




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


**MCPB**  
**Item # 1B**  
**9-22-2011**

**MEMORANDUM**

**DATE:** September 14, 2011

**TO:** Montgomery County Planning Board

**VIA:** Catherine Conlon, Supervisor   
Regulatory Coordination Division  
(301) 495-4542

**FROM:** Stephen Smith, Senior Planner   
Regulatory Coordination Division  
(301) 495-4522

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for September 22, 2011

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The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

220080670 – 220080690 **Greenway Village**  
220110190 **Small's Nursery**  
220111290 **Chevy Chase Terrace**  
220111440 **Bradley Hills Grove**

**Plat Name: Greenway Village**  
**Plat #: 220080670 - 220080690**

**Location:** Located on the south side of Little Seneca Parkway at the intersection with  
Muscadine Drive  
**Master Plan:** Clarksburg  
**Plat Details:** PD-4 zone; 31 lots, 6 parcels  
Community Water, Community Sewer  
**Applicant:** The Artery Group

The subdivision plats 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. 12002033B (MCPB Opinion dated April 26, 2006) and with Site Plan No. 82004022D (Certified Site Plan dated July 2, 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.

**OWNERS CERTIFICATE**

THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN HEREON IS HEREBY CERTIFYING THAT THIS SUBDIVISION RECORD PLAN IS AN ACCURATE REPRESENTATION OF THE 100 YEAR FLOOD PLAIN SHOWN HEREON AS DETERMINED BY THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION (MNCPPC) RECORD PLAN NO. 23084 AND THAT THE TOTAL AREA INCLUDED IN THIS SUBDIVISION RECORD PLAN IS 693,602 SQUARE FEET OR 15.92 ACRES OF LAND.

THE OWNERS CERTIFY THAT A LEGIBIBLE LAND SURVEYOR WILL BE ENGAGED TO SET ALL PROPERTY CORNER MARKERS IN ACCORDANCE WITH SECTION 56-24(a) OF THE MONTGOMERY COUNTY CODE.

THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN HEREON IS HEREBY CERTIFYING THAT THIS SUBDIVISION RECORD PLAN IS AN ACCURATE REPRESENTATION OF THE 100 YEAR FLOOD PLAIN SHOWN HEREON AS DETERMINED BY THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION (MNCPPC) RECORD PLAN NO. 23084 AND THAT THE TOTAL AREA INCLUDED IN THIS SUBDIVISION RECORD PLAN IS 693,602 SQUARE FEET OR 15.92 ACRES OF LAND.

THE OWNERS CERTIFY THAT A LEGIBIBLE LAND SURVEYOR WILL BE ENGAGED TO SET ALL PROPERTY CORNER MARKERS IN ACCORDANCE WITH SECTION 56-24(a) OF THE MONTGOMERY COUNTY CODE.

**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE PROPERTY ACQUIRED BY CHARLESBURG SKYLARK, L.L.C., A MARYLAND LIMITED LIABILITY COMPANY FROM STELLER CHANNA, ET AL., BY DEED DATED MARCH 26, 2001 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 19156 AT FOLIO 44C; I FURTHER CERTIFY THAT IF ENGAGED, I WILL SET ALL PROPERTY CORNER MARKERS IN ACCORDANCE WITH SECTION 56-24(a) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

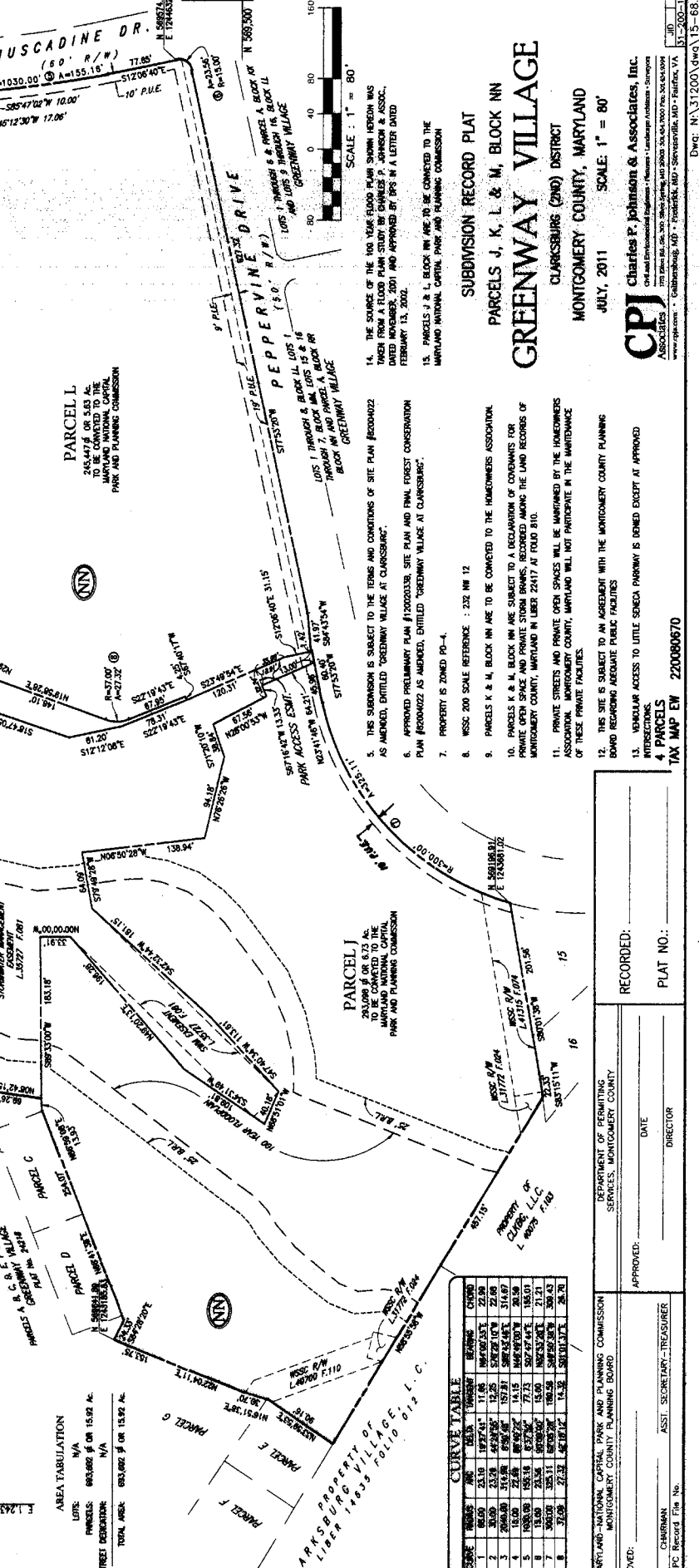
I HEREBY CERTIFY THAT THE 100 YEAR FLOOD PLAIN SHOWN HEREON IS AN ACCURATE REPRESENTATION OF THE FLOOD PLAIN STUDY REFERENCED IN NOTE #1.

DATE: 7/26/11

WILLIAM F. BROWN  
 MARYLAND LAND SURVEYOR  
 PROPERTY LINE SURVEYOR  
 MARYLAND No. 528  
 Exp: 2/17/2013

**NOTES**

- THIS SUBDIVISION RECORD PLAN IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE OF THIS PROPERTY. THE SUBDIVISION RECORD PLAN IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DETECT OR NOTE ALL MATTERS AFFECTING TITLE.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO CHAPTER 20A OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING APPROVAL OF A FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF A SEEDLOT CONTROL PERMIT. A COPY OF THE APPROVED PLAN MAY BE VIEWED AT 8787 GEORGIA AVENUE, SILVER SPRING, MARYLAND.
- 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 CONTRADICTED BY THE REVISIONS OF THIS PLAN, UNLESS SPECIFICALLY STATED OTHERWISE. ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- THIS DEVELOPMENT IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.



**DEPARTMENT OF PERMITTING SERVICES, MONTGOMERY COUNTY**

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

ASST. SECRETARY - TREASURER

CHAIRMAN

RECORDED: \_\_\_\_\_

PLAT NO.: \_\_\_\_\_

TAX MAP EW 220080670

CPJ Charles F. Johnson & Associates, Inc.  
 105 East Rock Hill Road, Suite 100, Greenbelt, MD 21740  
 Phone: 410-326-8800 Fax: 410-326-8801  
 www.cpjinc.com

SCALE: 1" = 80'

PROPERTY OF CLARKSBURG VILLAGE, L.L.C.

OWNERS CERTIFICATE

THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN HEREON, AND DESCRIBED IN THIS SUBMISSION RECORD PLAT, HEREBY ADOPT THE SUBMISSION RECORD PLAT; HEREBY DECLARE THE STREETS TO PUBLIC USE, ESTABLISH THE MINIMUM BUILDING RESTRICTIONS, GRANT PUBLIC UTILITY EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS 'PUBLIC' TO THE PORTALS LOTS AND WITH THE TERMS AND PROVISIONS BEING SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED 'DECLARATION OF PUBLIC UTILITY EASEMENT', RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, LIBER 2417 AT FOLIO 457, WHICH SAID TERMS AND PROVISIONS ARE INCORPORATED HEREIN, BY THIS REFERENCE; GRANT TO MONTGOMERY COUNTY, MARYLAND, PUBLIC IMPROVEMENT EASEMENTS, AS SHOWN HEREON, AND DESIGNATED AS 'PUBLIC' WITH THE TERMS AND PROVISIONS OF SAID EASEMENTS BEING SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED 'DECLARATION OF PUBLIC IMPROVEMENT EASEMENT' RECORDED AMONG THE MONTGOMERY COUNTY, MARYLAND RECORDS IN LIBER 2247 AT FOLIO 812, WHICH SAID TERMS AND PROVISIONS ARE INCORPORATED HEREIN BY THIS REFERENCE; GRANT TO MONTGOMERY COUNTY, MARYLAND TEMPORARY EASEMENTS TO FEET WIDE OR AS SHOWN HEREON, AS NECESSARY TO MAINTAIN AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND; SUBJECT TO ALL FEDERAL AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL CONCERNING AGENCIES.

THE OWNER CERTIFIES THAT A LICENSED LAND SURVEYOR WILL BE CHARGED TO SET ALL PROPERTY CORNER MARKERS IN ACCORDANCE WITH SECTION 50-24(G) OF THE MONTGOMERY COUNTY CODE.

THOSE ARE HIS OFFICE, ADDRESS AT LAW, LEGAL, LENSES, LEASE OR TRUSTS ON THE PROPERTY REFERRED TO IN THIS SUBMISSION RECORD PLAT, EXCEPT A CERTAIN DEED OF TRUST RECORDED IN LIBER 21069 AT FOLIO 917 AND THE PORTALS IN THEREIN REFERRED TO BELOW INDICATED THEIR ASSENT.

DATE: 10/11/2010

WITNESS: Conni Dindwell

CLARKSBURG SVLKARK, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY: CLARKSBURG ADMIN, LLC, SALES MEMBER

BY: Steve Brobeck, LAND DEVELOPMENT MANAGER

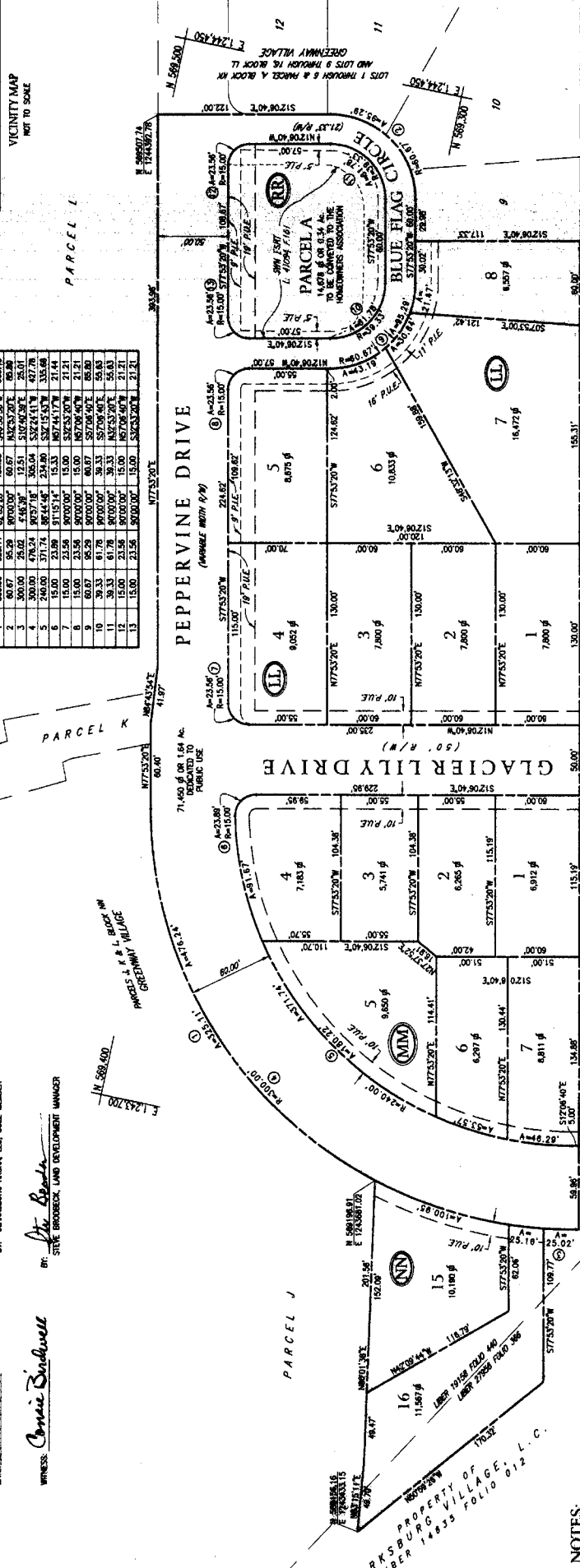
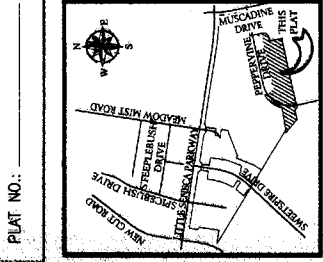
SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE PROPERTY ACQUIRED BY CLARKSBURG SVLKARK, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY TWO (2) CONVEYANCES, THE FIRST (1ST) FROM LESTELLE DUNAWAY, ET AL., BY DEED DATED MARCH 26, 2001 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 19158 AT FOLIO 440, THE SECOND (2ND) FROM CLARKSBURG VILLAGE, L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED JULY 26, 2004 AND RECORDED AMONG THE MONTGOMERY COUNTY, MARYLAND RECORDS IN LIBER 27956 AT FOLIO 386. I FURTHER CERTIFY THAT I ENJOINED, I WILL SET ALL PROPERTY CORNER MARKERS IN ACCORDANCE WITH SECTION 50-24(G) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

THAT THE TOTAL AREA INVOLVED IN THIS SUBDIVISION RECORD PLAT IS 234,733 SQUARE FEET OR 5.32 ACRES OF LAND OF WHICH 71,450 OR 1.64 ACRES OF LAND ARE DEDICATED TO PUBLIC USE.

DATE: 9/11/2011  
RONALD L. COLLIER  
PROFESSIONAL LAND SURVEYOR  
MONTGOMERY NO. 20014

CURVE TABLE with columns: CURVE, RADIUS, ARC, DELTA, TANGENT, BEARING, CHORD. Lists 13 curves with their respective measurements.



NOTES:  
1. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY WATER, AFFECTING THE RIGHTS AND USE OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT TO BE USED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPEND ON TITLE MATTERS AFFECTING TITLE.  
2. THE PROPERTY'S COMMON INTEREST IS SUBJECT TO CHAPTER 24 OF THE MONTGOMERY COUNTY FOREST CONSERVATION PLAN, INCLUDING APPROVAL OF A FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO SIGNATURE OF A SUBDIVISION RECORD PLAT. A COPY OF THE APPROVED PLAN MAY BE VIEWED AT 8987 GERMAN MIDDLE, SILVER SPRING, MARYLAND.  
3. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH THE MONTGOMERY COUNTY FOREST CONSERVATION PLAN ARE INCORPORATED BY REFERENCE TO THE MONTGOMERY COUNTY FOREST CONSERVATION PLAN, WHICH MAY BE VIEWED AT 8987 GERMAN MIDDLE, SILVER SPRING, MARYLAND. THE FOREST CONSERVATION PLAN SHALL BE ENFORCEABLE BY THE MONTGOMERY COUNTY FOREST CONSERVATION PLAN COMMITTEE. THE FOREST CONSERVATION PLAN SHALL BE ENFORCEABLE BY THE MONTGOMERY COUNTY FOREST CONSERVATION PLAN COMMITTEE. THE FOREST CONSERVATION PLAN SHALL BE ENFORCEABLE BY THE MONTGOMERY COUNTY FOREST CONSERVATION PLAN COMMITTEE.  
4. THIS DEVELOPMENT IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.  
5. THIS DEVELOPMENT IS SUBJECT TO THE TERMS AND CONDITIONS OF SITE PLAN #6900000 AS AMENDED, ENTITLED 'GREENWAY VILLAGE AT CLARKSBURG'.  
6. APPROVED PRELIMINARY PLAN #102000000, SITE PLAN AND FINAL FOREST CONSERVATION PLAN #6900000 AS AMENDED, ENTITLED 'GREENWAY VILLAGE AT CLARKSBURG'.  
7. PROPERTY IS ZONED PD-4.  
8. 8550 200 SCALE REFERENCE: 232 MM X 12  
9. PARCEL A, BLOCK RR IS TO BE CONNECTED TO THE HOMEOWNERS ASSOCIATION.  
10. PARCEL A, BLOCK RR IS SUBJECT TO A DECLARATION OF COVENANTS FOR PRIVATE OPEN SPACE AND PRIVATE STORM DRAINAGE, RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 22417 AT FOLIO 810.  
11. PRIVATE STREETS AND PRIVATE OPEN SPACES WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, MONTGOMERY COUNTY, MARYLAND WILL NOT PARTICIPATE IN THE MAINTENANCE OF THESE PRIVATE FACILITIES.  
12. THIS SITE IS SUBJECT TO AN AGREEMENT WITH THE MONTGOMERY COUNTY PLANNING BOARD REGARDING ADEQUATE PUBLIC FACILITIES.

PROPERTY OF CLARKSBURG VILLAGE, L.C. LIBER 14771 FOLIO 473

SUBMISSION RECORD PLAT LOTS 1 THROUGH 8, BLOCK LL, LOTS 1 THROUGH 7, BLOCK MM, LOTS 15 & 16 BLOCK NN AND PARCEL A, BLOCK RR GREENWAY VILLAGE CLARKSBURG (2ND) DISTRICT MONTGOMERY COUNTY, MARYLAND SEPTEMBER, 2010 SCALE: 1" = 50'

AREA TABULATION  
LOTS: 165,805 sq or 3.74 Ac.  
PARCELS: 14,878 sq or 0.34 Ac.  
STREET DEDICATION: 71,450 sq or 1.64 Ac.  
TOTAL AREA: 252,133 sq or 5.72 Ac.

DEED AREA TABULATION  
LIBER 19158 FOLIO 440: 238,234 sq or 5.49 Ac.  
LIBER 27956 FOLIO 386: 5,498 sq or 0.13 Ac.  
TOTAL AREA: 243,732 sq or 5.52 Ac.

RECORDED: \_\_\_\_\_ DATE: \_\_\_\_\_ DIRECTOR: \_\_\_\_\_  
APPROVED: \_\_\_\_\_ ASST. SECRETARY-TREASURER: \_\_\_\_\_  
CHAIRMAN: \_\_\_\_\_  
MNDP&PC Record File No. \_\_\_\_\_

17 LOTS  
1 PARCEL  
TAX MAP FV123  
22000680

Charles P. Johnson & Associates, Inc. CHARTERS P. JOHNSON & ASSOCIATES, INC. 3018 FARM ROAD, SUITE 200, CLARKSBURG, MD 21784-1804  
COLUMBIA, MD • GREENBELT, MD • PEARCEVILLE, MD • PEARCEVILLE, VA  
www.cpaia.com



**RECORD PLAT REVIEW SHEET**

Plat Name: Greenway Village Plat Number: 220080670 (→ 690)  
 Plan Name: Greenway Village @ Clarksburg Plan Number: 12002033B  
 Plat Submission Date: 10-31-07  
 DRD Plat Reviewer: S Smith  
 DRD Prelim Plan Reviewer: C Conlon Checked: OC Date 2/6/08

**Initial DRD Review:**

Signed Preliminary Plan – Date 7-24-06 Checked: Initial SOS Date 12-7-07  
 Planning Board Opinion – Date 4-26-06 Checked: Initial SOS Date 12-7-07  
 Site Plan Req'd for Development? Yes  No  Verified By: SOS (initial)  
 Site Plan Name: Greenway Village @ Clarksburg Site Plan Number: 82004022A (D)  
 Planning Board Opinion – Date 7-9-06 Checked: Initial SOS Date 12-7-07  
 Site Plan Signature Set – Date 7-11-06 Checked: Initial SOS Date 12-7-07  
 Site Plan Reviewer Plat Approval: Checked: Initial \_\_\_\_\_ Date D amendment 7-2-10

Review Items: Lot # & Layout  Lot Area  Zoning  Bearings & Distances   
 Coordinates  Plan #  Road/Alley Widths  Easements  Open Space   
 Non-standard BRLs  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 Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>D J Shoben</u>	<u>11-14-07</u>	<u>11-30-07</u>		
Research	<u>Bobby Fleury</u>			<u>11-15-07</u>	<u>3 Corner Coordinates</u>
SHA	<u>Doug Mills</u>				
PEPCO	<u>Steve Baxter</u>			<u>11-15-07</u>	<u>Revise PUE on HWT per #1</u>
Parks	<u>Doug Powell</u>			<u>11-30</u>	<u>Draws to B. Conlon</u>
DRD	<u>Nellie Carey</u>				<u>Address plan needed</u>

**Final DRD Review:**

DRD Review Complete:  
 (All comments rec'd and incorporated into mark-up)  
 Engineer Notified (Pick up Mark-up):  
 Final Mylar w/Mark-up & PDF Rec'd:

Initial SOS Date 9-12-11  
SOS 2-11-11  
SOS 7/26 + 9/12/11

**Board Approval of Plat:**

Plat Agenda: SOS 9/22/11  
 Planning Board Approval: \_\_\_\_\_  
 Chairman's Signature: \_\_\_\_\_

**DPS Approval of Plat:**

Engineer 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 #: \_\_\_\_\_  
 Update Green Books for Resubdivision: \_\_\_\_\_  
 Notify Engineer to Seal Plats: \_\_\_\_\_  
 Engineer Seal Complete: \_\_\_\_\_  
 Complete Reproduction: \_\_\_\_\_  
 Sent to Courthouse for Recordation: \_\_\_\_\_

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

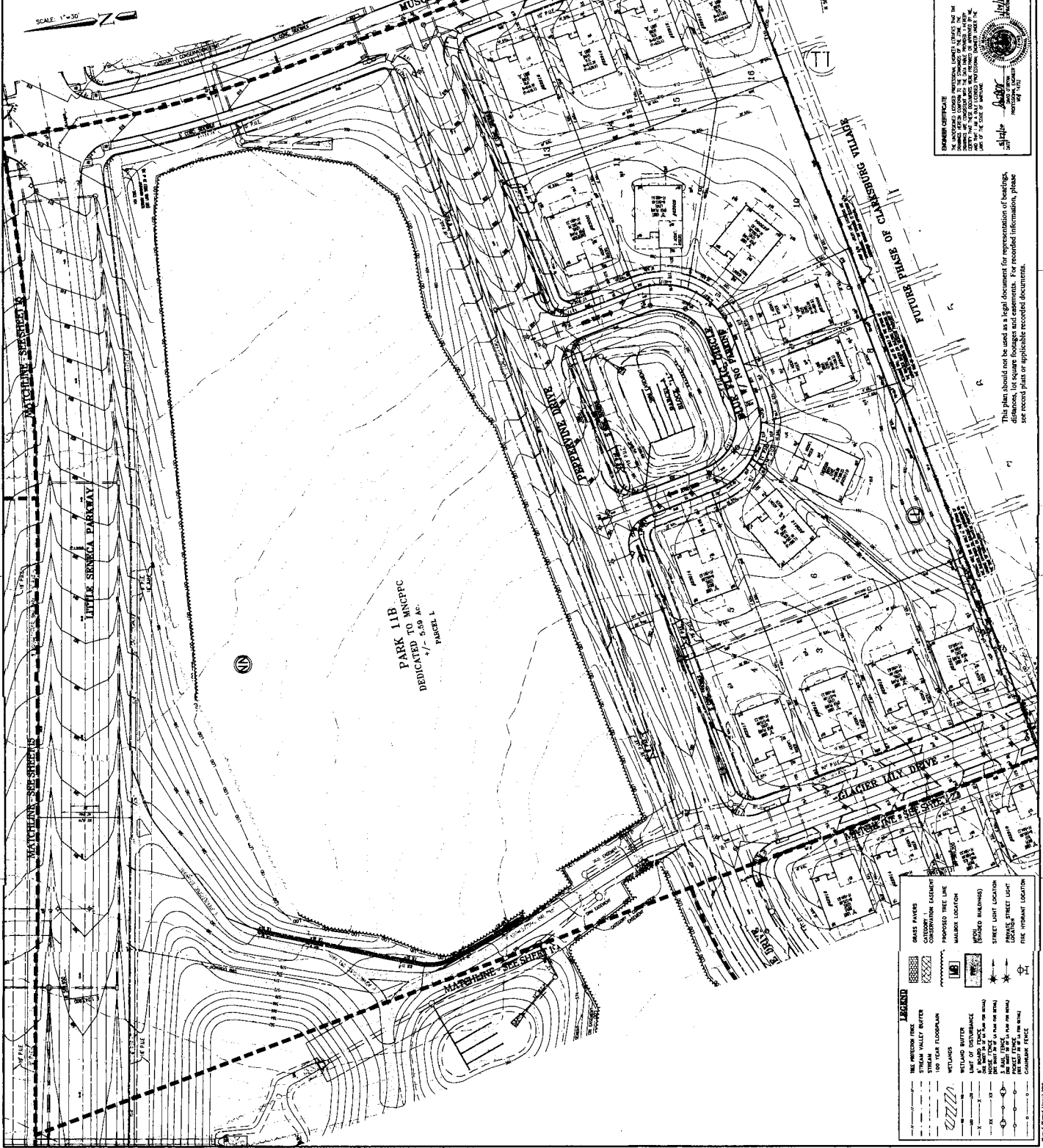
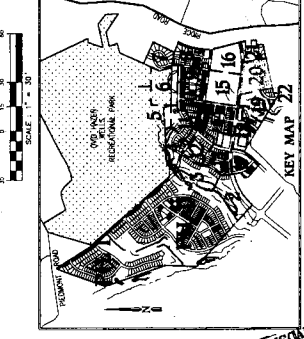
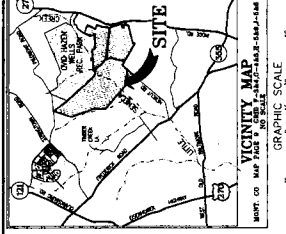


AMENDED SITE DEVELOPMENT PLAN - PHASES 3, 4 AND 5  
 CLARKSBURG (2ND) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
**GREENWAY VILLAGE AT CLARKSBURG**

Site Plan & FCP #8200422D  
 Prelim. Plan #1-02033  
 NR-FSD #4-02076

DATE	25
REVISION	20
DESCRIPTION	
NO. OF SHEETS	1
TOTAL SHEETS	1
SCALE	1" = 30'
PROJECT	CLARKSBURG (2ND) ELECTION DISTRICT
OWNER	GREENWAY VILLAGE AT CLARKSBURG, INC.
DESIGNER	CHARLES P. JOHNSON & ASSOCIATES, INC.
DATE	11/20/12

**CPI** ASSOCIATES  
 Charles P. Johnson & Associates, Inc.  
 10000 Greenway Village at Clarksburg, Clarksburg, MD 21714  
 301.271.1111



**DEVELOPERS CERTIFICATE**

I, the undersigned, certify that I am the owner of the property shown on this site plan and that the information furnished by me is true and correct.

DEVELOPER: GREENWAY VILLAGE AT CLARKSBURG, INC.  
 ADDRESS: 10000 GREENWAY VILLAGE AT CLARKSBURG, CLARKSBURG, MD 21714  
 DATE: 11/20/12

**MDCRPEC APPROVAL STAMP**

FILE NO. 12-0000033

MONTGOMERY COUNTY PLANNING BOARD

*[Signature]*  
 DATE: 11/20/12

**slp inc.**  
 10000 Greenway Village at Clarksburg, Clarksburg, MD 21714  
 301.271.1111

This plan should not be used as a legal document for representation of boundaries. It is for informational purposes only. For recorded information, please see record plat or applicable recorded documents.

**LEGEND**

	100 YEAR FLOODPLAIN
	WETLANDS
	UTILITY EASEMENT
	STREAM
	PROPOSED TREE LINE
	WALKWAY LOCATION
	STREET LIGHT LOCATION
	FIRE HYDRANT LOCATION
	UTILITY EASEMENT
	100 YEAR FLOODPLAIN
	WETLANDS
	UTILITY EASEMENT
	STREAM
	PROPOSED TREE LINE
	WALKWAY LOCATION
	STREET LIGHT LOCATION
	FIRE HYDRANT LOCATION



# GREENWAY VILLAGE AT CLARKSBURG

## AMENDED SITE DEVELOPMENT PLAN - PHASES 3, 4 AND 5 CLARKSBURG (2nd) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND

**CPI**  
Charles F. Johnson & Associates, Inc.  
ASSOCIATES  
PLANNERS - ENGINEERS - ARCHITECTS - ENVIRONMENTAL  
SCIENTISTS - INTERIORS ARCHITECTS - HISTORIC PRESERVATION  
DESIGNERS - LANDSCAPE ARCHITECTS  
1725 MONTGOMERY AVENUE, SUITE 300, BETHESDA, MD 20814  
(301) 461-7477

DATE	21	25
REVISION		
NO.		
DESCRIPTION		
DATE		
BY		
CHECKED BY		
DESIGNED BY		
DRAWN BY		
PROJECT NO.	NAJ-PSD #4-02076	
SHEET NO.	21	
TOTAL SHEETS	25	

Site Plan & PCP #82004022D  
Prelim. Plan #1-02033  
NAJ-PSD #4-02076

STATE OF MARYLAND  
MONTGOMERY COUNTY  
PLANNING AND ZONING BOARD  
CERTIFICATE OF APPROVAL

APPROVED BY: *[Signature]*  
DATE: 12/17/16

**DEVELOPER'S CERTIFICATE**

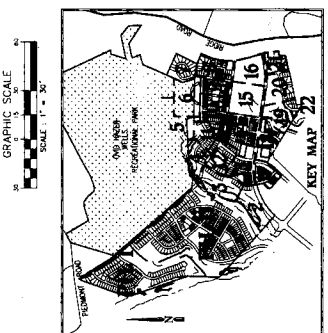
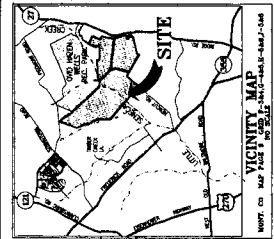
THE UNDERSIGNED HEREBY CERTIFIES THAT THE INFORMATION AND DATA FURNISHED TO THE BOARD IN CONNECTION WITH THE APPLICATION FOR THIS CERTIFICATE OF APPROVAL IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF. THE UNDERSIGNED SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION AND DATA FURNISHED TO THE BOARD AND FOR OBTAINING ALL NECESSARY RECORDS AND INFORMATION FOR THE PREPARATION OF THIS CERTIFICATE OF APPROVAL.

DEVELOPER: **CLARKSBURG GREENWAY VILLAGE**  
ADDRESS: 12121 WOODBURN AVENUE, SUITE 100, CLARKSBURG, MD 21784  
PHONE: (301) 871-1133

DATE: 12/17/16

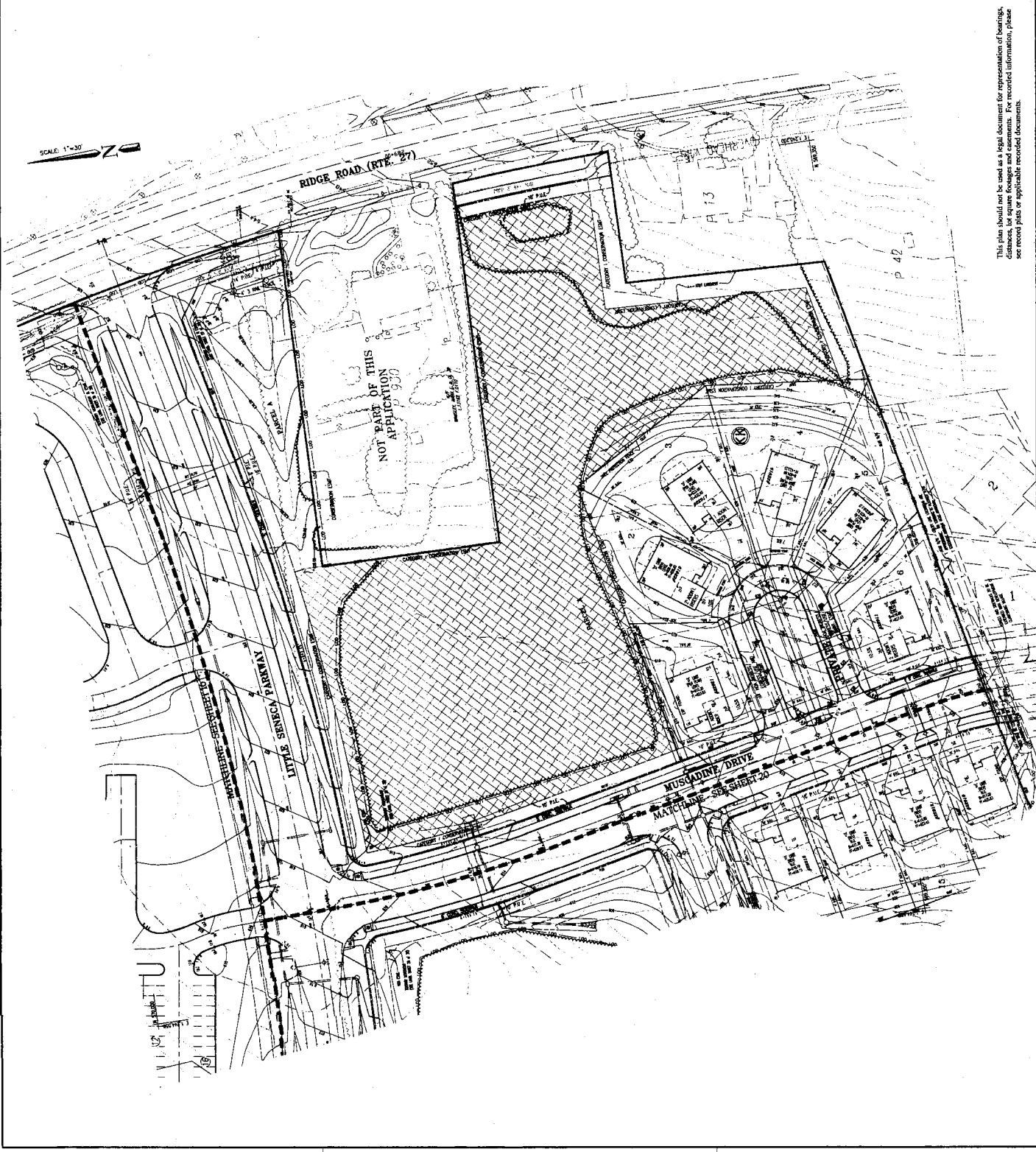
**M-C-P-C APPROVAL STAMP**

APPROVED BY: *[Signature]*  
DATE: 12/17/16



**LEGEND**

PROPOSED DRIVE	PROPOSED DRIVE LINE
STREAM VALLEY BUFFER	PROPOSED STREET LOCATION
STREAM	EXISTING STREET LOCATION
100 YEAR FLOODPLAIN	EXISTING DRIVE LOCATION
WETLANDS	PROPOSED PARKING SPACE
WETLAND BUFFER	EXISTING PARKING SPACE
LIMIT OF DISTURBANCE	PROPOSED SIDEWALK
50 FEET BUFFER	EXISTING SIDEWALK
100 FEET BUFFER	PROPOSED UTILITY LOCATION
150 FEET BUFFER	EXISTING UTILITY LOCATION
200 FEET BUFFER	PROPOSED SIGNAGE
250 FEET BUFFER	EXISTING SIGNAGE
300 FEET BUFFER	PROPOSED FENCE
350 FEET BUFFER	EXISTING FENCE
400 FEET BUFFER	PROPOSED LIGHTING
450 FEET BUFFER	EXISTING LIGHTING
500 FEET BUFFER	PROPOSED LANDSCAPING
550 FEET BUFFER	EXISTING LANDSCAPING
600 FEET BUFFER	PROPOSED BENCH
650 FEET BUFFER	EXISTING BENCH
700 FEET BUFFER	PROPOSED BIKEWAY
750 FEET BUFFER	EXISTING BIKEWAY
800 FEET BUFFER	PROPOSED TRENCH
850 FEET BUFFER	EXISTING TRENCH
900 FEET BUFFER	PROPOSED FILL
950 FEET BUFFER	EXISTING FILL
1000 FEET BUFFER	PROPOSED CONSTRUCTION
1050 FEET BUFFER	EXISTING CONSTRUCTION



This plan should not be used as a legal document for representation of bearings, distances, or other data. All bearings and distances should be verified by the recorder. For more information, please see record plan or applicable recorded documents.

