

Plat Name: Clarksburg Town Center
Plat #: 220160700

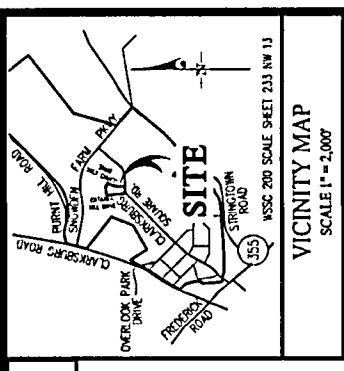
Location: Located immediately east of the intersection of Sugarloaf Chapel Drive and Catawba Hill Drive

Master Plan: Clarksburg Master Plan

Plat Details: CRT zone, 2 parcels

Applicant: Clarksburg Homeowners Association, Inc.

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in conformance with Preliminary Plan No. 11995042B (MCPB Resolution No. 15-92), and Site Plan No. 82007022D (Certified Site Plan dated May 10, 2016) as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plans.



VICINITY MAP
SCALE 1" = 2,000'

NOTES:

1. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW CURVE DATA AFFECTING THE CORNER AND USE, NOR TO AFFECT THE ADJACENT PROPERTY. THIS RECORD PLAT IS NOT INTENDED TO REPLACE AN EXISTING RECORD PLAT OR TO CORRECT OR NOTE ALL MATTERS AFFECTING TITLE.
2. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND THE PLAN, SPECIFICATIONS, OR OTHER PLAN ALLOWING ENCROACHMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE SUPERSEDED BY THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTAINED BY THE PLAN AS APPROVED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
3. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 27A, THE MONTGOMERY COUNTY FOREST CONSERVATION ACT, INCLUDING THE APPROVAL OF A FINAL FOREST MANAGEMENT PLAN BY THE PLANNING BOARD.
4. THE LOTS SHOWN HEREON ARE LIMITED TO THE USES AND CONDITIONS AS SET FORTH IN THE PRELIMINARY PLAN 11/25/2018, ENTITLED CLARKSBURG TOWN CENTER, ANY PROPOSED CHANGES AT THE TIME WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
5. THE TERMS AND CONDITIONS OF THIS PLAT FILE NO. 22336 (ENTITLED CLARKSBURG TOWN CENTER) AND APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD AS A RESUBDIVISION AND 15-386.
6. THE PROPERTY SHOWN HEREON IS SERVED BY PUBLIC WATER AND SEWER SERVICES (PLAT NO. 201-01-01-01 (FORMERLY 201-01-01-01) AT THE TIME OF THIS SUBDIVISION AND LOCATED ON PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100).
7. THIS PLAT IS SUBJECT TO A RECORDED COVENANT FOR THE MAINTENANCE AND OPERATION OF PRIVATE OPEN SPACES AND PRIVATE STORM DRAINAGE RECORDS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN PLAT NO. 201-01-01-01 (FORMERLY 201-01-01-01) AT THE TIME OF THIS SUBDIVISION.
8. THE PROPERTY SHOWN HEREON IS SUBJECT TO A SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN BOOK 26121 AT FOLIO 224.
9. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE RESTRICTIONS OF THE MONTGOMERY COUNTY ZONING ORDINANCE, ACCORDANCE WITH SITE PLAN NO. 2020-0220.
10. PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100 ARE SUBJECT TO A RECORDED COVENANT FOR COMMON OPEN SPACES RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND ON AUGUST 14, 2008 IN LIBERTY 2008S AT FOLIO 572.

SUBDIVISION RECORD PLAT
PARCELS 'H' & 'J', BLOCK "J"

A RESUBDIVISION OF PARCEL D, BLOCK J
RECORDED AS PLAT NO. 22336 AND
PARCEL G, BLOCK J RECORDED AS PLAT NO. 24177

CLARKSBURG
TOWN CENTER

CLARKSBURG ELECTION DISTRICT NO. 2
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=40'
MAY 2016

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LANDSCAPE ARCHITECTS
3000 MIDLAND DRIVE - SUITE 202 - BETHESDA, MARYLAND 20814
TEL: 301-447-4024 FAX: 301-447-1000 WWW.GLWPA.COM

MONTGOMERY COUNTY FILE NO. 220166700

PLAT No.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION ESTABLISHING THE BOUNDARIES AND CORNERS OF THE PROPERTY SHOWN HEREON AND ASSURE THAT ALL PROPERTY CORNER MARKERS AND ANY OTHER PROPERTY MONUMENTS TO BE SET BY A REGISTERED SURVEYOR AND LAND SURVEYOR IN ACCORDANCE WITH SECTION 50-74(b) OF THE MONTGOMERY COUNTY CODE.

FOR: CLARKSBURG HOMEOWNERS ASSOCIATION, INC.
Kathy Levent DATE: 6-3-16
MAYOR, EXECUTIVE DIRECTOR

SURVEYOR'S CERTIFICATE

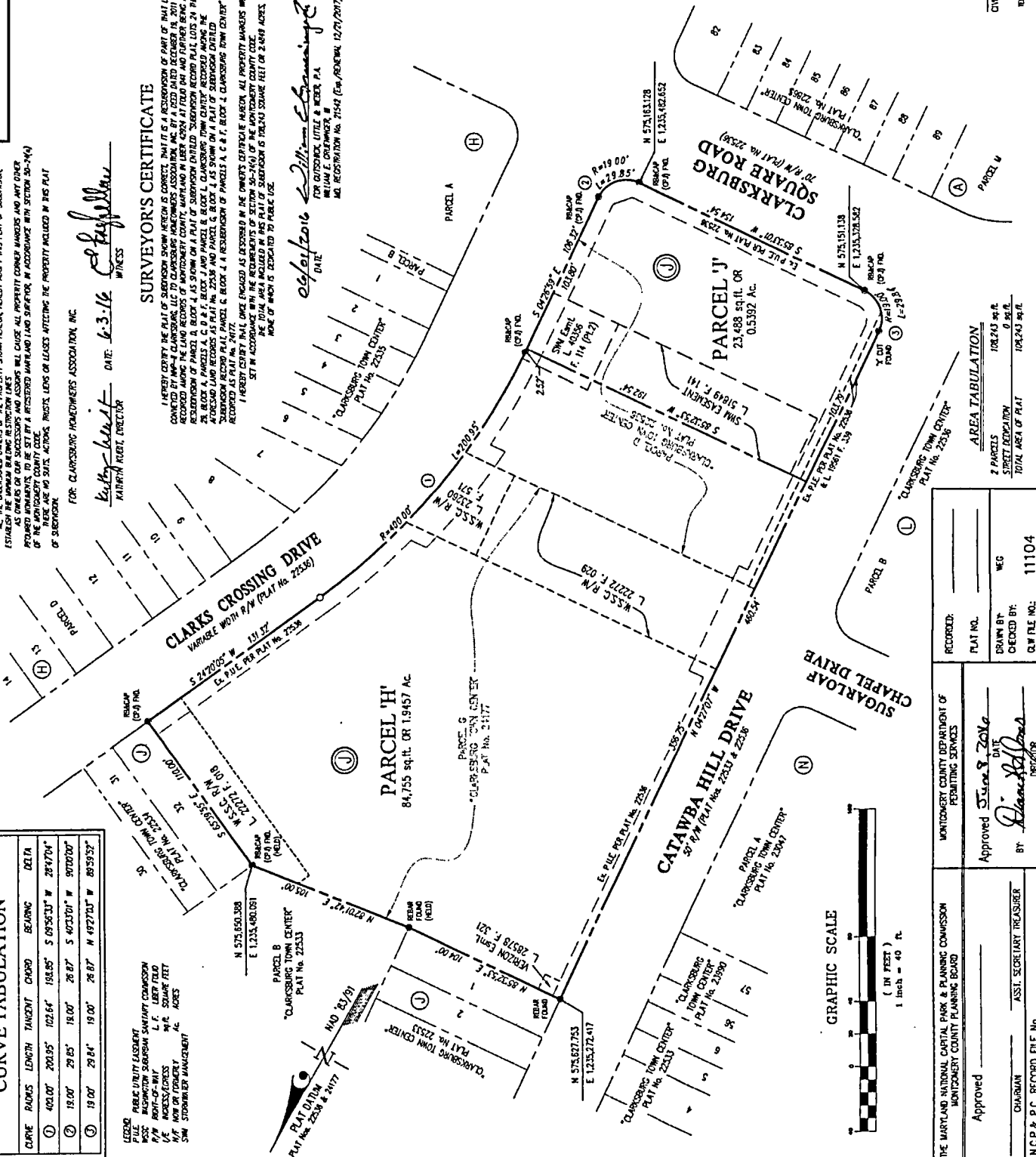
I HEREBY CERTIFY THAT THE PLAT OF SUBDIVISION SHOWN HEREON IS CORRECT, THAT IT IS A RESUBDIVISION OF PART OF THAT LAND CONVEYED BY MAP-1 CLARKSBURG, LLC TO CLARKSBURG HOMEOWNERS ASSOCIATION, INC. BY A DEED DATED DECEMBER 14, 2011 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBERTY 2011S AT FOLIO 241 AND FURTHER BEING A RESUBDIVISION OF PARCEL D, BLOCK J, AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "CLARKSBURG TOWN CENTER" RECORDED AS PLAT NO. 22336 AND PARCEL G, BLOCK J, AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "CLARKSBURG TOWN CENTER" RECORDED AS PLAT NO. 24177.

William E. Gutschick
DATE: 6/3/2016
WILLIAM E. GUTSCHICK, P.E. & SURVEYOR
MONTGOMERY COUNTY REGISTERED PROFESSIONAL SURVEYOR
NO. 21542 (Exp. GENERAL 12/27/2017)

CURVE TABULATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DATA
1	401.00'	202.95'	102.64'	198.85'	S 09°53'31" W	2847704'
2	19.00'	29.85'	19.00'	28.87'	S 90°31'01" W	9702007'
3	19.00'	29.84'	19.00'	28.87'	N 89°27'01" W	8959537'

LEGEND:
PUBLIC UTILITY EASEMENT
RESUBDIVISION SURVEYOR'S CORNER
P.C. POINT OF COMMENCEMENT
I.P.C. INTERSECTION POINT
V.C. VERGENCE CURVE
M.O.C. POINT OF CURVATURE
S.M. STATIONARY MANAGEMENT



AREA TABULATION

2 PARCELS	108,243 sq. ft.
STREET DEDICATION	0 sq. ft.
TOTAL AREA OF PLAT	108,243 sq. ft.

RECORDED: _____ PLAT NO. _____

DRAWN BY: WEG

CHECKED BY: _____

QTY FILE NO.: 11104

APPROVED: _____ DATE: June 8, 2016

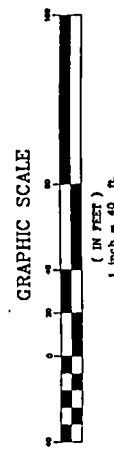
BY: *William E. Gutschick* SURVEYOR

THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIRMAN: _____ ASST. SECRETARY/TREASURER: _____

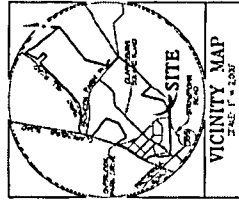
M.N.C.P. & P.C. RECORD FILE NO. _____



CLARKSBURG TOWN CENTER

PRELIMINARY PLAN AMENDMENT

No. 11995042B



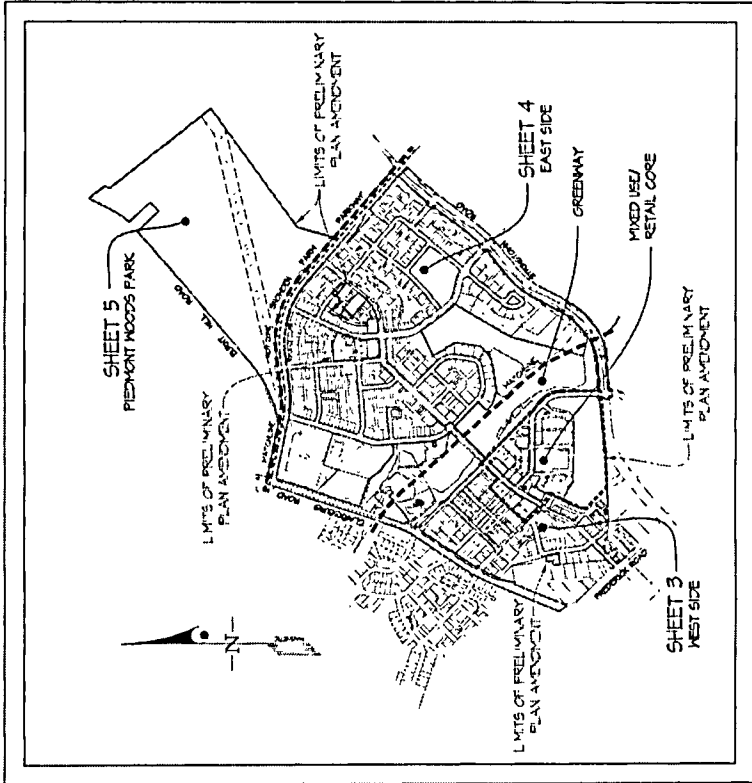
VICINITY MAP
SCALE: 1" = 1/2 MI.

Site Data

Site Location: Clarksville, TN
 Project Name: Clarksville Town Center
 Project No.: 11995042B
 Date: 11/19/11

General Notes

1. This plan is prepared in accordance with the provisions of the Clarksville City Code, Chapter 12, and the Clarksville Comprehensive Zoning Ordinance, Chapter 12.02.
2. The site is located within the Clarksville Town Center Zoning District, which is a Special Use District.
3. The site is located within the Clarksville Town Center Zoning District, which is a Special Use District.
4. The site is located within the Clarksville Town Center Zoning District, which is a Special Use District.
5. The site is located within the Clarksville Town Center Zoning District, which is a Special Use District.
6. The site is located within the Clarksville Town Center Zoning District, which is a Special Use District.



KEY MAP
SCALE: 1" = 500'

SHEET SCHEDULE

SHEET NO.	TITLE
1	COVER SHEET
2	APPROVAL SHEET
3	WEST SIDE GREENWAY
4	EAST SIDE GREENWAY
5	WEST SIDE GREENWAY
6	EAST SIDE GREENWAY

Minimum Building Setbacks (Adjacent Properties and Streets)

Property	Setback	Notes
1	10'	Adjacent to residential property
2	10'	Adjacent to residential property
3	10'	Adjacent to residential property
4	10'	Adjacent to residential property
5	10'	Adjacent to residential property
6	10'	Adjacent to residential property

Density & Land Use Analysis

Category	Value	Notes
Population Density	100 persons per acre	Based on current zoning
Employment Density	50 jobs per acre	Based on current zoning
Office Density	100,000 sq ft per acre	Based on current zoning
Residential Density	20 units per acre	Based on current zoning
Commercial Density	100,000 sq ft per acre	Based on current zoning
Industrial Density	100,000 sq ft per acre	Based on current zoning
Public Use Density	100,000 sq ft per acre	Based on current zoning
Community Center Density	100,000 sq ft per acre	Based on current zoning
Community Office Density	100,000 sq ft per acre	Based on current zoning
Community Retail Density	100,000 sq ft per acre	Based on current zoning
Community Entertainment Density	100,000 sq ft per acre	Based on current zoning
Community Office Density	100,000 sq ft per acre	Based on current zoning
Community Retail Density	100,000 sq ft per acre	Based on current zoning
Community Entertainment Density	100,000 sq ft per acre	Based on current zoning

Metals (Moderately Priced, Dwellings Units)

Category	Value	Notes
Metals (Moderately Priced)	100,000 sq ft per acre	Based on current zoning
Dwellings Units	20 units per acre	Based on current zoning
Community Office Density	100,000 sq ft per acre	Based on current zoning
Community Retail Density	100,000 sq ft per acre	Based on current zoning
Community Entertainment Density	100,000 sq ft per acre	Based on current zoning

Parking Analysis

Category	Value	Notes
Parking Analysis	100,000 sq ft per acre	Based on current zoning
Community Office Density	100,000 sq ft per acre	Based on current zoning
Community Retail Density	100,000 sq ft per acre	Based on current zoning
Community Entertainment Density	100,000 sq ft per acre	Based on current zoning

PRELIMINARY PLAN AMENDMENT - COVER SHEET
CLARKSBURG TOWN CENTER

DATE: 11/19/11
SCALE: 1" = 1/2 MI.

PROJECT NO.: 11995042B

PROJECT NAME: CLARKSBURG TOWN CENTER

PROJECT LOCATION: CLARKSBURG, TN

PROJECT OWNER: CLARKSBURG TOWN CENTER

SCALE: 1" = 1/2 MI.

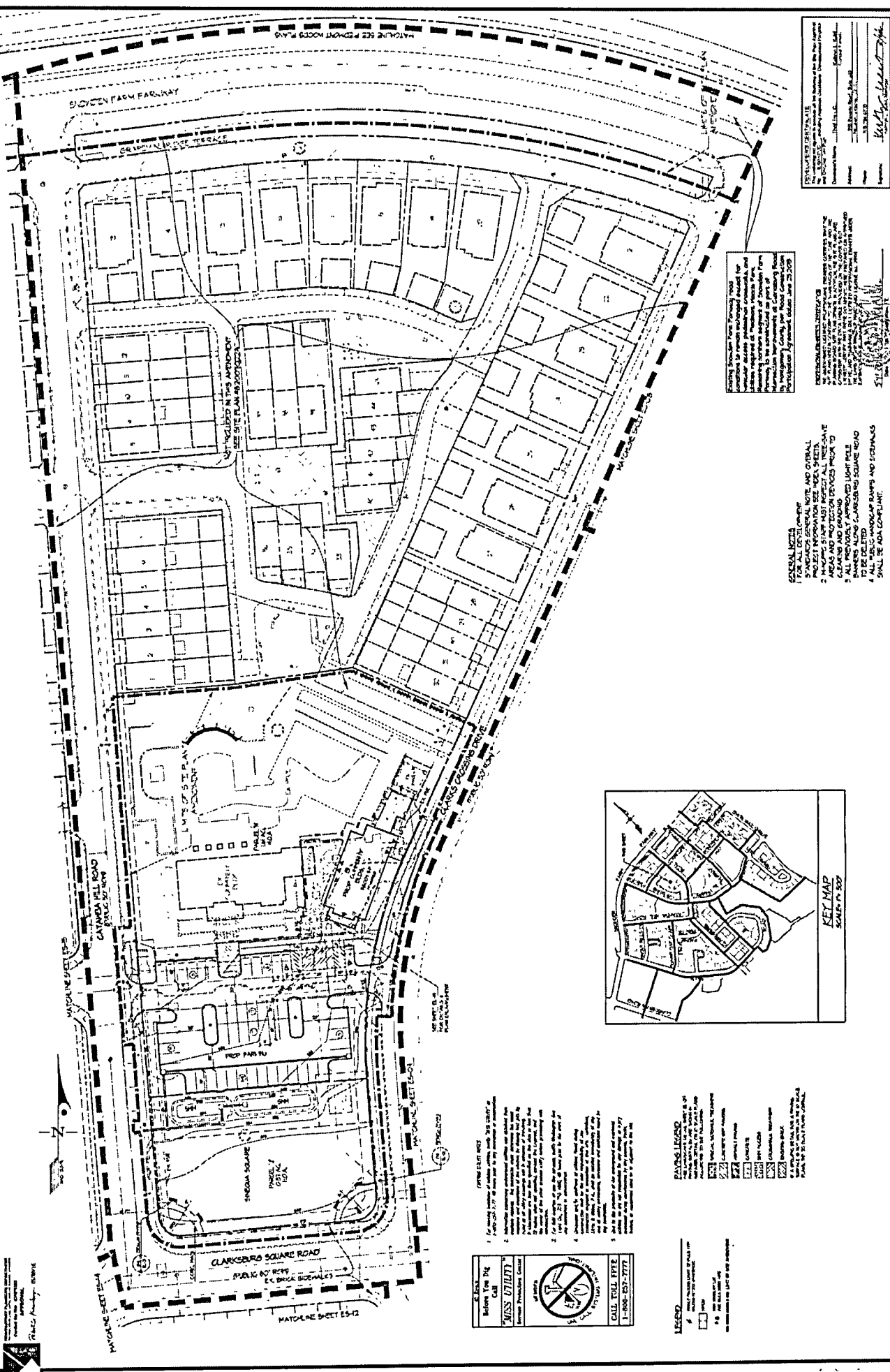
DATE: 11/19/11

PROJECT NO.: 11995042B

PROJECT NAME: CLARKSBURG TOWN CENTER

PROJECT LOCATION: CLARKSBURG, TN

PROJECT OWNER: CLARKSBURG TOWN CENTER

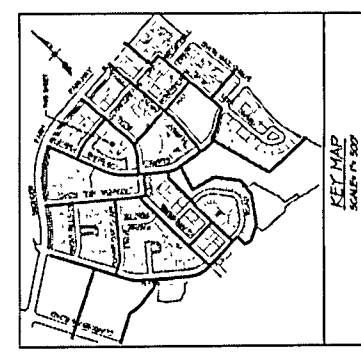


PREPARED FOR: CLARKVILLE TOWN CENTER
OWNER: [Signature]
DATE: 11/14/17
SCALE: AS SHOWN

GENERAL NOTES:
 1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
 2. ALL UTILITIES SHALL BE DELETED AND RELOCATED AS SHOWN ON THIS PLAN.
 3. ALL UTILITIES SHALL BE INSTALLED AT THE OWNER'S RISK AND EXPENSE.
 4. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
 5. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE ENGINEERING STANDARDS.

GENERAL NOTES:
 1. FOR ALL DEVELOPMENT, THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CLARKVILLE TOWN CENTER.
 2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CLARKVILLE TOWN CENTER.
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PREPARED FOR: CLARKVILLE TOWN CENTER
OWNER: [Signature]
DATE: 11/14/17
SCALE: AS SHOWN



LEGEND:
 [Symbol] EXISTING UTILITIES
 [Symbol] PROPOSED UTILITIES
 [Symbol] EXISTING PAVEMENT
 [Symbol] PROPOSED PAVEMENT
 [Symbol] EXISTING CURB
 [Symbol] PROPOSED CURB
 [Symbol] EXISTING SIDEWALK
 [Symbol] PROPOSED SIDEWALK
 [Symbol] EXISTING DRIVEWAY
 [Symbol] PROPOSED DRIVEWAY
 [Symbol] EXISTING LOT
 [Symbol] PROPOSED LOT

PAVING LEGEND:
 [Symbol] ASPHALT
 [Symbol] CONCRETE
 [Symbol] GRAVEL
 [Symbol] SAND
 [Symbol] GRAVEL SAND
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GLW CONSULTANTS, L.L.C.
 1000 W. 10th Street, Suite 100
 Clarksville, TN 37040
 Phone: 615-261-1111
 Fax: 615-261-1112
 Website: www.glwconsultants.com

CLARKVILLE TOWN CENTER
 11/14/17
 SCALE: AS SHOWN