



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

MCPB
Item # 1B
5-10-2012

MEMORANDUM

DATE: May 2, 2012

TO: Montgomery County Planning Board

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

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

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for May 10, 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:

220111200, 220111450 – 220111490 **Clarksburg Village**
220120580 **North Bethesda Center**
220121070 **Westgate**

Plat Name: Clarksburg Village
Plat #: 220111200, 220111450 - 220111490

Location: Located at the intersection of Chestnut Branch Way and Newcut Road
Master Plan: Clarksburg
Plat Details: R-200/TDR zone; 97 lots, 10 parcels
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. 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.

Owner's Certificate

The undersigned, owners of the property shown hereon and described in the Surveyor's Certificate, hereby adopt this Subdivision Record Plat, establish the minimum building restriction lines and dedicate the streets to public use. Grant to Montgomery County, Maryland, Temporary Slope Easements, three (3) foot wide, adjacent, contiguous, and parallel to all street right of way lines, said Temporary Slope Easements shall be extinguished after all public improvements abutting said easements have been accepted for public maintenance; Grant 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 Declaration of Public Utility Easements' and recorded among the Land Records of Montgomery County, Maryland at Liber 34122 at Folio 610; Grant to the parties listed herein 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 corner 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 those certain Deeds of Trust recorded in Liber 41699 at Folio 402 and Liber 41827 at Folio 361 and the parties in interest therein have hereon indicated their assent.

Clarksburg Village, L.L.C.
a Virginia limited liability company
By: Thomas E. Marshall
Thomas E. Marshall, Manager
Date: 3-17-12

Clarksburg Village Center, L.L.C.
a Virginia limited liability company
By: Thomas E. Marshall
Thomas E. Marshall, Manager
Date: 3-17-12

Wells Fargo Bank National Association
Trustee: [Signature]
Witness: [Signature]

Clarksburg Village Center, L.L.C.
Trustee: [Signature]
Witness: [Signature]

Surveyor's Certificate

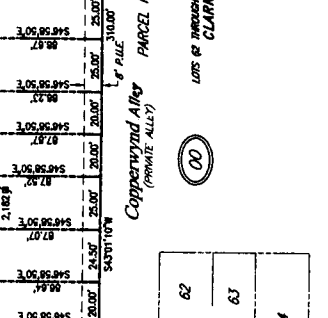
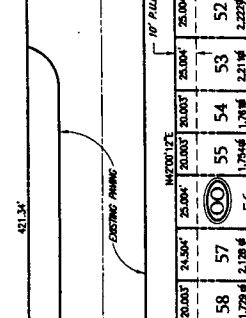
I hereby certify that the information above hereon is correct, that it is a subdivision of part of the property acquired by Clarksburg Village, L.L.C., a Virginia limited liability company, from Carolina A. Watkins, et al., by deed dated January 21, 1994, and the portion of the property acquired by Clarksburg Village Center, L.L.C., a Virginia limited liability company, from Clarksburg Village, L.L.C., et al., by deed dated March 15, 2007 and recorded among the Land Records in Liber 34122 at Folio 610; that the Subdivision Regulations of Montgomery County, Maryland.

The total area included in this subdivision record plat is 92,125 square feet or 2.1149 acres of land of which 46,163 square feet or 1.0598 acres of land are dedicated to public use.

Date: 3/17/12
Daniel F. Dobbart
Property Line Surveyor
Maryland License No. 10000000000000000000
Exp.: 02/17/2013

Notes:

- All terms, conditions, agreements, limitations, and requirements associated with any Preliminary Plat, Site Plan, Project Plan, or any other instrument recorded in the Land Records of Montgomery County, Maryland, and contained in the plan as approved. The official files for any such plat(s) are maintained by the Planning Board and are available for review during normal business hours.
- The property shown hereon is subject to Chapter 22A of the Montgomery County Forest Conservation Law, including approval of a Forest Conservation Plan and appropriate agreements prior to issuance of a subdivision control permit. A copy of the approved plan may be viewed at 8787 Georgia Avenue, Silver Spring, Maryland.
- 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.
- This development is served by public water and sewer systems only.
- This plat is limited to the uses and conditions of Preliminary Plan No. 120010306 certified, "Clarksburg Village."
- The development is subject to the terms and conditions as required by M-NCPS&C Site Plan No. E20050410, as amended certified "Clarksburg Village Phase 2."
- W.S.S.C. 300 scale reference: 231 NW 12
- This development conforms with the requirements of Chapter 25(a) of the Montgomery County Code to provide moderately priced dwelling units.
- This property is zoned: R-200/TDR
- Existing Newcut Road, an existing public right of way by virtue of a Commissioner's Report and Certification dated June 21, 1964 and recorded among the Land Records of Montgomery County, Maryland in Liber 1A, No. 2 at Folio 469 and Plat recorded among the Land Records of Montgomery County, Maryland in Plat Book 1 at Plat No. 60.
- Vegetable access along Newcut Road is desired except as approved in interconnections.
- This Plat is subject to a Public Improvement Agreement (P.I.A.). See below.
- The property shown hereon is being developed in accordance with TDR standards. The following four (4) development rights necessary for development have been conveyed to the owner:
 - Liberalization: Date July 13, 2005 TDRS L.30014 F. 224 16-8213 through 16-8216



DEED AREA TABULATION

CHISEL	INCHES	AREA	DETA	TWENTY	BEINGS	GROUND
1	101.00	40.00	21.15	20.00	517.30	60.00
2	18.00	27.18	17.48	17.48	17.48	25.20
3	18.00	27.18	17.48	17.48	17.48	25.20
4	18.00	27.18	17.48	17.48	17.48	25.20
5	200.00	108.74	70.32	50.88	50.88	105.74
6	18.00	27.18	17.48	17.48	17.48	25.20
7	18.00	27.18	17.48	17.48	17.48	25.20

Area Tabulation
Lots: 45,562 sq ft @ 1.051 Ac.
Perch: N/A
Streets: 46,163 sq ft @ 1.0598 Ac.
Total: 92,125 sq ft @ 2.1149 Ac.

Deed Area Tabulation
L.4633 F.012: 2,686 sq ft @ 1.0916 Ac.
L.34122 F.610: 18,439 sq ft @ 0.4233 Ac.
Total: 92,125 sq ft @ 2.1149 Ac.

Department of Permitting Services
Montgomery County

Approved: _____ Date: _____
Asst. Secretary-Treasurer

Recorded: _____ Date: _____
Director

PLA No.: _____

CPJ Charles F. Johnson & Associates, Inc.
10000 Old Dominion Blvd., Suite 200, Fairfax, VA 22031
www.cpfj.com

Phase 2A
Y Contract
12/20/12

Surveyor's Certificate

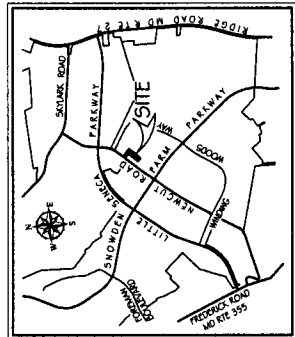
I hereby certify that the information shown herein is correct, that it is a subdivision of a part of the property acquired by Clarksburg Village LLC, a Virginia limited liability company from Conditia A. Watkins by deed dated January 15, 1997 and recorded among the Land Records of Montgomery County, Maryland in Liber 14635 at Folio 012.

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

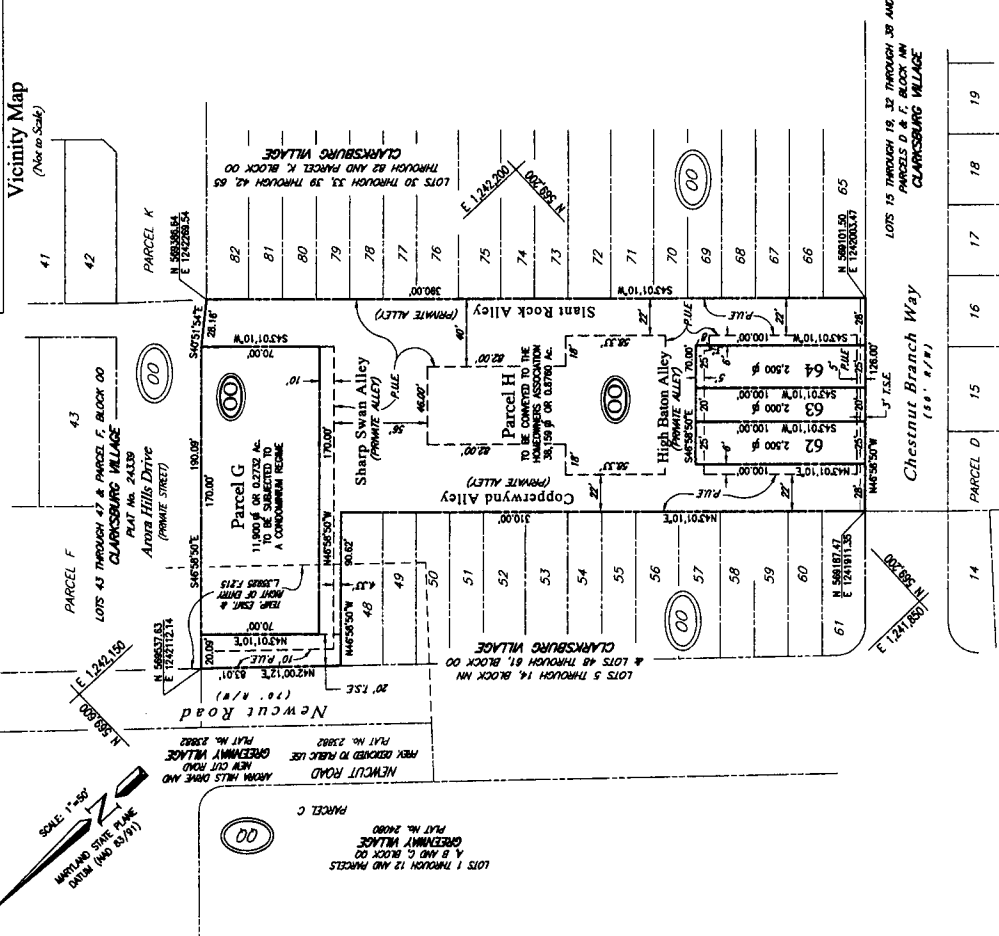
I further certify that the total area included in this subdivision record plat is 57,059 square feet or 1.3099 acres of land. There is no secret dedication by this plat.

Date: 3/14/12

Daniel F. DeBolt
 Daniel F. DeBolt
 Property Line Surveyor
 Maryland No. 526
 Exp. 02/17/2013



Vicinity Map
(Not to Scale)



Owner's Certificate

The undersigned, owner of the property shown herein and described in the Surveyor's Certificate, hereby adopts this Subdivision Record Plat. Establishes the minimum building restriction lines, Grains to Montgomery County, Maryland. Temporary Slope Easements, as shown herein and designated as T.S.E., adjacent, contiguous, and parallel to all most right of way lines, said Easements shall be recognized after all public improvements abutting said Easements have been completed. The Easements shall be used and maintained in accordance with the provisions of the Subdivision Record Plat. The Easements shall be used and maintained in accordance with the provisions of the Subdivision Record Plat. The Easements shall be used and maintained in accordance with the provisions of the Subdivision Record Plat.

I further certify that a Maryland Registered Land Surveyor will be engaged to set all property owner markers in accordance with Section 50-24(c) of the subdivision regulations of Montgomery County, Maryland.

There are no suits, actions at law, liens, leases, mortgages or trusts affecting the property shown herein except that certain Deeds of Trust recorded in Liber 41827 at Folio 561 and the parties in interest therein have herein indicated their status.

Clarksburg Village, L.C.
 a Virginia limited liability company

Date: 3-11-12
 By: *Thomas E. Marshall*
 Thomas E. Marshall, Manager

We hereby assent to this Subdivision Record Plat

Witness: *Charles J. Johnson*
 Charles J. Johnson, Trustee

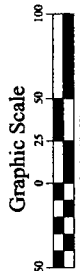
Witness: *Anna M. Johnson*
 Anna M. Johnson, Trustee

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 compromised by the recodification of this plat, unless expressly contemplated by the plan as approved. The official files for any such plan or Planning Board and are available for review during normal business hours.
- The property shown herein is subject to the requirements of the Montgomery County Forest Conservation Law of 1997, 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 allow any matter affecting the public health, safety, or general welfare of the community to be introduced into the public record. 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.
- This plat is limited to the use and conditions of Amended Preliminary Plan No. 12001039E entitled "Clarksburg Village".
- The development is subject to the terms and conditions as required by M-NCRAPC Site Plan No. E20050410, as amended, entitled "Clarksburg Village Phase 2".
- W.S.S.C. 200 scale reference: 231 & 232 NW 12.
- This property is zoned R-300/TDR.

- Parcels G & H, Block OO are 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.
- Parcels G & H, Block OO are subject to the terms of a Common Open Space Covenant recorded among the Land Records of Montgomery County, Maryland in Liber 28945 at Folio 578.
- Private streets and private open space areas will be maintained by the Condominium Association or the Homeowners Association, Montgomery County, Maryland will not participate in the maintenance of these private facilities.
- This development conforms with the requirements of Chapter 23(c) of the Montgomery County Code to provide moderately priced dwelling units.
- Existing Newcut Road, an existing public right of way by virtue of a "Commissioner's Report and Certification" dated June 22, 1994 and recorded among the State Archives in the Montgomery County Roads Commission Record in Liber 1A No.2 at Folio 469 and Plat recorded among the Land Records of Montgomery County, Maryland in Plat Book 1 at Plat No. 60.
- Vehicular access along Newcut Road is denied except at approved interconnections.
- The property shown herein is being developed in accordance with TDR-4 standards. The following three (3) development rights necessary for development have been conveyed to the owners:
 TDR's
 Liber/Folio
 L-30414 F.224 July 13, 2005 16-8198 through 16-8200

Area Tabulation
 Lots: 7,000 sq ft or 0.1607 Ac.
 Parcels: 50,059 sq ft or 1.1492 Ac.
 Streets: N/A
 Total: 57,059 sq ft or 1.3099 Ac.



3 Lots
 2 Parcels
 Tax Map: EV & EW
 220111450

The Maryland-National Capital Park and Planning Commission
 Montgomery County Planning Board

Department of Permitting Services,
 Montgomery County

Approved: _____ Date: _____
 Chairman

Approved: _____ Date: _____
 Asst. Secretary-Treasurer

Recorded: _____
 Director

Plat No.: _____

Subdivision Record Plat
Clarksburg Village

Lots 62 through 64 & Parcels G & H, Block OO
 Clarksburg (2nd) District
 Montgomery County, Maryland
 March, 2012 Scale: 1" = 50'

CPJ
 Charles F. Johnson & Associates, Inc.
 10000 Greenway Village
 Clarksburg, MD 21713

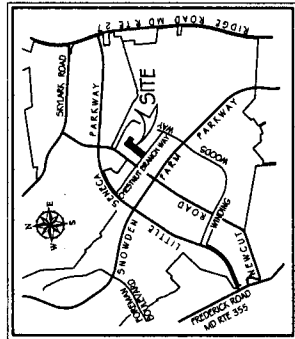
Surveyor's Certificate

I hereby certify that the information shown herein is correct, that it is a subdivision of a part of the property acquired by Clarksburg Village, L.C., a Virginia limited liability company from Cordelia A. Watkins by deed dated January 15, 1997 and recorded among the Land Records of Montgomery County, Maryland in Liber 14635 at Folio 012.

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 total area included in this subdivision record plan is 90,332 square feet or 2,0737 acres of land. There is no acre dedication by this plan.

Date: 3/14/12
 David F. DeBolt
 Property Line Surveyor
 Maryland No. 526
 Exp. 02/17/2013



Vicinity Map
(Not to Scale)

Owner's Certificate

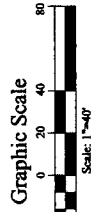
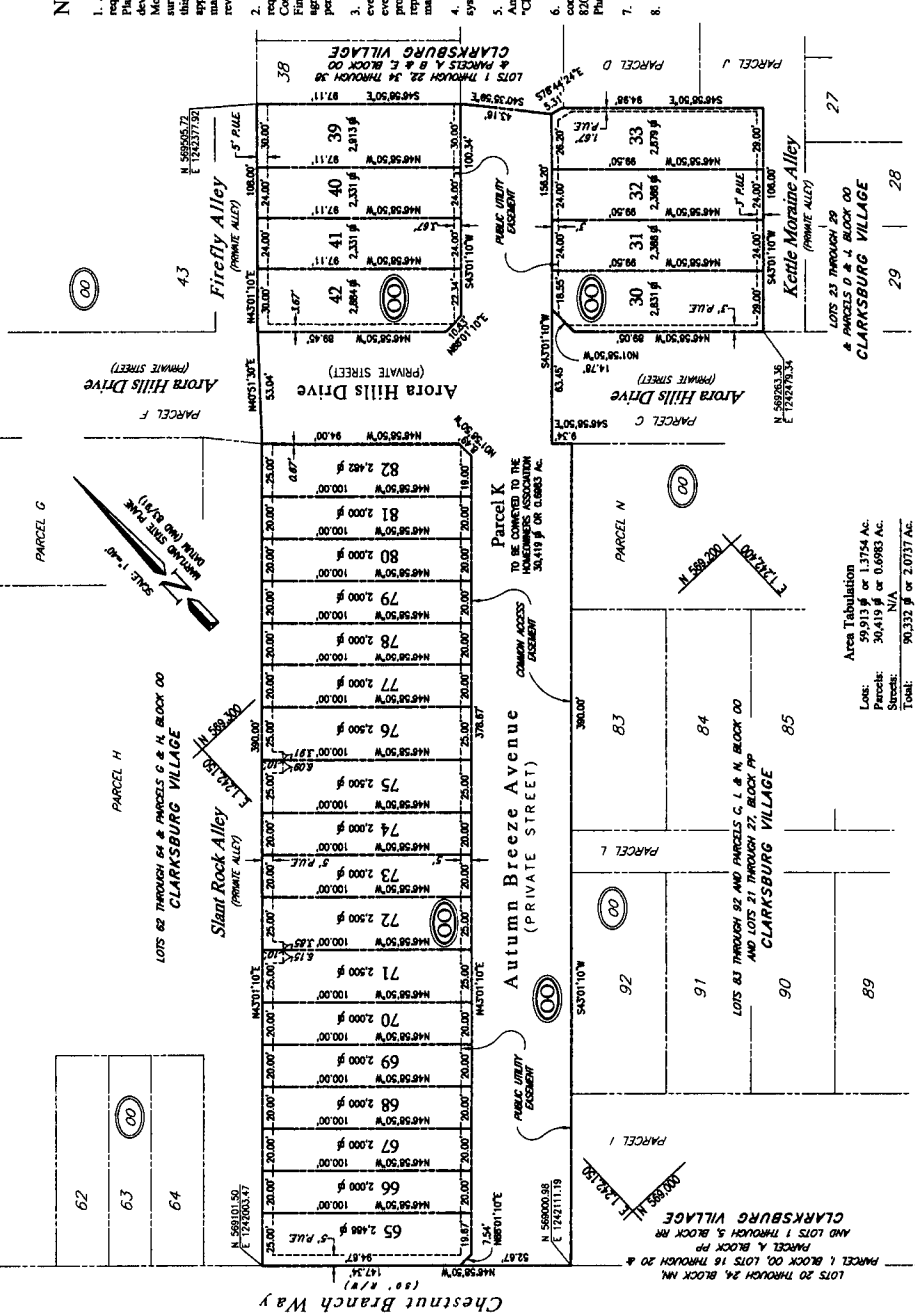
The undersigned, owner of the property shown herein and described in the Surveyor's Certificate, hereby adopts this Subdivision Record Plan. Establishes the minimum building restriction lines. Grants to Montgomery County, Maryland Temporary Slope Easements, 3 feet wide, adjacent, contiguous, and parallel to all street right of way lines, said Temporary Slope Easements shall be recognized after all public improvements showing said easements have been accepted for public maintenance. Grants Public Utility Easements, 10 feet wide, showing said easements have been accepted for public maintenance. Grants easements for the use of the easements and recorded among the Land Records of Montgomery County, Maryland in Liber 1834 at Folio 457, which said easements and provisions are incorporated herein by this reference. Establishes the "Common Access Easement" as shown herein. Subject to all current and applicable regulations of all federal, state and local governing agencies.

I further certify that a Maryland Registered Land Surveyor will be engaged to set all property corner markers in accordance with Section 50-24(e) of the subdivision regulations of Montgomery County, Maryland.

There are no splits, splits of law, leases, mortgages or trusts affecting the property shown herein except that certain Deed of Trust recorded in Liber 41827 at Folio 361 and the parties in interest therein have herein indicated their assent.

We hereby assent to this Subdivision Record Plan
 Clarksburg Village, L.C.
 a Virginia limited liability company
 By: Thomas E. Marshall
 Thomas E. Marshall, Manager

We hereby assent to this Subdivision Record Plan
 Wells Fargo Bank National Association
 Trustee: Charles F. Johnson
 Charles F. Johnson, Trustee



26 Lots
 1 Parcel
 Tax Map: EV & EW
 2201 11460

Area Tabulation
 Lots: 59,913 sq. ft. or 1,3754 AC.
 Parcels: 30,419 sq. ft. or 0,6983 AC.
 Streets: N/A
 Total: 90,332 sq. ft. or 2,0737 AC.

The Maryland-National Capital Park and Planning Commission
 Montgomery County Planning Board

Approved: _____ Date _____
 Chairman

Approved: _____ Date _____
 Asst. Secretary-Treasurer

Approved: _____ Date _____
 Director

Department of Permitting Services
 Montgomery County

Recorded: _____
 Plat No.: _____

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 remain in effect and not be superseded by the provisions of this plan. 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 herein is subject to the requirements of the Montgomery County Forest Conservation Law of 1995, including approval of the Final Forest Conservation Plan and appropriate agreements prior to issuance of a treatment control permit.
- This Subdivision Record Plan is not intended to show every matter affecting the ownership and/or use of this property. The Subdivision Record Plan 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.
- This plan is limited to the uses and conditions of Amended Preliminary Plan No. 12001(0)NE entitled "Clarksburg Village".
- The development is subject to the terms and conditions as required by M-NCPPC, Site Plan No. 20080500, as amended, entitled "Clarksburg Village Phase 2".
- W.S.S.C. 200 scale reference: 231 & 232 NW 12.
- This property is zoned R-200(TDR).
- Parcel K, Block 00 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.
- Parcel K, Block 00 is subject to the terms of a Common Access Easement recorded among the Land Records of Montgomery County, Maryland in Liber 28045 at Folio 578.
- Parcel K, Block 00 is subject to a Common Access Easement as delineated herein, over Aurora Hills Drive, private street, Autumn Breeze Avenue, private street, and is intended to provide unobstructed access to the general public in, over and throughout the roads and sidewalks, within 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 provides for the same. In any event, Montgomery County, Maryland will not participate in the maintenance of these private facilities.
- Private streets and private open space areas will be maintained by the Homeowners Association, Montgomery County, Maryland and the participants in the maintenance of these private facilities.
- This development conforms with the requirements of Chapter 25(k) of the Montgomery County Code to provide moderately priced dwelling units.
- The property shown herein is being developed in accordance with TDR-4 standards. The following four (4) development rights necessary for development have been conveyed to the owner:
 TDR:
 Libzifello Date: July 13, 2005 16-8201 through 16-8204 L-30414 F.224

Subdivision Record Plan
 Lots 30 through 33, 39 through 42, 65 through 82
 and Parcel K, Block 00
Clarksburg Village
 Clarksburg (2nd) District
 Montgomery County, Maryland
 March, 2012 Scale: 1" = 40'

CPJ
 Associates
 10000 Rockville Pike, Suite 1000
 Rockville, MD 20850
 Telephone: 301-981-1000
 Fax: 301-981-1001
 E-mail: cpj@cpjassociates.com

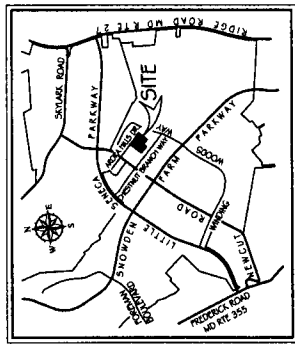
Surveyor's Certificate

I hereby certify that the information shown herein is correct, that it is a subdivision of a part of the property acquired by Clarksburg Village, L.C., a Virginia limited liability company from Comelia A. Watkins by deed dated January 15, 1997 and recorded among the Land Records of Montgomery County, Maryland in Liber 146514 at Folio 012.

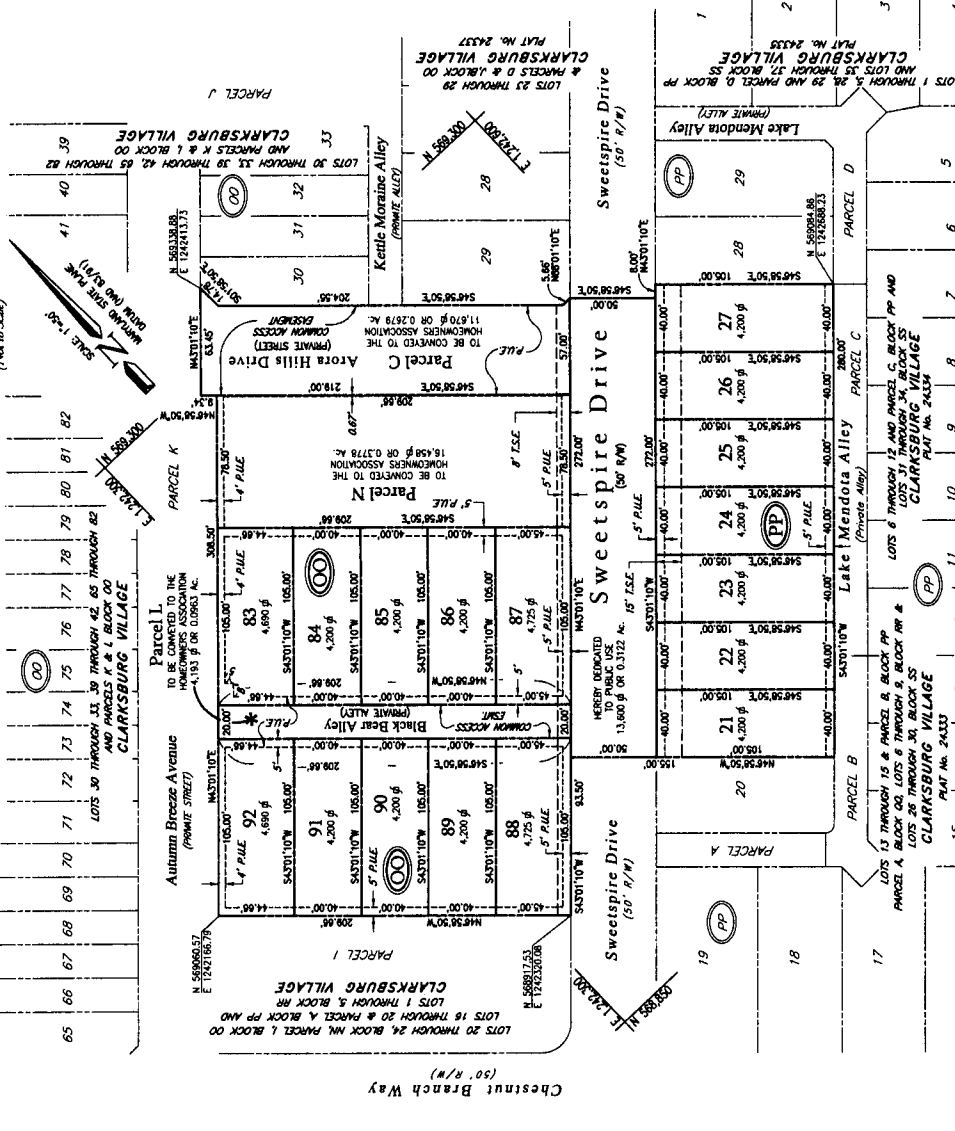
I also certify that, if engaged, I will set all property owner markers in accordance with Section 50-24(c) of the subdivision regulations of Montgomery County, Maryland.

I further certify that the total area included in this subdivision record plat is 110,351 square feet of 2.7399 acres of land, of which 13,660 square feet or 0.3122 of an acre of land is dedicated to public use.

Date: 3/14/12
 [Signature]
 Donald F. Dabolt
 Property Line Surveyor
 Maryland No. 236
 Exp. 02/17/2013



Vicinity Map
(Not to Scale)



Approved: _____ Date _____
 Chairman

Approved: _____ Date _____
 Asst. Secretary / Treasurer

Approved: _____ Date _____
 Director

Recorded: _____
 Tax Map: EV
 22011470

PLA No.: _____

Owner's Certificate

The undersigned, owner of the property above herein and described in the Surveyor's Certificate, hereby adopts this Subdivision Record Plat. Establishes the minimum building restriction lines and dedicates the area to public use. Grants to Montgomery County, Maryland, Temporary Easement, as shown herein, for the purpose of engineering, planning, engineering, and public utility easements. The easements shall be established after all public utility easements abutting said area have been established for public maintenance. Grants Public Utility Easements as shown herein and designated as 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; Establishes the "Common Access Easements" as shown herein. Subject to all current and applicable regulations of all federal, state and local governing agencies.

I further certify that a Maryland Registered Land Surveyor will be engaged to set all property owner markers in accordance with Section 50-24(c) of the subdivision regulations of Montgomery County, Maryland.

There are no suits, actions at law, leases, mortgages or trusts affecting the property above herein except that certain Deed of Trust recorded in Liber 41827 at Folio 361 and the parties in interest therein have been indicated their assent.

Clarksville Village, L.C.
 a Virginia limited liability company
 By: [Signature]
 Thomas E. Marshall, Manager
 Date: 3-14-12
 Witness: [Signature]
 Alexander M. Johns, Trustee
 Witness: [Signature]
 Gina Prato-Galliani, Trustee

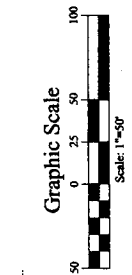
Wells Fargo Bank National Association
 Trustee: [Signature]
 Alexander M. Johns, Trustee
 Trustee: [Signature]
 Gina Prato-Galliani, Trustee

Notes

- All terms, conditions, agreements, limitations, and requirements associated with any Preliminary Plan, Site Plan, Proposed by any other Plan, subdivision, or 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.
- The property above herein 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 settlement consent 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 this 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.
- This plat is limited to the use and conditions of Amended Preliminary Plan No. 12001030E entitled "Clarksburg Village".
- The development is subject to the terms and conditions as required by M-NC2&P3C Site Plan No. 820059410, as amended, entitled "Clarksburg Village Phase 2".
- W.S.C.C. 200 scale reference: 231 NW 12.
- This property is zoned R-200TDR.
- Parcels C, L & N, Block OO are 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.
- Parcels C, L & N, Block OO are subject to the requirements of Chapter 25(a) of the Montgomery County Code to provide moderately priced dwelling units.
- This Plat is subject to a Public Improvement Agreement (P.I.A.). See below.
- The property above herein is being developed in accordance with TDR. The following time (3) development rights necessary for development have been conveyed to the owners.
 Liber/Volume: July 13, 2005 16-8205 through 16-8207
 L-30414 F.224
 Date: IDK's
 IDK's
- 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.
- This development conforms with the requirements of Chapter 25(a) of the Montgomery County Code to provide moderately priced dwelling units.
- This Plat is subject to a Public Improvement Agreement (P.I.A.). See below.
- The property above herein is being developed in accordance with TDR. The following time (3) development rights necessary for development have been conveyed to the owners.
 Liber/Volume: July 13, 2005 16-8205 through 16-8207
 L-30414 F.224
 Date: IDK's
 IDK's

Area Tabulation

Lot:	73,430 sq ft or 1.6857 Ac.
Parcels:	31,230 sq ft or 0.7200 Ac.
Streets:	10,310 sq ft or 0.2350 Ac.
Total:	114,970 sq ft or 2.7399 Ac.



Plat No.:

Subdivision Record Plat
 Lots 83 through 92 and Parcels C, L & N, Block OO
 and Lots 21 through 27, Block PP
Clarksburg Village

Clarksville (2nd) District
 Montgomery County, Maryland
 March, 2012 Scale: 1" = 50'

CPJ
 Charles F. Johnson & Associates, Inc.
 Surveyors & Engineers
 10000 Rockville Pike, Suite 100
 Rockville, MD 20850-4000
 Phone: 301-761-1100
 Fax: 301-761-1101
 Website: www.cfpj.com

Surveyor's Certificate

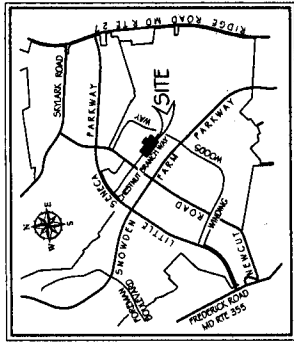
I hereby certify that the information shown herein is correct, that it is a subdivision of a part of the property acquired by Clarksburg Village, L.C., a Virginia limited liability company from Cordelia A. Watkins by deed dated January 15, 1997 and recorded among the Land Records of Montgomery County, Maryland in Liber 14635 at Folio 012.

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

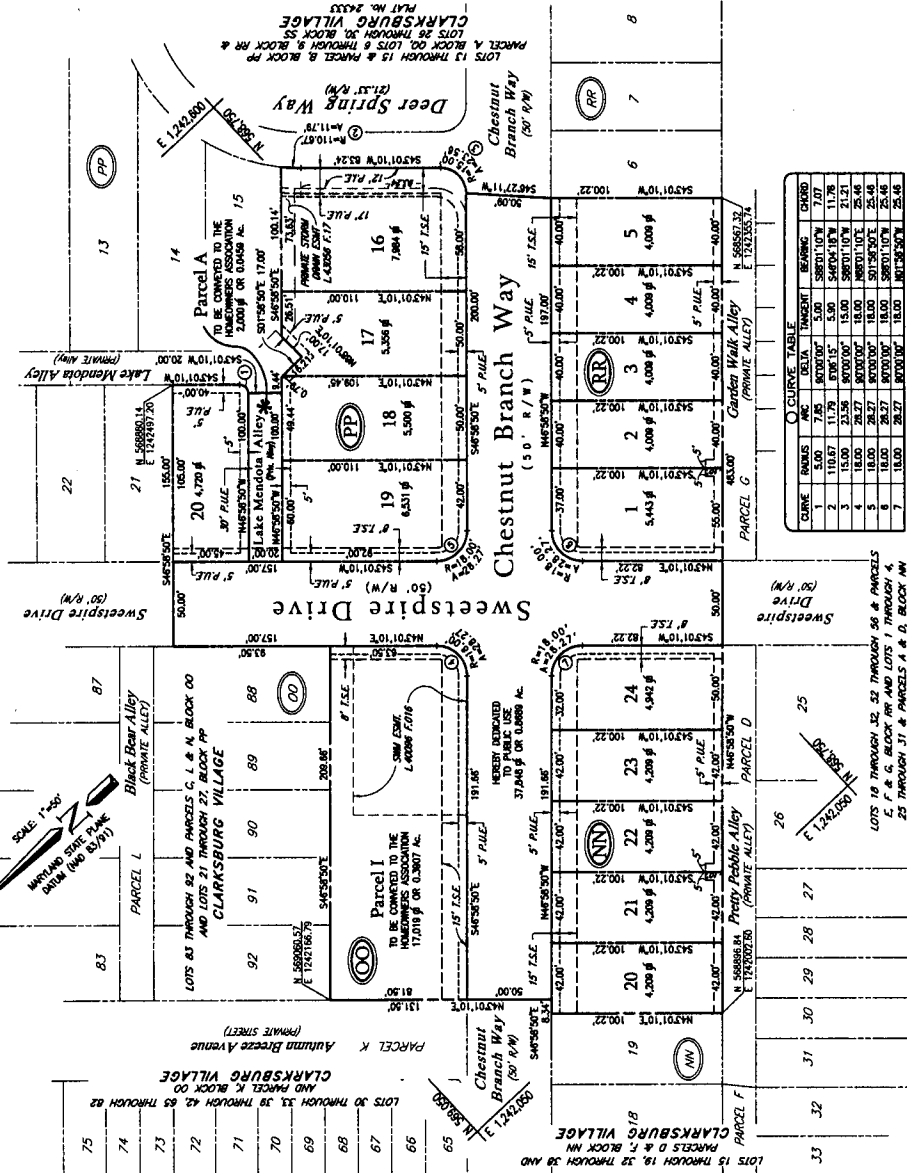
I further certify that the total area included in this subdivision record plat is 130,215 square feet or 2,993.3 acres of land, of which 37,848 square feet or 0.8699 acre is dedicated to public use.

Date: 3/14/12

Daniel F. DeBolt
Property Line Surveyor
Maryland No. 526
Exp. 02/17/2013



Vicinity Map
(Not to Scale)



OCURVE TABLE

CURVE	ARC	DETA	TANGENT	BEARING	CHORD
1	3.00	7.95	80.0000°	2.00	38.9710
2	3.00	7.95	80.0000°	2.00	38.9710
3	15.00	23.56	80.0000°	15.00	189.7017
4	15.00	23.56	80.0000°	15.00	189.7017
5	18.00	28.57	80.0000°	18.00	207.3620
6	18.00	28.57	80.0000°	18.00	207.3620
7	18.00	28.57	80.0000°	18.00	207.3620

15 Lots
2 Parcels
Tax Map: EV
22011480

Recorded:
Plat No.:
P.L.A. No.:

Owner's Certificate

The undersigned, owner of the property above and described in the Surveyor's Certificate, hereby adopts this Subdivision Record Plat. Establishes the minimum building restriction lines and is designated as T.S.E. adjacent. Grants to Clarksburg Village, L.C., a Virginia limited liability company the right to use the easements shown on this plat, and to all other rights of way, easements, and Temporary Slope Easements shall be extinguished after all public improvements pertaining to the plat have been accepted for public maintenance. Grants Public Utility Easements as shown hereon and designated as 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 834 at Folio 457, which said terms and provisions are incorporated herein by this reference. Grants Public Improvement Easements as shown hereon and designated as P.I.E., to the parties listed and with the terms and provisions being set forth in that certain document entitled "Declaration of Public Improvement Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3093 at Folio 361, 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.

I further certify that a Maryland Registered Land Surveyor will be engaged to set all property corner markers in accordance with Section 50-24(c) of the subdivision regulations of Montgomery County, Maryland.

There are no suits, actions at law, liens, leases, mortgages or trusts affecting the property above hereon except that certain Deed of Trust recorded in Liber 41827 at Folio 361 and the parties in interest thereto have been indicated thereon.

Clarksburg Village, L.C.
a Virginia limited liability company
We hereby assent to this Subdivision Record Plat
Witness: *Thomas E. Mendenhall*
Thomas E. Mendenhall, Manager
Witness: *Indira Debulu*
Indira Debulu
Witness: *Guia Prato-Galliani*
Guia Prato-Galliani, Trustee

Notes

- All terms, conditions, agreements, limitations, and requirements associated with any Preliminary Plan, Site Plan, Project Plan, or any other plan, showing the proposed plat, are incorporated herein and shall not be distinguished 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 above hereon is subject to the requirements of the Montgomery County Code, Ordinance Law No. 1977, and the requirements of the Final Control Plan, and to all other applicable agreements prior to issuance of a sediment control permit.
- This Subdivision Record Plat is not intended to allow 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.
- This development is served by public water and sewer systems only.
- This plat is limited to the uses and conditions of Amended Preliminary Plan No. 12001030E entitled "Clarksburg Village".
- The development is subject to the terms and conditions as required by M-NCR-2FC, Site Plan No. 82030410, as amended, entitled "Clarksburg Village Phases 2".
- W.S.S.C. 200 scale reference: 231 NW 12.
- This property is zoned R-200/TDR.

Parcel I, Block OO and Parcel A, Block PP are subject to a Declaration of Covenants for Private Open Space, recorded among the Land Records of Montgomery County, Maryland in Liber 20383 at Folio 367.

Parcel I, Block OO and Parcel A, Block PP 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.

Private streets and private open space areas will be maintained by the Homeowners Association, Montgomery County, Maryland and will not participate in the maintenance of these private facilities.

This development conforms with the requirements of Chapter 256(a) of the Montgomery County Code to provide moderately priced dwelling units.

This Plat is subject to a Public Improvement Agreement (P.I.A.). See below.

The property above hereon is being developed in accordance with TDR-4 standards. The following three (3) development rights necessary for development have been conveyed to the owners:
TDR's
Date: July 13, 2005
L-30414.F.224 16-8208 through 16-8210

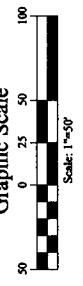
Subdivision Record Plat

Lots 20 through 24, Block NN, Parcel I, Block OO
Lots 16 through 20 & Parcel A, Block PP and
Lots 1 through 5, Block RR

Clarksburg Village

Clarksburg (2nd) District
Montgomery County, Maryland
March, 2012 Scale: 1" = 50'

CPJ Charles F. Johnson & Associates, Inc.
Surveyors
10000 Greenway Road, Suite 100, Clarksburg, MD 21784-1000
Phone: 301-271-1547 Fax: 301-271-1548



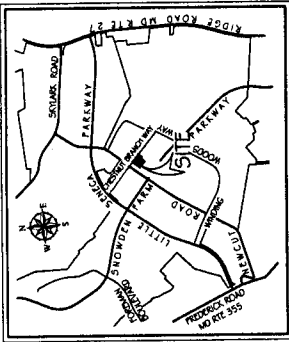
Surveyor's Certificate

I hereby certify that the information shown hereon is correct, that it is a subdivision of a part of the property acquired by Clarksburg Village, L.C., a Virginia limited liability company from Conclude A. Watkins by deed dated January 15, 1997 and recorded among the Land Records of Montgomery County, Maryland in Liber 146315 at Folio 012.

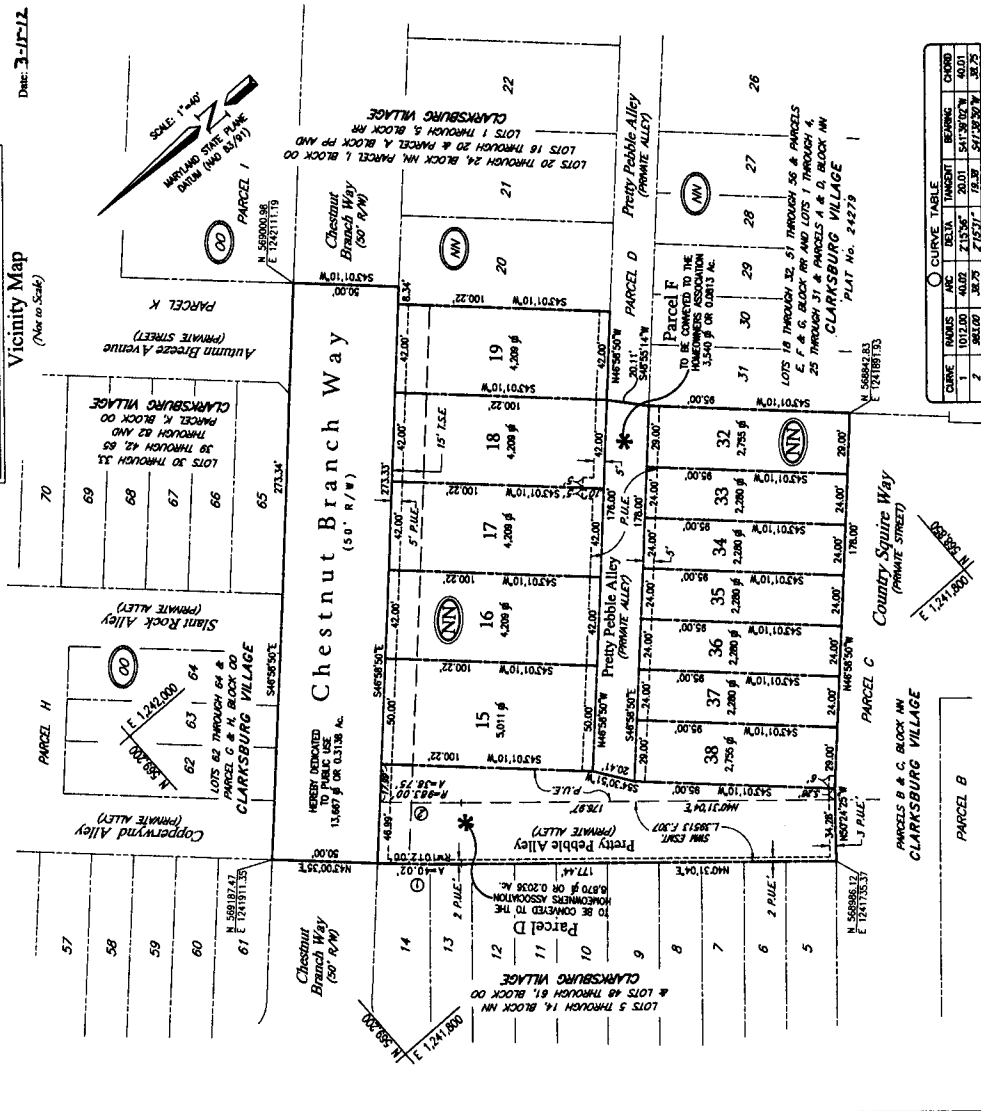
I also certify that, if engaged, I will set all property corner markers in accordance with Section 50-24(e) of the subdivision regulations of Montgomery County, Maryland.

I further certify that the total area included in this subdivision record plat is 64,834 square feet or 1.4884 acres of land of which 13,667 square feet or 0.3138 of an acre of land is dedicated to public use.

Date: 3/14/12
 Daniel F. DeBolt
 Property Line Surveyor
 Maryland No. 236
 Exp. 02/17/2015



Vicinity Map
(Not to Scale)



CURVE	RADIUS	ARC	BETA	TANGENT	CHORD	CHORD BEARING
1	24.00	38.25	47.031°	16.34	31.287	S 81° 28' 30" W 31.287
2	24.00	38.25	47.031°	16.34	31.287	S 81° 28' 30" W 31.287

12 Lots
 2 Parcels
 Tax Map: EV
 Recorded: 220111490
 P.I.A. No.:

Plat No.:

Owner's Certificate
 The undersigned, owner of the property above herein 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, Temporary Slope Easements, as shown hereon and designated as T.S.E., public use, contingents abutting and parallel to all street right of way lines, and Temporary Slope Easements, as shown hereon and designated as T.S.E., to the parties (as defined in the Maryland Subdivision Regulations of Montgomery County, Maryland) and to the public. The easements and dedications herein are accepted for public use in the 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.

I further certify that a Maryland Registered Land Surveyor will be engaged to set all property corner markers in accordance with Section 50-24(e) of the subdivision regulations of Montgomery County, Maryland.

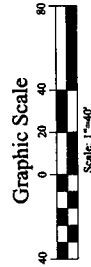
There are no suits, actions at law, leases, mortgages or trusts affecting the property shown hereon except that certain Deeds of Trust recorded in Liber 41927 at Folio 361 and the parties in interest therein have hereon indicated their assent.

We hereby assent to this Subdivision Record Plat
 Wells Fargo Bank National Association
 Trustee: [Signature]
 Alexandra M. Johns, Trustee
 Witness: [Signature]
 Trustee: [Signature]
 Anna Frate-Gallarini, Trustee

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 plan, unless expressly contemplated by the plan as approved. The original 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 1997, 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 allow every matter affecting the ownership and/or use, not shown hereon, to be included in the Subdivision Record Plat. The Subdivision Record Plat is not intended to replace a examination of title or to depict or note all matters affecting title.
- This development is served by public water and sewer systems only.
- This plat is limited to the uses and conditions of Amended Preliminary Plan No. 12001030E entitled "Clarksburg Village".
- The development is subject to the terms and conditions as required by the MDCR/SPC Site Plan No. E0059410, as amended, entitled "Clarksburg Village Phase 2".
- W.S.S.C. 200 scale reference: 231 NW 12.
- This property is zoned R-200/TDR.

Subdivision Record Plat
 Lots 15 through 19, 32 through 38 and
 Parcels D & F, Block NN
Clarksburg Village
 Clarksburg (2nd) District
 Montgomery County, Maryland
 March, 2012 Scale: 1" = 40'



Scale: 1"=40'

Area Tabulation
 Lots: 38,757 sq or 0.8897 Ac.
 Parcels: 12,410 sq or 0.2849 Ac.
 Streets: 13,667 sq or 0.3138 Ac.
 Total: 64,834 sq or 1.4884 Ac.

CPJ Charles F. Johnson & Associates, Inc.
 Surveyors
 10000 Greenway Drive, Suite 100
 Clarksburg, MD 21784-1000
 Phone: 301-271-1100
 Fax: 301-271-1101
 E-mail: info@cpjinc.com

RECORD PLAT REVIEW SHEET

Plat Name: Clarksburg Village Plat Number: 22011200
 Plan Name: Clarksburg Village Plat Number: 22011450 → 1490
 Plat Submission Date: 6-27-2011 Plan Number: 12001030E
 DRD Plat Reviewer: S. Smith Checked: _____ Date _____
 DRD Prelim Plan Reviewer: C. Conlon

Background Review:

Signed Preliminary Plan – Date 11-3-10 Checked: Initial SOS Date 9/21/11
 Planning Board Resolution No. 10-70 Resolution Mailing Date 7-27-2010
 Site Plan Required? Yes X No _____ Verified By: SOS (initial)
 Site Plan Name: Clarksburg Village Phase 1 Site Plan Number: 820050410
 Site Plan Signature Set – Date 4-23-10 Checked: Initial SOS Date 9-21-11
 Planning Board Resolution No. 09-24
 Site Plan Reviewer Check: Initial SOS Date 2/17/12

Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances
 Coordinates Plan # Road/Alley Widths Easements Open Space
 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	<u>6-29-11</u>	<u>7-13-11</u>		
Research	Bobby Fleury			<u>7-5-11</u>	<u>OK</u>
SHA	Corren Giles				
PEPCO	<u>J. Selva</u>				
Parks	Doug Powell				
DRD	Keiona Clark	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<u>Check Alley Names</u>

Final DRD Review:

Consultant Notified (Final Mark-up): Initial SJS Date 2-17-12
 Final Mylar & DXF/DWG Received: Initial SOS Date 4-25-12
 Final Mylar Review Complete: Initial SOS Date 4-26-12

Board Approval of Plat:

Plat Agenda: Initial SOS Date 5-10-12
 Planning Board Approval: _____
 Chairman's Signature: _____

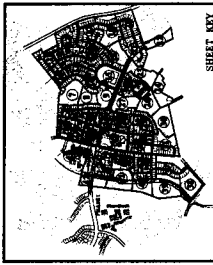
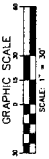
MCDPS Approval of Plat:

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 Resubdivision: _____
 Complete Reproduction: _____
 Notify Consultant to Seal Plats: _____
 Surveyor's Seal Complete: _____
 Sent to Courthouse for Recordation: _____
 Recordation Info Entered into Hansen: _____

No. _____



LEGEND

	BOUNDARY OF SUBDIVISION
	EASEMENT
	RIGHT OF WAY
	UTILITY
	STREET
	WALKWAY
	DRIVEWAY
	PARKING
	LOT
	BUILDING FOOTPRINT
	FOUNDATION
	WALL
	WINDOW
	DOOR
	STAIRCASE
	ELEVATOR
	MECHANICAL
	ELECTRICAL
	PLUMBING
	FIRE ALARM
	SECURITY
	LANDMARK
	MONUMENT
	SURVEY POINT
	ELEVATION
	SPOT ELEVATION
	CONTOUR
	SPOT CONTOUR
	PROPOSED
	EXISTING

DEVELOPER'S CERTIFICATE

I, the undersigned, being duly qualified, do hereby certify that the above described property is the property of the undersigned and that the same is being offered for sale or lease in accordance with the provisions of the laws of the State of Maryland.

DEVELOPER: **CLARKSBURG VILLAGE**

DATE: **1-23-86**

M-NOPPC APPROVAL STAMP

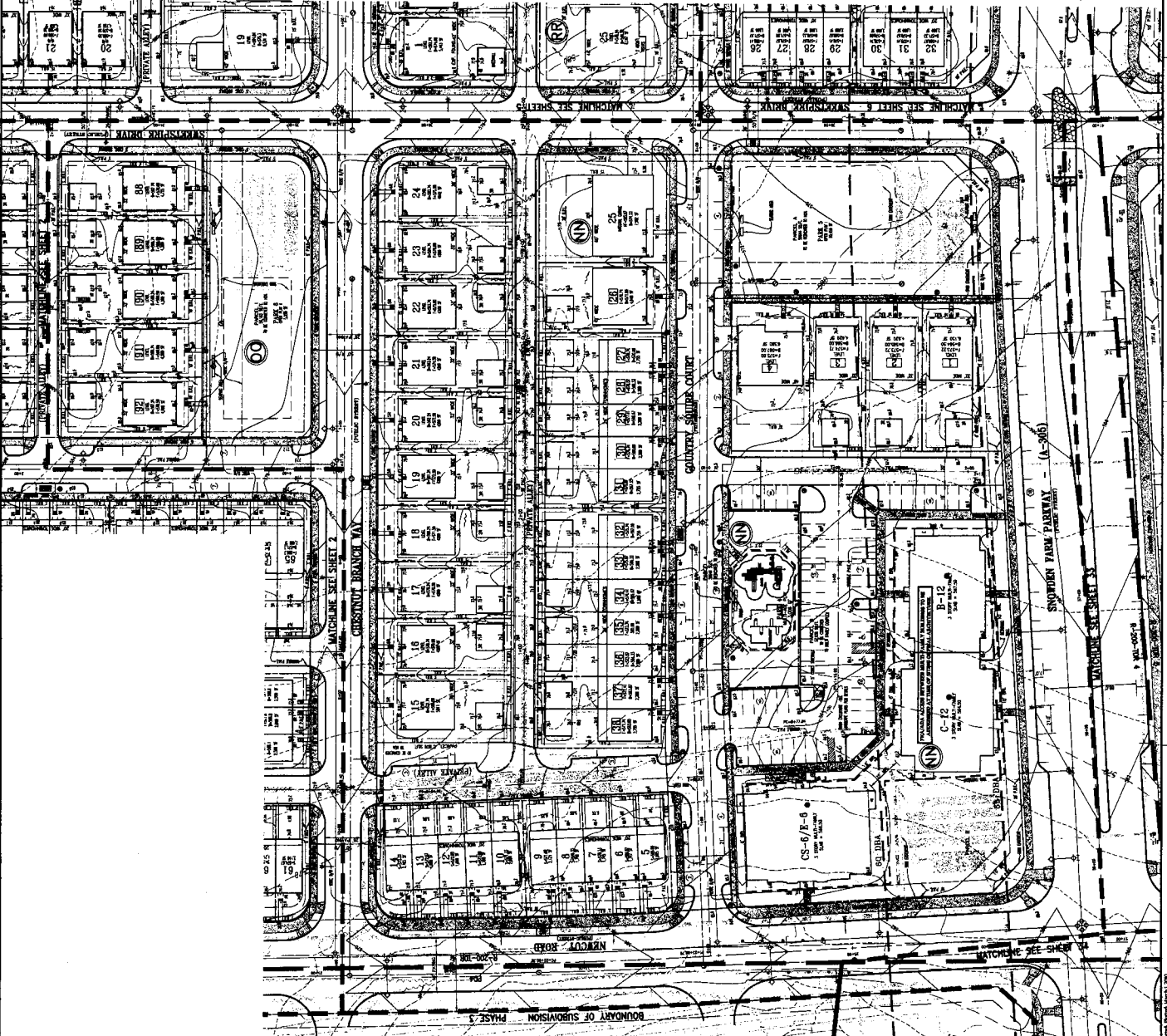
APPROVED: **1-23-86**

PHASE 2 SITE PLAN

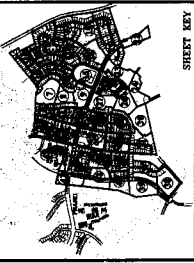
CLARKSBURG VILLAGE
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

CPJ Charles P. Johnson & Associates, Inc.
Professional Engineers, Architects, Surveyors, Planners, and Environmental Engineers
1000 Rockville Pike, Suite 1000, Rockville, Maryland 20858
Telephone: (301) 762-1100

DATE	1-23-86
SCALE	1" = 30'
SHEET	3
TOTAL SHEETS	45



THIS PLAN SHALL BE VALID FOR THE PERIOD OF 180 DAYS FROM THE DATE OF ISSUANCE OF THIS PERMIT. ANY CHANGES TO THIS PLAN SHALL BE MADE BEFORE THE PERMIT EXPIRES. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES.



LEGEND

SCREENING DEVICE
HOSE TRAILER
SPILT POND
CONSTRUCTION STAKE
CUTTING PLANE
ELECTRICITY
SEWER
WATER
GAS
WATER

100' UNIT ELEVATION
LIMIT OF DISTURBANCE
PROPERTY LINE
STREET
TYPICAL DRIVE
STREET

CONCRETE DRIVEWAY
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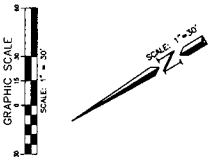
DEVELOPER'S CERTIFICATE
I, the undersigned, hereby certify that the information furnished in this plan is true and correct to the best of my knowledge and belief, and that I am the owner of the property shown hereon, or a person authorized to execute this certificate on my behalf.
DATE: _____
BY: _____
Signature: _____
Title: _____

MONTGOMERY COUNTY PLANNING BOARD
APPROVED BY PLAN REVIEW BOARD
DATE: _____
BY: _____
Signature: _____
Title: _____

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

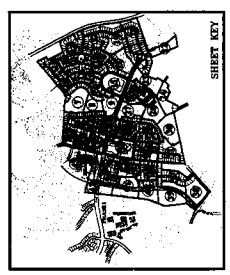
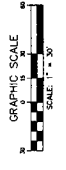
CPJ Charles P. Johnson & Associates, Inc.
2000 Rockville Pike, Suite 200
Rockville, MD 20850
(301) 761-2000

DATE OF PLAN	1/18/93
DATE OF APPROVAL	1/23/93
DATE OF REVISION	1/23/93
DATE OF SUBMITTAL	1/15/93
DATE OF REVIEW	1/15/93
DATE OF PLAN	1/18/93
DATE OF APPROVAL	1/23/93
DATE OF REVISION	1/23/93
DATE OF SUBMITTAL	1/15/93
DATE OF REVIEW	1/15/93



ENGINEER'S CERTIFICATE
I, the undersigned, hereby certify that the information furnished in this plan is true and correct to the best of my knowledge and belief, and that I am the owner of the property shown hereon, or a person authorized to execute this certificate on my behalf.
DATE: _____
BY: _____
Signature: _____
Title: _____

THIS DRAWING IS THE PROPERTY OF CHARLES P. JOHNSON & ASSOCIATES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THE DRAWING. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF CHARLES P. JOHNSON & ASSOCIATES, INC.



LEGEND

- SIDEWALK FENCE
- NOISE FENCE
- UTILITY EASEMENT
- SPLIT FENCE
- CENTRAL FENCE OPENING
- TREE PENETRATION FENCE
- FENCE WITH 10' SETBACK
- STREAM
- WETLAND

100 YEAR FLOODPLAIN

ADDITIONAL NOTES:
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 ALL DISTANCES TO PROPERTY CORNERS ARE TO BE MEASURED BY THE SURVEYOR.
 ALL DISTANCES TO THE CENTERLINE OF THE ROAD ARE TO BE MEASURED BY THE SURVEYOR.
 ALL DISTANCES TO THE CENTERLINE OF THE RAILROAD ARE TO BE MEASURED BY THE SURVEYOR.
 ALL DISTANCES TO THE CENTERLINE OF THE AIRWAY ARE TO BE MEASURED BY THE SURVEYOR.
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 ALL DISTANCES TO THE CENTERLINE OF THE MARSH ARE TO BE MEASURED BY THE SURVEYOR.
 ALL DISTANCES TO THE CENTERLINE OF THE SWAMP ARE TO BE MEASURED BY THE SURVEYOR.
 ALL DISTANCES TO THE CENTERLINE OF THE SLUDGE ARE TO BE MEASURED BY THE SURVEYOR.
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 ALL DISTANCES TO THE CENTERLINE OF THE GRAVEL ARE TO BE MEASURED BY THE SURVEYOR.
 ALL DISTANCES TO THE CENTERLINE OF THE COBBLE ARE TO BE MEASURED BY THE SURVEYOR.
 ALL DISTANCES TO THE CENTERLINE OF THE BUNKER ARE TO BE MEASURED BY THE SURVEYOR.
 ALL DISTANCES TO THE CENTERLINE OF THE BRICK ARE TO BE MEASURED BY THE SURVEYOR.
 ALL DISTANCES TO THE CENTERLINE OF THE CONCRETE ARE TO BE MEASURED BY THE SURVEYOR.
 ALL DISTANCES TO THE CENTERLINE OF THE METAL ARE TO BE MEASURED BY THE SURVEYOR.
 ALL DISTANCES TO THE CENTERLINE OF THE WOOD ARE TO BE MEASURED BY THE SURVEYOR.
 ALL DISTANCES TO THE CENTERLINE OF THE PLASTER ARE TO BE MEASURED BY THE SURVEYOR.
 ALL DISTANCES TO THE CENTERLINE OF THE STONE ARE TO BE MEASURED BY THE SURVEYOR.
 ALL DISTANCES TO THE CENTERLINE OF THE BRICKWORK ARE TO BE MEASURED BY THE SURVEYOR.
 ALL DISTANCES TO THE CENTERLINE OF THE CONCRETEWORK ARE TO BE MEASURED BY THE SURVEYOR.
 ALL DISTANCES TO THE CENTERLINE OF THE METALWORK ARE TO BE MEASURED BY THE SURVEYOR.
 ALL DISTANCES TO THE CENTERLINE OF THE WOODWORK ARE TO BE MEASURED BY THE SURVEYOR.
 ALL DISTANCES TO THE CENTERLINE OF THE PLASTERWORK ARE TO BE MEASURED BY THE SURVEYOR.
 ALL DISTANCES TO THE CENTERLINE OF THE STONEMASONRY ARE TO BE MEASURED BY THE SURVEYOR.

DEVELOPER'S CERTIFICATE
 I, the undersigned, do hereby certify that the contents of this plan are true and correct and that I am the owner of the property herein described and that I am qualified to execute this plan in accordance with the provisions of the laws of the State of Maryland.

MHCPC APPROVAL STAMP
 PLANNING BOARD
 MONTGOMERY COUNTY PLANNING BOARD
 APPROVED: [Signature] 4-23-20
 DATE: 4/23/20

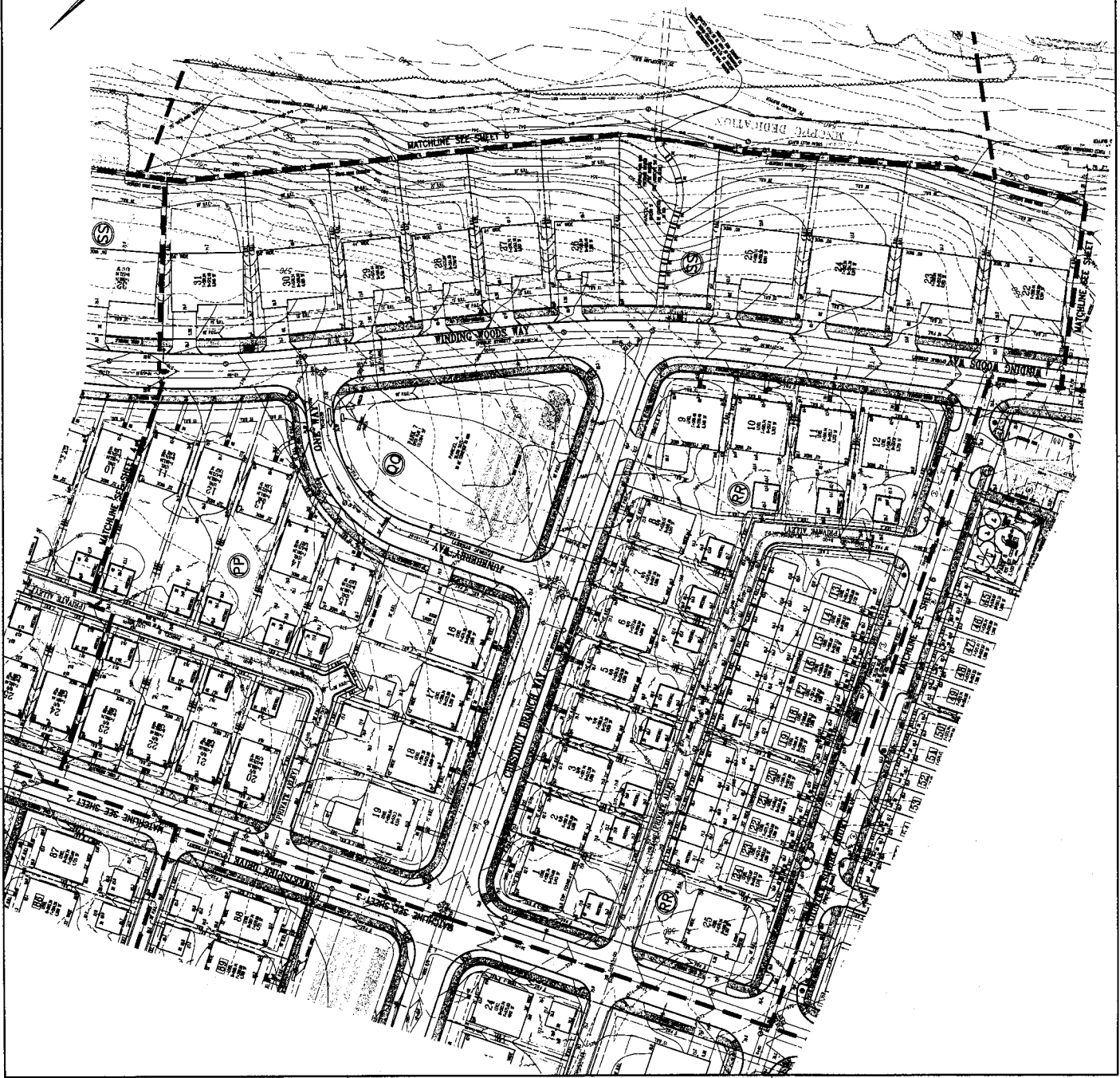
PHASE 2 SITE PLAN
CLARKSBURG VILLAGE
 CLARKSBURG C240 ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

CPJ
 Charles F. Johnson & Associates, Inc.
 Civil and Structural Engineers - Planners - Landscape Architects - Surveyors
 10000 New Market Road, Suite 200, New Market, Maryland 21776-6450
 Phone: (301) 791-1000 Fax: (301) 791-1001 Email: info@cfj.com

NO.	DATE	REVISION
1	04/23/20	ISSUE FOR PERMIT
2	04/23/20	ISSUE FOR PERMIT
3	04/23/20	ISSUE FOR PERMIT
4	04/23/20	ISSUE FOR PERMIT
5	04/23/20	ISSUE FOR PERMIT
6	04/23/20	ISSUE FOR PERMIT
7	04/23/20	ISSUE FOR PERMIT

ENGINEER'S CERTIFICATE
 I, the undersigned, do hereby certify that I am a duly licensed Professional Engineer in the State of Maryland and that I am qualified to execute this plan in accordance with the provisions of the laws of the State of Maryland.

NO.	DATE	REVISION
1	04/23/20	ISSUE FOR PERMIT
2	04/23/20	ISSUE FOR PERMIT
3	04/23/20	ISSUE FOR PERMIT
4	04/23/20	ISSUE FOR PERMIT
5	04/23/20	ISSUE FOR PERMIT
6	04/23/20	ISSUE FOR PERMIT
7	04/23/20	ISSUE FOR PERMIT



Page 11: 11/20/2019 10:30 AM - 11/20/2019 10:30 AM - 11/20/2019 10:30 AM - 11/20/2019 10:30 AM