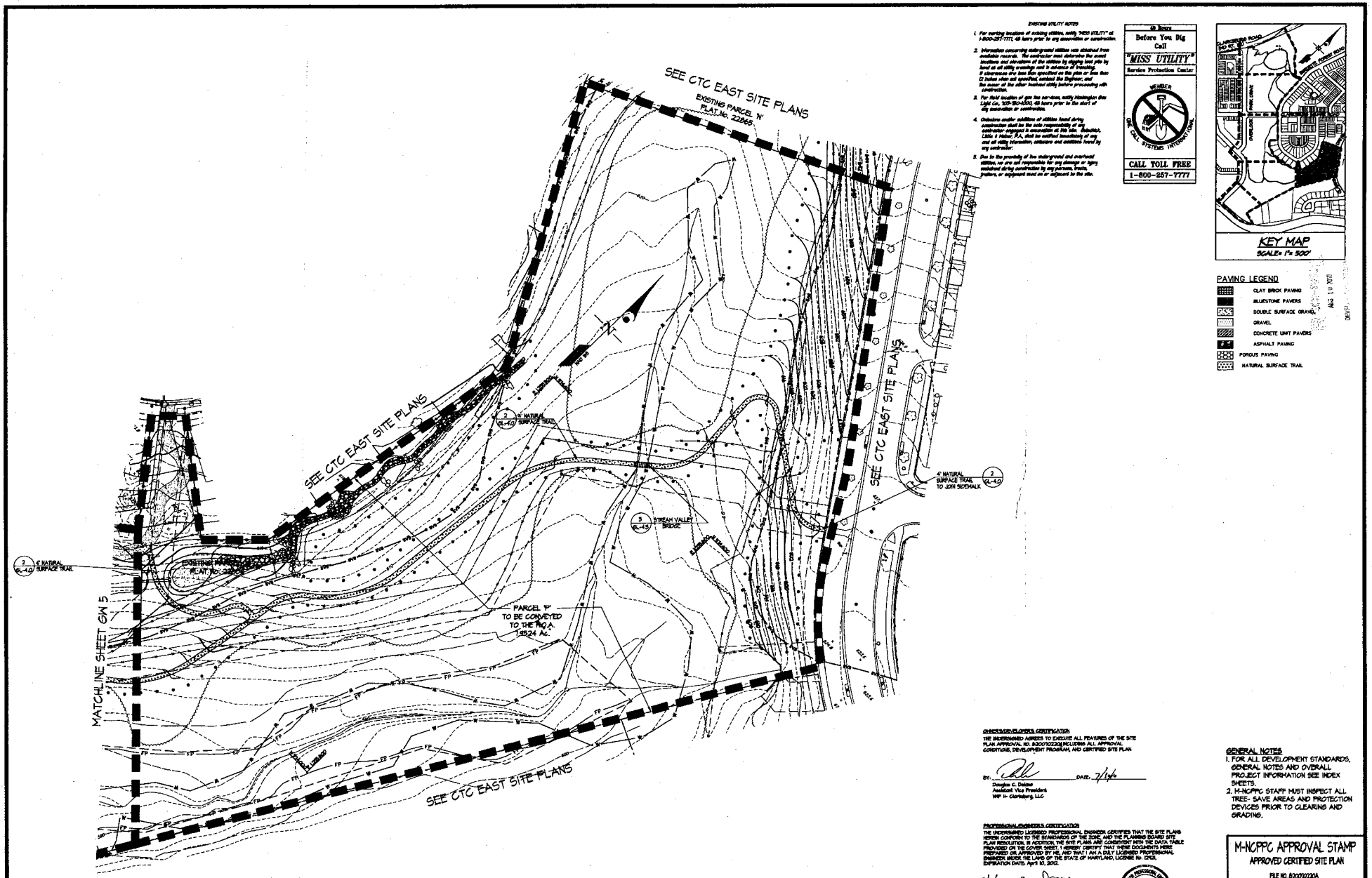
PREPARED FOR:
NNP II CLARKSBURG, LLC
8201 GREENSBORO DRIVE
SUITE 917
McLEAN, VIRGINIA 22102
MR. ROBERT DITTHARDT
(703) 917-4170

SITE PLAN

CLARKSBURG TOWN CENTER
GREENWAY

CLARKSBURG ELECTION DISTRICT No. 2 — MONTGOMERY COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	RMX-2	03024
DATE	TAX MAP - GRID	SHEET
OCT. 12, 2009	EW - 42	GW 6 OF 7



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 and 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 service, notify Washington Gas Light Co. 301-350-6500, 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 the contractor engaged in excavation at the site. Bohannon, 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 possibility 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.

Before You Dig Call
"MISS UTILITY"
Service Protection Center
MEMBER
ONE CALL SYSTEMS INTERNATIONAL
CALL TOLL FREE
1-800-257-7777

OWNER/DEVELOPER'S CERTIFICATION

THE UNDERSIGNED AGREES TO EXECUTE ALL FEATURES OF THE SITE PLAN APPROVAL NO. 820070220A INCLUDING ALL APPROVAL CONDITIONS, DEVELOPMENT PROGRAM, AND CERTIFIED SITE PLAN.

BY: _____ DATE: 7/14/10
Douglas C. Delano
Assistant Vice President
NNP II- Clarksburg, LLC

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 RESOLUTION. 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. 12435, EXPIRATION DATE: April 10, 2012.

8/2/2010 David S. Weber, P.E.
Date

LICENSED PROFESSIONAL ENGINEER DAVID S. WEBER 12435 STATE OF MARYLAND

GENERAL NOTES

1. FOR ALL DEVELOPMENT STANDARDS, GENERAL NOTES AND OVERALL PROJECT INFORMATION SEE INDEX SHEETS.
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M-NCPPC APPROVAL STAMP
APPROVED CERTIFIED SITE PLAN
FILE NO. 820070220A
MONTGOMERY COUNTY PLANNING BOARD
CHAIRMAN OR DESIGNEE — DATE 8-24-10

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 FAX: 410-880-1820 TEL/FAX: 301-680-2004 FAX: 301-421-4186

L:\projects\clarksburg\03024\gw\03024gw1.dwg DES. KAF DWN. JRS CHK. KAF

DATE	REVISION	BY	APPR.
2009-07-30	SITE PLAN AMENDMENT "A"	BLG	KAF
2009-9-21	REVISED PER JANUARY 15, 2010 M-NCPPC REVIEW COMMENTS	HMJ	KAF
2010-1-7	Revised per December 4, 2009 M-NCPPC review comments	HMJ	KAF

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

PREPARED FOR:
NNP II CLARKSBURG, LLC
8201 GREENSBORO DRIVE
SUITE 817
McLEAN, VIRGINIA 22102
MR. ROBERT DITTHARDT
(703) 917-4170

SITE PLAN
CLARKSBURG TOWN CENTER
GREENWAY
CLARKSBURG ELECTION DISTRICT No. 2 — MONTGOMERY COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	RMX-2	03024
DATE	TAX MAP – GRID	SHEET
OCT. 12, 2009	EW – 42	GW 7 OF 7