

Plat Name: Clarksburg Village

Plat #: 220141130

Location: Located on the east side of Frederick Road (MD 355), 950 feet south of Running Brook Drive.

Master Plan: Clarksburg Master Plan

Plat Details: Street Dedication for Little Seneca Parkway

Applicant: Clark Meadow 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. 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.

Surveyor's Certificate

I hereby certify that the information shown hereon is correct, that it is a subdivision of a part of the property owned by Clark Meadow, L.C., a Virginia limited liability company from Clarksburg Village, L.C., a Virginia limited liability company, dated March 22, 1994 and recorded among the Land Records of Montgomery County, Maryland in Liber 13175 at Folio 447.

I also certify that, if engaged, I will set all property corner markers in accordance with Section 50-24(e) of the subdivision regulations of Montgomery County, Maryland.

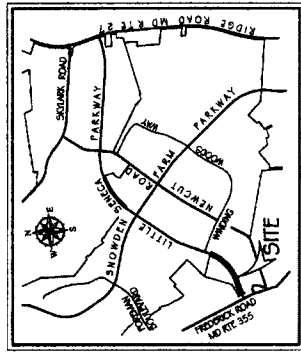
I further certify that the 100 Year Flood Plain shown hereon is an accurate representation of the Flood Plain Study referenced in note #10.

The total area included in this subdivision record plat is 161,244 square feet or 3.7017 acres of land, of which all are dedicated to public use.

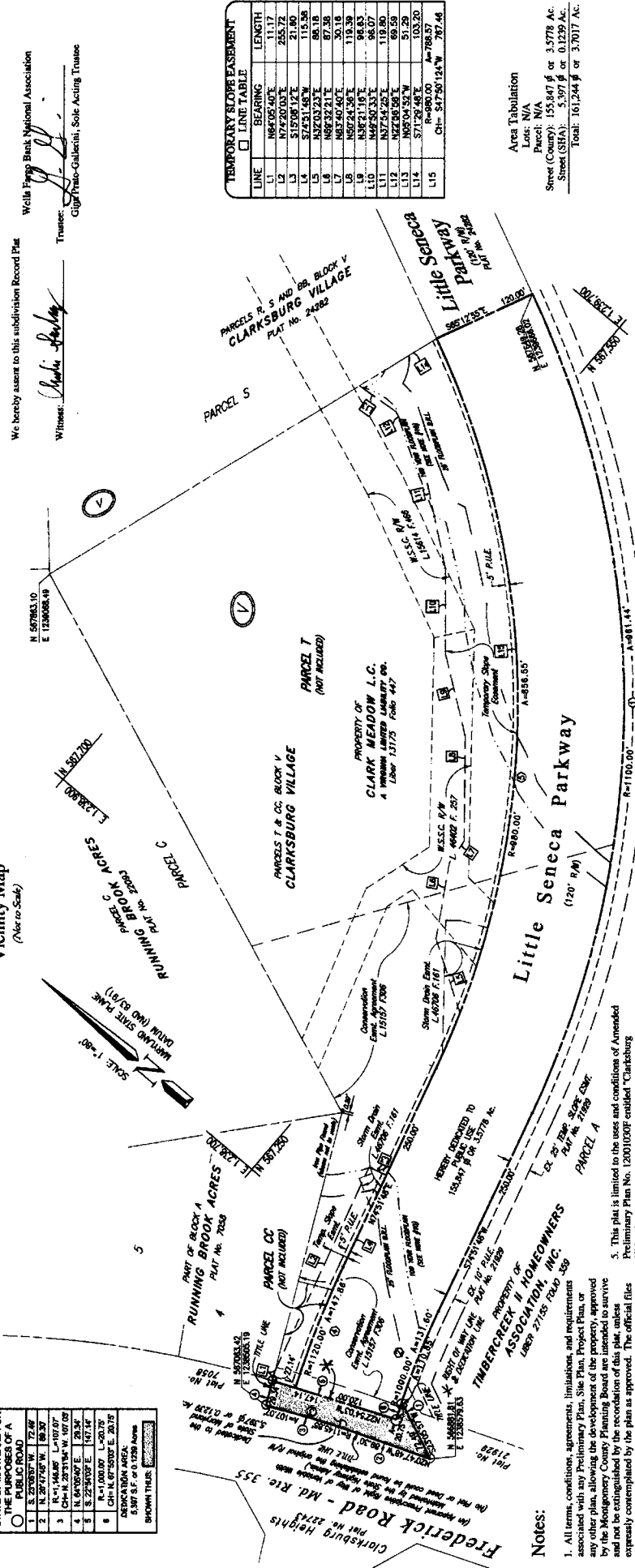
Date: 3/10/14

Daniel F. DeBolt
Professional Land Surveyor
Exp. 02/17/2015

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Vicinity Map
(Not to Scale)



TEMPORARY SCOPE EASEMENT		
LINE	BEARING	LENGTH
L1	N 89° 05' 40" E	11.17
L2	N 74° 20' 03" E	255.72
L3	S 15° 00' 12" E	118.58
L4	S 82° 03' 23" E	88.18
L5	N 82° 03' 23" E	87.38
L6	N 82° 03' 23" E	87.38
L7	N 82° 03' 23" E	87.38
L8	N 82° 03' 23" E	87.38
L9	N 82° 03' 23" E	87.38
L10	N 82° 03' 23" E	87.38
L11	N 82° 03' 23" E	87.38
L12	N 82° 03' 23" E	87.38
L13	N 82° 03' 23" E	87.38
L14	N 82° 03' 23" E	87.38
L15	N 82° 03' 23" E	87.38

CURVE TABLE	
CURVE	DATA
1	1100.00 961.44 5074.52 51.68 547.48 25.76 81.12
2	1000.00 110.85 821.04 55.48 571.41 15.76 110.79
3	1145.86 107.07 521.14 53.67 623.31 54.76 107.03
4	1120.00 175.84 800.05 86.16 872.21 56.76 175.78
5	980.00 856.55 5074.52 457.50 144.88 25.76 81.12

Area Tabulation
Lot: N/A
Parcel: N/A
Street (Comp): 155.847 ft or 3.5778 Ac
Street (SHA): 5.971 ft or 0.1339 Ac
Total: 161,244 ft or 3.7017 Ac

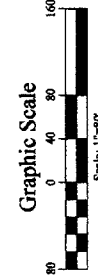
Subdivision Record Plat
Little Seneca Parkway

Clarksburg Village

Clarksburg (2nd) District
Montgomery County, Maryland
March, 2014 Scale: 1" = 80'

CPJ Charles P. Johnson & Associates, Inc.

CURVE TABLE	
CURVE	DATA
1	1100.00 961.44 5074.52 51.68 547.48 25.76 81.12
2	1000.00 110.85 821.04 55.48 571.41 15.76 110.79
3	1145.86 107.07 521.14 53.67 623.31 54.76 107.03
4	1120.00 175.84 800.05 86.16 872.21 56.76 175.78
5	980.00 856.55 5074.52 457.50 144.88 25.76 81.12



11. This property is subject to a Conservation Easement Agreement with the M.N.C.P.C. dated September 4, 1997 and recorded among the Montgomery County Land Records in Liber 13157 at Folio 306.

5. This plat is limited to the uses and conditions of Amended Preliminary Plan No. 12001000P entitled "Clarksburg Village".

6. The development is subject to the terms and conditions as required by M.N.C.P.C. Site Plan No. 820080410, as amended, entitled "Clarksburg Village Phase 2".

7. W.S.S.C. 200 scale reference: 231 NW 12.

8. This property is zoned R-200/DTDR.

9. Tax Map: EV

10. 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.

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 the recording of this plat and shall be deemed to be a part of this plat. 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 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.
- This Subdivision Record Plat is not intended to show every minor change in the boundaries of the property. The Subdivision Record Plat is not intended to prohibit an examination of title or to depict or note all matters affecting title.
- This development is served by public water and sewer systems only.

Approved: _____	Date: _____	Chairman
Approved: _____	Date: _____	Asst. Secretary/Treasurer
Recorded: 220141130	PLA No: _____	Director
Department of Permitting Services Montgomery County		

RECORD PLAT REVIEW SHEET

Plat Name: Clarksburg Village Plat Number: 220141130
 Plan Name: Clarksburg Village Plan Number: 12001030F
 Plat Submission Date: 2/5/2014
 DRD Plat Reviewer: Berbert
 DRD Prelim Plan Reviewer: Ron Cashion Checked: BB Date 3/5/2014

Background Review:

Signed Preliminary Plan - Date 3/2/12 Checked: Initial BB Date 3/5/2014
 Planning Board Resolution No. 12-47 Resolution Mailing Date 5/17/12
 Site Plan Required? Yes ✓ No _____ Verified By: BB (initial)
 Site Plan Name: Clarksburg Village Phase 2 Site Plan Number: 820050410
 Site Plan Signature Set - Date 4/23/10 Checked: Initial BB Date 3/5/2014
 Planning Board Resolution No. 9-24
 Site Plan Reviewer Check: Initial BB Date 3/5/2014

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

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson				
Research	Bobby Fleury				
SHA	Corren Giles				
PEPCO					
Parks	Doug Powell				
DRD	Kelona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up): Initial BB/SJS Date 3-10-14
 Final Mylar & DXF/DWG Received: SJS 3-17-14
 Final Mylar Review Complete: SJS 3-27-14

Board Approval of Plat:

Plat Agenda: SJS 4-3-14

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. Division: _____

Complete Reproduction: _____

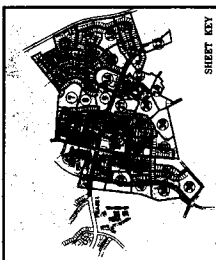
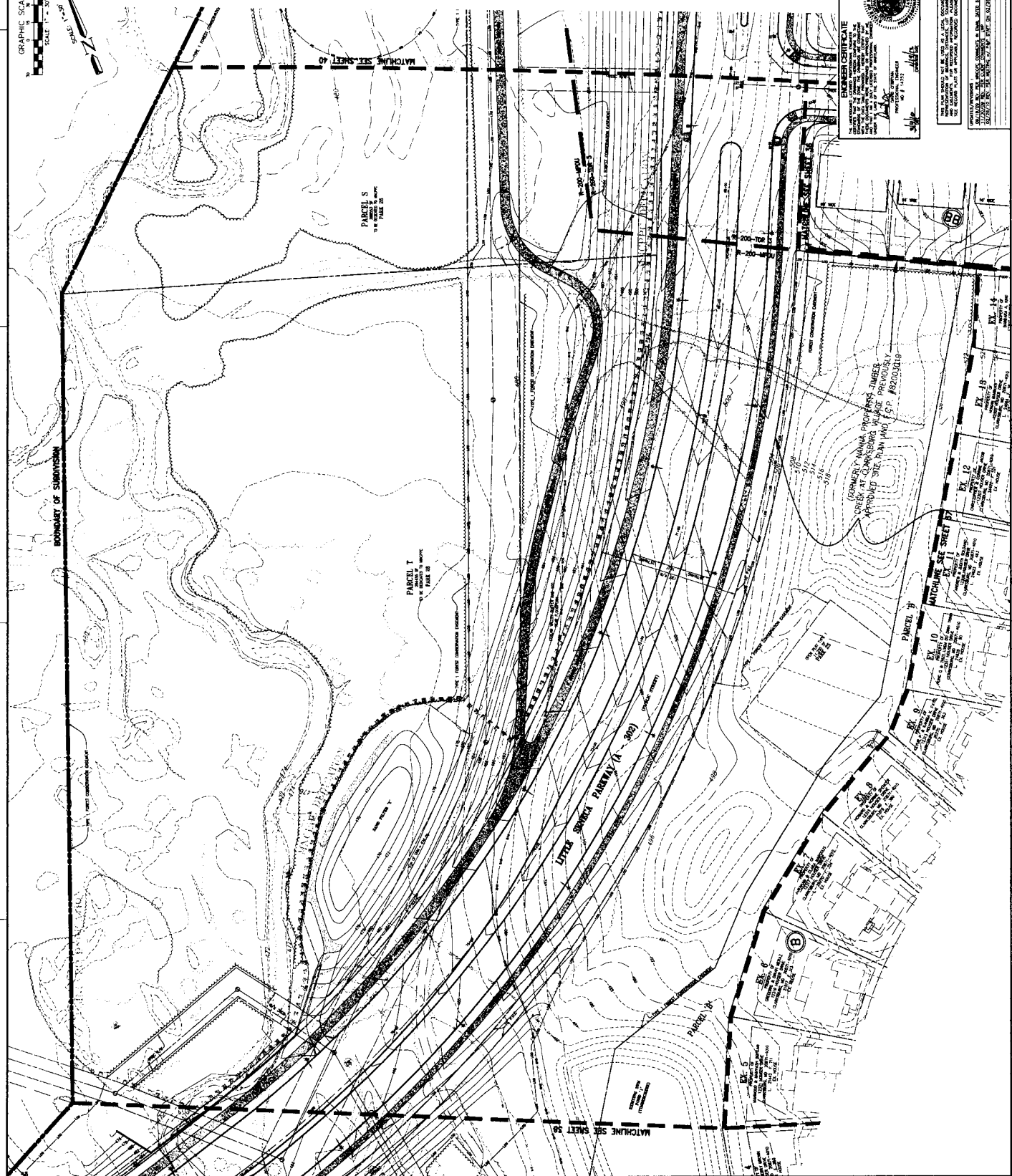
Notify Consultant to Seal Plats: _____

Surveyor's Seal Complete: _____

Sent to Courthouse for Recordation: _____

Recordation Info Entered in o Hansen _____

No. _____

[illegible]

DEVELOPER'S CERTIFICATE

I HEREBY CERTIFY THAT THE UNDERSIGNED AGREE TO EXECUTE ALL FEATURES OF THE PROJECT AND TO MAINTAIN THE PROJECT ON THE SPECIFIED CONDITIONS, DEVELOPMENT PROGRAM AND CERTIFIED SITE PLAN.

DEVELOPER: CLARKSON PLAZA DEVELOPMENT, INC. 1200 WESTPORTER
ADDRESS: 3901 SHELLEY ROAD, SUITE 100, WILLOW, WY 82190
PHONE: (307) 776-1330
SIGNATURE: Thomas L. & Marshall J. J.

MANPCPC APPROVAL STAMP
CERTIFIED SITE PLAN

FILE NO. 82000410

CONTOUR COUNTY PLANNING BOARD

4-23-10

SEAL OF THE COUNTY PLANNING DEPARTMENT
COUNTY PLANNING DEPARTMENT
COUNTY PLANNING DEPARTMENT

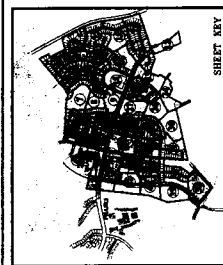
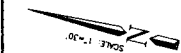
PHASE 2 SITE PLAN
CLARKSBURG VILLAGE
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

CPI Charles F. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Interiors
Associates
One Union Sq., Ste. 300 • Silver Spring, MD 20910 • Tel. 641.0000 • Fax 301.434.8696
www.cpi.com • Germantown, MD • Frederick, MD • Silver Spring, MD • Fairfax, VA

CLIENT: CLAMBERSVILLE PLAZA DEVELOPMENTS, INC. 1000 WESTVIEW DRIVE, SUITE 200 CLAMBERSVILLE, VIRGINIA 22024 PHONE: (703) 238-2610		PRELIMINARY PLANNING 1-2000000		SHEET 39		OF 45		DATE PLACED IN 3-20-2010	
COMPLIMENT © LATENT DUE HENSON CHAIRMAN & ASSOCIATES, INC. 1000 WESTVIEW DRIVE, SUITE 200 CLAMBERSVILLE, VIRGINIA 22024 PHONE: (703) 238-2610		PERSON 1-000000		DATE 1-000000		SCALE 1-000000		PLAT NO. 3-20-2010	

[illegible]

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COURT PROCEEDINGS. IT IS FOR RECORDING INFORMATION ONLY.
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IT IS FOR RECORDING INFORMATION ONLY.



KEY SHEET

[illegible]

ENGINEER CERTIFICATE



I, David J. [Signature]
 [Signature]
 PROFESSOR, ENGINEER
 MD # 14752
 [Signature]

[illegible]

MCMPPC APPROVAL STAMP
 CERTIFIED SITE PLAN
 FILE NO. 23006419
 MONTGOMERY COUNTY PLANNING BOARD
 Date of Decision 4-23-10
 MONTGOMERY COUNTY PLANNING DEPARTMENT

CLARKSBURG VILLAGE

CPI
Charles P. Johnson & Associates, Inc.
One and Two-Branched Engines • Turbines • Landings Architecture • Shipyard
C/O Elmer M. Jm. 200 68th Street, MD #7903 N.E. 64-1000 Pm. 201-684-8800

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