

Plat Name: Clarksburg Village
Plat #: 220121930-220121960

Location: Located on Shining Harness Street, 150 feet north of Muscadine Drive.
Master Plan: Clarksburg
Plat Details: R-200/TDR zone, 82 lots & 7 parcels
Community Water, Community Sewer
Applicant: CLKBG, LLC

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. 12001030F (MCPB Resolution No. 12-47) and with Site Plan No. 820050410 (Certified Site Plan dated April 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.

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information shown hereon is correct, that it is a subdivision of part of the property conveyed by CLARKSBURG VILLAGE, L.L.C., a Virginia limited liability company and REDMONT INVESTMENTS, L.L.C., a Maryland limited liability company, by a deed dated September 14, 2010 and recorded among the Land Records of Montgomery County, Maryland in Liber 40075 at Folio 103.

And that once engaged as described in the Owner's Certificate hereon, all property corner markers shown hereon are in place as delineated hereon in accordance with the provisions of Section 52-246(2) of the Montgomery County Code.

The total area included in this subdivision record plat is 2,001.124 square feet or 4.5942 acres of land, of which 24,871 square feet or 0.5694 acres of land is hereby dedicated to public use.

Therese F. Lee
 Therese F. Lee
 Professional Land Surveyor
 License No. 21608
 License Expires: 07/31/2013
 Date

NOTES:

- All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan, or any other plan, allowing the development of the property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official files for any such plan (to be maintained by the Planning Board and are available for review during normal business hours) shall be made available to the public upon request.
- The property shown hereon is subject to the requirements of Chapter 22A Montgomery County Forest Conservation Law, including approval of the Final Forest Conservation Plan and appropriate Agreements. Prior to issuance of the Subdivision Control Permit.
- This subdivision record plat is not intended to show any matter affecting the ownership and/or use of the property shown hereon, including any easements, covenants, conditions, restrictions, or other matters, which are not intended to replace an examination of title or deed or cause of a customer affecting title.
- This development is served by public water and sewer systems only.
- The plat appears on Montgomery County Tax Map EV and PV123.
- This plat is in full compliance with the provisions of the amended Homeowners' Plan No. 1201103E, entitled "Clarksburg Village Homeowners' Association" and is subject to the terms and conditions of the Homeowners' Association, which are attached to this plat as Appendix A.
- Parcel G, Block TT is subject to the terms and conditions of a Common Open Space Covenants with the Maryland-National Capital Park and Planning Commission recorded among the Land Records of Montgomery County, Maryland in Liber 26045 at Folio 570.
- Parcel G, Block TT is subject to the terms and conditions of a Declaration of Common Access Easement for the operation and maintenance of private roads, easements, and other open space areas, recorded among the Land Records of Montgomery County, Maryland in Liber 41592 at Folio 141.
- Parcel G, Block TT, shown hereon is to be conveyed to Homeowners' Association.
- The property shown hereon is being developed in accordance with TDR-3(TDR-4) standards. The following information is provided for your information and is not intended to be a part of this subdivision record plat: Folio 437, dated December 28, 2008 at TRFS: 20-4436; 20-4437 and 20-4438.

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, hereby adopt this plat of subdivision and dedicate the street shown hereon to public use, establish the minimum building restriction lines, and grant to Montgomery County, Maryland, a temporary easement, fifteen (15) feet wide across the property, adjacent, contiguous, and parallel to all street right-of-way lines; said easement shall be extinguished at such time as the improvements on the abutting right-of-way have been completed and accepted for maintenance by Montgomery County, Maryland.

Further, we grant to the applicable utility companies, their respective successors, and assigns, an easement, in, on, and over the land herein identified as "PUBLIC UTILITY EASEMENT" and identified as P.U.E. hereon, with the terms and provisions of said grant being set forth in that certain document entitled "Declaration of Terms and Conditions of Public Utility Easement" recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 467, which said terms described herein by its reference.

Further, we establish the "Common Access Easement" as shown hereon and subject to all current and applicable regulations of all Federal, State and local governing agencies.

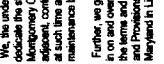
As owners of the subdivision, we, our successors, agents and assigns, will cause all property corners and any other connection to be set by a registered Maryland Surveyor in accordance with Section 52-246(2) of the Montgomery County Code.

There are no recorded suits, actions at law, liens, leases, mortgages, or trusts affecting the property included in this plat of subdivision.

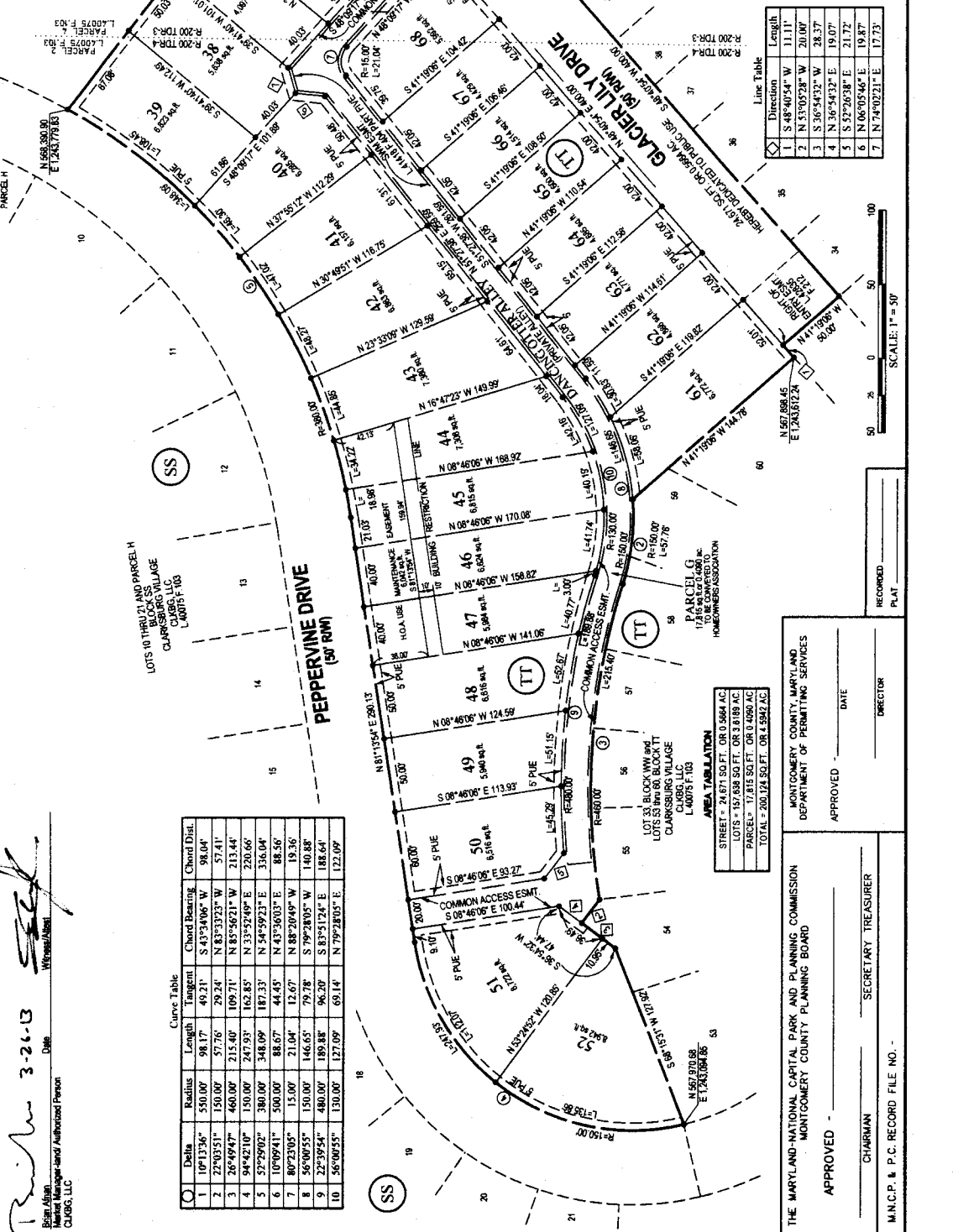
CLARKSBURG, L.L.C., a Maryland limited liability company

Richard A. Smith
 Richard A. Smith
 Licensed Manager/Agent/Authorized Person
 Date: 3-26-13

VICINITY MAP



SCALE: 1"=50'



NOTES-CONTINUED
 13. Parcel G, Block TT is a section of Common Access Easement as defined in the Homeowners' Association Declaration of Common Access Easement. The easement is intended to provide unobstructed access to the general public, in, over and throughout the alleys, within said easement area. The Public Access of the area shall remain in effect until such time the property is redeveloped and a new subdivision plat is recorded which provides for the maintenance of these private facilities.

SUBDIVISION RECORD PLAT
LOTS 35 THRU 52 & 61 THRU 68
AND PARCEL G, BLOCK TT
CLARKSBURG VILLAGE
 CLARKSBURG (2nd) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 50' SEPTEMBER 2012



L.S. Associates, Inc.
 2 Research Place, Suite 100, Rockville, MD 20850
 Engineering Planning Surveying Environmental Sciences

ROCKVILLE OFFICE
 1.301.948.9657
 www.LSAssociates.net

APPROVED _____ DATE _____

CHAIRMAN _____ SECRETARY/TREASURER _____

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

RECORDED _____ PLAT _____

SCALE: 1" = 50'

MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES

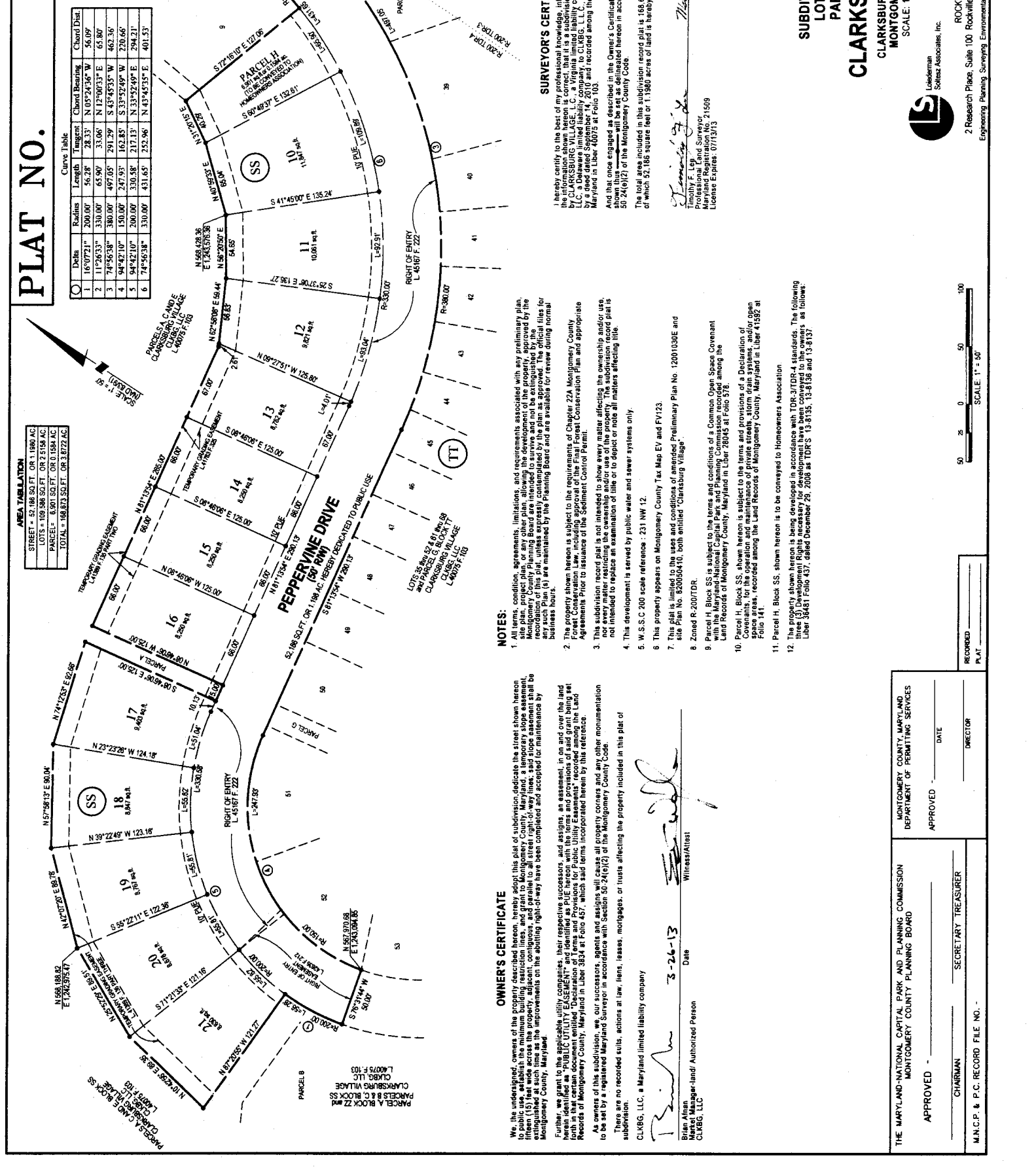
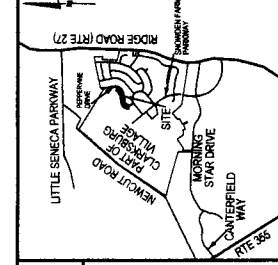
PLAT NO.

AREA TABULATION

STREET =	52,186 SQ. FT. OR 1.1880 AC
LOTS =	109,386 SQ. FT. OR 2.5154 AC
PARCELS =	6,301 SQ. FT. OR 0.1454 AC
TOTAL =	166,873 SQ. FT. OR 3.8722 AC

Curve Table

Circle	Delta	Radius	Length	Chord Bearing	Chord Dist.
1	16°07'21"	200.00'	56.28'	N 05°24'54" W	56.09'
2	1°24'33"	330.00'	65.90'	N 13°00'31" E	65.86'
3	74°52'58"	380.00'	497.85'	S 45°45'35" W	402.36'
4	94°42'10"	150.00'	247.93'	S 35°52'49" W	220.66'
5	94°42'10"	200.00'	330.38'	N 35°52'49" E	294.21'
6	74°52'58"	330.00'	431.65'	N 49°45'35" E	401.53'



OWNER'S CERTIFICATE

We, the undersigned, owners of the property described herein, hereby adopt this plat of subdivision, dedicate the street shown hereon to public use, establish the minimum building restriction lines, and grant to Montgomery County, Maryland, a temporary slope easement, and a right-of-way easement for the street right-of-way lines, said slope easement shall be extinguished at such time as the improvements on the abutting right-of-way have been completed and accepted for maintenance by Montgomery County, Maryland.

Further, we grant to the applicable utility companies, and assigns, an easement, in and over the land herein identified as "PUBLIC UTILITY EASEMENT" and specified as PUE hereon, with the terms and provisions of said grant being set forth in that certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" recorded among the Land Records of Montgomery County, Maryland in Liber 3634 at Folio 457, which said terms incorporated herein by this reference.

As owners of this subdivision, we, our successors, agents and assigns will cause all property corners and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 30-24(e)(2) of the Montgomery County Code.

There are no recorded suits, actions at law, liens, leases, mortgages, or trusts affecting the property included in this plat of subdivision.

CLKBG, LLC, a Maryland limited liability company

[Signature]
 Brian Altan
 Clerk/Manager/land/ Authorized Person
 CLKBG, LLC

Date: 3-26-13

[Signature]
 Witness/Att/Att

NOTES:

- All terms, condition, 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 Planning Board are intended to survive and not be extinguished by the recording of this plat. The Planning Board is not responsible for the accuracy of the information for any such plan. (s) are maintained by the Planning Board and are available for review during normal business hours.
- The property shown hereon is subject to the requirements of Chapter 22A Montgomery County Forest Conservation Law, including approval of the Final Forest Conservation Plan and appropriate Agreement Prior to issuance of the Sediment Control Permit.
- This subdivision record plat is not intended to show every matter affecting the ownership and/or use, nor every matter restricting the ownership and/or use of the property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- This development is served by public water and sewer systems only.
- W.S.S.C. 200 scale reference: 231 NW 12.
- This property appears on Montgomery County Tax Map EV and FV123.
- This plat is limited to the uses and conditions of amended Preliminary Plan No. 12001039E and site Plan No. 620056410, both entitled "Clarksburg Village".
- Zoned R-2007DR.
- Parcel H, Block SS is subject to the terms and conditions of a Common Open Space Covenant and the terms and conditions of a Declaration of Covenants, recorded among the Land Records of Montgomery County, Maryland in Liber 28045 at Folio 976.
- Parcel H, Block SS, shown hereon is subject to the terms and provisions of a Declaration of Covenants for the operation, maintenance and use of the Common Open Space area, recorded among the Land Records of Montgomery County, Maryland in Liber 41582 at Folio 141.
- Parcel H, Block SS, shown hereon is to be conveyed to Homeowners Association.
- This property shown hereon is being developed in accordance with TDR-3/TDR-4 standards. The following lines (3) Development Rights shall be subject to the terms and conditions of the following: Liber 36481 Folio 437, dated December 29, 2008 as TDRS 13-8135, 13-8138 and 13-8137.

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information shown hereon is correct, that it is a subdivision of part of the property conveyed to CLKBG, LLC, a Virginia limited liability company and PIEDMONT INVESTMENTS, LLC, a Virginia limited liability company, by a deed dated September 14, 2010 and recorded among the Land Records of Montgomery County, Maryland in Liber 40075 at Folio 103.

And that once engaged as described in the Owner's Certificate hereon, all property corner markers shown thereon will be set as delineated hereon in accordance with the provisions of Section 30-24(e)(2) of the Montgomery County Code.

The total area included in this subdivision record plat is 166,873 square feet or 3.8722 acres of land, of which 52,186 square feet or 1.1880 acres of land is hereby dedicated to public use.

[Signature]
 Timothy F. Legg
 Professional Land Surveyor
 License Expires: 07/13/13

Date: March 24, 2013

SUBDIVISION RECORD PLAT LOTS 10 THRU 21 AND PARCEL H, BLOCK SS CLARKSBURG VILLAGE CLARKSBURG (2nd) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND SCALE: 1" = 50' SEPTEMBER 2012



Rockville Office
 2 Research Place, Suite 100
 Rockville, MD 20850
 1.301.948.2750
 1.301.948.9067
 www.LSAssociates.net

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD		MONTGOMERY COUNTY, MARYLAND DEPARTMENT OF PERMITTING SERVICES	
APPROVED - _____	CHAIRMAN	APPROVED - _____	DATE
_____	SECRETARY/TREASURER	_____	DIRECTOR
M.N.C.P. & P.C. RECORD FILE NO. _____		RECORDED	PLAT



PLAT NO.

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief the information shown hereon is correct, that it is a subdivision of part of the property conveyed by CLARKSBURG VILLAGE, LLC, a Virginia limited liability company and PIEDMONT INVESTMENTS, LLC, a Delaware limited liability company, to CLUGG, LLC, a Maryland limited liability company, by a deed dated September 14, 2010 and recorded among the Land Records of Montgomery County, Maryland in Liber 40075 at Folio 103.

And that once engaged as described in the Owner's Certificate hereon, all property corner markers shown thus \rightarrow will be set as delineated hereon in accordance with the provisions of Section 89-24(a)(2) of the Montgomery County Code.

The total area included in this subdivision record plat is 153,101 square feet or 3.5147 acres of land, of which 24,543 square feet or 0.5586 acres of land is hereby dedicated to public use.

Date: *March 24, 2013*
 Timothy F. Lee
 Professional Land Surveyor
 Maryland Registration No. 21509
 License Expires: 07/31/13

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, hereby adopt this plat of subdivision, dedicate the streets shown hereon to public use, establish the minimum building restriction lines, and grant to Montgomery County, Maryland or, a temporary slope easement, fifteen (15) feet wide across the property, adjacent, contiguous, and parallel to all street right-of-way lines, said slope easement shall be extinguished at such time as the improvements on the abutting right-of-way have been completed and accepted for maintenance by Montgomery County, Maryland.

Further, we identify as the applicable utility companies, their respective successors, and assigns, an easement, in, on and over the land herein identified as "PUBLIC UTILITY EASEMENT" and identified as PUE hereon with the terms and provisions of said grant being set forth in that certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457, which said terms incorporated herein by the reference.

Further, we establish the "Common Access Easements" as shown hereon and subject to all current and applicable regulations of all Federal, State and local governing agencies.

An owner of this subdivision, we, our successors, agents and assigns will cause all property corners and all other monumentation to be set by a registered Maryland Surveyor in accordance with Section 89-24(a)(2) of the Montgomery County Code.

There are no recorded sales, actions at law, liens, leases, mortgages, or trusts affecting the property included in the plat of subdivision.

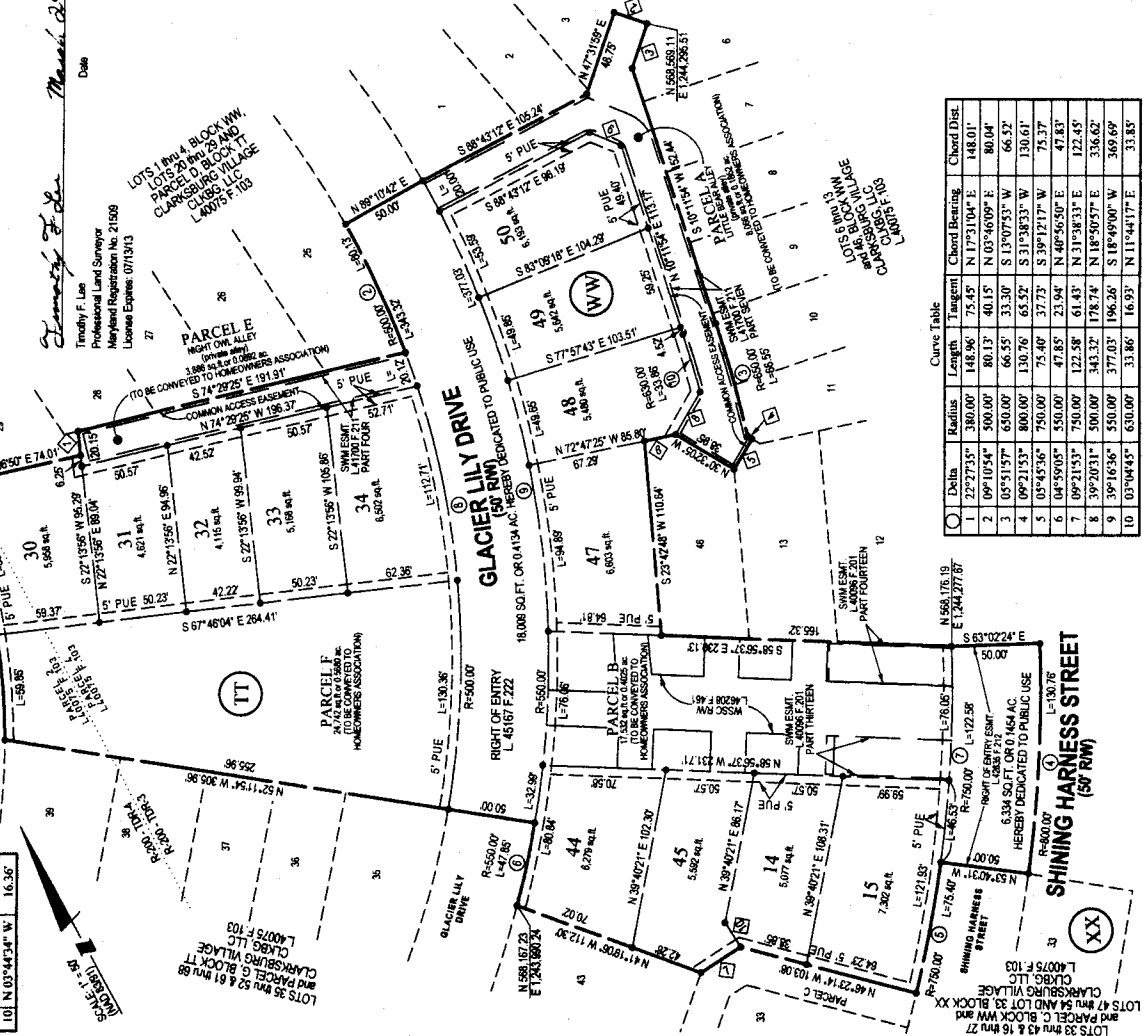
CLUGG, LLC, a Maryland limited liability company

Brian Altan
 Brian Altan
 Married Manager/land/Authorized Person
 CLUGG, LLC
 Date: *3-26-13*
 Witness/Agent: *[Signature]*

NOTES: CONTINUED

- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, proposed plat, or other plan, allowing the development of the property, approved by the Montgomery County Planning Board are intended to survive and not be subordinated by the recordation of this plat, unless expressly contemplated by the plat as approved. The official files for any such Plan (s) are maintained by the Planning Board and are available for review during normal business hours.
- The property shown hereon is subject to the requirements of Chapter 22A, Montgomery County Code, which requires the preparation of the Final Forest Conservation Plan and appropriate Approvals Prior to the recording of this Subdivision Record Plat.
- This subdivision record plat is not intended to allow any owner to alter the ownership or use, nor any other matter restricting the ownership and use of the property. The subdivision record plat is not intended to replace any public water and sewer systems only.
- The development is served by public water and sewer systems only.
- W.S.S.C. 200 scale referenced, 231 MW 11 & 12.
- This plat is limited to the site and conditions of amended Preliminary Plan No. 12001030E and Site Plan No. 02090410, both entitled "Clarksburg Village Phase 2".
- Zoned R-20070D.
- Parcel E and F, Block TT and Parcel A and B, Block WW are subject to the terms and conditions of a Common Open Space Covenant with the Maryland-National Capital Park and Planning Commission recorded among the Land Records of Montgomery County, Maryland in Liber 28045 at Folio 578.
- Parcel E and F, Block TT and Parcel A and B, Block WW, shown hereon are subject to the terms and provisions of a Declaration of Covenants, for the operation and maintenance of private streets, storm drain systems, and/or open space areas, recorded among the Land Records of Montgomery County, Maryland in Liber 41592 at Folio 141.
- Parcel E and F, Block TT and Parcel A and B, Block WW, shown hereon are to be conveyed to Homeowners Association.
- Development rights necessary for development have been conveyed to the owners, as follows: Liber 42301 Folio 178, dated September 26, 2011; all TDRS: 12/990 and Liber 42301 Folio 474, dated September 26, 2011; all TDRS: 12/2943.

Line Table	Direction	Length
1	N 22°13'56" E	13.90'
2	S 42°28'01" E	20.00'
3	S 47°31'59" W	26.39'
4	S 30°32'05" W	2.83'
5	S 59°27'55" W	20.00'
6	N 72°47'25" W	18.51'
7	S 86°12'57" W	26.83'
8	N 39°27'25" E	28.00'
9	N 39°27'25" E	19.50'
10	N 03°43'34" W	16.36'



AREA TABULATION

STREET = 24,543 SQ.FT. OR 0.5586 AC
LOTS = 74,532 SQ.FT. OR 1.7110 AC
PARCEL = 54,226 SQ.FT. OR 1.2418 AC
TOTAL = 153,101 SQ.FT. OR 3.5147 AC

50 25 0 50 100
SCALE: 1" = 50'

APPROVED _____ DATE _____ DIRECTOR

APPROVED _____ SECRETARY/TREASURER

APPROVED _____ CHAIRMAN

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

MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES

RECORDED
 PLAT

Curve Table

Delta	Radius	Tangent	Chord Bearing	Chord Dist.
1	22°27'35"	380.00'	N 173°10'4" E	148.01'
2	09°10'54"	300.00'	N 03°40'09" E	80.04'
3	05°21'57"	650.00'	S 13°07'53" W	66.52'
4	05°45'36"	800.00'	S 31°38'33" W	130.61'
5	05°45'36"	750.00'	S 39°12'17" W	75.37'
6	04°59'05"	550.00'	N 40°56'50" E	47.83'
7	09°21'57"	750.00'	N 31°38'33" E	122.45'
8	39°20'31"	500.00'	S 43°32'18" E	336.62'
9	39°16'36"	550.00'	S 18°49'00" W	369.69'
10	03°04'45"	650.00'	N 119°45'17" E	33.85'

NOTES: CONTINUED

13. Parcel E, Block TT and Parcel A, Block WW is subject to a Common Access Easement as delineated hereon, over Night Owl Alley (Private Alley) and Little Bear Alley (Private Alley) and is intended to provide unobstructed access to the general public in, over and throughout the alleys, when said easement area. The Public Access of this area shall remain in effect until such time the property is redeveloped and a new subdivision plat is recorded which assents/consents to removal. Montgomery County, Maryland will not participate in the maintenance of these private facilities.

Rockville Office
 2 Research Place, Suite 100, Rockville, MD 20850 | 301.948.2750 | 301.948.9067
 www.LSAssociates.net

RECORD PLAT REVIEW SHEET

Plat Name: Clarksburg Village Plat Number: 220121920-220121960
 Plan Name: Clarksburg Village Plan Number: 12001030E
 Plat Submission Date: 6/5/2012
 DRD Plat Reviewer: W. Meyer Checked: (WM) Date 7/12/12
 DRD Prelim Plan Reviewer: C. Coulter

Background Review:

Signed Preliminary Plan - Date 10/20/07 Checked: Initial (WM) Date 7/12/12
 Planning Board Resolution No. 10-70 Resolution Mailing Date 7/27/10
 Site Plan Required? Yes No Verified By: (WM) (initial)
 Site Plan Name: Clarksburg Village Phase II Site Plan Number: 820050710
 Site Plan Signature Set - Date 4/23/10 Checked: Initial (WM) Date 7/12/12
 Planning Board Resolution No. 09-24
 Site Plan Reviewer Check: Initial (WM) Date 7/12/12

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

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>S. Ryan</u> Evelyn Gibson	<u>6/8/12</u>	<u>6/22/12</u>	<u>6/19/12</u>	<u>NO REVISIONS</u>
Research	Bobby Fleury			<u>6/13/12</u>	<u>OK</u>
SHA	Corren Giles				
PEPCO					
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up): (WM) 9/6/12
 Final Mylar & DXF/DWG Received: (WM) 3/29/13
 Final Mylar Review Complete: (WM) 4/3/13

Board Approval of Plat:

Plat Agenda: (WM) 4/18/13
 Planning Board Approval: _____
 Chairman's Signature: _____

MCDPS Approval of Plat:

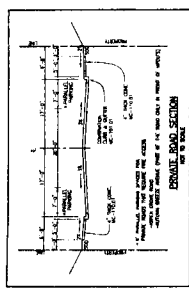
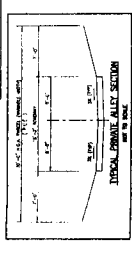
Consultant Pick-up for DPS Signature: _____
 Final Mylar for Reproduction Rec'd: _____

Plat Reproduction:

Addressing: _____
 File Card Update: _____
 Final Zoning Book Check: _____
 Update Address Books with Plat #: _____
 Update Plat Books for Rest of Division: _____
 Complete Reproduction: _____
 Notify Consultant to Seal Plats: _____
 Surveyor's Seal Complete: _____
 Sent to Courthouse for Recordation: _____
 Recordation Info Entered into Hansen: _____

No. _____

CLARKSBURG VILLAGE PHASE 2



CLARKSBURG VILLAGE

USE	AREA (SQ. FT.)	PERCENTAGE
RESIDENTIAL	138,000	24.1%
COMMERCIAL	42,000	7.6%
INDUSTRIAL	30,000	5.4%
OFFICE	180,000	32.7%
RETAIL	180,000	32.7%
TOTAL	570,000	100.0%

R-200 (TDRS) DEVELOPMENT STANDARDS

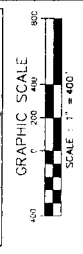
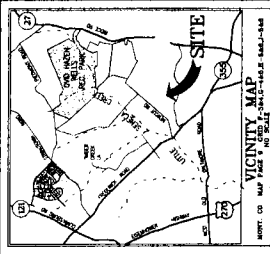
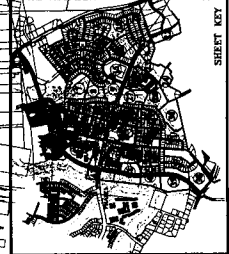
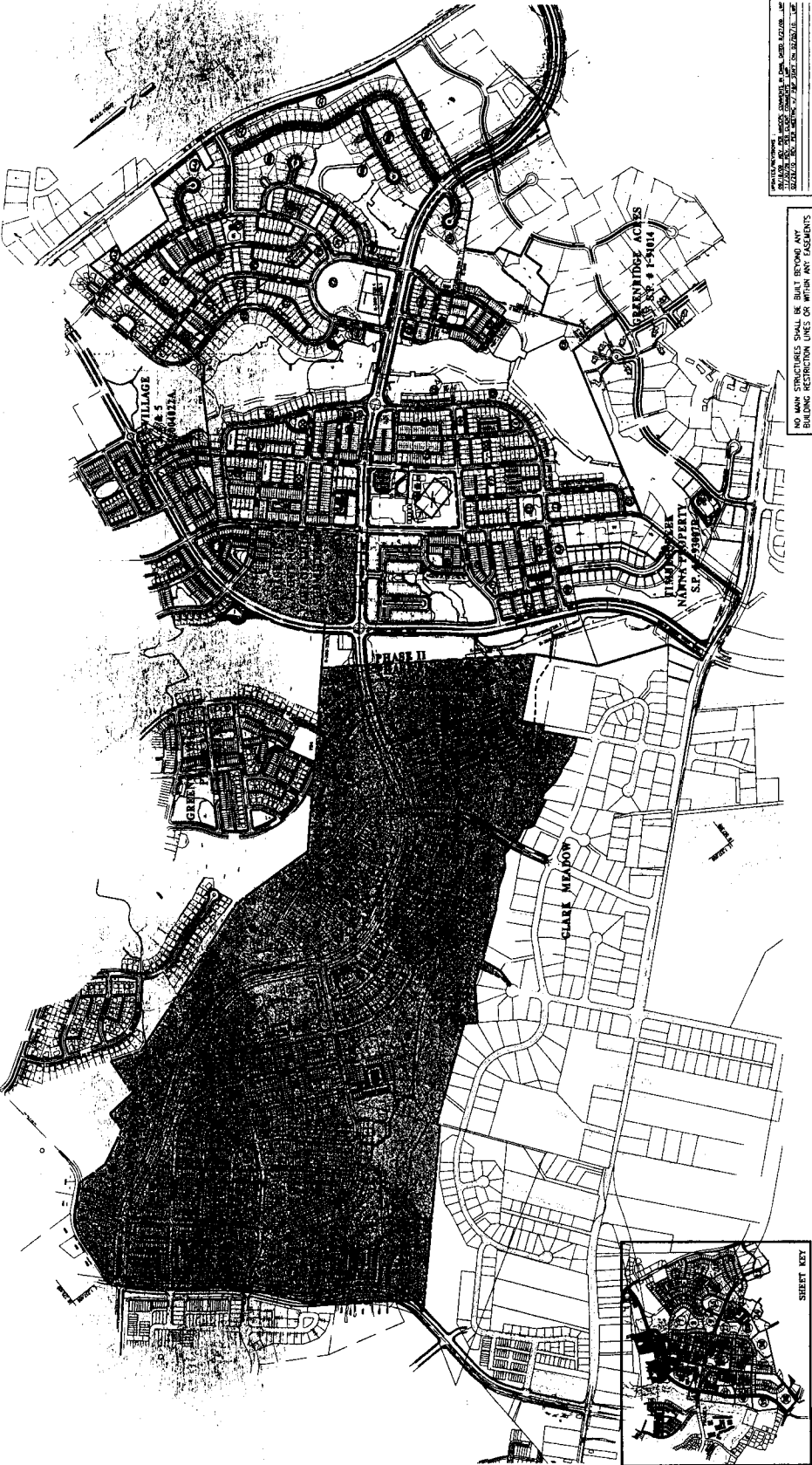
STANDARD	REQUIREMENT
1.1	Minimum lot area: 10,000 sq. ft.
1.2	Minimum front yard setback: 25 feet
1.3	Minimum side yard setback: 10 feet
1.4	Minimum rear yard setback: 10 feet
1.5	Maximum height: 35 feet
1.6	Maximum number of stories: 4
1.7	Maximum floor area ratio: 0.4
1.8	Maximum number of units per acre: 20
1.9	Minimum parking spaces: 1 per unit
1.10	Minimum open space: 5% of total area

R-200 (TDRS) & TDR DEVELOPMENT STANDARDS

STANDARD	REQUIREMENT
2.1	Minimum lot area: 10,000 sq. ft.
2.2	Minimum front yard setback: 25 feet
2.3	Minimum side yard setback: 10 feet
2.4	Minimum rear yard setback: 10 feet
2.5	Maximum height: 35 feet
2.6	Maximum number of stories: 4
2.7	Maximum floor area ratio: 0.4
2.8	Maximum number of units per acre: 20
2.9	Minimum parking spaces: 1 per unit
2.10	Minimum open space: 5% of total area

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE LATEST EDITIONS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
2. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED.
3. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED.
4. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED.
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9. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED.
10. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED.



SHEET INDEX

SHEET 1: SITE PLAN COVER SHEET
 SHEET 1A: GENERAL NOTES & DEVELOPMENT STDS.
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 SHEET 1C: PLANNING BOARD RESOLUTION
 SHEET 1D: SITE PLAN
 SHEET 1E: TRAFFIC IMPACT CALCULATIONS
 SHEET 1F: UTILIZATION PLAN
 SHEET 1G: FINAL WATER QUALITY PLAN LETTER
 SHEET 1H: FINAL WATER QUALITY PLAN LETTER
 SHEETS 02-43: SITE PLANS 30 SCALE
 SHEETS 44-45: BUILDING HOIST CORBETS
 SEE LANDSCAPE PLANS FOR LANDSCAPE SHEET INDEX

SEMPER'S DESIGN
 ARCHITECTS
 1000 W. WASHINGTON ST.
 SUITE 100
 WASHINGTON, DC 20004
 PHONE: (202) 462-1100
 FAX: (202) 462-1101
 WWW: SEMPERDESIGN.COM

BANKER'S CERTIFICATE
 I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SUBMITTED TO THE BOARD OF PLANNING AND ZONING ADJUSTMENT OF THE CITY OF CLARKSBURG, MARYLAND, ON THIS 15th DAY OF OCTOBER, 2010.

 CLERK OF BOARD OF PLANNING AND ZONING ADJUSTMENT

DEVELOPER'S CERTIFICATE
 I, THE UNDERSIGNED, CHARLES P. JOHNSON, AS DEVELOPER OF THE ABOVE PROJECT, HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SUBMITTED TO THE BOARD OF PLANNING AND ZONING ADJUSTMENT OF THE CITY OF CLARKSBURG, MARYLAND, ON THIS 15th DAY OF OCTOBER, 2010.

 CHARLES P. JOHNSON, DEVELOPER

MUNICIPAL OFFICIAL STAMP
 CERTIFIED CITY PLAN
 CITY OF CLARKSBURG
 BOARD OF PLANNING AND ZONING ADJUSTMENT
 OCTOBER 15, 2010

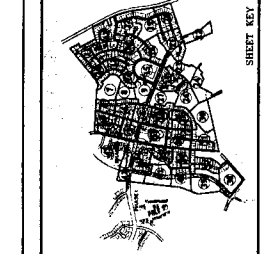
PHASE 2 SITE PLAN
CLARKSBURG VILLAGE
 CLARKSBURG (2nd) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

CPJ
 Charles P. Johnson & Associates, Inc.
 ARCHITECTS
 1000 W. WASHINGTON ST., SUITE 100
 WASHINGTON, DC 20004
 PHONE: (202) 462-1100
 FAX: (202) 462-1101
 WWW: SEMPERDESIGN.COM

DATE	NO. OF SHEETS	SHEET NO.
10/15/10	45	1

NO NEW STRUCTURES SHALL BE BUILT BEYOND ANY BUILDING RESTRICTION LINES OR WITHIN ANY ZONING RESTRICTIONS.

DATE: 10/15/2010



SHEET KEY

- LEGEND**
- RIGHT OF WAY
 - EASEMENT
 - UTILITY LINE
 - STORM SEWER
 - SEWER
 - WATER MAIN
 - GAS MAIN
 - ELECTRIC MAIN
 - TELEPHONE MAIN
 - CABLE TV MAIN
 - FIRE HYDRANT
 - LIGHT POLE
 - MANHOLE
 - CATCH BASIN
 - VALVE
 - TRANSFORMER
 - MANHOLE ACCESS
 - STREET LIGHT
 - FIRE ALARM
 - FIRE ALARM PANEL
 - FIRE ALARM BELL
 - FIRE ALARM BOX
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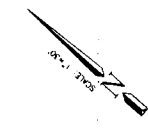
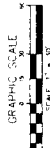
DEVELOPER'S CERTIFICATE
 I, the undersigned, do hereby certify that the information furnished in this plan is true and correct, and that the same has been prepared in accordance with the provisions of the Act of 1926, Chapter 20, Laws of Maryland, and the Regulations thereunder, and that the same has been prepared in accordance with the provisions of the Act of 1926, Chapter 20, Laws of Maryland, and the Regulations thereunder, and that the same has been prepared in accordance with the provisions of the Act of 1926, Chapter 20, Laws of Maryland, and the Regulations thereunder.

MONTGOMERY COUNTY PLANNING BOARD
 APPROVED BY THE BOARD OF PLANNING
 DATE: 11/14/80
 PLANNING BOARD MEMBER: *[Signature]*
 CHAIRMAN: *[Signature]*

PHASE 2 SITE PLAN
CLARKSBURG VILLAGE
 CLARKSBURG 2ND ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

CPJ
 Charles F. Johnson & Associates, Inc.
 ARCHITECTS & ENGINEERS

DATE	11/14/80
DRAWN BY	16
CHECKED BY	45



EXEMPT CERTIFICATE
 I, the undersigned, do hereby certify that the information furnished in this plan is true and correct, and that the same has been prepared in accordance with the provisions of the Act of 1926, Chapter 20, Laws of Maryland, and the Regulations thereunder, and that the same has been prepared in accordance with the provisions of the Act of 1926, Chapter 20, Laws of Maryland, and the Regulations thereunder, and that the same has been prepared in accordance with the provisions of the Act of 1926, Chapter 20, Laws of Maryland, and the Regulations thereunder.

MONTGOMERY COUNTY PLANNING BOARD
 APPROVED BY THE BOARD OF PLANNING
 DATE: 11/14/80
 PLANNING BOARD MEMBER: *[Signature]*
 CHAIRMAN: *[Signature]*