Plat Name:	**Clarksburg Village**
Plat #:	**220111500 – 220111510, 220120450 – 220120490, 220120640 - 220120670**

Location:	Located on the south side of Snowden Farm Parkway, approximately 600 feet southeast of Newcut Road.
Master Plan:	Clarksburg Master Plan
Plat Details:	R-200/TDR zone; 143 lots, 13 parcels Community Water, Community Sewer
Owner:	Clarksburg Village, L.C.

The subdivision plats have been reviewed by M-NCPPC staff as documented on the attached Plat Review Checklist. Staff has determined that the plats comply with Preliminary Plan No. 12001030F (MCPB Resolution No. 12-47) and with Site Plan No. 820050410 (Certified Site Plan dated April 23, 2010), as approved by the Board, and that any minor modifications reflected on the plats do not alter the intent of the Board's previous approval of the aforesaid plans.

Owner's Certificate

The undersigned, owner of the property shown hereon and described in the Surveyor's Certificate, hereby adopts this Subdivision Record Plat; Establishes the minimum building restriction lines and dedicates the street to public use; Grants to Montgomery County, Maryland, Temporary Slope Easements as shown hereon and designated as T.S.E., 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; Grants 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 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 an Ingress/Egress Easement as shown hereon, for the benefit of Lots 93 through 96, Block KK, with the terms and provision of said easement to be recorded hereafter; 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 corners 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 that certain deed of trust recorded in L.41609 at F.402, and the parties in interest thereto have below indicated their assent.

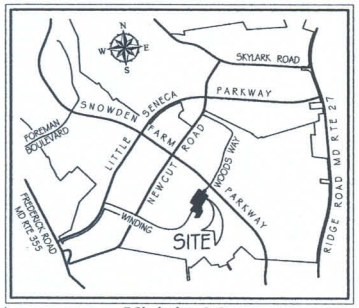
Clarksburg Village, L.C.,
a Virginia limited liability company

Date: 6-24-13 By: Thomas E. Marshall
Thomas E. Marshall, Manager

We hereby assent to this Subdivision Record Plat

Witness: _____ Trustee: Wells Fargo Bank National Association
Alexandra M. Johns, Trustee

Witness: _____ Trustee: _____
Gina Prato-Gallerini, Trustee



Vicinity Map
(Not to Scale)

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 Kingstead Manor Joint Venture by deed dated March 27, 1997 and recorded among the Land Records of Montgomery County, Maryland in Liber 14771 at Folio 473; I further 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.

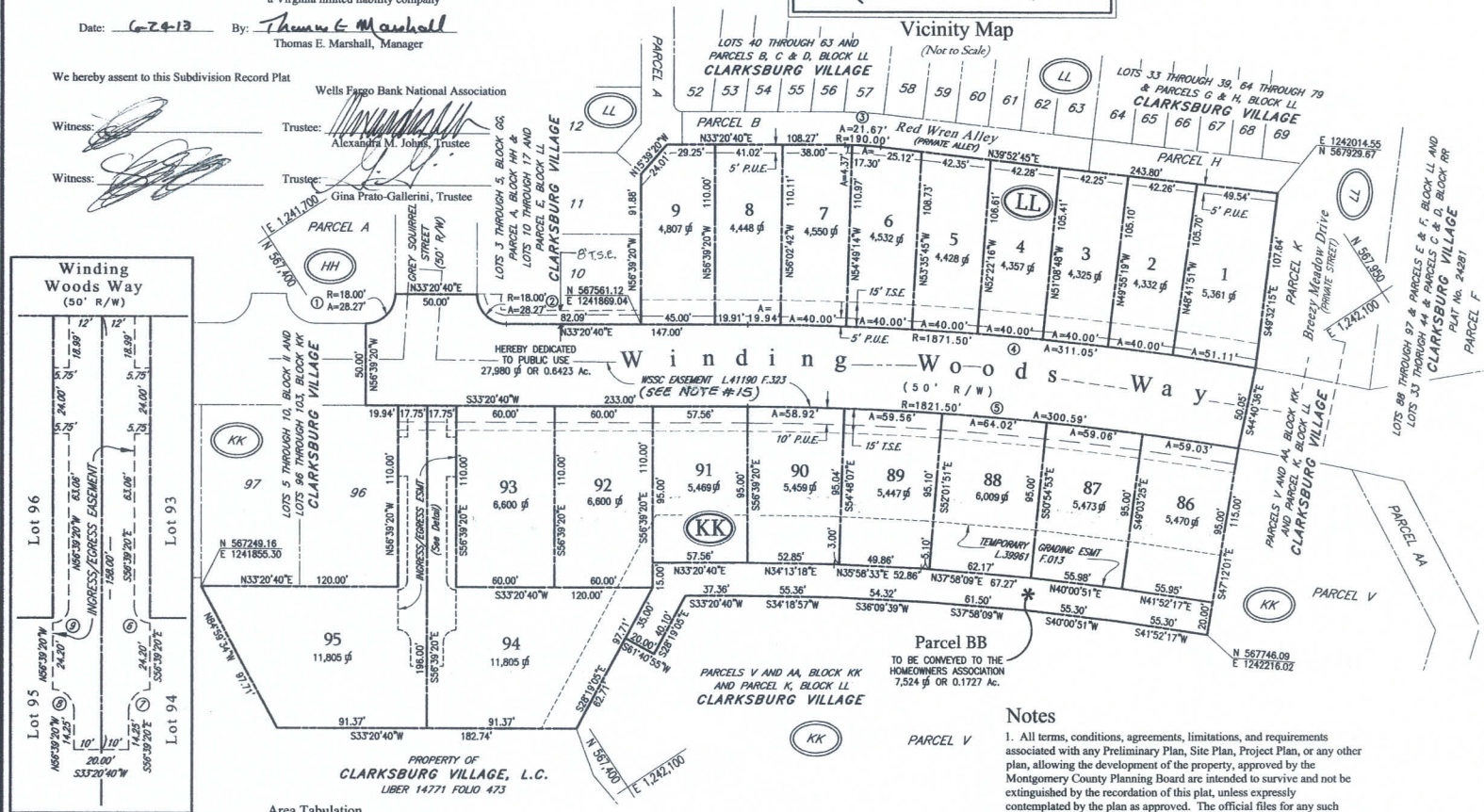
The total area included in this subdivision record plat is 146,781 square feet of 3.3696 acres of land, of which 27,980 square feet or 0.6423 of an acre of land is dedicated to public use.

Date: 6/21/13

Daniel F. DeBolt
Property Line Surveyor
Maryland No. 526
Exp.: 02/17/2015

Plat No.: _____

SCALE: 1"=50'
MARYLAND STATE PLANE DATUM (NAD 83/91)



Ingress/Egress Easement Detail
Scale: 1" = 30'

Area Tabulation

Lots:	111,277 sf	or 2.5546 Ac.
Parcels:	7,524 sf	or 0.1727 Ac.
Streets:	27,980 sf	or 0.6423 Ac.
Total:	146,781 sf	or 3.3696 Ac.

Graphic Scale

50 0 25 50 100

Scale: 1"=50'

CURVE TABLE

CURVE	RADIUS	ARC	DELTA	TANGENT	BEARING	CHORD
1	18.00	28.27	90°00'00"	18.00	N11°39'20"W	25.46
2	18.00	28.27	90°00'00"	18.00	N78°20'40"E	25.46
3	190.00	21.67	6°32'04"	10.85	N36°36'43"E	21.66
4	1871.50	311.05	09°31'22"	155.88	S38°06'21"W	310.69
5	1821.50	300.59	09°27'19"	150.64	N38°04'20"E	300.25
6	5.75	9.03	90°00'00"	5.75	N78°20'40"E	8.13
7	7.75	12.17	90°00'00"	7.75	S11°39'20"E	10.96
8	7.75	12.17	90°00'00"	7.75	S78°20'40"W	10.96
9	5.75	9.03	90°00'00"	5.75	N11°39'20"W	8.13

Notes

1. 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.

2. The property shown hereon is subject to the requirements of the Montgomery County Forest Conservation Law of 1992, including approval of the Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.

3. This Subdivision Record Plat is not intended to show every matter affecting the ownership and/or use, nor every matter restricting the ownership and/or use of this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting title.

4. This development is served by public water and sewer systems only.

5. This plat is limited to the uses and conditions of Amended Preliminary Plan No. 12001030F entitled "Clarksburg Village".

6. The development is subject to the terms and conditions as required by M-NCP&PC Site Plan No. 820050410, as amended, entitled "Clarksburg Village Phase 2".

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

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

9. Parcel BB, Block KK 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.

10. Parcel BB, Block KK is 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.

11. 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

12. This development conforms with the requirements of Chapter 25(a) of the Montgomery County Code to provide moderately priced dwelling units.

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

14. The property shown 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:

Liber/Folio	Date	TDR's
L.30414 F.224	July 13, 2005	16-8195 through 16-8197

15. THE WSSC R/W WITHIN THE AREAS OF PUBLIC DEDICATION IS SUBJECT TO A SUBORDINATION AGREEMENT RECORDED IN LIBER AT FOLIO

Subdivision Record Plat
Lots 86 through 95 & Parcel BB, Block KK
& Lots 1 through 9, Block LL
Clarksburg Village

Clarksburg (2nd) District
Montgomery County, Maryland
June, 2013 Scale: 1" = 50'

The Maryland-National Capital Park and Planning Commission Montgomery County Planning Board	Department of Permitting Services, Montgomery County	Recorded: _____	19 Lots 1 Parcel Tax Map: EV
Approved: _____ Date Chairman Asst. Secretary-Treasurer	Approved: _____ Date Director	Plat No.: _____	220111500
M-NCP&PC Record File No.:			P.I.A. No.: _____

CPJ Associates — Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cpjc.com - Silver Spring, MD - Gaithersburg, MD - College Park, MD - Frederick, MD - Fairfax, VA

Phase 2A
U Contract
JID DPD
32-200-15 U1

N:\32200\DWG\15-U1

Owner's Certificate

The undersigned, owner of the property shown hereon and described in the Surveyor's Certificate, hereby adopts this Subdivision Record Plat; Establishes the minimum building restriction lines; Dedicates the street to public use; Grants to Montgomery County, Maryland, Temporary Slope Easements 25 feet or as otherwise as shown hereon and designated as T.S.E., 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 Grants 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 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.

We further certify that a Maryland Registered Land Surveyor will be engaged to set all property corners 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 that certain deed of trust recorded in L.41609 F.402, and the parties in interest thereto have below indicated their assent.

Date: 6-24-13

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

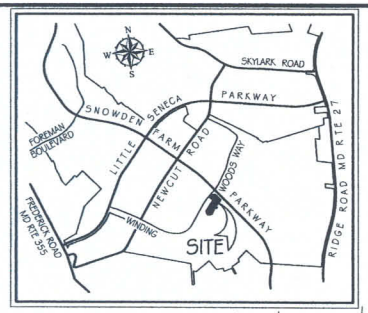
By: Thomas E. Marshall
Thomas E. Marshall, Manager

We hereby assent to this Subdivision Record Plat

Witness: _____ Trustee: _____
Alexandra M. Johns, Trustee

Witness: _____ Trustee: _____
Gina Prato-Gallerini, Trustee

Wells Fargo Bank National Association



Vicinity Map
(Not to Scale)

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 Kingstead Manor Joint Venture by deed dated March 27, 1997 and recorded among the Land Records of Montgomery County, Maryland in Liber 14771 at Folio 473;

I further 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.

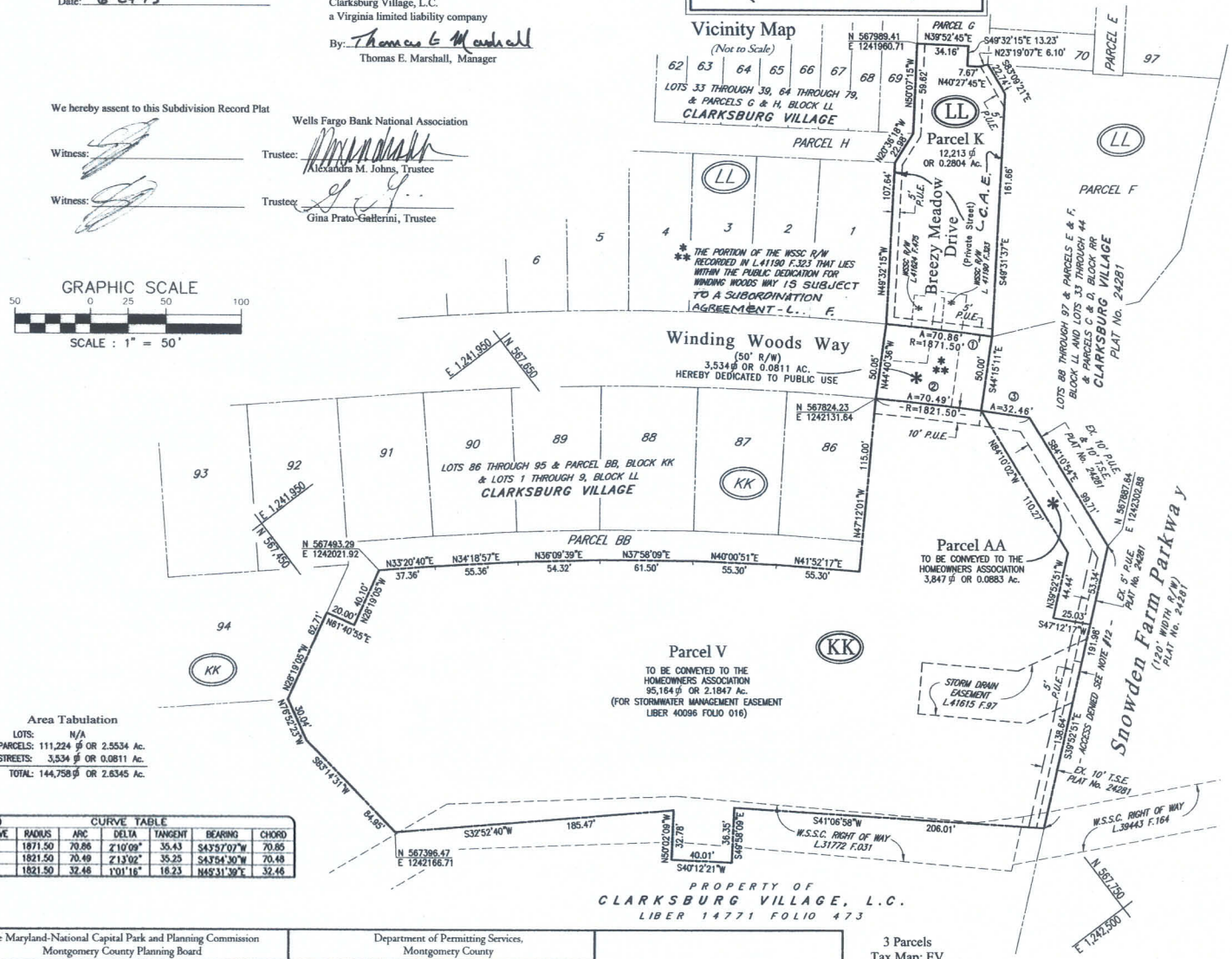
The total area included in this subdivision record plat is 114,758 square feet or 2.6345 acres of land, of which 3,534 square feet or 0.0811 of an acre of land is dedicated to public use.

Date: 6/24/13

Daniel F. DeBolt
Property Line Surveyor
Maryland No. 526
Exp.: 02/17/2015

Plat No.: _____

SCALE: 1"=50'
MARYLAND STATE PLANE DATUM (NAD 83/91)



Area Tabulation

LOTS: N/A
PARCELS: 111,224 ф OR 2.5534 Ac.
STREETS: 3,534 ф OR 0.0811 Ac.
TOTAL: 144,758 ф OR 2.6345 Ac.

CURVE TABLE

CURVE	RADIUS	ARC	DELTA	TANGENT	BEARING	CHORD
1	1871.50	70.86	2°10'09"	35.43	S43°57'07"W	70.85
2	1821.50	70.49	2°13'02"	35.25	S43°54'30"W	70.48
3	1821.50	32.46	1°01'16"	16.23	N45°31'39"E	32.46

Notes

1. 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.

2. The property shown hereon is subject to the requirements of the Montgomery County Forest Conservation Law of 1992, including approval of the Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.

3. This Subdivision Record Plat is not intended to show every matter affecting the ownership and/or use, nor every matter restricting the ownership and/or use of this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting title.

4. This development is served by public water and sewer systems only.

5. This plat is limited to the uses and conditions of Amended Preliminary Plan No. 12001030F entitled "Clarksburg Village".

6. The development is subject to the terms and conditions as required by M-NCP&PC Site Plan No. 820050410, as amended, entitled "Clarksburg Village Phase 2".

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

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

9. Parcels V and AA, Block KK and Parcel K, Block LL 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.

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

11. Parcels V and AA, Block KK * 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. * AND PARCEL K, BLOCK LL

12. Vehicular access along Snowden Farm Parkway is denied except at approved intersections.

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

14. Parcel K, Block LL is subject to a Common Access Easement as delineated hereon, ** over Breezy Meadow Drive, 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 assents/confirms its removal. Montgomery County, Maryland will not participate in the maintenance of these private facilities.

**AS C.A.E.

Subdivision Record Plat
Parcels V & AA, Block KK
and Parcel K, Block LL
Clarksburg Village

Clarksburg (2nd) District
Montgomery County, Maryland
June, 2013 Scale: 1" = 50'

CPJ Associates
Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cpja.com • Silver Spring, MD • Gaithersburg, MD • College Park, MD • Frederick, MD • Fairfax, VA

Phase 2A
U Contract
JID | DFD
32-200-15 U2

The Maryland-National Capital Park and Planning Commission Montgomery County Planning Board	Department of Permitting Services, Montgomery County	Recorded: _____	3 Parcels Tax Map: EV 220111510
Approved: _____ Date	Approved: _____ Date	Plat No.: _____	P.I.A No.: _____
Chairman / Asst. Secretary-Treasurer	Director		
M-NCP&PC Record File No.:			

N:\32200\DWG\15-U2

Plat No.: _____

Surveyor's Certificate

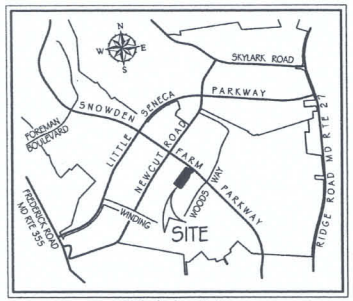
I hereby certify that the information shown hereon is correct, that it is a subdivision of a part of the property acquired by Clarksburg Village L.C., a Virginia limited liability company by two (2) conveyances, the First from Cornelius A. Watkins, Jr. dated January 15, 1997 and recorded among the Land Records of Montgomery County, Maryland in Liber 14635 at Folio 012; the Second from Kingstead Manor Joint Venture, a Maryland joint venture, dated March 27, 1997 and recorded among aforesaid Land Records in Liber 14771 at Folio 473;

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 78,707 square feet or 1.8069 acres of land of which 32,621 square feet or 0.7489 of an acre of land is dedicated to public use.

Date: 6/21/13

Daniel F. DeBolt
Property Line Surveyor
Maryland No. 526
Exp. 02/17/2015



Vicinity Map
(Not to Scale)

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 street to public use; Grant to Montgomery County, Maryland, Temporary Slope Easements, as shown hereon and designated as T.S.E., 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 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; Grants Public Improvements 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 30383 at Folio 361, which said terms and provisions are incorporated herein by this reference; Establish the "Common Access Easement" as shown hereon; 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 corners 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 that certain deed of trust, recorded in Liber 41609 at Folio 402 and the parties in interest thereto have below indicated their assent.

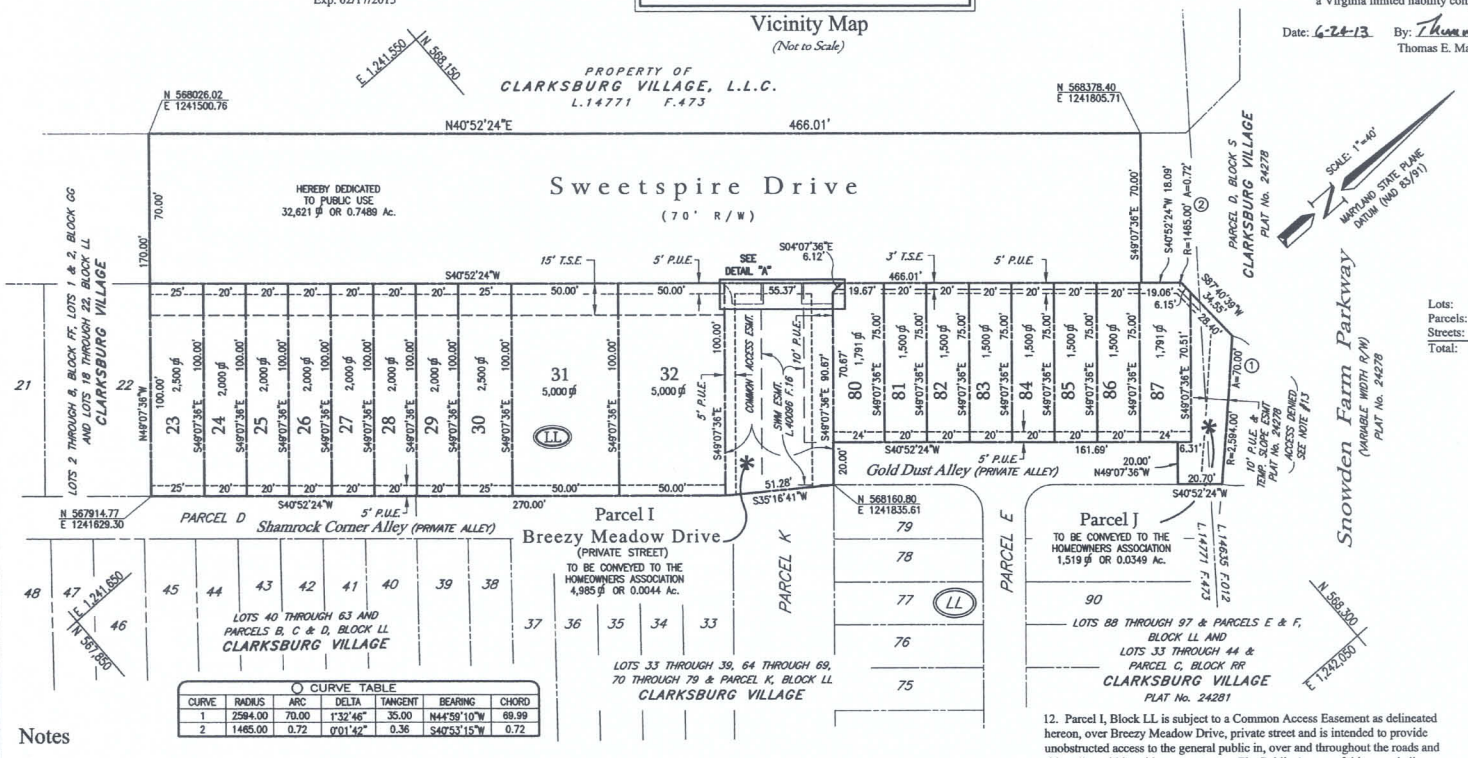
Clarksburg Village, L.C.
a Virginia limited liability company

Date: 6-24-13 By: Thomas E. Marshall
Thomas E. Marshall, Manager

We hereby assent to this Subdivision Record Plat
Wells Fargo Bank National Association

Witness: _____ Trustee: _____
Alexandra M. Johns, Trustee

Witness: _____ Trustee: _____
Gina Prato-Gallerini, Trustee

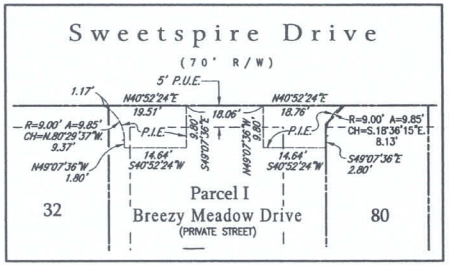


Area Tabulation

Lots:	39,582 ☐ or 0.9087 Ac.
Parcels:	6,504 ☐ or 0.1493 Ac.
Streets:	32,621 ☐ or 0.7489 Ac.
Total:	78,707 ☐ or 1.8069 Ac.

Deed Area Tabulation

Liber 14635 Folio 012:	814 ☐ or 0.0187 Ac.
Liber 14771 Folio 473:	77,893 ☐ or 1.7882 Ac.
Total:	78,707 ☐ or 1.8069 Ac.



Detail "A"
Scale: 1" = 20'

CURVE TABLE

CURVE	RADIUS	ARC	DELTA	TANGENT	BEARING	CHORD
1	2594.00	70.00	1°32'46"	35.00	N44°59'10"W	69.99
2	1465.00	0.72	0°01'42"	0.36	S40°53'15"W	0.72

Notes

1. 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.

2. The property shown hereon is subject to the requirements of the Montgomery County Forest Conservation Law of 1992, including approval of the Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.

3. This Subdivision Record Plat is not intended to show every matter affecting the ownership and/or use, nor every matter restricting the ownership and/or use of this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting title.

4. This development is served by public water and sewer systems only.

5. This plat is limited to the uses and conditions of Amended Preliminary Plan No. 12001030F entitled "Clarksburg Village".

6. The development is subject to the terms and conditions as required by M-NCP&PC Site Plan No. 820050410, as amended, entitled "Clarksburg Village Phase 2".

7. W.S.S.C. 200 scale reference: 231 & 232 NW 12.

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

9. Parcels I & J, Block LL 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.

10. 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

11. Parcels I & J, Block LL 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.

12. Parcel I, Block LL is subject to a Common Access Easement as delineated hereon, over Breezy Meadow Drive, 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 assents/confirms its removal. Montgomery County, Maryland will not participate in the maintenance of these private facilities.

13. Vehicular access along Snowden Farm Parkway is denied except at approved intersections.

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

15. The property shown 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:

Liber/Folio	Date	TDR's
L.30414 F.224	7/13/05	16-8217 through 16-8219

Subdivision Record Plat
Lots 23 through 32, 80 through 87 and
Parcels I & J, Block LL

Clarksburg Village

Clarksburg (2nd) District
Montgomery County, Maryland
June, 2013 Scale: 1" = 40'

Graphic Scale
40 0 20 40 80
Scale: 1"=40'

18 Lots
2 Parcels
Tax Map: EV
220120450

P.I.A No.: _____

The Maryland-National Capital Park and Planning Commission Montgomery County Planning Board	Department of Permitting Services, Montgomery County	Recorded: _____
Approved: _____ Date	Approved: _____ Date	Plat No.: _____
Chairman / Asst. Secretary-Treasurer	Director	

M-NCP&PC Record File No.:

CPJ Associates
Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1751 Elliott Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9694
www.cpjassoc • Silver Spring, MD • Gaithersburg, MD • College Park, MD • Frederick, MD • Fairfax, VA

jid | DFD
32-200-15.J1

N:\32200\DWG\15-J1

Plat No.: _____

Surveyor's Certificate

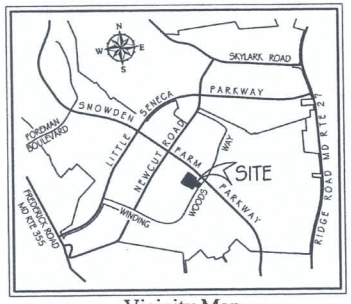
I hereby certify that the information shown hereon is correct, that it is a subdivision of a part of the property acquired by Clarksburg Village L.C., a Virginia limited liability company from Kingstead Manor Joint Venture, a Maryland Joint Venture, by deed dated March 27, 1997 and recorded among the Land Records of Montgomery County, Maryland in Liber 14771 at Folio 473;

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 63,895 square feet or 1.4668 acres of land; There is no street dedication by this plat.

Date: 6/21/13

Daniel F. DeBolt
Property Line Surveyor
Maryland No. 526
Exp. 02/17/2015



Vicinity Map
(Not to Scale)

Owner's Certificate

The undersigned, owner of the property shown hereon and described in the Surveyor's Certificate, hereby adopts this Subdivision Record Plat; Establishes the minimum building restriction lines; 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 3834 at Folio 457, which said terms and provisions are incorporated herein by this reference; Establishes the "Common Access Easement" as shown hereon; 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 corners 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 that certain deed of trust, recorded in Liber 41609 at Folio 402 and the parties in interest thereto have below indicated their assent.

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

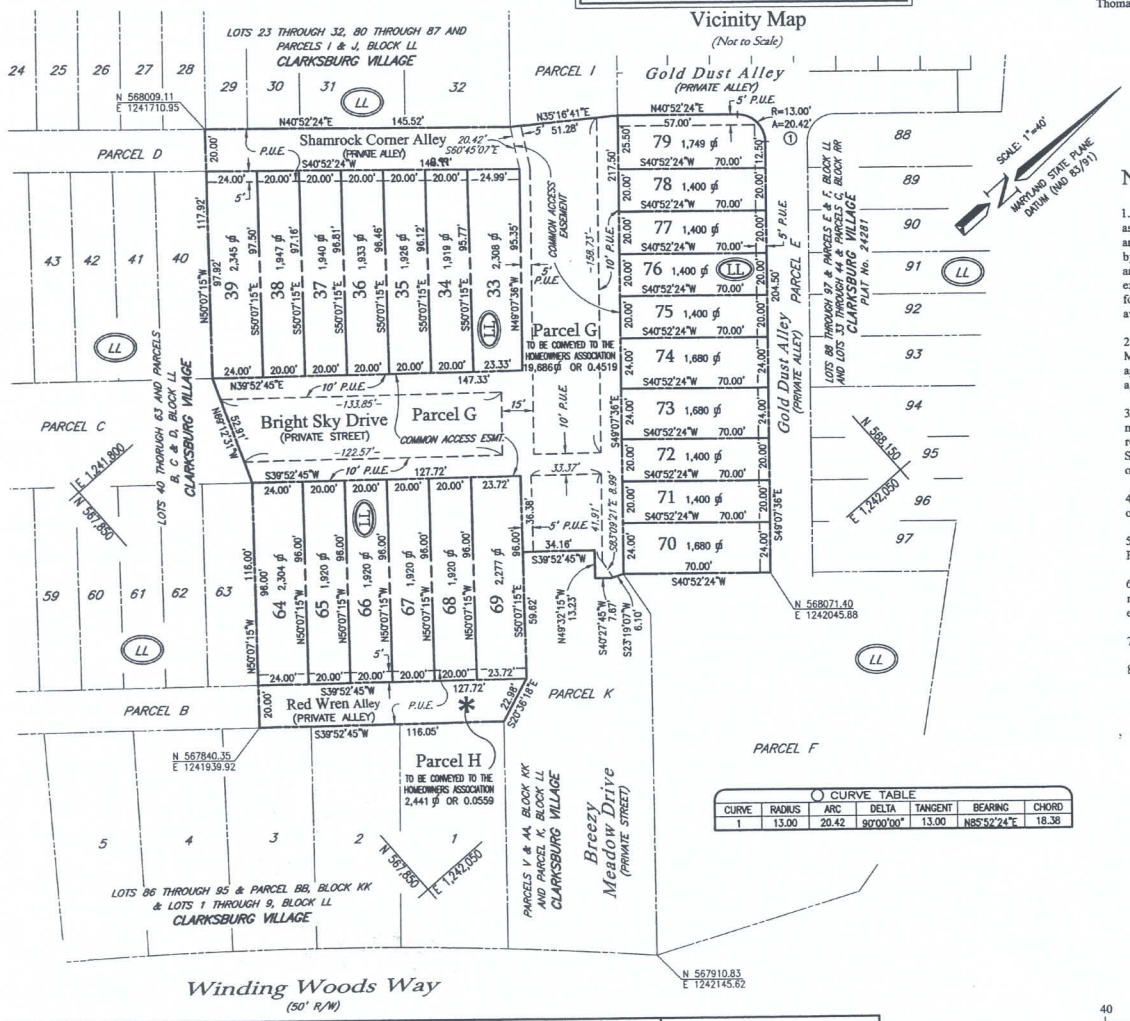
Date: 6-24-13 By: Thomas E. Marshall
Thomas E. Marshall, Manager

We hereby assent to this Subdivision Record Plat

Witness: _____ Trustee: _____
Alexandra M. Johns, Trustee

Witness: _____ Trustee: _____
Gina Prato-Gallerini, Trustee

Wells Fargo Bank National Association



CURVE TABLE						
CURVE	RADIUS	ARC	DELTA	TANGENT	BEARING	CHORD
1	13.00	20.42	90°00'00"	13.00	N85°52'24"E	18.38

Notes

1. 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.

2. The property shown hereon is subject to the requirements of the Montgomery County Forest Conservation Law of 1992, including approval of the Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.

3. This Subdivision Record Plat is not intended to show every matter affecting the ownership and/or use, nor every matter restricting the ownership and/or use of this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting title.

4. This development is served by public water and sewer systems only.

5. This plat is limited to the uses and conditions of Amended Preliminary Plan No. 12001030F entitled "Clarksburg Village".

6. The development is subject to the terms and conditions as required by M-NCP&PC Site Plan No. 820050410, as amended, entitled "Clarksburg Village Phase 2".

7. W.S.S.C. 200 scale reference: 231 & 232 NW 12.

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

10. 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

11. Parcels G & H, Block LL 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.

12. Parcels G & H, Block LL is subject to the terms of a Common Open Space Covenant with M-NCP&PC recorded among the Land Records of Montgomery County, Maryland in Liber 28045 at Folio 578.

13. Parcel G, Block LL is subject to a Common Access Easement as delineated hereon, over Breezy Meadow Drive and Bright Sky Drive, private streets 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 assents/confirms its removal. Montgomery County, Maryland will not participate in the maintenance of these private facilities.

14. The property shown hereon is being developed in accordance with TDR-4 standards. The following four (4) development rights necessary for development have been conveyed to the owners:

Liber/Folio	Date	TDR's
L.30414 F.212	7/13/05	16-8220 through 16-8223

Area Tabulation

Lots:	41,768 ⌀ or 0.9588 Ac.
Parcels:	22,127 ⌀ or 0.5080 Ac.
Streets:	N/A
Total:	63,895 ⌀ or 1.4668 Ac.

Graphic Scale

40 0 20 40 80

Scale: 1"=40'

Subdivision Record Plat
Lots 33 through 39, 64 through 79,
& Parcels G & H, Block LL

Clarksburg Village

Clarksburg (2nd) District
Montgomery County, Maryland
June, 2013 Scale: 1" = 40'

CPJ Associates — Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cpja.com • Silver Spring, MD • Gaithersburg, MD • College Park, MD • Frederick, MD • Fairfax, VA

jid	DFD
32-200-15,J2	

N:\32200\DWG\15-J2

The Maryland-National Capital Park and Planning Commission Montgomery County Planning Board	Department of Permitting Services, Montgomery County	
Approved: _____ Date	Approved: _____ Date	Recorded: _____
Chairman / Asst. Secretary-Treasurer	Director	Plat No.: _____
M-NCP&PC Record File No.:		

23 Lots
2 Parcels
Tax Map: EV
220120460

Plat No.: _____

Surveyor's Certificate

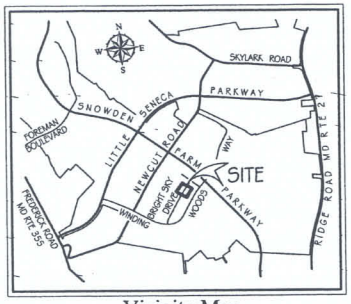
I hereby certify that the information shown hereon is correct, that it is a subdivision of a part of the property acquired by Clarksburg Village L.C., a Virginia limited liability company from Kingstead Manor Joint Venture, a Maryland Joint Venture, by deed dated March 27, 1997 and recorded among the Land Records of Montgomery County, Maryland in Liber 14771 at Folio 473;

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 75,224 square feet or 1.7269 acres of land; There is no street dedication by this plat.

Date: 6/21/13

Daniel F. DeBolt
Property Line Surveyor
Maryland No. 526
Exp. 02/17/2015



Vicinity Map
(Not to Scale)

Owner's Certificate

The undersigned, owner of the property shown hereon and described in the Surveyor's Certificate, hereby adopts this Subdivision Record Plat; Establishes the minimum building restriction lines; 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 3834 at Folio 457, which said terms and provisions are incorporated herein by this reference; Establishes the "Common Access Easement" as shown hereon; 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 corners 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 that certain deed of trust, recorded in Liber 41609 at Folio 402 and the parties in interest thereto have below indicated their assent.

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

Date: 6-28-13 By: Thomas E. Marshall
Thomas E. Marshall, Manager

We hereby assent to this Subdivision Record Plat

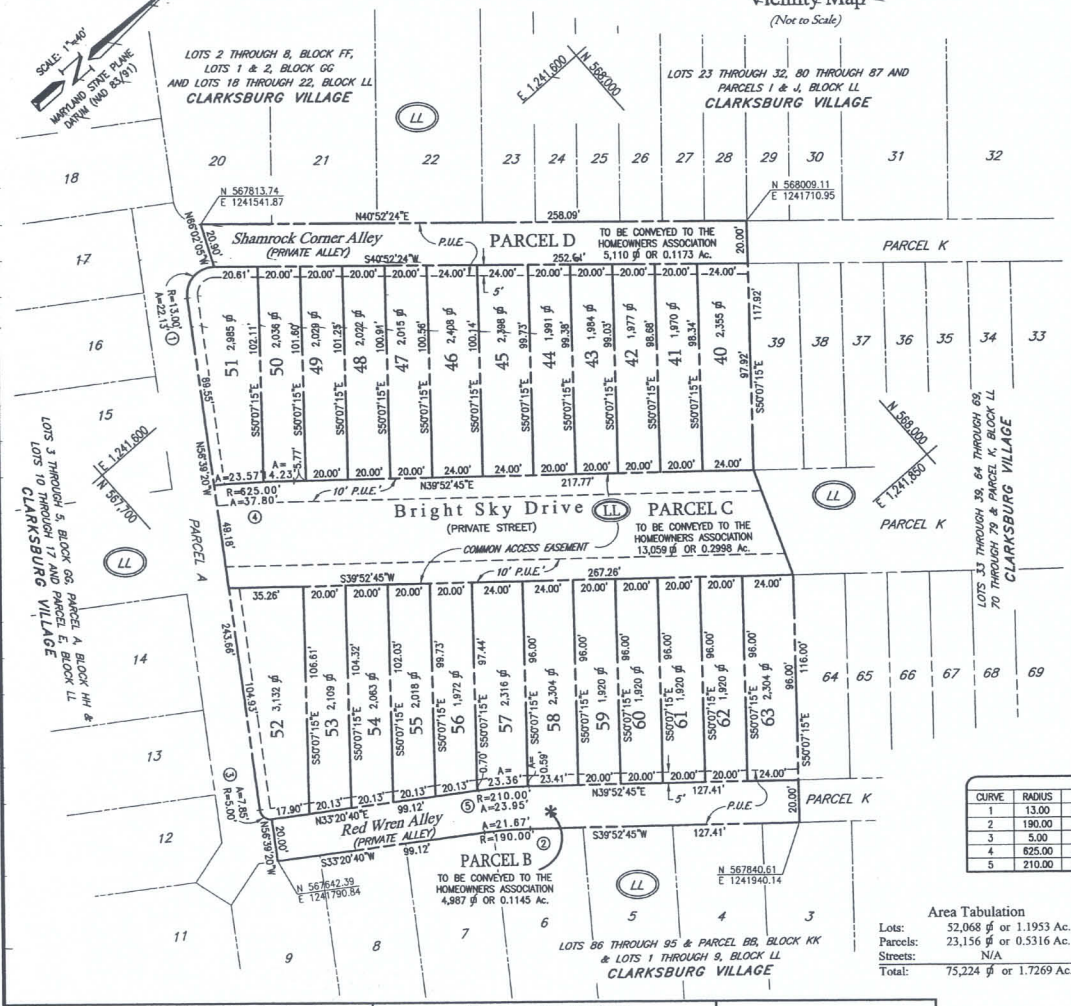
Witness: _____

Witness: _____

Wells Fargo Bank National Association

Trustee: _____
Alexandra M. Johns, Trustee

Trustee: _____
Gina Prato-Gallerini, Trustee



CURVE TABLE						
CURVE	RADIUS	ARC	DELTA	TANGENT	BEARING	CHORD
1	13.00	22.13	97°31'44"	14.83	S07°53'28"E	19.55
2	190.00	21.67	6°32'04"	10.85	S36°36'43"W	21.66
3	5.00	7.85	90°00'00"	5.00	N78°20'40"E	7.07
4	625.00	37.80	3°27'55"	18.91	S38°08'47"W	37.80
5	210.00	23.95	6°32'04"	11.99	S36°36'43"W	23.94

Notes

1. 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.

2. The property shown hereon is subject to the requirements of the Montgomery County Forest Conservation Law of 1992, including approval of the Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.

3. This Subdivision Record Plat is not intended to show every matter affecting the ownership and/or use, nor every matter restricting the ownership and/or use of this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting title.

4. This development is served by public water and sewer systems only.

5. This plat is limited to the uses and conditions of Amended Preliminary Plan No. 12001030F entitled "Clarksburg Village".

6. The development is subject to the terms and conditions as required by M-NCP&PC Site Plan No. 820050410, as amended, entitled "Clarksburg Village Phase 2".

7. W.S.S.C. 200 scale reference: 231 & 232 NW 12.

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

9. 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

10. Parcels B, C & D, Block LL 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.

11. Parcels B, C & D, Block LL are subject to the terms of a Common Open Space Covenant with M-NCP&PC recorded among the Land Records of Montgomery County, Maryland in Liber 28045 at Folio 578.

12. Parcel C, Block LL is subject to a Common Access Easement as delineated hereon, over Bright Sky Drive, private street and is intended to provide unobstructed access to the general public in, over and throughout the road 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 assents/confirms its removal. Montgomery County, Maryland will not participate in the maintenance of these private facilities.

13. The property shown hereon is being developed in accordance with TDR-4 standards. The following four (4) development rights necessary for development have been conveyed to the owners:

Liber/Folio	Date	TDR's
L.30414 F.212	7/13/05	16-8224 through 16-8227

Area Tabulation

Lots:	52,068 ☐ or 1.1953 Ac.
Parcels:	23,156 ☐ or 0.5316 Ac.
Streets:	N/A
Total:	75,224 ☐ or 1.7269 Ac.

Graphic Scale

40 0 20 40 80

Scale: 1"=40'

Subdivision Record Plat

Lots 40 through 63 and Parcels B, C & D, Block LL

Clarksburg Village

Clarksburg (2nd) District
Montgomery County, Maryland
June, 2013 Scale: 1" = 40'

CPJ Associates
Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cpja.com • Silver Spring, MD • Gaithersburg, MD • College Park, MD • Frederick, MD • Fairfax, VA

jid	DFD
32-200-15.J3	

N:\32200\DWG\15-J3

The Maryland-National Capital Park and Planning Commission Montgomery County Planning Board	Department of Permitting Services, Montgomery County	Recorded: _____
Approved: _____ Date	Approved: _____ Date	Plat No.: _____
Chairman / Asst. Secretary-Treasurer	Director	
M-NCP&PC Record File No.:		

24 Lots
3 Parcels
Tax Map: EV
220120470

Plat No.: _____

Surveyor's Certificate

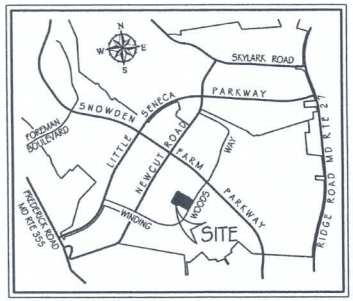
I hereby certify that the information shown hereon is correct, that it is a subdivision of a part of the property acquired by Clarksburg Village L.C., a Virginia limited liability company from Kingstead Manor Joint Venture, a Maryland joint venture, by deed dated March 27, 1997 and recorded among the Land Records of Montgomery County, Maryland in Liber 14771 at Folio 473;

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 101,609 square feet or 2.3327 acres of land, of which 23,281 or 0.5345 of an acre of land are dedicated to public use.

Date: 6/21/13

Daniel F. DeBolt
Property Line Surveyor
Maryland No. 526
Exp. 02/17/2015



Vicinity Map
(Not to Scale)

Owner's Certificate

The undersigned, owner of the property shown hereon 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., 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; 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 3834 at Folio 457, which said terms and provisions are incorporated herein by this reference; Grants Public Improvements 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 30383 at Folio 361, which said terms and provisions are incorporated herein by this reference; Establishes the "Common Access Easement" as shown hereon; 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 corners 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 that certain deed of trust, recorded in Liber 41609 at Folio 402 and the parties in interest thereto have below indicated their assent.

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

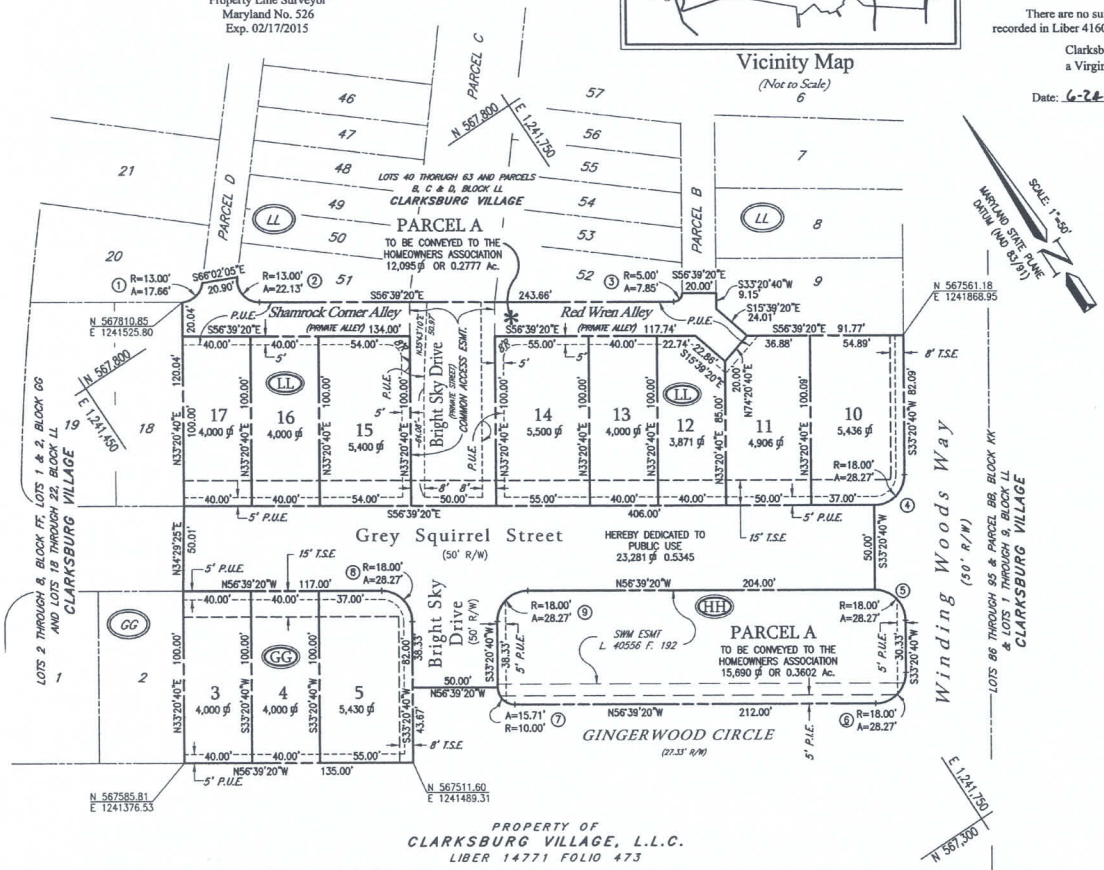
Date: 6-28-13 By: Thomas E. Marshall
Thomas E. Marshall, Manager

We hereby assent to this subdivision Record Plat

Witness: _____ Trustee: _____
Alexandra M. Johns, Trustee

Witness: _____ Trustee: _____
Gina Prato-Gallerini, Trustee

Wells Fargo Bank National Association



Notes

1. 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.

2. The property shown hereon is subject to the requirements of the Montgomery County Forest Conservation Law of 1992, including approval of the Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.

3. This Subdivision Record Plat is not intended to show every matter affecting the ownership and/or use, nor every matter restricting the ownership and/or use of this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting title.

4. This development is served by public water and sewer systems only.

5. This plat is limited to the uses and conditions of Amended Preliminary Plan No. 12001030F entitled "Clarksburg Village".

6. The development is subject to the terms and conditions as required by M-NCP&PC Site Plan No. 820050410, as amended, entitled "Clarksburg Village Phase 2".

7. W.S.S.C. 200 scale reference: 231 & 232 NW 12.

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

9. 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

10. Parcel A, Block HH and Parcel A, Block LL 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.

11. Parcel A, Block HH and Parcel A, Block LL are subject to the terms of a Common Open Space Covenant with M-NCP&PC recorded among the Land Records of Montgomery County, Maryland in Liber 28045 at Folio 578.

12. Parcel A, Block LL is subject to a Common Access Easement as delineated hereon, over Brigh Sky Drive, 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 assents/confirms its removal. Montgomery County, Maryland will not participate in the maintenance of these private facilities.

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

14. The property shown hereon is being developed in accordance with TDR-4 standards. The following two (2) development rights necessary for development have been conveyed to the owners:

Liber/Folio	Date	TDR's
L.30414 F.212	7/13/05	16-8228 & 16-8229

CURVE TABLE

CURVE	RADIUS	ARC	DELTA	TANGENT	BEARING	CHORD
1	13.00	17.66	77°48'44"	10.48	N79°46'46"E	16.33
2	13.00	22.13	97°31'44"	14.83	S07°53'28"E	19.55
3	5.00	7.85	90°00'00"	5.00	N78°20'40"E	7.07
4	18.00	28.27	90°00'00"	18.00	S78°20'40"W	25.46
5	18.00	28.27	90°00'00"	18.00	S11°39'20"E	25.46
6	18.00	28.27	90°00'00"	18.00	S78°20'40"W	25.46
7	10.00	15.71	90°00'00"	10.00	N11°39'20"W	14.14
8	18.00	28.27	90°00'00"	18.00	N11°39'20"W	25.46
9	18.00	28.27	90°00'00"	18.00	S78°20'40"W	25.46

Area Tabulation

Lots:	50,543 ☐ or 1.1603 Ac.
Parcels:	27,785 ☐ or 0.6379 Ac.
Streets:	23,281 ☐ or 0.5345 Ac.
Total:	101,609 ☐ or 2.3327 Ac.

Graphic Scale

50 0 25 50 100

Scale: 1"=50'

Subdivision Record Plat
Lots 3 through 5, Block GG, Parcel A, Block HH &
Lots 10 through 17 and Parcel A, Block LL

Clarksburg Village

Clarksburg (2nd) District
Montgomery County, Maryland
June, 2013 Scale: 1" = 50'

11 Lots
2 Parcels
Tax Map: EV
220120480

P.I.A No.: _____

The Maryland-National Capital Park and Planning Commission Montgomery County Planning Board	Department of Permitting Services, Montgomery County	Recorded: _____
Approved: _____ Date	Approved: _____ Date	Plat No.: _____
Chairman / Asst. Secretary-Treasurer	Director	
M-NCP&PC Record File No.:		

CPJ Associates
Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
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www.cpja.com • Silver Spring, MD • Gaithersburg, MD • College Park, MD • Frederick, MD • Fairfax, VA

iid DFD
32-200-15,J4

N:\32200\DWG\15-J4

Plat No.: _____

Surveyor's Certificate

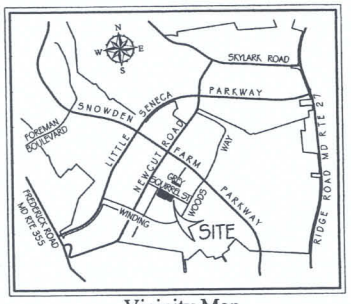
I hereby certify that the information shown hereon is correct, that it is a subdivision of a part of the property acquired by Clarksburg Village L.C., a Virginia limited liability company from Kingstead Manor Joint Venture, a Maryland joint venture by deed dated March 27, 1997 and recorded among the Land Records of Montgomery County, Maryland in Liber 14771 at Folio 473;

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 102,673 square feet or 2.3570 acres of land, of which 45,698 or 1.0490 acres of land are dedicated to public use.

Date: 6/21/13

Daniel F. DeBolt
Property Line Surveyor
Maryland No. 526
Exp. 02/17/2015



Vicinity Map
(Not to Scale)

Owner's Certificate

The undersigned, owner of the property shown hereon 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., 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; 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 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 corners 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 that certain deed of trust, recorded in Liber 41609 at Folio 402 and the parties in interest thereto have below indicated their assent.

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

Date: 6-24-13 By: Thomas E. Marshall
Thomas E. Marshall, Manager

We hereby assent to this subdivision Record Plat

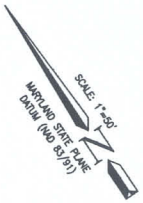
Witness: _____

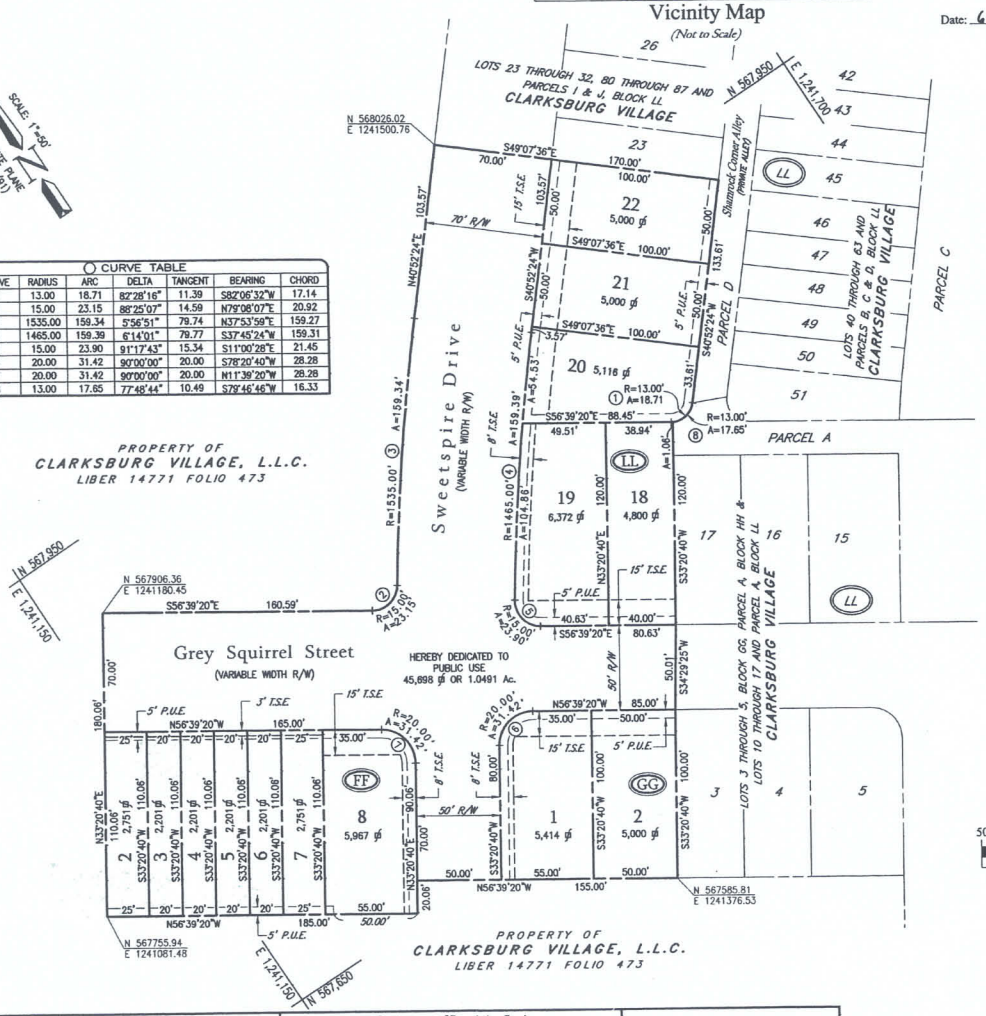
Witness: _____

Wells Fargo Bank National Association

Trustee: _____
Alexandra M. Johns, Trustee

Trustee: _____
Gina Prato-Gallerini, Trustee





CURVE TABLE						
CURVE	RADIUS	ARC	DELTA	TANGENT	BEARING	CHORD
1	13.00	18.71	82°28'16"	11.39	S82°06'32"W	17.14
2	15.00	23.15	88°25'07"	14.59	N79°08'07"E	20.92
3	1535.00	159.34	5°56'51"	79.74	N37°53'59"E	159.27
4	1465.00	159.39	6°14'01"	79.77	S37°45'24"W	159.31
5	15.00	23.90	91°17'43"	15.34	S11°00'28"E	21.45
6	20.00	31.42	90°00'00"	20.00	S78°20'40"W	28.28
7	20.00	31.42	90°00'00"	20.00	N11°39'20"W	28.28
8	13.00	17.65	77°48'44"	10.49	S79°46'46"W	16.33

Notes

1. 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.

2. The property shown hereon is subject to the requirements of the Montgomery County Forest Conservation Law of 1992, including approval of the Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.

3. This Subdivision Record Plat is not intended to show every matter affecting the ownership and/or use, nor every matter restricting the ownership and/or use of this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting title.

4. This development is served by public water and sewer systems only.

5. This plat is limited to the uses and conditions of Amended Preliminary Plan No. 12001030F entitled "Clarksburg Village".

6. The development is subject to the terms and conditions as required by M-NCP&PC Site Plan No. 820050410, as amended, entitled "Clarksburg Village Phase 2".

7. W.S.S.C. 200 scale reference: 231 & 232 NW 12.

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

9. This development conforms with the requirements of Chapter 25(a) of the Montgomery County Code to provide moderately priced dwelling units.

10. The property shown hereon is being developed in accordance with TDR-4 standards. The following two (2) development rights necessary for development have been conveyed to the owners:

Liber/Folio	Date	TDR's
L.30414 F.212	7/13/05	16-8230 & 16-8231

Graphic Scale

50 0 25 50 100

Scale: 1"=50'

Area Tabulation

Lots:	56,975 sf or 1.3080 Ac.
Parcels:	N/A
Streets:	45,698 sf or 1.0490 Ac.
Total:	102,673 sf or 2.3570 Ac.

Subdivision Record Plat
Lots 2 through 8, Block FF, Lots 1 & 2, Block GG
and Lots 18 through 22, Block LL

Clarksburg Village

Clarksburg (2nd) District
Montgomery County, Maryland
June, 2013 Scale: 1" = 50'

CPJ Associates
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Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
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www.cpjai.com • Silver Spring, MD • Gaithersburg, MD • College Park, MD • Frederick, MD • Fairfax, VA

tid	DFD
32-200-15-J5	

N:\32200\DWG\15-J5

The Maryland-National Capital Park and Planning Commission Montgomery County Planning Board	Department of Permitting Services, Montgomery County	Recorded: _____
Approved: _____ Date	Approved: _____ Date	Plat No.: _____
Chairman / Asst. Secretary-Treasurer	Director	
M-NCP&PC Record File No.:		

14 Lots
Tax Map: EV
220120490

P.I.A No.: _____

Surveyor's Certificate

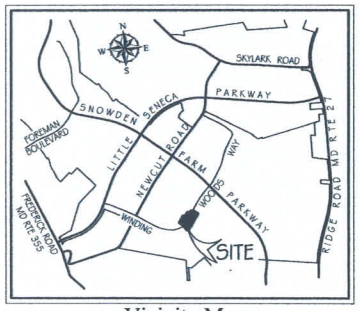
I hereby certify that the information shown hereon is correct, that it is a subdivision of a part of the property acquired by Clarksburg Village L.C., a Virginia limited liability company from Kingstead Manor Joint Venture by deed dated March 27, 1997 and recorded among the Land Records of Montgomery County, Maryland in Liber 14771 at Folio 473;

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 97,054 square feet or 2.2280 acres of land, of which 20,689 square feet or 0.4749 of an acre of land is dedicated to public use.

Date: 6/21/13

Daniel F. DeBolt
Property Line Surveyor
Maryland Reg. No. 526
Exp. 02/17/2015



Vicinity Map
(Not to Scale)

Owner's Certificate

Plat No.: _____

The undersigned, owner of the property shown hereon 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., 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; Grants Public Utility Easements as shown hereon and designated a 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; Grants Public Improvements 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 . at Folio , 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 corners 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 that certain deed of trust, recorded in Liber 41609 at Folio 402 and the parties in interest thereto have below indicated their assent.

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

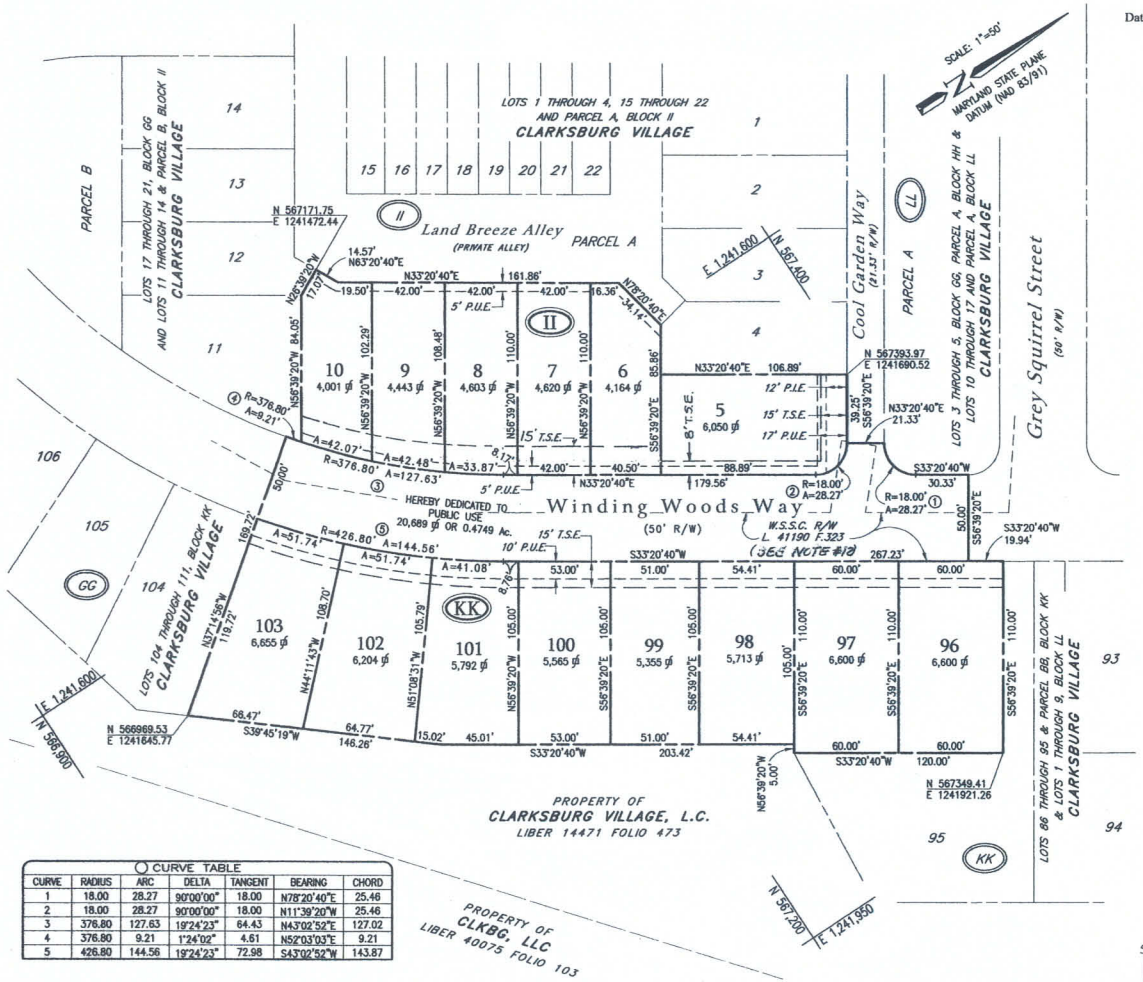
Date: 6-24-13 By: Thomas E. Marshall
Thomas E. Marshall, Manager

We hereby assent to this subdivision Record Plat

Witness: _____ Trustee: _____
Alexandra M. Johns, Trustee

Witness: _____ Trustee: _____
Gina Prato-Gallerini, Trustee

Wells Fargo Bank National Association



CURVE TABLE						
CURVE	RADIUS	ARC	DELTA	TANGENT	BEARING	CHORD
1	18.00	28.27	90°00'00"	18.00	N78°20'40"E	25.46
2	18.00	28.27	90°00'00"	18.00	N11°39'20"W	25.46
3	376.80	127.63	19°24'23"	64.43	N43°02'52"E	127.02
4	376.80	9.21	1°24'02"	4.61	N52°03'03"E	9.21
5	426.80	144.56	19°24'23"	72.98	S43°02'52"W	143.87

Notes

1. 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.

2. The property shown hereon is subject to the requirements of the Montgomery County Forest Conservation Law of 1992, including approval of the Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.

3. This Subdivision Record Plat is not intended to show every matter affecting the ownership and/or use, nor every matter restricting the ownership and/or use of this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting title.

4. This development is served by public water and sewer systems only.

5. This plat is limited to the uses and conditions of Amended Preliminary Plan No. 12001030F entitled "Clarksburg Village".

6. The development is subject to the terms and conditions as required by M-NCP&PC Site Plan No. 820050410, as amended, entitled "Clarksburg Village Phase 2".

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

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

9. This development conforms with the requirements of Chapter 25(a) of the Montgomery County Code to provide moderately priced dwelling units.

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

11. The property shown hereon is being developed in accordance with TDR-3 standards. The following two (2) development rights necessary for development have been conveyed to the owners:

Liber/Folio	Date	TDR's
L.30414 F.224	July 13, 2005	16-8243 & 16-8244

12. THE WSSC R/W WITHIN THE AREAS OF PUBLIC DEDICATION IS SUBJECT TO A SUBORDINATION AGREEMENT RECORDED IN LIBER AT FOLIO .

Area Tabulation

Lots:	76,365 ☐	or 1.7531 Ac.
Parcels:	N/A	
Streets:	20,689 ☐	or 0.4749 Ac.
Total:	97,054 ☐	or 2.2280 Ac.

Graphic Scale

50 0 25 50 100

Scale: 1"=50'

Subdivision Record Plat
Lots 5 through 10, Block II and
Lots 96 through 103, Block KK

Clarksburg Village

Clarksburg (2nd) District
Montgomery County, Maryland
June, 2013 Scale: 1" = 50'

CPJ Associates
Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cpja.com • Silver Spring, MD • Gaithersburg, MD • College Park, MD • Frederick, MD • Fairfax, VA

The Maryland-National Capital Park and Planning Commission Montgomery County Planning Board	Department of Permitting Services, Montgomery County	Recorded: _____	14 Lots Tax Map: EV 220120640
Approved: _____ Date	Approved: _____ Date	Plat No.: _____	P.I.A No.: _____
Chairman / Asst. Secretary-Treasurer	Director		
M-NCP&PC Record File No.:			

jid | DFD
32-200-15.G1

N:\32200\DWG\15-G1

Plat No.: _____

Surveyor's Certificate

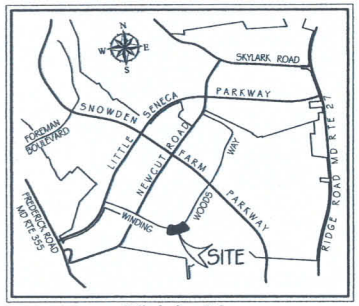
I hereby certify that the information shown hereon is correct, that it is a subdivision of a part of the property acquired by Clarksburg Village L.C., a Virginia limited liability company from Kingstead Manor Joint Venture by deed dated March 27, 1997 and recorded among the Land Records of Montgomery County, Maryland in Liber 14771 at Folio 473;

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 66,819 square feet or 1.5340 acres of land, of which 21,266 square feet or 0.4882 of an acre of land is dedicated to public use.

Date: 6/21/13

Daniel F. DeBolt
Property Line Surveyor
Maryland No. 526
Exp. 02/17/2015



Vicinity Map
(Not to Scale)

Owner's Certificate

The undersigned, owner of the property shown hereon 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., 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; 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 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 corners 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 that certain deed of trust, recorded in Liber 41609 at Folio 402 and the parties in interest thereto have below indicated their assent.

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

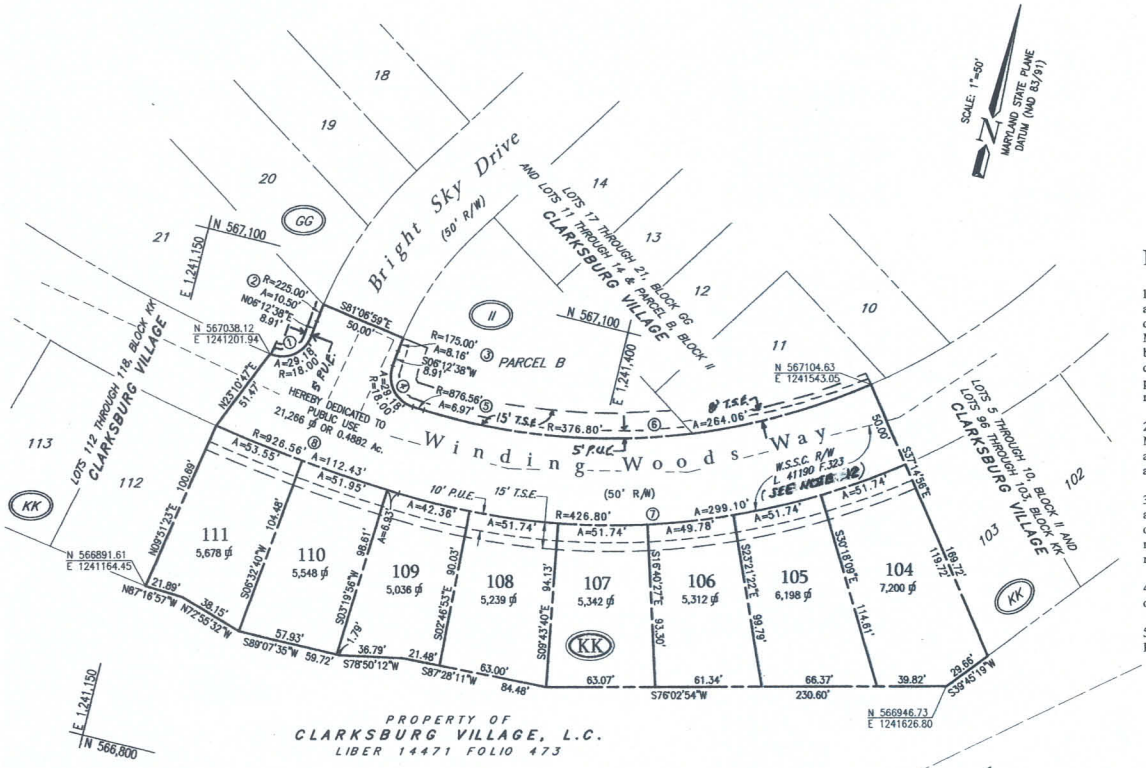
Date: 6-24-13 By: Thomas E. Marshall
Thomas E. Marshall, Manager

We hereby assent to this subdivision Record Plat

Wells Fargo Bank National Association

Witness: _____ Trustee: _____
Alexandra M. Johns, Trustee

Witness: _____ Trustee: _____
Gina Prato-Gallerini, Trustee



Notes

1. 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.

2. The property shown hereon is subject to the requirements of the Montgomery County Forest Conservation Law of 1992, including approval of the Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.

3. This Subdivision Record Plat is not intended to show every matter affecting the ownership and/or use, nor every matter restricting the ownership and/or use of this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting title.

4. This development is served by public water and sewer systems only.

5. This plat is limited to the uses and conditions of Amended Preliminary Plan No. 12001030F entitled "Clarksburg Village".

6. The development is subject to the terms and conditions as required by M-NCP&PC Site Plan No. 820050410, as amended, entitled "Clarksburg Village Phase 2".

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

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

9. This development conforms with the requirements of Chapter 25(a) of the Montgomery County Code to provide moderately priced dwelling units.

10. This Plat is subject to a Public Improvement Agreenment (P.I.A.).

11. The property shown hereon is being developed in accordance with TDR-3 standards. The following one (1) development rights necessary for development has been conveyed to the owners:

Liber/Folio	Date	TDR's
L.30414 F.224	July 13, 2005	16-8245

12. THE WSSC R/W WITHIN THE AREAS OF PUBLIC DEDICATION IS SUBJECT TO A SUBORDINATION AGREEMENT RECORDED IN LIBER AT FOLIO

CURVE TABLE

CURVE	RADIUS	ARC	DELTA	TANGENT	BEARING	CHORD
1	18.00	29.18	92°52'15"	18.93	N52°38'45"E	26.09
2	225.00	10.50	2°40'23"	5.25	N07°32'49"E	10.50
3	175.00	8.16	2°40'23"	4.08	S07°32'49"W	8.16
4	18.00	29.18	92°52'15"	18.93	S40°13'30"E	26.09
5	876.56	6.67	0°26'09"	3.33	S86°52'42"E	6.67
6	376.80	264.06	40°09'10"	137.71	N72°49'39"E	258.69
7	426.80	299.10	40°09'10"	155.99	S72°49'39"W	293.02
8	926.56	112.43	6°57'09"	56.29	N83°37'11"W	112.36

Area Tabulation

Lots:	45,553 ☐ or 1.0457 Ac.
Parcels:	N/A
Streets:	21,266 ☐ or 0.4882 Ac.
Total:	66,819 ☐ or 1.5340 Ac.

Graphic Scale

50 0 25 50 100

Scale: 1"=50'

Subdivision Record Plat
Lots 104 through 111, Block KK

Clarksburg Village

Clarksburg (2nd) District
Montgomery County, Maryland
June, 2013 Scale: 1" = 50'

The Maryland-National Capital Park and Planning Commission Montgomery County Planning Board	Department of Permitting Services, Montgomery County	Recorded: _____	8 Lots Tax Map: EV 220120650
Approved: _____ Date	Approved: _____ Date	Plat No.: _____	P.I.A. No.: _____
Chairman / Asst. Secretary-Treasurer	Director		
M-NCP&PC Record File No.:			

CPJ Associates
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Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
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www.cpja.com • Silver Spring, MD • Gaithersburg, MD • College Park, MD • Frederick, MD • Fairfax, VA

jid DFD
32-200-15.G2

N:\32200\DWG\15-G2

Plat No.: _____

Surveyor's Certificate

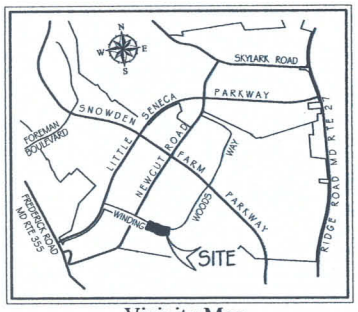
I hereby certify that the information shown hereon is correct, that it is a subdivision of a part of the property acquired by Clarksburg Village L.C., a Virginia limited liability company from Kingstead Manor Joint Venture by deed dated March 27, 1997 and recorded among the Land Records of Montgomery County, Maryland in Liber 14771 at Folio 473;

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 77,466 square feet or 1.7784 acres of land, of which 27,726 square feet or 0.6365 of an acre of land is dedicated to public use.

Date: 6/21/13

Daniel F. DeBolt
Property Line Surveyor
Maryland No. 526
Exp. 02/17/2015



Vicinity Map
(Not to Scale)

Owner's Certificate

The undersigned, owner of the property shown hereon 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., 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; 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 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 corners 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 that certain deed of trust, recorded in Liber 41609 at Folio 402 and the parties in interest thereto have below indicated their assent.

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

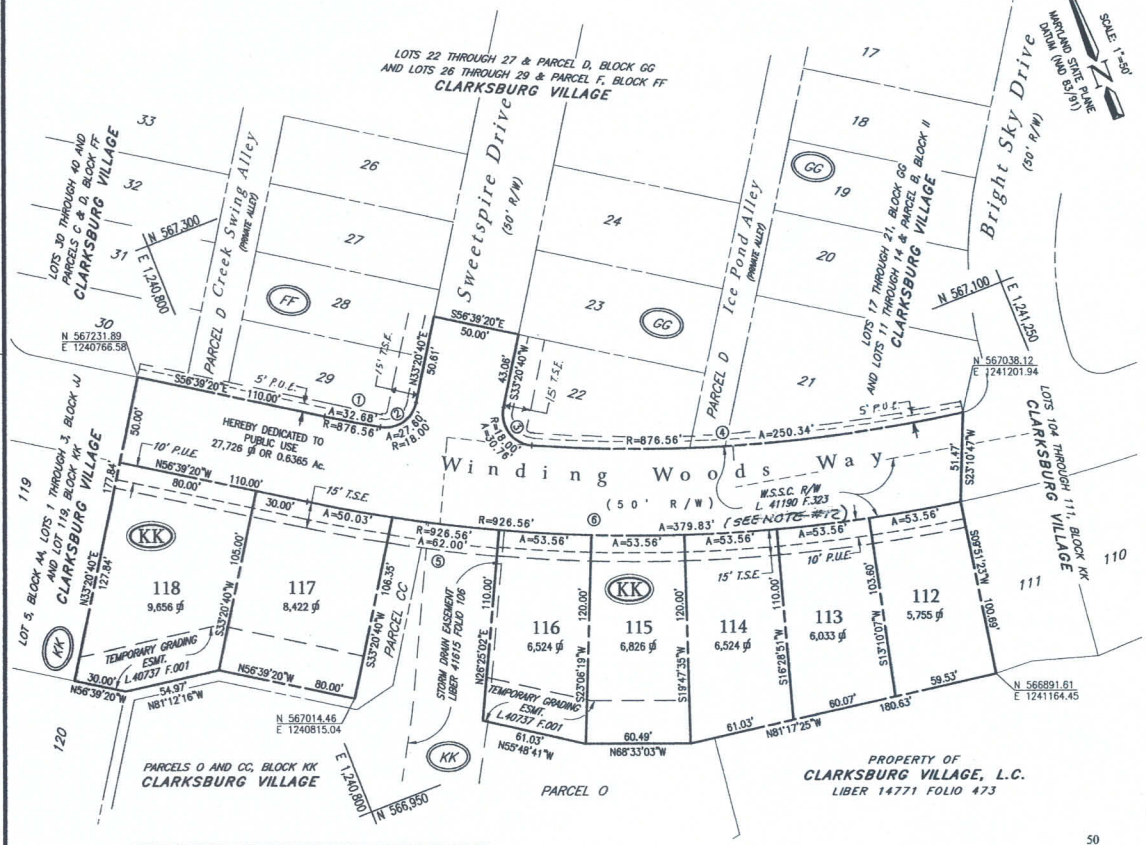
Date: 6-24-13 By: Thomas E. Marshall
Thomas E. Marshall, Manager

We hereby assent to this subdivision Record Plat

Wells Fargo Bank National Association

Witness: _____ Trustee: _____
Alexandra M. Johns, Trustee

Witness: _____ Trustee: _____
Gina Prato-Gallerini, Trustee



CURVE TABLE						
CURVE	RADIUS	ARC	DELTA	TANGENT	BEARING	CHORD
1	876.56	32.68	2°08'10"	16.34	S57°43'24"E	32.68
2	18.00	27.60	87°51'50"	17.34	N77°16'36"E	24.98
3	18.00	30.76	97°53'59"	20.67	S15°36'19"E	27.15
4	876.56	250.34	16°21'49"	126.03	S72°44'13"E	249.49
5	926.56	62.00	3°50'02"	31.01	N61°39'57"W	61.99
6	926.56	379.83	23°29'17"	192.62	N68°23'58"W	377.18

Area Tabulation

Lots:	49,740 ☐ or 1.1419 Ac.
Parcels:	N/A
Streets:	27,726 ☐ or 0.6365 Ac.
Total:	77,466 ☐ or 1.7784 Ac.

Notes

1. 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.

2. The property shown hereon is subject to the requirements of the Montgomery County Forest Conservation Law of 1992, including approval of the Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.

3. This Subdivision Record Plat is not intended to show every matter affecting the ownership and/or use, nor every matter restricting the ownership and/or use of this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting title.

4. This development is served by public water and sewer systems only.

5. This plat is limited to the uses and conditions of Amended Preliminary Plan No. 12001030F entitled "Clarksburg Village".

6. The development is subject to the terms and conditions as required by M-NCP&PC Site Plan No. 820050410, as amended, entitled "Clarksburg Village Phase 2".

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

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

9. This development conforms with the requirements of Chapter 25(a) of the Montgomery County Code to provide moderately priced dwelling units.

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

11. The property shown hereon is being developed in accordance with TDR-3 standards. The following one (1) development right necessary for development has been conveyed to the owners:

Liber/Folio	Date	TDR's
L.30414 F.224	July 13, 2005	16-8246

12. THE WSSC R/W WITHIN THE AREAS OF PUBLIC DEDICATION IS SUBJECT TO A SUBORDINATION AGREEMENT RECORDED IN LIBER AT FOLIO

Graphic Scale

50 0 25 50 100

Scale: 1"=50'

Subdivision Record Plat
Lots 112 through 118, Block KK
Clarksburg Village

Clarksburg (2nd) District
Montgomery County, Maryland
June, 2013 Scale: 1" = 50'

The Maryland-National Capital Park and Planning Commission Montgomery County Planning Board	Department of Permitting Services, Montgomery County	Recorded: _____	7 Lots Tax Map: EV 220120660
Approved: _____ Date	Approved: _____ Date	Plat No.: _____	P.I.A. No.: _____
Chairman / Asst. Secretary-Treasurer	Director		
M-NCP&PC Record File No.:			

Charles P. Johnson & Associates, Inc.
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jid | DFD
32-200-15-G3

N:\32200\DWG\15-G3

Surveyor's Certificate

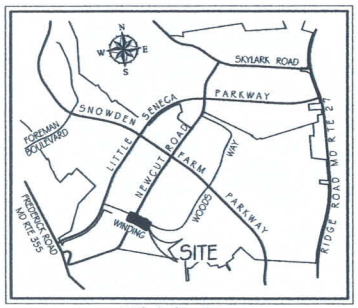
I hereby certify that the information shown hereon is correct, that it is a subdivision of a part of the property acquired by Clarksburg Village L.C., a Virginia limited liability company from Kingstead Manor Joint Venture by deed dated March 27, 1997 and recorded among the Land Records of Montgomery County, Maryland in Liber 14771 at Folio 473;

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 91,135 square feet or 2.0922 acres of land, of which 41,431 square feet or 0.9511 of an acre of land is dedicated to public use.

Date: 6/21/13

Daniel F. DeBolt
Property Line Surveyor
Maryland No. 526
Exp. 02/17/2015



Vicinity Map
(Not to Scale)

Owner's Certificate

Plat No.: _____

The undersigned, owner of the property shown hereon 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 15 feet wide as shown hereon and designated as T.S.E., 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; 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 3834 at Folio 457, which said terms and provisions are incorporated herein by this reference; Grants Public Improvements 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 at Folio , 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 corners 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 that certain deed of trust, recorded in Liber 41609 at Folio 402 and the parties in interest thereto have below indicated their assent.

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

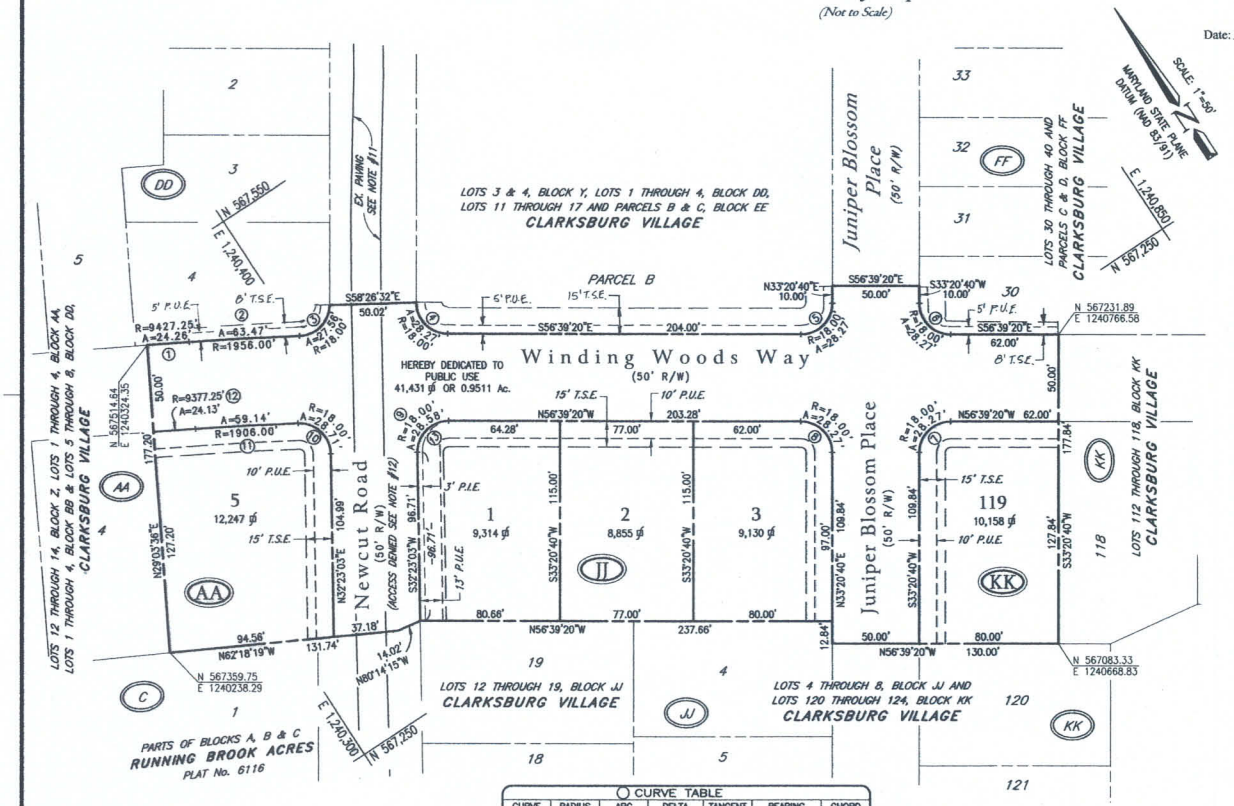
Date: 6-24-13 By: Thomas E. Marshall
Thomas E. Marshall, Manager

We hereby assent to this subdivision Record Plat

Witness: _____ Trustee: _____
Alexandra M. Johns, Trustee

Witness: _____ Trustee: _____
Gina Prato-Gallerini, Trustee

Wells Fargo Bank National Association



CURVE TABLE						
CURVE	RADIUS	ARC	DELTA	TANGENT	BEARING	CHORD
1	9427.25	24.26	0°08'51"	12.13	S60°51'59"E	24.26
2	1956.00	63.47	1°51'34"	31.74	S59°51'46"E	63.47
3	18.00	27.56	87°43'20"	17.30	N77°12'20"E	24.94
4	18.00	28.27	90°00'00"	18.00	S11°39'20"E	25.46
5	18.00	28.27	90°00'00"	18.00	N78°20'40"E	25.46
6	18.00	28.27	90°00'00"	18.00	S11°39'20"E	25.46
7	18.00	28.27	90°00'00"	18.00	S78°20'40"W	25.46
8	18.00	28.27	90°00'00"	18.00	N11°39'20"W	25.46
9	18.00	28.58	90°57'37"	18.30	S77°51'52"W	25.67
10	18.00	28.71	91°23'56"	18.44	N13°18'55"W	25.76
11	1906.00	59.14	1°46'40"	29.57	N59°54'13"W	59.14
12	9377.25	24.13	0°08'51"	12.06	N60°51'59"W	24.13
13	17.05	27.96	93°58'53"	18.27	N76°16'49"E	24.93

Notes

1. 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.

2. The property shown hereon is subject to the requirements of the Montgomery County Forest Conservation Law of 1992, including approval of the Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.

3. This Subdivision Record Plat is not intended to show every matter affecting the ownership and/or use, nor every matter restricting the ownership and/or use of this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting title.

4. This development is served by public water and sewer systems only.

5. This plat is limited to the uses and conditions of Amended Preliminary Plan No. 12001030F entitled "Clarksburg Village".

6. The development is subject to the terms and conditions as required by M-NCP&PC Site Plan No. 820050410, as amended, entitled "Clarksburg Village Phase 2".

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

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

9. This development conforms with the requirements of Chapter 25(a) of the Montgomery County Code to provide moderately priced dwelling units.

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

11. Existing Newcut Road, an existing public right of way by virtue of a "Commissioner's Report and Certification" dated June 22, 1904 and recorded among the State Archives in the Montgomery County Roads Commission Record in Liber JA No.2 at Folio 469 and Plat recorded among the Land Records of Montgomery County, Maryland in Plat Book 1 as Plat No. 60.

12. Vehicular access along Newcut Road is denied except at approved intersections.

13. The property shown hereon is being developed in accordance with TDR-3 standards. The following one (1) development right necessary for development have been conveyed to the owners:

Liber/Folio	Date	TDR's.
L.30414 F.224	July 13, 2005	16-8247

Area Tabulation

Lots:	49,704 ☐ or 1.1410 Ac.
Parcels:	N/A
Streets:	41,431 ☐ or 0.9511 Ac.
Total:	91,135 ☐ or 2.0922 Ac.

Graphic Scale

50 0 25 50 100

Scale: 1"=50'

Subdivision Record Plat
Lot 5, Block AA, Lots 1 thorugh 3, Block JJ
and Lot 119, Block KK

Clarksburg Village

Clarksburg (2nd) District
Montgomery County, Maryland
June, 2013 Scale: 1" = 50'

Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cpja.com • Silver Spring, MD • Gaithersburg, MD • College Park, MD • Frederick, MD • Fairfax, VA

jid | DFD
32-200-15.G4

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

Approved: _____ Date
Chairman Asst. Secretary-Treasurer

M-NCP&PC Record File No.:

Department of Permitting Services,
Montgomery County

Approved: _____ Date
Director

Recorded: _____

Plat No.: _____

5 Lots
Tax Map: EV
220120670

P.I.A No.: _____

N:\32200\DWG\15-G4

RECORD PLAT REVIEW SHEET

220111500-220111510
220120450-220120490
220120640-220120670

Plat Name: Clarksburg Village
Plan Name: Clarksburg Village
Plat Submission Date: 6/27/11
DRD Plat Reviewer: S. Smith, W. Mayah
DRD Prelim Plan Reviewer: Gordon, C.

Plat Number: 220120640-220120670
Plan Number: 120010306

Checked: WM Date 7/10/13

Background Review:

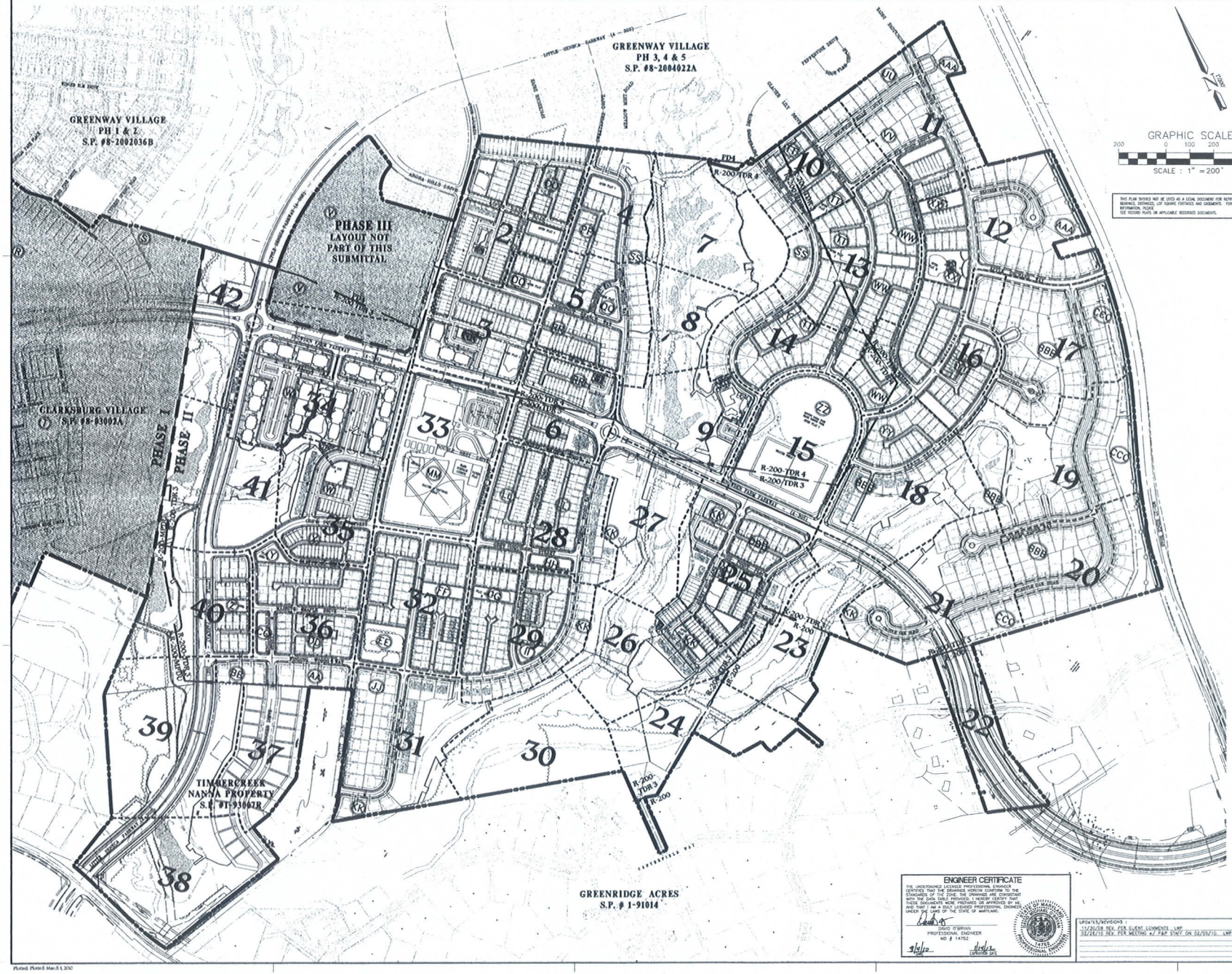
Signed Preliminary Plan – Date 11/3/10 Checked: Initial WM Date 7/10/13
Planning Board Resolution No. 10-70 Resolution Mailing Date 7/27/10
Site Plan Required? Yes ✓ No ____ Verified By: WM (initial)
Site Plan Name: Clarksburg Village, Phase II Site Plan Number: 820050410
Site Plan Signature Set – Date 4/23/10 Checked: Initial WM Date 7/10/13
Planning Board Resolution No. 09-24
Site Plan Reviewer Check: Initial WM Date 7/10/13

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 ✓

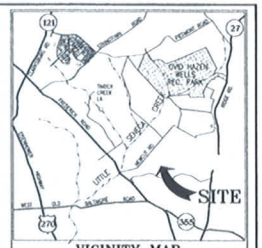
Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson				
Research	Bobby Fleury				
SHA	Corren Giles				
PEPCO					
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:	Initial	Date
Consultant Notified (Final Mark-up):	WM	6/19/13
Final Mylar & DXF/DWG Received:	WM	7/2/13
Final Mylar Review Complete:	WM	7/10/13
Board Approval of Plat:		
Plat Agenda:	WM	7/25/13
Planning Board Approval:		
Chairman's Signature:		
MCDPS Approval of Plat:		
Consultant Pick-up for DPS Signature:		
Final Mylar for Reproduction Rec'd:		
Plat Reproduction:		
Addressing:		
File Card Update:		
Final Zoning Book Check:		
Update Address Books with Plat #:		No.
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		

CLARKSBURG VILLAGE PHASE 2



THIS PLAN SHOULD NOT BE USED AS A LEGAL DOCUMENT FOR REPRESENTATION OF BEARINGS, DISTANCES, LOT SQUARE FOOTAGES AND EASEMENTS. FOR RECORDED INFORMATION, PLEASE SEE RECORD PLATS OR APPLICABLE RECORDED DOCUMENTS.



VICINITY MAP
MONT. CO MAP PAGE 9 GRID F-3&4,G-4&5,H-5&6,J-5&6
NO SCALE

LEGEND

- SCREENING FENCE
- NOISE FENCE
- POOL FENCING
- SPLIT FENCE
- OPTIONAL FENCE OPENING/ GATE LOCATION
- TREE PROTECTION FENCE
- STREAM VALLEY BUFFER
- STREAM
- WETLANDS
- 100 YEAR FLOODPLAIN
- WETLAND BUFFER
- LIMIT OF DISTURBANCE
- PROPOSED TREE LINE
- MNCPPC DEDICATION LINE
- STORM WATER DRAIN
- GREENWAY TRAIL SIGN
- MONUMENT – LANDSCAPE PLAN SHT 44 FOR DETAILS
- MAILBOX WITH STAMPED CONCRETE IN HOA AREAS. PUBLIC R/W LOCATIONS WOULD NEED DPS APPROVAL – LANDSCAPE PLAN SHT 45 FOR DETAILS (NOT TO SCALE)
- SIDEWALK
- GRASS RINGS OR EQUAL – FOR FIRE ACCESS
- PUBLIC STREET LIGHT
- HOA MAINTAINED LIGHTING
- RETAINING WALL – LANDSCAPE PLAN SHT 55 FOR DETAILS
- CONCRETE RETAINING WALL INTEGRATED INTO BUILDING STRUCTURE – SEE ARCHITECTURE FOR DETAILS
- BOX AROUND LOT NUMBER INDICATES LOTS WITHOUT FRONTAGE ON A PUBLIC ROAD
- ZONE OF INFLUENCE – FOR MULTI FAMILY BUILDINGS
- SPECIAL PAVING – LANDSCAPE PLAN SHT 45 FOR DETAILS
- INT INTEGRAL GARAGE WHERE GARAGE IS LOCATED AT OR NEAR BASEMENT ELEVATION
- PARK BENCH – LANDSCAPE PLAN SHT 45 FOR DETAILS
- STEPS WITH RAILING
- STEPS W/OUT RAILING
- TRASH ENCLOSURE – LANDSCAPE PLAN SHT 44 FOR DETAILS
- SCREENING TREATMENT
- INDICATES PARKING SPACES LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY. FINAL NUMBER OF SPACES IS TO BE DETERMINED BY MONTGOMERY COUNTY DPS/DPWT/MTA
- INDICATES NUMBER OF PRIVATE PARKING SPACES
- SEE DWN PLANS FOR LANDSCAPING
- FOREST CONSERVATION LANDSCAPE CREDITS–NO EASEMENT NEEDED. SEE F.C.P. FOR ACTUAL PLANTING AND SPECIES

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL FEATURES OF THE SITE PLAN APPROVAL NO. 820090410, INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM AND CERTIFIED SITE PLAN.

DEVELOPER'S NAME: CLARKSBURG VILLAGE INVESTMENTS, INC. – TOM MARSHALL – PRESIDENT

ADDRESS: 1205 BEVERLY ROAD, SUITE 240 MCLEAN, VIRGINIA 22101

PHONE: (703) 734-3730

SIGNATURE: Thomas E Marshall 3-2-10

M-NCPPC APPROVAL STAMP

CERTIFIED SITE PLAN

FILE NO: 820090410

MONTGOMERY COUNTY PLANNING BOARD

Rose Krasnow 4-23-10

MONTGOMERY COUNTY PLANNING DEPARTMENT

ENGINEER CERTIFICATE

THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER CERTIFIES THAT THE PLAN DEPICTED HEREON IS IN ACCORDANCE WITH THE STANDARDS OF THE ZONE. THE DRAWINGS ARE CONSISTANT WITH THE DATA TABLE PROVIDED. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

DAVID O'BRYAN
PROFESSIONAL ENGINEER
MD # 14752

3/4/10 DATE — 11/01/12 EXPIRATION DATE

UPDATES/REVISIONS :
11/30/08 REV. PER CLIENT COMMENTS LMP
02/23/10 REV. PER MEETING W/ T&P STAFF ON 02/09/10 LMP

PHASE 2 SITE PLAN

CLARKSBURG VILLAGE

CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

CPJ Associates

Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
4976 Elton Rd., Ste. 300 Silver Spring, MD 20906 301.424.7030 Fax 301.424.1004
www.cpja.com • Gaithersburg, MD • Frederick, MD • Stevensville, MD • Fairfax, VA

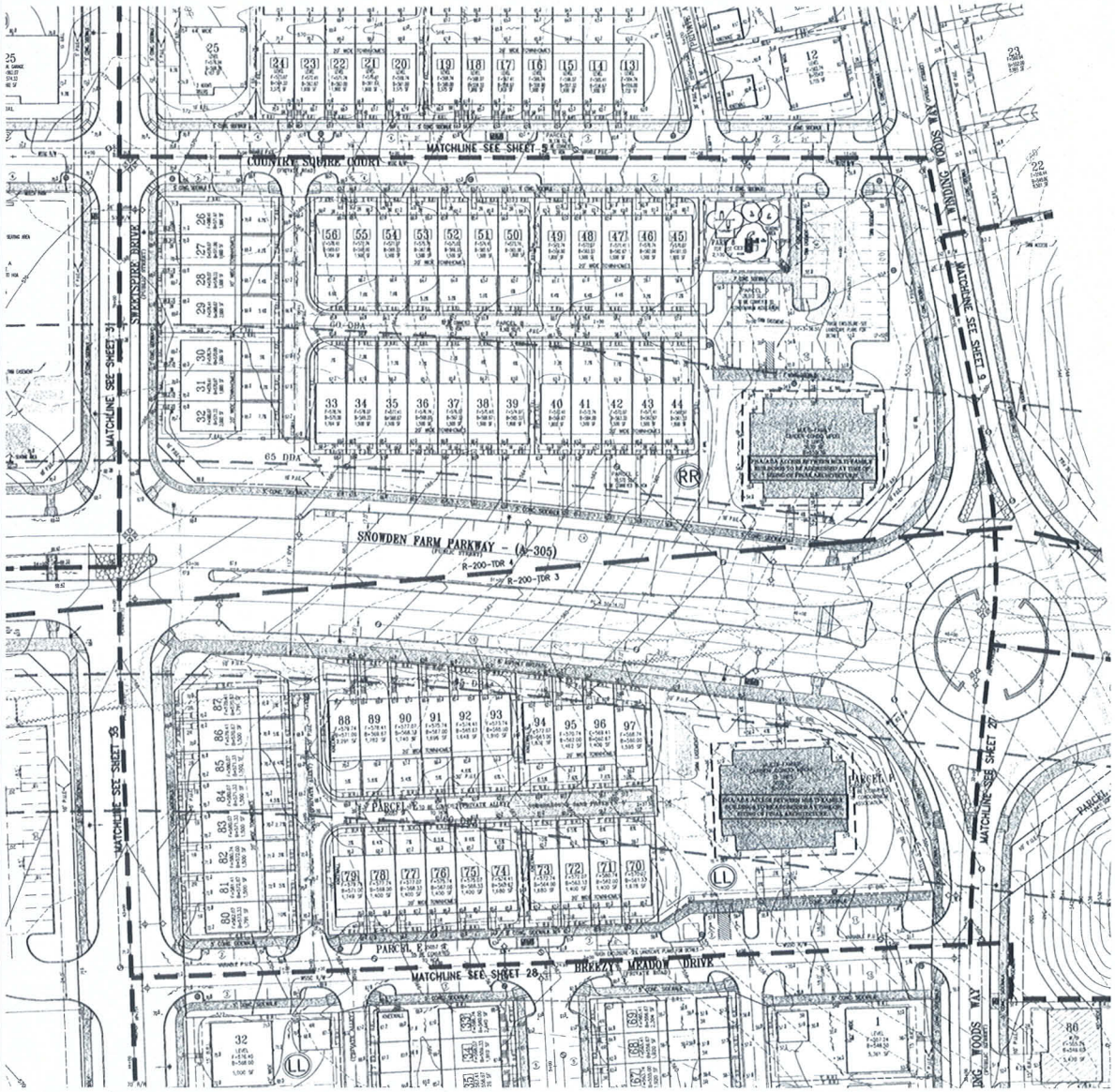
CLIENT: CLARKSBURG VILLAGE INVESTMENTS INC. 1205 BEVERLY RD. MCLEAN, VA 22101 PHONE (703) 734-3730

PRELIMINARY PLAN NO: 120050X
SITE PLAN NO: # 2008-007
DESIGN: LWP
DRAFT: CADD
DATE: AUG. 2007
SCALE: AS NOTED
SHEET 1A OF 45
FILE NO: 32-210-21D

COPYRIGHT © LATEST DATE HERSON CHARLES P. JOHNSON & ASSOCIATES, INC. ALL RIGHTS RESERVED. UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED.

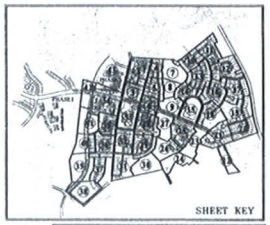
Plotted: Plotted Mar.3 L 2010

Dwg: N:\32000\dwg\H 10x0A Xrefs 21 p1/21 p2/21 p3/21 p4/21 p5/21 p6/21 p7/21 p8/21 AN-8-SITE



GRAPHIC SCALE

SCALE: 1" = 30'



SHEET KEY

LEGEND

- SCREENING FENCE
- NOISE FENCE
- POOL FENCING
- SPLIT FENCE
- OPTIONAL FENCE OPENING/ GATE LOCATION
- TREE PROTECTION FENCE
- STREAM VALLEY BUFFER
- STREAM
- WETLANDS
- 100 YEAR FLOODPLAIN
- WETLAND BUFFER
- LIMIT OF DISTURBANCE
- PROPOSED TREE LINE
- MNCPPC DEDICATION LINE
- STORM WATER DRAIN
- GREENWAY TRAIL SIGN
- MONUMENT – LANDSCAPE PLAN SHT 44 FOR DETAILS
- MAILBOX WITH STAMPED CONCRETE IN HOA AREAS. PUBLIC R/W LOCATIONS WOULD NEED DPS APPROVAL – LANDSCAPE PLAN SHT 45 FOR DETAILS (NOT TO SCALE)
- BOARDWALK
- GRASS RINGS OR EQUAL – FOR FIRE ACCESS
- PUBLIC STREET LIGHT
- HOA MAINTAINED LIGHTING
- RETAINING WALL – LANDSCAPE PLAN SHT 55 FOR DETAILS
- CONCRETE RETAINING WALL INTEGRATED INTO BUILDING STRUCTURE – SEE ARCHITECTURE FOR DETAILS
- BOX AROUND LOT NUMBER INDICATES LOTS WITHOUT FRONTAGE ON A PUBLIC ROAD
- ZONE OF INFLUENCE – FOR MULTI FAMILY BUILDINGS
- SPECIAL PAVING – LANDSCAPE PLAN SHT 43 FOR DETAILS
- INT — INTEGRAL GARAGE WHERE GARAGE IS LOCATED AT OR NEAR BASEMENT ELEVATION
- PARK BENCH – LANDSCAPE PLAN SHT 45 FOR DETAILS
- STEPS WITH RAILING
- STEPS W/OUT RAILING
- TRASH ENCLOSURE – LANDSCAPE PLAN SHT 44 FOR DETAILS
- SCREENING TREATMENT
- ③ — INDICATES PARKING SPACES LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY. FINAL NUMBER OF SPACES IS TO BE DETERMINED BY MONTGOMERY COUNTY DPS/DPWT/MCPES
- ② — INDICATES NUMBER OF PRIVATE PARKING SPACES
- SEE SWM PLANS FOR LANDSCAPING
- FOREST CONSERVATION LANDSCAPE CREDITS–NO EASEMENT NEEDED. SEE F.C.P. FOR ACTUAL PLANTING AND SPECIES

ADA ACCESS BETWEEN MULTI-FAMILY BUILDINGS TO BE ADDRESSED AT TIME OF SITING OF FINAL ARCHITECTURE

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL FEATURES OF THE SITE PLAN APPROVAL NO. 820060410 INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM AND CERTIFIED SITE PLAN.

DEVELOPER'S NAME: CLARKSBURG PLACE INVESTMENTS, INC. THE WINSHALL COMPANY, INC. PARTNER

ADDRESS: 1200 BURKLY ROAD, SUITE 240 MCLEAN, VIRGINIA 22101

PHONE: (703) 734-8730

SIGNATURE: Thomas G. Mundell 3-3-10

ENGINEER CERTIFICATE

THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER CERTIFIES THAT THE DRAWINGS HEREON CONFORM TO THE STANDARDS OF THE ZONE. THE DRAWINGS ARE CONSISTENT WITH THE DATA TABLE PROVIDED. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

DAVID A. O'BRIEN
PROFESSIONAL ENGINEER
NO # 14752

3/3/10
ENGINEER DATE

LICENSED PROFESSIONAL ENGINEER

M-NCPPC APPROVAL STAMP

CERTIFIED SITE PLAN

FILE NO: 820060410

MONTGOMERY COUNTY PLANNING BOARD

Rose Krasnow 4-23-10
CHIEF, DEVELOPMENT REVIEW DIVISION DATE

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

PHASE 2 SITE PLAN

CLARKSBURG VILLAGE

CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

THIS PLAN SHOULD NOT BE USED AS A LEGAL DOCUMENT FOR REPRESENTATION OF BEARINGS, DISTANCES, LOT SQUARE FOOTAGES AND EASEMENTS. FOR RECORDED INFORMATION, PLEASE SEE RECORD PLATS OR APPLICABLE RECORDED DOCUMENTS.

UPDATES/REVISIONS :
06/18/09 REV. PER WSSC/FC COMMENTS IN EMAIL DATED 8/27/09. LMP
11/20/09 REV. PER CLIENT COMMENTS. LMP
02/24/10 REV. PER MEETING w/ P&P STAFF ON 02/08/10. LMP

CPI Associates
Charles P. Johnson & Associates, Inc.
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4976 Elton Rd. Ste. 300 Silver Spring MD 20906 301 474 9000 Fax 301 474 8394
www.cpja.com • Gaithersburg, MD • Frederick, MD • Stevensville, MD • Fairfax, VA

O.WNR: CLARKSBURG VILLAGE DEVELOPMENTS INC.
1200 BURKLY ROAD, SUITE 240
MCLEAN, VIRGINIA 22101
PHONE (703) 734-8730

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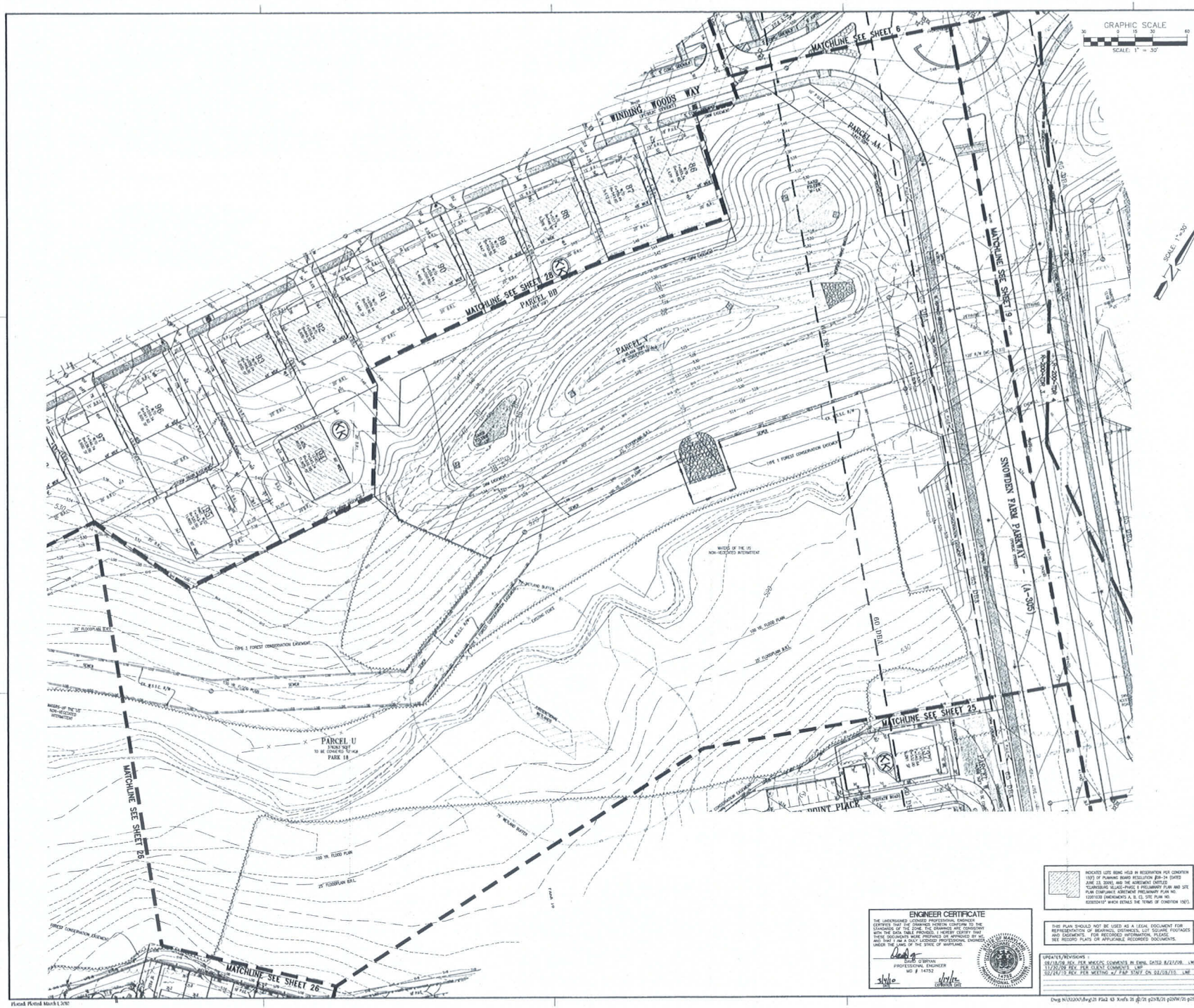
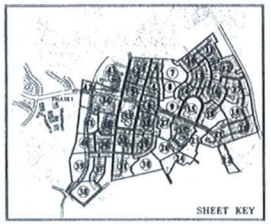
PRELIMINARY PLAN NO.	1-20050050
SITE PLAN NO.	8-2008-060
DESIGN	LMP
DRAFT	RWD
DATE	AUG. 2007
SCALE	1"=30'
SHEET	6 OF 45
FILE NO.	32-320-20 D





LEGEND

- SCREENING FENCE
- NOISE FENCE
- POOL FENCING
- SPLIT FENCE
- OPTIONAL FENCE OPENING/ GATE LOCATION
- TREE PROTECTION FENCE
- STREAM VALLEY BUFFER
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- PROPOSED TREE LINE
- MNCPPC DEDICATION LINE
- STORM WATER DRAIN
- GREENWAY TRAIL SIGN
- MONUMENT – LANDSCAPE PLAN SHT 44 FOR DETAILS
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- PUBLIC STREET LIGHT
- HOA MAINTAINED LIGHTING
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- SPECIAL PAVING – LANDSCAPE PLAN SHT 45 FOR DETAILS
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- STEPS W/OUT RAILING
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DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL FEATURES OF THE SITE PLAN APPROVAL NO. 820050410, INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM AND CERTIFIED SITE PLAN.

DEVELOPER'S NAME: CLARKSBURG VILLAGE INVESTMENTS, INC. TOM MARSHALL PRESIDENT
ADDRESS: 1355 BEVERLY ROAD, SUITE 240 McLEAN, VIRGINIA 22101
PHONE: (703) 734-9736
SIGNATURE: Thomas L Marshall 3-3-10

M-NCPPC APPROVAL STAMP

CERTIFIED SITE PLAN

FILE NO.: 820050410

MONTGOMERY COUNTY PLANNING BOARD

4-23-10
DATE

MONTGOMERY COUNTY PLANNING DEPARTMENT

INDICATES LOTS BEING HELD IN RESERVATION PER CONDITION 15(F) OF PLANNING BOARD RESOLUTION #08-24 (DATED JUNE 23, 2008), AND THE AGREEMENT ENTITLED "CLARKSBURG VILLAGE–PHASE 6 PRELIMINARY PLAN AND SITE PLAN COMPLIANCE AGREEMENT PRELIMINARY PLAN NO. 120010330 (AMENDMENTS A, B, C), SITE PLAN NO. 820050410" WHICH DETAILS THE TERMS OF CONDITION 15(F).

THIS PLAN SHOULD NOT BE USED AS A LEGAL DOCUMENT FOR REPRESENTATION OF BEARINGS, DISTANCES, LOT SQUARE FOOTAGES AND EASEMENTS. FOR RECORDED INFORMATION, PLEASE SEE RECORD PLATS OR APPLICABLE RECORDED DOCUMENTS.

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DAVID O'BRYAN
PROFESSIONAL ENGINEER
MD # 14752

3/1/10
DATE

6/1/12
EXPIRATION DATE

STATE OF MARYLAND DAVID O'BRYAN No. 14752 PROFESSIONAL ENGINEER

UPDATES/REVISIONS :
08/18/08 REV. PER MNCP,C COMMENTS IN EMAL DATED 8/17/08 LMF
11/20/08 REV. PER CLIENT COMMENTS LMF
02/26/10 REV. PER MEETING w/ P&F STAFF ON 02/08/10 LMF

PHASE 2 SITE PLAN

CLARKSBURG VILLAGE

CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

CPJ Associates — Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
www.cpja.com • Gaithersburg, MD • Frederick, MD • Stevensville, MD • Fairfax, VA

CLIENT: CLARKSBURG VILLAGE INVESTMENTS INC 1355 BEVERLY ROAD SUITE 240 McLEAN, VIRGINIA 22101 PHONE (703) 734-9736	PRELIMINARY PLAN NO. 120010330	SITE PLAN NO. 820050410	
	DESIGN LWF	SHEET 27	OF 45
	DRAFT RWD		
	DATE AUG 2007		
	SCALE 1"=30'	FILE NO.: 32-220-21D	

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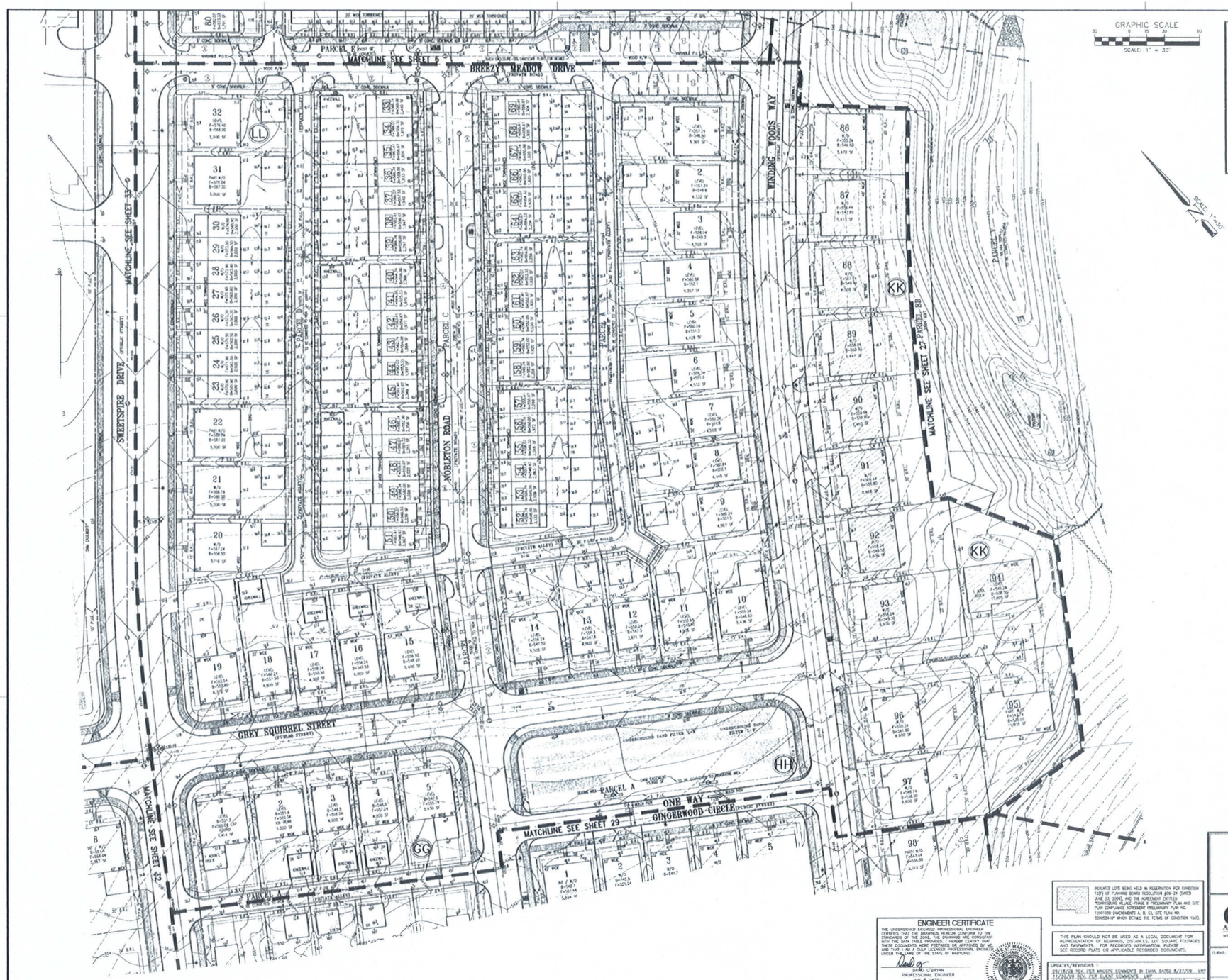
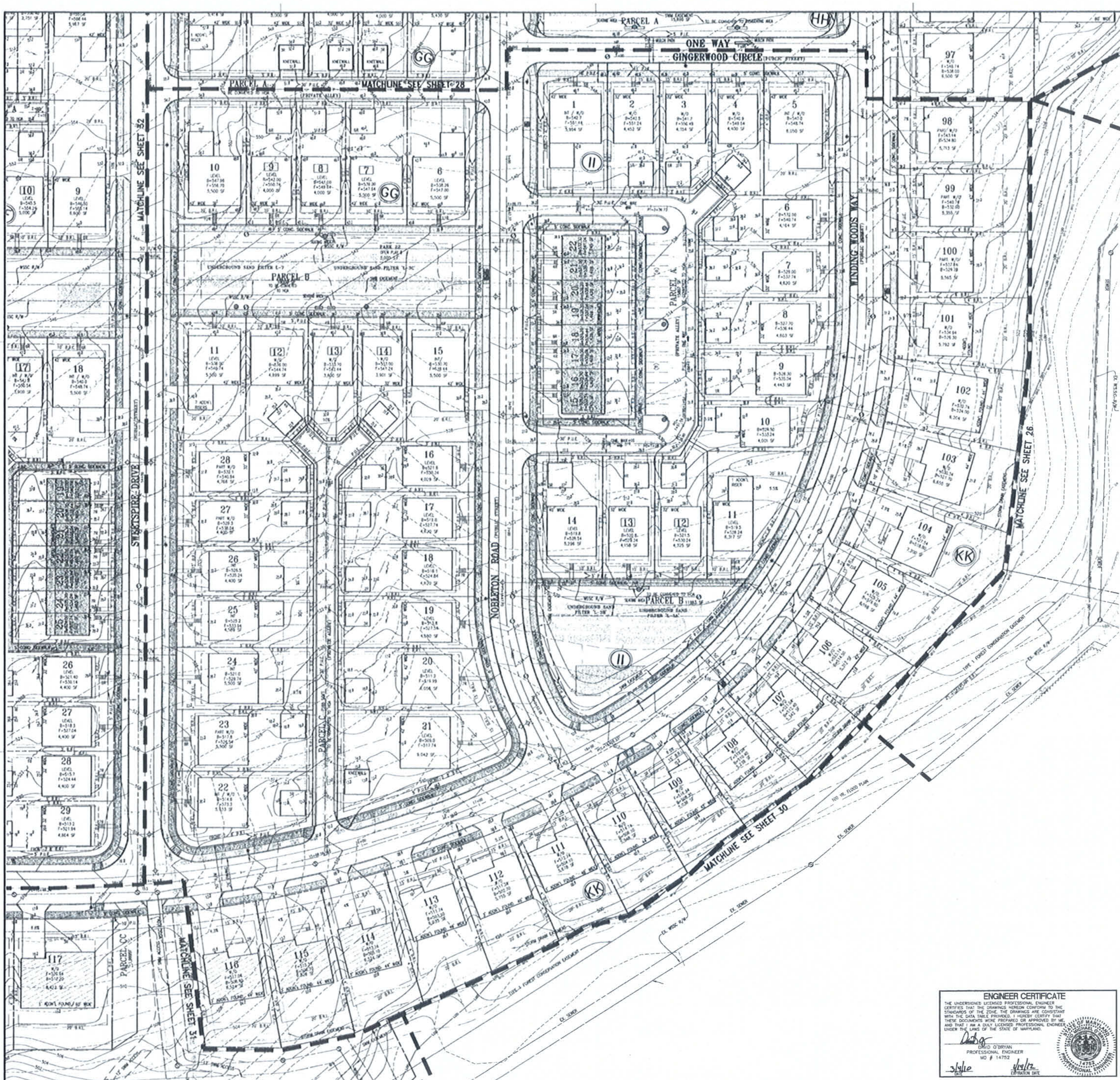
Plotted Plotted March 1, 2010

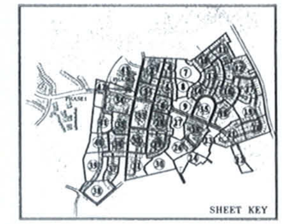
Dwg N:\32200\dwg\21 Plat 43 Xref's 21 gb\21 p2ch\21 p2dw\21 p2ll\TOPO P2/46 09N/44 09N/NOF sfw/21 p2fw/21 P2SE DABEKER TOPO53 NE p2b3 NW p2b3 SW p2



Plotted: Plotted: March 1, 2010

Dwg: K:\32200\dwg\2d\32-2d X-refs: 2d_gb/2d_p2ldr/2d_p2sw/2d_p2ldr/TOPO 32/46-09/46-09WA305 site/2d_p2sw/2d_P2SE IMPROVED TOPO/53-NE-p2/53-NW-p2/53-SW-p2





LEGEND

	SCREENING FENCE
	NOISE FENCE
	POOL FENCING
	SPLIT FENCE
	OPTIONAL FENCE OPENING/ GATE LOCATION
TPF	TREE PROTECTION FENCE
	STREAM VALLEY BUFFER
	STREAM
	WETLANDS
	100 YEAR FLOODPLAIN
	WETLAND BUFFER
LOD	LIMIT OF DISTURBANCE
	PROPOSED TREE LINE
	MNCPPC DEDICATION LINE
	STORM WATER DRAIN
	GREENWAY TRAIL SIGN
	MONUMENT – LANDSCAPE PLAN SHT 44 FOR DETAILS
(NOT TO SCALE)	MAILBOX WITH STAMPED CONCRETE IN HOA AREAS. PUBLIC R/W LOCATIONS WOULD NEED DPS APPROVAL – LANDSCAPE PLAN SHT 45 FOR DETAILS
	BOARDWALK
	GRASS RINGS OR EQUAL – FOR FIRE ACCESS
	PUBLIC STREET LIGHT
	HOA MAINTAINED LIGHTING
	RETAINING WALL – LANDSCAPE PLAN SHT 55 FOR DETAILS
	CONCRETE RETAINING WALL INTEGRATED INTO BUILDING STRUCTURE – SEE ARCHITECTURE FOR DETAILS
	BOX AROUND LOT NUMBER INDICATES LOTS WITHOUT FRONTAGE ON A PUBLIC ROAD
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	SPECIAL PAVING – LANDSCAPE PLAN SHT 45 FOR DETAILS
INT	INTEGRAL GARAGE WHERE GARAGE IS LOCATED AT OR NEAR BASEMENT ELEVATION
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*	SCREENING TREATMENT
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DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL FEATURES OF THE SITE PLAN APPROVAL NO. 820050410, INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM AND CERTIFIED SITE PLAN.

DEVELOPER'S NAME: CLARKSBURG VILLAGE INVESTMENTS, INC. (COMPANY) TOM MARSHALL (CONTACT PERSON)

ADDRESS: 1355 BEVERLY ROAD, SUITE 240 McLEAN, VIRGINIA 22101

PHONE: (703) 734-9730

SIGNATURE: Thomas E Marshall 3-3-10

M-NCPPC APPROVAL STAMP

CERTIFIED SITE PLAN

FILE NO. 820050410

MONTGOMERY COUNTY PLANNING BOARD

Rose Krasnow 4-23-10
CHAIR OR DESIGNEE DATE

MONTGOMERY COUNTY PLANNING DEPARTMENT

ENGINEER CERTIFICATE

THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER CERTIFIES THAT THE DRAWINGS HEREON CONFORM TO THE STANDARDS OF THE ZONE. THE DRAWINGS ARE CONSISTANT WITH THE DATA TABLE PROVIDED. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

DAVID O'BRYAN
PROFESSIONAL ENGINEER
MD # 14752

3/4/10 DATE — 4/19/12 EXPIRATION DATE

STATE OF MARYLAND DAVID MICHAEL O'BRYAN 14752 PROFESSIONAL ENGINEER

INDICATES LOTS BEING HELD IN RESERVATION PER CONDITION 15(F) OF PLANNING BOARD RESOLUTION #09-24 (DATED JUNE 23, 2009), AND THE AGREEMENT ENTITLED "CLARKSBURG VILLAGE-PHASE II PRELIMINARY PLAN AND SITE PLAN COMPLIANCE AGREEMENT PRELIMINARY PLAN NO. 12001030 (AMENDMENTS A, B, C), SITE PLAN NO. 820050410" WHICH DETAILS THE TERMS OF CONDITION 15(F).

THIS PLAN SHOULD NOT BE USED AS A LEGAL DOCUMENT FOR REPRESENTATION OF BEARINGS, DISTANCES, LOT SQUARE FOOTAGES AND EASEMENTS. FOR RECORDED INFORMATION, PLEASE SEE RECORD PLATS OR APPLICABLE RECORDED DOCUMENTS.

UPDATES/REVISIONS:
09/18/09 REV. PER MNCPPC COMMENTS IN EMAIL DATED 8/27/09. LWP
11/30/09 REV. PER CLIENT COMMENTS LWP
02/24/10 REV. PER MEETING w/ P&P STAFF ON 02/04/10. LWP

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

CPJ Associates — Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers · Planners · Landscape Architects · Surveyors
1751 Elton Rd, Ste 300 Silver Spring, MD 20903 301.434.7000 Fax 301.434.9394
www.cpja.com · Gaithersburg, MD · Frederick, MD · Stevensville, MD · Fairfax, VA

CLIENT: CLARKSBURG VILLAGE INVESTMENTS INC, 1355 BEVERLY ROAD, SUITE 240, McLEAN, VIRGINIA 22101, PHONE (703) 734-9730

PRELIMINARY PLAN NO. 1-20010300		SITE PLAN NO. 8-20050410	
DESIGN LWP		SHEET 29	OF 45
DRAFT RWD			
DATE AUG 2007		FILE NO. 32 220 21 D	
SCALE 1"=30'			

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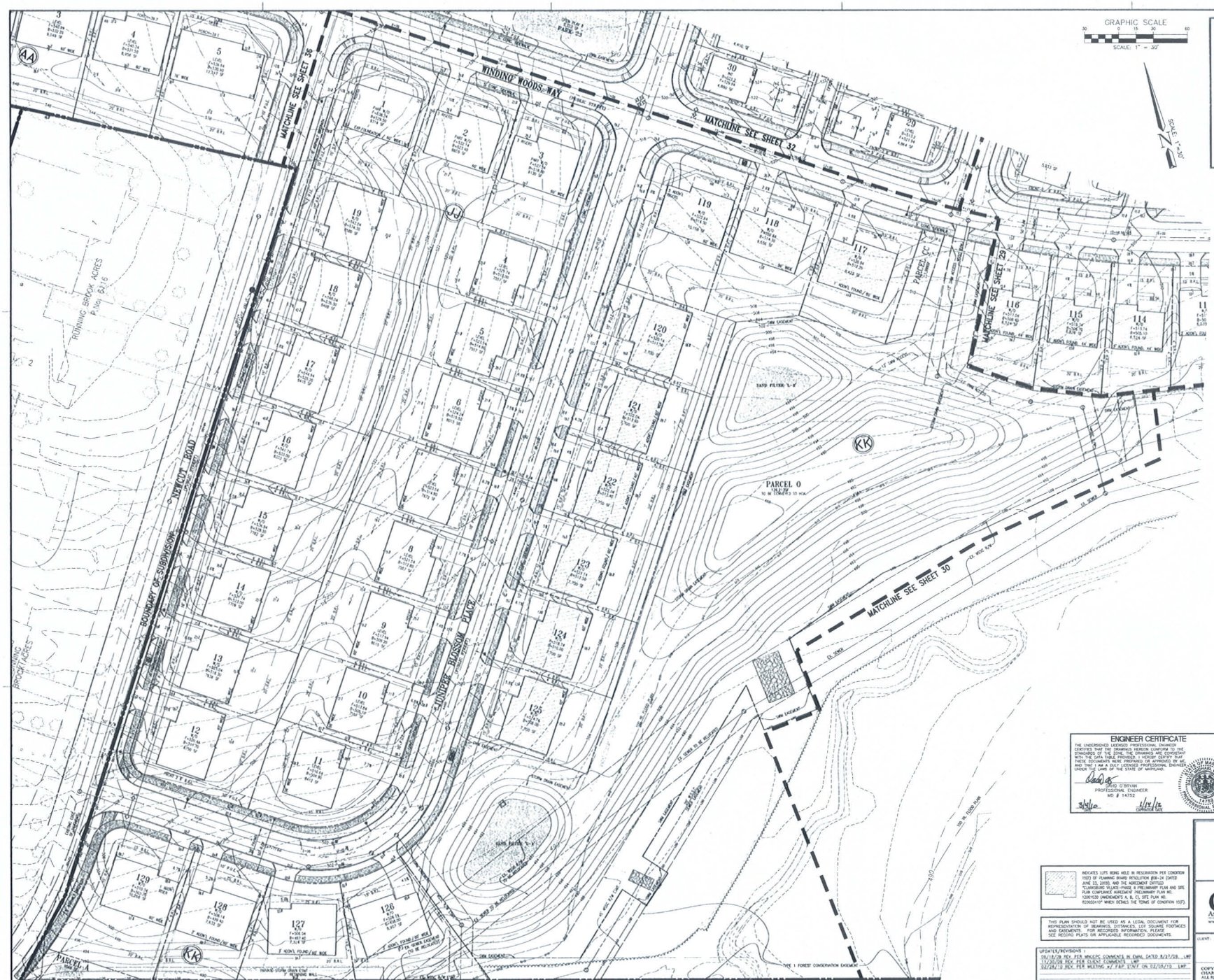
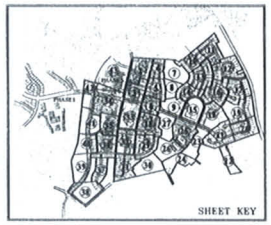
Dwg N:\32200\dwg\21 P2s2 43 Xrefs 21 p2/21 p2NE/21 p2NW/21 p2SE/TOPO P2/46 099/44 099/AX08 site/21 p2SW/21 P2SE IMBEDDED TOPO/53-NE p2/53-NW p2/53 SW p2

Plotted: March 1, 2010





LEGEND

- SCREENING FENCE
- NOISE FENCE
- POOL FENCING
- SPLIT FENCE
- OPTIONAL FENCE OPENING/ GATE LOCATION
- TREE PROTECTION FENCE
- STREAM VALLEY BUFFER
- STREAM
- WETLANDS
- 100 YEAR FLOODPLAIN
- WETLAND BUFFER
- LIMIT OF DISTURBANCE
- PROPOSED TREE LINE
- M-NCPPC DEDICATION LINE
- STORM WATER DRAIN
- GREENWAY TRAIL SIGN
- MONUMENT – LANDSCAPE PLAN SHT 44 FOR DETAILS
- MAILBOX WITH STAMPED CONCRETE IN HOA AREAS. PUBLIC R/W LOCATIONS WOULD NEED DPS APPROVAL – LANDSCAPE PLAN SHT 45 FOR DETAILS (NOT TO SCALE)
- BOARDWALK
- GRASS RINGS OR EQUAL – FOR FIRE ACCESS
- PUBLIC STREET LIGHT
- HOA MAINTAINED LIGHTING
- RETAINING WALL – LANDSCAPE PLAN SHT 55 FOR DETAILS
- CONCRETE RETAINING WALL INTEGRATED INTO BUILDING STRUCTURE – SEE ARCHITECTURE FOR DETAILS
- BOX AROUND LOT NUMBER INDICATES LOTS WITHOUT FRONTAGE ON A PUBLIC ROAD
- ZONE OF INFLUENCE – FOR MULTI FAMILY BUILDINGS
- SPECIAL PAVING – LANDSCAPE PLAN SHT 45 FOR DETAILS
- INT — INTEGRAL GARAGE WHERE GARAGE IS LOCATED AT OR NEAR BASEMENT ELEVATION
- PARK BENCH – LANDSCAPE PLAN SHT 45 FOR DETAILS
- STEPS WITH RAILING
- STEPS W/OUT RAILING
- TRASH ENCLOSURE – LANDSCAPE PLAN SHT 44 FOR DETAILS
- SCREENING TREATMENT
- ① INDICATES PARKING SPACES LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY. FINAL NUMBER OF SPACES IS TO BE DETERMINED BY MONTGOMERY COUNTY DPS/DPW&T/MCPB
- ③ INDICATES NUMBER OF PRIVATE PARKING SPACES
- SEE SWM PLANS FOR LANDSCAPING
- FOREST CONSERVATION LANDSCAPE CREDITS–NO EASEMENT NEEDED. SEE F.C.P. FOR ACTUAL PLANTING AND SPECIES

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL FEATURES OF THE SITE PLAN APPROVAL NO. 820050410, INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM AND CERTIFIED SITE PLAN.

DEVELOPER'S NAME: CLARKSBURG VILLAGE INVESTMENTS, INC. / TOM MARSHALL COMPANY / CORPORATE PROPERTIES

ADDRESS: 1356 BEVERLY ROAD, SUITE 240 McLEAN, VIRGINIA 22101

PHONE: (703) 734-9730

SIGNATURE: Thomas G Marshall 3-3-10

ENGINEER CERTIFICATE

THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER CERTIFIES THAT THE DRAWINGS HEREON CONFORM TO THE STANDARDS OF THE ZONE. THE DRAWINGS ARE CONSISTENT WITH THE DATA TABLE PROVIDED. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

DAVID O'BRYAN
PROFESSIONAL ENGINEER
MD # 14752

3/3/10 — DATE
3/3/10 — EXPIRATION DATE

M-NCPPC APPROVAL STAMP

CERTIFIED SITE PLAN

FILE NO. 820050410

MONTGOMERY COUNTY PLANNING BOARD

4-23-10
CHAIRMAN OR DESIGNEE — DATE

MONTGOMERY COUNTY PLANNING DEPARTMENT

INDICATES LOTS BEING HELD IN RESERVATION PER CONDITION 10(F) OF PLANNING BOARD RESOLUTION #98-24 (DATED JUNE 23, 2005) AND THE AGREEMENT ENTITLED "CLARKSBURG VILLAGE–PHASE II PRELIMINARY PLAN AND SITE PLAN COMPLIANCE AGREEMENT PRELIMINARY PLAN NO. 120010320 (AMENDMENTS A, B, C), SITE PLAN NO. 820050410" WHICH DETAILS THE TERMS OF CONDITION 10(F).

THIS PLAN SHOULD NOT BE USED AS A LEGAL DOCUMENT FOR REPRESENTATION OF TERRITORIES, DISTANCES, LOT SQUARE FOOTAGES AND EASEMENTS. FOR RECORDED INFORMATION, PLEASE SEE RECORD PLATS OR APPLICABLE RECORDED DOCUMENTS.

UPDATES/REVISIONS :
09/18/09 REV. PER MNCPPC COMMENTS IN EMAIL DATED 8/27/09 LWP
11/20/09 REV. PER CLIENT COMMENTS LWP
02/26/10 REV. PER MEETING W/ F&P. ENVT ON 02/05/10 LWP

PHASE 2 SITE PLAN

CLARKSBURG VILLAGE

CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

CPJ Associates — Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
175 Elton Rd. Ste. 300 Silver Spring, MD 20901 301.434.7700 Fax 301.434.9394
www.cpjai.com • Gaithersburg, MD • Frederick, MD • Stevensville, MD • Fairfax, VA

CLIENT: CLARKSBURG VILLAGE INVESTMENTS, INC. 1356 BEVERLY ROAD, SUITE 240 McLEAN, VIRGINIA 22101 PHONE: (703) 734-9730	PRELIMINARY PLAN NO. 120010320	SITE PLAN NO. 820050410	
	DESIGN: LWP	SHEET 31	OF 45
	DRAFT: RWD		
	DATE: AUG. 2007	FILE NO.: 32 220 21 D	
	SCALE: 1"=30'		

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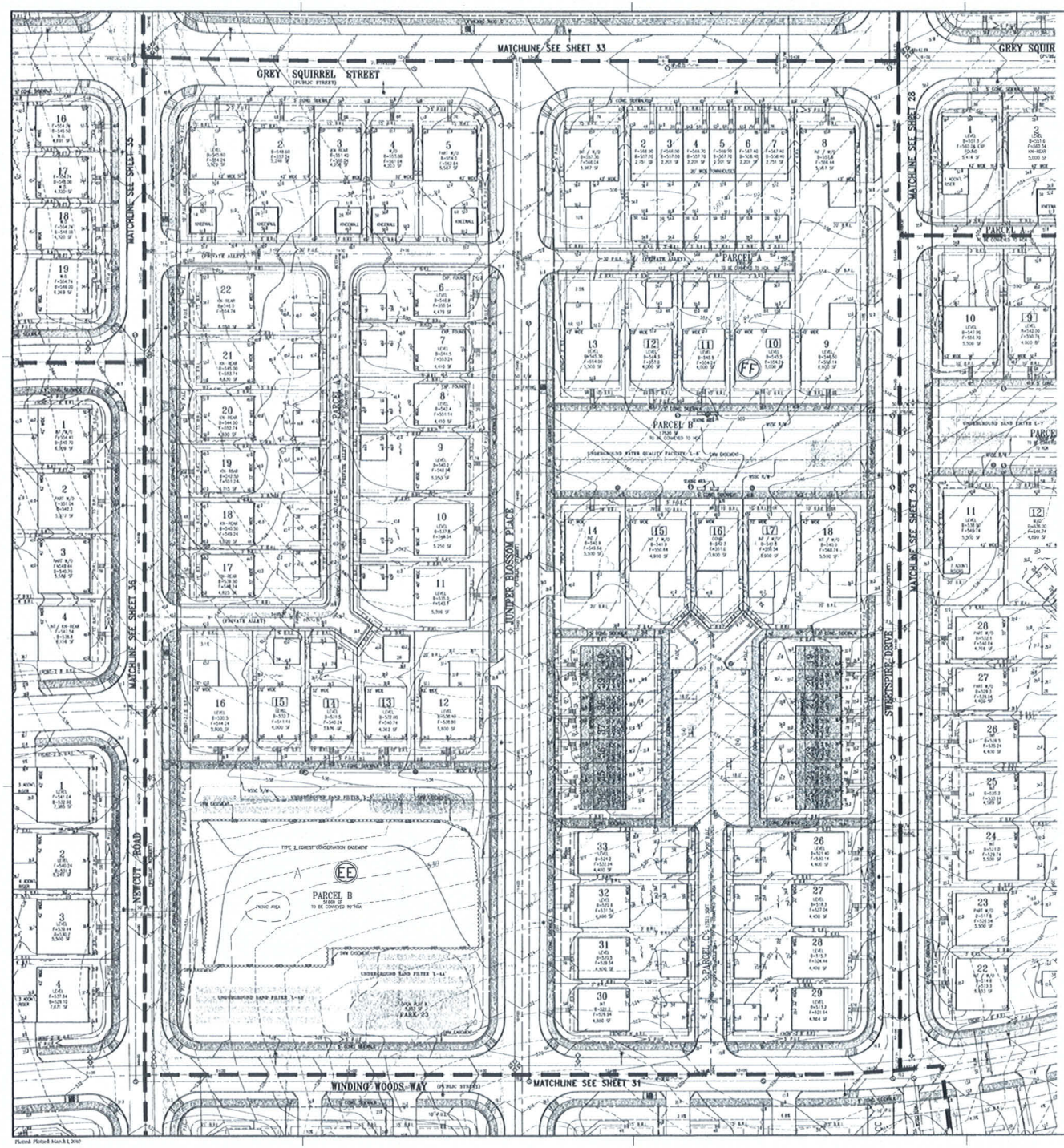

GRAPHIC SCALE

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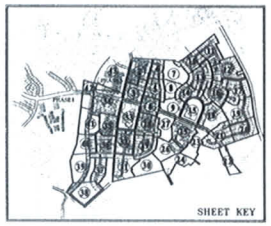
SCALE: 1" = 30'

SCALE: 1"=30'



LEGEND

- SCREENING FENCE
- NOISE FENCE
- POOL FENCING
- SPLIT FENCE
- OPTIONAL FENCE OPENING/ GATE LOCATION
- TREE PROTECTION FENCE
- STREAM VALLEY BUFFER
- STREAM
- WETLANDS
- 100 YEAR FLOODPLAIN
- WETLAND BUFFER
- LIMIT OF DISTURBANCE
- PROPOSED TREE LINE
- MNCPPC DEDICATION LINE
- STORM WATER DRAIN
- GREENWAY TRAIL SIGN
- MONUMENT – LANDSCAPE PLAN SHT 44 FOR DETAILS
- MB (NOT TO SCALE) MAILBOX WITH STAMPED CONCRETE IN HOA AREAS. PUBLIC R/W LOCATIONS WOULD NEED DPS APPROVAL – LANDSCAPE PLAN SHT 45 FOR DETAILS
- BOARDWALK
- GRASS RINGS OR EQUAL – FOR FIRE ACCESS
- PUBLIC STREET LIGHT
- HOA MAINTAINED LIGHTING
- RETAINING WALL – LANDSCAPE PLAN SHT 55 FOR DETAILS
- CONCRETE RETAINING WALL INTEGRATED INTO BUILDING STRUCTURE – SEE ARCHITECTURE FOR DETAILS
- BOX AROUND LOT NUMBER INDICATES LOTS WITHOUT FRONTAGE ON A PUBLIC ROAD
- ZONE OF INFLUENCE – FOR MULTI FAMILY BUILDINGS
- SPECIAL PAVING – LANDSCAPE PLAN SHT 45 FOR DETAILS
- INT INTEGRAL GARAGE WHERE GARAGE IS LOCATED AT OR NEAR BASEMENT ELEVATION
- PARK BENCH – LANDSCAPE PLAN SHT 45 FOR DETAILS
- STEPS WITH RAILING
- STEPS W/OUT RAILING
- TRASH ENCLOSURE – LANDSCAPE PLAN SHT 44 FOR DETAILS
- SCREENING TREATMENT
- INDICATES PARKING SPACES LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY. FINAL NUMBER OF SPACES IS TO BE DETERMINED BY MONTGOMERY COUNTY DPS/DPWT&E/MCFRS
- INDICATES NUMBER OF PRIVATE PARKING SPACES
- SEE SWM PLANS FOR LANDSCAPING
- FOREST CONSERVATION LANDSCAPE CREDITS—NO EASEMENT NEEDED. SEE F.C.P. FOR ACTUAL PLANTING AND SPECIES

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL FEATURES OF THE SITE PLAN APPROVAL NO. 820090410, INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM AND CERTIFIED SITE PLAN.

DEVELOPER'S NAME: CLARKSBURG VILLAGE INVESTMENTS, INC. 7006 MARSHALL OVERPASS

ADDRESS: 1356 BEVERLY ROAD, SUITE 240 McLEAN, VIRGINIA 22101

PHONE: (703) 734-0730

SIGNATURE: Thomas L. Marshall 3-3-10

ENGINEER CERTIFICATE

THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER CERTIFIES THAT THE DRAWINGS ARE CONSISTENT WITH THE STANDARDS OF THE ZONE. THE DRAWINGS ARE CONSISTANT WITH THE DATA TABLE PROVIDED. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

DAVID O'BRYAN
PROFESSIONAL ENGINEER
MD # 14752

3/4/10 — 1/14/12 EXPIRATION DATE

STATE OF MARYLAND DAVID O'BRYAN No. 14752 PROFESSIONAL ENGINEER

M-NCPPC APPROVAL STAMP

CERTIFIED SITE PLAN

FILE NO. 820090410

MONTGOMERY COUNTY PLANNING BOARD

Rose Krasnow 4-23-10

MONTGOMERY COUNTY PLANNING DEPARTMENT

THIS PLAN SHOULD NOT BE USED AS A LEGAL DOCUMENT FOR REPRESENTATION OF BEARINGS, DISTANCES, LOT SQUARE FOOTAGES AND EASEMENTS. FOR RECORDED INFORMATION, PLEASE SEE RECORD PLATS OR APPLICABLE RECORDED DOCUMENTS.

UPDATES/REVISIONS :
08/18/09 REV. PER MNCPPC COMMENTS IN EMAIL DATED 8/27/09. LMP
11/30/09 REV. PER CLIENT COMMENTS. LMP
02/25/10 REV. PER MEETING w/ T&P STAFF ON 02/25/10. LMP

PHASE 2 SITE PLAN

CLARKSBURG VILLAGE

CLARKSBURG (2nd) ELECTION DISTRICT

MONTGOMERY COUNTY, MARYLAND

CPJ Associates

Charles P. Johnson & Associates, Inc.

Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors

1751 Elton Rd. Ste. 300 Silver Spring, MD 20903 301.434.7000 Fax 301.434.9394

www.cpja.com • Gaithersburg, MD • Frederick, MD • Stevensville, MD • Fairfax, VA

CLIENT: CLARKSBURG VILLAGE INVESTMENTS, INC. 1356 BEVERLY ROAD, SUITE 240 McLEAN, VIRGINIA 22101 PHONE: (703) 734-0730	PRELIMINARY PLAN NO. 1-20010X	SITE PLAN NO. 8-2009060	
	DESIGN LWP	SHEET 32	OF 45
	DRAFT MWD		
	DATE AUG 2007		
	SCALE 1"=30'	FILE NO.: 33-220-21D	

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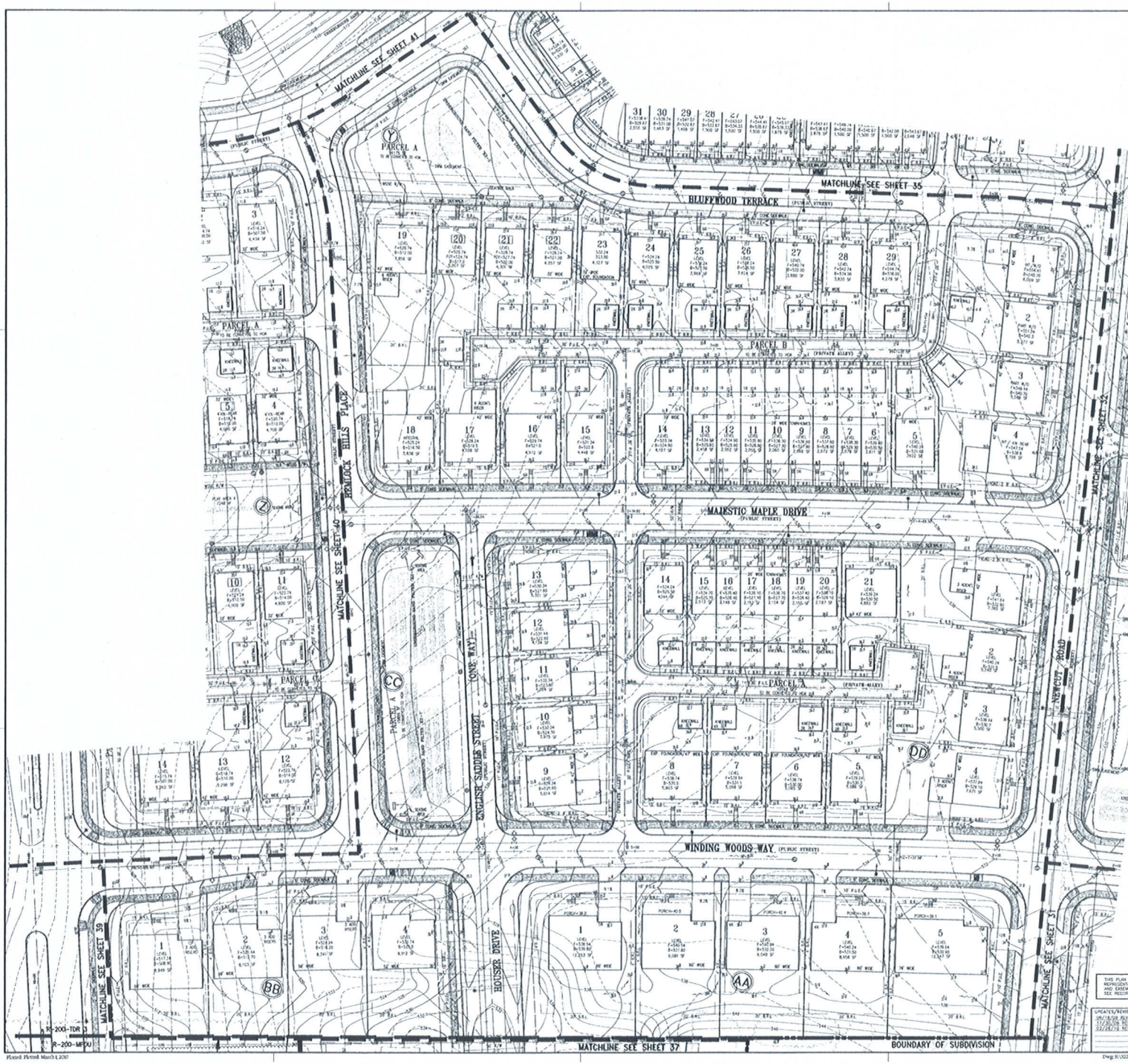
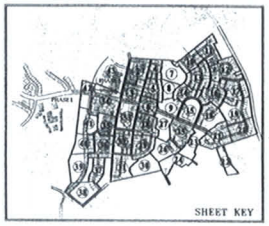
Plotted: Plotted March 8, 2010

Dwg: N:\33200\dwg\3-F2o2-43.Xref's 21-p2c21-p2c8/21-p2c9W/21-p2c6/TOPO-F2o46-09W44-09W.AOF dfw/21-p2c9W/21-P2SE DAMECKED TOPO\33-NE-p2c33-NW-p2c33-SW-p2





LEGEND

- SCREENING FENCE
- NOISE FENCE
- POOL FENCING
- SPLIT FENCE
- OPTIONAL FENCE OPENING/ GATE LOCATION
- TREE PROTECTION FENCE
- STREAM VALLEY BUFFER
- STREAM
- WETLANDS
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- WETLAND BUFFER
- LIMIT OF DISTURBANCE
- PROPOSED TREE LINE
- MNCPPC DEDICATION LINE
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- MONUMENT – LANDSCAPE PLAN SHT 44 FOR DETAILS
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- INDICATES NUMBER OF PRIVATE PARKING SPACES
- SEE SWM PLANS FOR LANDSCAPING
- FOREST CONSERVATION LANDSCAPE CREDITS–NO EASEMENT NEEDED. SEE F.C.P. FOR ACTUAL PLANTING AND SPECIES

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL FEATURES OF THE SITE PLAN APPROVAL NO. 820050410, INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM AND CERTIFIED SITE PLAN.

DEVELOPER'S NAME: CLARKSBURG VILLAGE INVESTMENTS, INC. TOM MARSHALL COMPANY PRESIDENT

ADDRESS: 1330 BEVERLY ROAD, SUITE 240 McLEAN, VIRGINIA 22101

PHONE: (703) 734-8730

SIGNATURE: Thomas E. Marshall 3-2-10

ENGINEER CERTIFICATE

THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER CERTIFIES THAT THE PROPOSED SITE PLAN IS IN THE STANDARDS OF THE ZONE. THE DRAWINGS ARE CONSISTANT WITH THE DATA TABLE PROVIDED. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

DAVID O'BRYAN
PROFESSIONAL ENGINEER
MD # 14752

3/4/10 — 1/19/12
EXPIRATION DATE

STATE OF MARYLAND — DAVID O'BRYAN — No. 14752 — PROFESSIONAL ENGINEER

M-NCPPC APPROVAL STAMP

CERTIFIED SITE PLAN

FILE NO. 820050410

MONTGOMERY COUNTY PLANNING BOARD

4-23-10
DATE

MONTGOMERY COUNTY PLANNING DEPARTMENT

THIS PLAN SHOULD NOT BE USED AS A LEGAL DOCUMENT FOR REPRESENTATION OF PROPERTY LOT SIZES, BUT SHOULD BE SECONDED BY APPROPRIATE DOCUMENTS. SEE RECORD PLATS OR APPLICABLE RECORDED DOCUMENTS.

UPDATES/REVISIONS :
09/18/08 PLN. PLN. MNCPPC COMMENTS IN EMAIL DATED 8/27/08 LWP
11/20/09 REV. PER CLIENT COMMENTS LWP
02/26/10 REV. PER MEETING W/ F&P STAFF ON 02/05/10 LWP

PHASE 2 SITE PLAN

CLARKSBURG VILLAGE

CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

CPJ Associates

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Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1751 Elton Rd, Ste 300 Silver Spring MD 20903 301.434.7000 Fax 301.434.9594
www.cpja.com • Gaithersburg, MD • Frederick, MD • Stevensville, MD • Fairfax, VA

CLIENT: CLARKSBURG VILLAGE INVESTMENTS INC.
1330 BEVERLY ROAD, SUITE 240
McLEAN, VIRGINIA 22101
PHONE (703) 734-8730

PRELIMINARY PLAN NO.	SITE PLAN NO.
120050190	820050410
DESIGN LWP	SHEET 36 OF 45
DRAFT RWD	
DATE AUG 2007	FILE NO.:
SCALE 1"=30'	32 200 21 D

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Plotted: Plotted: March 1, 2010

Dwg: N:\32200\dwg\28 P2a2 43 Xrefs 21 ph/21 ph2N/21 ph2NW/21 ph2SE/TOPO P2/46 096/84 096/AX8 site/21 ph2N/21 P2SE DIMENSIONED TOPO/53 NE ph2N3 NW ph2N3 SW ph