



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


MCPB
Item # 1B
10-25-2012

MEMORANDUM

DATE: October 17, 2012

TO: Montgomery County Planning Board

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

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

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for October 25, 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 plats. The following plats are included:

220110930 - 220110950 **Clarksburg Village**
220121670 **Indian Spring Terrace**

Plat Name: Clarksburg Village
Plat #: 220110930 - 220110950

Location: Located at the intersection of Emerald Green Drive and Heron Neck Terrace.

Master Plan: Clarksburg Master Plan

Plat Details: R-200/TDR zone; 35 lots, 4 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. 12001030E (MCPB Resolution No. 10-70) 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.

OWNERS CERTIFICATE

We, the undersigned, owners of the property described herein, hereby adopt this plat of subdivision, dedicate the streets shown hereon to public use, establish the minimum building setback lines, and grant to Montgomery County, Maryland, a temporary easement, (herein [15] feet wide access to the property, adjacent, contiguous, and adjacent to the property, and a right of way easement shall be contiguous at such time as the improvements on the adjoining 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, herein 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 among the Land Records of Montgomery County, Maryland in Liber 2854 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 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 sales, mortgages, or trusts affecting the property included in this plan of subdivision.

CLUGS, LLC, a Maryland limited liability company

Brian Allen
 Brian Allen
 Merit Manager/Land/Authorized Person
 CLUGS, LLC

Date **9-26-12**

Witness

[Signature]
 [Signature]
 Professional Land Surveyor
 Maryland Registration No. 21599
 License Expires: 07/31/13

SURVEYORS CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information shown herein is correct. That it is a subdivision of part of the property owned by CLARKSBURG VILLAGE, L.C., a Virginia limited liability company and PREMIER INVESTMENTS, L.C., a Delaware limited liability company to CLUGS, L.L.C., a Maryland limited liability company, which said information is contained in the original plat of subdivision 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 herein, all property corners shown thereon will be set as delineated herein 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 198,335 square feet or 4.5972 acres of land, of which 43,475 square feet or 0.9998 of an acre of land is dedicated to public use.

[Signature]
 [Signature]
 Professional Land Surveyor
 Maryland Registration No. 21599
 License Expires: 07/31/13

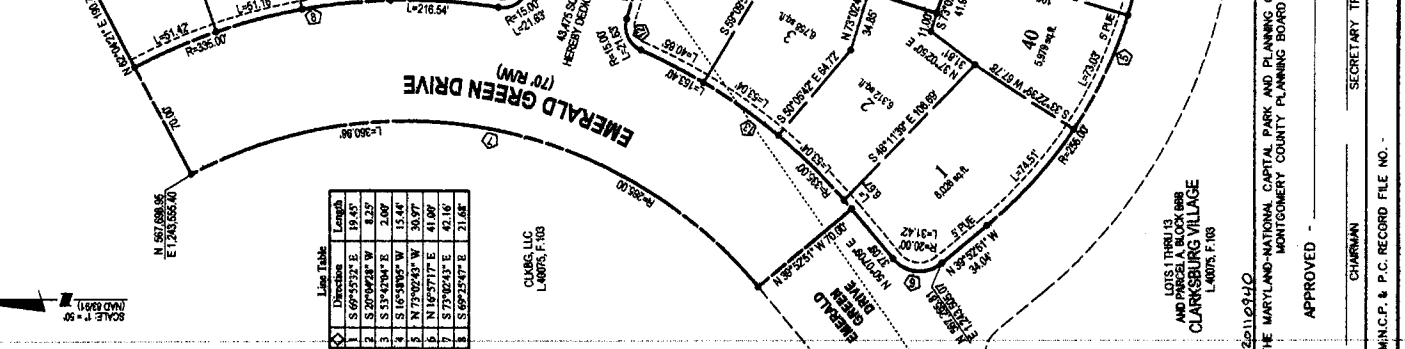
NOTES:

- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan, allowing the development of the property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official files for any such plan (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 Chapter 22A Montgomery County Forest Conservation Law, including approval of the Final Forest Conservation Plan and Springing Agreements Prior to issuance of the Subdivided Parcel Permit. A copy of the approved plan may be viewed at 8797 George Avenue, Silver Spring, Maryland.
- This subdivision record plat is not intended to show any matter affecting the ownership and/or use, nor does it affect the ownership and/or use of the property. This subdivision record plat is not intended to replace an examination of this or to depict or note all matters affecting title.
- This development is served by public water and sewer systems only.
- M.S.S.C 200 code reference: 201 1W 11
- This property appears on Montgomery County Tax Map FV123.
- This plat is limited to the uses and conditions of amended Preliminary Plan No. 1001100E and site Plan No. 820909A10, entitled "Clarksburg Village".
- Zoned R-200/TDR.
- This development conforms with the requirements of Chapter 25(A) of the Montgomery County Code to provide moderately priced dwelling units.
- The property shown herein is being developed in accordance with TDR densities. The following Four (4) Development Rights necessary for use of TDR have been conveyed to the owners as follows: Liber 3061 Folio 437, dated December 23, 2008 as TDRS 15-866B, 15-866C, 15-866D, 15-866E, and 15-8134.
- Parcel A, Block YY are subject to the terms and conditions of a Common Open Spaces Covenants with the Maryland-National Capital Park and Planning Commission recorded among the Land Records of Montgomery County, Maryland in Liber 28946 at Folio 578.
- Parcel A, Block YY, shown hereon are subject to the terms and provisions of a Declaration of Covenants for the operation and maintenance of private streets, storm drain systems, and/or open space areas, recorded among the Land Records of Montgomery County, Maryland in Liber 61824 at Folio 41.



| AREA TABULATION | |
|----------------------|-------------|
| PARCEL 7.958 AC. | OR 0.174 AC |
| LOTS 1-12.258 AC. | OR 0.350 AC |
| STREETS - 43.175 AC. | OR 0.980 AC |
| TOTAL - 53.389 AC. | OR 1.504 AC |

| Line No. | Direction | Length |
|----------|---------------|--------|
| 1 | S 69°53'57" E | 19.45' |
| 2 | S 20°24'28" W | 8.25' |
| 3 | S 33°42'04" E | 2.00' |
| 4 | S 16°34'30" W | 13.44' |
| 5 | N 73°02'45" W | 20.97' |
| 6 | N 17°02'17" E | 41.89' |
| 7 | S 33°57'17" E | 27.18' |
| 8 | S 69°53'57" E | 21.58' |



| Line No. | Direction | Length | Pointed | Chain | Bearing | Pointed | Chain | Dist. |
|----------|---------------|---------|---------|---------|---------------|---------|-------|-------|
| 1 | S 27°22'33" E | 20.89' | 32.87' | 30.84' | S 27°22'33" W | 28.88' | | |
| 2 | S 61°42'00" W | 10.700' | 31.95' | 15.98' | S 72°12'13" E | 31.95' | | |
| 3 | S 07°16'18" E | 11.900' | 44.80' | 32.40' | N 72°02'54" E | 44.80' | | |
| 4 | S 73°10'02" E | 11.900' | 20.23' | 141.81' | S 72°02'54" W | 201.65' | | |
| 5 | S 60°11'07" E | 25.000' | 20.23' | 135.64' | N 69°53'25" E | 219.57' | | |
| 6 | S 89°00'00" W | 20.00' | 31.42' | 20.00' | N 0°00'00" E | 38.28' | | |
| 7 | S 78°02'48" E | 26.500' | 360.58' | 214.77' | N 11°02'54" E | 333.71' | | |
| 8 | S 73°02'00" E | 33.000' | 216.54' | 112.31' | S 69°22'54" E | 212.79' | | |
| 9 | S 07°24'57" E | 15.000' | 21.63' | 13.18' | S 32°11'54" E | 19.80' | | |
| 10 | S 31°14'00" E | 31.000' | 250.00' | 143.53' | S 74°29'54" E | 177.70' | | |
| 11 | S 31°14'00" E | 31.000' | 180.23' | 92.74' | S 89°50'25" W | 152.07' | | |
| 12 | S 82°36'47" E | 15.000' | 21.65' | 13.18' | S 65°11'59" W | 19.80' | | |
| 13 | S 26°14'12" E | 33.000' | 153.40' | 78.07' | S 77°00'00" W | 152.07' | | |
| 14 | S 07°38'41" E | 10.665' | 10.63' | 18.30' | N 61°31'20" W | 16.82' | | |
| 15 | S 08°45'42" E | 10.665' | 103.11' | 81.71' | S 62°31'25" W | 162.95' | | |
| 16 | S 07°07'27" E | 10.665' | 152.39' | 76.33' | N 81°40'42" E | 152.30' | | |

250-12612-12

LOTS 1 THRU 13 AND PARCELS A, B, C AND D, BLOCK 888 CLARKSBURG VILLAGE, MONTGOMERY COUNTY, MARYLAND, L40075, F.103

APPROVED _____

CHAIRMAN

SECRETARY

TREASURER

APPROVED _____

DATE _____

DIRECTOR

MONTGOMERY COUNTY, MARYLAND DEPARTMENT OF PERMITTING SERVICES

APPROVED _____

CHAIRMAN

SECRETARY

TREASURER

APPROVED _____

DATE _____

DIRECTOR

MONTGOMERY COUNTY, MARYLAND DEPARTMENT OF PERMITTING SERVICES

SUBDIVISION RECORD PLAT
LOTS 28 thru 32, BLOCK WW and
LOTS 1 thru 9 and LOTS 33 thru 40
and PARCEL A, BLOCK YY
CLARKSBURG VILLAGE
 CLARKSBURG (2nd) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 90' DECEMBER 2010

Rockwell Associates, Inc.
 2 Research Plaza, Suite 100
 Rockville, MD 20850 (301) 948-9067
 www.RAassoc.com

NOTES:

- All easements, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or any other plan, submitted to the Department of Permitting and Inspections and Enforcement (DPIE) for approval, shall remain in full force and effect and shall not be null and void, unless expressly rescinded by the Department of Permitting and Inspections and Enforcement.
- This subdivision record plat is not intended to show any matter affecting the ownership and/or use, nor any other matter, of the property shown hereon. The subdivision record plat is not intended to replace an examination of title or to depict or make any inferences 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. 12001000E, entitled "Clarksburg Village" and Site Plan No. C20050410 Entitled "Candidate Village Phase 2".
- W.S.S.C 200 scale (reference: 21/WH12, Tax Map PVI23)
- Zoned R-20MTDR.
- Parcel B and C, Block B8B is subject to a Declaration of Covenants for Private Open Space, recorded among the Land Records of Montgomery County, Maryland in Liber 41582, at Folio 141.
- Open space areas will be maintained by the Homeowners Association, Montgomery County, Maryland and not participate in the maintenance of these facilities.
- 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 approval of the appropriate agencies prior to issuance of the Subdivision Control Permit. A copy of the approved plan may be viewed at 6707 Georgia Avenue, Silver Spring, Maryland.
- Parcels B and C, Block B8B is subject to the terms of a Common Open Space Covenant recorded among the Land Records of Montgomery County, Maryland in Liber 28846, at Folio 578.
- The source of the 100-year floodplain shown hereon was taken from a flood plain study by Loidelman Soltesz Associates, Inc., dated July 2010, and approved by MDCPS in a letter dated August 25, 2010, Floodplain Study No. 224628.

PLAT NO.

SURVEYOR'S CERTIFICATE

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

And that the owner engaged as described in the Owner's Certificate herein, all property corner locations shown, has delineated the area in accordance with the provisions of Section 50-54(a)(2) of the Montgomery County Code.

The total area included in this subdivision record plat is 491,326 square feet or 11.3482 acres of land. There is no dedication to public use by this plat.

David E. Jick
 Date: 9-26-12

David E. Jick
 Professional Land Surveyor
 Maryland Registration No. 21568
 License Expires: 07/13/13

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described herein, hereby adopt this plan of subdivision and grant to the Maryland State Department of General Services, as the agent of the State of Maryland, the right to acquire the property described herein and to all other rights-of-way lines, and upon execution thereof to be original and true copies of this plan, and to be a part of the public records of Montgomery County, Maryland.

Further, we grant to the applicable utility companies, their successors, and assigns, an easement, full on and over the land herein described as PUBLIC UTILITY EASEMENT, as identified as PUE herein with the terms and provisions of said grant being set forth in the certain documents identified as PUBLIC UTILITY EASEMENT, as shown herein, to be a part of the public records of Montgomery County, Maryland in Liber 3088 at Folio 381, which said terms incorporated herein by this reference.

Further, we grant to Montgomery County, Maryland, its successors, and assigns, an easement, full on and over the land herein described as PUBLIC IMPROVEMENT EASEMENT, as identified as PIE herein with the terms and provisions of said grant being set forth in the certain documents identified as PUBLIC IMPROVEMENT EASEMENT, as shown herein, to be a part of the public records of Montgomery County, Maryland in Liber 3088 at Folio 381, 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 50-54(a)(2) of the Montgomery County Code.

There are no recorded sales, orders of law, liens, leases, mortgages, or trusts affecting the property included in this plan of subdivision.

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

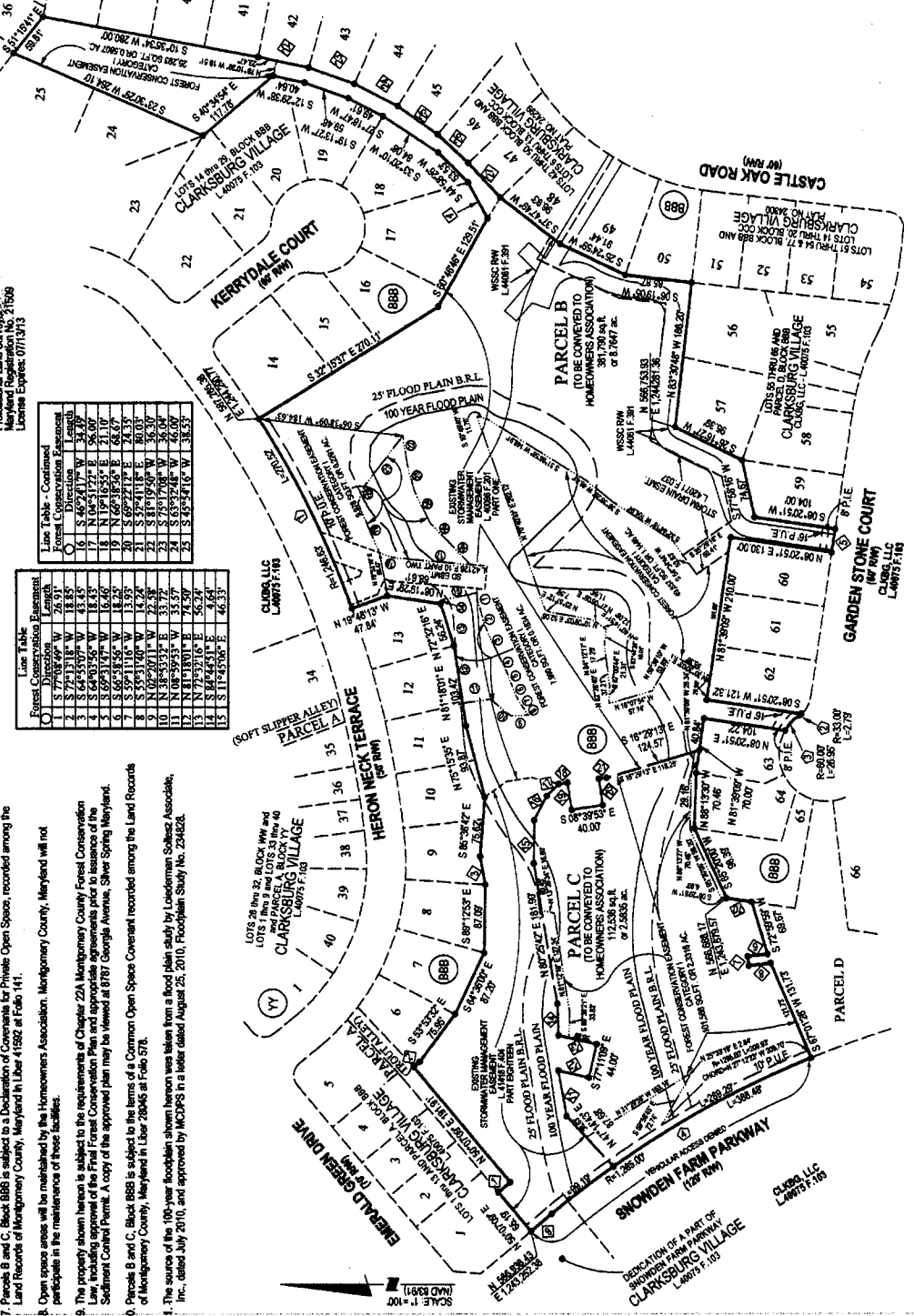
Brian Alan
 Date: 9-26-12

Brian Alan
 Market Manager-Land Authorized Person
 CLKRG, L.L.C.

**SUBDIVISION RECORD PLAT
 PARCELS B and C, BLOCK B8B
 CLARKSBURG VILLAGE
 CLARKSBURG (2nd) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 100' NOVEMBER 2010**

PLAT 9
 ROCKVILLE OFFICE
 2 Research Place, Suite 100 Rockville, MD 20850 1.301.948.9067
 www.LSAssociates.net
 Engineering Planning Surveying Environmental Sciences

Loidelman Soltesz Associates, Inc.
 Licensee
 Sublot Associates, Inc.



Line Table

| Direction | Length |
|-------------------|--------|
| 1. S 89°46'09" E | 55.26 |
| 2. S 89°46'09" E | 34.07 |
| 3. S 89°46'09" E | 21.11 |
| 4. S 89°46'09" E | 31.05 |
| 5. S 89°46'09" E | 34.12 |
| 6. S 89°46'09" E | 9.95 |
| 7. S 89°46'09" E | 65.51 |
| 8. S 89°46'09" E | 62.07 |
| 9. S 89°46'09" E | 62.07 |
| 10. S 89°46'09" E | 62.07 |
| 11. S 89°46'09" E | 33.24 |
| 12. S 89°46'09" E | 60.08 |

Forest Conservation Easement

| Direction | Length |
|-------------------|--------|
| 1. S 89°46'09" E | 18.85 |
| 2. S 89°46'09" E | 18.85 |
| 3. S 89°46'09" E | 18.85 |
| 4. S 89°46'09" E | 18.85 |
| 5. S 89°46'09" E | 18.85 |
| 6. S 89°46'09" E | 18.85 |
| 7. S 89°46'09" E | 18.85 |
| 8. S 89°46'09" E | 18.85 |
| 9. S 89°46'09" E | 18.85 |
| 10. S 89°46'09" E | 18.85 |
| 11. S 89°46'09" E | 18.85 |
| 12. S 89°46'09" E | 18.85 |
| 13. S 89°46'09" E | 18.85 |
| 14. S 89°46'09" E | 18.85 |
| 15. S 89°46'09" E | 18.85 |

Line Table

| Direction | Length |
|-------------------|--------|
| 1. S 89°46'09" E | 18.85 |
| 2. S 89°46'09" E | 18.85 |
| 3. S 89°46'09" E | 18.85 |
| 4. S 89°46'09" E | 18.85 |
| 5. S 89°46'09" E | 18.85 |
| 6. S 89°46'09" E | 18.85 |
| 7. S 89°46'09" E | 18.85 |
| 8. S 89°46'09" E | 18.85 |
| 9. S 89°46'09" E | 18.85 |
| 10. S 89°46'09" E | 18.85 |
| 11. S 89°46'09" E | 18.85 |
| 12. S 89°46'09" E | 18.85 |
| 13. S 89°46'09" E | 18.85 |
| 14. S 89°46'09" E | 18.85 |
| 15. S 89°46'09" E | 18.85 |

Curve Table

| Delta | Radius | Tangent | Chord Bearing | Chord Dist. |
|--------------|----------|---------|---------------|-------------|
| 1. 12°26'00" | 1,246.63 | 270.37 | N 63°58'07" E | 269.99 |
| 2. 04°50'26" | 33.00 | 2.79 | N 35°42'54" W | 2.79 |
| 3. 25°44'09" | 60.00 | 13.71 | N 47°09'46" W | 26.72 |
| 4. 17°19'18" | 1,285.00 | 388.48 | N 31°31'12" W | 387.01 |



APPROVED _____ DATE _____

SECRETARY TREASURER _____

CHAIRMAN _____

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

APPROVED _____

SECRETARY TREASURER _____

CHAIRMAN _____

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

22-0110-92b
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED _____ DATE _____

SECRETARY TREASURER _____

CHAIRMAN _____

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

PLAT NO.

AREA TABULATION

| | |
|---------|----------------------------------|
| STREETS | = 64,071 SQ. FT. OR 1,470.9 AC. |
| LOTS | = 95,544 SQ. FT. OR 2,186.2 AC. |
| PARCEL | = 5,894 SQ. FT. OR 0.1353 AC. |
| TOTAL | = 189,599 SQ. FT. OR 4,343.3 AC. |

NOTES: CONTINUED

13. Open space areas and alley will be maintained by the Homeowners' associations. Montgomery County, Maryland will not participate in the maintenance of these facilities.

14. Parcel A, Block BBB, shown hereon are subject to the terms and provisions of a Declaration of Covenants, for the operation and maintenance of private streets, storm drain systems, and other open space areas, recorded among the Land Records of Montgomery County, Maryland in Liber 41592 at Folio 141.

Curve Table

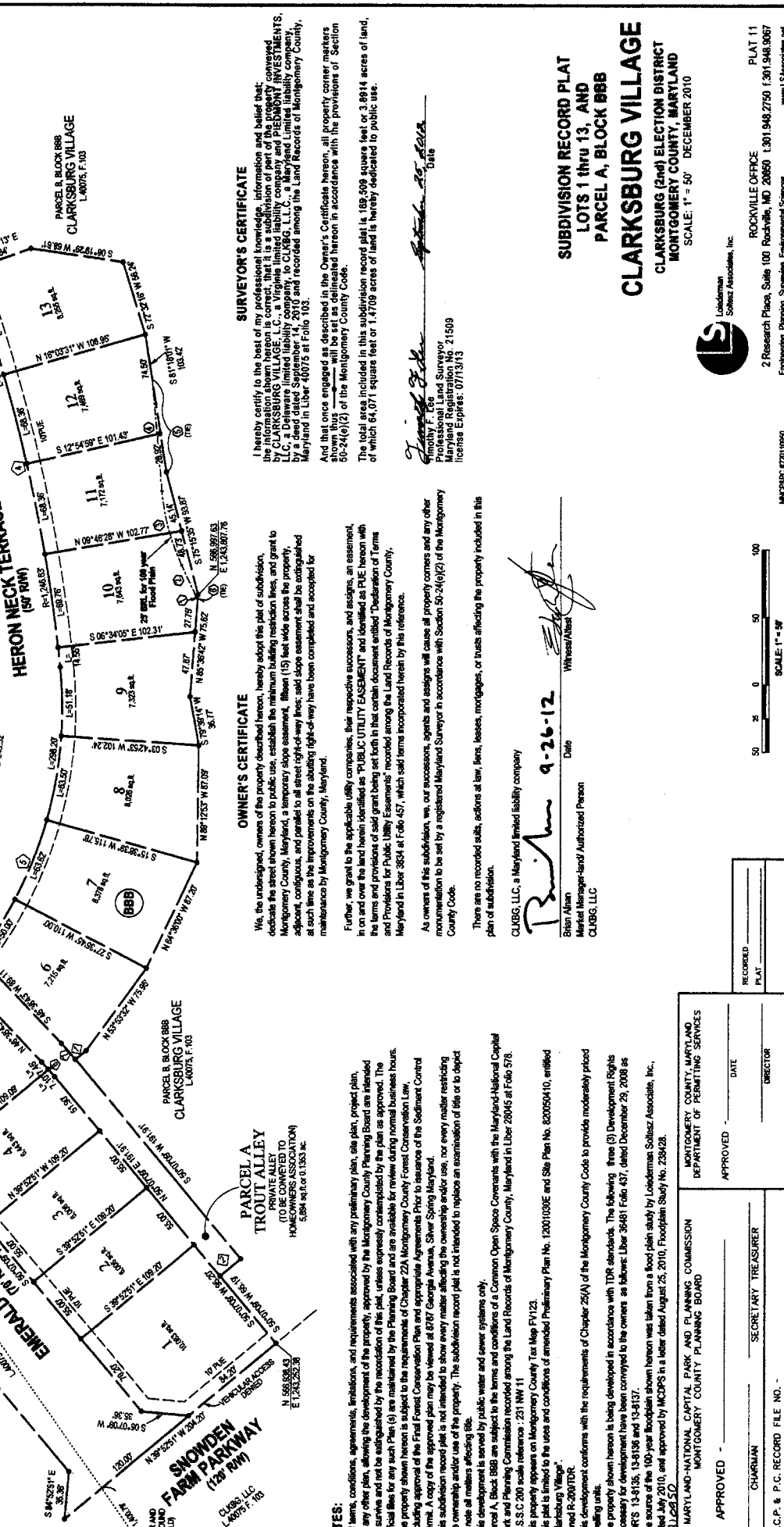
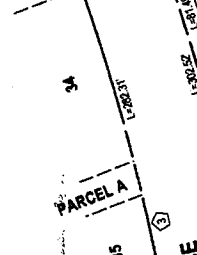
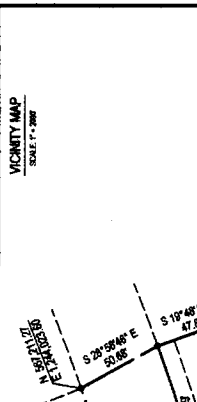
| Station | Radius | Length | Chord Bearing | Chord Dist. |
|-------------|-----------|---------|---------------|-------------|
| 1. 50+00.00 | 20.00' | 31.42' | S 85°57'00" W | 28.28' |
| 2. 50+31.42 | 25.00' | 249.32' | S 07°32'55" E | 239.20' |
| 3. 51+10.74 | 1,196.65' | 282.31' | N 77°20'11" E | 281.65' |
| 4. 52+41.05 | 3,246.65' | 152.01' | S 77°08'51" W | 301.78' |
| 5. 53+93.06 | 305.00' | 298.20' | N 67°53'55" E | 286.46' |
| 6. 55+91.26 | 20.00' | 31.42' | N 64°25'11" W | 28.28' |
| 7. 56+22.68 | 20.00' | 15.76' | S 48°22'56" W | 14.53' |
| 8. 56+38.44 | 240.00' | 14.53' | S 48°22'56" E | 14.53' |

Line Table

| Direction | Length |
|------------------|--------|
| 1. N 39°25'11" W | 10.17' |
| 2. N 39°25'11" W | 20.00' |

Line Table For Flood Plain

| Direction | Length |
|------------------|--------|
| 1. N 64°25'11" E | 25.65' |
| 2. N 64°25'11" E | 83.37' |
| 3. S 11°10'01" W | 89.64' |
| 4. N 83°36'42" E | 3.89' |



OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, hereby adopt this plat of subdivision, dedicate the street shown hereon to public use, establish the minimum building restriction lines, and grant to Montgomery County, Maryland, a temporary slope easement, (where applicable) fee title across the property, adjacent, contiguous, and parallel to all street right-of-way lines; said slope easement shall be designated 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 PUC hereon with the terms and provisions of said grant being set forth in that certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" recorded among the Land Records of Montgomery County, Maryland in Liber 3634 at Folio 457, which said terms incorporated herein by this reference.

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

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

CLABS, LLC, a Maryland limited liability company

[Signature] 9-26-12 Date
Witness/Attest

Brian Allan
Market Manager/Authorized Person
CLABS, LLC

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 PIEDMONT INVESTMENTS, L.P., a limited liability partnership, to CLABS, LLC, a Maryland limited liability company, by a deed dated September 14, 2010 and recorded among the Land Records of Montgomery County, Maryland in Liber 40076 at Folio 103.

And that once engaged as described in the Owner's Certificate hereon, all property corner markers shown thereon will be set as delineated hereon in accordance with the provisions of Section 50-24(e)(2) of the Montgomery County Code.

The total area included in this subdivision record plat is 189,599 square feet or 4,343.3 acres of land, of which 64,071 square feet or 1,470.9 acres of land is hereby dedicated to public use.

[Signature] Date
Professional Land Surveyor
Maryland Registered Professional Surveyor
License Expiration: 07/13/15

NOTES:

- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or any other plan, allowing the development of the property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official files for any such plan (s) are maintained by the Planning Board and are available for review during normal business hours.
- The property shown hereon is subject to the requirements of Chapter 22A Montgomery County Forest Conservation Law, including approval of the Final Forest Conservation Plan and appropriate Agreements Prior to Issuance of the Sediment 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 respecting the ownership and/or use of the property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- This development is served by public water and sewer systems only.
- Parcel A, Block BBB are subject to the terms and conditions of a Common Open Space Covenants with the Maryland-National Capital Park and Planning Commission recorded among the Land Records of Montgomery County, Maryland in Liber 28045 at Folio 578.
- M.S.S.C. 200 scale reference: 231 NW 11
- This property appears on Montgomery County Tax Map P17123
- This plat is limited to the uses and conditions of amended Preliminary Plan No. 12001039E and Site Plan No. 820050410, entitled "Clarksburg Village"
- Zoned R-200/DTR
- This development conforms with the requirements of Chapter 25(A) of the Montgomery County Code to provide moderately priced dwelling units.
- The property shown hereon is being developed in accordance with DTR standards. The following three (3) Development Rights accessory development have been conveyed to the owners as follows: Liber 36481 Folio 437, dated December 29, 2008 as DTRS 13-4135, 13-4136 and 13-4137.
- The source of the 100-year floodplain shown hereon was taken from a flood plain study by Lohde/Man Scholtz Associates, Inc., dated July 2010, and approved by MCDPS in a letter dated August 23, 2010; Floodplain Study No. 230428.
- 22-211625-02

RECORD PLAT REVIEW SHEET

Plat Name: Clarksburg Village Plat Number: 220110930-950
 Plan Name: Clarksburg Village Plan Number: 12001030E
 Plat Submission Date: 3-9-2011
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: C. Conlon Checked: _____ Date _____

Initial DRD Review:

Signed Preliminary Plan - Date 11-3-10 Checked: Initial SSS Date 7-6-12
 Planning Board Resolution - Date 7/27/10 Checked: Initial SSS Date 7-6-12
 Site Plan Req'd for Development? Yes No _____ Verified By: SSS (initial)
 Site Plan Name: Clarksburg Village Phase 1B Site Plan Number: 820050410
 Planning Board Resolution - ~~11-09-29~~ Checked: Initial SSS Date 7-6-12
 Site Plan Signature Set - Date 4-23-10 Checked: Initial SSS Date 7-6-12
 Site Plan Reviewer Plat Approval: Checked: Initial SSS Date 9/11/12

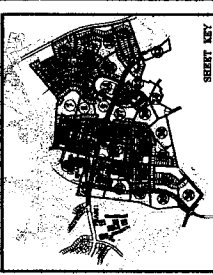
Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances
 Coordinates Plan # Road/Alley Widths Easements Open Space
 Non-standard BRLs Adjoining Land Vicinity Map Septic/Wells N/A
 TDR note Child Lot note N/A Surveyor Cert Owner Cert Tax Map

| Agency Reviews | Reviewer | Date Sent | Due Date | Date Rec'd | Comments |
|----------------|---------------|---------------|----------------|----------------|---------------------------|
| Environment | Evelyn Gibson | <u>3-9-11</u> | <u>3/25/11</u> | | <u>NO REVISIONS</u> |
| Research | Bobby Fleury | | | <u>3-10-11</u> | <u>NAD 83/91</u> |
| SHA | Corren Giles | | | | |
| PEPCO | Bobbie Dickey | | | | |
| Parks | Doug Powell | | | | |
| DRD | Keiona Clark | | | | <u>REYISE STREET NAME</u> |

Final DRD Review:

| | Initial | Date |
|---------------------------------------|------------|-----------------|
| Consultant Notified (Final Mark-up): | <u>SSS</u> | <u>9/12/12</u> |
| Final Mylar & DXF/DWG Received: | <u>SSS</u> | <u>9-28-12</u> |
| Final Mylar Review Complete: | <u>SSS</u> | <u>10/17/12</u> |
| Board Approval of Plat: | | |
| Plat Agenda: | <u>SSS</u> | <u>10/25/12</u> |
| 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. _____



SECRET KEY

LEGEND

- SUBDIVISION FENCE
- EXISTING FENCE
- NEW FENCE
- EXISTING DRIVEWAY
- NEW DRIVEWAY
- EXISTING DRIVE
- NEW DRIVE
- EXISTING SIDEWALK
- NEW SIDEWALK
- EXISTING WALKWAY
- NEW WALKWAY
- EXISTING ROAD
- NEW ROAD
- EXISTING TRAIL
- NEW TRAIL
- EXISTING UTILITY
- NEW UTILITY
- EXISTING EASEMENT
- NEW EASEMENT
- EXISTING ENCROACHMENT
- NEW ENCROACHMENT
- EXISTING CURB
- NEW CURB
- EXISTING GROUND
- NEW GROUND
- EXISTING CONCRETE
- NEW CONCRETE
- EXISTING ASPHALT
- NEW ASPHALT
- EXISTING GRAVEL
- NEW GRAVEL
- EXISTING SAND
- NEW SAND
- EXISTING DIRT
- NEW DIRT
- EXISTING VEGETATION
- NEW VEGETATION
- EXISTING TREES
- NEW TREES
- EXISTING SHRUBS
- NEW SHRUBS
- EXISTING FLOWERS
- NEW FLOWERS
- EXISTING LAWNS
- NEW LAWNS
- EXISTING PATIOS
- NEW PATIOS
- EXISTING DECKS
- NEW DECKS
- EXISTING PORCHES
- NEW PORCHES
- EXISTING STAIRS
- NEW STAIRS
- EXISTING RAMP
- NEW RAMP
- EXISTING DRIVEWAY
- NEW DRIVEWAY
- EXISTING DRIVE
- NEW DRIVE
- EXISTING SIDEWALK
- NEW SIDEWALK
- EXISTING WALKWAY
- NEW WALKWAY
- EXISTING ROAD
- NEW ROAD
- EXISTING TRAIL
- NEW TRAIL
- EXISTING UTILITY
- NEW UTILITY
- EXISTING EASEMENT
- NEW EASEMENT
- EXISTING ENCROACHMENT
- NEW ENCROACHMENT
- EXISTING CURB
- NEW CURB
- EXISTING GROUND
- NEW GROUND
- EXISTING CONCRETE
- NEW CONCRETE
- EXISTING ASPHALT
- NEW ASPHALT
- EXISTING GRAVEL
- NEW GRAVEL
- EXISTING SAND
- NEW SAND
- EXISTING DIRT
- NEW DIRT
- EXISTING VEGETATION
- NEW VEGETATION
- EXISTING TREES
- NEW TREES
- EXISTING SHRUBS
- NEW SHRUBS
- EXISTING FLOWERS
- NEW FLOWERS
- EXISTING LAWNS
- NEW LAWNS
- EXISTING PATIOS
- NEW PATIOS
- EXISTING DECKS
- NEW DECKS
- EXISTING PORCHES
- NEW PORCHES
- EXISTING STAIRS
- NEW STAIRS
- EXISTING RAMP
- NEW RAMP

DEVELOPER'S CERTIFICATE

I, the undersigned, hereby certify that the information furnished in this plan is true and correct, and that the same conform to the requirements of the Subdivision Control Act, Chapter 33, Article 28, of the Code of Montgomery County, Maryland, and that the same have been approved by the Planning Board of Montgomery County, Maryland.

DATE: 10/15/1988

BY: [Signature]

FOR: [Signature]

PHASE 2 SITE PLAN

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

CPJ
Charles P. Johnson & Associates, Inc.
1000 Rockville Pike, Suite 1000
Rockville, Maryland 20858
Tel: (301) 762-1000

ENGINEER'S CERTIFICATE

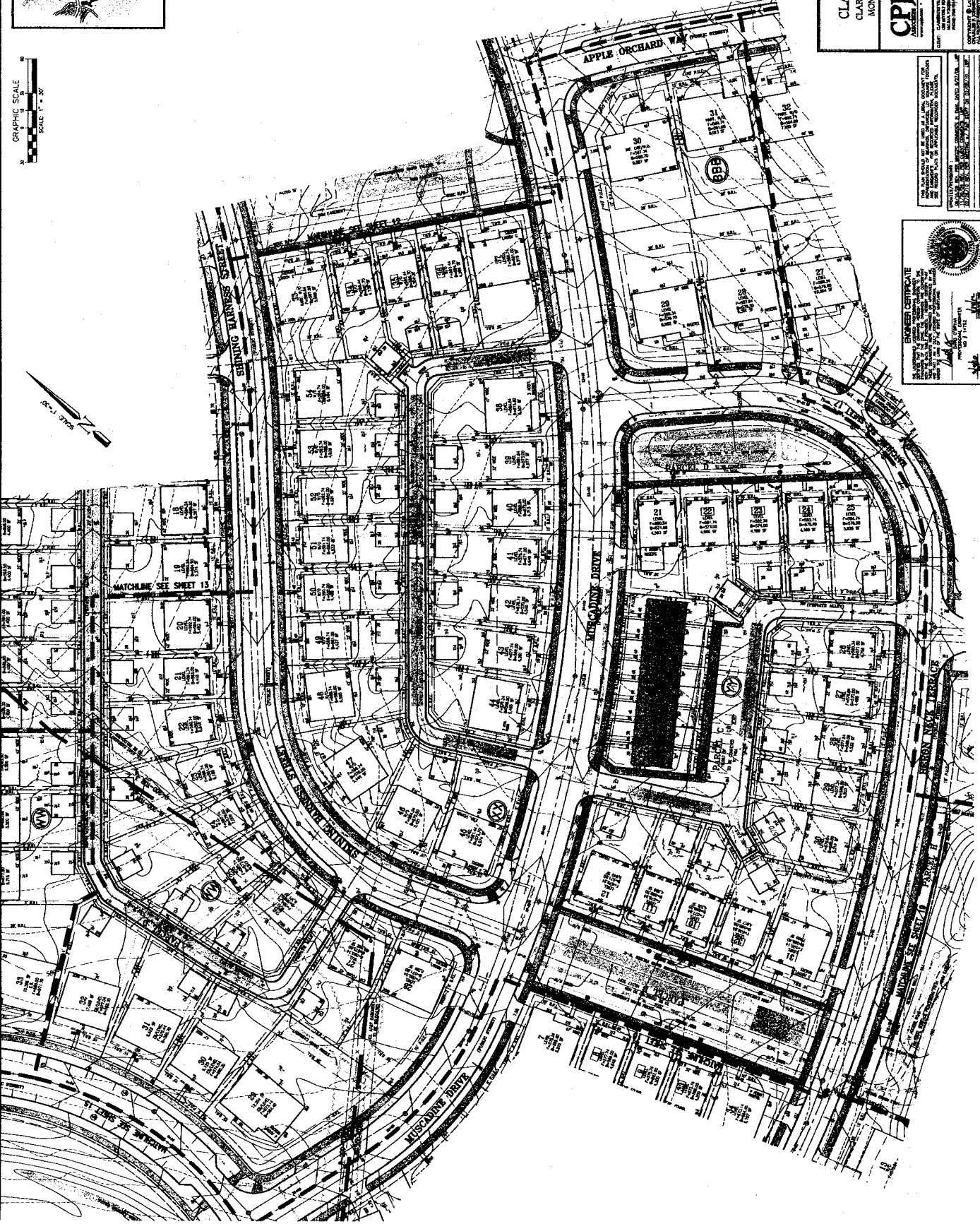
I, the undersigned, hereby certify that the information furnished in this plan is true and correct, and that the same conform to the requirements of the Subdivision Control Act, Chapter 33, Article 28, of the Code of Montgomery County, Maryland, and that the same have been approved by the Planning Board of Montgomery County, Maryland.

DATE: 10/15/1988

BY: [Signature]

FOR: [Signature]

GRAPHIC SCALE
SCALE 1" = 20'



DEVELOPER'S CERTIFICATE

I, the undersigned, hereby certify that the information furnished in this plan is true and correct, and that the same conform to the requirements of the Subdivision Control Act, Chapter 33, Article 28, of the Code of Montgomery County, Maryland, and that the same have been approved by the Planning Board of Montgomery County, Maryland.

DATE: 10/15/1988

BY: [Signature]

FOR: [Signature]

ENGINEER'S CERTIFICATE

I, the undersigned, hereby certify that the information furnished in this plan is true and correct, and that the same conform to the requirements of the Subdivision Control Act, Chapter 33, Article 28, of the Code of Montgomery County, Maryland, and that the same have been approved by the Planning Board of Montgomery County, Maryland.

DATE: 10/15/1988

BY: [Signature]

FOR: [Signature]

| | |
|--------------|-------------|
| DATE | 10/15/1988 |
| BY | [Signature] |
| FOR | [Signature] |
| SHEET | 16 |
| TOTAL SHEETS | 45 |

