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

MCPB
Item # 1B
5-3-2012

MEMORANDUM

DATE: April 19, 2012

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Supervisor
D.A.R.C. Division CAC
(301) 495-4542

FROM: Stephen Smith, Senior Planner SJS
D.A.R.C. Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board Agenda for May 3, 2012

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:

220050290, 220090260 – 220090280 **Clarksburg Village**

Plat Name: **Clarksburg Village**
Plat #: **220050290, 220090260 - 220090280**

Location: Located along Snowden Farm Parkway and Foreman Boulevard, approximately 1,200 feet west of Little Seneca Parkway
Master Plan: Clarksburg
Plat Details: R-200 and R-200/TDR zones
Community Water, Community Sewer
Owner: Clarksburg Village, LC

The subdivision plats have been reviewed by M-NCPPC staff as documented on the attached Plat Review Checklist. Staff has determined that the plats comply with Preliminary Plan No. 12001030E (MCPB Resolution No. 10-70), and Site Plan No. 82003002D (Certified Site Plan dated September 23, 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.

PLAT No.: _____

OWNER'S CERTIFICATE

THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY ADOPTS THIS SUBDIVISION RECORD PLAT; ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATES THE STREET TO PUBLIC USE; GRANTS TO MONTGOMERY COUNTY, MARYLAND SLOPE EASEMENTS, TO THE MINIMUM BUILDING RESTRICTION LINES, 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; GRANTS PUBLIC UTILITY EASEMENTS AS SHOWN HEREON AND DESIGNATED "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.

WE FURTHER CERTIFY THAT A MARYLAND REGISTERED LAND SURVEYOR WILL BE ENGAGED TO SET ALL PROPERTY CORNERS MARKERS IN ACCORDANCE WITH SECTION 50-24(e) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SUITS, ACTIONS AT LAW, LIENS, LEASES, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT THAT CERTAIN DEED OF TRUST RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 34902 AT FOLIO 250, AND THE PARTIES IN INTEREST THERETO HAVE BELOW INDICATED THEIR ASSENT.

DATE 11-11-11

Sharon Bloof
ATTEST

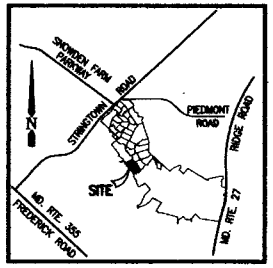
CLARKSBURG VILLAGE, L.C.,
A VIRGINIA LIMITED LIABILITY COMPANY
(FORMERLY CLARKSBURG VILLAGE PARTNERSHIP)

BY: Thomas E. Marshall
THOMAS E. MARSHALL
MANAGER

WE HEREBY ASSENT TO THIS SUBDIVISION RECORD PLAT
BRANCH BANKING AND TRUST COMPANY OF VIRGINIA

Catherine Donald
WITNESS

Claire M. Clark
CLAIRE M. CLARK TRUSTEE
(PRINT NAME)



VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE PROPERTY ACQUIRED BY CLARKSBURG VILLAGE, L.C., A VIRGINIA LIMITED LIABILITY COMPANY (FORMERLY CLARKSBURG VILLAGE PARTNERSHIP), FROM CAPITOL LAND INVESTMENT COMPANY, INC., A MARYLAND CORPORATION, ALSO KNOWN AS CAPITOL LAND INVESTMENT CORPORATION, AND CAPITOL LAND INVESTMENT COMPANY, A PARTNERSHIP, BY DEED DATED JANUARY 20, 1986 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 7000 AT FOLIO 605;

THAT THE TOTAL AREA INCLUDED IN THIS SUBDIVISION RECORD PLAT IS 504,497 SQUARE FEET OR 11.58 ACRES OF LAND, OF WHICH 34,974 SQUARE FEET OR 0.80 ACRES OF LAND ARE DEDICATED TO PUBLIC USE.

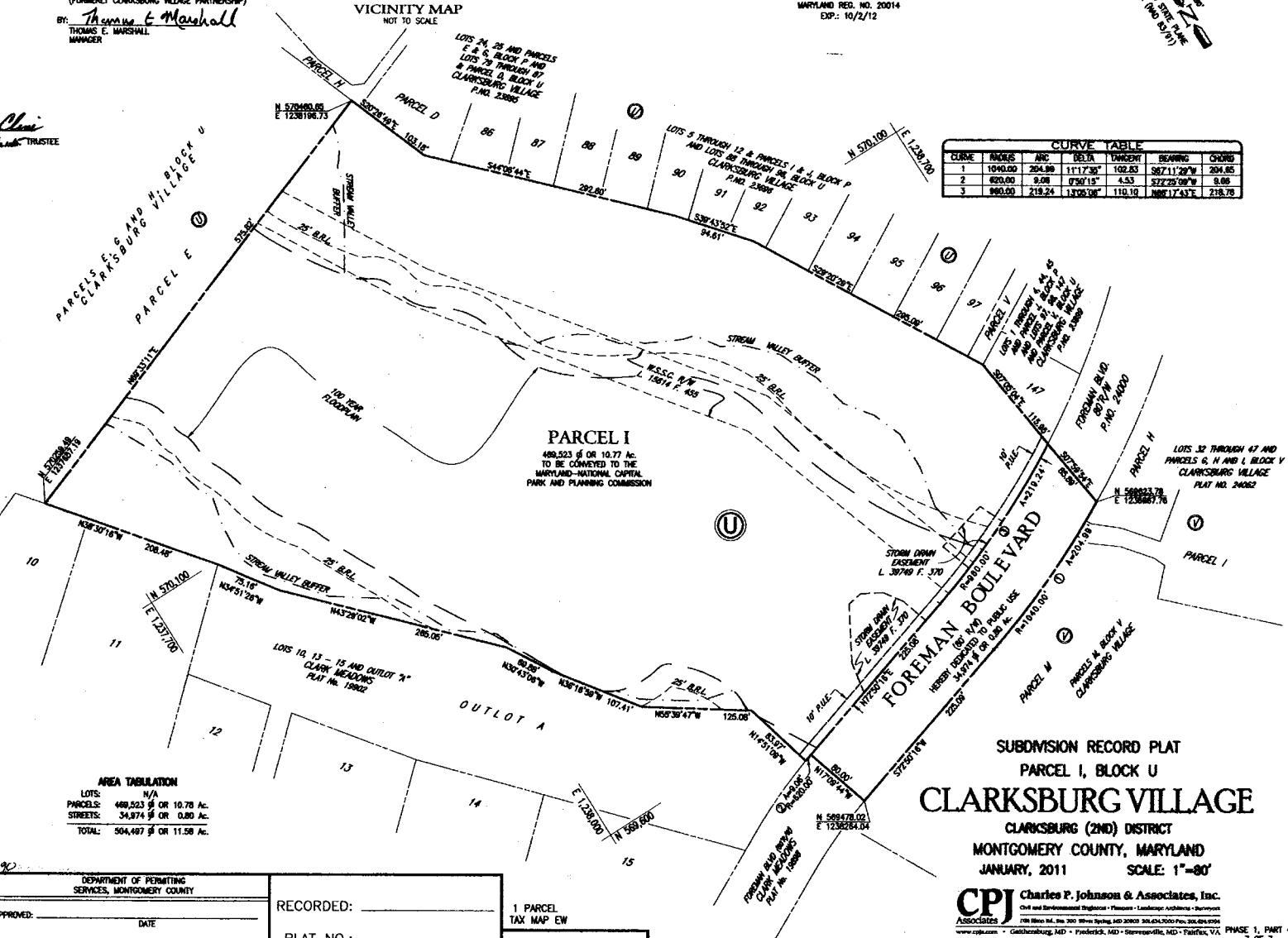
I ALSO CERTIFY THAT, IF ENGAGED, I WILL SET ALL PROPERTY CORNERS MARKERS IN ACCORDANCE WITH SECTION 50-24(e) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT THE 100 YEAR FLOOD PLAIN SHOWN HEREON IS AN ACCURATE REPRESENTATION OF THE FLOOD PLAIN STUDY REFERENCED IN NOTE # 11.

DATE Nov. 9, 2011

RONALD L. COLLIER
PROFESSIONAL LAND SURVEYOR
MARYLAND REG. NO. 20014
EXP.: 10/2/12

SCALE: 1"=80'
MARYLAND STATE PLANE DATUM (NAD 83/91)



CURVE TABLE

CURVE	RADIUS	ARC	DELTA	TANGENT	BEARING	CHORD
1	1040.00	204.99	11°17'35"	102.53	S67°11'29"W	204.65
2	620.00	9.08	0°50'15"	4.53	S72°25'09"W	9.08
3	960.00	219.24	13°05'06"	110.10	N68°17'43"E	218.78

NOTES:

1. 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.

2. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW OF 1992, INCLUDING APPROVAL OF THE FINAL FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF A SEDIMENT CONTROL PERMIT. A COPY OF THE APPROVED PLAN MAY BE VIEWED AT 8787 GEORGIA AVENUE, SILVER SPRING, MARYLAND.

3. 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.

4. THIS DEVELOPMENT IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.

5. THIS PLAT IS LIMITED TO THE USES AND CONDITIONS OF AMENDED PRELIMINARY PLAN No. 120010030E ENTITLED "CLARKSBURG VILLAGE".

6. THE DEVELOPMENT IS SUBJECT TO THE TERMS AND CONDITIONS AS REQUIRED BY M-NCPPC OF AMENDED SITE PLAN No. 820030020 ENTITLED "CLARKSBURG VILLAGE".

7. W.S.S.C. 200 SCALE REFERENCE: 233 NW 13

8. ZONED R-200/TDR

9. PARCEL I, BLOCK U IS TO BE CONVEYED TO THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION.

10. PRIVATE STREETS AND PRIVATE OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, MONTGOMERY COUNTY, MARYLAND WILL NOT PARTICIPATE IN THE MAINTENANCE OF THESE PRIVATE FACILITIES.

11. THE SOURCE OF THE 100 YEAR FLOOD PLAIN SHOWN HEREON WAS TAKEN FROM A FLOOD PLAIN STUDY BY CHARLES P. JOHNSON & ASSOCIATES, DATED OCTOBER, 2006 AND APPROVED BY DPS IN A LETTER DATED DECEMBER 1, 2006, FLOODPLAIN STUDY No. 234767.

12. ACCESS DENIED AT FOREMAN BOULEVARD, EXCEPT AT APPROVED INTERSECTIONS.

13. PARCEL I, BLOCK U IS SUBJECT TO A DECLARATION OF COVENANTS FOR PRIVATE OPEN SPACE, RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 30363 FOLIO 367.

80 0 40 80 160
SCALE : 1" = 80'

AREA TABULATION

LOTS:	N/A
PARCELS:	469,523 ∅ OR 10.78 Ac.
STREETS:	34,974 ∅ OR 0.80 Ac.
TOTAL:	504,497 ∅ OR 11.58 Ac.

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY 220050290

SUBDIVISION RECORD PLAT
PARCEL I, BLOCK U
CLARKSBURG VILLAGE
CLARKSBURG (2ND) DISTRICT
MONTGOMERY COUNTY, MARYLAND
JANUARY, 2011 SCALE: 1"=80'

CPJ Associates
Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
10th Floor Rd., Ste 300 Silver Spring, MD 20903 301.634.7000 Fax: 301.634.9794
www.cpja.com • Gaithersburg, MD • Frederick, MD • Stevensville, MD • Fairfax, VA

PHASE 1, PART 4
7 OF 7

JID	OFD
32-200-15.31A	

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	DEPARTMENT OF PERMITTING SERVICES, MONTGOMERY COUNTY	RECORDED: _____	1 PARCEL TAX MAP EW	
APPROVED: _____	APPROVED: _____ DATE	PLAT NO.: _____	P.I.A. NO. _____	220050290
CHAIRMAN / ASST. SECRETARY-TREASURER	DIRECTOR			
MNCPPC Record File No.				

Dwg: M:\32200\dwg\15-31

PLAT NO.: _____

OWNER'S CERTIFICATE

THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY ADOPTS THIS SUBDIVISION RECORD PLAT; ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATES THE STREETS TO PUBLIC USE; GRANTS TO MONTGOMERY COUNTY, MARYLAND SLOPE EASEMENTS 25 FEET OR AS OTHERWISE AS SHOWN HEREON, 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; GRANTS PUBLIC UTILITY EASEMENTS SHOWN HEREON AND DESIGNATED 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; GRANTS TO MONTGOMERY COUNTY, MARYLAND PUBLIC IMPROVEMENT EASEMENTS, AS SHOWN HEREON, AND DESIGNATED "P.I.E." WITH THE TERMS AND PROVISIONS OF SAID EASEMENTS BEING SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF EASEMENT" AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 30383 AT FOLIO 361, 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.

WE FURTHER CERTIFY THAT A MARYLAND REGISTERED LAND SURVEYOR WILL BE ENGAGED TO SET ALL PROPERTY CORNERS MARKERS IN ACCORDANCE WITH SECTION 50-24(e) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SUITS, ACTIONS AT LAW, LIENS, LEASES, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT THAT CERTAIN DEED OF TRUST RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 34902 AT FOLIO 250, AND THE PARTIES IN INTEREST THERETO HAVE BELOW INDICATED THEIR ASSENT.

DATE 11-11-11

CLARKSBURG VILLAGE, L.C.,
A VIRGINIA LIMITED LIABILITY COMPANY
(FORMERLY CLARKSBURG VILLAGE PARTNERSHIP)

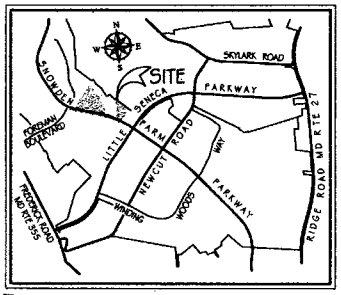
ATTEST

BY: Thomas E. Marshall
THOMAS E. MARSHALL
MANAGER

WE HEREBY ASSENT TO THIS SUBDIVISION RECORD PLAT
BRANCH BANKING AND TRUST COMPANY OF VIRGINIA

WITNESS

Claire M. Cline
CLAIRE M CLINE TRUSTEE



Vicinity Map
(Not to Scale)

SURVEYOR'S CERTIFICATE

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I FURTHER CERTIFY THAT THE 100 YEAR FLOOD PLAIN SHOWN HEREON IS AN ACCURATE REPRESENTATION OF THE FLOOD PLAIN STUDY REFERENCED IN NOTE #9.

I ALSO CERTIFY THAT, IF ENGAGED, I WILL SET ALL PROPERTY CORNERS MARKERS IN ACCORDANCE WITH SECTION 50-24(e) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

THAT THE TOTAL AREA INCLUDED IN THIS SUBDIVISION RECORD PLAT IS 578,351 SQUARE FEET OR 13.28 ACRES OF LAND OF WHICH 169,744 SQUARE FEET OR 3.90 ACRES OF LAND IS DEDICATED TO PUBLIC USE.

DATE Nov 9, 2011

RONALD L COLLIER
PROFESSIONAL LAND SURVEYOR
MARYLAND REG. NO. 20014
EXP. 10/2/12

NOTES:

1. 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.

2. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING APPROVAL OF THE FINAL FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF A SEDIMENT CONTROL PERMIT.

3. 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.

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6. THE DEVELOPMENT IS SUBJECT TO THE TERMS AND CONDITIONS AS REQUIRED BY M-NCPPC OF AMENDED SITE PLAN No. 820030020 ENTITLED "CLARKSBURG VILLAGE".

7. W.S.S.C. 200 SCALE REFERENCE: 232 NW 12

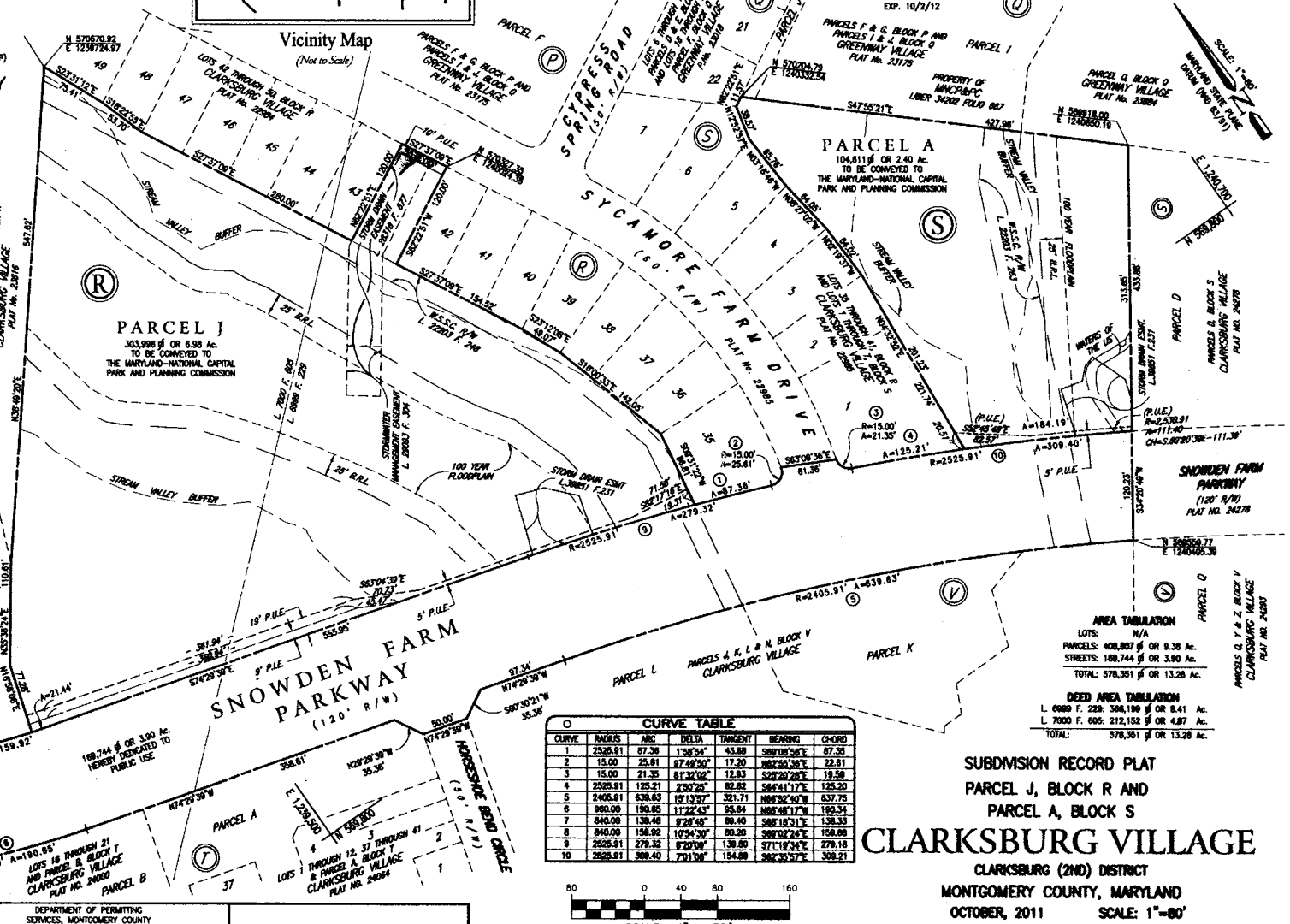
8. ZONED R-200/TDR

9. THE SOURCE OF THE 100 YEAR FLOOD PLAIN SHOWN HEREON WAS TAKEN FROM A FLOOD PLAIN STUDY BY CHARLES P. JOHNSON & ASSOCIATES, DATED OCTOBER, 2008 AND APPROVED BY DPS IN A LETTER DATED DECEMBER 1, 2008, FLOODPLAIN STUDY No. 234767.

10. PARCEL J, BLOCK R AND PARCEL A, BLOCK S ARE TO BE CONVEYED TO THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION.

11. VEHICULAR ACCESS ALONG SNOWDEN FARM PARKWAY IS DENIED EXCEPT AT APPROVED INTERSECTIONS.

12. PARCEL J, BLOCK R AND PARCEL A, BLOCK S ARE SUBJECTED TO A DECLARATION OF COVENANTS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 30383 AT FOLIO 367.



AREA TABULATION

LOTS:	N/A
PARCELS:	408,807 SF OR 9.38 Ac.
STREETS:	169,744 SF OR 3.90 Ac.
TOTAL:	578,351 SF OR 13.28 Ac.

DEED AREA TABULATION

L. 6969 F. 229:	366,199 SF OR 8.41 Ac.
L. 7000 F. 605:	212,152 SF OR 4.87 Ac.
TOTAL:	578,351 SF OR 13.28 Ac.

CURVE TABLE

CURVE	RADIUS	ARC	DELTA	TANGENT	BEARING	CHORD
1	2525.91	87.36	1°58'54"	43.68	S89°08'56"E	87.35
2	15.00	25.61	97°49'50"	17.20	N62°55'36"E	22.61
3	15.00	21.35	81°32'02"	12.93	S23°20'28"E	19.59
4	2525.91	125.21	2°50'25"	62.62	S84°41'17"E	125.20
5	2405.91	639.63	15°13'37"	321.71	N86°32'40"W	637.75
6	960.00	190.85	11°22'43"	95.64	N88°48'17"W	190.54
7	840.00	138.46	9°28'49"	69.40	S88°18'31"E	138.33
8	840.00	158.92	10°54'30"	80.20	S80°02'24"E	158.66
9	2525.91	279.32	6°20'08"	139.80	S71°19'36"E	279.18
10	2525.91	309.40	7°01'08"	154.89	S82°35'57"E	309.21

SCALE : 1" = 80'

2 PARCELS
TAX MAP EW
220090260

SUBDIVISION RECORD PLAT
PARCEL J, BLOCK R AND PARCEL A, BLOCK S
CLARKSBURG VILLAGE
CLARKSBURG (2ND) DISTRICT
MONTGOMERY COUNTY, MARYLAND
OCTOBER, 2011 SCALE: 1"=80'

CPJ Associates
Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1175 Bloom Rd., Ste. 300 Silver Spring, MD 20910 301.434.7000 Fax: 301.434.9994
www.cpja.com • Gaithersburg, MD • Frederick, MD • Stevensville, MD • Fairfax, VA

PHASE 1, PART 5
7 OF 9
JHD | DFD
32-200-15.47A

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	DEPARTMENT OF PERMITTING SERVICES, MONTGOMERY COUNTY	RECORDED:	
APPROVED: _____ CHAIRMAN ASST. SECRETARY-TREASURER	APPROVED: _____ DATE DIRECTOR	PLAT NO.:	PIA:
MNCP&PC Record File No.			

Dwg: N:\32200\dwg\15-47.dwg

PLAT NO.: _____

OWNER'S CERTIFICATE

THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY ADOPTS THIS SUBDIVISION RECORD PLAT; ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES; GRANTS TO MONTGOMERY COUNTY, MARYLAND SLOPE EASEMENTS 25 FEET OR AS OTHERWISE AS SHOWN HEREON, 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; GRANTS PUBLIC UTILITY EASEMENTS SHOWN HEREON AND DESIGNATED 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, 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.

WE FURTHER CERTIFY THAT A MARYLAND REGISTERED LAND SURVEYOR WILL BE ENGAGED TO SET ALL PROPERTY CORNERS MARKERS IN ACCORDANCE WITH SECTION 50-24(e) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SUITS, ACTIONS AT LAW, LIENS, LEASES, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT THAT CERTAIN DEED OF TRUST RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 34902 AT FOLIO 250 AND THE PARTIES IN INTEREST THERETO HAVE BELOW INDICATED THEIR ASSENT.

DATE 11-11-11

ATTEST

CLARKSBURG VILLAGE, L.C.,
A VIRGINIA LIMITED LIABILITY COMPANY
(FORMERLY CLARKSBURG VILLAGE PARTNERSHIP)

BY: Thomas E. Marshall
THOMAS E. MARSHALL
MANAGER

WE HEREBY ASSENT TO THIS SUBDIVISION RECORD PLAT
BRANCH BANKING AND TRUST COMPANY OF VIRGINIA

WITNESS

CLAIRE M. CLINE, TRUSTEE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE PROPERTY ACQUIRED BY CLARKSBURG VILLAGE, L.C., A VIRGINIA LIMITED LIABILITY COMPANY (FORMERLY CLARKSBURG VILLAGE PARTNERSHIP) BY TWO (2) DEEDS THE FIRST (1st) FROM CLARK-SENECA ESTATES, LTD., A PARTNERSHIP CONSISTING OF MATTHEW M. WITENSTEIN AND STANLEY RUTHBERG AND OTHERS BY DEED DATED JANUARY 20, 1986 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 6999 AT FOLIO 229, THE SECOND (2nd) FROM CLARKSBURG VILLAGE, L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED DECEMBER 22, 1994 AND RECORDED AMONG THE AFORESAID LAND RECORDEPIN LIBER 13175 AT FOLIO 447.

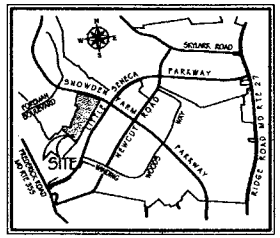
I FURTHER CERTIFY THAT THE 100 YEAR FLOOD PLAIN SHOWN HEREON IS AN ACCURATE REPRESENTATION OF THE FLOOD PLAIN STUDY REFERENCED IN NOTE #9.

I ALSO CERTIFY THAT, IF ENGAGED, I WILL SET ALL PROPERTY CORNERS MARKERS IN ACCORDANCE WITH SECTION 50-24(e) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

THAT THE TOTAL AREA INCLUDED IN THIS SUBDIVISION RECORD PLAT IS 810,534 SQUARE FEET OR 18.61 ACRES OF LAND. THERE IS NO STREET DEDICATION BY THIS PLAT.

DATE Nov. 9, 2011

RONALD L. COLLIER
PROFESSIONAL LAND SURVEYOR
MARYLAND REG. NO. 20014
Exp.: 10/2/2012



Vicinity Map
(Not to Scale)

NOTES:

1. 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.

2. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW INCLUDING APPROVAL OF THE FINAL FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF A SEDIMENT CONTROL PERMIT.

3. 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.

4. THIS DEVELOPMENT IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.

5. THIS PLAT IS LIMITED TO THE USES AND CONDITIONS OF AMENDED PRELIMINARY PLAN No. 120010300 ENTITLED "CLARKSBURG VILLAGE".

6. THE DEVELOPMENT IS SUBJECT TO THE TERMS AND CONDITIONS AS REQUIRED BY M-NCPPC OF AMENDED SITE PLAN No. 820030020 ENTITLED "CLARKSBURG VILLAGE".

7. W.S.S.C. 200 SCALE REFERENCE: 251 NW 12.

8. ZONED R-200 (MPDU) AND R-200/TDR.

9. THE SOURCE OF THE 100 YEAR FLOOD PLAIN SHOWN HEREON WAS TAKEN FROM A FLOOD PLAIN STUDY BY CHARLES P. JOHNSON & ASSOCIATES, DATED OCTOBER, 2008 AND APPROVED BY DPS IN A LETTER DATED DECEMBER 1, 2008, FLOODPLAIN STUDY No. 234787.

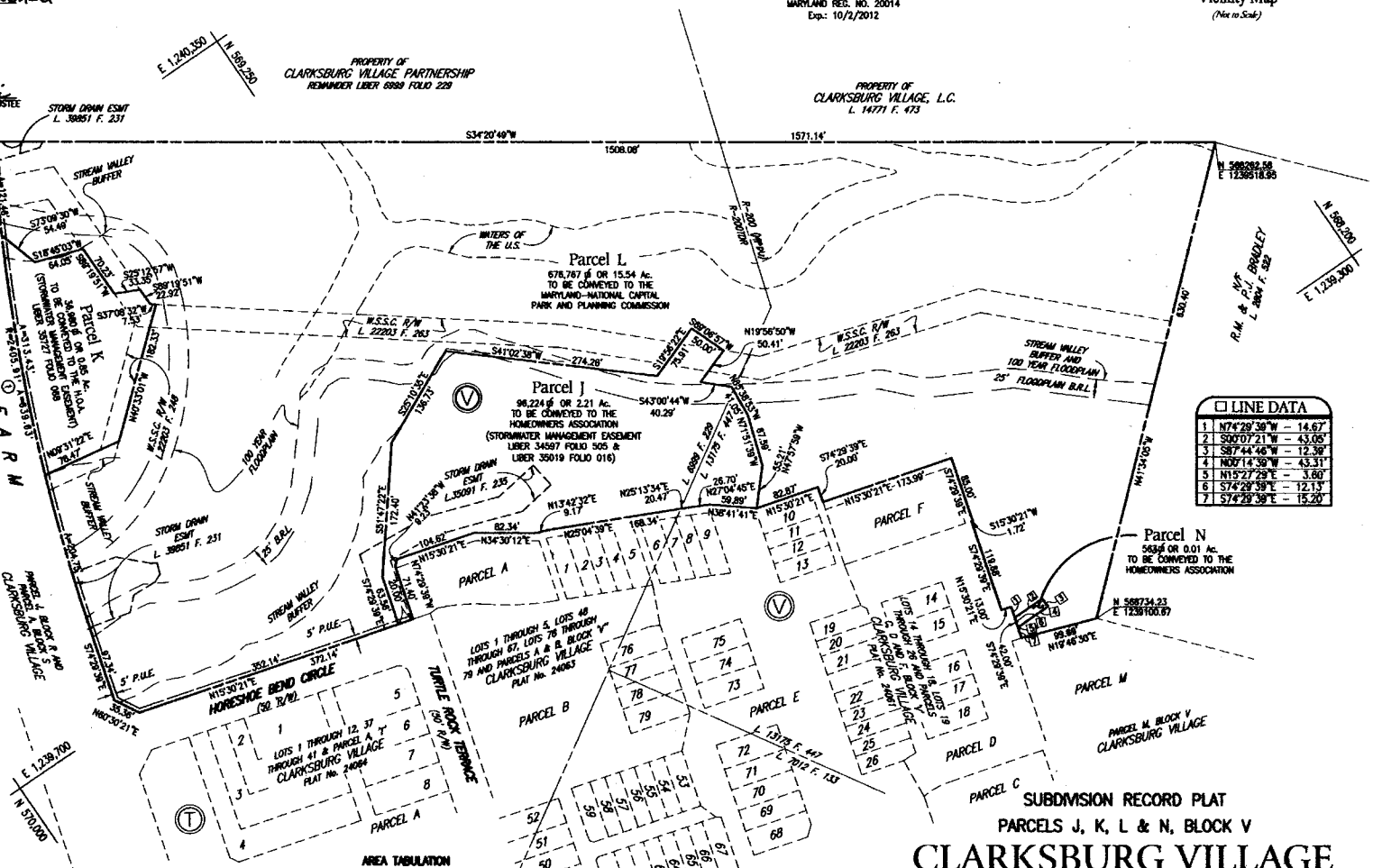
10. PARCELS J, K, L & N, BLOCK V ARE SUBJECT TO A DECLARATION OF COVENANTS FOR PRIVATE OPEN SPACE, RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 30363 AT FOLIO 367.

11. PARCELS J, K & N BLOCK V, ARE SUBJECT TO THE TERMS OF A COMMON OPEN SPACE COVENANT RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 28045 AT FOLIO 578.

12. ACCESS DENIED ALONG SNOWDEN FARM PARKWAY EXCEPT AT APPROVED INTERSECTIONS.

13. PARCEL L, BLOCK V IS TO BE CONVEYED TO THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION.

14. PARCELS J, K & N, BLOCK V ARE TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.



LINE DATA	
1	N74°29'38"W – 14.67'
2	S00°07'21"W – 43.05'
3	S87°44'46"W – 12.39'
4	N00°14'39"W – 43.31'
5	N15°27'29"E – 3.60'
6	S74°29'38"E – 12.13'
7	S74°29'38"E – 15.20'

CURVE TABLE						
CURVE	RADIUS	ARC	DELTA	TANGENT	BEARING	CHORD
1	2405.91	638.63	15°13'57"	321.71	S86°52'40"E	637.75

DEED AREA TABULATION

L. 6999 F. 229:	531,758 sf OR 12.21 Ac.
L.13175 F. 447:	278,776 sf OR 6.40 Ac.
TOTAL:	810,534 sf OR 18.61 Ac.

AREA TABULATION

LOTS:	N/A
PARCELS:	810,534 sf OR 18.61 Ac.
STREETS:	N/A
TOTAL:	810,534 sf OR 18.61 Ac.

SCALE : 1" = 100'

4 PARCELS
TAX MAPS EV & EW
220090270

SUBDIVISION RECORD PLAT
PARCELS J, K, L & N, BLOCK V
CLARKSBURG VILLAGE
CLARKSBURG (2ND) DISTRICT
MONTGOMERY COUNTY, MARYLAND
SEPTEMBER, 2011 SCALE: 1"=100'

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

APPROVED: _____

CHAIRMAN ASST. SECRETARY-TREASURER

MNCP&PC Record File No.

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY

APPROVED: _____ DATE

DIRECTOR

RECORDED: _____

PLAT NO.: _____

CPJ Associates
Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301.434.7000 Fax: 301.434.9394
www.cpja.com • Gaithersburg, MD • Frederick, MD • Stevensville, MD • Fairfax, VA

PHASE 1, PART 5
8 OF 9
JID/DAO DFD
32-200-15.48A

PLAT NO.: _____

OWNER'S CERTIFICATE

THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY ADOPTS THIS SUBDIVISION RECORD PLAT; ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES; GRANTS TO MONTGOMERY COUNTY, MARYLAND SLOPE EASEMENTS, 25 FEET WIDE, 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; GRANTS PUBLIC UTILITY EASEMENTS SHOWN HEREON AND DESIGNATED 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, 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.

WE FURTHER CERTIFY THAT A MARYLAND REGISTERED LAND SURVEYOR WILL BE ENGAGED TO SET ALL PROPERTY CORNERS MARKERS IN ACCORDANCE WITH SECTION 50-24(e) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SUITS, ACTIONS AT LAW, LIENS, LEASES, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT THAT CERTAIN DEED OF TRUST, RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 34902 AT FOLIO 250 AND THE PARTIES IN INTEREST THERETO HAVE BELOW INDICATED THEIR ASSENT.

DATE 11-11-11

ATTEST

CLARKSBURG VILLAGE, L.C.,
A VIRGINIA LIMITED LIABILITY COMPANY
(FORMERLY CLARKSBURG VILLAGE PARTNERSHIP)

BY: Thomas E. Marshall
THOMAS E. MARSHALL
MANAGER

WE HEREBY ASSENT TO THIS SUBDIVISION RECORD PLAT
BRANCH BANKING AND TRUST COMPANY OF VIRGINIA

WITNESS

Claire M. Clemis
CLAIRE M. CLEMIS TRUSTEE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE PROPERTY ACQUIRED BY CLARKSBURG VILLAGE, L.C., A VIRGINIA LIMITED LIABILITY COMPANY (FORMERLY CLARKSBURG VILLAGE PARTNERSHIP) BY THREE (3) DEEDS THE FIRST (1st) FROM CAPITOL LAND INVESTMENT COMPANY, INC., A MARYLAND CORPORATION, ALSO KNOWN AS CAPITOL LAND INVESTMENT CORPORATION, AND CAPITOL LAND INVESTMENT COMPANY, A PARTNERSHIP BY DEED DATED JANUARY 20, 1988 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 7000 AT FOLIO 605, THE SECOND (2nd) FROM EMMETT H. HANNA, JR. AND PERRY O. WILKINSON, JR. BY DEED DATED JANUARY 24, 1988 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 7012 AT FOLIO 133, THE THIRD (3rd) FROM CLARKSBURG VILLAGE, L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED DECEMBER 22, 1994 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 13175 AT FOLIO 447.

I FURTHER CERTIFY THAT THE 100 YEAR FLOOD PLAIN SHOWN HEREON IS AN ACCURATE REPRESENTATION OF THE FLOOD PLAIN STUDY REFERENCED IN NOTE # 9.

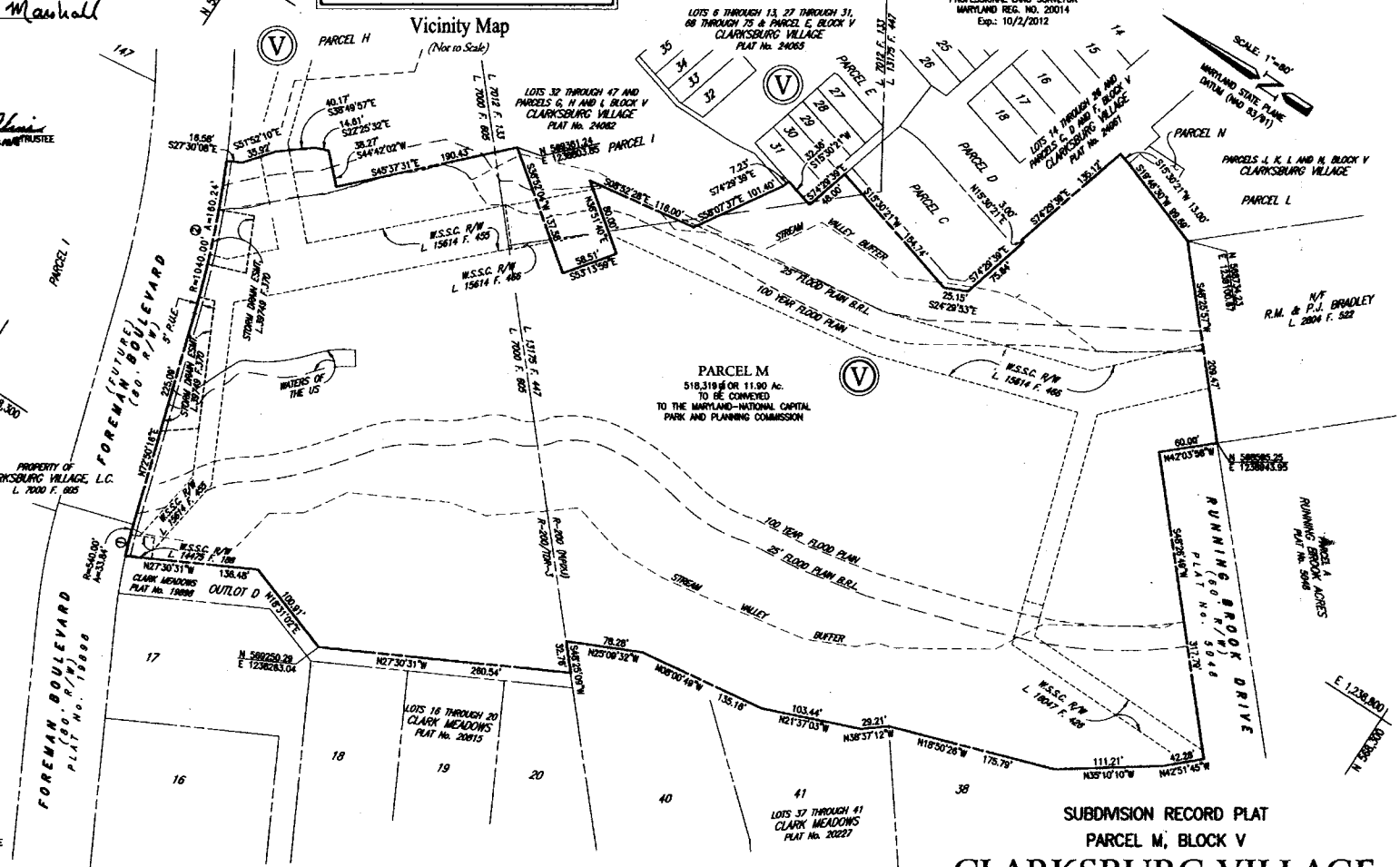
I ALSO CERTIFY THAT IF ENGAGED I WILL SET ALL PROPERTY CORNERS MARKERS IN ACCORDANCE WITH SECTION 50-24(e) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND

THAT THE TOTAL AREA INCLUDED IN THIS SUBDIVISION RECORD PLAT IS 518,319 SQUARE FEET OR 11.90 ACRES OF LAND. THERE IS NO STREET DEDICATION BY THIS PLAT.

DATE Nov. 9, 2011

RONALD L. COLLIER
PROFESSIONAL LAND SURVEYOR
MARYLAND REG. NO. 20014
Exp.: 10/2/2012

Vicinity Map
(Not to Scale)



NOTES:

1. 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.

2. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW INCLUDING APPROVAL OF THE FINAL FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF A SEDIMENT CONTROL PERMIT.

3. 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.

4. THIS DEVELOPMENT IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.

5. THIS PLAT IS LIMITED TO THE USES AND CONDITIONS OF AMENDED PRELIMINARY PLAN No. 120010030E ENTITLED "CLARKSBURG VILLAGE".

6. THE DEVELOPMENT IS SUBJECT TO THE TERMS AND CONDITIONS AS REQUIRED BY M-NCP&PC OF AMENDED SITE PLAN No. 820030020 ENTITLED "CLARKSBURG VILLAGE".

7 W.S.S.C. 200 SCALE REFERENCE: 2'N NW 12.

8. ZONED R-200/TDR-3 AND R-200(MPDU)

9. THE SOURCE OF THE 100 YEAR FLOOD PLAIN SHOWN HEREON WAS TAKEN FROM A FLOOD PLAIN STUDY BY CHARLES P. JOHNSON & ASSOCIATES, DATED OCTOBER, 2008 AND APPROVED BY DPS IN A LETTER DATED DECEMBER 1, 2008, FLOODPLAIN STUDY No. 234767.

10. ACCESS DENIED AT FOREMAN BOULEVARD, EXCEPT AT APPROVED INTERSECTIONS.

11. PARCEL M, BLOCK V IS TO BE CONVEYED TO THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION.

12. PARCEL M, BLOCK V IS SUBJECT TO A DECLARATION OF COVENANTS FOR PRIVATE OPEN SPACE, RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 30383 AT FOLIO 367.

DEED AREA TABULATION

L. 7000 F. 605:	173,794 SF OR	3.99 Ac.
L. 7012 F. 133:	6,942 SF OR	0.16 Ac.
L.13175 F. 447:	337,583 SF OR	7.75 Ac.
TOTAL:	518,319 SF OR	11.90 Ac.

AREA TABULATION

LOTS:	N/A
PARCELS:	518,319 SF OR 11.90 Ac.
STREETS:	N/A
TOTAL:	518,319 SF OR 11.90 Ac.

CURVE TABLE

CURVE	RADIUS	ARC	DELTA	TANGENT	BEARING	CHORD
1	540.00	33.84	3°35'25"	16.92	N71°02'34"E	33.83
2	1040.00	160.24	8°49'40"	80.28	N58°25'26"E	160.08

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

APPROVED: _____

CHAIRMAN ASST. SECRETARY-TREASURER

MNCP&PC Record File No.

DEPARTMENT OF PERMITTING
SERVICES, MONTGOMERY COUNTY

APPROVED: _____
DATE

DIRECTOR

RECORDED: _____

PLAT NO.: _____

1 PARCELS
TAX MAPS EV & EW
220090280

80 0 40 80 160
SCALE : 1" = 80'

SUBDIVISION RECORD PLAT
PARCEL M, BLOCK V
CLARKSBURG VILLAGE
CLARKSBURG (2ND) DISTRICT
MONTGOMERY COUNTY, MARYLAND
NOVEMBER, 2011 SCALE: 1"=80'

CPJ Associates
Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301.434.7000 Fax: 301.434.9594
www.cpja.com • Gaithersburg, MD • Frederick, MD • Stevensville, MD • Fairfax, VA

PHASE 1, PART 5
9 OF 9
DAO DFD
32-200-15.49A

Dwg: N:\32200\dwg\15-49.dwg

RECORD PLAT REVIEW SHEET

Plat Name: Clarksburg Village
Plan Name: Clarksburg Village
Plat Submission Date: 8/4/08
DRD Plat Reviewer: S. Smith
DRD Prelim Plan Reviewer: C. Conlon

Plat Number: 220090260 → 0280
Plan Number: 120010306

Checked: _____ Date _____

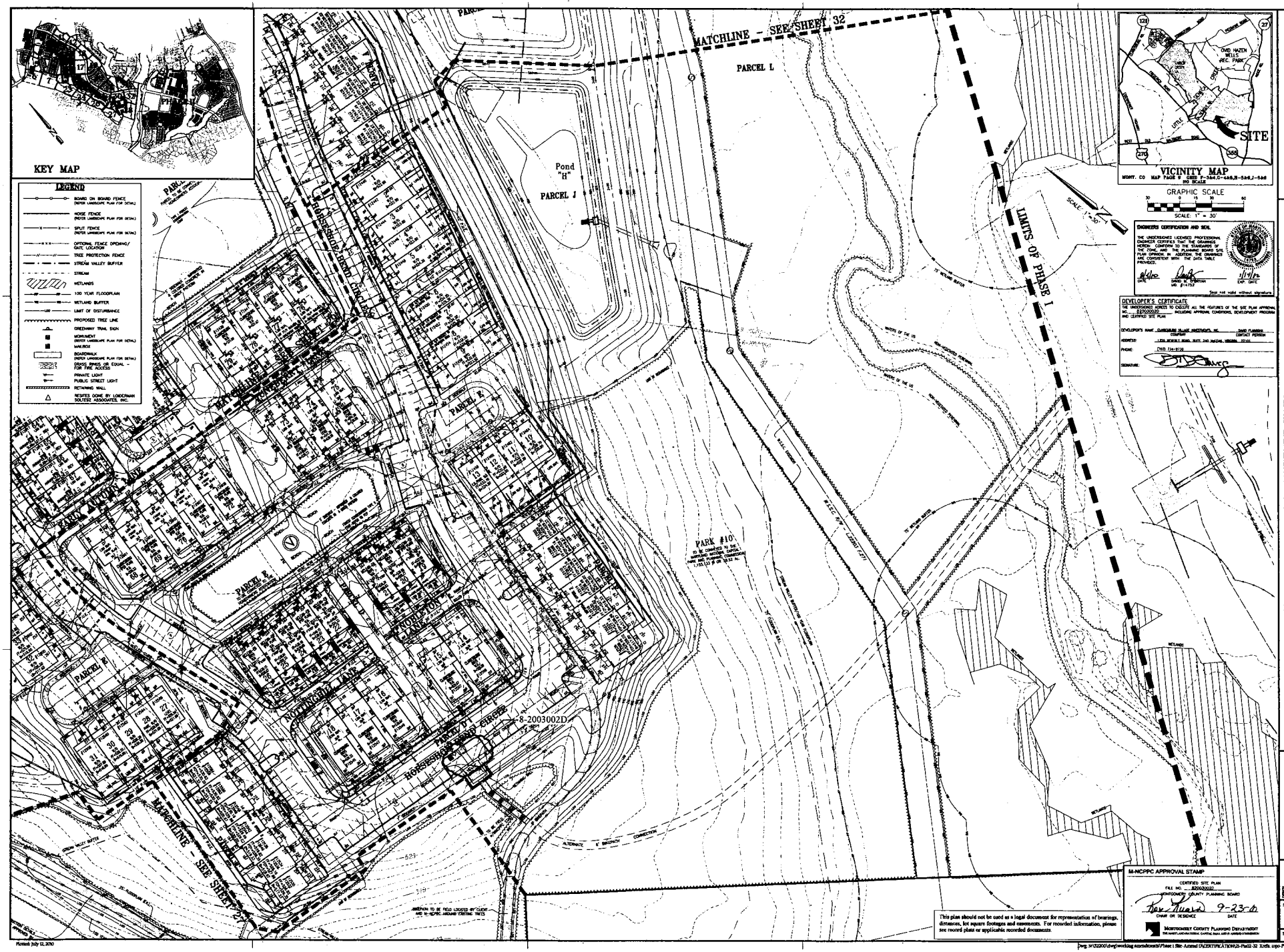
Initial DRD Review:

Signed Preliminary Plan – Date 10-30-07 Checked: Initial SOS Date 9-2-08
Planning Board Opinion – Date 7-18-07 Checked: Initial SOS Date 9-2-08
Site Plan Req'd for Development? Yes X No ___ Verified By: [illegible] (initial)
Site Plan Name: Clarksburg Village (Phase I) Site Plan Number: 820030028/D
Planning Board Opinion – Date 9/13/07 Checked: Initial SOS Date 9-2-08
Site Plan Signature Set – Date 1-31-08 Checked: Initial SOS Date 9-2-08
Site Plan Reviewer Plat Approval: Checked: Initial SOS Date 3/16/12

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	D. Johnson	8/5/08	8/22/08	8/28/08	No Revisions
Research	Bobby Fleury			8-6-08	OK
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Nellie Carey				

	Initial	Date
Final DRD Review:		
DRD Review Complete:	SOS	4/11/12
(All comments rec'd and incorporated into mark-up)		
Engineer Notified (Pick up Mark-up):	SOS	3-5-12
Final Mylar w/Mark-up & PDF Rec'd:	SOS	3/19/12
Board Approval of Plat:		
Plat Agenda:	SOS	5-3-12
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 #:		No. _____
Update Green Books for Resubdivision:		
Notify Engineer to Seal Plats:		
Engineer Seal Complete:		
Complete Reproduction:		
Sent to Courthouse for Recordation:		



Charles P. Johnson & Associates, Inc.
CPJ Associates

CERTIFIED SITE PLAN AMENDMENT - PHASE I
CLARKSBURG VILLAGE
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Site Plan #8-2003002D
Zoning: R-200/MPDU
R-200/TDR-3

CLIENT: CLARKSBURG VILLAGE APARTMENTS, INC.
NEXAH VI, LLC
PHONE: (703) 734-9730

SHEET 28 OF 35
FILE NO.: 32-200-212 D

Plotted: July 12, 2010

MATCHLINE - SEE SHEET 29

MATCHLINE - SEE SHEET 29

MATCHLINE - SEE SHEET 29

PARK #10

PARCEL M

TO BE CONVEYED TO THE MONTGOMERY NATIONAL CAPITAL PARK AND PLANNING COMMISSION

1,155,133 SF OR 26.52 AC

PARCEL B

Pond C

OUTLOT D

KEY MAP

VICINITY MAP

MONT. CO MAP PAGE # GRID F-3&4,G-1&5,H-3&6,J-5&6

NO SCALE

SITE

GRAPHIC SCALE

SCALE: 1" = 30'

LEGEND

- BOARD ON BOARD FENCE (REFER LANDSCAPE PLAN FOR DETAIL)
- NOISE FENCE (REFER LANDSCAPE PLAN FOR DETAIL)
- SPLIT FENCE (REFER LANDSCAPE PLAN FOR DETAIL)
- OPTIONAL FENCE OPENING/ GATE LOCATION
- TREE PROTECTION FENCE
- STREAM VALLEY BUFFER
- STREAM
- WETLANDS
- 100 YEAR FLOODPLAIN
- WETLAND BUFFER
- LIMIT OF DISTURBANCE
- PROPOSED TREE LINE
- GREENWAY TRAIL SIGN
- MONUMENT (REFER LANDSCAPE PLAN FOR DETAIL)
- MAILBOX
- BOARDWALK (REFER LANDSCAPE PLAN FOR DETAIL)
- GRASS RINGS OR EQUAL - FOR FIRE ACCESS
- PRIVATE LIGHT
- PUBLIC STREET LIGHT
- RETAINING WALL
- RESITES DONE BY LOGOMAN SOLTESZ ASSOCIATES, INC.

ENGINEERS CERTIFICATION AND SEAL

THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER CERTIFIES THAT THE DRAWINGS HEREIN CONFORM TO THE STANDARDS OF THE FORD, AND THE PLANNING BOARD SITE PLAN OPINION. IN ADDITION, THE DRAWINGS ARE CONSISTENT WITH THE DATA TABLE PROVIDED.

DATE: 9/23/10 — DARIO M. CERRAN, MD. #14752 — DATE: 9/23/10

Seal not valid without signature

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE SITE PLAN APPROVAL NO. 820030020 INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM AND CERTIFIED SITE PLAN.

DEVELOPER'S NAME: CLARKSBURG VILLAGE INVESTMENTS, INC. — COMPANY — DAVID TURNBULL — CONTACT PERSON

ADDRESS: 1300 SPRING STREET, SUITE 240 SILVER SPRING, MARYLAND 20910

PHONE: (301) 334-8700

SIGNATURE:

This plan should not be used as a legal document for representation of bearings, distances, lot square footages and easements. For recorded information, please see record plats or applicable recorded documents.

M-NCPPC APPROVAL STAMP

CERTIFIED SITE PLAN

FILE NO. 820030020

MONTGOMERY COUNTY PLANNING BOARD

CHAIR OR DESIGNEE — DATE 9-23-10

MONTGOMERY COUNTY PLANNING DEPARTMENT

Charles P. Johnson & Associates, Inc.

CPJ ASSOCIATES

CERTIFIED SITE PLAN AMENDMENT - PHASE I

CLARKSBURG VILLAGE

CLARKSBURG (2nd) ELECTION DISTRICT

MONTGOMERY COUNTY, MARYLAND

Site Plan #8-20030020

Zoning: R-200/MPDU R-200/TDR-3

CLIENT: CLARKSBURG VILLAGE INVESTMENTS, INC. 1300 SPRING ST. SILVER SPRING, MD 20910 PHONE: (301) 334-8700

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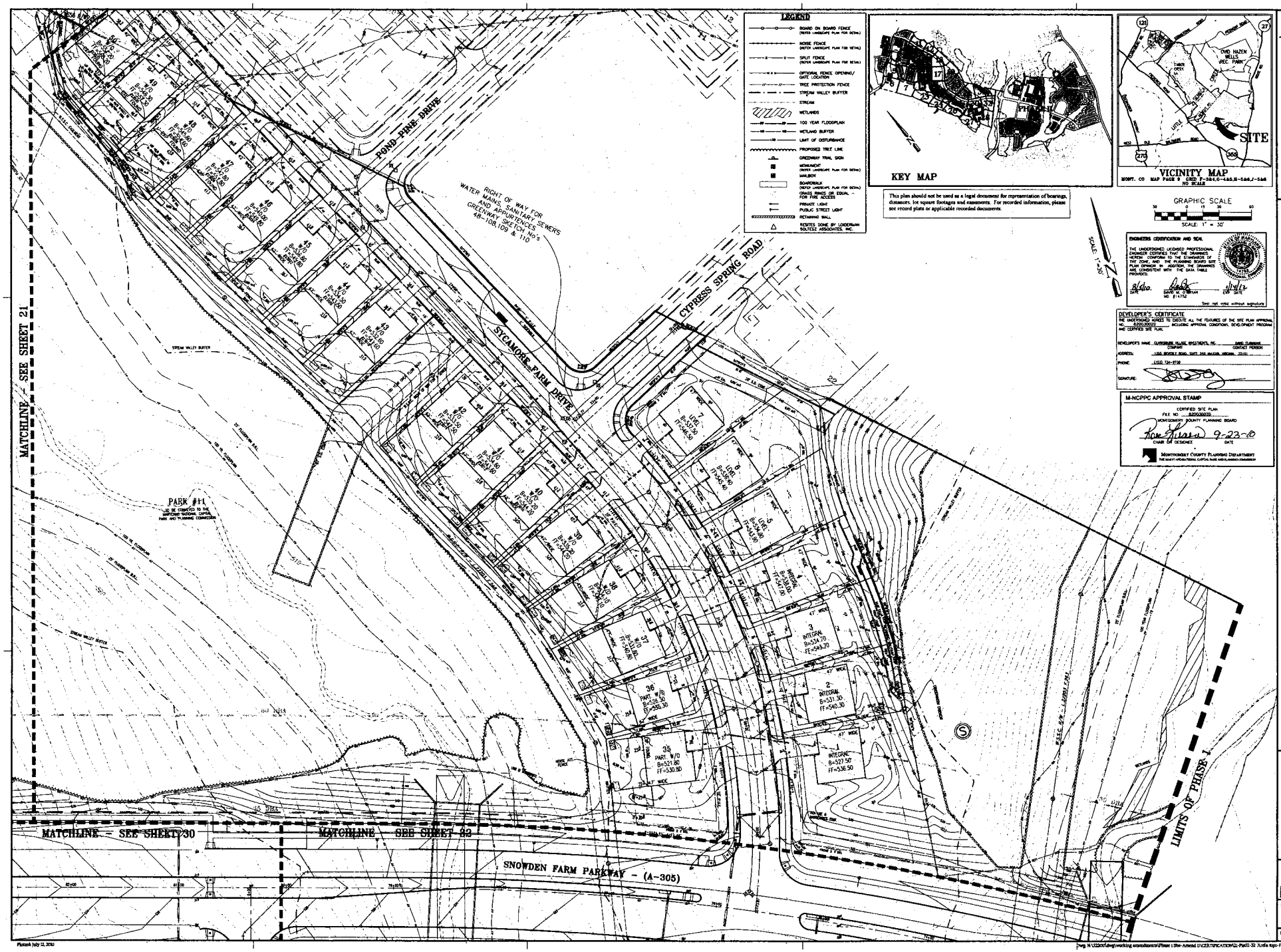
DESIGN | DRAFT | APPROVED | DATE | SCALE 1"=30'

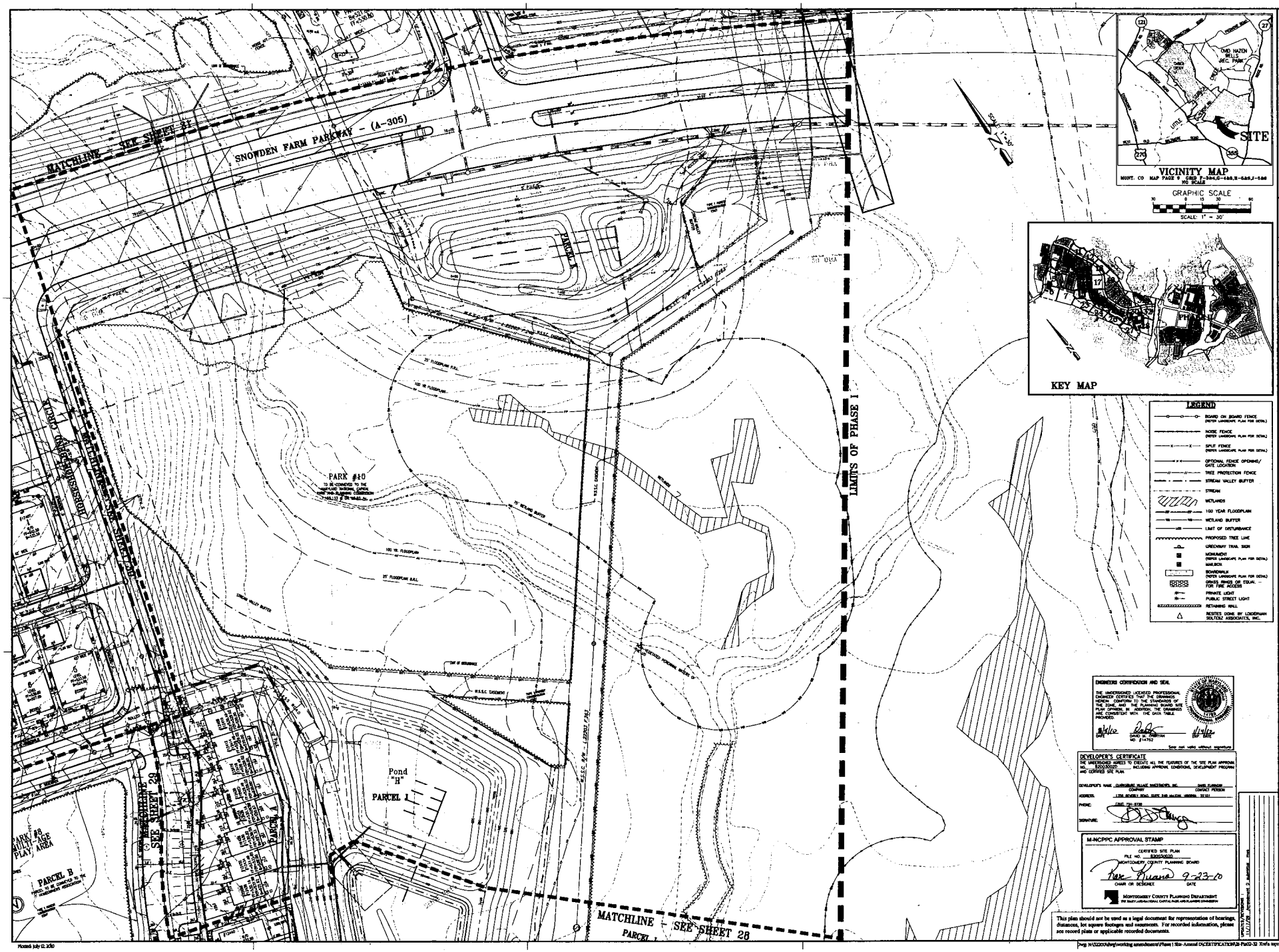
SHEET 27 OF 35

FILE NO. SP-200-21J D

Plotted: July 12, 2010

Dwg: M:\32200\dwg\working amendment\Phase I Site Amend LPC\CERTIFICATION\21-Plot2-32 Xrefs: topo-PLM4-09\46-09\21-pl


MATCHLINE - SEE SHEET 21
MATCHLINE - SEE SHEET 30
MATCHLINE - SEE SHEET 32
SNOWDEN FARM PARKWAY - (A-305)
POND PINE DRIVE
CYPRESS SPRING ROAD
SYCAMORE FARM DRIVE
RIGHT OF WAY FOR MAINS, SANITARY SEWERS AND APPURTENCES GREENWAY SKETCH No's 48-108,109 & 110
PARK #11
LIMITS OF PHASE 1
STREAM VALLEY BUFFER
LEGEND
BOARD ON BOARD FENCE
NOISE FENCE
SPLIT FENCE
OPTIONAL FENCE OPENING/ GATE LOCATION
TREE PROTECTION FENCE
STREAM VALLEY BUFFER
STREAM
WETLANDS
100 YEAR FLOODPLAIN
WETLAND BUFFER
LIMIT OF DISTURBANCE
PROPOSED TREE LINE
GREENWAY TRAIL SIGN
MONUMENT
MAILBOX
BOARDWALK
PRIVATE LIGHT
PUBLIC STREET LIGHT
RETAINING WALL
ROUTES DONE BY LOIDERMAN SOLTESZ ASSOCIATES, INC.
KEY MAP
VICINITY MAP
SITE
GRAPHIC SCALE
SCALE: 1" = 30'
SCALE 1"=30'
This plan should not be used as a legal document for representation of bearings, distances, lot square footages and easements. For recorded information, please see record plats or applicable recorded documents.
ENGINEERS CERTIFICATION AND SEAL
THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER CERTIFIES THAT THE DRAWING CONTENT CONFORMS TO THE STANDARDS OF THE ZONE AND THE PLANNING BOARD SITE PLAN OPINION. IN ADDITION, THE DRAWINGS ARE CONSISTENT WITH THE DATA TABLE PROVIDED.
DATE
DAVID W. O'BRYAN
NO. 11472
EXP. DATE
See not valid without signature
DEVELOPER'S CERTIFICATE
THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE SITE PLAN APPROVAL NO. 820030020 INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM AND CERTIFIED SITE PLAN.
DEVELOPER'S NAME: CLARKSBURG VILLAGE INVESTMENTS, INC.
COMPANY
DAVID FLANNIGAN
CONTACT PERSON
ADDRESS: 1101 BOWDEN ROAD, SUITE 200 MCLEAN, VIRGINIA 22101
PHONE: (703) 734-9738
SIGNATURE:
M-NCPPC APPROVAL STAMP
CERTIFIED SITE PLAN
FILE NO. 820030020
MONTGOMERY COUNTY PLANNING BOARD
9-23-10
CHAIR OR DESIGNEE
DATE
MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
CPJ Associates
Charles P. Johnson & Associates, Inc.
CERTIFIED SITE PLAN AMENDMENT - PHASE I
CLARKSBURG VILLAGE
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
Site Plan #8-2003002D
Zoning: R-200/TDR-3
PD 4
CLARKSBURG VILLAGE INVESTMENTS, INC.
1101 BOWDEN ROAD
MCLEAN VA 22101
PHONE: 703-734-9738
COPYRIGHT © LATEST DATE HEREIN CHARLES P. JOHNSON & ASSOCIATES, INC. THIS DRAWING IS THE PROPERTY OF CPJ OR REPRODUCTION IS PROHIBITED
SHEET 31 OF 35
FILE NO. 32-200-32D
Plotted: July 12, 2010
Dwg: N:\32200\dwg\working amendment\Phase I Site-Amend D\CERTIFICATION\21-Plat32-32 Xrefs: topo-PVM-PPM-MB-DWG21.dgl



This plan should not be used as a legal document for representation of bearings, distances, lot square footages and easements. For recorded information, please see record plats or applicable recorded documents.

CPJ ASSOCIATES
Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
Rockville, Maryland 20850 Phone: 301-948-7700 Fax: 301-948-0241
Baltimore: 410-821-7900 E-mail: cpj@cpjinc.com
Frederick, MD Fairfax, VA

CERTIFIED SITE PLAN AMENDMENT - PHASE I

CLARKSBURG VILLAGE

CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Site Plan #8-20030020D

Zoning: R-200/TDR-3
PD 4

CLARKSBURG VILLAGE INVESTMENTS, INC.
9600 BLACK ROCK
BALTIMORE, MD 21202
PHONE: (410) 728-0100

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DESIGN: RAD
DRAFT: NIL
APPROVED:
DATE: SEPT. 2010
SCALE: 1"=30'

SHEET 32 OF 35

FILE NO.: 32-200-2L2 D

UPDATE PATTERNS: 11/17/09 Amendment 2 submittal

Plotted: July 12, 2010

Peg: N:\32200\dwg\working amendments\Phase I Site-Amend DCERTIFICATION\2L-Plot32-32 Xref's: xrpc-PL44-09\PL45-09\PL2L-pt