

**Plat Name:** Clarksburg Village  
**Plat #:** 220130220-220130250

**Location:** Located on Muscadine Drive, 400 feet northeast of Apple Orchard Way.  
**Master Plan:** Clarksburg  
**Plat Details:** R-200/TDR zone, 66 lots & 3 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.

## 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 and the State of Maryland, a temporary slope easement, fifteen (15) feet wide across the property, for the purpose of maintaining the stability of the adjacent slopes. The easement shall be subject to the maintenance by Montgomery County, Maryland, the State of Maryland or other appropriate agency.

Further, we grant to the applicable utility companies, their respective successors, and assigns, an easement, in and over 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 Easement" recorded in the Land Records of Montgomery County, Maryland in Liber 3854 at Folio 467, which said terms and provisions are incorporated herein by this reference.

Further, we grant to the applicable utility companies, their successors and assigns, an easement, in 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 Easement" recorded in the Land Records of Montgomery County, Maryland in Liber 3854 at Folio 467, which said terms and provisions are 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 50-24(a)(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 plan of subdivision.

CLUBG, LLC, a Maryland limited liability company

Witness my hand and seal this 3rd day of March, 2013.

\_\_\_\_\_  
Brian Alban  
Member Manager-land/ Authorized Person  
CLUBG, LLC

I hereby certify to the best of my professional knowledge, information and belief that the contents of this plat of subdivision were prepared by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor in the State of Maryland.

\_\_\_\_\_  
Terrence F. Lee  
Professional Land Surveyor  
Maryland Registration No. 21569  
Expiration Date: 07/13/13

And that once engaged as described in the Owner's Certificate hereon, all property corners and any other monumentation to be set by a registered Maryland Surveyor in accordance with the provisions of Section 50-24(a)(2) of the Montgomery County Code.

The total area included in this subdivision record plat is 271,965 square feet or 6.2432 acres of land, of which 46,039 square feet or 1.0503 acres is dedicated to public use.

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Terrence F. Lee  
Professional Land Surveyor  
Maryland Registration No. 21569  
Expiration Date: 07/13/13

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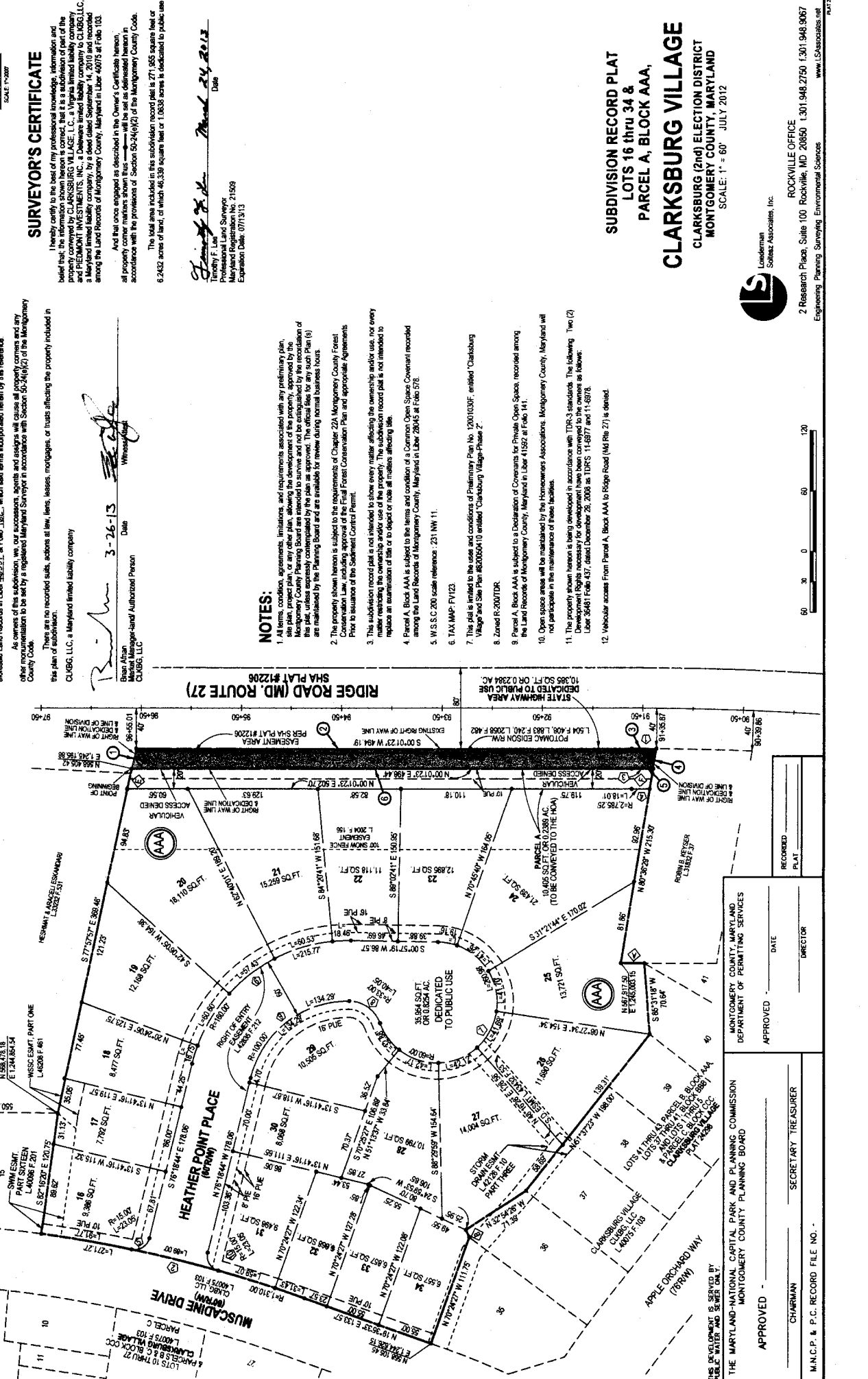
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Maryland Registration No. 21569  
Expiration Date: 07/13/13

Direction	Length	Chord Bearing	Chord Dist.
A. S 00°08'11" W	23.43	S 00°16'21" W	24.60
B. S 44°53'53" W	8.00	N 10°39'37" E	210.79
C. N 80°26'03" W	20.24	N 07°12'00" E	18.01
D. S 77°57'57" E	20.45	S 77°57'57" E	20.45
E. S 77°57'57" E	20.45	S 77°57'57" E	20.45
F. N 80°26'03" W	20.24	N 80°26'03" W	20.24

Area	Area
LOTS 1-16 (16 LOTS)	10,385 SQ. FT. OR 0.2384 ACRES
LOT 17 (1 LOT)	1,213 SQ. FT.
LOT 18 (1 LOT)	21,311 SQ. FT.
LOT 19 (1 LOT)	688.44 SQ. FT.
TOTAL (4 LOTS)	12,297.44 SQ. FT. OR 0.282 ACRES

Block	Reliance	Length	Tangent	Chord Bearing	Chord Dist.
01	00°27'52"	2,825.25	24.60	S 00°16'21" W	24.60
02	15°51'55"	1,310.00	271.27	N 10°39'37" E	210.79
03	06°28'07"	2,805.25	21.31	N 07°12'00" E	18.01
04	06°28'07"	2,805.25	21.31	N 07°12'00" E	18.01
05	89°02'13"	15.00	23.05	S 77°57'57" E	20.45
06	89°02'13"	15.00	23.05	S 77°57'57" E	20.45
07	24°51'53"	166.00	215.77	N 80°26'03" W	20.24
08	24°51'53"	166.00	215.77	N 80°26'03" W	20.24
09	76°54'14"	108.00	60.05	S 35°24'02" E	37.64
10	76°54'14"	108.00	60.05	S 35°24'02" E	37.64
11	48°02'15"	15.00	23.05	S 39°39'37" W	20.83



**SUBDIVISION RECORD PLAT**  
**LOTS 16 thru 34 &**  
**PARCEL A, BLOCK AAA,**  
**CLARKSBURG VILLAGE**  
**CLARKSBURG (2nd) ELECTION DISTRICT**  
**MONTGOMERY COUNTY, MARYLAND**  
 SCALE: 1" = 60' JULY 2012



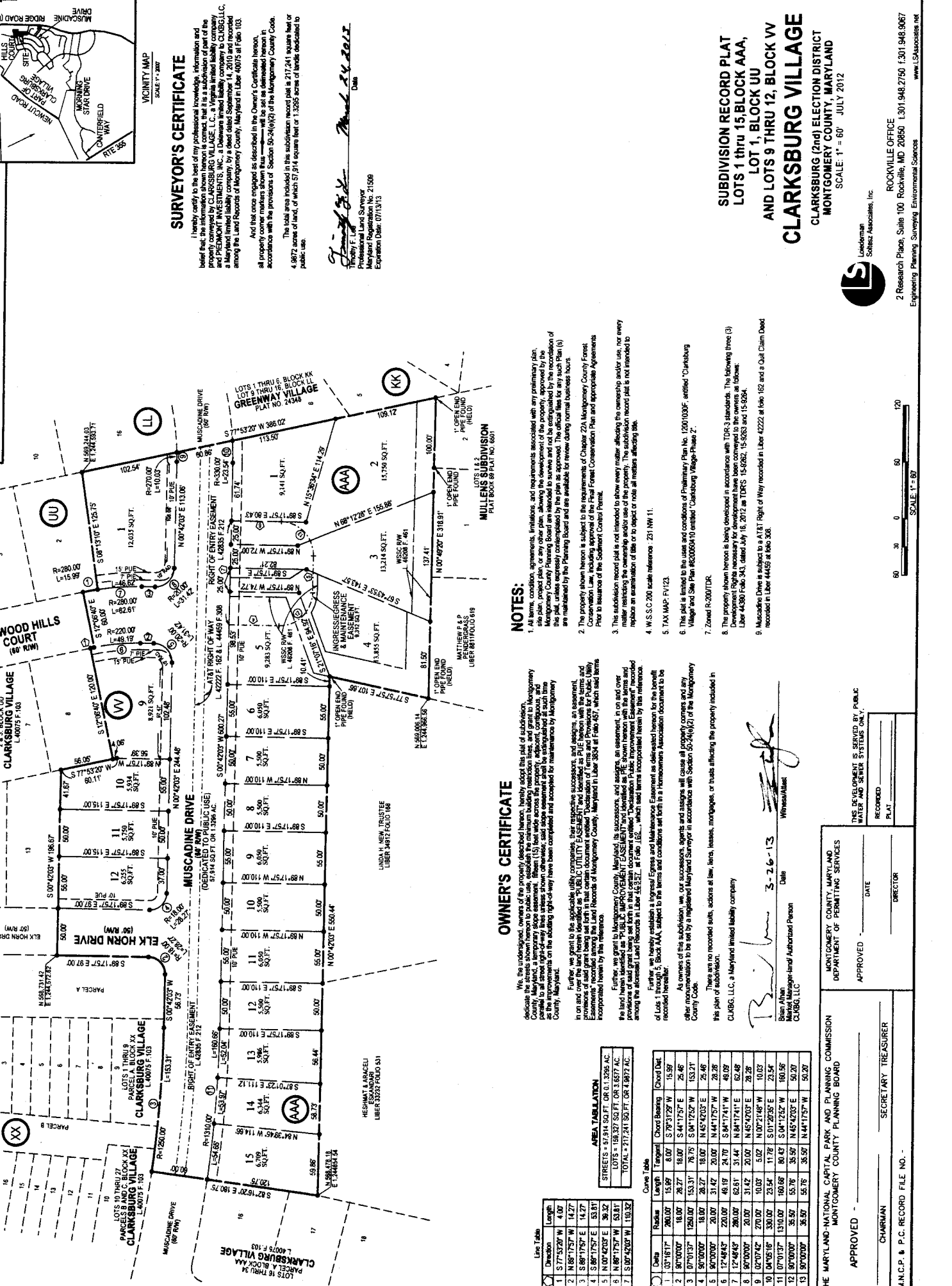
Leadman  
Sotheby's Associates, Inc.  
 2 Research Place, Suite 100 Rockville, MD 20850 1.301.948.9067  
 Engineering, Planning, Surveying, Environmental Sciences  
 www.LS-associates.net

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_  
 DIRECTOR

APPROVED \_\_\_\_\_ SECRETARY, TREASURER  
 CHAIRMAN  
 THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
 MONTGOMERY COUNTY, PLANNING BOARD  
 M.M.C.P. & P.C. RECORD FILE NO. \_\_\_\_\_

# PLAT NO.

SCALE: 1" = 60'  
(NAD 83/01)



## 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 owned by CLARKSBURG VILLAGE, L.L.C., a Virginia limited liability company, and that the same is being subdivided in accordance with the provisions of Section 50-26(b)(2) of the Maryland Land Record Code 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 matters shown thereon will be set as delineated hereon in accordance with the provisions of Section 50-26(b)(2) of the Maryland Land Record Code.

The total area included in this subdivision record plat is 217,241 square feet or 4.9872 acres of land, of which 57,814 square feet or 1.3295 acres of lands dedicated to public use.

*James J. G. [Signature]*  
 Date: *March 24, 2012*  
 Professional Land Surveyor  
 Maryland Registration No. 21508  
 Expiration Date: 07/13/13

## OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, hereby adopt this plat of subdivision, dedicate to the public use of the State of Maryland, the streets, easements, and other improvements shown hereon, and we warrant that the same are correct and that we have the authority to execute this plat of subdivision. We warrant that the same are correct and that we have the authority to execute this plat of subdivision.

Further, we grant to Montgomery County, Maryland, its successors, and assigns, an easement, in and over the land herein identified as "PUBLIC IMPROVEMENT EASEMENT" and identified as "P.I.E." shown hereon with the terms and provisions of said grant being set forth in that certain document entitled "Third and Fourth P.I.E. Easement" recorded among the Land Records of Montgomery County, Maryland in Liber 3824 at Folio 457, which said terms incorporated herein by this reference.

Further, we grant to Montgomery County, Maryland, its successors, and assigns, an easement, in and over the land herein identified as "PUBLIC IMPROVEMENT EASEMENT" and identified as "P.I.E." shown hereon with the terms and provisions of said grant being set forth in that certain document entitled "Third and Fourth P.I.E. Easement" recorded among the Land Records of Montgomery County, Maryland in Liber 3824 at Folio 457, which said terms incorporated herein by this reference.

Further, we grant to Montgomery County, Maryland, its successors, and assigns, an easement, in and over the land herein identified as "PUBLIC IMPROVEMENT EASEMENT" and identified as "P.I.E." shown hereon with the terms and provisions of said grant being set forth in that certain document entitled "Third and Fourth P.I.E. Easement" recorded among the Land Records of Montgomery County, Maryland in Liber 3824 at Folio 457, which said terms incorporated herein by this reference.

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## NOTES:

- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or any other plan, showing the development of the property, approved by the Planning Board, and any other plan, showing the development of the property, approved by the Planning Board, are incorporated by reference into this plat and shall be deemed a part of this plat. Any such plan (s) shall be 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 Agreements Prior to Issuance of the Subdivision Control Permit.
- 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.
- W.S.C. 200 scale references: Z51 NW 11.
- TAX MAP: FV123.
- This plat is limited to the uses and conditions of Preliminary Plan No. 12001009F, entitled "Clarksburg Village and Site Plan #620060410 entitled 'Clarksburg Village-Phase 2'."
- Zoned: R-200/TDR.
- The property shown hereon is being developed in accordance with TDR-3 standards. The following three (3) Development Rights necessary for development have been conveyed to the owners as follows:  
 Lot 1-4: 4.50 Acres (4.50), 15-5262, 15-5263 and 15-5264.  
 Lot 5: 1.00 Acres (1.00), 15-5262, 15-5263 and 15-5264.  
 Lot 6: 1.00 Acres (1.00), 15-5262, 15-5263 and 15-5264.  
 Lot 7: 1.00 Acres (1.00), 15-5262, 15-5263 and 15-5264.  
 Lot 8: 1.00 Acres (1.00), 15-5262, 15-5263 and 15-5264.  
 Lot 9: 1.00 Acres (1.00), 15-5262, 15-5263 and 15-5264.  
 Lot 10: 1.00 Acres (1.00), 15-5262, 15-5263 and 15-5264.  
 Lot 11: 1.00 Acres (1.00), 15-5262, 15-5263 and 15-5264.  
 Lot 12: 1.00 Acres (1.00), 15-5262, 15-5263 and 15-5264.  
 Lot 13: 1.00 Acres (1.00), 15-5262, 15-5263 and 15-5264.  
 Lot 14: 1.00 Acres (1.00), 15-5262, 15-5263 and 15-5264.  
 Lot 15: 1.00 Acres (1.00), 15-5262, 15-5263 and 15-5264.



ROCKVILLE OFFICE  
 2 Research Place, Suite 100 Rockville, MD 20850 (301) 948-2750 (301) 948-9067  
 Engineering Planning Surveying Environmental Sciences  
 www.LSAssociates.net

Line Table

Line No.	Direction	Length	Chord Bearing	Chord Dist.
1	S 77° 52' 20" W	4.00	S 77° 52' 20" W	15.87
2	S 88° 17' 57" E	14.27	S 88° 17' 57" E	25.46
3	S 88° 17' 57" E	14.27	S 88° 17' 57" E	15.271
4	S 88° 17' 57" E	14.27	S 88° 17' 57" E	25.46
5	N 00° 42' 03" W	39.32	N 00° 42' 03" W	28.28
6	S 88° 17' 57" E	53.91	S 88° 17' 57" E	62.48
7	S 88° 17' 57" E	53.91	S 88° 17' 57" E	62.48

## AREA TABULATION

STREETS = 57,814 SQ. FT. OR 0.1,3295 AC.
TOTAL = 217,241 SQ. FT. OR 4.9872 AC.

## Curve Table

Curve No.	Radius	Length	Chord Bearing	Chord Dist.
1	137.1617	260.00	S 77° 52' 20" W	15.87
2	307.0000	16.00	S 44° 17' 57" E	25.46
3	307.0000	16.00	S 44° 17' 57" E	15.271
4	307.0000	16.00	S 44° 17' 57" E	25.46
5	307.0000	20.00	N 45° 42' 03" E	28.28
6	307.0000	20.00	N 45° 42' 03" E	28.28
7	307.0000	20.00	N 45° 42' 03" E	28.28
8	307.0000	20.00	N 45° 42' 03" E	28.28
9	307.0000	20.00	N 45° 42' 03" E	28.28
10	307.0000	20.00	N 45° 42' 03" E	28.28
11	307.0000	20.00	N 45° 42' 03" E	28.28
12	307.0000	20.00	N 45° 42' 03" E	28.28
13	307.0000	20.00	N 45° 42' 03" E	28.28

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

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

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

PLAT: \_\_\_\_\_

DIRECTOR: \_\_\_\_\_

CHAIRMAN: \_\_\_\_\_ SECRETARY: \_\_\_\_\_ TREASURER: \_\_\_\_\_

M.A.N.C.P. & P.C. RECORD FILE NO. \_\_\_\_\_

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

MONTGOMERY COUNTY, MARYLAND  
 DEPARTMENT OF PERMITTING SERVICES

# PLAT NO.

## OWNER'S CERTIFICATE

We, the undersigned, owners of the property described herein, hereby adopt this plat of subdivision, dedicate the stated shown hereon to public use, and grant to the Montgomery County, Maryland, a Temporary Slope Easement, fifteen (15) feet wide across the property, adjacent, contiguous and parallel to all street right-of-way lines, unless shown otherwise; said slope easement shall be distinguished at such time as the plat is recorded. The plat shall be subject to all applicable regulations of all federal, state and local governing agencies, including the "COMMON ACCESS EASEMENT" as shown hereon. Subject to all current and applicable regulations of all federal, state and local governing agencies.

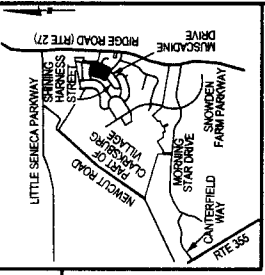
Further, we grant to the applicable utility companies, their respective successors, and assigns, an easement, in and over the land herein identified as "PUBLIC UTILITY EASEMENT" and identified as PUE hereon with the terms and provisions of said grant being set forth in that certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" recorded among the Land Records of Montgomery County, Maryland in Liber 2854 of Page 497, 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 60-24(a)(2) of the Montgomery County Code.

There are no recorded taxes, liens, leases, mortgages, or trusts affecting the property included in this plan of subdivision and the parties in interest herein have indicated their assent.

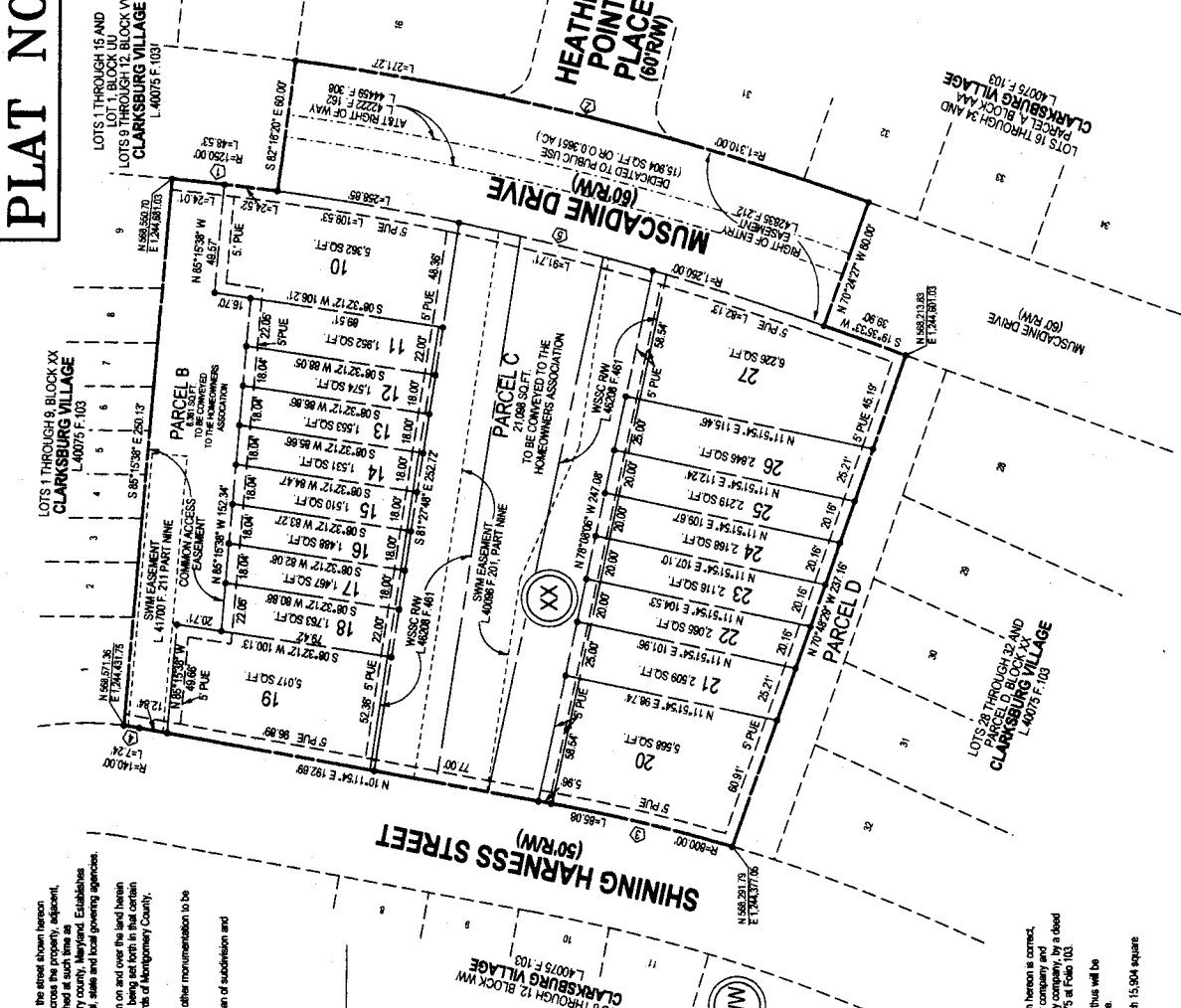
Blain Allan  
 Blain Allan Land-Approved Person  
 CLABG, LLC

*[Signature]*  
 Witness/Agent  
 Date 3-26-13



## NOTES:

- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or any other plan, including the plat, shall be deemed to be incorporated into this plat by the recording of this plat, unless expressly contemplated by the plan as approved. The official files for any such plan (s) are maintained by the Planning Board and are available for review during normal business hours.
- The property shown hereon is subject to the requirements of Chapter 22A Montgomery County Forest Conservation Law, including approval of the Forest Conservation Plan and appropriate Agreements Prior to Issuance of the Sediment Control Permit.
- This subdivision record plat is not intended to show any matter affecting the ownership and/or use, nor every matter showing 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.
- W.S.S.C. 200 scale reference: 231 NW 12.
- Tax Map FV123.
- The plat is limited to the uses and conditions of Preliminary Plan No. 12001009F, "Clarksburg Village and Site Plan No. 62056410/Entire Clarksburg Village Phase 7".
- Zoned R-200/TDR.
- Parcel B, Block XX is subject to a Common Access Easement as delineated hereon, which easement shall be subject to the terms and conditions of the easement and shall remain in effect until such time the property is redeveloped and a new subdivision plat is recorded which assents to confirm its removal.
- Private streets, alleys and private open space areas will be maintained by the Homeowners Association and the Homeowners Association shall be responsible for the maintenance of the private facility.
- Parcels B and C, Block XX are subject to the terms and condition of a Common Open Space recorded among the Land Records of Montgomery County, Maryland in Liber 28465 of Page 578.
- Parcels B and C, Block XX are subject to a Declaration of Covenants for Private Open Space, recorded among the Land Records of Montgomery County, Maryland in Liber 41592 of Page 141.
- Macasidine Drive is subject to an AT&T Right of Way recorded in Liber 42222 of Page 162 and a Gas Clean Deed recorded in Liber 44469 of Page 348.
- The property shown hereon is being developed in accordance with TDR-3 standards. The following Two (2) Development Rights necessary for development have been conveyed to the owners as follows: Liber 44380 Page 35; dated June 16, 2012 in TDRS 15-580 and 15-581.
- This development conforms with the requirements of Chapter 29(A) of the Montgomery County Code to provide moderately priced dwelling units.



Area Tabulation

LOTS	48,938 SQ.FT. OR 1,123.24 AC.
PARCELS	29,459 SQ.FT. OR 0.6763 AC.
STREETS	15,904 SQ.FT. OR 0.3651 AC.
TOTAL	94,297 SQ.FT. OR 2.1648 AC.

Curve Table

Delta	Radius	Length	Tangent	Chord Bearing	Chord Dist.
1	0°21'52"	1250.00'	24.27'	S 06°35'56" W	48.53'
2	1°15'53"	1310.00'	271.27'	S 13°39'37" W	270.79'
3	06°05'16"	800.00'	85.08'	N 13°44'42" E	85.04'
4	02°57'46"	140.00'	7.24'	N 08°33'01" E	7.24'
5	11°51'53"	1250.00'	258.85'	N 13°09'37" E	258.39'

## 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 PEDMANT INVESTMENTS, L.L.C., a Delaware limited liability company, to CLABG, 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 48075 of Page 103.

And that once accepted as described in the Owner's Certificate hereon, all property corner markers shown hereon shall be set by a registered Maryland Surveyor in accordance with the provisions of Section 60-24(a)(2) of the Montgomery County Code.

The total area included in this subdivision record plat is 94,297 square feet or 2.1648 acres of land, of which 15,904 square feet or 0.3651 of an acre of land is dedicated to public use.

*[Signature]*  
 Timothy F. Lee  
 Professional Land Surveyor  
 Registration No. 24,219  
 Expiration Date: 07/15/10

APPROVED \_\_\_\_\_ SECRETARY TREASURER

APPROVED \_\_\_\_\_ CHAIRMAN

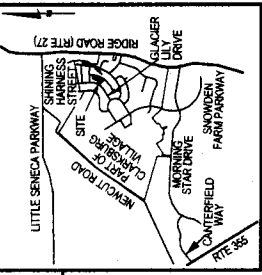
DATE \_\_\_\_\_ DIRECTOR

MONTGOMERY COUNTY, MARYLAND  
 DEPARTMENT OF PERMITTING SERVICES  
 MONTGOMERY COUNTY PLANNING BOARD

M.N.C.P. & P.C. RECORD FILE NO. \_\_\_\_\_

ROCKVILLE OFFICE  
 2 Research Place, Suite 100 Rockville, MD 20850 1.301.948.9667  
 Engineering, Planning, Surveying, Environmental Sciences  
 www.LLSAssociates.net

# PLAT NO.



**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, and grant to Montgomery County, Maryland, a Temporary Stop Easement, fifteen (15) feet wide across the property, adjacent, contiguous and parallel to all street right-of-way lines unless otherwise stated, said stop easement shall be withdrawn 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 and over the land herein identified as PUBLIC UTILITY EASEMENT and identified as PUE hereon with the terms and provisions of said plat to be set forth in the certain document entitled "Declaration of Terms and Provisions for Public Utility Easements," recorded among the Land Records of Montgomery County, Maryland in Liber 8594 at Folio 457, which said terms incorporated herein by this reference.

As owners of the subdivision, we, our successors, agents and assigns, will cause all property corners and any other monuments to be set by a registered Maryland Surveyor in accordance with Section 50-24(a)(2) of the Montgomery County Code.

There are no recorded suits, actions at law, leases, mortgages, or trusts affecting the property included in this plan of subdivision and the parties in interest therein have been indicated thereon.

CLUBG, LLC, a Maryland limited liability company

*Brian Alan*  
 Brian Alan  
 Market Manager/Land/Authorized Person  
 CLUBG, LLC  
 Date: 3-26-13

## 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.C., a Virginia limited liability company and recorded in Liber 8594 at Folio 457, and that the same is a subdivision of the property conveyed by CLARKSBURG VILLAGE, 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 thus will be set as delineated hereon in accordance with the provisions of Section 50-24(a)(2) of the Montgomery County Code.

The total area included in this subdivision record plat is 67,548 square feet or 1,5507 acres of land, of which 21,920 square feet or 0.50202 of an acre of land is dedicated to public use.

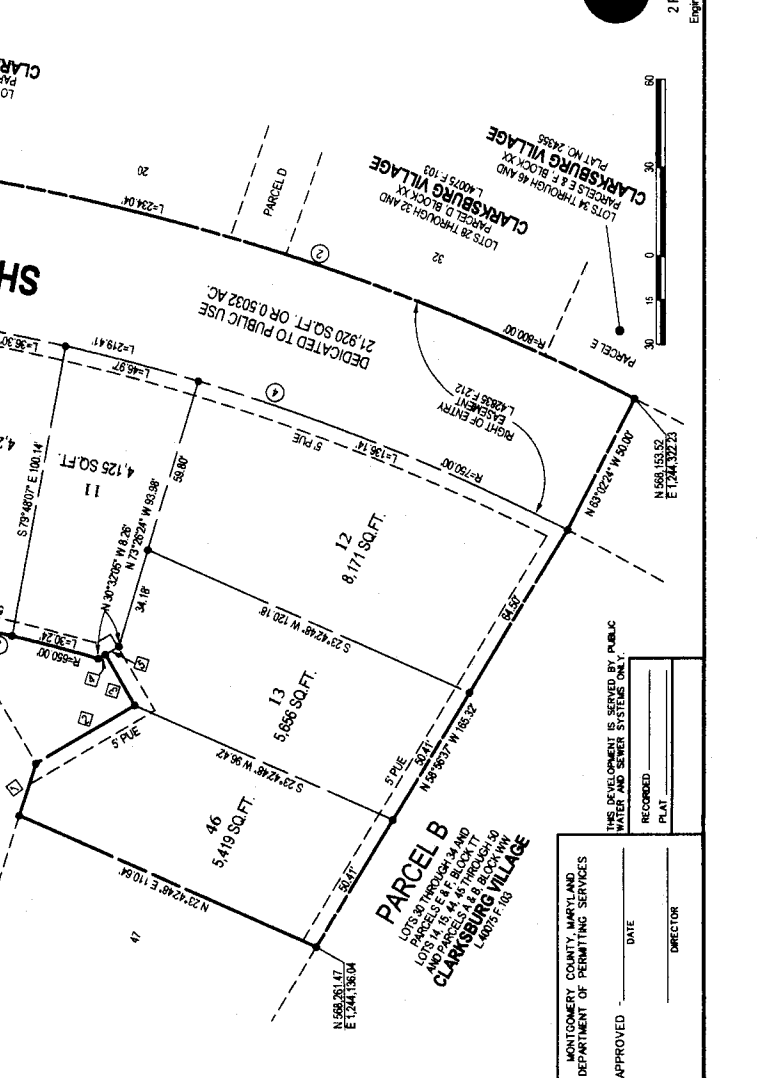
*James J. DeLoe*  
 James J. DeLoe  
 Professional Land Surveyor  
 Maryland Registration No. 21569  
 Expiration Date: 07/13/13  
 Date: March 24, 2013

## NOTES:

1. Terms, conditions, agreements, limitations, and requirements associated with this subdivision record plat shall be as shown on the plat. Any amendments to the terms, conditions, agreements, limitations, and requirements associated with the recordation of this plat, unless expressly contemplated by the plan as approved. The official files for any such Plan (a) 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 Chapter 22A, Montgomery County Forest Conservation Law, including approval of the Final Forest Conservation Plan and appropriate Agreements Prior to Issuance of the Soilment 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 the property. The subdivision record plat is not intended to replace an examination of title or to impact or note all matters affecting title.
4. W.S.S.C 200 scale reference: 231 NW 12.
5. Tax Map FY123.
6. This plat is limited to the uses and conditions of Preliminary Plan No. 120010304F, recorded in Planning File and 3rd Plan No. 00000410 Entitled "Clarksburg Village Phase 2".
7. Zoned R-300/TDR.
8. The property shown hereon is being developed in accordance with TDR 9 standards. The following Two (2) Development Rights necessary for development hereon are conveyed to the owners as follows: Liber 43202 Folio 001, dated September 26, 2011 as TDR 12-7985 and Liber 44380 Folio 336, dated June 16, 2012 as TDR 15-0263.

**SUBDIVISION RECORD PLAT**  
**LOTS 6 thru 13 & 46, BLOCK WW**  
**CLARKSBURG VILLAGE**  
 CLARKSBURG (2nd) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 30' JULY 2012

Loadman  
 Soltesz Associates, Inc.  
 ROCKVILLE OFFICE  
 2 Research Place, Suite 100 Rockville, MD 20850 (301) 948-2750 (301) 948-9067  
 Engineering, Planning, Surveying, Environmental Sciences  
 www.LSAassociates.net



Area Tabulation		Line Table	
LOTS =	46,938 SQ. FT. OR 1.0675 AC.	Direction	Length
STREETS =	21,920 SQ. FT. OR 0.5032 AC.	1	S 72° 47' 23" E 18.51'
TOTAL =	67,548 SQ. FT. OR 1.5507 AC.	2	S 30° 3' 20" E 20.00'
		3	N 89° 27' 53" E 20.00'
		4	N 10° 3' 20" W 2.83'
		5	S 30° 3' 20" E 2.83'

Curve Table			
Delta	Radius	Length	Tangent
1	0.972810'	140.00'	23.06'
2	16.45927'	800.00'	234.04'
3	0.9511527'	500.00'	66.55'
4	16.45927'	750.00'	219.41'
5	0.972810'	90.00'	14.92'

Chord Bearing		
Chord	Bearing	Chord Dist.
1	S 05° 28' 09" W	23.03'
2	S 18° 34' 44" W	333.20'
3	N 13° 07' 53" E	66.52'
4	N 18° 34' 45" E	216.63'
5	N 05° 27' 01" E	14.90'

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

SECRETARY TREASURER \_\_\_\_\_ DIRECTOR \_\_\_\_\_

CHAIRMAN \_\_\_\_\_

M.N.C.P. & P.C. RECORD FILE NO. \_\_\_\_\_

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

MONTGOMERY COUNTY, MARYLAND  
 DEPARTMENT OF PERMITTING SERVICES

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

RECORDED  
 PLAT

# RECORD PLAT REVIEW SHEET

Plat Name: Clarksburg Village Plat Number: 220130220-220130250  
 Plan Name: Clarksburg Village Phase 2 Plan Number: 12001030F  
 Plat Submission Date: 8/14/2012  
 DRD Plat Reviewer: W. Meyer  
 DRD Prelim Plan Reviewer: R. Cashion Checked: WM Date 9/10/12

## Background Review:

Signed Preliminary Plan - Date 8/2/12 Checked: Initial WM Date 9/10/12  
 Planning Board Resolution No. 12-47 Resolution Mailing Date 5/7/12  
 Site Plan Required? Yes  No  Verified By: WM (initial)  
 Site Plan Name: Clarksburg Village Phase 2 Site Plan Number: \_\_\_\_\_  
 Site Plan Signature Set - Date 4/23/10 Checked: Initial WM Date 9/10/12  
 Planning Board Resolution No. 09-24  
 Site Plan Reviewer Check: Initial WM Date 9/10/12

Review Items: Lot # & Layout  Lot Area  Zoning  Bearings & Distances   
 Coordinates  Plan #  Road/Alley Widths  Easements  Open Space N/A  
 Non-standard BRLs N/A 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	Evelyn Gibson	8/16/12	8/31/12		
Research	Bobby Fleury				
SHA	Corren Giles				
PEPCO					
Parks	Doug Powell				
DRD	Keiona Clark				

## Final DRD Review:

Consultant Notified (Final Mark-up): WM 10/22/12  
 Final Mylar & DXF/DWG Received: WM 3/29/13  
 Final Mylar Review Complete: WM 4/13/13

## 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: \_\_\_\_\_

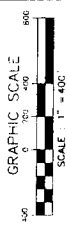
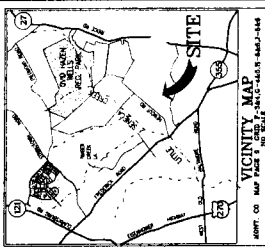
Surveyor's Seal Complete: \_\_\_\_\_

Sent to Courthouse for Recordation: \_\_\_\_\_

Recordation Info Entered into Hansen: \_\_\_\_\_

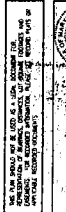
No. \_\_\_\_\_

# CLARKSBURG VILLAGE PHASE 2



**SHEET INDEX**

SHEET 1: SITE PLAN, NOTES & DEVELOPMENT STDS  
 SHEET 1A: OVERALL PHASE 2 SHEET LAYOUT  
 SHEET 1B: PLANNING BOARD RESOLUTION  
 SHEET 1C: ORDINAL PHASE 2 PARKING CALCULATIONS  
 SHEET 1E: PARK WATER QUANTITY PLAN LETTER  
 SHEETS 02-43: SITE PLANS 30' SCALE  
 SHEETS 44-45: BUILDING HEIGHT EXHIBITS  
 SEE LANDSCAPE PLANS FOR LANDSCAPE SHEET INDEX



**DEVELOPER'S CERTIFICATE**  
 I, the undersigned, being duly qualified, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am not aware of any material omissions or misstatements of fact.

Signature: *Charles P. Johnson*  
 Title: **DEVELOPER**

**ENGINEER CERTIFICATE**  
 I, the undersigned, being duly qualified, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am not aware of any material omissions or misstatements of fact.

Signature: *Charles P. Johnson*  
 Title: **ENGINEER**

**DEVELOPER'S CERTIFICATE**  
 I, the undersigned, being duly qualified, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am not aware of any material omissions or misstatements of fact.

Signature: *Charles P. Johnson*  
 Title: **DEVELOPER**

**MONTGOMERY COUNTY PLANNING BOARD**  
 APPROVED: *Charles P. Johnson*  
 DATE: 11/13/2010

**MONTGOMERY COUNTY STAMP**  
 OFFICIAL SEAL OF MONTGOMERY COUNTY, MARYLAND

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

**CPJ** Charles P. Johnson & Associates, Inc.  
 10000 Rockville Pike, Suite 1000, Rockville, MD 20850  
 (301) 771-1111

DATE: 11/13/2010  
 SHEET: 1 OF 45

**GENERAL NOTES**

1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
2. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
3. ALL UTILITIES SHALL BE PROTECTED BY CONCRETE CURBS AND RAILS.
4. ALL UTILITIES SHALL BE MARKED WITH PINK SPRAY AND FLAGGED AT 10' INTERVALS.
5. ALL UTILITIES SHALL BE MARKED WITH PINK SPRAY AND FLAGGED AT 10' INTERVALS.
6. ALL UTILITIES SHALL BE MARKED WITH PINK SPRAY AND FLAGGED AT 10' INTERVALS.
7. ALL UTILITIES SHALL BE MARKED WITH PINK SPRAY AND FLAGGED AT 10' INTERVALS.
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9. ALL UTILITIES SHALL BE MARKED WITH PINK SPRAY AND FLAGGED AT 10' INTERVALS.
10. ALL UTILITIES SHALL BE MARKED WITH PINK SPRAY AND FLAGGED AT 10' INTERVALS.

**2,000MPD DEVELOPMENT STANDARDS**

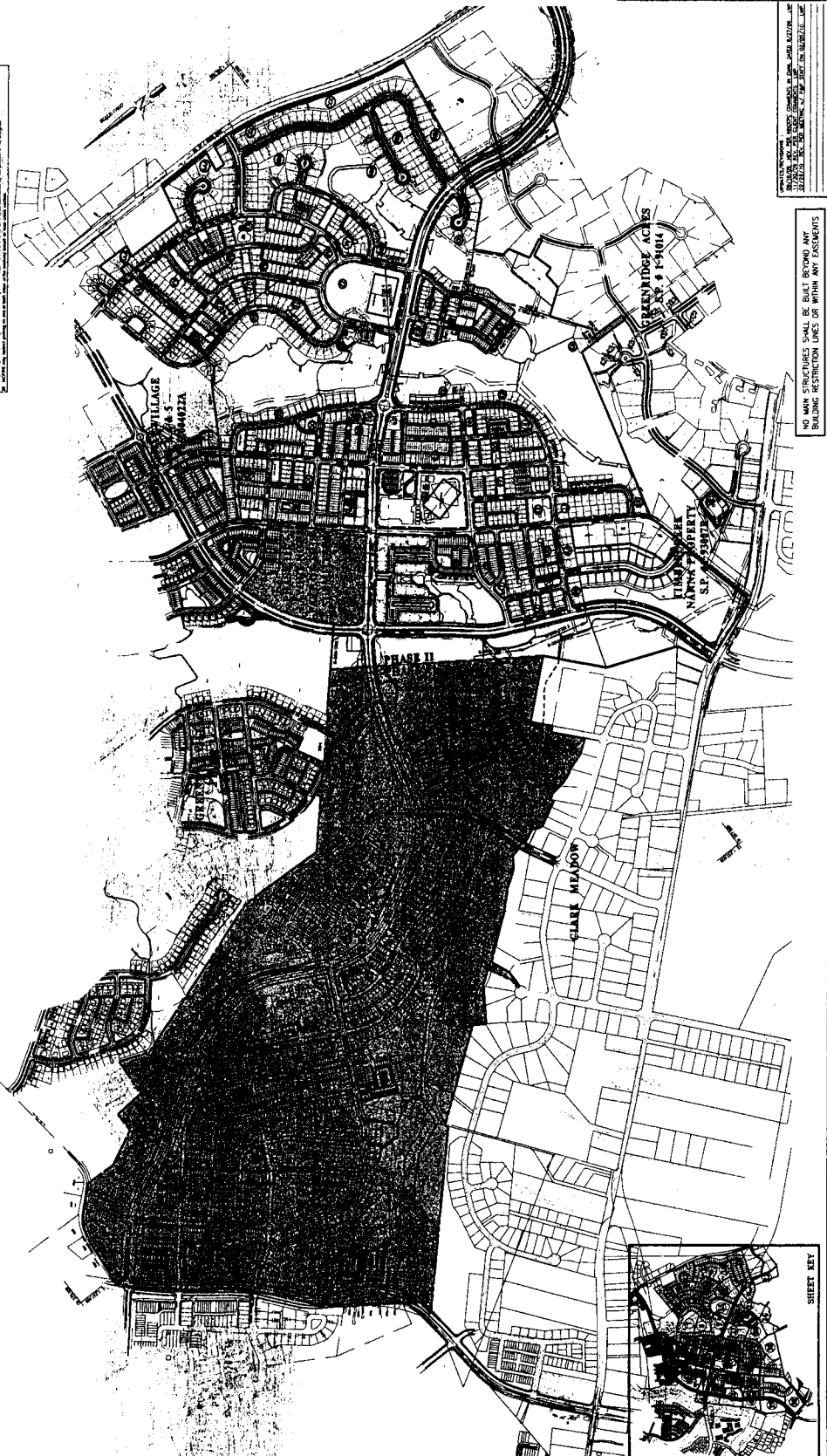
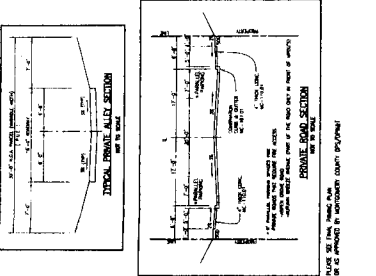
TYPE	MIN. FRONT YARD SETBACK	MIN. SIDE YARD SETBACK	MIN. REAR YARD SETBACK	MIN. FRONT SETBACK	MIN. SIDE SETBACK	MIN. REAR SETBACK
Single-Family Detached	30'	5'	10'	30'	5'	10'
Single-Family Attached	30'	5'	10'	30'	5'	10'
Multi-Family Detached	30'	5'	10'	30'	5'	10'
Multi-Family Attached	30'	5'	10'	30'	5'	10'
Commercial	30'	5'	10'	30'	5'	10'
Industrial	30'	5'	10'	30'	5'	10'
Public Use	30'	5'	10'	30'	5'	10'

**CLARKSBURG VILLAGE**

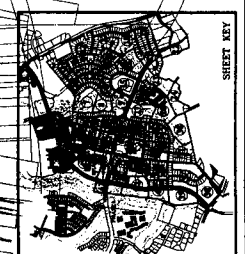
TYPE	MIN. FRONT YARD SETBACK	MIN. SIDE YARD SETBACK	MIN. REAR YARD SETBACK	MIN. FRONT SETBACK	MIN. SIDE SETBACK	MIN. REAR SETBACK
Single-Family Detached	30'	5'	10'	30'	5'	10'
Single-Family Attached	30'	5'	10'	30'	5'	10'
Multi-Family Detached	30'	5'	10'	30'	5'	10'
Multi-Family Attached	30'	5'	10'	30'	5'	10'
Commercial	30'	5'	10'	30'	5'	10'
Industrial	30'	5'	10'	30'	5'	10'
Public Use	30'	5'	10'	30'	5'	10'

**CLARKSBURG VILLAGE**

TYPE	MIN. FRONT YARD SETBACK	MIN. SIDE YARD SETBACK	MIN. REAR YARD SETBACK	MIN. FRONT SETBACK	MIN. SIDE SETBACK	MIN. REAR SETBACK
Single-Family Detached	30'	5'	10'	30'	5'	10'
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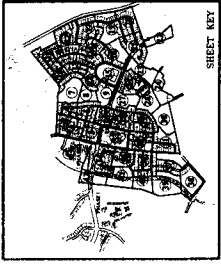
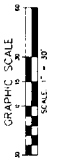


NO MAIN STRUCTURES SHALL BE BUILT BEYOND ANY BUILDING RESTRICTION LINES OR WITHIN ANY DISBURSED









**LEGEND**

- 1" = 10'
- 2" = 10'
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- 98" = 10'
- 99" = 10'
- 100" = 10'

**DEVELOPER'S CERTIFICATE**

I, the undersigned, hereby certify that the above described property is the property of the undersigned and that the same is being offered for sale or lease as shown on the above described plan.

*Charles F. Johnson*

**MEMBER'S APPROVAL STAMP**

APPROVED BY THE BOARD OF ARCHITECTS AND ENGINEERS OF MONTGOMERY COUNTY, MARYLAND

*Thomas E. Marshall* 3-3-10

**PHASE 2 SITE PLAN**

**CLARKSBURG VILLAGE**  
CLARKSBURG (2nd) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND

**CPJ**  
Charles F. Johnson & Associates, Inc.  
Architects and Engineers  
10000 Rockville Pike, Suite 200  
Rockville, Maryland 20850  
Tel: (301) 761-1000

**ENGINEER'S CERTIFICATE**

I, the undersigned, hereby certify that the above described property is the property of the undersigned and that the same is being offered for sale or lease as shown on the above described plan.

*Thomas E. Marshall*

**MEMBER'S APPROVAL STAMP**

APPROVED BY THE BOARD OF ARCHITECTS AND ENGINEERS OF MONTGOMERY COUNTY, MARYLAND

*Thomas E. Marshall* 3-3-10



**ENGINEER'S CERTIFICATE**

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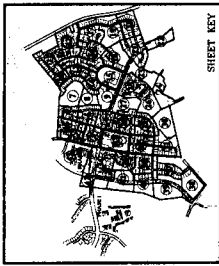
*Thomas E. Marshall*

**MEMBER'S APPROVAL STAMP**

APPROVED BY THE BOARD OF ARCHITECTS AND ENGINEERS OF MONTGOMERY COUNTY, MARYLAND

*Thomas E. Marshall* 3-3-10

THIS PLAN IS SUBJECT TO THE APPROVAL OF THE BOARD OF ARCHITECTS AND ENGINEERS OF MONTGOMERY COUNTY, MARYLAND. THE BOARD'S APPROVAL IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



SHEET KEY

**LEGEND**

1. EXISTING LOT LINES  
 2. EXISTING BUILDING FOOTPRINTS  
 3. EXISTING DRIVEWAYS  
 4. EXISTING SIDE WALKWAYS  
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 95. EXISTING DRIVEWAYS  
 96. EXISTING SIDE WALKWAYS  
 97. EXISTING DRIVEWAYS  
 98. EXISTING SIDE WALKWAYS  
 99. EXISTING DRIVEWAYS  
 100. EXISTING SIDE WALKWAYS

**DEVELOPER'S CERTIFICATE**

I, the undersigned, hereby certify that the above described property is the property of the undersigned and that the same is being offered for sale or lease as shown on the above described plat.

\_\_\_\_\_  
 Developer

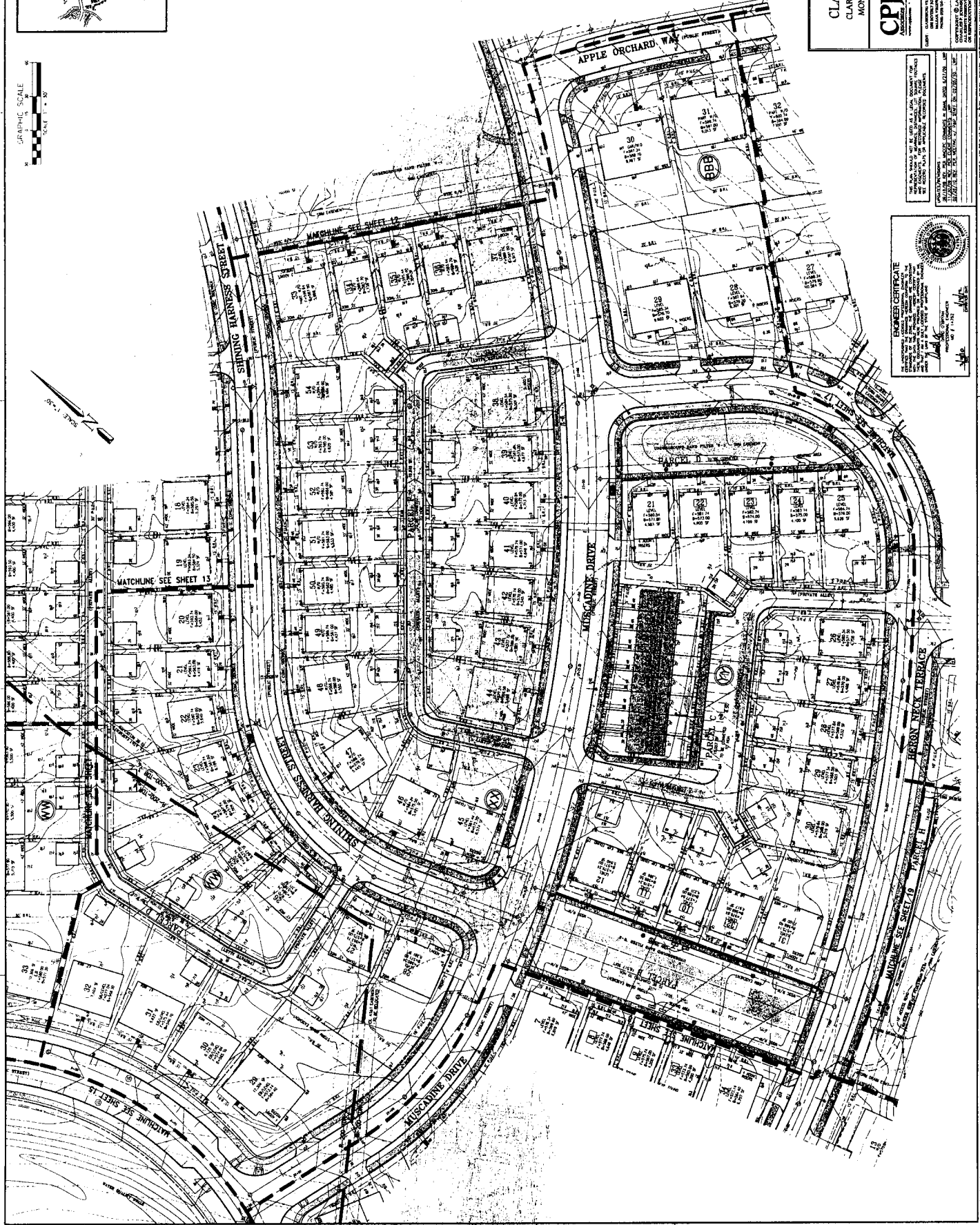
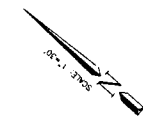
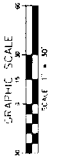
**MONTGOMERY COUNTY PLANNING BOARD**

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

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

**CPJ**  
 Charles F. Johnson & Associates, Inc.  
 ENGINEERS, ARCHITECTS, PLANNERS  
 10000 WOODBRIDGE DRIVE, SUITE 100  
 CLARKSBURG, MARYLAND 20841  
 PHONE: (301) 477-1100

NO.	DATE	DESCRIPTION
1	1/16/85	PRELIMINARY PLANS
2	2/16/85	REVISED PLANS
3	3/16/85	REVISED PLANS
4	4/16/85	REVISED PLANS
5	5/16/85	REVISED PLANS
6	6/16/85	REVISED PLANS
7	7/16/85	REVISED PLANS
8	8/16/85	REVISED PLANS
9	9/16/85	REVISED PLANS
10	10/16/85	REVISED PLANS
11	11/16/85	REVISED PLANS
12	12/16/85	REVISED PLANS
13	1/16/86	REVISED PLANS
14	2/16/86	REVISED PLANS
15	3/16/86	REVISED PLANS
16	4/16/86	REVISED PLANS
17	5/16/86	REVISED PLANS
18	6/16/86	REVISED PLANS
19	7/16/86	REVISED PLANS
20	8/16/86	REVISED PLANS
21	9/16/86	REVISED PLANS
22	10/16/86	REVISED PLANS
23	11/16/86	REVISED PLANS
24	12/16/86	REVISED PLANS
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96	12/16/92	REVISED PLANS
97	1/16/93	REVISED PLANS
98	2/16/93	REVISED PLANS
99	3/16/93	REVISED PLANS
100	4/16/93	REVISED PLANS



**ENGINEER'S CERTIFICATE**

I, the undersigned, hereby certify that the above described property is the property of the undersigned and that the same is being offered for sale or lease as shown on the above described plat.

\_\_\_\_\_  
 Engineer

THIS PLAN IS SUBJECT TO THE 15' SIDE SETBACK REQUIREMENT AND THE 10' FRONT SETBACK REQUIREMENT. THE 15' SIDE SETBACK REQUIREMENT IS APPLIED TO ALL LOTS AND THE 10' FRONT SETBACK REQUIREMENT IS APPLIED TO ALL LOTS. THE 15' SIDE SETBACK REQUIREMENT IS APPLIED TO ALL LOTS AND THE 10' FRONT SETBACK REQUIREMENT IS APPLIED TO ALL LOTS.