




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


MCPB
Item #
07/26/07

MEMORANDUM
(REVISED)

DATE: ~~July 12, 2007~~ July 19, 2007

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Supervisor 
Development Review Division
(301) 495-4542

FROM: Stephen Smith 
Development Review Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for July 26, 2007

The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

220061740 **Chevy Chase, Section 4-A**
220062370 **Airpark North Business Park**
220070490 – 220070510 **Clarksburg Village (3)**
220070570 **Longwood**
220070740 **Snyder Property**
220071140 **Brookmont**
220071190 – 220071270 **Greenway Village (9) Added: July 19, 2007**
220071400 **West Chevy Chase**

PLAT NO. 220061740

Chevy Chase, Section 4-A

Located in the southwest quadrant of the intersection of Jones Bridge Road and Connecticut Avenue (MD 185)

R-90 zone: 1 parcel

Community Water, Community Sewer

Master Plan Area: Bethesda – Chevy Chase

Howard Hughes Medical Institute, Applicant

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 12002096A, as approved by the Board and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plan.

RECORD PLAT REVIEW SHEET

Plan Name: Howard High Medical Inst Plan Number: 1-2002096 A
 Plat Name: CHEVY CHASE SECTION 4-A Plan Number: 220061740
 Plat Submission Date: 2/27/06
 DRD Plat Reviewer: Powell
 DRD Prelim Plan Reviewer: P. Conner

Initial DRD Review:

Signed Preliminary Plan - Date 2/22/06 Checked: Initial AKC Date 6/11/07
 Planning Board Opinion - Date 11/18/05 Checked: Initial pw Date 4/21/06
 Site Plan Req'd for Development? Yes No Verified By: SJS (initial)
 Site Plan Name: Site Plan Number:
 Planning Board Opinion - Date Checked: Initial Date
 Site Plan Signature Set - Date Checked: Initial Date
 Site Plan Reviewer Plat Approval: Checked: Initial Date

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

SE 5-1565 A OK

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>A. Linsky</u>	<u>3-7-06</u>	<u>3-24-06</u>	<u>5-3-07</u>	<u>Review per FCP 5-3-07</u> <u>OK</u>
Research	<u>Bobby Fleury</u>	<u> </u>	<u> </u>	<u>3-24-06</u>	<u>OK</u>
SHA	<u>Doug Mills</u>	<u> </u>	<u> </u>	<u> </u>	<u>OK</u>
PEPCO	<u>Jose Washington</u>	<u> </u>	<u> </u>	<u>3-24-06</u>	<u>Add P.U.E ok</u>
Parks	<u>Doug Powell</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
DRD	<u>Steve Smith</u>	<u> </u>	<u> </u>	<u>3-24-06</u>	<u>RENAME / same Plat</u>

Final DRD Review:

DRD Review Complete:
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up):
 Final Mylar w/Mark-up & PDF Rec'd:

Initial	Date
<u>SJS</u>	<u>7-10-07</u>
<u>SJS</u>	<u>6-13-07</u>
<u>SJS</u>	<u>7-10-07</u>

Board Approval of Plat:

Plat Agenda:
 Planning Board Approval:
 Chairman's Signature:

<u>SJS</u>	<u>7-26-07</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

DPS Approval of Plat:

Engineer Pick-up for DPS Signature:
 Final Mylar for Reproduction Rec'd:

<u> </u>	<u> </u>
<u> </u>	<u> </u>

Plat Reproduction:

Addressing:
 File Card Update:
 Final Zoning Book Check:
 Update Address Books with Plat #:
 Update Green Books for Resubdivision:
 Notify Engineer to Seal Plats:
 Engineer Seal Complete:
 Complete Reproduction:
 Sent to Courthouse for Recordation:

<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

No.

PLAT No.

DATE: APR 24, 2007
 TIME: 10:00 AM
 VSE: 22.1500' ±

NOTES

- The property is shown as is, as of the date of this subdivision.
- All terms, conditions, agreements, restrictions, and covenants associated with any property, easement, right-of-way, or other right, whether recorded or not, shall remain in full force and effect and shall not be affected by this subdivision.
- The plat is subject to all applicable laws, rules, and regulations of the State of Maryland, including but not limited to the Subdivision Control Act and the Uniform Land Use Review Procedure Act.
- This subdivision is subject to all applicable laws, rules, and regulations of the State of Maryland, including but not limited to the Subdivision Control Act and the Uniform Land Use Review Procedure Act.
- The subdivision is subject to all applicable laws, rules, and regulations of the State of Maryland, including but not limited to the Subdivision Control Act and the Uniform Land Use Review Procedure Act.
- The subdivision is subject to all applicable laws, rules, and regulations of the State of Maryland, including but not limited to the Subdivision Control Act and the Uniform Land Use Review Procedure Act.
- The subdivision is subject to all applicable laws, rules, and regulations of the State of Maryland, including but not limited to the Subdivision Control Act and the Uniform Land Use Review Procedure Act.
- The subdivision is subject to all applicable laws, rules, and regulations of the State of Maryland, including but not limited to the Subdivision Control Act and the Uniform Land Use Review Procedure Act.

VICINITY MAP
 SCALE 1" = 2000'

NO.	AREA (AC)	PERCENT	TOTAL AREA (AC)
01	181.00	52.44	344.44
02	181.00	52.44	344.44
03	181.00	52.44	344.44
04	181.00	52.44	344.44
05	181.00	52.44	344.44
06	181.00	52.44	344.44
07	181.00	52.44	344.44
08	181.00	52.44	344.44
09	181.00	52.44	344.44
10	181.00	52.44	344.44

OWNER'S CERTIFICATE

I, the undersigned, being the owner of the above described property, do hereby certify that the plat is a true and correct copy of the original plat as recorded in the office of the Register of Wills for the County of Montgomery, Maryland, and that the same is in accordance with the provisions of the Subdivision Control Act and the Uniform Land Use Review Procedure Act. I further certify that the plat is in accordance with the provisions of the Subdivision Control Act and the Uniform Land Use Review Procedure Act.

David P. Remondino
 Surveyor

SURVEYOR'S CERTIFICATE

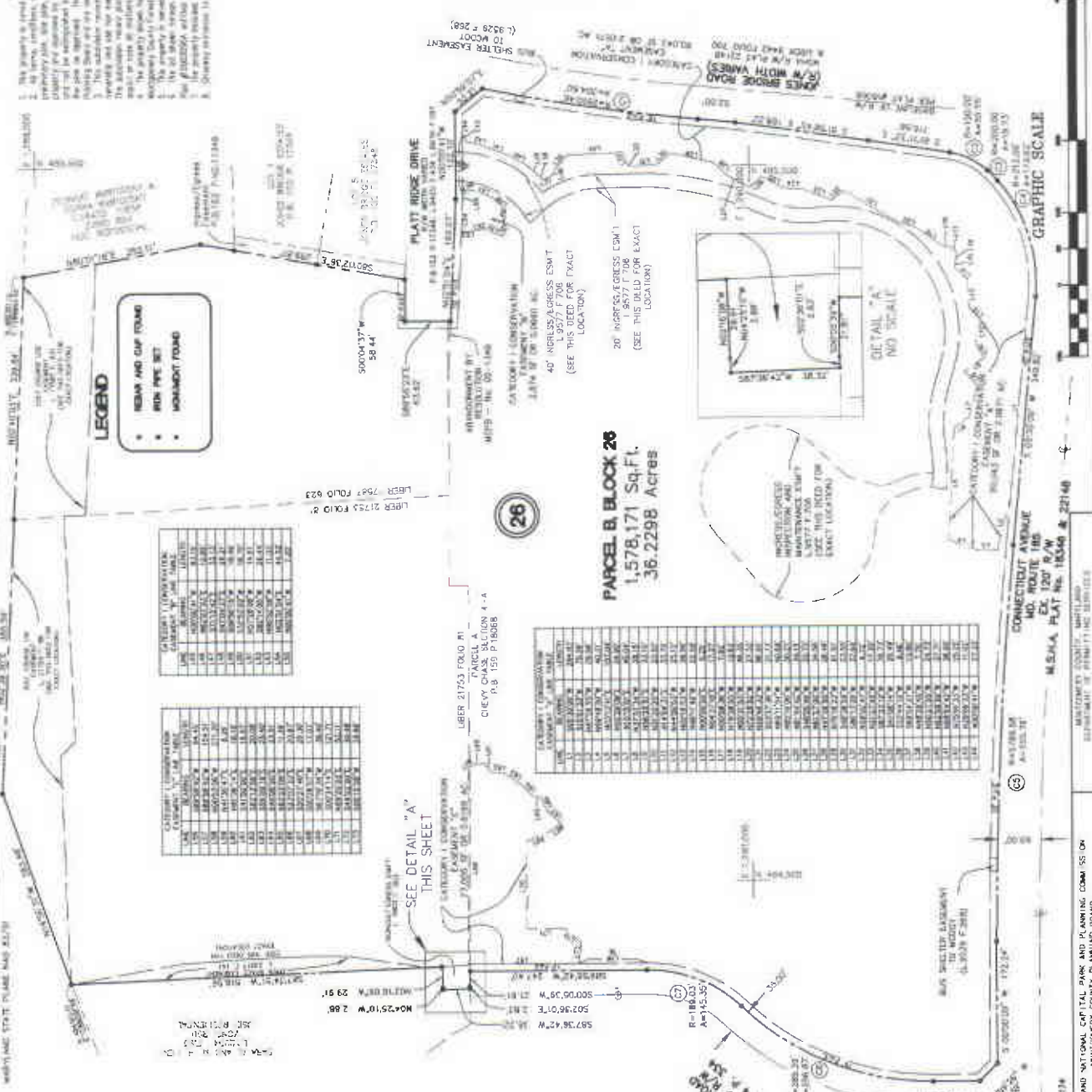
I, the undersigned, being a duly licensed Surveyor in the State of Maryland, do hereby certify that the plat is a true and correct copy of the original plat as recorded in the office of the Register of Wills for the County of Montgomery, Maryland, and that the same is in accordance with the provisions of the Subdivision Control Act and the Uniform Land Use Review Procedure Act. I further certify that the plat is in accordance with the provisions of the Subdivision Control Act and the Uniform Land Use Review Procedure Act.

David P. Remondino
 Surveyor

SUBDIVISION RECORD PLAT PARCEL B, BLOCK 26 CHEVY CHASE SECTION 4-A

INCLUDES A RESUBDIVISION OF
 PARCEL "A" CHEVY CHASE SECTION 4-A
 BETHESDA (7th) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 100'
 OCTOBER, 2006
Patton Harris Rust & Associates
 Surveyors, Engineers, Planners, Landscape Architects
 12850 Middlebrook Road, Germantown, MD 20874
 T 301.528.0300 F 301.528.0419



NO.	AREA (AC)	PERCENT	TOTAL AREA (AC)
01	181.00	52.44	344.44
02	181.00	52.44	344.44
03	181.00	52.44	344.44
04	181.00	52.44	344.44
05	181.00	52.44	344.44
06	181.00	52.44	344.44
07	181.00	52.44	344.44
08	181.00	52.44	344.44
09	181.00	52.44	344.44
10	181.00	52.44	344.44

NO.	AREA (AC)	PERCENT	TOTAL AREA (AC)
01	181.00	52.44	344.44
02	181.00	52.44	344.44
03	181.00	52.44	344.44
04	181.00	52.44	344.44
05	181.00	52.44	344.44
06	181.00	52.44	344.44
07	181.00	52.44	344.44
08	181.00	52.44	344.44
09	181.00	52.44	344.44
10	181.00	52.44	344.44



APPROVED: _____ DATE: _____

APPROVED: _____ DATE: _____

APPROVED: _____ DATE: _____

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4300, www.mncppc.org

Date Mailed: NOV 18 2005
Public Hearing Date: Oct. 20, 2005
Action: Approved Staff
Recommendation
Motion of Commissioner Robinson,
seconded by Commissioner Wellington,
with a vote of 4-0;
Chairman Berlage and Commissioners
Bryant, Wellington, and Robinson voting
in favor. Commissioner Perdue absent.

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 12002096A
NAME OF PLAN: Howard Hughes Medical Center

The date of this written opinion is NOV 18 2005 (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this written opinion, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

I. INTRODUCTION

On 9/07/05, Howard Hughes Medical Institute ("Applicant") submitted an application for the approval of a revision to the preliminary plan of subdivision for property in the R-90 zone. The application proposed to abandon a 127 square foot section of Platt Ridge Road that was not properly abandoned as part of the previous Planning Board review. It was only after final surveys of the property were conducted that the portion of Platt Ridge Road was found to be inaccurately shown as part of the Howard Hughes property.

The application was designated Preliminary Plan 12002096A ("Preliminary Plan"). On 10/20/05, the Preliminary Plan was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Planning Board heard testimony and received evidence submitted in the record on the application.

The record for this application ("Record") closed at the conclusion of the public hearing, upon the taking of an action by the Planning Board. The Record includes: the

information on the Preliminary Plan Application Form; the Planning Board staff-generated minutes of the Subdivision Review Committee meeting(s) on the application; all correspondence and any other written or graphic information concerning the application received by the Planning Board or its staff following submission of the application and prior to the Board's action at the conclusion of the public hearing, from the Applicant, public agencies, and private individuals or entities; all correspondence and any other written or graphic information issued by Planning Board staff concerning the application; all evidence, including written and oral testimony and any graphic exhibits, presented to the Planning Board at the public hearing.

II. BACKGROUND

At a regularly scheduled Planning Board hearing on November 4, 2004, the Planning Board approved Preliminary Plan No. 1-02096R for the Howard Hughes Medical Institute, which was a request to allow an additional 75,000 square feet of additional administrative office space to the existing campus located on Connecticut Avenue at Jones Bridge Road ("Subject Property"). The opinion for that decision was mailed on January 19, 2005.

As the Applicant proceeded with the final survey of the property in preparation of the record plat submittal it was discovered that there was a portion of the Platt Ridge Drive right-of-way extending into the Subject Property that had not been properly abandoned. The total area of the unused right-of-way is 127 square feet.

III. STAFF RECOMMENDATION

In situations where there has been no public use of the dedicated right-of-way, the Planning Board may abandon the dedication of the right-of-way in accordance with the procedure set forth in Section 50-15 and Section 49-67A of the Montgomery County Code. Based on consultation with the Department of Public Works and Transportation and findings by the Applicant's engineer there is no existing or anticipated need for this small portion of the right-of-way to be used for public purposes. No significant modifications to the approved preliminary plan are requested under this application. This application only requests the abandonment of the unused portion of Platt Ridge Drive totaling 127 square feet so that it may be included in the lot area of the Howard Hughes Medical Institute property as part of a record plat submission. Given the scope of the request and based on the evidence that there is no existing or anticipated need for the right-of-way for public use, Staff recommended approval of the Preliminary Plan.

IV. PLANNING BOARD HEARING

Staff described the Preliminary Plan application and recommended approval with conditions.

A representative of the Applicant was present at the hearing but did not offer any substantive testimony. No other speakers testified at the hearing.

In response to questions from the Planning Board, Staff indicated that all adjacent and confronting lot owners were notified of the abandonment and no comments were received.

V. FINDINGS

Having given full consideration to the recommendations of its Staff; the recommendations of the applicable public agencies¹; the Applicant's position; and other evidence contained in the Record, which is hereby incorporated in its entirety into this Opinion, the Montgomery County Planning Board finds, based on the uncontested evidence of record, that with the conditions of approval:

- a) Preliminary Plan No. 12002096A substantially conforms to the Bethesda-Chevy Chase master plan.
- b) Public facilities will be adequate to support and service the area of the proposed subdivision.
- c) The size, width, shape, and orientation of the proposed lot are appropriate for the location of the subdivision.
- d) The application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A.
- e) The application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site. This finding is based on the determination by the Montgomery County Department of Permitting Services ("MCDPS") that the Stormwater Management Concept Plan meets MCDPS' standards.
- f) The Record of this application does not contain any contested issues; and, therefore, the Planning Board finds that any future objection, which may be raised concerning a substantive issue in this application, is waived.

¹ The application was referred to outside agencies for comment and review, including the Washington Suburban Sanitary Commission, the Department of Public Works and Transportation, the Department of Permitting Services and the various public utilities. All of these agencies recommended approval of the application.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

JAN 19 2005

Date Mailed:
Action: Approved Staff
Recommendation
Motion of Commissioner Bryant, seconded by Commissioner Wellington, with a vote of 3-0; Commissioners Perdue, Bryant, and Wellington voting in favor. Chairman Berlage and Commissioner Robinson necessarily absent.

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-02096R
NAME OF PLAN: Howard Hughes

JAN 19 2005

The date of this written opinion is _____ (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this written opinion, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules of Court – State).

On May 14, 2003, Howard Hughes Medical Institute submitted an application for the approval of a revision to preliminary plan no. 1-02096, which concerns property in the R-90 zone. The application proposed to add 75,000 square feet of administrative office for Philanthropic Institute on 36.44 acres of land located at southwest quadrant of the intersection of Jones Bridge Road and Connecticut Avenue (MD 185), in the Bethesda-Chevy Chase master plan area. The application was designated Preliminary Plan 1-02096R. On November 4, 2004, Preliminary Plan 1-02096R was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. No speakers testified in opposition to the application and the record contains no correspondence opposing the application.

The record for this application ("Record") closed at the conclusion of the public hearing, upon the taking of an action by the Planning Board. The Record includes: the information on the Preliminary Plan Application Form; the Planning Board staff-generated minutes of the Subdivision Review Committee meeting(s) on the application; all correspondence and any other written or graphic information concerning the application received by the Planning Board or its staff following submission of the application and prior to the Board's action at the conclusion of the public hearing, from the applicant, public agencies, and private individuals or entities; all correspondence and any other written or graphic information issued by Planning Board staff concerning the application, prior to the Board's action following the public hearing; all evidence, including written and oral testimony and any graphic exhibits, presented to the Planning Board at the public hearing.

FINDINGS

Having given full consideration to the recommendations of its Staff; the recommendations of the applicable public agencies¹; the applicant's position; and other evidence contained in the Record, which is hereby incorporated in its entirety into this Opinion, the Montgomery County Planning Board finds that:

- a) The Preliminary Plan No. 1-02096R substantially conforms to the Bethesda-Chevy Chase master.
- b) Public facilities will be adequate to support and service the area of the proposed subdivision.
- c) The size, width, shape, and orientation of the proposed lot are appropriate for the location of the subdivision.
- d) The application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A. This finding is subject to the applicable condition(s) of approval.
- e) The application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site. This finding is based on the determination by the Montgomery County Department of Permitting Services ("MCDPS") that the Stormwater Management Concept Plan meets MCDPS' standards.

¹ The application was referred to outside agencies for comment and review, including the Washington Suburban Sanitary Commission, the Department of Public Works and Transportation, the Department of Permitting Services and the various public utilities. All of these agencies recommended conditions of approval for the application.

- f) The Record of this application does not contain any contested issues; and, therefore, the Planning Board finds that any future objection, which may be raised concerning a substantive issue in this application, is waived.

CONDITIONS OF APPROVAL

Finding Preliminary Plan No. 1-02096R in accordance with the purposes and all applicable regulations of Montgomery County Code Chapter 50, the Planning Board approves Preliminary Plan No. 1-09096R, subject to the following conditions:

- 1) Approval under this preliminary plan is limited to the existing uses (195,000 square feet charitable and philanthropic use), 3 residential structures, and an additional 75,000 square feet of office.
- 2) Compliance with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits.
- 3) Applicant is bound by all conditions of Board of Appeals action on Special Exception Case No. S-1565A.
- 4) Compliance with conditions of Historic Area Work Permit 35/10-03K.
- 5) All road rights-of-way shown on the approved preliminary plan shall be dedicated by the applicant to the full width mandated by the Master Plan, unless otherwise designated on the preliminary plan.
- 6) Record plat to reflect a 60 feet of dedication from centerline of Connecticut Avenue.
- 7) Record plat to reflect dedication of 40 feet from centerline of Jones Bridge Road.
- 8) Prior to issuance of initial building permit for the headquarter expansion, provide funding to the Department of Public Works and Transportation (DPWT) to implement the following mitigating measures as agreed with the County Executive staff:
 - a) Funding for the installation of three bus shelters and three real time transit information signs. The location of these installations in the study area will be determined by the division of Transit Services.
 - b) Funding for the installation of 3,120 linear feet of sidewalk in the Bethesda-Chevy Chase Policy Area.

- 9) Record plat to reflect a Category I or Category II easement over all areas of forest conservation as required by the final forest conservation plan.
- 10) Compliance with the conditions of approval of the MCDPS stormwater management approval dated, October 1, 2003.
- 11) Access and improvements as required to be approved by MCDPWT prior to recordation of plat.
- 12) Access and improvements as required by SHA to be satisfied prior to recordation of plat.
- 13) This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to this date, a final record plat must be recorded for all property delineated on the approved preliminary plan, or a request for an extension must be filed.
- 14) Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion.
- 15) Other necessary easements

This Preliminary Plan will remain valid for 36 months from its Initiation Date (as defined in Montgomery County Code Section 50-35(h), as amended). Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded among the Montgomery County Land Records or a request for an extension must be filed.

W:\TAB\opinions\PreliminaryPlan\1-02096R.HHMI.1-13-05.final.doc

APPROVED AS TO LEGAL SUFFICIENCY

 TAB
 M-NCPPC LEGAL DEPARTMENT
 DATE _____ 12/13/04

[CERTIFICATION OF BOARD VOTE ADOPTING OPINION ON FOLLOWING PAGE]

CERTIFICATION OF BOARD VOTE ADOPTING OPINON

At its regular meeting, held on Thursday January 13, 2005, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, on the motion of Commissioner Bryant, seconded by Commissioner Wellington, with Commissioners Perdue, Bryant, and Wellington voting in favor of the motion, ADOPTED the above Opinion which constitutes the final decision of the Planning Board and memorializes the Board's findings of fact and conclusions of law for Preliminary Plan 1-02096R, Howard Hughes.



Certification As To Vote of Adoption
M. Clara Moise, Technical Writer

VI. CONDITIONS OF APPROVAL

Finding Preliminary Plan No. 12002096A in accordance with the purposes and all applicable regulations of Montgomery County Code Chapter 50, the Planning Board approves Preliminary Plan No. 12002096A to revise Preliminary Plan No. 1-02096R to include an unused portion of Platt Ridge Drive consisting of 127 square feet, subject to the following conditions:

Approval, and subject to the following conditions:

- 1) Applicant is bound by all previous conditions of approval for Preliminary Plan 1-02096R, Howard Hughes Medical Institute.
- 2) Approval of Abandonment Resolution MCPB - 0513AB prior to recordation of plat.

This Preliminary Plan will remain valid for 36 months from its Initiation Date (as defined in Montgomery County Code Section 50-35(h)). Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded among the Montgomery County Land Records or a request for an extension must be filed.


[CERTIFICATION OF BOARD VOTE ADOPTING OPINION ON FOLLOWING PAGE]

APPROVED AS TO LEGAL SUFFICIENCY

240 11/10/05
MONTGOMERY LEGAL DEPARTMENT

CERTIFICATION OF BOARD ADOPTION OF OPINION

At its regular meeting, held on Thursday, November 17, 2005, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission by unanimous consent present, ADOPTED the above Opinion which constitutes the final decision of the Planning Board and memorializes the Board's findings of fact and conclusions of law for Preliminary Plan No. 1-2002096A, Howard Hughes Medical Center. Vice Chair Perdue abstained.



Certification As To Vote of Adoption
E, Ann Daly, Technical Writer

PLAT NO. 220062370

Airpark North Business Park

Located on the east side of Snouffer School Road, approximately 1200 feet northwest of the Montgomery County Airpark

I-4 zone; 2 lots, 1 parcel

Community Water, Community Sewer

Master Plan Area: Gaithersburg and Vicinity

Miller and Smith, Applicant

The record plat has been reviewed by MNCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120040180, as approved by the Board and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plan.

RECORD PLAT REVIEW SHEET

Plan Name: Air Park North Business Park Plan Number: 220010401P
 Plat Name: Air Park North Business Park Plat Number: 220062370
 Plat Submission Date: 7/18/06
 DRD Plat Reviewer: PWain
 DRD Prelim Plan Reviewer: Rich Weare

Initial DRD Review:

Signed Preliminary Plan - Date 11/20/05 Checked: Initial PW Date 8/30/05
 Planning Board Opinion - Date 7/26/04 Checked: Initial PW Date 8/1/06
 Site Plan Req'd for Development? Yes No Verified By: SJS (Initial)
 Site Plan Name: Site Plan Number:
 Planning Board Opinion - Date Checked: Initial Date
 Site Plan Signature Set - Date Checked: Initial Date
 Site Plan Reviewer Plat Approval: Checked: Initial Date

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Mark P.	7/18/06	8/4/06	7/19	No revision
Research	Bobby Fleury			7/24	ok
SHA	Doug Mills				No Comments
PEPCO	Steve Baxter				No Comments
Parks	Doug Powell				No Comments
DRD	Steve Smith			8-4-06	See Plat / Street Name

Final DRD Review:

DRD Review Complete: (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up):
 Final Mylar w/Mark-up & PDF Rec'd:

Initial	Date
<u>SJS</u>	<u>7-11-07</u>
<u>SJS</u>	<u>3-29-07</u>
<u>SJS</u>	<u>7-11-07</u>

Board Approval of Plat:

Plat Agenda:
 Planning Board Approval:
 Chairman's Signature:

Initial	Date
<u>SJS</u>	<u>7-26-07</u>
_____	_____
_____	_____

DPS Approval of Plat:

Engineer Pick-up for DPS Signature:
 Final Mylar for Reproduction Rec'd:

Initial	Date
_____	_____
_____	_____

Plat Reproduction:

Addressing:
 File Card Update:
 Final Zoning Book Check:
 Update Address Books with Plat #:
 Update Green Books for Resubdivision:
 Notify Engineer to Seal Plats:
 Engineer Seal Complete:
 Complete Reproduction:
 Sent to Courthouse for Recordation:

Initial	Date
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

No. _____

Hold, ok RW

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN HEREON AND RETURNED IN THE MARGIN OF THIS CERTIFICATE, HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, AND THAT WE HAVE NOT BEEN ADVISED OF ANY OTHER INTERESTS IN THE PROPERTY SHOWN HEREON. WE FURTHER CERTIFY THAT WE HAVE NOT BEEN ADVISED OF ANY OTHER INTERESTS IN THE PROPERTY SHOWN HEREON. WE FURTHER CERTIFY THAT WE HAVE NOT BEEN ADVISED OF ANY OTHER INTERESTS IN THE PROPERTY SHOWN HEREON.

WE, THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN HEREON AND RETURNED IN THE MARGIN OF THIS CERTIFICATE, HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, AND THAT WE HAVE NOT BEEN ADVISED OF ANY OTHER INTERESTS IN THE PROPERTY SHOWN HEREON.

DATE: 3/11/07

BY: *[Signature]*
 CAROL A. GIBBS, OWNER

WE HEREBY AGREE TO THIS SUBDIVISION SUBJECT TO THE
 BRANCH BANKING AND TRUST COMPANY OF MARYLAND

[Signature]
 BRANCH BANKING AND TRUST COMPANY OF MARYLAND

NOTES:

1. ALL LINES, CORNERS, DISTANCES, LOCATIONS, AND DIMENSIONS SHOWN ON THIS MAP ARE BASED ON THE SURVEY OF THE PROPERTY SHOWN HEREON AND RETURNED IN THE MARGIN OF THIS CERTIFICATE.
2. THE PROPERTY SHOWN HEREON IS OWNED BY THE UNDERSIGNED AND IS SUBJECT TO THE MORTGAGE OF THE PROPERTY SHOWN HEREON AND RETURNED IN THE MARGIN OF THIS CERTIFICATE.
3. THE UNDERSIGNED HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, AND THAT WE HAVE NOT BEEN ADVISED OF ANY OTHER INTERESTS IN THE PROPERTY SHOWN HEREON.
4. THE UNDERSIGNED HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, AND THAT WE HAVE NOT BEEN ADVISED OF ANY OTHER INTERESTS IN THE PROPERTY SHOWN HEREON.
5. THE UNDERSIGNED HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, AND THAT WE HAVE NOT BEEN ADVISED OF ANY OTHER INTERESTS IN THE PROPERTY SHOWN HEREON.
6. THE UNDERSIGNED HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, AND THAT WE HAVE NOT BEEN ADVISED OF ANY OTHER INTERESTS IN THE PROPERTY SHOWN HEREON.
7. THE UNDERSIGNED HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, AND THAT WE HAVE NOT BEEN ADVISED OF ANY OTHER INTERESTS IN THE PROPERTY SHOWN HEREON.
8. THE UNDERSIGNED HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, AND THAT WE HAVE NOT BEEN ADVISED OF ANY OTHER INTERESTS IN THE PROPERTY SHOWN HEREON.
9. THE UNDERSIGNED HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, AND THAT WE HAVE NOT BEEN ADVISED OF ANY OTHER INTERESTS IN THE PROPERTY SHOWN HEREON.
10. THE UNDERSIGNED HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, AND THAT WE HAVE NOT BEEN ADVISED OF ANY OTHER INTERESTS IN THE PROPERTY SHOWN HEREON.
11. THE UNDERSIGNED HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, AND THAT WE HAVE NOT BEEN ADVISED OF ANY OTHER INTERESTS IN THE PROPERTY SHOWN HEREON.
12. THE UNDERSIGNED HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, AND THAT WE HAVE NOT BEEN ADVISED OF ANY OTHER INTERESTS IN THE PROPERTY SHOWN HEREON.



VICINITY MAP
 1/13/04

SURVEYOR'S CERTIFICATE

WE, THE UNDERSIGNED, SURVEYOR OF THE PROPERTY SHOWN HEREON AND RETURNED IN THE MARGIN OF THIS CERTIFICATE, HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, AND THAT WE HAVE NOT BEEN ADVISED OF ANY OTHER INTERESTS IN THE PROPERTY SHOWN HEREON.

DATE: 3/11/07

BY: *[Signature]*
 SURVEYOR



AREA	ACRES	SQ. FT.
LOT 14	0.108	4,680
LOT 15	0.108	4,680
PARCEL A	0.108	4,680
PARCEL B	0.108	4,680
PARCEL C	0.108	4,680
PARCEL D	0.108	4,680
PARCEL E	0.108	4,680
PARCEL F	0.108	4,680
PARCEL G	0.108	4,680
PARCEL H	0.108	4,680
PARCEL I	0.108	4,680
PARCEL J	0.108	4,680
PARCEL K	0.108	4,680
PARCEL L	0.108	4,680
PARCEL M	0.108	4,680
PARCEL N	0.108	4,680
PARCEL O	0.108	4,680
PARCEL P	0.108	4,680
PARCEL Q	0.108	4,680
PARCEL R	0.108	4,680
PARCEL S	0.108	4,680
PARCEL T	0.108	4,680
PARCEL U	0.108	4,680
PARCEL V	0.108	4,680
PARCEL W	0.108	4,680
PARCEL X	0.108	4,680
PARCEL Y	0.108	4,680
PARCEL Z	0.108	4,680

AREA TABULATION
 THIS SURVEY IS SUBJECT TO THE MORTGAGE OF THE PROPERTY SHOWN HEREON AND RETURNED IN THE MARGIN OF THIS CERTIFICATE.

2 LOTS
 1 PARCEL
 AS MAP GJ 12
 2-06237

RECORDED: _____
 PLAT NO: _____

APPROVED: _____
 SURVEYOR

APPROVED: _____
 SURVEYOR

AIRPARK NORTH BUSINESS PARK
 (AYTONVILLE (1ST) DISTRICT)
 MONTGOMERY COUNTY, MARYLAND
 FEBRUARY, 2007 SCALE: 1"=100'

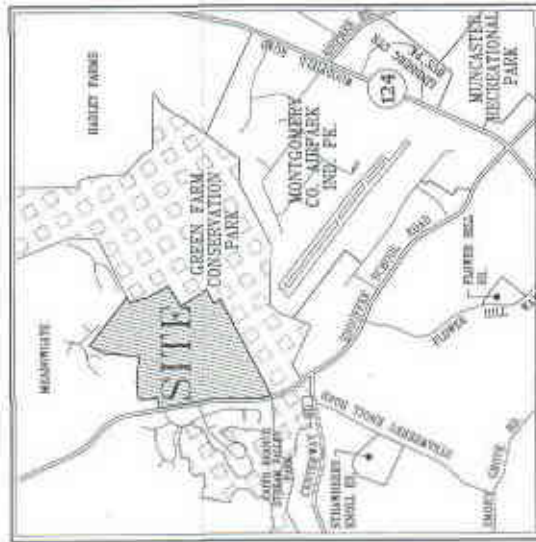
CPJ ASSOCIATES
 10000 WOODBURN ROAD, SUITE 100
 WASHINGTON, DC 20014
 (202) 462-1000
 FAX: (202) 462-1001
 WWW.CPJASSOCIATES.COM



AIRPARK NORTH BUSINESS PARK PRELIMINARY PLAN

LAYTONSVILLE (1st) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

- LIST OF DRAWINGS:**
- 1. COVER SHEET
 - 1A. 1/8"=SCALE OVERALL PLAN
 - 3-4. 3/4"=SCALE PLANS



VICINITY MAP

MONT CO MAP PAGE IV GRID W-263 J-283

GENERAL NOTES:

1. ALL UTILITIES TO BE SHOWN BY THE APPLICANT.

2. ALL UTILITIES TO BE SHOWN BY THE APPLICANT.

3. ALL UTILITIES TO BE SHOWN BY THE APPLICANT.

4. ALL UTILITIES TO BE SHOWN BY THE APPLICANT.

5. ALL UTILITIES TO BE SHOWN BY THE APPLICANT.

ROBERT J. KELLY
Professional Engineer
License No. 10079
State of Maryland
Mechanical

ROBERT J. KELLY
Professional Engineer
License No. 10079
State of Maryland
Mechanical

[Detailed technical specifications and notes regarding the preliminary plan, including utility requirements, site constraints, and regulatory references.]

NO.	DATE	DESCRIPTION
1	10/1/83	PRELIMINARY PLAN
2	10/15/83	REVISIONS
3	10/25/83	REVISIONS

PRELIMINARY PLAN
AIRPARK NORTH BUSINESS PARK
MONTGOMERY COUNTY, MARYLAND



VELOCITY MAP
 Scale: 1" = 200'

GRAPHIC SCALE
 Scale: 1" = 200'

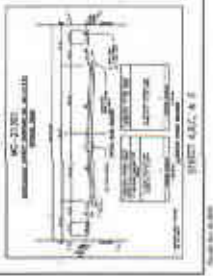
DATE OF RECORDATION	12/15/2011
DATE OF RECORDATION	12/15/2011
DATE OF RECORDATION	12/15/2011
DATE OF RECORDATION	12/15/2011
DATE OF RECORDATION	12/15/2011
DATE OF RECORDATION	12/15/2011

CHARLES E. JOHNSON
 LICENSE NO. 12018
 STATE OF MARYLAND



ENGINEER'S CERTIFICATE
 I, the undersigned, a duly Licensed Professional Engineer in the State of Maryland, do hereby certify that the above is a true and correct copy of the original as shown to me and that the same complies with all applicable laws and regulations of the State of Maryland.
CHARLES E. JOHNSON
 LICENSE NO. 12018
 STATE OF MARYLAND

CHARLES E. JOHNSON
 LICENSE NO. 12018
 STATE OF MARYLAND





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date Mailed: July 26, 2004

Action: Approved Staff Recommendation

Motion of Comm. Wellington, seconded by Comm. Bryant with a vote of 4-0;

Comms. Berlage, Bryant, Robinson and Wellington voting in favor; Comm. Perdue absent

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-04018

NAME OF PLAN: North Airpark Business Park

On 09/11/03, Airpark North Business Park submitted an application for the approval of a preliminary plan of subdivision of property in the I-4 zone. The application proposed to create 23 lots on 134.07 acres of land. The application was designated Preliminary Plan 1-04018. On 07/15/04, Preliminary Plan 1-04018 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form, attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-04018 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-04018.

Approval, Subject to the Following Conditions:

- 1) As outlined in the Transportation Planning memorandum dated July 2, 2004 (Attachment C), limit the preliminary plan to up to 559,300 square feet of research and development office use, up to 247,626 square feet of business park use (i.e., generally light industrial and commercial office uses), and up to 461,285 square feet of warehouse use, or a combination of non-residential development with an equivalent number of weekday morning and evening peak hour trips.
- 2) Satisfy Local Area Transportation Review (LATR) at the intersection of Goshen Road and Centerway Road by constructing separate northbound and southbound Goshen Road right-turn lanes prior to release of building permits for the last 10% of the total approved development (i.e., or up to 1,141,390 square feet of the total 1,268,211 square feet). As an alternative,

contribute the equivalent cost of the intersection improvement to the anticipated future Montgomery County Department of Public Works and Transportation's (DPWT) Capital Improvements Program (CIP) project to widen Goshen Road between Odendhal Avenue and Warfield Road, if construction funding is readily anticipated prior to release of the initial building permits.

- 3) Satisfy LATR at two intersections along Snouffer School Road at Centerway Road and Alliston Hollow Way/proposed northwestern main site access point at Street "A" by widening Snouffer School Road from two to four through lanes with a fifth lane for a separate left-turn lane at the approaches to these two intersections.
- 4) Satisfy Policy Area Transportation Review (PATR) by widening Snouffer School Road from two to four through lanes from Centerway Road to Goshen Road with a fifth center lane for a separate left-turn lane approaching intersecting streets. Include a five-foot sidewalk with a landscaped street panel on the northeast side. A sidewalk on the southwest side of Snouffer School Road would take or damage existing mature trees and is not recommended.

The contract to reconstruct Snouffer School Road from two through lanes to four through lanes from Centerway Road westerly across the site frontage (including installation of traffic signals at the two site access driveways if determined to be warranted by DPWT) shall be let prior to release of the first building permit. The contract to construct the remainder of the Snouffer School Road widening from the western property line to Goshen Road shall be let at the earlier of either of two occurrences:

- a. Prior to release of building permits for 75% or more of the total approved development.
 - b. Three years after the first building permit is released.
- 5) If determined to be warranted by DPWT, install traffic signals at two intersections along Snouffer School Road:
 - a. Existing Alliston Hollow Way/proposed northwestern main site access point at Street "A".
 - b. Existing access point to Green Farm Conservation Park/proposed southeastern site access point at Street "D".
 - 6) Dedicate approximately eight feet of right of way for 80 feet from the opposite right-of-way line along Snouffer School Road and provide a five-foot sidewalk along the property frontage.
 - 7) Provide a maximum of 30 bike racks with one or two racks at each of the 23 proposed buildings. The specific location of the bike racks is to be determined in coordination with Park and Planning's Bicycle Coordinator and DPWT.
 - 8) Pay the transportation - development impact tax with credits for the cost of the transportation improvement described in Condition No's. 2, 3, 4 and 5 as legally permitted.

- 9) All road right-of ways shown on the approved preliminary plan shall be dedicated and constructed, by the applicant, to the full width mandated by the Master Plan, and to the design standards imposed by all applicable road codes. Only those roads (or portions thereof) expressly designated on the preliminary plan, "To Be Constructed By _____" are excluded from this condition.
- 10) Compliance with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits.
- 11) Compliance with the Montgomery County Department of Permitting Services (MCDPS) requirements for complex structures, as determined by MCDPS.
- 12) Record plat to reflect a Category I easement over all areas of forest conservation and stream valley buffers.
- 13) Access and improvements as required to be approved by MCDPWT prior to recordation of plat(s).
- 14) Compliance with conditions of MCDPS stormwater management approval letter dated, June 29, 2004.
- 15) On-site lighting plan to be submitted to MNCPPC staff prior to release of individual building permits that show conformance to Illuminating Engineers Society of North America (IESNA) standards. Light fixture to have zero cutoff and no light intrusion into neighboring residential properties.
- 16) Applicant to construct, at Applicant's expense, a paved entrance road to the Lois Green Conservation Park along the south side of the Applicant's property to extend from Snouffer School Road at a location approved by appropriate State, County and M-NCPPC transportation staff, into parkland and ending just past the current driveway entrance to the historic house. Limits of disturbance for the road grading and construction on Park property to be located outside of stream buffers, and applicable engineering plans to be approved by M-NCPPC staff. Both sides of the entrance road and any park areas disturbed by its construction to be planted and landscaped as approved by M-NCPPC staff with the goal of creating an aesthetically pleasing, park like entrance. Applicant's plantings to be maintained and guaranteed by Applicant for at least three (3) years.
- 17) Applicant to engineer, construct and maintain a stormwater management facility sufficient to accommodate stormwater from the constructed park entrance road, the southeast corner of Applicant's property, and the future parking area and improvements to be constructed by M-NCPPC on the portion of Green Conservation Park draining to this facility. M-NCPPC to supply Applicant with concept drawings adequate to determine the needed stormwater control capacity. Applicable engineering plans to be approved by M-NCPPC staff. Necessary easements to allow Applicant to maintain the portions of stormwater facility on parkland to be provided by M-NCPPC.

- 18) The entrance road's stream crossing to be constructed to minimize impacts on the stream and downstream aquatic resources.
- 19) Prior to the end of the validity period for the first stage, (see conditions #27), applicant to dedicate to M-NCPPC, the land that lies on the south side of the newly constructed park entrance road (not to include the stormwater facility proposed at the corner of the new road and Snouffer School Road, or RPZ).
- 20) Prior to the end of the validity period for the first stage, (see conditions #27), Park entrance monument and signage to be provided by Applicant and located at the corner of Snouffer School Road and the new park entrance road. Monumentation and signage to be approved by M-NCPPC staff.
- 21) Prior to the end of the validity period for the first stage, (see conditions #27), applicant to engineer and construct a paved parking lot, and an adequate entrance off of Snouffer School Road for such parking lot, at the Park Master Planned location for the Park Natural Discovery Area, located south of the new park entrance road.
- 22) Prior to the end of the validity period for the first stage, (see conditions #27), applicant to provide engineering and construction of an adequate stormwater management facility for such parking lot and entrance. Parking lot size, configuration and exact location to be determined by M-NCPPC staff but shall not be larger than 44 parking spaces. Design to include adequate turn around area for buses. All designs and engineering plans to be approved by M-NCPPC staff. If Applicant is unable to obtain the needed permits and approvals for such parking lot at this location, Applicant shall construct the parking lot on park property at a location off of the new park entrance road to be determined by M-NCPPC staff.
- 23) A plat of reservation for all lots and property affected by the RPZ for a period not to exceed three years to allow potential purchase by the Montgomery County Revenue Authority and/or Federal Aviation Administration (FAA).
- 24) Prior to recordation of plat(s) for Lots 14 through 17, relocation of Street "D" as shown on the approved preliminary plan, as necessary, to avoid the Montgomery County Airpark's Runway Protection Zone (RPZ), to the extent required by the Federal Aviation Administration or the Montgomery County Revenue Authority.
- 25) Prior to recordation of initial plat, applicant to provide staff with a copy of an executed agreement between the FAA and/or the Montgomery County Revenue Authority and applicant regarding the right to over flight, noise and vibration associated with the Montgomery County Airpark, and to address the other conditions as prescribed in the Revenue Authority's letter dated, July 8, 2004, as applicable.
- 26) Compliance with approved landscape plan for Snouffer School Road frontage
- 27) The Preliminary Plan will remain valid for one hundred forty-five (145) months from the date of mailing of the Planning Board Opinion. Record plats must be recorded in phases based upon the following schedule:

- Phase I (expires 37 months from the date of mailing of the Planning Board Opinion): 200,000 square feet of the approved density.
- Phase II (expires 73 months from the date of mailing of the Planning Board Opinion): 400,000 square feet of the approved density.
- Phase III (expires 109 months from the date of mailing of the Planning Board Opinion): 300,000 square feet of the approved density.
- Phase IV (expires 145 months from the date of mailing of the Planning Board Opinion): all remaining development.

Prior to the expiration period, the final record plat for all remaining lots within each phase must be recorded, or a request for extension must be filed.

- 28) The Adequate Public Facility (APF) review for the Preliminary Plan will remain valid for one hundred forty-five (145) months from the date of mailing of the Planning Board Opinion.
- 29) No plat(s) to be recorded prior to thirteen (13) months from the mailing date of the Planning Board opinion.
- 30) Prior to recordation of initial plat, applicant to resubmit landscape plan for the Snouffer School frontage to MNCPPC technical staff to address long term screening with overstory and understory of the buildings fronting on Snouffer School Road.
- 31) Concurrent with condition #30, MNCPPC to explore the purchase of, or easement on, Lot #7 to provide access for local neighborhood to Lois Green Farm Conservation Park.
- 32) Other necessary easements shall be shown on the record plats.

PLAT NO. 220070490 – 220070510

Clarksburg Village (3)

Located on the south side of Snowden Farm Parkway (A-305), approximately 2,500 feet east of Stringtown Road

R-200/TDR zone; 58 lots, 6 parcels

Community Water, Community Sewer

Master Plan Area: Clarksburg

Clarksburg Village, LC, Applicant

These specific record plats are being brought before the Planning Board for approval in accordance with the Second Amendment to Corrective Order for Site Plan 820030020, as approved by the Board on July 5, 2007. The staff report, dated June 25, 2007, did not object to the request of the applicant to have Planning Board Staff process record plats for the lots, as described in the Second Amendment to Corrective Order, prior to the Certified Site Plan being executed. Staff has reviewed the record plats, and finds the lots shown thereon, to be in conformance with the plans as shown in Exhibit I of the aforementioned Corrective Order.

The record plats have been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Record Plat Review Sheet. Staff has determined that the record plats comply with Preliminary Plan No. 120010300, as approved and amended by the Board, and that any minor modifications on the plats do not alter the intent of the Board's previous approval the aforesaid plan.

RECORD PLAT REVIEW SHEET

Plan Name: Clarksburg Village Plan Number: 1-20010300
 Plat Name: Clarksburg Village Plat Number: 220076490
 Plat Submission Date: 10/23/06
 DRD Plat Reviewer: PO
 DRD Prelim Plan Reviewer: C. Conlan

Initial DRD Review:

Signed Preliminary Plan - Date 1/24/03 Checked: Initial CAK Date 11/21/06
 Planning Board Opinion - Date *9/7/01 Checked: Initial PO Date 11/7/06
 Site Plan Req'd for Development? Yes No Verified By: PO (initial)
 Site Plan Name: Clarksburg Village Site Plan Number: 8 2003602B
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____
 Site Plan Signature Set - Date _____ Checked: Initial _____ Date _____
 * Site Plan Reviewer Plat Approval: Checked: Initial PAK Date 7-10-07

** Corrective Order Dated July 6, 2007*

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>M. P. Feltz</u>	<u>11/1/06</u>	<u>11/12/06</u>	<u>11-15-06</u>	<u>No Revisions</u>
Research	Bobby Fleury			<u>11-15-06</u>	<u>ok</u>
SHA	Doug Mills			<u>—</u>	<u>No Comments</u>
PEPCO	Steve Baxter			<u>—</u>	<u>No Comments</u>
Parks	Doug Powell			<u>—</u>	<u>No Comments</u>
DRD	Steve Smith			<u>11-17-06</u>	<u>See Plat</u>

Final DRD Review:

DRD Review Complete:
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up):
 Final Mylar w/Mark-up & PDF Rec'd:

Initial	Date
<u>SJS</u>	<u>7-10-07</u>
<u>SJS</u>	<u>7-9-07</u>
<u>SJS</u>	<u>7-10-07</u>

Board Approval of Plat:

Plat Agenda:
 Planning Board Approval:
 Chairman's Signature:

<u>SJS</u>	<u>7-26-07</u>
_____	_____
_____	_____

DPS Approval of Plat:

Engineer Pick-up for DPS Signature:
 Final Mylar for Reproduction Rec'd:

_____	_____
_____	_____

Plat Reproduction:

Addressing:
 File Card Update:
 Final Zoning Book Check:
 Update Address Books with Plat #:
 Update Green Books for Resubdivision:
 Notify Engineer to Seal Plats:
 Engineer Seal Complete:
 Complete Reproduction:
 Sent to Courthouse for Recordation:

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

No. _____

OWNER'S CERTIFICATE

THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SUBMISSION RECORD PLAT... I HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS SUBMISSION RECORD PLAT IS TRUE AND CORRECT...

WE HEREBY CERTIFY THAT A NEIGHBORHOOD REPRESENTATIVE HAS BEEN DESIGNATED TO REPRESENT THE PROPERTY OWNERS... THESE ARE AS SHOWN ON THE MAP...

DATE 11-16-2016

Signature of owner: Frances Wilson

NOTES

- 1. ALL TOWNS, VILLAGES, AND DISTRICTS... 2. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE SUBDIVISION RECORD PLAT... 3. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO CONVEY...

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS SUBMISSION RECORD PLAT IS TRUE AND CORRECT... I AM A LICENSED SURVEYOR...

Signature of surveyor: Donald L. Gales



PROPERTY ACQUIRED BY LIBER 2000 JULIO 1993

PROPERTY ACQUIRED BY LIBER 2000 JULIO 1993

PROPERTY ACQUIRED BY LIBER 2000 JULIO 1993

PROPERTY ACQUIRED BY LIBER 2000 JULIO 1993

PROPERTY ACQUIRED BY LIBER 2000 JULIO 1993

PROPERTY ACQUIRED BY LIBER 2000 JULIO 1993

PROPERTY ACQUIRED BY LIBER 2000 JULIO 1993

PROPERTY ACQUIRED BY LIBER 2000 JULIO 1993

PROPERTY ACQUIRED BY LIBER 2000 JULIO 1993

PROPERTY ACQUIRED BY LIBER 2000 JULIO 1993

PROPERTY ACQUIRED BY LIBER 2000 JULIO 1993

Table with columns: CURVE, AREA, PERCENT, AREA, PERCENT, AREA, PERCENT. It lists various curve areas and percentages for different parcels.

SUBDIVISION RECORD PLAT
LOTS 24, 25 AND PARCELS E & G, BLOCK P
LOTS 79 THROUGH 87 AND PARCEL D, BLOCK U
CLARKSBURG VILLAGE
CLARKSBURG (2ND) DISTRICT
MONTGOMERY COUNTY, MARYLAND
NOVEMBER, 2006 SCALE: 1"=50'

CPJ
Montgomery County, Maryland
November, 2006
Scale: 1"=50'

RECORDED:
PLAT NO: 2-07049
11 LOTS
3 PARCELS
348 SQ FT

APPROVED:
DATE:
SECTION:

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY
THE MONTGOMERY COUNTY PLANNING BOARD
MONTGOMERY COUNTY PLANNING BOARD

RECORD PLAT REVIEW SHEET

Plan Name: Clarksburg Village Plan Number: 120010300
 Plat Name: Clarksburg Village Plat Number: 2-200 70500
 Plat Submission Date: 10/22/06
 DRD Plat Reviewer: P.W. / S. Smith
 DRD Prelim Plan Reviewer: Cathy London

Initial DRD Review:

Signed Preliminary Plan - Date 1/24/03 Checked: Initial CAC Date 11/7/06
 Planning Board Opinion - Date 1/23/03 Checked: Initial PW Date 11/7/06
 Site Plan Req'd for Development? Yes No Verified By: PW (initial)
 Site Plan Name: Clarksburg Village Site Plan Number: 82005002B
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____
 Site Plan Signature Set - Date _____ Checked: Initial _____ Date _____
 * Site Plan Reviewer Plat Approval: Checked: Initial RAK Date 7-10-07

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment		<u>11/1/06</u>	<u>11/17/06</u>	<u>11-15-06</u>	<u>Revise Construction Note</u>
Research	Bobby Fleury			<u>11-15-06</u>	<u>OK</u>
SHA	Doug Mills			<u>---</u>	<u>No Comments</u>
PEPCO	Steve Baxter			<u>---</u>	<u>P.U.E. Combed</u>
Parks	Doug Powell			<u>---</u>	<u>No Comments</u>
DRD	Steve Smith			<u>11-17-06</u>	<u>SEE DRAWING / NOTES</u>

Final DRD Review:

DRD Review Complete: SJS 7-10-07
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up): SJS 7-9-07
 Final Mylar w/Mark-up & PDF Rec'd: SJS 7-9-07
Board Approval of Plat:
 Plat Agenda: SJS 7-26-07
 Planning Board Approval: _____
 Chairman's Signature: _____
DPS Approval of Plat:
 Engineer Pick-up for DPS Signature: _____
 Final Mylar for Reproduction Rec'd: _____
Plat Reproduction:
 Addressing: _____
 File Card Update: _____
 Final Zoning Book Check: _____
 Update Address Books with Plat #: _____
 Update Green Books for Resubdivision: _____
 Notify Engineer to Seal Plats: _____
 Engineer Seal Complete: _____
 Complete Reproduction: _____
 Sent to Courthouse for Recordation: _____

No. _____

RECORD PLAT REVIEW SHEET

Plan Name: Clarksburg Village Plan Number: 120010300
 Plat Name: Clarksburg Village Plat Number: 220070510
 Plat Submission Date: 10/23/06
 DRD Plat Reviewer: PW
 DRD Prelim Plan Reviewer: Cathy London

Initial DRD Review:

Signed Preliminary Plan - Date 11/24/03 Checked: Initial CAC Date 11/8/06
 Planning Board Opinion - Date 11/23/03 Checked: Initial PW Date 4/7/06
 Site Plan Req'd for Development? Yes No Verified By: PW (initial)
 Site Plan Name: Clarksburg Village Site Plan Number: 8200300213
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____
 Site Plan Signature Set - Date _____ Checked: Initial _____ Date _____
 * Site Plan Reviewer Plat Approval: Checked: Initial PWK Date 7-10-07

** Corrective Order Dated July 6, 2007*

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>M. Pfeiffer</u>	<u>11/21/06</u>	<u>11/17/06</u>	<u>11-15-06</u>	<u>OK</u>
Research	Bobby Fleury			<u>11-15-06</u>	<u>OK</u>
SHA	Doug Mills				<u>No Comments</u>
PEPCO	Steve Baxter				<u>No Comments</u>
Parks	Doug Powell				<u>No Comments</u>
DRD	Steve Smith			<u>11-17-06</u>	<u>TDR 10/26/07</u>

Final DRD Review:

	Initial	Date
DRD Review Complete:	<u>SJS</u>	<u>7-10-07</u>
(All comments rec'd and incorporated into mark-up)		
Engineer Notified (Pick up Mark-up):	<u>SJS</u>	<u>7-9-07</u>
Final Mylar w/Mark-up & PDF Rec'd:	<u>SJS</u>	<u>7-10-07</u>
Board Approval of Plat:		
Plat Agenda:	<u>SJS</u>	<u>7-26-07</u>
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____
DPS Approval of Plat:		
Engineer Pick-up for DPS Signature:	_____	_____
Final Mylar for Reproduction Rec'd:	_____	_____
Plat Reproduction:		
Addressing:	_____	_____
File Card Update:	_____	_____
Final Zoning Book Check:	_____	_____
Update Address Books with Plat #:	_____	_____
Update Green Books for Resubdivision:	_____	_____
Notify Engineer to Seal Plats:	_____	_____
Engineer Seal Complete:	_____	_____
Complete Reproduction:	_____	_____
Sent to Courthouse for Recordation:	_____	_____

No. _____

PLAT NO.:

OWNER'S CERTIFICATE

THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN HEREIN AND INCORPORATED IN THE SURVEYOR'S CERTIFICATE, HEREBY CERTIFIES THAT THE SUBDIVISION SHOWN HEREIN WAS LAYED OUT IN ACCORDANCE WITH THE ACTS OF THE MARYLAND GENERAL ASSEMBLY...

DATE: 11-16-06

Signature: Thomas Wilson, Vice President

Signature: Margaret Stumme, Vice President

Signature: Trust E. Zera

Signature: Trust E. Zera

NOTES:

- 1. ALL TYPING, CORRECTIONS, AMENDMENTS, DELETIONS AND REVISIONS... 2. THE PROPERTY SHOWN HEREIN IS SUBJECT TO THE REQUIREMENTS OF THE MARYLAND GENERAL ASSEMBLY...

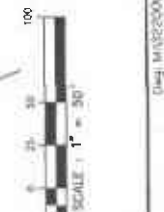
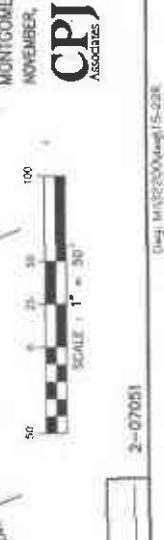
PROPERTY ACQUIRED BY CLARKSBURG VILLAGE, LLC - LOT 7168 FOLD 104

SNOWDEN FARM PARKWAY

TURTLE ROCK TERRACE

BLUE SKY DRIVE

PARCEL A, B, C, D, E



SURVEYOR'S CERTIFICATE

I, HARRY C. WILSON, SURVEYOR, HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT AND THAT IT IS A SUBDIVISION OF PART OF THE PROPERTY ACQUIRED BY CLARKSBURG VILLAGE, LLC...

DATE: 11-16-06

Signature: Harry C. Wilson, Surveyor

Signature: Trust E. Zera

Signature: Trust E. Zera

Signature: Trust E. Zera

Signature: Trust E. Zera

Signature: Trust E. Zera

Signature: Trust E. Zera

Signature: Trust E. Zera

Signature: Trust E. Zera

Signature: Trust E. Zera

Signature: Trust E. Zera

Signature: Trust E. Zera

Signature: Trust E. Zera

Signature: Trust E. Zera

Signature: Trust E. Zera

Signature: Trust E. Zera

Signature: Trust E. Zera

Signature: Trust E. Zera

Signature: Trust E. Zera

Signature: Trust E. Zera

Signature: Trust E. Zera

Signature: Trust E. Zera

Signature: Trust E. Zera

Signature: Trust E. Zera

Signature: Trust E. Zera

Signature: Trust E. Zera

Signature: Trust E. Zera

Signature: Trust E. Zera

Signature: Trust E. Zera

Signature: Trust E. Zera

Signature: Trust E. Zera

Signature: Trust E. Zera

Signature: Trust E. Zera

Signature: Trust E. Zera

Signature: Trust E. Zera

Signature: Trust E. Zera

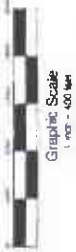
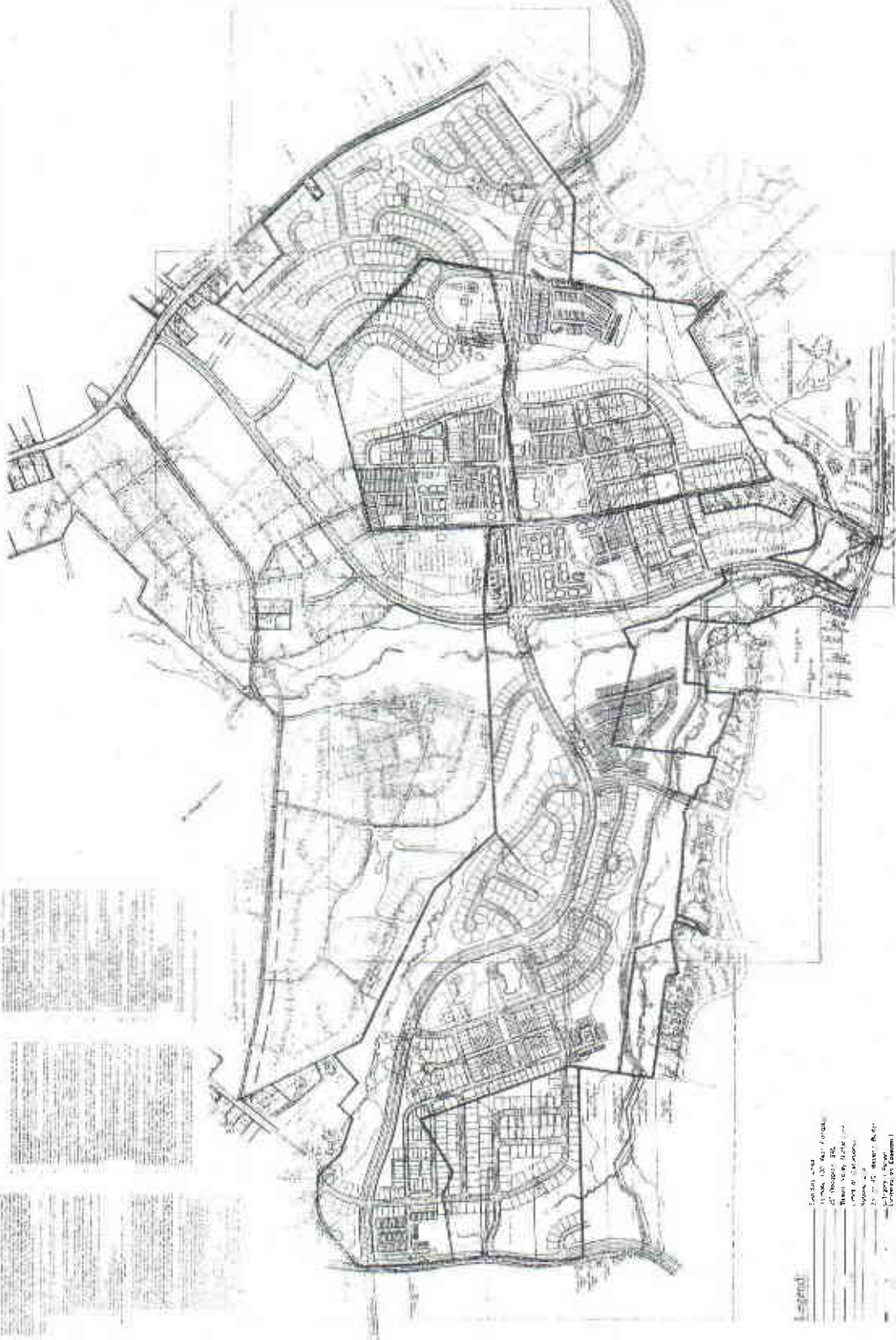
Table with columns: LOT, AREA, PERCENTAGE, etc. and a section for 'AREA VALUATION'.

CLARKSBURG VILLAGE



GENERAL NOTES

1. THE VILLAGE PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE CONSIDERED A FINAL PLAN.
2. THE VILLAGE PLAN IS SUBJECT TO THE APPROVAL OF THE CLARK COUNTY BOARD OF SUPERVISORS.
3. THE VILLAGE PLAN IS SUBJECT TO THE APPROVAL OF THE CLARK COUNTY PLANNING BOARD.
4. THE VILLAGE PLAN IS SUBJECT TO THE APPROVAL OF THE CLARK COUNTY ZONING BOARD.
5. THE VILLAGE PLAN IS SUBJECT TO THE APPROVAL OF THE CLARK COUNTY HEALTH DEPARTMENT.
6. THE VILLAGE PLAN IS SUBJECT TO THE APPROVAL OF THE CLARK COUNTY FIRE DEPARTMENT.
7. THE VILLAGE PLAN IS SUBJECT TO THE APPROVAL OF THE CLARK COUNTY POLICE DEPARTMENT.
8. THE VILLAGE PLAN IS SUBJECT TO THE APPROVAL OF THE CLARK COUNTY SOCIAL SERVICES DEPARTMENT.
9. THE VILLAGE PLAN IS SUBJECT TO THE APPROVAL OF THE CLARK COUNTY DEPARTMENT OF PUBLIC WORKS.
10. THE VILLAGE PLAN IS SUBJECT TO THE APPROVAL OF THE CLARK COUNTY DEPARTMENT OF RECREATION AND PLEASURE.
11. THE VILLAGE PLAN IS SUBJECT TO THE APPROVAL OF THE CLARK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT.
12. THE VILLAGE PLAN IS SUBJECT TO THE APPROVAL OF THE CLARK COUNTY DEPARTMENT OF ECONOMIC DEVELOPMENT.
13. THE VILLAGE PLAN IS SUBJECT TO THE APPROVAL OF THE CLARK COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES.
14. THE VILLAGE PLAN IS SUBJECT TO THE APPROVAL OF THE CLARK COUNTY DEPARTMENT OF FIRE AND REScue.
15. THE VILLAGE PLAN IS SUBJECT TO THE APPROVAL OF THE CLARK COUNTY DEPARTMENT OF HEALTH SERVICES.
16. THE VILLAGE PLAN IS SUBJECT TO THE APPROVAL OF THE CLARK COUNTY DEPARTMENT OF POLICE AND PUBLIC SAFETY.
17. THE VILLAGE PLAN IS SUBJECT TO THE APPROVAL OF THE CLARK COUNTY DEPARTMENT OF SOCIAL SERVICES.
18. THE VILLAGE PLAN IS SUBJECT TO THE APPROVAL OF THE CLARK COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS.
19. THE VILLAGE PLAN IS SUBJECT TO THE APPROVAL OF THE CLARK COUNTY DEPARTMENT OF UTILITIES.
20. THE VILLAGE PLAN IS SUBJECT TO THE APPROVAL OF THE CLARK COUNTY DEPARTMENT OF WATER AND SEWER SERVICES.
21. THE VILLAGE PLAN IS SUBJECT TO THE APPROVAL OF THE CLARK COUNTY DEPARTMENT OF WASTE MANAGEMENT.
22. THE VILLAGE PLAN IS SUBJECT TO THE APPROVAL OF THE CLARK COUNTY DEPARTMENT OF YOUTH AND COMMUNITY SERVICES.
23. THE VILLAGE PLAN IS SUBJECT TO THE APPROVAL OF THE CLARK COUNTY DEPARTMENT OF ZONING AND PLANNING.
24. THE VILLAGE PLAN IS SUBJECT TO THE APPROVAL OF THE CLARK COUNTY DEPARTMENT OF ZONING AND PLANNING.



Legend

	Building Area
	Driveway
	Street
	Alley
	Parking
	Landscape
	Utility
	Water
	Sewer
	Storm Water
	Easement
	Right of Way
	Survey
	Boundary
	Fencing



GENERAL NOTES

1. THE VILLAGE PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE CONSIDERED A FINAL PLAN.

2. THE VILLAGE PLAN IS SUBJECT TO THE APPROVAL OF THE CLARK COUNTY BOARD OF SUPERVISORS.

3. THE VILLAGE PLAN IS SUBJECT TO THE APPROVAL OF THE CLARK COUNTY PLANNING BOARD.

4. THE VILLAGE PLAN IS SUBJECT TO THE APPROVAL OF THE CLARK COUNTY ZONING BOARD.

5. THE VILLAGE PLAN IS SUBJECT TO THE APPROVAL OF THE CLARK COUNTY HEALTH DEPARTMENT.

6. THE VILLAGE PLAN IS SUBJECT TO THE APPROVAL OF THE CLARK COUNTY FIRE DEPARTMENT.

7. THE VILLAGE PLAN IS SUBJECT TO THE APPROVAL OF THE CLARK COUNTY POLICE DEPARTMENT.

8. THE VILLAGE PLAN IS SUBJECT TO THE APPROVAL OF THE CLARK COUNTY SOCIAL SERVICES DEPARTMENT.

9. THE VILLAGE PLAN IS SUBJECT TO THE APPROVAL OF THE CLARK COUNTY DEPARTMENT OF PUBLIC WORKS.

10. THE VILLAGE PLAN IS SUBJECT TO THE APPROVAL OF THE CLARK COUNTY DEPARTMENT OF RECREATION AND PLEASURE.

11. THE VILLAGE PLAN IS SUBJECT TO THE APPROVAL OF THE CLARK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT.

12. THE VILLAGE PLAN IS SUBJECT TO THE APPROVAL OF THE CLARK COUNTY DEPARTMENT OF ECONOMIC DEVELOPMENT.

13. THE VILLAGE PLAN IS SUBJECT TO THE APPROVAL OF THE CLARK COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES.

14. THE VILLAGE PLAN IS SUBJECT TO THE APPROVAL OF THE CLARK COUNTY DEPARTMENT OF FIRE AND REScue.

15. THE VILLAGE PLAN IS SUBJECT TO THE APPROVAL OF THE CLARK COUNTY DEPARTMENT OF HEALTH SERVICES.

16. THE VILLAGE PLAN IS SUBJECT TO THE APPROVAL OF THE CLARK COUNTY DEPARTMENT OF POLICE AND PUBLIC SAFETY.

17. THE VILLAGE PLAN IS SUBJECT TO THE APPROVAL OF THE CLARK COUNTY DEPARTMENT OF SOCIAL SERVICES.

18. THE VILLAGE PLAN IS SUBJECT TO THE APPROVAL OF THE CLARK COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS.

19. THE VILLAGE PLAN IS SUBJECT TO THE APPROVAL OF THE CLARK COUNTY DEPARTMENT OF UTILITIES.

20. THE VILLAGE PLAN IS SUBJECT TO THE APPROVAL OF THE CLARK COUNTY DEPARTMENT OF WATER AND SEWER SERVICES.

21. THE VILLAGE PLAN IS SUBJECT TO THE APPROVAL OF THE CLARK COUNTY DEPARTMENT OF WASTE MANAGEMENT.

22. THE VILLAGE PLAN IS SUBJECT TO THE APPROVAL OF THE CLARK COUNTY DEPARTMENT OF YOUTH AND COMMUNITY SERVICES.

23. THE VILLAGE PLAN IS SUBJECT TO THE APPROVAL OF THE CLARK COUNTY DEPARTMENT OF ZONING AND PLANNING.

24. THE VILLAGE PLAN IS SUBJECT TO THE APPROVAL OF THE CLARK COUNTY DEPARTMENT OF ZONING AND PLANNING.

DEVELOPMENT SUMMARY

Category	Quantity
Total Building Area	1,500,000 sq. ft.
Total Parking	1,500 spaces
Total Landscaping	10,000 sq. ft.
Total Utility	10,000 sq. ft.
Total Water	10,000 sq. ft.
Total Sewer	10,000 sq. ft.
Total Storm Water	10,000 sq. ft.
Total Easement	10,000 sq. ft.
Total Right of Way	10,000 sq. ft.
Total Survey	10,000 sq. ft.
Total Boundary	10,000 sq. ft.
Total Fencing	10,000 sq. ft.



Project Name	CLARKSBURG VILLAGE
Client	CLARKSBURG VILLAGE LLC
Scale	1" = 40' feet
Date	10/15/2010
Sheet No.	1 of 1



CLARKSBURG VILLAGE
AMENDED PRELIMINARY PLAN

AMENDED PRELIMINARY PLAN

CLARKSBURG VILLAGE LLC
11111 CLARKSBURG VILLAGE DRIVE
CLARKSBURG, VA 22126

Project Name	CLARKSBURG VILLAGE
Client	CLARKSBURG VILLAGE LLC
Scale	1" = 40' feet
Date	10/15/2010
Sheet No.	1 of 1



Date Held: January 23, 2003

Action: Approved Staff Recommendation
Motion of Comm. Bryant, seconded by
Comm. Wellington with a vote of 4-0;
Comms. Bryant, Perdue, Robinson and
Wellington voting in favor
Comm. Berlage temporarily absent

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-01030

NAME OF PLAN: CLARKSBURG VILLAGE

On 11/29/00, CLARKSBURG VILLAGE, L.L.C. submitted an application for an amendment of two a preliminary plans of subdivision (1-01030 Clarksburg Village and 1-93007 Nanna Property) of property in the R-200/TDR3 and 4, R-200 and P-D 4 zones. The application proposed to create 2,590 lots, 20,000 Square Feet Retail/Office and 5,000 Square Feet Day Care Facility on 741.4 acres of land. The applications were redesignated Preliminary Plan 1-01030. On 01/09/03, Preliminary Plan 1-01030, Clarksburg Village was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form, attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-01030 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-01030.

Approval to Revise the Previous Conditions of Approval to Combine Preliminary Plan No. 1-01030 - Clarksburg Village with 1-93007 - Nanna Property

- (1) Approval under this preliminary plan is limited to a maximum of 2,590 Residential Dwelling Units, 20,000 Square Feet Office/Retail Use and 5,000 Square Feet Daycare Facility
- (2) At least sixty (60) days prior to the submission of a complete Site Plan application the applicant shall submit an "Infrastructure Plan" for Planning Board review. The plan shall include the following:
 - a) Location and types of stormwater management facilities for quality and quantity controls that comply with the conditions of MCDPS' preliminary water quality plan
 - b) Delineate bike and pedestrian access pathways including all at grade and below grade crossings along all road rights of way and at stream crossings
 - c) All roadway networks including both private and public connections. Streetscape, lighting, sidewalks and paving materials
 - d) Delineation of "Greenway" and other open space areas including all environmental buffers
 - e) School sites and Park areas
 - f) Recreation guideline concept plan
 - g) Proposed schedule for clearing and grading of site
- (3) To satisfy Policy Area Transportation Review:

- a) The applicant shall participate in widening MD 27 to six through travel lanes from Observation Drive in Germantown through the A-305 intersection; transitioning to two travel lanes through the Skylark Road intersection, including dedication along the site frontage. This improvement along MD 27 is consistent with the master plan recommendation. If, after master plan dedication along the west side of MD 27, sufficient right-of-way is not available for the proposed widening, the applicant has to either acquire additional right-of-way on the east side of MD 27 or dedicate additional right-of-way and widen MD 27 on their development side
 - b) The applicant shall dedicate on-site portions and participate in constructing Relocated Newcut Road (A-302) as a two lane divided arterial roadway between MD 27 and the A-305 intersection and as a four lane divided roadway between A-305 and MD 355
 - c) The applicant shall dedicate and participate in constructing A-305 as a four lane divided arterial roadway between MD 27 and Stringtown Road
 - d) The applicant shall dedicate and participate in constructing Foreman Boulevard as a two lane arterial roadway from its current terminus at Timber Creek Lane to A-305
 - e) The applicant shall dedicate and participate in widening Stringtown Road as a four lane arterial along their frontage. This roadway improvement can be implemented by either the Department of Public Works and Transportation's CIP project, as a developer participation project or as the Clarksburg Town Center Development District.
- (4) To satisfy Local Area Transportation Review;
 - a) The applicant shall participate in constructing a second left-turn lane from northbound MD 355 to westbound MD 27
 - b) The applicant shall participate in constructing additional turn/approach lanes on MD 27 and Brink Road at the intersection of MD 27/Brink Road
 - c) The applicant shall participate in providing a separate left-turn lane from southbound MD 355 to eastbound Brink Road and a separate left-turn lane from westbound Brink Road to southbound MD 355.
 - (5) The applicant shall agree that the roadway improvements listed as conditions of approval are under construction in accordance with the phasing of road improvements for Clarksburg/DiMaio development as described in Mr. Rafferty's letter dated August 5, 2002 and confirmed in Transportation Planning Division memorandum dated August 22, 2002
 - (6) The applicant shall construct the following roads as standard closed section primary residential streets:
 - Street "C" between A-305 and Street "I"
 - Street "M" between A-305 and Street "E"
 - Street "E" between A-305 and Street "M"
 - Street "T" between A-305 and Street "W"
 - Street "Y" between Streets "T" and "Z"
 - Street "GG" between its intersections with A-305
 - Street "R" – approximately 400' from A-305 (or correspond to first intersection)
 - Street "Z" next to School
 - (7) The applicant shall construct two roundabouts on A-305 as shown on the preliminary plan to define the boundaries of the business district portion of this roadway.
 - (8) The applicant shall construct A-305 as a business district street between the two roundabouts in accordance with DPWT Standard No. MC-219.03

- (9) All roads rights of way shown on the approved preliminary plan shall be dedicated by the applicant, to the full width mandated by the Clarksburg Master Plan, unless other wise designated on the preliminary plan
- (10) All roads shown on the approved preliminary plan shall be constructed by the applicant to the full width mandated by the approved and adopted Master Plan, and to the design standards imposed by all applicable road codes. Only those roads (or portions thereof) expressly designated on the preliminary plan "To be Constructed by _____" are excluded from this condition
- (11) Additional forest save areas to be created adjacent to the environmental buffer at the northwestern portion of the property. This will require reconfiguration of the layout for that portion of the property at site plan
- (12) At site plan, the following stormwater management facilities to be reconfigured to maintain at least half of the environmental buffer widths as undisturbed areas: Ponds B, C, L, N, and V. Reconfigure Pond Q and adjacent sewer line to maintain most of the environmental buffer as undisturbed area. Eliminate, if possible, or minimize the footprint of Pond J by providing stormwater management quantity and quality controls at alternative locations. For remaining stormwater management facilities, any environmental buffer encroachments to be no more than that shown on the concept study, dated 4/12/01
- (13) Compliance with the conditions of approval for the preliminary forest conservation plan dated July 25, 2001. The applicant must meet all conditions prior to MCDPS issuance of sediment and erosion control permits, as appropriate. Conditions include, but are not limited to, the following:
 - a) Prior to the submission of the first site plan, submit a plan identifying specific areas proposed for natural regeneration and justifying its use in these specific areas. The plan should include measures to enhance the success of natural regeneration. At this time, areas proposed for natural regeneration must be identified in the field so that M-NCPPC may evaluate these areas as to the feasibility of natural regeneration
 - b) Environmental buffers, forest conservation and planting areas, and any natural regeneration areas to be within park dedication areas or in Category I conservation easements. Conservation easements to be shown on record plats
- (14) Conformance to the conditions as stated in DPS preliminary water quality plan approval letter, dated 7-25-01.
- (15) Measures to mitigate traffic noise impacts on residential uses to be shown at site plan. Mitigation measures to be shown along Ridge Road. Mitigation measures may also be needed along Stringtown Rd., A-302, and A-305
- (16) At site plan, provide permanent signage along conservation easement areas to make identify environmentally sensitive areas that are to remain protected. Applicant to construct an 8 foot wide paved hiker/biker trail in the Clarksburg Greenway on the property applicant currently owns. The alignment will follow the approximate route as set out in Phase I of the Trail Facility Plan, with the detailed trail location and other design and construction considerations to be worked out by the time of the Infrastructure Plan
- (17) Applicant will construct the portions of the hiker/biker trail from Stringtown Road east to Newcut Road and north to the DiMaio Property that are not on applicant's property, provided that M-NCPPC acquires the ownership or easement rights across the needed

- property along the trail alignment and funds the proportionate cost to Applicant for construction of these additional sections of trail
- (18) Applicant will construct Foreman Boulevard and Midcounty Highway to allow for grade separated crossing for the hiker/biker Greenway Trail. The trail crossings should be constructed to accommodate the trail under the roads without changing the natural location, configuration or composition of the stream channel, and should be located to minimize flooding of the trail and minimize surface water runoff from the paved trail directly into the stream
 - (19) The property within the delineated Clarksburg Greenway along Little Seneca Creek and Little Seneca Tributary will be dedicated to M-NCPPC and the hiker/biker trail constructed or clearly delineated and marked prior to construction of the residences that abut the Greenway
 - (20) The park area marked as Jeane Onufry Local Park will be graded, surfaced with topsoil, fine graded to a maximum of +/- 6" over 100', and seeded as appropriate for ball field cover. Grading plans will be submitted to park staff for review and approval. The park area will be dedicated to M-NCPPC
 - (21) The school/park site off of Midcounty Highway will be graded, surfaced with topsoil, fine graded to a maximum of +/- 6" over 100', and seeded as appropriate for ball field cover. Grading plans will be submitted to park staff for review and approval. The parking and ball field area at the north end of the site will be separately delineated and dedicated to M-NCPPC
 - (22) Phasing of the dedication of the school/parks sites shall be incorporated as part of the phasing schedule included with site plan approval
 - (23) At site plan address specifically the following:
 - a) Dwelling unit type and layout within the mixed use center
 - b) Coordinate with adjoining property owner to achieve a well integrated and designed commercial center that locates parking to the rear and provides special treatment for paving, seating, landscaping, lighting and other pedestrian amenities
 - c) Provide adequate "windows" into open space areas
 - d) Dwelling unit orientation along all road rights of way
 - (24) Provide a minimum of 600 TDR's pursuant to the objectives of the Clarksburg Master Plan
 - (25) Final number and location of units to be determined at site plan
 - (26) Final number of MPDU's to be determined at site plan dependent on Condition #23
 - (27) No clearing, grading, unless designated on "Infrastructure Plan" and recording of lots prior to site plan approval
 - (28) All prior applicable conditions of Preliminary Plan No. 1-93007, Nanna Property remain in full force and effect
 - (29) The validity of the Preliminary Plan will remain valid until July 30, 2013 and shall be phased for recordation of lots as follows:
 - Phase One: 300 lots by July 30, 2004
 - Phase Two: 1,000 lots by July 30, 2007
 - Phase Three: 1,700 Lots by July 30, 2010
 - Phase Four: All lots by July 30 2013

Prior to the expiration of the validity periods, a final record plat for all the property delineated in each phase must be recorded or a request for an extension must be filed



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Office of the Executive Director

MONTGOMERY COUNTY PLANNING BOARD

OPINION

DATE MAILED: December 18, 2003

SITE PLAN REVIEW #: 8-03002

PROJECT NAME: Clarksburg Village

Action: Approval subject to conditions. Motion was made by Commissioner Bryant seconded by Commissioner Perdue, with a vote of 5-0, Commissioners Berlage, Bryant, Robinson, Perdue and Wellington voting for, and no Commissioners voting against.

The date of this written opinion is December 18, 2003, (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal, as provided in the Maryland Rules of Procedure, on or before January 18, 2004 (which is thirty days from the date of this written opinion). If no administrative appeal is timely filed this Site Plan shall remain valid for as long as Preliminary Plan #1- 01030 is valid, as provided in Section 59-D-3.8.

On July 31, 2003, Site Plan Review #8-02038 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and evidence submitted in the record on the application. Based on the testimony and evidence presented and on the staff report, which is made a part hereof, the Montgomery County Planning Board finds:

1. *The Site Plan is consistent with an approved development plan or a project plan for the optional method of development if required;*
2. *The Site Plan meets all of the requirement of the R-200, R-200/TDR-3, R-200/TDR-4 and PD-4 zones; and is consistent with an urban renewal plan approved under Chapter 56;*
3. *The locations of the buildings and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe, and efficient;*

RECEIVED
DEC 19 2003
BY: 5

- Each structure an use is compatible with other uses and other Site Plans and with existing and proposed adjacent development;*
The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation;
- The Site Plan meets all applicable requirements of Chapter 19 regarding water resource protection*

Therefore, the Montgomery County Planning Board APPROVES Site Plan #8-03002 for the following:

FINAL WATER QUALITY APPROVAL FOR SPECIAL PROTECTION AREA

Approval of Final Water Quality Plan for Site Plan # 8-03002 with the following conditions:

1. Reforestation is to begin as soon as possible after the issuance by the Montgomery County Department of Permitting Services (DPS) issuance of grading permits, with appropriate phasing to allow for the construction of sediment and erosion control structures.
2. Conformance to the conditions as stated in the DPA letter dated July 18, 2003 approving the elements of the SPA water quality plan under its purview, attached.
DRC.Montrose Crossing.dec103

SITE PLAN

STAFF RECOMMENDATION: Approval of 471 SFD, 414 Townhouses (inclusive of 44 MPDU Townhomes) and 48 MPDU Multifamily homes inclusive of a total of 92 MPDU's and 144 TDR's with the following conditions to be met prior to signature set:

1. Park School Site

The school/park site off of A-305 within the Phase I site plan area, shall be dedicated as follows:

- a. The ball-field area (approximately 3 acres) at the north end shall be dedicated to M-NCPPC at the time of record plat for Phase I Site Plan. The site will be graded by the Applicant simultaneous with the construction of A-305, surfaced with topsoil, fine graded to a maximum of +/- 6" over 100', and seeded as appropriate for ball field cover.

4. Division of Permitting Services

- a. SWM Memo - Conditions of DPS Stormwater Management Concept approval letter dated July 18, 2003.
- b. Streets and Paving Memo of June 24, 2003.

5. Affirmation of Waiver of Subdivision Standards

- a. The Planning Board approves the waivers shown previously and are specified here as:
 1. Section 50-26 (h)(3) Waiver of Sidewalk one side of street for Cool Valley Ct and Tulip Tree Terrace
 2. Section 50-26(e)(3) - 25 Ft Truncation to radius truncation
 3. Section 50-26-(a)(1) Max block length of 1,600 ft - One Block at Rainbow Arch Drive and Robin Song Drive is longer
 4. Section 50-29(a)(2) -SFD Unit frontage on Public Street - for courtyards
 5. Section 50-29(a)(3)lot lines perpendicular to ROW - at radius
 6. Section 59-C-(a)(4) allow more than one unit on lot - for attached TH's (piggybacks)

6. Block Design Standards

For all single family lots less than 60 feet width at the building restriction line with front load garages, the following restrictions apply:

1. No house elevations or colors will be the same as any home on either side or across the street.
2. A minimum of 20% and a maximum of 70% of the homes will have a brick or stone front.
3. A minimum of 30% of the homes will have a front porch of at least 15 feet in width.
4. No more than 50% of the homes shall have garages which project closer to the street than the front wall or porch of the home. Homes with this type of elevation may be built only two in a row.
5. Homes with the same elevation and color shall not be built within sight of each other.

7. M-NCPPC Parks Greenway Trail

- a. Applicant to construct an 8-foot wide asphalt/boardwalk hiker/biker trail in the Clarksburg Greenway on the property applicant currently owns. The alignment will follow the route established by the Clarksburg Greenway Facility Plan and be

constructed to park standards and specifications. The Applicant will provide necessary bridges and boardwalk per the Facility Plan or as approved by Park staff.

- b. Applicant will construct the portions of the hiker/biker trail from Stringtown Road east to Newcut Road and north to the Greenway Village Property that are not on applicant's property, provided that M-NCPPC acquires the ownership or easement rights across the needed property along the trail alignment and funds the proportionate cost to Applicant for construction of these additional sections of trail.
- c. Applicant will construct Foreman Boulevard to allow for grade separated crossing for the hiker/biker Greenway Trail. The trail crossing should be constructed to accommodate the trail under the road without changing the natural location, configuration or composition of the stream channel, and should be located to minimize flooding of the trail and minimize surface water runoff from the paved trail directly into the stream. Trail crossing to meet the "staff guidelines" as set out in the attached Meeting Summary of March 18, 2002, attached, unless otherwise agreed to by M-NCPPC staff and Applicant. Due to the substantial length of the trail under Foreman Boulevard, Applicant to install adequate lighting along the trail under the road. Final trail/road crossing details to be submitted to M-NCPPC staff for approval.
- d. The property within the delineated Clarksburg Greenway along Little Seneca Creek and Little Seneca Tributary will be dedicated to M-NCPPC and the hiker/biker trail constructed or clearly delineated and marked prior to construction of the residences that abut the Greenway. Dedication to be made at time of record plat and boundaries to be clearly staked to delineate between parkland and private property. Dedicated property to be transferred free of trash and unnatural debris.
- e. The entire school/park site on Snowdens Mill Parkway, including the ball field area at the north end, will be graded by Applicant, surfaced with topsoil, fine graded to a maximum of +/- 6" over 100', and seeded as appropriate for ball field cover.

8. Signature Set Documentation

Submit a Site Plan Enforcement Agreement, Development Review Program and Homeowner Association Documents for review and approval prior to release of the signature set as follows:

- a. Development Program to include a phasing schedule as follows:
 - 1) Streets tree planting must progress, as street construction is completed, but no later than six months after completion of the units adjacent to those streets.

- 2) Community-wide pedestrian pathways and recreation facilities must be completed prior to seventy percent occupancy of each phase of the development.
- 3) Landscaping associated with each parking lot and building shall be completed as construction of each facility is completed.
- 4) Pedestrian pathways and seating areas associated with each facility shall be completed as construction of each facility is completed.
- 5) Clearing and grading to correspond to the construction and infrastructure phasing.
- 6) Phasing of dedications, stormwater management, sediment/erosion control, recreation, forestation, community paths, or other features.
- 7) Noise attenuation design completed and accepted by M-NCPPC technical staff prior to release of building permits.
- 8) Site plan #8-03002 will withhold 231 market-rate building permits (30 MPDUs /13%) until building permits for the construction of the required MPDUs (offsite) in the next phase are released. MPDU construction within Phase I to be included in Phasing Plan.
- 9) Greenway dedication with record plat and trail construction prior to unit construction
- 10) Park School dedication

b. Signature set of site, landscape/lighting, forest conservation and sediment and erosion Control plans to include for M-NCPPC technical staff review prior to approval by Montgomery County Department of Permitting Services (DPS):

- 1) Limits of disturbance.
- 2) Methods and locations of tree protection.
- 3) Forest Conservation areas.
- 4) Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading.
- 5) The development program inspection schedule and Site Plan Opinion.
- 6) Conservation easement boundary.
- 7) Streets trees 40 or 50 feet on center along all public streets.
- 8) Centralized, screened trash areas for all multi-family and one-family attached units except townhouses.
- 9) Units to conform to zoning restrictions.

c. No clearing or grading prior to M-NCPPC approval of signature set of plans unless authorized by Infrastructure Plan or other approvals.

**Before the Montgomery County Planning Board
of the
Maryland-National Capital Park and Planning Commission**

Respondent:

Elm Street Development, Inc.
Clarksburg Village Investments, Inc.
6820 Elm Street, Suite 200
McLean, Virginia 22101

c/o
Kevin P. Kennedy, Esq.
Timothy Dugan, Esq.
Shulman, Rogers, Gandal, Porfy & Ecker
11921 Rockville Pike
Rockville, Maryland 20852

**In the Matter of the
Clarksburg Village Project**

**Site Plan 820030020
(Formerly 8-03002)**

Second Amendment to Corrective Order

I. Explanatory Statements.

1. This Second Amendment to Corrective Order ("Second Amendment Order") is issued as an amendment to: (a) that certain "Corrective Order Issued Based on Stipulations by Respondent," including its Exhibits A-C, dated May 11, 2006, and executed on the same date, by the Montgomery County Planning Board and the Respondent, Elm Street Development, Inc. (the "Order"); and (b) that certain "Amendment to Corrective Order," including its Exhibits D-G, dated August 3, 2006, and executed on the same date, by the Montgomery County Planning Board and the Respondent, Elm Street Development, Inc. (the "Amendment Order"). All of the terms and conditions of the Order and the Amendment Order are incorporated by reference and continue in full force and effect.

2. Respondent: (a) acknowledges that it has received actual notice of this Second Amendment Order in lieu of, and sufficient to satisfy, the posting and other notice requirements of Montgomery County Code ("Code") Section 50-41(i)(3); (b) waives the requirements of posting and other notice otherwise generally applicable under Code Section 50-41(i)(3); and, (c) consents to the proceedings by the Board on July 5, 2007, for the purpose of its adoption.

Elm Street Development, Inc., together with its affiliate Clarksburg Village Investments, Inc. (acting jointly and severally, the "Respondent"), and the Montgomery

County Planning Board of the Maryland-National Capital Park and Planning Commission (the "Board" or "Planning Board"), do hereby stipulate to the following facts:

I. 169 Dwelling Units in the R-200/TDR 3 Zone and the R-200/MPDU Zone.

3. Respondent has applied, or intends to apply, with the Montgomery County Department of Permitting Services (MC-DPS) for approval of up to 169 building permits to authorize construction of certain Project dwelling units, including 168 dwelling units located in the R-200/TDR 3 zone and 1 dwelling unit located in the R-200/MPDU zone (collectively, the "169 Dwelling Units").

4. The lot and block description for each of the 169 Dwelling Units are set forth in Exhibit H of this Second Amendment Order.

II. Findings As To 169 Dwelling Units.

5. Based on the information presented by the Respondent and the recommendation of Planning Board staff ("Staff"), the Planning Board finds, as a matter of fact, that the following standards with regard to the 169 Dwelling Units will achieve the maximum of compatibility and attractiveness within the meaning of "Provision 3," as such term is defined in the Order:

a. Those units among the 169 Dwelling Units located in the R-200/TDR 3 zone, all of which are either one-family detached dwelling units or townhouse dwelling units, must be constructed at a height of not more than 35 feet, except for the one-family detached dwelling unit to be constructed on Lot 23Q, which must be constructed at a height of no more than 40 feet. The point from which height is measured for each dwelling unit must be as set forth in Exhibit I of this Second Amendment Order.

b. The 1 unit among the 169 Dwelling Units located in the R-200/MPDU zone, which is a one-family detached dwelling unit, must be constructed at a height of not more than 40 feet. The point from which height is measured for such dwelling unit must be as set forth in Exhibit I of this Second Amendment Order.

c. Those units among the 169 Dwelling Units located in the R-200/TDR 3 zone that are one-family detached dwelling units must be constructed with a minimum lot size of 3,500 square feet.

d. Those units among the 169 Dwelling Units located in the R-200/TDR 3 zone that are townhouse dwelling units must be constructed with a minimum lot size of 1,400 square feet.

e. The 1 unit among the 169 Dwelling Units located in the R-200/MPDU zone, which is a one-family detached dwelling unit, must be constructed with a minimum lot size of 6,000 square feet.

f. The 169 Dwelling Units must be constructed pursuant to the setbacks set forth as "building restriction lines" (BRLs) in Exhibit I of this Second Amendment Order.

END OF FACTUAL STIPULATION

III. Other Findings and Certain Reservations.

6. The Planning Board finds that, based on its proceedings on May 11, 2006 and June 29, 2006, the Board found that sufficient evidence of record exists to warrant a reasonable belief that Respondent is in non-compliance with a Planning Board Action, which finding satisfies the requirements of Code Sections 50-41 and 59-D-3.6 for issuance of the Order, the Amendment Order, and this Second Amendment Order.

7. The Planning Board further finds that the implementation of the Compliance Program is progressing and is in such a posture that correcting the Site Plan for the 169 Dwelling Units is in the public interest, based on earlier proceedings, including the following: (1) on October 5, 2006, wherein the Planning Board approved the Compliance Program; (2) on February 1, 2007, wherein the Planning Board approved Preliminary Plan and Water Quality Plan amendments to the previous conditions of approval, whose purpose was to bring the Preliminary Plan and Water Quality Plan into conformance with the Site Plan Compliance Program; and (3) on March 22, 2007, wherein the Planning Board approved amendments to the Site Plan (which amendments included, among other elements, approval of the heights and minimum lot sizes, set forth in this Second Amendment Order), whose purpose also was to bring the Site Plan into conformance with the Site Plan Compliance Program.

8. The Board further finds it necessary and essential to issue this Second Amendment Order because, otherwise, construction of the 169 Dwelling Units at heights that are too tall or without compliance with other appropriate development standards may be incompatible or unattractive within the meaning of Provision 3 and thereby threaten the public health, safety, or welfare.

9. The Board further finds that the Respondent may choose to apply for amendments to the Site Plan, with respect to any matter concerning the Site Plan, from time to time, at any time in the future, and that this Second Amendment Order is not intended to prevent the Respondent from doing so; provided, however, that this Second Amendment Order shall apply to the 169 Dwelling Units only and that nothing contained herein, including without limitation the various findings of the Planning Board, shall operate or be construed to bind, estop, or otherwise impair the Board's authority to make such findings or determinations required by law, whether or not they differ from those set forth herein or otherwise.

10. Without conceding the collateral estoppel or precedential effect of this Second Amendment Order, Respondent accepts this Second Amendment Order, consents

to its issuance by the Board, and hereby waives any right to appeal this Second Amendment Order.

NOW, THEREFORE, BY AUTHORITY OF THE MONTGOMERY COUNTY PLANNING BOARD OF THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION, IT IS THIS 6th DAY OF July, 2007,


ORDERED, THAT the Site Plan for this Project is corrected by this Second Amendment Order with respect to the 169 Dwelling Units only; and

ORDERED, FURTHER, THAT Respondent shall observe and comply strictly with the limitations on height and other development standards set forth in this Second Amendment Order.



Royce Hanson, Chairman
On behalf of the Montgomery County Planning Board

REVIEWED AND AGREED TO BY RESPONDENT:



Timothy Dugan, Esq.
Shulman, Rogers, Gandal, Porody & Ecker, P.A.
On behalf of Respondent

g:\51elm street development\clarksburg village\correspondence government\#2 revised order\second amendment order 03 23 07#1.doc

APPROVED AS TO LEGAL SUFFICIENCY



M-NCPPC LEGAL DEPARTMENT

EXHIBIT H

List of Lot and Block Descriptions for the 169 Dwelling Units

EXHIBIT H
CLARKSBURG VILLAGE
169 UNITS
3-15-07

Record Plat Lot Numbers						Signature Set Lot Numbers								
S	1/B	T	85/M	S	29/O	S	25/Q	T	39/U	1/B	85/M	29/O	25/Q	37/U
S	2/B	T	86/M	S	30/O	S	26/Q	T	40/U	2/B	86/M	30/O	26/Q	38/U
S	3/B	T	87/M	S	31/O	S	27/Q	T	41/U	3/B	87/M	31/O	27/Q	39/U
S	4/B	T	88/M	S	32/O	S	28/Q	T	42/U	4/B	88/M	32/O	28/Q	40/U
S	5/B	T	89/M	S	33/O	S	29/Q	S	58/U	5/B	89/M	33/O	29/Q	56/U
S	6/G	T	90/M	S	34/O	S	30/Q	S	62/U	6/G	90/M	34/O	30/Q	60/U
S	7/G	T	96/M	S	35/O	S	31/Q	S	63/U	7/G	96/M	35/O	31/Q	61/U
S	8/G	T	97/M	S	36/O	S	32/Q	S	64/U	8/G	97/M	36/O	32/Q	62/U
S	24/G	T	98/M	S	37/O	S	33/Q	S	65/U	24/G	98/M	37/O	33/Q	63/U
S	15/L	T	99/M	S	38/O	S	34/Q	S	66/U	15/L	99/M	38/O	34/Q	64/U
T	29/M	T	100/M	S	5/P	S	35/Q	S	67/U	29/M	100/M	5/P	35/Q	65/U
T	30/M	S	6/O	S	6/P	S	36/Q	S	68/U	30/M	6/O	6/P	36/Q	66/U
T	31/M	S	7/O	S	7/P	S	37/Q	S	69/U	31/M	7/O	7/P	37/Q	67/U
T	32/M	S	8/O	S	8/P	S	1/R	S	70/U	32/M	8/O	8/P	1/R	68/U
T	33/M	S	9/O	S	9/P	S	2/R	S	71/U	33/M	9/O	9/P	2/R	69/U
T	34/M	S	10/O	S	10/P	S	3/R	S	72/U	34/M	10/O	10/P	3/R	70/U
T	35/M	S	11/O	S	11/P	S	4/R	S	73/U	35/M	11/O	11/P	4/R	71/U
T	36/M	S	12/O	S	12/P	S	7/R	S	74/U	36/M	12/O	12/P	7/R	72/U
T	37/M	S	13/O	S	24/P	S	20/R	S	75/U	37/M	13/O	24/P	20/R	73/U
T	38/M	S	14/O	S	25/P	S	21/R	S	76/U	38/M	14/O	25/P	21/R	74/U
T	39/M	S	15/O	S	26/P	S	22/R	S	77/U	39/M	15/O	26/P	22/R	75/U
T	40/M	S	16/O	S	27/P	S	23/R	S	78/U	40/M	16/O	27/P	23/R	76/U
T	41/M	S	17/O	S	11/Q	S	24/R	S	86/U	41/M	17/O	11/Q	24/R	84/U
T	42/M	S	18/O	S	12/Q	T	28/U	S	87/U	42/M	18/O	12/Q	26/U	85/U
T	43/M	S	19/O	S	13/Q	T	29/U	S	88/U	43/M	19/O	13/Q	27/U	86/U
T	44/M	S	20/O	S	14/Q	T	30/U	S	89/U	44/M	20/O	14/Q	28/U	87/U
T	45/M	S	21/O	S	17/Q	T	31/U	S	90/U	45/M	21/O	17/Q	29/U	88/U
T	46/M	S	22/O	S	18/Q	T	32/U	S	91/U	46/M	22/O	18/Q	30/U	89/U
T	47/M	S	23/O	S	19/Q	T	33/U	S	92/U	47/M	23/O	19/Q	31/U	90/U
T	48/M	S	24/O	S	20/Q	T	34/U	S	93/U	48/M	24/O	20/Q	32/U	91/U
T	81/M	S	25/O	S	21/Q	T	35/U	S	94/U	81/M	25/O	21/Q	33/U	92/U
T	82/M	S	26/O	S	22/Q	T	36/U	S	95/U	82/M	26/O	22/Q	34/U	93/U
T	83/M	S	27/O	S	23/Q	T	37/U	S	96/U	83/M	27/O	23/Q	35/U	94/U
T	84/M	S	28/O	S	24/Q	T	38/U			84/M	28/O	24/Q	36/U	

S = One-family detached (119 Units)
T = Townhouse (50 Units)

Note that Record Plat Lot Numbers in 28/U-96/U range differ versus Signature Set Lot Numbers.

EXHIBIT I

**Plan Showing Points From Which Height is Measured
And
Building Restriction Lines**

Corrections of Signature Set for 169 Dwelling Units 07/05/2007 Planning Board Hearing



EXHIBIT
SHEET 1 of 7

REVISIONS

NO.	DATE	DESCRIPTION
1	07/05/07	AS SHOWN

LEGEND

- 169 DWELLING UNITS
- 169 DWELLING UNITS
- 169 DWELLING UNITS
- 169 DWELLING UNITS
- 169 DWELLING UNITS

SCALE

1" = 40' (AS SHOWN)

DATE

07/05/07

PROJECT

CLARKSBURG VILLAGE

OWNER

CLARKSBURG VILLAGE

DESIGNER

CPJ

DATE

07/05/07

SITE DEVELOPMENT PLAN - PHASE 1
CLARKSBURG VILLAGE
CLARKSBURG (AND) ELECTION DISTRICT
MORNINGSTAR COUNTY, MARYLAND

Site Plan #8-03002

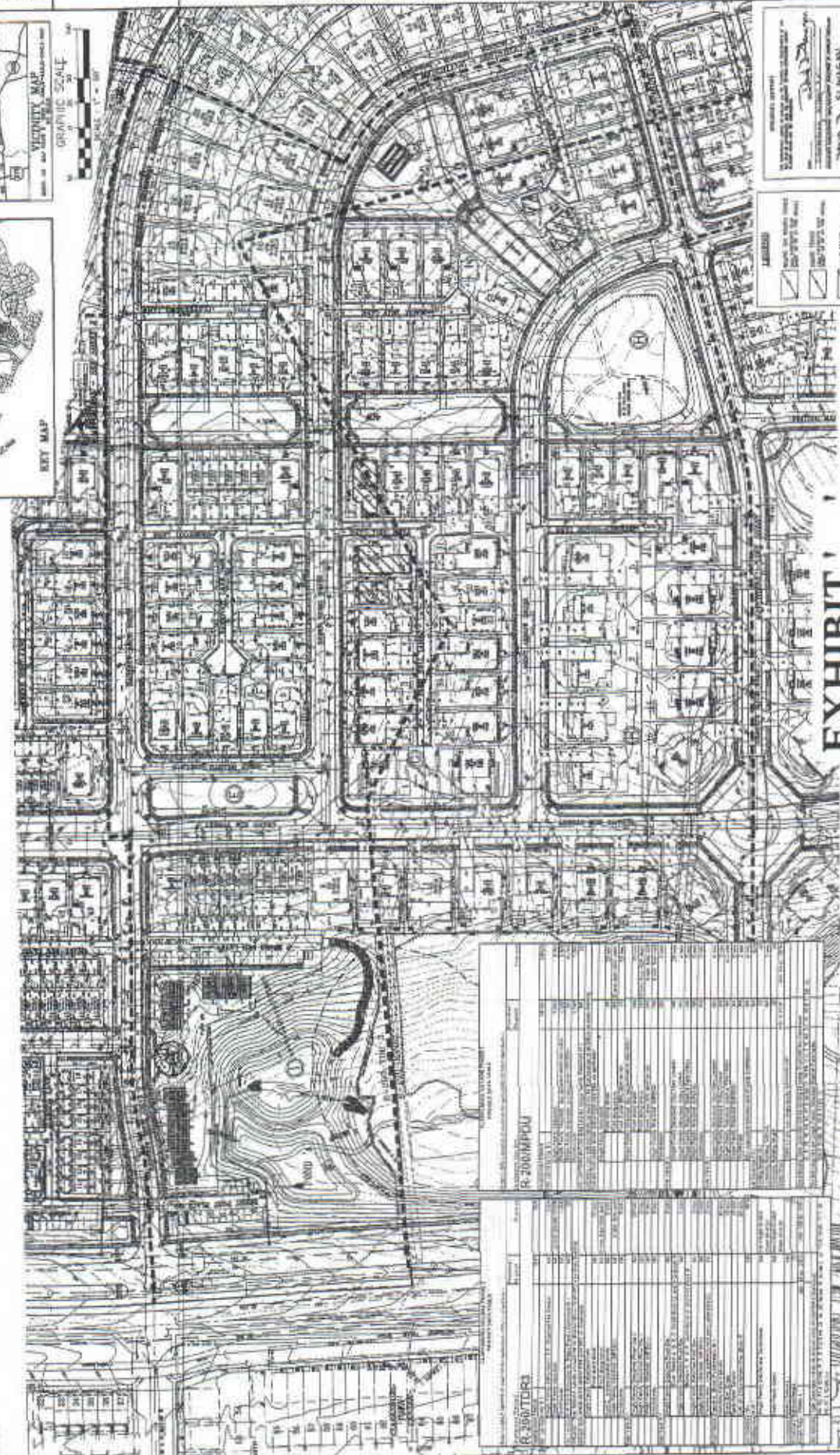
CPJ
LARRY R. JONES, ARCHITECT
10000 CLARKSBURG ROAD
CLARKSBURG, MD 21030
410-326-1000

Corrections of Signature Set for 169 Dwelling Units 07/05/2007 Planning Board Hearing

CPI
Charles F. Johnson & Associates, Inc.
ARCHITECTS
10000 WOODBURN ROAD, SUITE 100
CLARKSBURG, MARYLAND 20841
TEL: 301-771-1100
FAX: 301-771-1101
WWW.CPI-ARCHITECTS.COM

GRAPHIC SCALE
0 10 20 30 40 50
FEET

VISUAL MAP



REVISIONS

NO.	DATE	DESCRIPTION
1	07/05/07	AS SHOWN

APPROVED

DATE: 07/05/07

BY: [Signature]

ADDRESS

169 DWELLING UNITS

CLARKSBURG VILLAGE

CLARKSBURG, MARYLAND

EXHIBIT

SHEET 2 of 7

PROPOSED DEVELOPMENT

CLARKSBURG VILLAGE

169 DWELLING UNITS

NO.	DATE	DESCRIPTION
1	07/05/07	AS SHOWN

REVISIONS

NO.	DATE	DESCRIPTION
1	07/05/07	AS SHOWN

LEGEND

(L) - SEE EXHIBIT PLAN FOR DIMENSIONS AND LOCATIONS OF DWELLING UNITS

(S) - SEE EXHIBIT PLAN FOR DIMENSIONS AND LOCATIONS OF DWELLING UNITS

CLARKSBURG VILLAGE
169 DWELLING UNITS
CLARKSBURG, MARYLAND

SITE PLAN
R-2000-169

NO.	DATE	DESCRIPTION
1	07/05/07	AS SHOWN

Corrections of Signature Set for 169 Dwelling Units
07/05/2007 Planning Board Hearing



GRAPHIC SCALE
 1" = 100'

CPI
 Charles F. Johnson & Associates, Inc.
 10000 W. 11th Street, Suite 100
 Overland Park, KS 66211
 Phone: (913) 666-1100
 Fax: (913) 666-1101
 Website: www.cpi-engineers.com

THE DEVELOPER SHALL MAINTAIN
 CLARSBURG VILLAGE
 CLARSBURG AND AUSTON DRIVE
 HAWKSBURY COUNTY, MARYLAND

SITE PLAN #B-03002
 SHEET NO. 3 OF 7

DATE	07/05/07
BY	[Signature]
CHECKED BY	[Signature]
APPROVED BY	[Signature]
SCALE	AS SHOWN
PROJECT NO.	B-03002
SHEET NO.	3 OF 7



REVISIONS

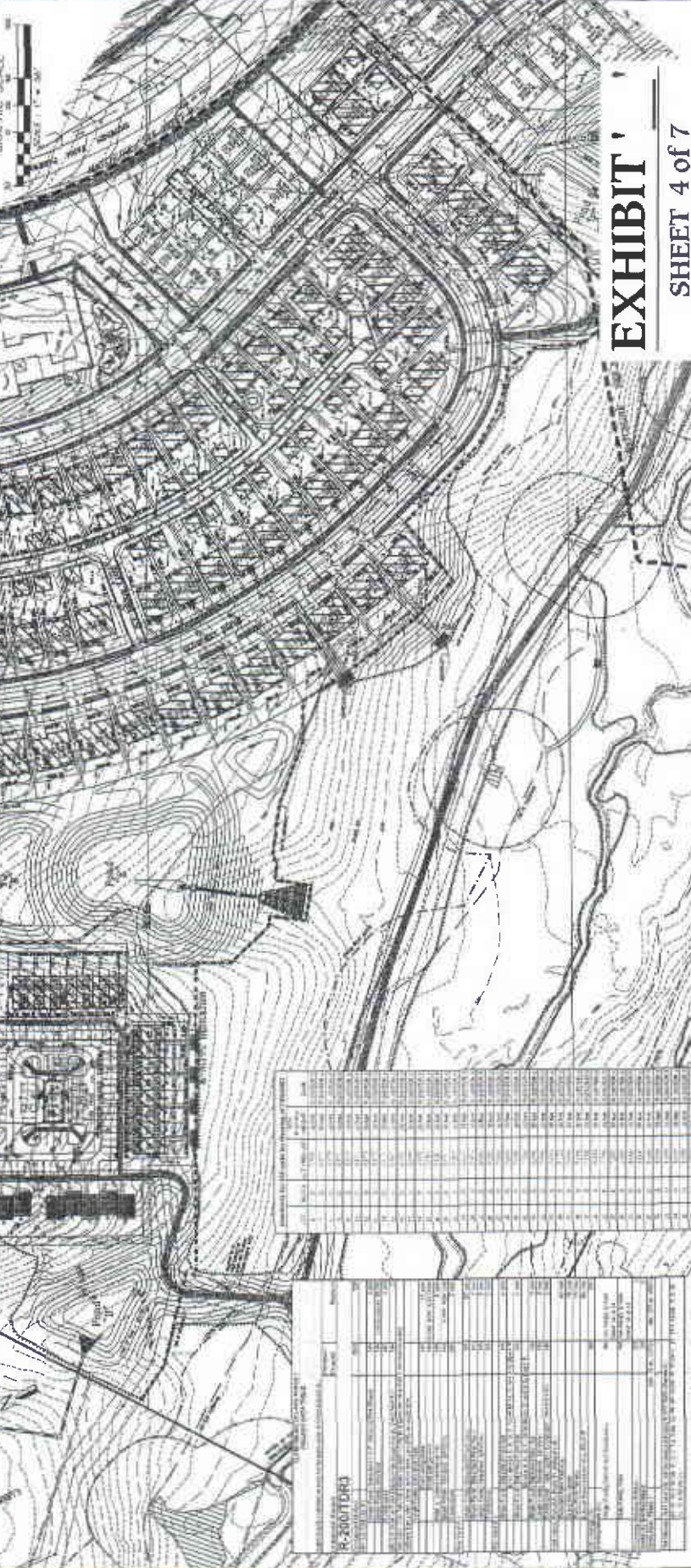
NO.	DATE	DESCRIPTION
1	07/05/07	ISSUED FOR PERMITS
2	07/05/07	ISSUED FOR PERMITS
3	07/05/07	ISSUED FOR PERMITS
4	07/05/07	ISSUED FOR PERMITS
5	07/05/07	ISSUED FOR PERMITS
6	07/05/07	ISSUED FOR PERMITS
7	07/05/07	ISSUED FOR PERMITS
8	07/05/07	ISSUED FOR PERMITS
9	07/05/07	ISSUED FOR PERMITS
10	07/05/07	ISSUED FOR PERMITS
11	07/05/07	ISSUED FOR PERMITS
12	07/05/07	ISSUED FOR PERMITS
13	07/05/07	ISSUED FOR PERMITS
14	07/05/07	ISSUED FOR PERMITS
15	07/05/07	ISSUED FOR PERMITS
16	07/05/07	ISSUED FOR PERMITS
17	07/05/07	ISSUED FOR PERMITS
18	07/05/07	ISSUED FOR PERMITS
19	07/05/07	ISSUED FOR PERMITS
20	07/05/07	ISSUED FOR PERMITS
21	07/05/07	ISSUED FOR PERMITS
22	07/05/07	ISSUED FOR PERMITS
23	07/05/07	ISSUED FOR PERMITS
24	07/05/07	ISSUED FOR PERMITS
25	07/05/07	ISSUED FOR PERMITS
26	07/05/07	ISSUED FOR PERMITS
27	07/05/07	ISSUED FOR PERMITS
28	07/05/07	ISSUED FOR PERMITS
29	07/05/07	ISSUED FOR PERMITS
30	07/05/07	ISSUED FOR PERMITS
31	07/05/07	ISSUED FOR PERMITS
32	07/05/07	ISSUED FOR PERMITS
33	07/05/07	ISSUED FOR PERMITS
34	07/05/07	ISSUED FOR PERMITS
35	07/05/07	ISSUED FOR PERMITS
36	07/05/07	ISSUED FOR PERMITS
37	07/05/07	ISSUED FOR PERMITS
38	07/05/07	ISSUED FOR PERMITS
39	07/05/07	ISSUED FOR PERMITS
40	07/05/07	ISSUED FOR PERMITS
41	07/05/07	ISSUED FOR PERMITS
42	07/05/07	ISSUED FOR PERMITS
43	07/05/07	ISSUED FOR PERMITS
44	07/05/07	ISSUED FOR PERMITS
45	07/05/07	ISSUED FOR PERMITS
46	07/05/07	ISSUED FOR PERMITS
47	07/05/07	ISSUED FOR PERMITS
48	07/05/07	ISSUED FOR PERMITS
49	07/05/07	ISSUED FOR PERMITS
50	07/05/07	ISSUED FOR PERMITS
51	07/05/07	ISSUED FOR PERMITS
52	07/05/07	ISSUED FOR PERMITS
53	07/05/07	ISSUED FOR PERMITS
54	07/05/07	ISSUED FOR PERMITS
55	07/05/07	ISSUED FOR PERMITS
56	07/05/07	ISSUED FOR PERMITS
57	07/05/07	ISSUED FOR PERMITS
58	07/05/07	ISSUED FOR PERMITS
59	07/05/07	ISSUED FOR PERMITS
60	07/05/07	ISSUED FOR PERMITS
61	07/05/07	ISSUED FOR PERMITS
62	07/05/07	ISSUED FOR PERMITS
63	07/05/07	ISSUED FOR PERMITS
64	07/05/07	ISSUED FOR PERMITS
65	07/05/07	ISSUED FOR PERMITS
66	07/05/07	ISSUED FOR PERMITS
67	07/05/07	ISSUED FOR PERMITS
68	07/05/07	ISSUED FOR PERMITS
69	07/05/07	ISSUED FOR PERMITS
70	07/05/07	ISSUED FOR PERMITS
71	07/05/07	ISSUED FOR PERMITS
72	07/05/07	ISSUED FOR PERMITS
73	07/05/07	ISSUED FOR PERMITS
74	07/05/07	ISSUED FOR PERMITS
75	07/05/07	ISSUED FOR PERMITS
76	07/05/07	ISSUED FOR PERMITS
77	07/05/07	ISSUED FOR PERMITS
78	07/05/07	ISSUED FOR PERMITS
79	07/05/07	ISSUED FOR PERMITS
80	07/05/07	ISSUED FOR PERMITS
81	07/05/07	ISSUED FOR PERMITS
82	07/05/07	ISSUED FOR PERMITS
83	07/05/07	ISSUED FOR PERMITS
84	07/05/07	ISSUED FOR PERMITS
85	07/05/07	ISSUED FOR PERMITS
86	07/05/07	ISSUED FOR PERMITS
87	07/05/07	ISSUED FOR PERMITS
88	07/05/07	ISSUED FOR PERMITS
89	07/05/07	ISSUED FOR PERMITS
90	07/05/07	ISSUED FOR PERMITS
91	07/05/07	ISSUED FOR PERMITS
92	07/05/07	ISSUED FOR PERMITS
93	07/05/07	ISSUED FOR PERMITS
94	07/05/07	ISSUED FOR PERMITS
95	07/05/07	ISSUED FOR PERMITS
96	07/05/07	ISSUED FOR PERMITS
97	07/05/07	ISSUED FOR PERMITS
98	07/05/07	ISSUED FOR PERMITS
99	07/05/07	ISSUED FOR PERMITS
100	07/05/07	ISSUED FOR PERMITS

EXHIBIT
SHEET 3 of 7

Corrections of Signature Set for 169 Dwelling Units 07/05/2007 Planning Board Hearing

CPJ
 City of Prince George's County
 Planning Department
 10000 Greenway
 Greenbelt, MD 20818
 410-326-1300

VICINITY MAP
 GRAPHIC SCALE
 0 100 200 300 400 500 FEET



PROJECT NAME
 CLARKSBURG VILLAGE
 CLARKSBURG (AND) NOTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

DATE OF REVISION
 07/05/2007

Site Plan #B-05002

NO.	DATE	DESCRIPTION
1	07/05/2007	PLANNING BOARD HEARING
2	07/05/2007	PLANNING BOARD HEARING
3	07/05/2007	PLANNING BOARD HEARING
4	07/05/2007	PLANNING BOARD HEARING

EXHIBIT
SHEET 4 of 7



LEGEND

[Symbol]	EXISTING BUILDING
[Symbol]	EXISTING DRIVE
[Symbol]	EXISTING SIDEWALK
[Symbol]	EXISTING LOT
[Symbol]	EXISTING DRIVE
[Symbol]	EXISTING SIDEWALK
[Symbol]	EXISTING LOT
[Symbol]	EXISTING DRIVE
[Symbol]	EXISTING SIDEWALK
[Symbol]	EXISTING LOT

NO.	DATE	DESCRIPTION
1	07/05/2007	PLANNING BOARD HEARING
2	07/05/2007	PLANNING BOARD HEARING
3	07/05/2007	PLANNING BOARD HEARING
4	07/05/2007	PLANNING BOARD HEARING

R-200(T) DRD

NO.	DATE	DESCRIPTION
1	07/05/2007	PLANNING BOARD HEARING
2	07/05/2007	PLANNING BOARD HEARING
3	07/05/2007	PLANNING BOARD HEARING
4	07/05/2007	PLANNING BOARD HEARING

LEGEND
 - - - - - LOT NUMBER PLAT
 - - - - - STREET FRONT OF
 - - - - - STREET REAR FRONT

Corrections of Signature Set for 169 Dwelling Units
07/05/2007 Planning Board Hearing

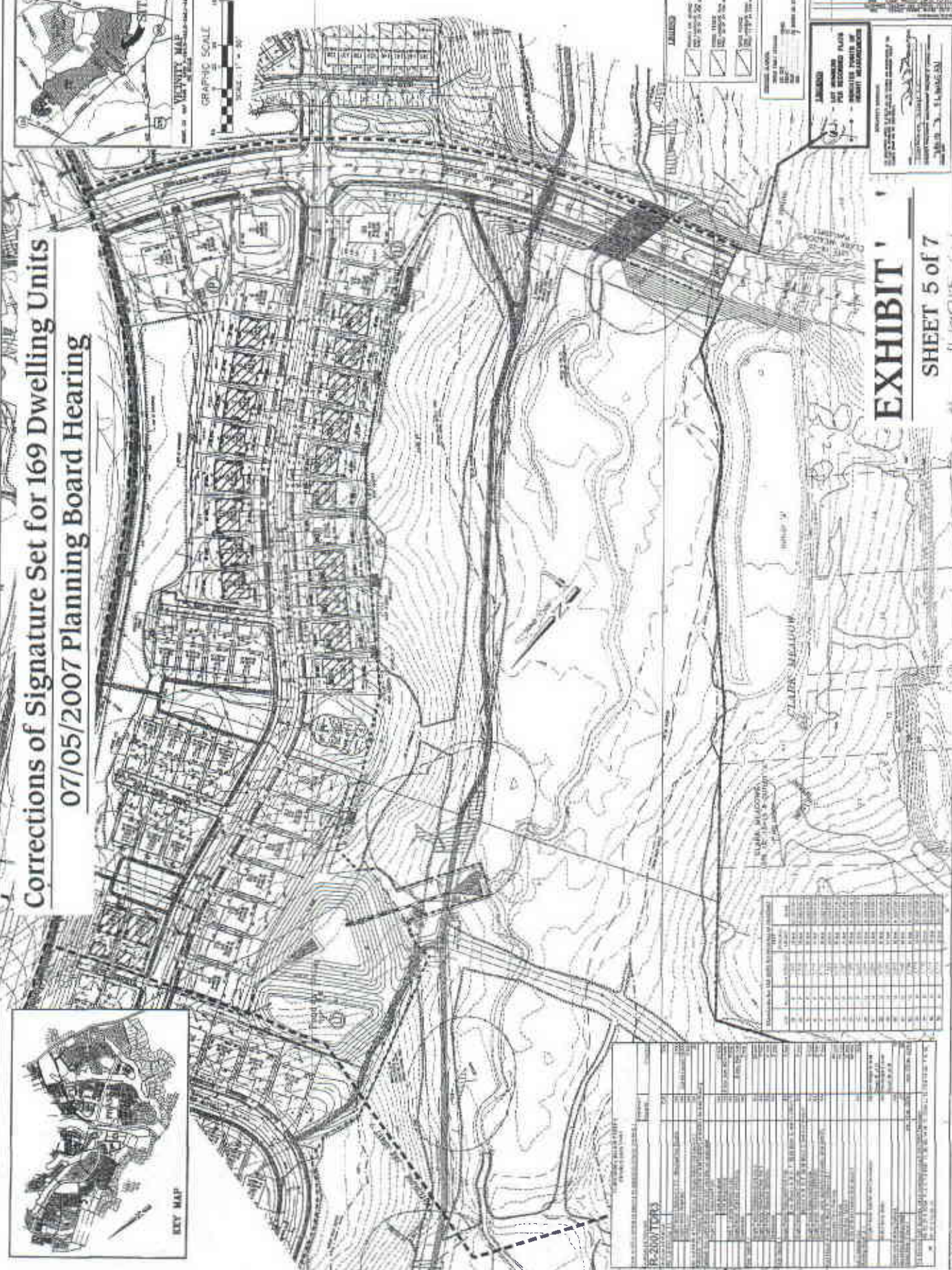


TABLE 1: SUMMARY OF PROPOSED DEVELOPMENT

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (AC.)
1	RESIDENTIAL	1,234,567	28.2
2	PARKING	123,456	2.8
3	ROADS	56,789	1.3
4	LANDSCAPING	34,567	0.8
5	UTILITIES	23,456	0.5
6	OTHER	12,345	0.3
TOTAL		1,464,714	33.9

TABLE 2: SUMMARY OF PROPOSED DEVELOPMENT

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (AC.)
1	RESIDENTIAL	1,234,567	28.2
2	PARKING	123,456	2.8
3	ROADS	56,789	1.3
4	LANDSCAPING	34,567	0.8
5	UTILITIES	23,456	0.5
6	OTHER	12,345	0.3
TOTAL		1,464,714	33.9

EXHIBIT 'A'
SHEET 5 of 7

CLARKSBURG VILLAGE
 CLARKSBURG AND BUCKLEY TRACT
 MONTGOMERY COUNTY, MARYLAND
 SITE DEVELOPMENT PLAN - PHASE I

Site Plan #8-03002

TABLE 3: SUMMARY OF PROPOSED DEVELOPMENT

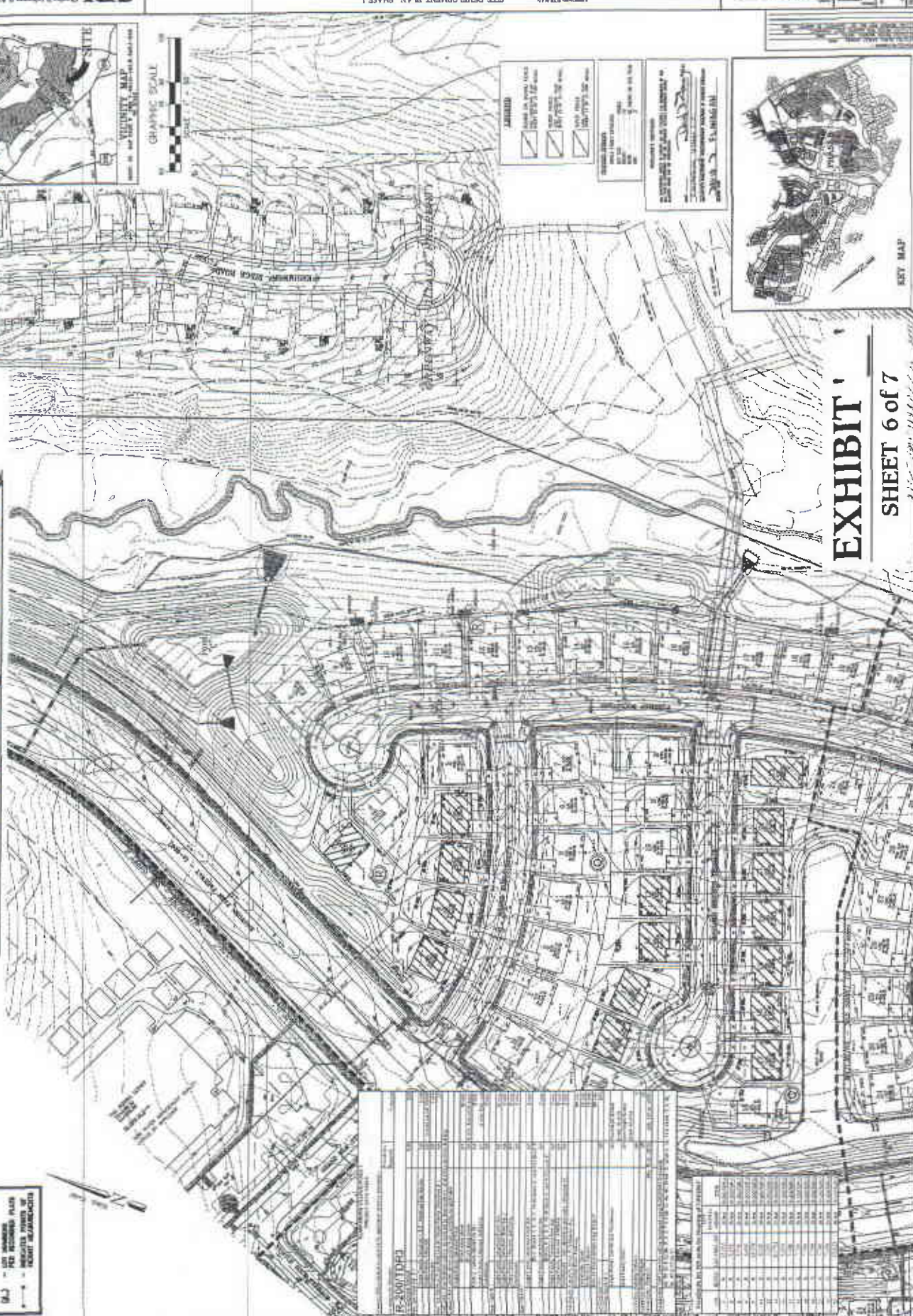
NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (AC.)
1	RESIDENTIAL	1,234,567	28.2
2	PARKING	123,456	2.8
3	ROADS	56,789	1.3
4	LANDSCAPING	34,567	0.8
5	UTILITIES	23,456	0.5
6	OTHER	12,345	0.3
TOTAL		1,464,714	33.9

CPI ASSOCIATES
 Charles F. Johnson & Associates, Inc.
 1000 Northgate Drive, Suite 100
 Gaithersburg, Maryland 20878
 Phone: (301) 948-1100
 Fax: (301) 948-1101
 www.cpiassociates.com

Corrections of Signature Set for 169 Dwelling Units
07/05/2007 Planning Board Hearing

LEGEND

(A)	LOT NUMBER
(B)	PER RECORDS PLAN
(C)	PROPOSED SIGNATURE
(D)	EXISTING SIGNATURE



REVISIONS

NO.	DATE	DESCRIPTION
1	07/05/2007	PLANNING BOARD HEARING
2	07/05/2007	PLANNING BOARD HEARING
3	07/05/2007	PLANNING BOARD HEARING
4	07/05/2007	PLANNING BOARD HEARING
5	07/05/2007	PLANNING BOARD HEARING
6	07/05/2007	PLANNING BOARD HEARING
7	07/05/2007	PLANNING BOARD HEARING
8	07/05/2007	PLANNING BOARD HEARING
9	07/05/2007	PLANNING BOARD HEARING
10	07/05/2007	PLANNING BOARD HEARING

PROPERTY INFORMATION

TAX MAP NO.	100-000000
LOT NO.	100-000000
ACRES	100-000000
BLK.	100-000000
SEC.	100-000000
TWP.	100-000000
COUNTY	100-000000
STATE	100-000000



APPROVED SIGNATURE SET

DATE: 07/05/2007

PROJECT: CLARKSBURG VILLAGE

DESIGNED BY: [Name]

CHECKED BY: [Name]

DATE: 07/05/2007

GRAPHIC SCALE

1" = 50'

0 10 20 30 40 50

0 10 20 30 40 50

0 10 20 30 40 50

CPJ

CHARLES F. JOHNSON & ASSOCIATES, INC.

14150 GREEN LANE, SUITE 200, CLARKSBURG, MD 21784

PH: 410-326-1100

F: 410-326-1101

WWW.CPJARCHITECTS.COM

Site Plan #8-03002

APPROVED SIGNATURE SET

DATE: 07/05/2007

PROJECT: CLARKSBURG VILLAGE

CLARKSBURG (2nd) ELECTION DISTRICT

MONTGOMERY COUNTY, MARYLAND

EXHIBIT

SHEET 6 of 7

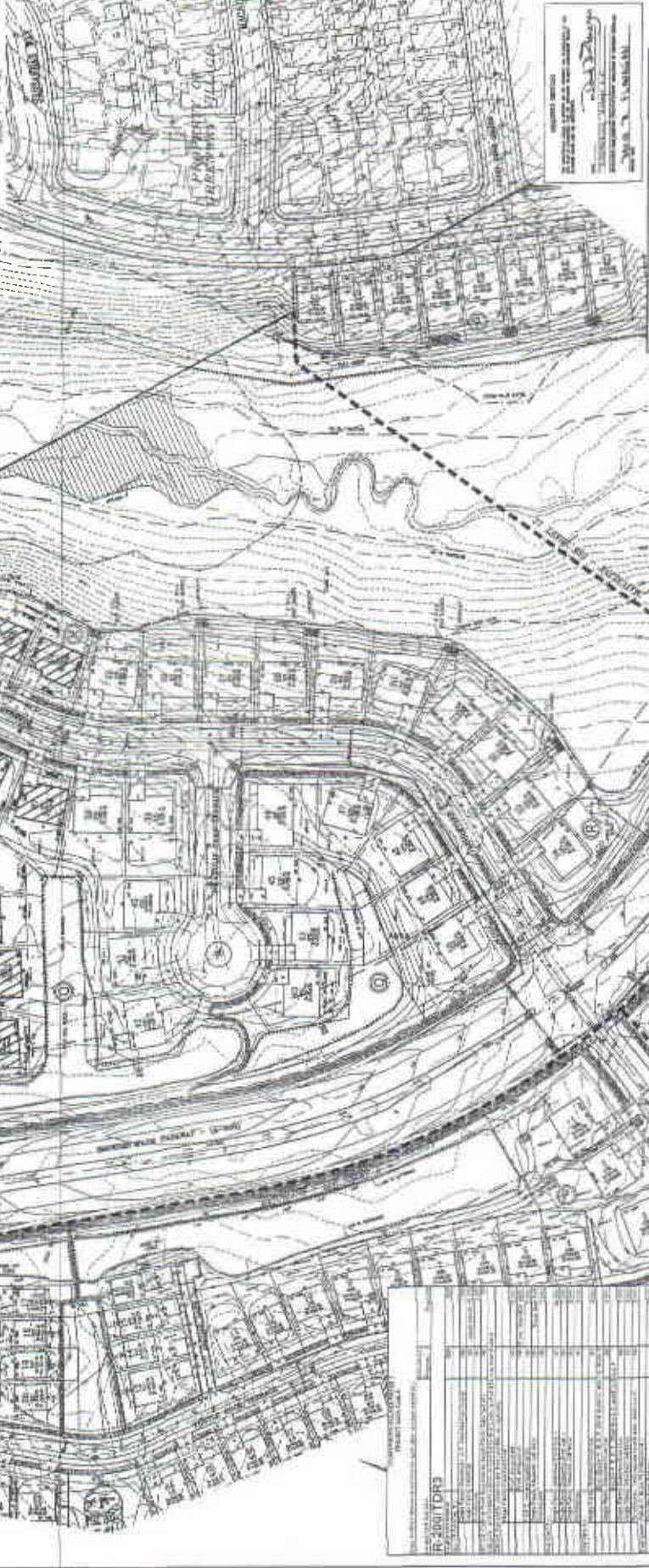
Corrections of Signature Set for 169 Dwelling Units 07/05/2007 Planning Board Hearing

CPI ARCHITECTS
 Charles P. Heenan & Associates, Inc.
 1000 W. 20th Street, Suite 100
 Clarksburg, Maryland 21714
 Phone: 301-271-9999
 Fax: 301-271-9998
 Website: www.cpiarchitects.com

VELOCITY MAP
 DATE: 07/05/2007
 SCALE: 1" = 100'

SITE

GRAPHIC SCALE
 0 25 50
 FEET



LEGEND

<input checked="" type="checkbox"/>	Proposed Building Footprints
<input checked="" type="checkbox"/>	Proposed Parking Spaces
<input checked="" type="checkbox"/>	Proposed Driveways
<input checked="" type="checkbox"/>	Proposed Streets
<input checked="" type="checkbox"/>	Proposed Landscaping
<input checked="" type="checkbox"/>	Proposed Utilities
<input checked="" type="checkbox"/>	Proposed Fences
<input checked="" type="checkbox"/>	Proposed Signage

EXHIBIT
SHEET 7 of 7

REVISIONS

NO.	DATE	DESCRIPTION
1	07/05/2007	Initial Design
2	07/15/2007	Revised Design
3	07/25/2007	Final Design

LEGEND

(A) - SET NUMBER
 (B) - SHEET NUMBER
 (C) - SHEET TOTAL

Site Plan #B-03002
 APPROVED FOR PLAN
 PROJECT: CLARKSBURG VILLAGE
 169 DWELLING UNITS PHASE I
 CLARKSBURG (2ND) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 Prepared by: Robert T. ...

DATE	07/05/2007
SCALE	1" = 100'
SHEET	7 of 7
PROJECT	CLARKSBURG VILLAGE PHASE I



MEMORANDUM

DATE: June 25, 2007

TO: Montgomery County Planning Board

FROM: Rose G. Krasnow, Chief *RKX*
Development Review Division

REVIEW TYPE: Second Amendment to Corrective Order of May 11, 2006 to Establish Development Standards for 169 Additional Lots

REVIEW BASIS: Division 59-D-3.6 of the Montgomery County Zoning Ordinance

PROJECT NAME: Clarksburg Village Phase One

PROJECT #: 820030020 (formerly 8-03002)

ZONE: R-200/TDR3 and R-200/MPDU

LOCATION: Southwest Quadrant of the Intersection of Stringtown Road and Piedmont Road

MASTER PLAN: Clarksburg Master Plan

APPLICANT: Elm Street Development

FILING DATE: February 26, 2007

HEARING DATE: July 5, 2007

STAFF RECOMMENDATION: APPROVAL of a second Amendment to the Corrective Order dated May 11, 2006 to assure that the development standards for 169 additional units, including 119 one family detached units and 50 townhouses.

I. Background: General Description of the Development Project

Overview Clarksburg Village is a 771-acre, large-scale development that was proposed for a mix of uses in three different phases. The Planning Board's Preliminary Plan opinion, which was amended twice, ultimately approved 2,654 dwelling units, 20,000 square feet of office/retail, and 5,000 square feet of daycare. The plan also called for two school sites, parks, greenways, trails, and recreational facilities.

Phase I of the development, which is the only phase that has received site plan approval at this point in time, is split zoned: R-200 and R-200/TDR 3. The applicant has chosen to develop the R200 portion of the property under the MPDU optional method of development.

The site plan for Phase II is currently under review by staff.

Site Vicinity/Description Clarksburg Village is located in Clarksburg, Maryland. It is bounded to the north by Stringtown Road, which separates it from Clarksburg Town Center. The eastern portion of the site is bounded by a stream, beyond which is Greenway Village (a.k.a. Arora Hills). The Clarksburg Greenway bounds the western edge of the site, beyond which is Frederick Road (MD 355). The southern boundary of Clarksburg Village is Ridge Road.

The first Phase is the northern half of the site closest to Stringtown Road and Clarksburg Town Center. The second Phase is to the south. The third phase is the village center, which consists of several blocks of mixed-use development next to Greenway Village/Arora Hills, along Newcut Road.

II. Prior Approvals

Sectional Map Amendment The subject property was reclassified from the R-200 Zone to the R-200/TDR-3, R-200/TDR-4 and PD Zones by Sectional Map Amendment G-710 on October 25, 1994. Phase I of the Clarksburg Village project is comprised of the R-200 Zone, with an MPDU option and the R-200/TDR-3 Zone.

Preliminary Plan Preliminary Plan 120010300 was approved by the Planning Board on July 26, 2001 (Opinion dated January 23, 2002) for a maximum of 2,563 residential dwelling units, 20,000 square feet of office/retail use, and 5,000 square feet of daycare facility in the R-200, R-200/TDR-3, R-200/TDR-4 and PD Zones. The preliminary plan was subsequently amended in January 2003 and December 2004 to incorporate additional property and units into the development

Infrastructure Plan The Infrastructure Plan 820020380 was approved by the Planning Board on July 25, 2003 (Opinion dated December 18, 2003). The Infrastructure Plan detailed items that included roads, stormwater management, school sites, parkland, the Clarksburg Greenway, recreational facilities and phasing of the MPDUs for the overall development.

Site Plan (Phase I) The Site Plan 820030020 and Final Water Quality Plan for Phase I was approved by the Planning Board on July 31, 2003 (Opinion dated December 18, 2003) for 933 dwelling units (471 one-family detached dwelling units, 414 townhouses including 44 MPDUs and 48 multi-family units in four buildings, all of which were MPDUs) and 144 TDRs in the R-200 and R-200/TDR-3 Zones. The entire signature set package, inclusive of the Site Plan Enforcement Agreement and Development Program, was approved on May 12, 2005.

Amended Phase One Site Plan 8-03002A An amended site plan 8-03002A was approved by the Planning Board on December 23, 2004, to add 30 acres (for a total of 363.87 acres) near Stringtown Road to Phase One and revise the layout in that area. The additional property included in the "A" amendment is known as the Brickley Property. The amendment approved 997 dwelling units in Phase One. This was an increase of 64 dwelling units over the original site plan approval.

III. NON-COMPLIANCE HEARINGS

Late in 2005 and early in 2006, a number of alleged violations were uncovered by staff, including 1) Discrepancies between Planning Board opinion and Signature Set of Site Plan with respect to the numbers of one-family detached units and townhouses, 2) Multi-family housing in the R-200/MPDU Zone, where they are not allowed, 3) Single Family Detached Dwellings in the R-200/MPDU Zone on lot sizes that are too small, 4) Setbacks for Single-Family Detached units that do not meet the R-200/MPDU Zone standard of a 25 foot setback from the street, 5) A right-of-way for Forman Boulevard that is less than that shown on the approved Preliminary Plan, and 6) Lack of complete Development Standards in the R-200/TDR3 zone. A series of hearing took place as a result.

May 4, 2006- Initial Public Hearing

An initial public hearing regarding the nature and extent of the alleged acts of non-compliance and deficiencies discovered by staff was held on May 4, 2006. Both the developer and general public had an opportunity to respond to the information provided in the staff report, and also to provide any additional information that might be relevant to a Planning Board decision. Six alleged "violations" were identified.

The Planning Board requested a continuation of the Public Hearing to May 11, 2006, to accommodate the developer's request for resumption by M-NCPPC of the review of building permits for 83 lots.

May 11, 2006 – Continuation of May 4, 2006 Hearing

On May 11, 2006, the Planning Board issued a **Corrective Order** for **83 lots** to establish development standards on those lots and thereby allow M-NCPPC to resume the review of these building permits. The developer entered into a number of "stipulations of fact" as part of the Corrective Order. The stipulations identify certain matters of fact that were not being contested by the developer – and, therefore, were deemed resolved for the purpose of the Planning Board's decision on the merits – as opposed to any other facts relating to the

project that remain open to dispute.

June 29, 2006 – Continuation of May 11, 2006 Hearing

On June 29, 2006, the Planning Board conducted a preliminary vote on alleged acts of non-compliance and found non-compliance for all the items identified in the staff report. The Planning Board rejected the respondent's proffer and directed staff to determine an appropriate Compliance Program and/or fines.

July 20, 2006 – Continuation of June 29, 2006 Hearing

On July 20, 2006, the Planning Board reviewed the respondent's request to issue an additional **Corrective Order** for **100 lots** to establish development standards on those lots and thereby allow M-NCPPC to resume the review of these building permits. Staff recommended approval of **only 65 units and the proposed pool facility** on Parcel A of Block P. The Planning Board deferred action to July 27 on the staff recommendation of approval of an amendment to the corrective order of May 11, 2006, to establish development standards for the 65 additional units, including 47 one-family detached units and 18 townhouses, and the proposed pool facility.

July 27, 2006 – Continuation of July 20, 2006 Hearing

On July 27, 2006, the Planning Board approved the staff recommendation for approval of development standards for 65 identified dwelling units, including 47 one-family detached units and 18 townhouses, and the proposed pool/club facility on Parcel A of Block P, contingent on Department staff receiving written assurances from the builders concerning content and timing of disclosure documents. The Planning Board also delegated to staff the decision of whether to accept the adequacy of the disclosure statements and the revised layout for the proposed pool and pool house.

October 5, 2006-Continuation of July 27, 2006 Hearing

On October 5, 2006, the Planning Board approved Staff's recommendation to find acts of non-compliance associated with the site plan. The Planning Board accepted the Applicant's proffer, including correction of lot sizes and setbacks, a payment of \$50,000 to the HOA, \$100,000 fine to be paid to M-NCPPC and re-design of Block T that originally included multi-family units.

February 1, 2007 – Preliminary Plan Amendment Hearing

On February 1, 2007, the Board approved the amended Preliminary Plan (#112001030C) to extend the validity period and to create outlots for lots affected by the minimum lot size requirements and setbacks. In addition, the plan was amended to accurately reflect the number and mix of dwelling units and the correct width of Forman Blvd.

March 22, 2007 – Site Plan Amendment Hearing

On March 22, 2007, the Board approved the amended Site Plan for Phase I (#82003002B), which incorporated the elements of the compliance program as well as other necessary changes. To date, neither the resolution nor the Certified Site Plan has been completed.

IV. Current Request

The applicant, Elm Street Development, has requested that the Corrective Order of May 11, 2006 be amended for the second time to establish complete development standards for 169 additional dwelling units (See Attachment 1). This will allow the review of building permits for these units to move forward. Elm Street has been unable to obtain additional building permits in Phase I since neither the resolution nor the certified site plan for the Phase I amendment has been completed. The developer would like to be able to move forward with at least some additional development, since this would permit additional homes to be sold and would enable builders and contractors to continue to produce homes during the time of year when the weather permits the highest construction productivity activity.

The units being requested by the applicant are identified as follows:

Block B: Lots 1, 2, 3, 4, 5

Block G: Lots 6, 7, 8, 24

Block L: Lot 15

Block M: Lots 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 96, 97, 98, 99, 100

Block O: Lots 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38

Block P: Lots 5, 6, 7, 8, 9, 10, 11, 12, 24, 25, 26, 27

Block Q: Lots 11, 12, 13, 14, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37

Block R: Lots 1, 2, 3, 4, 7, 20, 21, 22, 23, 24

Block U: Lots 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 45, 58, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96

Of these 169 dwelling units, 50 are townhouses and 119 are single family detached dwelling units. 168 units are in the R-200/TDR3 zone, and 1 unit (single family detached) is in the R200/MPDU zone.

V. ANALYSIS

Staff recommends that the 169 proposed dwelling units be allowed to move forward through an amendment to the corrective order. As mentioned earlier, Phase I of Clarksburg Village has been approved for a total of 973 homes. At this point in time, according to the applicant, 333 homes are built and occupied and 40 are under construction. If the amended corrective Order is approved, building permits for an additional 169 units will be reviewed. This still leaves a total of 383 units that cannot move forward until the resolution and certified site plan for the "B" Amendment have been completed.

The Board approved the original corrective order, which addressed 83 dwelling units, primarily to relieve hardship experienced by innocent third party purchasers who were waiting to move into those homes. The Planning Board also received testimony from local businesses affected by the construction slowdown, and took that into consideration as well. The first amendment to the corrective order allowed an additional 65 units, as well as the swimming pool, pool house and community room, to move forward because the Board felt a need to balance the needs of the community against the time-consuming requirements of the violation hearings and adoption of a compliance program. Although the compliance program was adopted, and the Preliminary and Site Plans have been amended accordingly, it will still be some time before the post approval documents are completed. Therefore, Staff supports the applicant's argument that some units should be allowed to move forward, for the following reasons:

The implementation of the approved Compliance Program is progressing, as evidenced by the Board's approval of Site Plan Amendment #82003002B, which incorporated all of the elements of the Compliance Program. As part of this amendment, the Board set the development standards for all of the dwelling units in Phase I. (See Attachment 2). Staff's review of the 169 requested lots indicates that they comply in full with these development standards.

R-200/MPDU Zone

The one SFD dwelling unit located in the R-200/MPDU zone (Lot 24G) is on a 6,006 square foot lot. It will be 35 feet high, which is less than the maximum height allowed in the zone. The setbacks for this unit fall within the established building restriction lines.

R-200/TDR3 Zone

The 168 dwelling units in the R-200/TDR3 zone include 118 one-family detached dwelling units and 50 townhouses. Although the minimum lot size for single family detached homes in this zone is 3500 square feet, all 118 of the lots that are part of this amendment are much larger, ranging from 4,000 square feet to 15,655 square feet. For the townhomes, the minimum lot size is 1400 square feet, but again, for the 50 lots that are part of this amendment, the lot sizes range from 1600 square feet to 2375 square feet. Of the 168 townhouses and single family detached houses, all but one have a height of 35 feet. Lot 23Q has a height of 40 feet, which

is still in conformance with the standard established with the B amendment. The setbacks for all 168 units have been verified, and all fall within the established building restriction lines.

VI. Other Issues

Process of Record Plats

Should the Amended Corrective Order be approved, the respondent requests that prior to approval of the Certified Site Plan, the Planning Board Staff may process any record plat applications and, following their approval by the Planning Board, allow any such record plats to be recorded that pertain to the 169 Dwelling Units, which record plats are not affected by any amendment to the existing, executed Certified Site Plan. Staff finds this request to be reasonable.

MPDU's

Of the 373 homes already built or under construction, 44 are MPDU's (11.8%). Of the 169 units that are the subject of this amendment to the Corrective Order, none are MPDUs. Staff raised this as a concern, but decided to move forward with the corrective order, primarily because the location of the MPDU's was affected by the Compliance Program, so these units cannot be platted and built until the certified signature set has been completed. It should also be pointed out that, as part of the Compliance Program and the B Site Plan Amendment, the applicant agreed to increase the overall number of MPDUs from the 92 units originally approved in Phase I to 132 units.

Attachments

1. Proposed Revision to Corrective Order (March 23, 2007) – from Developer – and attached Exhibits
2. Full set of Development Standards as approved with the March 22, 2007 site Plan Amendment

PLAT NO. 220070570

Longwood

Located on the north side of Armat Drive, approximately 275 feet west of Burdette Road
R-200 zone; 2 lots

Community Water, Community Sewer

Master Plan Area: Bethesda – Chevy Chase

Timothy Helmig, Applicant

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120060870, as approved by the Board and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plan.

RECORD PLAT REVIEW SHEET

Plan Name: Longwood Plan Number: 120060870
 Plat Name: Lots 58+39 Longwood Plat Number: 220070570
 Plat Submission Date: 10/26/06
 DRD Plat Reviewer: PW - T. Alam
 DRD Prelim Plan Reviewer: Dolores Kinney

Initial DRD Review:

Signed Preliminary Plan - Date 12/12/06 Checked: Initial DMK Date 1/2/07
 Planning Board Opinion - Date 12/19/06 Checked: Initial DM Date 12/19/06
 Site Plan Req'd for Development? Yes No Verified By: PW (initial)
 Site Plan Name: N/A Site Plan Number: N/A
 Planning Board Opinion - Date N/A Checked: Initial N/A Date N/A
 Site Plan Signature Set - Date N/A Checked: Initial N/A Date N/A
 Site Plan Reviewer Plat Approval: Checked: Initial N/A Date N/A

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>A. G. Kinney</u>	<u>11/1/06</u>	<u>11/7/06</u>	<u>—</u>	<u>No Comments</u>
Research	<u>Bobby Fleury</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>OK</u>
SHA	<u>Doug Mills</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
PEPCO	<u>Steve Baxter</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
Parks	<u>Doug Powell</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
DRD	<u>Steve Smith</u>	<u>—</u>	<u>—</u>	<u>11/7/06</u>	<u>See Plat</u>

Final DRD Review:

DRD Review Complete: Initial SJS Date 7-6-07
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up): Initial SJS Date 1-2-07
 Final Mylar w/Mark-up & PDF Rec'd: Initial SJS Date 6-28-07
Board Approval of Plat:
 Plat Agenda: Initial SJS Date 7-26-07
 Planning Board Approval: _____
 Chairman's Signature: _____
DPS Approval of Plat:
 Engineer Pick-up for DPS Signature: _____
 Final Mylar for Reproduction Rec'd: _____
Plat Reproduction:
 Addressing: _____
 File Card Update: _____
 Final Zoning Book Check: _____
 Update Address Books with Plat #: _____
 Update Green Books for Resubdivision: _____
 Notify Engineer to Seal Plats: _____
 Engineer Seal Complete: _____
 Complete Reproduction: _____
 Sent to Courthouse for Recordation: _____

No. _____



VICINITY MAP
SCALE 1" = 2000'

PLAT No.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A RECONSTRUCTION OF ALL OF THE SURVEY INFORMATION AND RECORDS IN MY POSSESSION AND CONTROL IN THE MATTER OF THE RECONSTRUCTION OF THE PLAT SHOWN HEREON, AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF MARYLAND. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND FOR THE ACCURACY OF THE INFORMATION SHOWN HEREON. THE INFORMATION SHOWN HEREON IS BASED ON THE RECORDS IN MY POSSESSION AND CONTROL AND ON THE INFORMATION PROVIDED BY THE PARTY OR PARTIES WHOSE NAME OR NAMES ARE SHOWN ON THE PLAT. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND FOR THE ACCURACY OF THE INFORMATION SHOWN HEREON. THE INFORMATION SHOWN HEREON IS BASED ON THE RECORDS IN MY POSSESSION AND CONTROL AND ON THE INFORMATION PROVIDED BY THE PARTY OR PARTIES WHOSE NAME OR NAMES ARE SHOWN ON THE PLAT. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND FOR THE ACCURACY OF THE INFORMATION SHOWN HEREON.

Gregory S. Zimol
 GREGORY S. ZIMOL
 PROFESSIONAL LAND SURVEYOR
 No. 290, 491, 5014



ARMAT DRIVE
 60' R/W
 (PER P.E. OF PLAT 801)



CAS ENGINEERING
 CIVIL & LAND SURVEYING
 10000 Greenleaf Road, Suite 100, Rockville, MD 20850

Recorded
 Plat No.

NOTES

1. THIS CERTIFICATE IS SUBJECT TO THE RECORDS OF THE PUBLIC RECORDS OF THE STATE OF MARYLAND.
2. THE PROPERTY SHOWN ON THIS RECORD IS NOT TO BE RECONSTRUCTED AS OF THE DATE OF THIS RECORD.
3. THE RECORD IS SUBJECT TO THE RECORDS OF THE PUBLIC RECORDS OF THE STATE OF MARYLAND.
4. THE RECORD IS SUBJECT TO THE RECORDS OF THE PUBLIC RECORDS OF THE STATE OF MARYLAND.
5. THE RECORD IS SUBJECT TO THE RECORDS OF THE PUBLIC RECORDS OF THE STATE OF MARYLAND.
6. THE RECORD IS SUBJECT TO THE RECORDS OF THE PUBLIC RECORDS OF THE STATE OF MARYLAND.
7. THE RECORD IS SUBJECT TO THE RECORDS OF THE PUBLIC RECORDS OF THE STATE OF MARYLAND.
8. THE RECORD IS SUBJECT TO THE RECORDS OF THE PUBLIC RECORDS OF THE STATE OF MARYLAND.
9. THE RECORD IS SUBJECT TO THE RECORDS OF THE PUBLIC RECORDS OF THE STATE OF MARYLAND.
10. THE RECORD IS SUBJECT TO THE RECORDS OF THE PUBLIC RECORDS OF THE STATE OF MARYLAND.

OWNER'S CERTIFICATE

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND FOR THE ACCURACY OF THE INFORMATION SHOWN HEREON. THE INFORMATION SHOWN HEREON IS BASED ON THE RECORDS IN MY POSSESSION AND CONTROL AND ON THE INFORMATION PROVIDED BY THE PARTY OR PARTIES WHOSE NAME OR NAMES ARE SHOWN ON THE PLAT. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND FOR THE ACCURACY OF THE INFORMATION SHOWN HEREON.

Gregory S. Zimol
 GREGORY S. ZIMOL
 PROFESSIONAL LAND SURVEYOR
 No. 290, 491, 5014

Gregory S. Zimol
 GREGORY S. ZIMOL
 PROFESSIONAL LAND SURVEYOR
 No. 290, 491, 5014

DATE: 3/29/09
 DATE: 3/29/09

THE CITY OF MONTGOMERY, MARYLAND, HEREBY CONSENTS TO THIS PLAN OF SUBDIVISION.
 DATE: 6-11-2007
 DATE: 6-11-2007

PLAT TABULATION

NUMBER OF SHEETS	2
NUMBER OF LOTS	2
NUMBER OF ACRES	0.705
NUMBER OF SQUARE FEET	65,006
TOTAL ACRES	0.705

APPROVED: _____
 DATE: _____

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

APPROVED: _____
 DATE: _____

M.N.P.C. & P.C. Record File No.

SUBDIVISION RECORD PLAT
 LOTS 38 AND 39, BLOCK 1
LONGWOOD
 A RECONSTRUCTION OF LOT 3, BLOCK 1
 AND PART OF LOT 10, BLOCK 1
 BETHESDA (7TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 30' OCTOBER, 2006

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

DEC 04 2006

MCPB Resolution No. 06-54
Preliminary Plan No. 120060870
Longwood
Date of Hearing: September 7, 2006

MONTGOMERY COUNTY PLANNING BOARD

RESOLUTION¹

WHEREAS, pursuant to Montgomery County Code Chapter 50, the Montgomery County Planning Board ("Planning Board" or "Board") is vested with the authority to review preliminary plan applications; and

WHEREAS, on March 2, 2006, Tim Helmig ("Applicant"), filed an application for approval of a preliminary plan of resubdivision of property that would create two (2) lots on 1.51 acres of land located on the North side of Armat drive, approximately 275 feet West of the intersection with Burdette Road ("Property" or "Subject Property"), in the Bethesda-Chevy Chase master plan area ("Master Plan"); and

WHEREAS, Applicant's preliminary plan application was designated Preliminary Plan No. 120060870, Longwood ("Preliminary Plan," "Plan" or "Application"); and

WHEREAS, Planning Board staff ("Staff") issued a memorandum to the Planning Board, dated August 25, 2006, setting forth its analysis of, and recommendation for approval of the Application subject to certain conditions ("Staff Report"); and

WHEREAS, following review and analysis of the Application by Staff and the staffs of other governmental agencies, on September 7, 2006, the Planning Board held a public hearing on the Application (the "Hearing"); and

¹ This Resolution constitutes the written opinion of the Board in this matter and satisfies any requirement under the Montgomery County Code for a written opinion.

WHEREAS, at the Hearing, the Planning Board heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, on September 7, 2006, the Planning Board approved the Application subject to certain conditions, on motion of Commissioner Bryant; seconded by Commissioner Wellington; with a vote of 5-0, Commissioners Hanson, Bryant, Perdue, Wellington, and Robinson voting in favor.

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 50, the Planning Board approved Preliminary Plan No. 120060870 to create two (2) lots on 1.51 acres of land located on the North side of Armat Drive, approximately 275 feet West of the intersection with Burdette Road in the Bethesda-Chevy Chase master plan area, subject to the following conditions:

- 1) Approval under this preliminary plan is limited to two (2) residential lots.
- 2) The Applicant shall comply with the conditions of the preliminary forest conservation plan. Conditions include, but are not limited to:
 - a. The Final Forest Conservation Plan must be consistent with the limits of disturbance ("LOD") as shown on the staff-amended Preliminary Forest Conservation Plan, signed and dated by staff on August 23, 2006. This limit may be changed by MNCPPC Staff as part of the final forest conservation plan approval if a determination is made that implementation of additional tree protection measures, as recommended by an ISA certified arborist, would result in preservation of the trees. This condition shall not be construed to prohibit necessary removal of existing improvements or construction of a new circular drive, even if some trees outside the limit of disturbance must be removed.
 - b. The Final Forest Conservation Plan must be prepared, signed and stamped by an ISA certified arborist and include complete details on the proposed tree protection measures. This condition shall not be construed to prohibit necessary removal of existing improvements or construction of a new circular drive, even if some trees outside the limit of disturbance must be removed.
 - c. The Final Forest Conservation Plan must be approved prior to any demolition, clearing, and grading on the site.

The Applicant shall comply with these and other conditions of the Preliminary Forest Conservation Plan prior to plat recordation and Montgomery County

Department of Permitting Services ("MCDPS") issuance of sediment and erosion control permits.

- 3) Compliance with conditions of the Montgomery County Department of Public Works ("MCDPWT") letter dated May 4, 2006, unless otherwise amended.
- 4) Compliance with the conditions of approval of the MCDPS stormwater management letter dated March 1, 2006.
- 5) Applicant shall not encroach onto park property and must prevent damage to parkland vegetation by protecting critical root zones of trees that are located on adjacent parkland.
- 6) Other necessary easements.

BE IT FURTHER RESOLVED, that, having given full consideration to the recommendations and findings of its Staff, which the Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Montgomery County Planning Board FINDS, with the conditions of approval, that:

1. *The Preliminary Plan substantially conforms to the master plan.*

The proposed Preliminary Plain substantially conforms to the Master Plan. The Bethesda Chevy Chase Master Plan does not specifically identify the Subject Property for discussion but gave general guidance and recommendations regarding zoning and land use. The Master Plan recommends that this area maintain the existing zoning as adopted and maintain the low-to-medium density residential character. The Master Plan supports new and infill development that preserves and maintains the integrity of the existing neighborhoods. This Preliminary Plan includes two (2) one-family detached units, one of which currently exists. The proposed resubdivision complied with the recommendations adopted in the master plan in that it was a request for residential development.

2. *Public facilities will be adequate to support and service the area of the proposed subdivision.*

Public facilities will be adequate to support and service the area of the proposed subdivision. The Subject Property will generate less than 30 peak hour trips and does not require a Local Area Transportation Review ("LATR").

- 3. The size, width, shape, and orientation of the proposed lots are appropriate for the location of the subdivision.*

Based on the exhibits in the Staff Report, the Board finds that the size, width, shape and orientation of the proposed lots are appropriate for the location of the subdivision.

- 4. The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A.*

The property is subject to Chapter 22A of the Montgomery County Code (Forest Conservation Law) and has an approved Natural Resource Inventory/Forest Stand Delineation (4-06119), dated February 3, 2006. The property contains 18 large or specimen trees and approximately 59 smaller trees. All new development is proposed to occur on Lot 38, which contains 12 large, or specimen trees and approximately 29 smaller trees. The proposed development will result in the removal of all 12 large or specimen trees and approximately 22 smaller trees on Lot 38. Additionally, a 50-inch silver maple in good condition on the proposed Lot 39 will be significantly impacted and may require removal. This property has an afforestation requirement of 0.23 acres, which will be met through either offsite planting or fee-in-lieu.

A letter of concern was received from a citizen opposing the removal of trees from the Subject Property along Armat Drive. Staff is proposing to preserve a number of trees along Armat Drive by restricting the limits of disturbance ("LOD"). The Applicant appeared at the Hearing represented by his engineer, who advised the Board that the Applicant supported the Staff recommendation with one exception. The Applicant and Staff did not agree on the Staff's recommended LOD for the proposed site. The Applicant believed that the (LOD) he proposed was necessary to provide for a second driveway and proper grading and drainage for the site. According to the Applicant, a second driveway, as depicted on the preliminary plan, with circular drive and dual entrances, permits better access. The Applicant also contended that the proposed retaining wall along the eastern property line of Lot 38 was necessary to retain the adjoining property, preserved its existing improvements and minimized tree disturbance on Lot 39.

While large and specimen trees are not subject to the retention provisions in subsection 22A-12(b)(1), Montgomery County Forest Conservation Regulations subsection 107.B indicates that trees which will significantly enhance the site through preservation should be given consideration for retention where feasible and that trees that act as a buffer between dwellings and roads should also be given consideration for preservation.

Staff asserted that it is feasible to preserve more trees than are currently shown on the Preliminary Forest Conservation Plan while still permitting development of a single-family house. Staff used the above section of the Montgomery County Forest Conservation Regulations to analyze which trees were feasible for retention and delineated an LOD necessary to protect these trees. The specific trees were noted by number on Staff's conditionally approved preliminary forest conservation plan dated August 23, 2006. A specimen tree on the proposed Lot 39 next to the existing house, (Tree #151) requires a detailed analysis by an ISA certified arborist to determine if it could be retained. The critical root zone was already significantly impacted by existing development and the proposed development may damage it beyond saving. Staff also recommended that trees along the border of M-NCPPC McCrillis Gardens that could be affected by this development should be protected.

The Board finds that while the Final Forest Conservation Plan must be consistent with the LOD as shown on the staff-amended Preliminary Forest Conservation Plan, signed and dated by staff on August 23, 2006, this limit may be changed by MNCPPC Staff as part of the final forest conservation plan approval if a determination is made that implementation of additional tree protection measures, as recommended by an ISA certified arborist, would result in preservation of the trees. The Board further finds that in the Final Forest Conservation Plan, Staff must not prohibit necessary removal of existing improvements or construction of a new circular drive, even if some trees outside the limit of disturbance must be removed.

- 5. The Application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site. This finding is based on the determination by the Montgomery County Department of Permitting Services ("MCDPS") that the Stormwater Management Concept Plan meets MCDPS' standards.*

Based on the MCDPS approval letter, dated March 1, 2006, the Board finds that the Application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site.

- 6. The proposed lots are of the same character as to street frontage, alignment, size, shape, width, area and suitability for residential use as other lots within the existing neighborhood (as delineated by Staff in the Staff Report) ("Neighborhood"), as analyzed below:*

Frontage: In a neighborhood of 63 lots, lot frontages range from 15 feet to 438 feet. The proposed lots have frontage widths of 136 feet and 155

feet. Therefore, the Board finds that the proposed lots will be consistent in character with other lots in the neighborhood.

Area: In a neighborhood of 63 lots, lot areas range from 6,492 square feet to 59,790 square feet. The proposed lots have areas of 19,226 and 23,283 square feet. The proposed resubdivision will be consistent in character with the existing lots in the neighborhood with respect to area.

Lot Size: The lot sizes in the delineated neighborhood range from 17,680 square feet to 86,094 square feet. The proposed lots will have lot sizes of 30,536 square feet and 35,303 square feet. The lot size of the proposed lots will be of the same character as the existing lots in the neighborhood.

Lot Width: The lot widths in the existing neighborhood range from 80 feet to 276 feet. The proposed lots have widths of 136 and 155 feet. The proposed lot widths will have a high correlation to the other lots in the neighborhood.

Shape: The existing lots in the neighborhood consist of 14 irregularly shaped lots, one (1) pipestem and the remaining are rectangular shaped lots. The Plan proposes two (2) rectangular lots, which will be consistent in character with the existing lots in the neighborhood.

Alignment: There are 13 corner lots in the neighborhood and the remaining lots are perpendicular in alignment. The plan proposes two (2) perpendicular lots, which will be in character with the other lots in the neighborhood.

Residential Use: The existing lots and the proposed lots are residential in use.

BE IT FURTHER RESOLVED, that this Preliminary Plan will remain valid for 36 months from its Initiation Date (as defined in Montgomery County Code Section 50-35(h), as amended) and that prior to the expiration of this validity period, a final record plat for all property delineated on the approved Preliminary Plan must be recorded among the Montgomery County Land Records or a request for an extension must be filed; and

BE IT FURTHER RESOLVED, that the date of this Resolution is DEC 9 4 2006 (which is the date that this Resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

* * * * *

At its regular meeting, held on Thursday, November 9, 2006, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, on motion of Commissioner Wellington, seconded by Commissioner Bryant, with Commissioners Hanson, Perdue, Bryant, Robinson, and Wellington voting in favor, ADOPTED the above Resolution, which constitutes the final decision of the Planning Board and memorializes the Board's findings of fact and conclusions of law for Preliminary Plan No. 120060870, Longwood.



Royce Hanson, Chairman
Montgomery County Planning Board

PLAT NO. 220070740

Snyder Property

Located on the north side of Damascus Road (MD 650), approximately 2,000 feet west of Howard Chapel Road

RDT zone; 1 lot

Private Well, Private Septic

Master Plan Area: Olney

Jessica Snyder, Applicant

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Pre-preliminary Plan No. 720060210, as approved by the Board, and pursuant to Section 50-35A (a)(8) of the subdivision regulations (as shown below), supports this minor subdivision record plat.

Plats for Certain Residential Lots located in the Rural Density Transfer Zone. Up to five lots are permitted under the minor subdivision procedure in the RDT zone provided that a pre-preliminary plan is submitted and approved by either the Planning Board or Planning Board staff, in accordance with the procedures for submission and approval of a pre-preliminary plan of subdivision. In addition:

1. Written approval for a proposed septic area must be received from the Montgomery County Department of Permitting Services, Well and Septic Section prior to recordation of the plat;
2. Any required street dedications along the frontage of the proposed lots must be shown on the record plat;
3. An easement must be recorded for the balance of the property noting that density and TDRs have been utilized for the new lots. Reference to this easement must be reflected on the record plat for the lots; and
4. Lots created in the RDT Zone through the minor subdivision procedure must not exceed an average lot size of five (5) acres in size unless approved by the Planning Board in the review of a pre-preliminary plan of subdivision.
5. Forest conservation requirements must be satisfied prior to recording the plat

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Snyder Property Plat Number: 220070740

Plat Submission Date: 11/27/06

DRD Plat Reviewer: KA/PW

DRD Prelim Plan Reviewer: Pic Prelim: Snyder Property 720060210

*For category of minor see pages 2 and 3

Dolores Kinney

Initial DRD Review:

Pre-Preliminary Plan No. 720060210 Checked: Initial DMK Date 4/2/07

Preliminary Plan No. N/A Checked: Initial N/A Date N/A

Planning Board Opinion - Date 2-20-07 Checked: Initial SJS Date 3-30-07

Site Plan Name if applicable: N/A Site Plan Number: N/A

Planning Board Opinion - Date N/A Checked: Initial N/A Date N/A

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<i>Amelia Jolley</i>	12/27/06	12/22/06	7-10-07	ok per C. Bussing
Research	Bobby Fleury	12/7/06			ok
SHA	Doug Mills				No comments
PEPCO	Steve Baxter				No comments
Parks	Doug Powell				No comments
DRD	Steve Smith				Mark Up

Final DRD Review:

DRD Review Complete:

(All comments rec'd and incorporated into mark-up)

Engineer Notified (Pick up Mark-up):

Final Mylar w/Mark-up & PDF Rec'd:

Board Approval of Plat:

Plat Agenda:

Planning Board Approval:

Chairman's Signature:

DPS Approval of Plat:

Engineer Pick-up for DPS Signature:

Final Mylar for Reproduction Rec'd:

Plat Reproduction:

Addressing:

File Card Update:

Final Zoning Book Check:

Update Address Books with Plat #:

Update Green Books for Resubdivision:

Notify Engineer to Seal Plats:

Engineer Seal Complete:

Complete Reproduction:

Sent to Courthouse for Recordation:

Initial

SJS

SJS

SJS

SJS

Date

7-12-07

4-5-07

7-10-07

7-26-07

No. _____

RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-50-35A

Select which Category of Minor Subdivision and fill information as required

Requirements under Sec 50-35A (A)

(1) Minor Lot Adjustment

- a) Total area does not exceed 5% of combined area affected: _____
- b) No additional lots created: _____
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: _____
- d) Date sketch plan submitted: _____
- e) Sketch plan revised or denied within 10 business days: _____
- f) Final record plat submitted within ninety days: _____
- g) Sketch shows following information:
 - i. proposed lot adjustment: _____
 - ii. physical improvements within 15 feet of adjusted line: _____
 - iii. alteration to building setback: _____
 - iv. amount of lot area affected: _____

(2) Conversion of Outlot into a Lot

- a) Outlot not required for open space or otherwise constrained: _____
- b) Adequate sewerage and water service/public or private: _____
- c) Adequate public facilities and AGP satisfied: _____
- d) Any conditions/agreements of original subdivision: _____
- e) Special Protection Area, Water Quality Plan required: _____

(3) Consolidation Of Two of More Lots

- a) Any prior subdivision conditions: _____
- b) Part of lot created by deed prior to June 1 1958: _____

(4) Further Subdivision of Commercial/Industrial/Multi-Family Lot

Any subdivision/conditions; APF agreement satisfied: _____

(5) Plat of Correction

- a) All owners and trustees signed: _____
- b) Original Plat identified: _____

(6) Plats for Residentially Zoned Parcels Created by Deed prior to June 1958

- a) Deed(s) submitted: _____
- b) Developable with only one single family detached unit: _____

(7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels

- a) Adequate Public Facilities satisfied: _____
- b) Street dedication required: _____
- c) Forest conservation: _____
- d) Storm water management: _____
- e) Special Protection Area/Water Quality Plan: _____
- f) Landscaping and lighting plan including parking lot layout: _____

g) Approved Special Exception:

(8) Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum

a) Number of Lots:

b) Written MCDPS approval of proposed septic area:

c) Required street dedication:

d) Easement for balance of property noting density and TDRS:

e) Average lot size of 5 acres:

f) Forest Conservation requirements met:

_____ ✓ ok ✓

_____ N/A

_____ N/A

_____ ok ✓

NOTES

1. ALL FINAL CONDITIONS, AMENDMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, AND RECORDING OF THIS PLAN SHALL BE CONTAINED IN THE RECORDING OF THIS PLAN. CHANGES TO ANY PRELIMINARY PLAN, SITE PLAN, OR RECORDING OF THIS PLAN SHALL BE MADE BY A PLAN AMENDMENT OR A SECOND RECORDING OF THIS PLAN. CHANGES TO ANY PRELIMINARY PLAN, SITE PLAN, OR RECORDING OF THIS PLAN SHALL BE MADE BY A PLAN AMENDMENT OR A SECOND RECORDING OF THIS PLAN.
2. THE PROPERTY BOUNDARIES SHOWN ON THIS PLAN SHALL BE CONSIDERED AS SHOWN UNLESS OTHERWISE NOTED.
3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCROACHMENTS OR VIOLATIONS OF ANY APPLICABLE LAWS, ORDINANCES, REGULATIONS, OR DEEDS.
4. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCROACHMENTS OR VIOLATIONS OF ANY APPLICABLE LAWS, ORDINANCES, REGULATIONS, OR DEEDS.
5. THE PROPERTY BOUNDARIES SHOWN ON THIS PLAN SHALL BE CONSIDERED AS SHOWN UNLESS OTHERWISE NOTED.
6. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCROACHMENTS OR VIOLATIONS OF ANY APPLICABLE LAWS, ORDINANCES, REGULATIONS, OR DEEDS.
7. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCROACHMENTS OR VIOLATIONS OF ANY APPLICABLE LAWS, ORDINANCES, REGULATIONS, OR DEEDS.
8. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCROACHMENTS OR VIOLATIONS OF ANY APPLICABLE LAWS, ORDINANCES, REGULATIONS, OR DEEDS.
9. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCROACHMENTS OR VIOLATIONS OF ANY APPLICABLE LAWS, ORDINANCES, REGULATIONS, OR DEEDS.
10. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCROACHMENTS OR VIOLATIONS OF ANY APPLICABLE LAWS, ORDINANCES, REGULATIONS, OR DEEDS.

PLAT NO.:



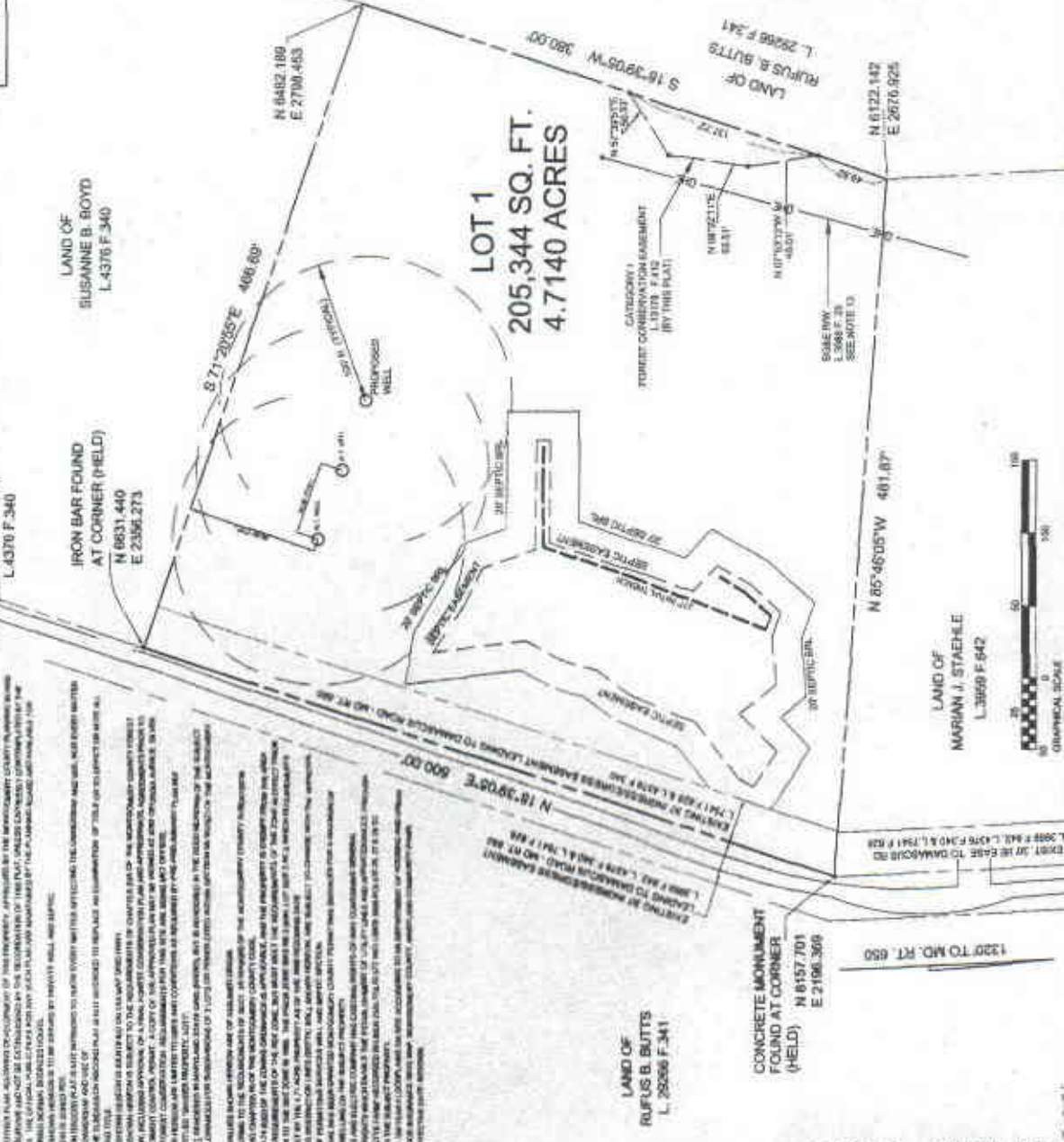
OWNER'S CERTIFICATE
WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, HEREBY ACCEPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES.

THE HENRY COUNTY TO THE MONTGOMERY COUNTY PLANNING BOARD OF THE MOUNTAIN STATES, CAPITAL PARK AND PLANNING COMMISSION (HPCPC), HAS REVIEWED THIS PLAN AND APPROVED IT FOR RECORDING. THE HPCPC HAS REVIEWED THIS PLAN AND APPROVED IT FOR RECORDING. THE HPCPC HAS REVIEWED THIS PLAN AND APPROVED IT FOR RECORDING.

AS OWNERS OF THIS SUBDIVISION, WE, DAN SUCCHESKI AND MARIEA, HERIN, CREDIT RECEIPT TO THE MONTGOMERY COUNTY PLANNING BOARD OF THE MOUNTAIN STATES, CAPITAL PARK AND PLANNING COMMISSION (HPCPC), FOR THE RECORDING OF THIS PLAN OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND OPINION AND THAT THE INDUSTRY STANDARD PRACTICES OF THE LAND SURVEYING PROFESSION HAVE BEEN STRICTLY OBSERVED IN THE CONDUCT OF THIS SURVEY.

DATE: JULY 10, 2007
BY: [Signature]
PROFESSIONAL LAND SURVEYOR
MONTGOMERY COUNTY, MARYLAND



Dewberry
2033 Priory Parkway, Suite 1
Cathetersburg, MD 20877-2169
301-948-8300 Fax: 301-258-7607

RECORDED	DATE	PLAT NO.

APPROVED	DATE	DIRECTOR

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PLANNING AND DISTRICTS

SNYDER PROPERTY
LOT 1
LAYTONSVILLE (18) ELECTION DISTRICT - MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 50' DATE: OCTOBER 2006



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

FEB 20 2007

MCPB No. 06-125
Pre-Preliminary Plan No. 720060210
Snyder Property
Date of Hearing: December 7, 2006

MONTGOMERY COUNTY PLANNING BOARD

RESOLUTION¹

WHEREAS, pursuant to Montgomery County Code Chapter 50, the Montgomery County Planning Board ("Planning Board" or "Board") is vested with the authority to review pre-preliminary plan applications; and

WHEREAS, on December 7, 2005, Jessica Snyder ("Applicant"), filed an application for approval of a pre-preliminary plan of subdivision of property that would create one one-family detached residential lot on 4.71 acres of land located on the north side of Damascus Road, approximately 2,500 feet west of the intersection with Howard Chapel Road ("Property" or "Subject Property"), in the Olney Master Plan area ("Master Plan"); and

WHEREAS, Applicant's pre-preliminary plan application was designated Pre-Preliminary Plan No. 720060210, Snyder Property ("Application"); and

WHEREAS, Staff issued a memorandum to the Planning Board, dated November 6, 2006, setting forth its analysis, and recommendation for approval, of the Application subject to certain conditions ("Staff Report"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and the staffs of other governmental agencies, on December 7, 2006, the Planning Board held a public hearing on the Application (the "Hearing"); and

WHEREAS, at the Hearing, the Planning Board heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, on December 7, 2006, the Planning Board approved the Application subject to certain conditions, on motion of Commissioner Bryant; seconded by

¹ This Resolution constitutes the written opinion of the Board in this matter and satisfies any requirement under the Montgomery County Code for a written opinion.

Approved as to
 Legal Sufficiency: *David R. C.*

8787 Georgia Avenue, Montgomery County, Maryland 20910 Chairman's Office: 301.495.4605 Fax: 301.495.1320

www.MCParkandPlanning.org E-Mail: mcp-chairman@mncppc.org

Commissioner Robinson; with a vote of 5-0, Commissioners Bryant, Hanson, Perdue, Robinson, and Wellington voting in favor.

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 50, the Planning Board approved Pre-Preliminary Plan No. 720060210 to create one lot on 4.71 acres of land located on the north side of Damascus Road, approximately 2,500 feet west of the intersection with Howard Chapel Road ("Property" or "Subject Property"), in the Olney Master Plan area, subject to the following conditions:

- 1) Written approval for a proposed septic area must be received from the Montgomery County Department of Permitting Services, Well and Septic Section prior to recordation of the plat;
- 2) Forest conservation requirements, including prioritization of forest protection within the wetlands buffer, must be met on site, and must be satisfied prior to recording the plat.

BE IT FURTHER RESOLVED, that, having given full consideration to the recommendations and findings of its Staff, which the Board hereby adopts and incorporates by reference, and upon consideration of the entire record, the Montgomery County Planning Board FINDS, with the conditions of approval, that:

1. *The Pre-Preliminary Plan substantially conforms to the master plan.*

The Subject Property is within the Olney Master Plan area. The Olney Master Plan does not specifically identify the property but, in general, recommends development that: retains the low density residential zoning and minimizes impervious surfaces within environmentally sensitive areas; encourages design to allow views of protected open space and vistas of surrounding rural areas; protects historic resources; and creates a clear separation between the developed neighborhood and the preserved rural open space. The master plan also recommends maintaining the character and existing scale of development in the rural communities in Northern Olney and prohibits additional zoning for commercial uses, or expansion of commercially zoned areas in these communities. The proposed plan complies with master plan recommendations in that it proposes low-density residential use.

2. *Public facilities will be adequate to support and service the area of the proposed subdivision.*

The proposed lots do not generate 30 or more vehicle trips during the morning or evening peak-hours. Therefore, the application is not subject to Local Area Transportation Review.

3. *The size, width, shape, and orientation of the proposed lots are appropriate for the location of the subdivision.*

This application has been reviewed for compliance with the Subdivision Regulations, Montgomery County Code, Chapter 50. The Application meets all applicable sections, including the requirements for resubdivision. Access and public facilities will be adequate to support the proposed lots and uses. The proposed lot size, width, shape and orientation are appropriate for the location of the subdivision.

According to MNCPPC records, the Subject Property was part of a 282.5 acre parcel conveyed in a deed dated 1952. Subsequently, the property was conveyed by deed in its current configuration of 4.714 acres in 1970. Since the Subject Property changed in size in 1970, it qualifies for an exemption to the dimensional requirements of the RDT zone pursuant to Section 59-C-9.74 (b)(2) of the Zoning Ordinance.

Based on the documentation which the applicant provided, at the time of conveyance in 1970, the Subject Property was zoned rural Residential (RR) which had a minimum lot size requirement of 20,000 square feet per dwelling unit. Subsequently, in 1977, the property was rezoned to RE-2, which had minimum lot size requirement of two acres, and in 1980, the property was rezoned to its current zone, RDT. As such, the property met the lot size requirements of the RE-2 zone at the time it was conveyed. Therefore, under Section 59-C-9.74 of the Zoning Ordinance, the subject property is exempt from the area and dimensional requirements of the current zone.

4. *The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A.*

The Subject Property contains approximately 4.71 acres and is subject to forest conservation requirements. Forest conservation must be met on-site with priority given to the area within the wetland buffer. Approval of the forest conservation plan will occur prior to the recordation of the proposed lot.

5. *The Application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site. This finding is based on the determination by the Montgomery County Department of Permitting Services ("MCDPS") that the Stormwater Management Concept Plan meets MCDPS's standards.*

The site includes wetland buffers that will be protected by a Category I conservation easement.

6. *The Application meets the requirements for lots without frontage.*

The subject pre-preliminary plan proposes access to the Subject Property by a private driveway, and does not have frontage on a public street. Therefore, the Planning Board must make a finding pursuant to Section 50-29(a)(2).

Based on the approval from Montgomery County Fire and Rescue dated December 29, 2005, the proposed private driveway will be adequate for emergency vehicles and other public services. Utilities will be provided within the planned ingress/egress and public utilities easement associated with the access driveway. The proposed lot does not prohibit the development of the surrounding properties and does not exceed the limitation of creating no more than two (2) lots without frontage. As such, the Planning Board finds that the pre-preliminary plan complies with Section 50-29 (a)(2) of the Subdivision Regulations.

BE IT FURTHER RESOLVED, that this Pre-Preliminary Plan will remain valid for 36 months from its Initiation Date (as defined in Montgomery County Code Section 50-35(h), as amended) and that prior to the expiration of this validity period, a final record plat for all property delineated on the approved Pre-Preliminary Plan must be recorded among the Montgomery County Land Records or a request for an extension must be filed; and

BE IT FURTHER RESOLVED, that the date of this Resolution is FEB 20 2007 (which is the date that this Resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this

Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

* * * * *

At its regular meeting, held on Thursday, February 1, 2007, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission ADOPTED the above Resolution, on motion of Commissioner Bryant, seconded by Commissioner Wellington, with Commissioners Hanson, Bryant, Robinson, and Wellington present and voting in favor, and with Commissioner Perdue absent. This Resolution constitutes the final decision of the Planning Board, and memorializes the Board's findings of fact and conclusions of law for Pre-Preliminary Plan No. 7-20060210.



Royce Hanson, Chairman
Montgomery County Planning Board

NDB

PLAT NO. 220071140

Brookmont

Located on Silverwood Lane, approximately 100 feet east of Maryland Avenue.

R-60 zone; 2 lots

Community Water, Community Sewer

Master Plan Area: Bethesda – Chevy Chase

Cottage Industry, LLC, Applicant

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120060430, as approved by the Board and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plan.

RECORD PLAT REVIEW SHEET

Plan Name: Brookmont Plan Number: 120060430
 Plat Name: Brookmont Plat Number: 220671140
 Plat Submission Date: 2-27-07
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: Cathy Conlon / R. Weaver

Initial DRD Review:

Signed Preliminary Plan - Date 3-6-07 Checked: Initial RAW Date 7/6/07
 Planning Board Opinion - Date 12-5-06 Checked: Initial SJS Date 7-6-07
 Site Plan Req'd for Development? Yes No Verified By: SJS (initial)
 Site Plan Name: N/A Site Plan Number: N/A
 Planning Board Opinion - Date N/A Checked: Initial N/A Date N/A
 Site Plan Signature Set - Date N/A Checked: Initial N/A Date N/A
 Site Plan Reviewer Plat Approval: Checked: Initial N/A Date N/A

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>A. Hiday</u>	<u>3-12-07</u>	<u>3-28-07</u>	<u>3-30-07</u>	<u>No Revisions</u>
Research	<u>Bobby Fleury</u>	↓	↓	<u>3-13-07</u>	<u>ok</u>
SHA	<u>Doug Mills</u>	↓	↓	—	<u>No Comment</u>
PEPCO	<u>Steve Baxter</u>	↓	↓	—	<u>No Comment</u>
Parks	<u>Doug Powell</u>	↓	↓	—	<u>No Comment</u>
DRD	<u>Steve Smith</u>	↓	↓	<u>3-30-07</u>	<u>See Mark Up</u>

Final DRD Review:

DRD Review Complete:
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up):
 Final Mylar w/Mark-up & PDF Rec'd:

Initial SJS **Date** 7-6-07
SJS 3-30-07
SJS 7-6-07

Board Approval of Plat:

Plat Agenda:
 Planning Board Approval:
 Chairman's Signature:
DPS Approval of Plat:
 Engineer Pick-up for DPS Signature:
 Final Mylar for Reproduction Rec'd:

SJS 7-26-07

Plat Reproduction:

Addressing:
 File Card Update:
 Final Zoning Book Check:
 Update Address Books with Plat #:
 Update Green Books for Resubdivision:
 Notify Engineer to Seal Plats:
 Engineer Seal Complete:
 Complete Reproduction:
 Sent to Courthouse for Recordation:

No. _____

SILVERWOOD CONDUIT ROAD

PART OF U.S. LOTS 61 & 62 (SUCCESSORS) OF THE

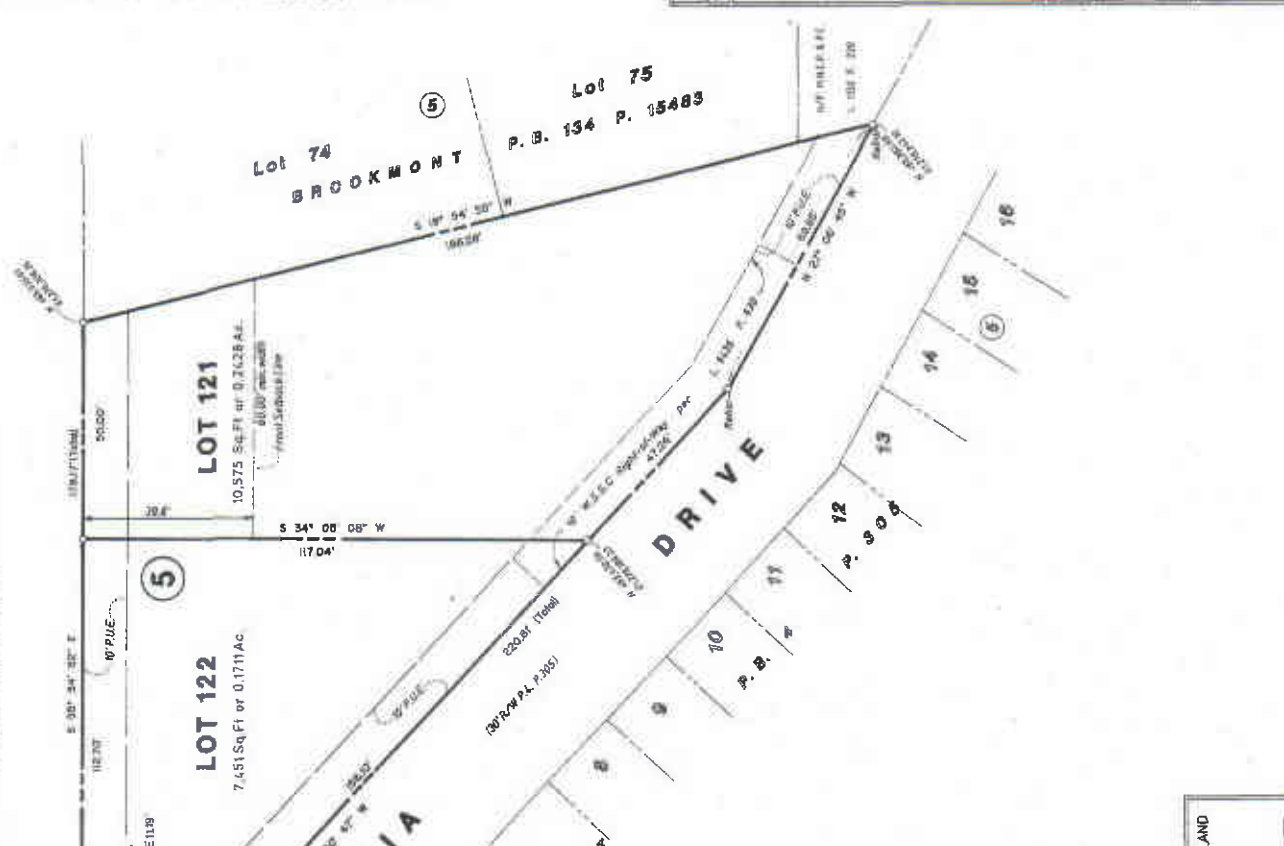
NOTES

Approval for this subdivision granted by the Montgomery County Planning Board, October 17, 2006, Application No. P-20060430. The property included in this subdivision is currently zoned R-60. The approval of this plan required the use of public water and sewer systems only.

All terms, conditions, agreements, covenants and restrictions associated with any preliminary plan, site plan, or final plan or other plan showing development of this property approved by the Montgomery County Planning Board are incorporated in, and shall remain a part of, this subdivision. The above public utility for any such plan was installed by the following Board and are available for public review through Board's website.

The subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter affecting the ownership and use of the property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.

The development of this property, under Section 22A-6(b) of the Montgomery County Code, is exempt from the forest conservation law, but is subject to an approved tree save plan - NMCPRC File No. L-20060430.



OWNER'S CERTIFICATION

We, Cottage Industry, LLC, a Maryland Limited Liability Company, owners of the property shown and included herein hereby:

- establish this plan of subdivision;
- dedicate the street area indicated herein to public use;
- establish and grant a Public Utility Easement (P.U.E.) to whom access to the parties named in a document titled "Terms and Provisions of Public Utility Easement," as prepared among the contributors of Montgomery County, Maryland, Labor 80% of Part 85% subject to all applicable regulations of all Federal, State and Local governing Agencies;
- We, our successors and assigns, will cause property records matters to be set by a Maryland Superior in accordance with Section 50-21 (b) of the Montgomery County Code (Subdivision Regulations);

There are no suits, actions-at-law, leases, liens, mortgages, or deeds-at-trust affecting this property, except for a certain Deed of Trust and the parties of interest thereto have hereon indicated their assent.

Our: *[Signature]*

TRUSTEE'S ASSENT

OLD LINE BANK

Date: 6/25/11

[Signature]
Cottage Industry, LLC
Carey E. Hoobler
Managing Member

[Signature]
Suzanne W. Cornelson
Executive M. P. M.

SURVEYOR'S CERTIFICATE

I hereby certify that the survey information shown hereon is correct, that this plan has been prepared in accordance with the Subdivision Regulations of Montgomery County, Maryland, and that I, as a subdivision is not a final parcel of land conveyed from State of Maryland, now owner to Cottage Industry, LLC, a Maryland Limited Liability Company by deed, dated December 31, 2008 and recorded among the Land Records of Montgomery County, Maryland in Liber 28560 of Page 298.

Properly corner markers will be set in accordance with Section 50-21 (a) of the Montgomery County Code (Subdivision Regulations), if so engaged.

The total area included in this plan of subdivision is 88.076 square feet or 0.440 acres which includes 50 square feet or 0.001 acre dedicated to public use.

Date: 6/25/11

[Signature]
John H. Weber
Professional Land Surveyor
Member No. 10963

THE MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIRMAN _____

ASST. SECRETARY-TREASURER _____

BY: _____

DIRECTOR _____

2011

6 3 15 20 00 05 10 15 20 25 30 35 40 45 50

SUBDIVISION RECORD PLAT

SECTION 1

LOTS 121 and 122, BLOCK 5

BROOKMONT

7th DISTRICT ELECTION DISTRICT

MONTGOMERY COUNTY, MARYLAND

WITMER ASSOCIATES, LLC

1101 Old Line Lane, Suite 100

Frederick, Maryland 21704

301-791-1818 Fax: 301-791-1819

RECORDED: _____

FILE NUMBER: _____

DATE RECORDED: _____

SCALE: 1" = 100'

DEVELOPMENT TABULATION

ELEMENT	REQUIREMENT/LIMIT	PROPOSED
Lot Area	5,000 S.F. MIN.	19,400 S.F.
Number of Lots		2
Area of Street Frontage	107' MIN. @ 30' S.F.F.	175 S.F.
Lot Width	25' MIN.	60' (8 S.F.F.)
Lot Frontage	20' MIN. @ 30' S.F.F.	30' (10 S.F.F.)
Front Setback	5' MIN. @ 30' S.F.F.	20' (10 S.F.F.)
Side Yard Setback	5' MIN. @ 30' S.F.F.	5' S.F.F.
Clearance of Overhead Lines	20' MIN.	27' MIN.
Building Coverage	30% MAX.	33% MAX.
Height	35' MAX.	35' MAX.



REVISED
PRELIMINARY PLAN OF SUBDIVISION
TAX PARCEL 899
BROOKMONT
WINDMILL ASSOCIATES, LLC
1000 MacArthur Boulevard, Suite 200
Brooklyn, NY 11219
301.463.4633

MACARTHUR BOULEVARD
SILVERWOOD LANE
COLUMBIA DRIVE
BROOKMONT



SURVEYOR'S CERTIFICATE
I, the undersigned, being a duly licensed Professional Engineer in the State of New York, do hereby certify that the foregoing plat is a true and correct representation of the facts and conditions as shown on the ground and as the same appear to me to be.

Maplewood Contract Corp.
Professional Engineer
Approved Preliminary Subdivision Plan No. 12304567
NY State License No. 12345
Approved for the following conditions:
1. The proposed subdivision is in accordance with the provisions of the Subdivision Map Act, Chapter 123, of the Laws of the State of New York, and the rules and regulations thereunder.
2. The proposed subdivision is in accordance with the provisions of the Subdivision Map Act, Chapter 123, of the Laws of the State of New York, and the rules and regulations thereunder.
3. The proposed subdivision is in accordance with the provisions of the Subdivision Map Act, Chapter 123, of the Laws of the State of New York, and the rules and regulations thereunder.
4. The proposed subdivision is in accordance with the provisions of the Subdivision Map Act, Chapter 123, of the Laws of the State of New York, and the rules and regulations thereunder.
5. The proposed subdivision is in accordance with the provisions of the Subdivision Map Act, Chapter 123, of the Laws of the State of New York, and the rules and regulations thereunder.
6. The proposed subdivision is in accordance with the provisions of the Subdivision Map Act, Chapter 123, of the Laws of the State of New York, and the rules and regulations thereunder.
7. The proposed subdivision is in accordance with the provisions of the Subdivision Map Act, Chapter 123, of the Laws of the State of New York, and the rules and regulations thereunder.
8. The proposed subdivision is in accordance with the provisions of the Subdivision Map Act, Chapter 123, of the Laws of the State of New York, and the rules and regulations thereunder.
9. The proposed subdivision is in accordance with the provisions of the Subdivision Map Act, Chapter 123, of the Laws of the State of New York, and the rules and regulations thereunder.
10. The proposed subdivision is in accordance with the provisions of the Subdivision Map Act, Chapter 123, of the Laws of the State of New York, and the rules and regulations thereunder.

GENERAL NOTES
1. Boundary, as shown, has been computed from Deeds and Plans of Record. This subject property is not included in a previous subdivision application.
2. Topography, as shown, is from M&S/PC for lot corners. Two known aerial trespassing areas 200 W 5 and 8.
3. Site is located in Planning Area 35, Districts Cherry Chase, Pleasant Sector.
4. Site is located in Planning Area 35, Districts Cherry Chase, Pleasant Sector.
5. There are no easements or other encumbrances within 100 feet of this site.
6. There are no easements or other encumbrances within 100 feet of this site.
7. Site is located at 1000 MacArthur Boulevard, Suite 200, Brooklyn, NY 11219.
8. The boundary, boundary details, lot dimensions and areas, as shown, have been scaled and are subject to revision after completion of final surveys as Subdivision Map Act, Chapter 123, of the Laws of the State of New York, and the rules and regulations thereunder.
9. The subject, area and locations of the easements and encumbrances, as shown, are shown for informational purposes only and are subject to change and approval at the time of construction permitting.
10. The locations of proposed utilities, as shown, are approximate and have been shown for informational purposes. Exact locations to be established at the time of permitting and construction.

IDENTIFIED PRELIMINARY PLAN
The foregoing conditions and the plan drawings attached hereto reflect the Planning Board's approval of this preliminary plan.
C. A. C. B.
12/15/17



DEC - 5 - 2006

MCPB Resolution No. 06-97
Preliminary Plan No. 120060430
Brookmont
Date of Hearing: October 12, 2006

MONTGOMERY COUNTY PLANNING BOARD

RESOLUTION¹

WHEREAS, pursuant to Montgomery County Code Chapter 50, the Montgomery County Planning Board ("Planning Board" or "Board") is vested with the authority to review preliminary plan applications; and

WHEREAS, on November 10, 2005, Ellison Corporation ("Applicant"), filed an application for approval of a preliminary plan of subdivision of property that would create two (2) lots on 0.44 acres of land located on Silverwood Lane, approximately 100 feet east of Maryland Avenue ("Property" or "Subject Property"), in the Bethesda-Chevy Chase master plan area ("Master Plan"); and

WHEREAS, Applicant's preliminary plan application was designated Preliminary Plan No. 120060430, Brookmont ("Preliminary Plan," "Plan" or "Application"); and

WHEREAS, Planning Board staff ("Staff") issued a memorandum to the Planning Board, dated September 12, 2006, setting forth its analysis of, and recommendation for approval of the Application subject to certain conditions ("Staff Report"); and

WHEREAS, following review and analysis of the Application by Staff and the staffs of other governmental agencies, on October 12, 2006, the Planning Board held a public hearing on the Application (the "Hearing"); and

WHEREAS, at the Hearing, the Planning Board heard testimony and received evidence submitted for the record on the Application; and

¹ This Resolution constitutes the written opinion of the Board in this matter and satisfies any requirement under the Montgomery County Code for a written opinion.

WHEREAS, on October 12, 2006, the Planning Board approved the Application subject to certain conditions, on motion of Commissioner Perdue; duly seconded by Commissioner Wellington; with a vote of 4-0, Commissioners Hanson, Perdue, Wellington, and Robinson voting in favor, and with Commissioner Bryant absent;

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 50, the Planning Board approved Preliminary Plan No. 120060430 to create two (2) lots on 0.44 acres of land located on Silverwood Lane, approximately 100 feet east of Maryland Avenue in the Bethesda-Chevy Chase master plan area, subject to the following conditions:

- 1) Approval under this Preliminary Plan application is limited to two (2) lots for two (2) one-family detached residential dwelling units.
- 2) Compliance with the approved tree save plan prior to any demolition, clearing, or grading on the subject property.
- 3) The record plat shall reflect the appropriate corner truncation, as shown on the plan, at the corner of Silverwood Lane and the right-of-way identified as Columbia Drive.
- 4) Compliance with the conditions of the MCDPS stormwater management approval dated May 31, 2006.
- 5) Prior to issuance of building permits, Applicant to submit an engineered sediment and erosion control plan to MCDPS for review and approval.
- 6) Compliance with conditions of the MCDPWT approval dated May 30, 2006, unless otherwise amended.
- 7) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion.
- 8) Other necessary easements.

BE IT FURTHER RESOLVED, that, having given full consideration to the recommendations and findings of its Staff, which the Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Montgomery County Planning Board FINDS, with the conditions of approval, that:

1. *The Preliminary Plan substantially conforms to the master plan.*

The proposed Preliminary Plain substantially conforms to the Master Plan. The Bethesda-Chevy Chase Master Plan does not specifically mention the Subject Property, but does give general guidance and recommendations to maintain the medium density, residential character of the area. The proposed Plan is in compliance with the master plan recommendations.

- 2. Public facilities will be adequate to support and service the area of the proposed subdivision.*

Public facilities will be adequate to support and service the area of the proposed subdivision. The consultant for the proposed development provided a traffic statement dated October 7, 2005, which documented that the development would generate less than 30 peak hour trips. Based on this trip generation a full traffic study is not required. Staff has also evaluated vehicle and pedestrian access for the subdivision. In conjunction with the proposed public improvements required by MCDPWT, access will be safe and adequate to the site.

During the Hearing, the Applicant objected to the requirements imposed by the MCDPWT approval letter dated May 30, 2006 that obligate the Applicant to pave a portion of Silverwood Lane approximately 280 feet long and 20 feet wide and to construct a sidewalk on the proposed lot's frontage of Silverwood Lane. Staff noted that this requirement is within the purview of MCDPWT to impose, and that Staff recommended condition of approval no. 6 only requires that the Applicant comply with the MCDPWT approval, unless otherwise amended. Staff did note that the Applicant may request a waiver for the sidewalk and agreed that the required paving of the road was financially onerous and would increase the overall imperviousness of the area and could contribute to erosion. While the Board strongly recommends that MCDPWT not require such a financially onerous and imperviousness increasing requirement as the paving of Silverwood Lane and the construction of the sidewalk, the Board does find that the Applicant must comply with MCDPWT's ultimate approval requirements.

- 3. The size, width, shape, and orientation of the proposed lots are appropriate for the location of the subdivision.*

Based on the data table and exhibits in the Staff Report, the Board finds that the size, width, shape and orientation of the proposed lots are appropriate for the location of the subdivision.

- 4. The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A.*

The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A. There is no forest on this property and this site is exempt from Forest Conservation Law, as a Small Property. The exemption letter noted that a Tree Save Plan was required at Preliminary Plan and Environmental Planning staff confirmed this upon receipt of the Preliminary Plan. There are currently two specimen trees on this property, - a 30" red maple and a 59" sycamore. This plan will necessitate the removal of the 30" red maple, as it is too close to the proposed construction to be saved. The 59" sycamore is well outside the limits of disturbance and will not be affected by this plan.

There are three trees on the adjacent property, lot 74, which will be affected by the proposed subdivision. There is a double-stemmed 19"/22" red maple and 24" red maple that will be seriously impacted by construction. Due to the size of the proposed lots, the location of the trees on the property line, and the degree to which the critical root zones are already impacted due to previous development on the adjacent property, Environmental Planning staff does not feel these trees should be retained, even with the protection measures proposed by the applicant. However, since the trees are on adjacent property, the property owner was notified of the impacts to the trees and given the option of having the trees retained and protected as much as possible or having the trees removed at time of construction. As of 9/28/2006, no response has been received to this proposal. A 15" elm that is also on the property line, but will not be seriously impacted by construction. The disturbance to these offsite trees' critical root zones is unavoidable for the development of this property.

5. *The Application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site. This finding is based on the determination by the Montgomery County Department of Permitting Services ("MCDPS") that the Stormwater Management Concept Plan meets MCDPS' standards.*

The Application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site. The Montgomery County Department of Permitting Services ("MCDPS"), Stormwater Management Section approved the stormwater management concept in a letter dated May 31, 2006. Due to the low intensity nature of this development, MCDPS issued a waiver of on-site water quality controls and channel protection measures. The plan complies with the Executive Regulations regarding stormwater management facilities.

BE IT FURTHER RESOLVED, that this Preliminary Plan will remain valid for 36 months from its Initiation Date (as defined in Montgomery County Code

Section 50-35(h), as amended) and that prior to the expiration of this validity period, a final record plat for all property delineated on the approved Preliminary Plan must be recorded among the Montgomery County Land Records or a request for an extension must be filed; and

DEC - 5 2006 BE IT FURTHER RESOLVED, that the date of this Resolution is (which is the date that this Resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

* * * * *

At its regular meeting, held on Thursday, November 9, 2006, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, on motion of Commissioner Robinson, seconded by Commissioner Wellington, with Commissioners Hanson, Perdue, Robinson, and Wellington voting in favor, and Commissioner Bryant abstaining, ADOPTED the above Resolution, which constitutes the final decision of the Planning Board and memorializes the Board's findings of fact and conclusions of law for Preliminary Plan No. 120060430, Brookmont.


Royce Hanson, Chairman
Montgomery County Planning Board

Note: Subdivision Plats 220071190 – 220071270 were added to the Informational Summary on July 19, 2007:

PLAT NO. 220071190 – 220071270

Greenway Village (9)

Located on the south side of Skylark Road, approximately 2,300 feet west of Ridge Road (MD 27)

PD-4 zone; 126 lots, 11 parcels

Community Water, Community Sewer

Master Plan Area: Clarksburg

Clarksburg Skylark, LLC, Applicant

The record plats have been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plats are in compliance with Preliminary Plan No. 12002033B (formerly 1-02033B), and Site Plan 82004022A (formerly 8-04022A), as approved by the Board and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plans.

RECORD PLAT REVIEW SHEET

Plan Name: Greenway Village at Clarkburg Plan Number: 12002033B
 Plat Name: Greenway Village Plat Number: 220071190
 Plat Submission Date: 3-27-07
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: C. Carlson

Initial DRD Review:

Signed Preliminary Plan - Date 7-24-06 Checked: Initial CAE Date 5/18/07
 Planning Board Opinion - Date 4-26-06 Checked: Initial SJS Date 5-10-07
 Site Plan Req'd for Development? Yes X No Verified By: SJS (initial)
 Site Plan Name: Greenway Village at Clarkburg Site Plan Number: 82004022A
 Planning Board Opinion - Date 8-9-06 Checked: Initial SJS Date 5-10-07
 Site Plan Signature Set - Date 9-11-06 Checked: Initial SJS Date 5-10-07
 Site Plan Reviewer Plat Approval: Checked: Initial Psk Date 7-19-07

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>J. Parn</u>	<u>4-17-07</u>	<u>5-4-07</u>	<u> </u>	<u> </u>
Research	Bobby Fleury	<u> </u>	<u> </u>	<u>4-24-07</u>	<u>OK</u>
SHA	Doug Mills	<u> </u>	<u> </u>	<u> </u>	<u> </u>
PEPCO	Steve Baxter	<u> </u>	<u> </u>	<u> </u>	<u>No Comments</u>
Parks	Doug Powell	<u> </u>	<u> </u>	<u> </u>	<u>No Comments</u>
DRD	Steve Smith	<u> </u>	<u> </u>	<u>4-23-07</u>	<u>Add Health Note Way</u>

Melroe Curry

Final DRD Review:

DRD Review Complete:	Initial <u>SJS</u>	Date <u>7/19/07</u>
(All comments rec'd and incorporated into mark-up)		
Engineer Notified (Pick up Mark-up):	Initial <u>SJS</u>	Date <u>5/11/07</u>
Final Mylar w/Mark-up & PDF Rec'd:	Initial <u>SJS</u>	Date <u>7-3-07</u>
Board Approval of Plat:		
Plat Agenda:	Initial <u>SJS</u>	Date <u>7-26-07</u>
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____
DPS Approval of Plat:		
Engineer Pick-up for DPS Signature:	_____	_____
Final Mylar for Reproduction Rec'd:	_____	_____
Plat Reproduction:		
Addressing:	_____	_____
File Card Update:	_____	_____
Final Zoning Book Check:	_____	_____
Update Address Books with Plat #:	_____	_____
Update Green Books for Resubdivision:	_____	_____
Notify Engineer to Seal Plats:	_____	_____
Engineer Seal Complete:	_____	_____
Complete Reproduction:	_____	_____
Sent to Courthouse for Recordation:	_____	_____

No. _____

PLAT NO.:



VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE
The undersigned, being of the property shown hereon and recorded in the Subdividers' Certificate, hereby certifies that the information herein was obtained from reliable sources and is true and correct. The undersigned further certifies that the information herein was obtained from reliable sources and is true and correct. The undersigned further certifies that the information herein was obtained from reliable sources and is true and correct. The undersigned further certifies that the information herein was obtained from reliable sources and is true and correct.

The owner certifies that a recorded land subdivision will be conveyed to set all property corners in accordance with Section 30-30(a) of the Montgomery County Code.

THESE ARE THE NAMES, LOCATIONS OF LOTS, BLOCKS AND STREETS IN THE PROPERTY DESCRIBED IN THE WHEREAS SECTION HEREIN. THE CURVATURE OF STREETS RECORDED HEREON SHALL BE AS SHOWN HEREIN IN PUBLISHED PLANS, CHANGES OF THE URBAN RESTRICTION LINES, ANY PUBLIC UTILITY LOCATIONS, AS SHOWN HEREON AND RECORDED AS SHOWN HEREON AND RECORDED AS SHOWN HEREON.

BY: *James W. Johnson*
James W. Johnson, President
Clarksville Homes, LLC
14141 MARYLAND DRIVE, SUITE 100
CLARKSBURG, MARYLAND 20841

DATE: 6/12/07

BY: *David L. Collier*
David L. Collier, President
Clarksville Homes, LLC
14141 MARYLAND DRIVE, SUITE 100
CLARKSBURG, MARYLAND 20841

DATE: 6/12/07

CURVE	START	END	TANGENT	CHORD	ANGLE
1	0.00	17.37	48.000000	17.37	30.00
2	17.37	34.74	96.000000	34.74	30.00
3	34.74	52.11	144.000000	52.11	30.00
4	52.11	69.48	192.000000	69.48	30.00
5	69.48	86.85	240.000000	86.85	30.00
6	86.85	104.22	288.000000	104.22	30.00
7	104.22	121.59	336.000000	121.59	30.00
8	121.59	138.96	384.000000	138.96	30.00
9	138.96	156.33	432.000000	156.33	30.00
10	156.33	173.70	480.000000	173.70	30.00
11	173.70	191.07	528.000000	191.07	30.00
12	191.07	208.44	576.000000	208.44	30.00
13	208.44	225.81	624.000000	225.81	30.00
14	225.81	243.18	672.000000	243.18	30.00
15	243.18	260.55	720.000000	260.55	30.00
16	260.55	277.92	768.000000	277.92	30.00
17	277.92	295.29	816.000000	295.29	30.00
18	295.29	312.66	864.000000	312.66	30.00
19	312.66	330.03	912.000000	330.03	30.00
20	330.03	347.40	960.000000	347.40	30.00
21	347.40	364.77	1008.000000	364.77	30.00
22	364.77	382.14	1056.000000	382.14	30.00
23	382.14	399.51	1104.000000	399.51	30.00
24	399.51	416.88	1152.000000	416.88	30.00
25	416.88	434.25	1200.000000	434.25	30.00
26	434.25	451.62	1248.000000	451.62	30.00
27	451.62	468.99	1296.000000	468.99	30.00
28	468.99	486.36	1344.000000	486.36	30.00
29	486.36	503.73	1392.000000	503.73	30.00
30	503.73	521.10	1440.000000	521.10	30.00

AREAS TABULATED
 LOTS: 123.86 ft x 12.00 ft
 AREAS: 1486.32 sq ft
 STREET EASEMENT: 20.00 ft x 10.00 ft
 TOTAL AREA: 1506.32 sq ft



SURVEYOR'S CERTIFICATE
I, the undersigned, being of the property shown hereon and recorded in the Subdividers' Certificate, hereby certify that the information herein was obtained from reliable sources and is true and correct. I further certify that the information herein was obtained from reliable sources and is true and correct. I further certify that the information herein was obtained from reliable sources and is true and correct.

The total area included in the subdivision record plat is 1506.32 square feet or 3.46 acres of land as depicted on Public File #14-00001-00001.

BY: *James W. Johnson*
James W. Johnson, President
Clarksville Homes, LLC
14141 MARYLAND DRIVE, SUITE 100
CLARKSBURG, MARYLAND 20841

DATE: 6/12/07

BY: *David L. Collier*
David L. Collier, President
Clarksville Homes, LLC
14141 MARYLAND DRIVE, SUITE 100
CLARKSBURG, MARYLAND 20841

DATE: 6/12/07



39 LOTS
3 PARCELS
TAX MAP EM

RECORDED:
PLAT NO.:

APPROVED:
DATE:

APPROVED:
DATE:

APPROVED:
DATE:

APPROVED:
DATE:

APPROVED:
DATE:

APPROVED:
DATE:

PROPERTY OF: **JAMES W. JOHNSON**
 14141 MARYLAND DRIVE, SUITE 100, CLARKSBURG, MARYLAND 20841
 PHONE: (301) 580-1111
 FAX: (301) 580-1112
 EMAIL: JJOHNSON@CLARKSBURGHOMES.COM
 WEBSITE: WWW.CLARKSBURGHOMES.COM

RECORD PLAT REVIEW SHEET

Plan Name: Greenway Village of Clarksville Plan Number: 12002033B
 Plat Name: Greenway Village Plat Number: 220071200
 Plat Submission Date: 3-27-07
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: C. Conlon

Initial DRD Review:

Signed Preliminary Plan - Date 7-24-06 Checked: Initial CAE Date 5-18-07
 Planning Board Opinion - Date 4-26-06 Checked: Initial SJS Date 5-10-07
 Site Plan Req'd for Development? Yes No Verified By: SJS (initial)
 Site Plan Name: Greenway Village of Clarksville Site Plan Number: 82004022A
 Planning Board Opinion - Date 8/9/06 Checked: Initial SJS Date 5-10-07
 Site Plan Signature Set - Date 9-11-06 Checked: Initial SJS Date 5-10-07
 Site Plan Reviewer Plat Approval: Checked: Initial PAK Date 7-19-07

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 N/A Child Lot note N/A Surveyor Cert Owner Cert Tax Map

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>J. Penn</u>	<u>4-17-07</u>	<u>5-4-07</u>	<u>4-21-07</u>	<u>No Comments</u>
Research	Bobby Fleury	↓	↓	<u>4-21-07</u>	<u>OK</u>
SHA	Doug Mills	↓	↓	<u>—</u>	<u>No Comments</u>
PEPCO	Steve Baxter	↓	↓	<u>—</u>	<u>No Comments</u>
Parks	Doug Powell	↓	↓	<u>—</u>	<u>No Comments</u>
DRD	Steve Smith	↓	↓	<u>4-23-07</u>	<u>Meadow MST Road</u>

Final DRD Review:

DRD Review Complete:
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up):
 Final Mylar w/Mark-up & PDF Rec'd:

Initial SJS Date 7/19/07
SJS 5/11/07
SJS 7-3-07

Board Approval of Plat:

Plat Agenda:
 Planning Board Approval:
 Chairman's Signature:

SJS 7-26-07

DPS Approval of Plat:

Engineer Pick-up for DPS Signature:
 Final Mylar for Reproduction Rec'd:

Plat Reproduction:

Addressing:
 File Card Update:
 Final Zoning Book Check:
 Update Address Books with Plat #:
 Update Green Books for Resubdivision:
 Notify Engineer to Seal Plats:
 Engineer Seal Complete:
 Complete Reproduction:
 Sent to Courthouse for Recordation:

No. _____

RECORD PLAT REVIEW SHEET

Plan Name: Greenway Village at Clarksburg Plan Number: 12002033B
 Plat Name: Greenway Village Plat Number: 220071210
 Plat Submission Date: 1-3-27-07
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: C. Conlan

Initial DRD Review:

Signed Preliminary Plan - Date 7-24-06 Checked: Initial CAK Date 5-18-07
 Planning Board Opinion - Date 4-26-06 Checked: Initial SJS Date 5-11-07
 Site Plan Req'd for Development? Yes X No Verified By: SJS (initial)
 Site Plan Name: Greenway Village at Clarksburg Site Plan Number: 82004022A
 Planning Board Opinion - Date 8-9-06 Checked: Initial SJS Date 5-11-07
 Site Plan Signature Set - Date 9-11-06 Checked: Initial SJS Date 5-11-07
 Site Plan Reviewer Plat Approval: Checked: Initial RAK Date 7-19-07

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>J. Penn</u>	<u>4-27-07</u>	<u>5-4-07</u>	<u> </u>	<u>No Comments</u>
Research	Bobby Fleury	<u> </u>	<u> </u>	<u>4-24-07</u>	<u>OK</u>
SHA	Doug Mills	<u> </u>	<u> </u>	<u> </u>	<u>No Comments</u>
PEPCO	Steve Baxter	<u> </u>	<u> </u>	<u> </u>	<u>No Comments</u>
Parks	Doug Powell	<u> </u>	<u> </u>	<u> </u>	<u>No Comments</u>
DRD	Steve Smith	<u> </u>	<u> </u>	<u>4-23-07</u>	<u>OK</u>

Nelle Conroy

Final DRD Review:

DRD Review Complete:
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up):
 Final Mylar w/Mark-up & PDF Rec'd:

Initial	Date
<u>SJS</u>	<u>7/19/07</u>
<u>SJS</u>	<u>5/11/07</u>
<u>SJS</u>	<u>7/3/07</u>

Board Approval of Plat:

Plat Agenda:
 Planning Board Approval:
 Chairman's Signature:

<u>SJS</u>	<u>7-26-07</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

DPS Approval of Plat:

Engineer Pick-up for DPS Signature:
 Final Mylar for Reproduction Rec'd:

<u> </u>	<u> </u>
<u> </u>	<u> </u>

Plat Reproduction:

Addressing:
 File Card Update:
 Final Zoning Book Check:
 Update Address Books with Plat #:
 Update Green Books for Resubdivision:
 Notify Engineer to Seal Plats:
 Engineer Seal Complete:
 Complete Reproduction:
 Sent to Courthouse for Recordation:

<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

No.

RECORD PLAT REVIEW SHEET

Plan Name: Greenway Village at Clarksburg Plan Number: 17002033B
 Plat Name: Greenway Village Plat Number: 220071220
 Plat Submission Date: 3-27-07
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: C. Carter

Initial DRD Review:

Signed Preliminary Plan – Date 7-24-06 Checked: Initial CAK Date 5-18-07
 Planning Board Opinion – Date 4-26-06 Checked: Initial SJS Date 5-11-07
 Site Plan Req'd for Development? Yes No Verified By: SJS (initial)
 Site Plan Name: Greenway Village at Clarksburg Site Plan Number: _____
 Planning Board Opinion – Date 8-9-06 Checked: Initial SJS Date 5-11-07
 Site Plan Signature Set – Date 7-11-06 Checked: Initial SJS Date 5-11-07
 Site Plan Reviewer Plat Approval: Checked: Initial RAK Date 7-19-07

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>J. Penn</u>	<u>4-17-07</u>	<u>5-4-07</u>	<u>---</u>	<u>No Comments</u>
Research	Bobby Fleury	↓	↓	<u>4-24-07</u>	<u>OK</u>
SHA	Doug Mills	↓	↓	<u>---</u>	<u>No Comments</u>
PEPCO	Steve Baxter	↓	↓	<u>---</u>	<u>No Comments</u>
Parks	Doug Powell	↓	↓	<u>---</u>	<u>No Comments</u>
DRD	<u>Steve Smith</u>	↓	↓	<u>4-23-07</u>	<u>OK</u>

Final DRD Review:

DRD Review Complete:
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up):
 Final Mylar w/Mark-up & PDF Rec'd:

Initial	Date
<u>SJS</u>	<u>7/19/07</u>
<u>SJS</u>	<u>5-11-07</u>
<u>SJS</u>	<u>7-3-07</u>

Board Approval of Plat:

Plat Agenda:
 Planning Board Approval:
 Chairman's Signature:

Initial	Date
<u>SJS</u>	<u>7-26-07</u>
_____	_____
_____	_____

DPS Approval of Plat:

Engineer Pick-up for DPS Signature:
 Final Mylar for Reproduction Rec'd:

Plat Reproduction:

Addressing:
 File Card Update:
 Final Zoning Book Check:
 Update Address Books with Plat #:
 Update Green Books for Resubdivision:
 Notify Engineer to Seal Plats:
 Engineer Seal Complete:
 Complete Reproduction:
 Sent to Courthouse for Recordation:

No. _____

RECORD PLAT REVIEW SHEET

Plan Name: Greenway Village at Charlesburg Plan Number: 12002033B
 Plat Name: Greenway Village Plat Number: 220071230
 Plat Submission Date: 3-27-07
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: C. Coates

Initial DRD Review:

Signed Preliminary Plan - Date 7-24-06 Checked: Initial CAC Date 5-18-07
 Planning Board Opinion - Date 4-26-06 Checked: Initial SJS Date 5-11-07
 Site Plan Req'd for Development? Yes No Verified By: SJS (initial)
 Site Plan Name Greenway Village at Charlesburg Site Plan Number: 82004022A
 Planning Board Opinion - Date 3-9-06 Checked: Initial SJS Date 5-11-07
 Site Plan Signature Set - Date 9-11-06 Checked: Initial SJS Date 5-11-07
 Site Plan Reviewer Plat Approval: Checked: Initial RAK Date 7-19-07

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>T. Penn</u>	<u>4-17-07</u>	<u>5-4-07</u>	<u>---</u>	<u>No Comments</u>
Research	Bobby Fleury	<u>↓</u>	<u>↓</u>	<u>4-24</u>	<u>ok</u>
SHA	Doug Mills	<u>↓</u>	<u>↓</u>	<u>---</u>	<u>No Comments</u>
PEPCO	Steve Baxter	<u>↓</u>	<u>↓</u>	<u>---</u>	<u>No Comments</u>
Parks	Doug Powell	<u>↓</u>	<u>↓</u>	<u>---</u>	<u>No Comments</u>
DRD	<u>Steve Smith</u> <u>Nellie Conroy</u>	<u>↓</u>	<u>↓</u>	<u>4-23</u>	<u>ok</u>

Final DRD Review:

DRD Review Complete:
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up):
 Final Mylar w/Mark-up & PDF Rec'd:

Initial SJS Date 7/19/07
SJS 5-11-07
SJS 7-3-07

Board Approval of Plat:

Plat Agenda:
 Planning Board Approval:
 Chairman's Signature:

SJS 7-26-07

DPS Approval of Plat:

Engineer Pick-up for DPS Signature:
 Final Mylar for Reproduction Rec'd:

Plat Reproduction:

Addressing:
 File Card Update:
 Final Zoning Book Check:
 Update Address Books with Plat #:
 Update Green Books for Resubdivision:
 Notify Engineer to Seal Plats:
 Engineer Seal Complete:
 Complete Reproduction:
 Sent to Courthouse for Recordation:

No. _____

RECORD PLAT REVIEW SHEET

Plan Name: Greenway Village at Clarksburg Plan Number: 12002033B
 Plat Name: Greenway Village Plat Number: 220071240
 Plat Submission Date: 1-3-27-07
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: C. Conlan

Initial DRD Review:

Signed Preliminary Plan - Date 7-24-06 Checked: Initial CAE Date 5-18-07
 Planning Board Opinion - Date 4-26-06 Checked: Initial SJS Date 5-11-07
 Site Plan Req'd for Development? Yes X No Verified By: SJS (initial)
 Site Plan Name: Greenway Village at Clarksburg Site Plan Number: 82004022A
 Planning Board Opinion - Date 8-9-06 Checked: Initial SJS Date 5-11-07
 Site Plan Signature Set - Date 9-11-06 Checked: Initial SJS Date 5-11-07
 Site Plan Reviewer Plat Approval: Checked: Initial RAK Date 7-19-07

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>J. Pagan</u>	<u>4-27-07</u>	<u>5-4-07</u>	<u> </u>	<u>No Comments</u>
Research	Bobby Fleury	<u> </u>	<u> </u>	<u>4-24-07</u>	<u>OK</u>
SHA	Doug Mills	<u> </u>	<u> </u>	<u> </u>	<u>No Comments</u>
PEPCO	Steve Baxter	<u> </u>	<u> </u>	<u> </u>	<u>No Comments</u>
Parks	Doug Powell	<u> </u>	<u> </u>	<u> </u>	<u>No Comments</u>
DRD	<u>Steve Smith</u>	<u> </u>	<u> </u>	<u>4-23-07</u>	<u>OK</u>

Nelle Conroy

Final DRD Review:

DRD Review Complete:
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up):
 Final Mylar w/Mark-up & PDF Rec'd:

Initial	Date
<u>SJS</u>	<u>7/19/07</u>
<u>SJS</u>	<u>5-11-07</u>
<u>SJS</u>	<u>7-3-07</u>

Board Approval of Plat:

Plat Agenda: SJS 7-26-07

Planning Board Approval: _____

Chairman's Signature: _____

DPS Approval of Plat:

Engineer Pick-up for DPS Signature: _____

Final Mylar for Reproduction Rec'd: _____

Plat Reproduction:

Addressing: _____

File Card Update: _____

Final Zoning Book Check: _____

Update Address Books with Plat #: _____

Update Green Books for Resubdivision: _____

Notify Engineer to Seal Plats: _____

Engineer Seal Complete: _____

Complete Reproduction: _____

Sent to Courthouse for Recordation: _____

No. _____

RECORD PLAT REVIEW SHEET

Plan Name: Greenway Village at Clarksburg Plan Number: 12002033B
 Plat Name: Greenway Village Plat Number: 220071250
 Plat Submission Date: 3-27-07
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: C. Conlon

Initial DRD Review:

Signed Preliminary Plan – Date 7-24-06 Checked: Initial OPC Date 5-18-07
 Planning Board Opinion – Date 4-26-06 Checked: Initial SJS Date 5-11-07
 Site Plan Req'd for Development? Yes No Verified By: SJS (initial)
 Site Plan Name Greenway Village at Clarksburg Site Plan Number: 82004022A
 Planning Board Opinion – Date 08-9-06 Checked: Initial SJS Date 5-11-07
 Site Plan Signature Set – Date 9-11-06 Checked: Initial SJS Date 5-11-07
 Site Plan Reviewer Plat Approval: Checked: Initial RAC Date 7-19-07

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>J. Penn</u>	<u>4-17-07</u>	<u>5-4-07</u>	<u>4-24-07</u>	<u>No Comments</u>
Research	Bobby Fleury	↓	↓	—	<u>OK</u>
SHA	Doug Mills	↓	↓	—	<u>No Comments</u>
PEPCO	Steve Baxter	↓	↓	—	<u>No Comments</u>
Parks	Doug Powell	↓	↓	—	<u>No Comments</u>
DRD	Steve Smith	↓	↓	<u>4-23-07</u>	<u>OK</u>

Melanie Curay

Final DRD Review:

DRD Review Complete:
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up):
 Final Mylar w/Mark-up & PDF Rec'd:

Initial SJS Date 7/19/07
SJS 5-11-07
SJD 7-3-07

Board Approval of Plat:

Plat Agenda:
 Planning Board Approval:
 Chairman's Signature:

SJS 7-26-07

DPS Approval of Plat:

Engineer Pick-up for DPS Signature:
 Final Mylar for Reproduction Rec'd:

Plat Reproduction:

Addressing:
 File Card Update:
 Final Zoning Book Check:
 Update Address Books with Plat #:
 Update Green Books for Resubdivision:
 Notify Engineer to Seal Plats:
 Engineer Seal Complete:
 Complete Reproduction:
 Sent to Courthouse for Recordation:

No. _____

RECORD PLAT REVIEW SHEET

Plan Name: Greenway Village at Clarksburg Plan Number: 17002033B
 Plat Name: Greenway Village Plat Number: 220071260
 Plat Submission Date: 3-27-07
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: C. Conlan

Initial DRD Review:

Signed Preliminary Plan - Date 7-24-06 Checked: Initial CAE Date 5-18-07
 Planning Board Opinion - Date 4-26-06 Checked: Initial SJS Date 5-11-07
 Site Plan Req'd for Development? Yes No Verified By: SJS (initial)
 Site Plan Name: Greenway Village at Clarksburg Site Plan Number: 82004022A
 Planning Board Opinion - Date 6-9-06 Checked: Initial SJS Date 5-11-07
 Site Plan Signature Set - Date 9-11-06 Checked: Initial SJS Date 5-11-07
 Site Plan Reviewer Plat Approval: Checked: Initial PAK Date 7-19-07

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>J. Penn</u>	<u>4-17-07</u>	<u>5-4-07</u>	<u>---</u>	<u>No Comments</u>
Research	Bobby Fleury	<u>↓</u>	<u>↓</u>	<u>4-24-07</u>	<u>OK</u>
SHA	Doug Mills	<u>↓</u>	<u>↓</u>	<u>---</u>	<u>No Comments</u>
PEPCO	Steve Baxter	<u>↓</u>	<u>↓</u>	<u>---</u>	<u>No Comments</u>
Parks	Doug Powell	<u>↓</u>	<u>↓</u>	<u>---</u>	<u>No Comments</u>
DRD	<u>Steve Smith</u>	<u>↓</u>	<u>↓</u>	<u>4-23-07</u>	<u>OK Reverse - See Plat</u>

Final DRD Review:

DRD Review Complete: Initial SJS Date 7/19/07
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up): Initial SJS Date 5-11-07
 Final Mylar w/Mark-up & PDF Rec'd: Initial SJS Date 7-3-07
Board Approval of Plat:
 Plat Agenda: Initial SJS Date 7-26-07
 Planning Board Approval: _____
 Chairman's Signature: _____
DPS Approval of Plat:
 Engineer Pick-up for DPS Signature: _____
 Final Mylar for Reproduction Rec'd: _____
Plat Reproduction:
 Addressing: _____
 File Card Update: _____
 Final Zoning Book Check: _____
 Update Address Books with Plat #: _____
 Update Green Books for Resubdivision: _____
 Notify Engineer to Seal Plats: _____
 Engineer Seal Complete: _____
 Complete Reproduction: _____
 Sent to Courthouse for Recordation: _____

No. _____

OWNERS CERTIFICATE

The undersigned, owners of the property shown hereon, and as recorded in the Surveyor's Certificate, hereby adopt this subdivision record as a condition of the record to be shown to the public. The undersigned, owners of the property shown hereon, hereby certify that the subdivision record is correct and that the same is a true and correct copy of the original record as shown to the public. The undersigned, owners of the property shown hereon, hereby certify that the subdivision record is correct and that the same is a true and correct copy of the original record as shown to the public. The undersigned, owners of the property shown hereon, hereby certify that the subdivision record is correct and that the same is a true and correct copy of the original record as shown to the public.

The undersigned, owners of the property shown hereon, and as recorded in the Surveyor's Certificate, hereby adopt this subdivision record as a condition of the record to be shown to the public. The undersigned, owners of the property shown hereon, hereby certify that the subdivision record is correct and that the same is a true and correct copy of the original record as shown to the public.

There are no sales, leases, mortgages or other interests in this subdivision record, except a certain lien of a certain person, which is shown in the record as recorded in the public records in the name of the person who is the owner of the same. The undersigned, owners of the property shown hereon, hereby certify that the subdivision record is correct and that the same is a true and correct copy of the original record as shown to the public.

BY: *[Signature]*
 NAME: *[Name]*
 ADDRESS: *[Address]*
 DATE: 6-21-07

BY: *[Signature]*
 NAME: *[Name]*
 ADDRESS: *[Address]*
 DATE: 6-21-07

BY: *[Signature]*
 NAME: *[Name]*
 ADDRESS: *[Address]*
 DATE: 6-21-07

BY: *[Signature]*
 NAME: *[Name]*
 ADDRESS: *[Address]*
 DATE: 6-21-07

SURVEYOR'S CERTIFICATE

I hereby certify that the information shown herein is correct, that it is a subdivision of the property shown hereon, and as recorded in the Surveyor's Certificate, hereby adopt this subdivision record as a condition of the record to be shown to the public. The undersigned, owners of the property shown hereon, hereby certify that the subdivision record is correct and that the same is a true and correct copy of the original record as shown to the public.

DATE: 6/21/07

BY: *[Signature]*
 NAME: *[Name]*
 ADDRESS: *[Address]*
 DATE: 6/21/07

BY: *[Signature]*
 NAME: *[Name]*
 ADDRESS: *[Address]*
 DATE: 6/21/07

BY: *[Signature]*
 NAME: *[Name]*
 ADDRESS: *[Address]*
 DATE: 6/21/07

BY: *[Signature]*
 NAME: *[Name]*
 ADDRESS: *[Address]*
 DATE: 6/21/07

BY: *[Signature]*
 NAME: *[Name]*
 ADDRESS: *[Address]*
 DATE: 6/21/07

BY: *[Signature]*
 NAME: *[Name]*
 ADDRESS: *[Address]*
 DATE: 6/21/07

BY: *[Signature]*
 NAME: *[Name]*
 ADDRESS: *[Address]*
 DATE: 6/21/07

BY: *[Signature]*
 NAME: *[Name]*
 ADDRESS: *[Address]*
 DATE: 6/21/07

BY: *[Signature]*
 NAME: *[Name]*
 ADDRESS: *[Address]*
 DATE: 6/21/07

BY: *[Signature]*
 NAME: *[Name]*
 ADDRESS: *[Address]*
 DATE: 6/21/07

BY: *[Signature]*
 NAME: *[Name]*
 ADDRESS: *[Address]*
 DATE: 6/21/07

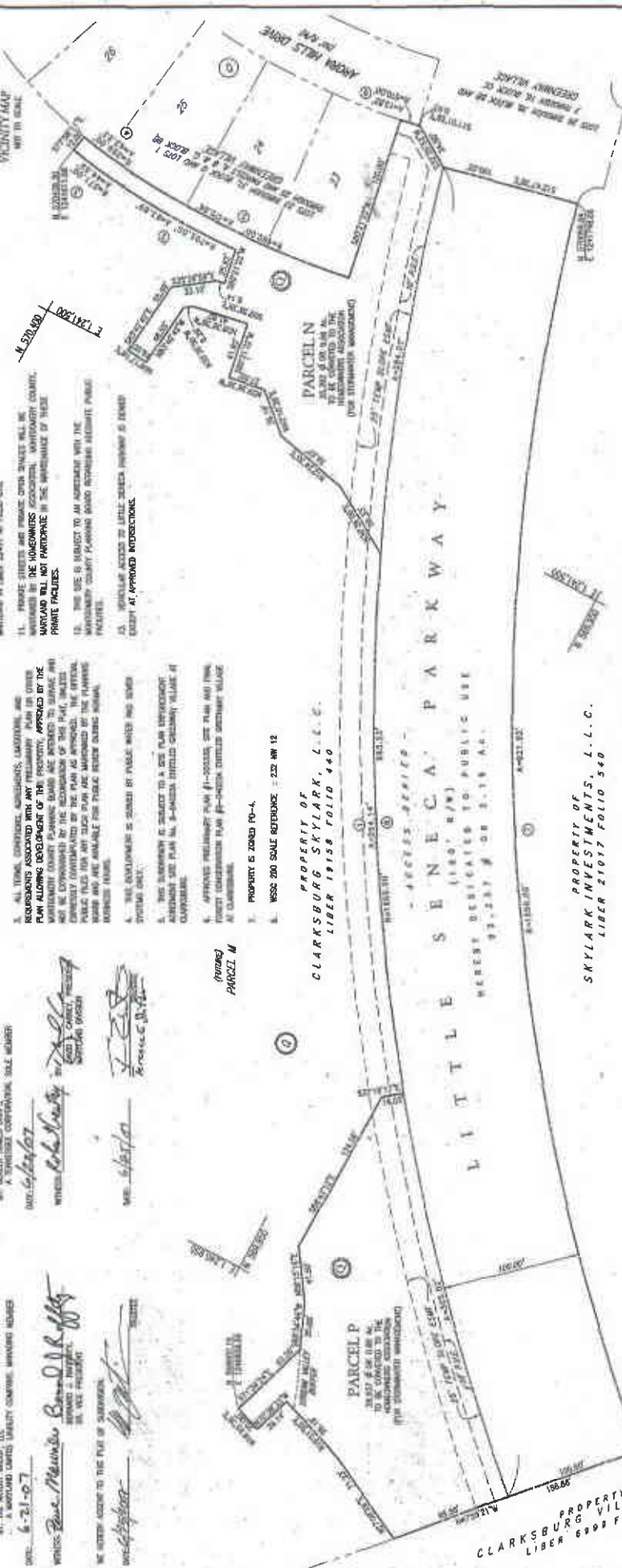
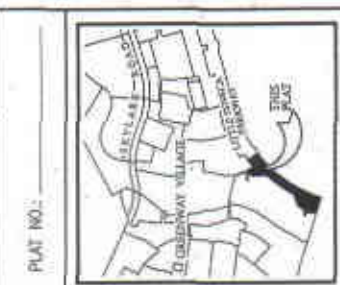
BY: *[Signature]*
 NAME: *[Name]*
 ADDRESS: *[Address]*
 DATE: 6/21/07

BY: *[Signature]*
 NAME: *[Name]*
 ADDRESS: *[Address]*
 DATE: 6/21/07

BY: *[Signature]*
 NAME: *[Name]*
 ADDRESS: *[Address]*
 DATE: 6/21/07

BY: *[Signature]*
 NAME: *[Name]*
 ADDRESS: *[Address]*
 DATE: 6/21/07

BY: *[Signature]*
 NAME: *[Name]*
 ADDRESS: *[Address]*
 DATE: 6/21/07



CURVE TABLE

CURVE	BEARING	ARC	CHORD	ANGLE	AREA
1	S 89° 52' 30" W	100.00	100.00	180.00	15,708.00
2	S 89° 52' 30" W	100.00	100.00	180.00	15,708.00
3	S 89° 52' 30" W	100.00	100.00	180.00	15,708.00
4	S 89° 52' 30" W	100.00	100.00	180.00	15,708.00
5	S 89° 52' 30" W	100.00	100.00	180.00	15,708.00
6	S 89° 52' 30" W	100.00	100.00	180.00	15,708.00
7	S 89° 52' 30" W	100.00	100.00	180.00	15,708.00
8	S 89° 52' 30" W	100.00	100.00	180.00	15,708.00
9	S 89° 52' 30" W	100.00	100.00	180.00	15,708.00
10	S 89° 52' 30" W	100.00	100.00	180.00	15,708.00

GREENWAY VILLAGE
 CLARKSBURG (2ND) DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 JUNE, 2007
 SCALE: 1"=50'



PROPERTY OF
 SKYLARK INVESTMENTS, L.L.C.
 LIBER 21017 FOLIO 540

PROPERTY OF
 CLARKSBURG SKYLARK, L.L.C.
 LIBER 19158 FOLIO 440

PROPERTY OF
 CLARKSBURG SKYLARK, L.L.C.
 LIBER 6998 FOLIO 440

APPROVED: _____
 DIRECTOR

RECORDED: _____
 DIRECTOR

PLAT NO. _____

RECORD PLAT REVIEW SHEET

Plan Name: Greenway Village at Clarksville Plan Number: 12002033B
 Plat Name: Greenway Village Plat Number: 220071270
 Plat Submission Date: 3-27-07
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: C. Carter

Initial DRD Review:

Signed Preliminary Plan - Date 7-24-06 Checked: Initial CAC Date 5-18-07
 Planning Board Opinion - Date 4-26-06 Checked: Initial SJS Date 5-11-07
 Site Plan Req'd for Development? Yes No Verified By: SJS (initial)
 Site Plan Name: Greenway Village at Clarksville Site Plan Number: 82004022A
 Planning Board Opinion - Date 8-9-06 Checked: Initial SJS Date 5-11-07
 Site Plan Signature Set - Date 9-11-06 Checked: Initial SJS Date 5-11-07
 Site Plan Reviewer Plat Approval: Checked: Initial PAK Date 7-19-07

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>J. Pean</u>	<u>4-17-07</u>	<u>5-4-07</u>	<u>---</u>	<u>---</u>
Research	Bobby Fleury	<u>↓</u>	<u>↓</u>	<u>4-21-07</u>	<u>ok</u>
SHA	Doug Mills	<u>↓</u>	<u>↓</u>	<u>---</u>	<u>No Comments</u>
PEPCO	Steve Baxter	<u>↓</u>	<u>↓</u>	<u>---</u>	<u>---</u>
Parks	Doug Powell	<u>↓</u>	<u>↓</u>	<u>---</u>	<u>---</u>
DRD	<u>Steve Smith</u> <u>Nellie Cooy</u>	<u>↓</u>	<u>↓</u>	<u>4-23-07</u>	<u>ok</u>

Final DRD Review:

DRD Review Complete:
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up):
 Final Mylar w/Mark-up & PDF Rec'd:

Initial	Date
<u>SJS</u>	<u>7/19/07</u>
<u>SJS</u>	<u>5-11-07</u>
<u>SJS</u>	<u>7-3-07</u>

Board Approval of Plat:

Plat Agenda:
 Planning Board Approval:
 Chairman's Signature:

<u>SJS</u>	<u>7-26-07</u>
<u>---</u>	<u>---</u>
<u>---</u>	<u>---</u>

DPS Approval of Plat:

Engineer Pick-up for DPS Signature:
 Final Mylar for Reproduction Rec'd:

<u>---</u>	<u>---</u>
<u>---</u>	<u>---</u>

Plat Reproduction:

Addressing:
 File Card Update:
 Final Zoning Book Check:
 Update Address Books with Plat #:
 Update Green Books for Resubdivision:
 Notify Engineer to Seal Plats:
 Engineer Seal Complete:
 Complete Reproduction:
 Sent to Courthouse for Recordation:

<u>---</u>	<u>---</u>
<u>---</u>	<u>---</u>
<u>---</u>	<u>---</u>
<u>---</u>	<u>---</u>
<u>---</u>	<u>---</u>
<u>---</u>	<u>---</u>
<u>---</u>	<u>---</u>
<u>---</u>	<u>---</u>
<u>---</u>	<u>---</u>
<u>---</u>	<u>---</u>

No. _____

NO.	DATE	DESCRIPTION
1	11/18/08	PRELIMINARY PLAN
2	12/15/08	REVISIONS
3	01/15/09	REVISIONS
4	02/15/09	REVISIONS
5	03/15/09	REVISIONS
6	04/15/09	REVISIONS
7	05/15/09	REVISIONS
8	06/15/09	REVISIONS
9	07/15/09	REVISIONS
10	08/15/09	REVISIONS
11	09/15/09	REVISIONS
12	10/15/09	REVISIONS
13	11/15/09	REVISIONS
14	12/15/09	REVISIONS
15	01/15/10	REVISIONS
16	02/15/10	REVISIONS
17	03/15/10	REVISIONS
18	04/15/10	REVISIONS
19	05/15/10	REVISIONS
20	06/15/10	REVISIONS
21	07/15/10	REVISIONS
22	08/15/10	REVISIONS
23	09/15/10	REVISIONS
24	10/15/10	REVISIONS
25	11/15/10	REVISIONS
26	12/15/10	REVISIONS
27	01/15/11	REVISIONS
28	02/15/11	REVISIONS
29	03/15/11	REVISIONS
30	04/15/11	REVISIONS
31	05/15/11	REVISIONS
32	06/15/11	REVISIONS
33	07/15/11	REVISIONS
34	08/15/11	REVISIONS
35	09/15/11	REVISIONS
36	10/15/11	REVISIONS
37	11/15/11	REVISIONS
38	12/15/11	REVISIONS
39	01/15/12	REVISIONS
40	02/15/12	REVISIONS
41	03/15/12	REVISIONS
42	04/15/12	REVISIONS
43	05/15/12	REVISIONS
44	06/15/12	REVISIONS
45	07/15/12	REVISIONS
46	08/15/12	REVISIONS
47	09/15/12	REVISIONS
48	10/15/12	REVISIONS
49	11/15/12	REVISIONS
50	12/15/12	REVISIONS
51	01/15/13	REVISIONS
52	02/15/13	REVISIONS
53	03/15/13	REVISIONS
54	04/15/13	REVISIONS
55	05/15/13	REVISIONS
56	06/15/13	REVISIONS
57	07/15/13	REVISIONS
58	08/15/13	REVISIONS
59	09/15/13	REVISIONS
60	10/15/13	REVISIONS
61	11/15/13	REVISIONS
62	12/15/13	REVISIONS
63	01/15/14	REVISIONS
64	02/15/14	REVISIONS
65	03/15/14	REVISIONS
66	04/15/14	REVISIONS
67	05/15/14	REVISIONS
68	06/15/14	REVISIONS
69	07/15/14	REVISIONS
70	08/15/14	REVISIONS
71	09/15/14	REVISIONS
72	10/15/14	REVISIONS
73	11/15/14	REVISIONS
74	12/15/14	REVISIONS
75	01/15/15	REVISIONS
76	02/15/15	REVISIONS
77	03/15/15	REVISIONS
78	04/15/15	REVISIONS
79	05/15/15	REVISIONS
80	06/15/15	REVISIONS
81	07/15/15	REVISIONS
82	08/15/15	REVISIONS
83	09/15/15	REVISIONS
84	10/15/15	REVISIONS
85	11/15/15	REVISIONS
86	12/15/15	REVISIONS
87	01/15/16	REVISIONS
88	02/15/16	REVISIONS
89	03/15/16	REVISIONS
90	04/15/16	REVISIONS
91	05/15/16	REVISIONS
92	06/15/16	REVISIONS
93	07/15/16	REVISIONS
94	08/15/16	REVISIONS
95	09/15/16	REVISIONS
96	10/15/16	REVISIONS
97	11/15/16	REVISIONS
98	12/15/16	REVISIONS
99	01/15/17	REVISIONS
100	02/15/17	REVISIONS
101	03/15/17	REVISIONS
102	04/15/17	REVISIONS
103	05/15/17	REVISIONS
104	06/15/17	REVISIONS
105	07/15/17	REVISIONS
106	08/15/17	REVISIONS
107	09/15/17	REVISIONS
108	10/15/17	REVISIONS
109	11/15/17	REVISIONS
110	12/15/17	REVISIONS
111	01/15/18	REVISIONS
112	02/15/18	REVISIONS
113	03/15/18	REVISIONS
114	04/15/18	REVISIONS
115	05/15/18	REVISIONS
116	06/15/18	REVISIONS
117	07/15/18	REVISIONS
118	08/15/18	REVISIONS
119	09/15/18	REVISIONS
120	10/15/18	REVISIONS
121	11/15/18	REVISIONS
122	12/15/18	REVISIONS
123	01/15/19	REVISIONS
124	02/15/19	REVISIONS
125	03/15/19	REVISIONS
126	04/15/19	REVISIONS
127	05/15/19	REVISIONS
128	06/15/19	REVISIONS
129	07/15/19	REVISIONS
130	08/15/19	REVISIONS
131	09/15/19	REVISIONS
132	10/15/19	REVISIONS
133	11/15/19	REVISIONS
134	12/15/19	REVISIONS
135	01/15/20	REVISIONS
136	02/15/20	REVISIONS
137	03/15/20	REVISIONS
138	04/15/20	REVISIONS
139	05/15/20	REVISIONS
140	06/15/20	REVISIONS
141	07/15/20	REVISIONS
142	08/15/20	REVISIONS
143	09/15/20	REVISIONS
144	10/15/20	REVISIONS
145	11/15/20	REVISIONS
146	12/15/20	REVISIONS
147	01/15/21	REVISIONS
148	02/15/21	REVISIONS
149	03/15/21	REVISIONS
150	04/15/21	REVISIONS
151	05/15/21	REVISIONS
152	06/15/21	REVISIONS
153	07/15/21	REVISIONS
154	08/15/21	REVISIONS
155	09/15/21	REVISIONS
156	10/15/21	REVISIONS
157	11/15/21	REVISIONS
158	12/15/21	REVISIONS
159	01/15/22	REVISIONS
160	02/15/22	REVISIONS
161	03/15/22	REVISIONS
162	04/15/22	REVISIONS
163	05/15/22	REVISIONS
164	06/15/22	REVISIONS
165	07/15/22	REVISIONS
166	08/15/22	REVISIONS
167	09/15/22	REVISIONS
168	10/15/22	REVISIONS
169	11/15/22	REVISIONS
170	12/15/22	REVISIONS
171	01/15/23	REVISIONS
172	02/15/23	REVISIONS
173	03/15/23	REVISIONS
174	04/15/23	REVISIONS
175	05/15/23	REVISIONS
176	06/15/23	REVISIONS
177	07/15/23	REVISIONS
178	08/15/23	REVISIONS
179	09/15/23	REVISIONS
180	10/15/23	REVISIONS
181	11/15/23	REVISIONS
182	12/15/23	REVISIONS
183	01/15/24	REVISIONS
184	02/15/24	REVISIONS
185	03/15/24	REVISIONS
186	04/15/24	REVISIONS
187	05/15/24	REVISIONS
188	06/15/24	REVISIONS
189	07/15/24	REVISIONS
190	08/15/24	REVISIONS
191	09/15/24	REVISIONS
192	10/15/24	REVISIONS
193	11/15/24	REVISIONS
194	12/15/24	REVISIONS
195	01/15/25	REVISIONS
196	02/15/25	REVISIONS
197	03/15/25	REVISIONS
198	04/15/25	REVISIONS
199	05/15/25	REVISIONS
200	06/15/25	REVISIONS



NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (ACRES)
1	Lot 1	10,000	0.23
2	Lot 2	10,000	0.23
3	Lot 3	10,000	0.23
4	Lot 4	10,000	0.23
5	Lot 5	10,000	0.23
6	Lot 6	10,000	0.23
7	Lot 7	10,000	0.23
8	Lot 8	10,000	0.23
9	Lot 9	10,000	0.23
10	Lot 10	10,000	0.23
11	Lot 11	10,000	0.23
12	Lot 12	10,000	0.23
13	Lot 13	10,000	0.23
14	Lot 14	10,000	0.23
15	Lot 15	10,000	0.23
16	Lot 16	10,000	0.23
17	Lot 17	10,000	0.23
18	Lot 18	10,000	0.23
19	Lot 19	10,000	0.23
20	Lot 20	10,000	0.23
21	Lot 21	10,000	0.23
22	Lot 22	10,000	0.23
23	Lot 23	10,000	0.23
24	Lot 24	10,000	0.23
25	Lot 25	10,000	0.23
26	Lot 26	10,000	0.23
27	Lot 27	10,000	0.23
28	Lot 28	10,000	0.23
29	Lot 29	10,000	0.23
30	Lot 30	10,000	0.23
31	Lot 31	10,000	0.23
32	Lot 32	10,000	0.23
33	Lot 33	10,000	0.23
34	Lot 34	10,000	0.23
35	Lot 35	10,000	0.23
36	Lot 36	10,000	0.23
37	Lot 37	10,000	0.23
38	Lot 38	10,000	0.23
39	Lot 39	10,000	0.23
40	Lot 40	10,000	0.23
41	Lot 41	10,000	0.23
42	Lot 42	10,000	0.23
43	Lot 43	10,000	0.23
44	Lot 44	10,000	0.23
45	Lot 45	10,000	0.23
46	Lot 46	10,000	0.23
47	Lot 47	10,000	0.23
48	Lot 48	10,000	0.23
49	Lot 49	10,000	0.23
50	Lot 50	10,000	0.23
51	Lot 51	10,000	0.23
52	Lot 52	10,000	0.23
53	Lot 53	10,000	0.23
54	Lot 54	10,000	0.23
55	Lot 55	10,000	0.23
56	Lot 56	10,000	0.23
57	Lot 57	10,000	0.23
58	Lot 58	10,000	0.23
59	Lot 59	10,000	0.23
60	Lot 60	10,000	0.23
61	Lot 61	10,000	0.23
62	Lot 62	10,000	0.23
63	Lot 63	10,000	0.23
64	Lot 64	10,000	0.23
65	Lot 65	10,000	0.23
66	Lot 66	10,000	0.23
67	Lot 67	10,000	0.23
68	Lot 68	10,000	0.23
69	Lot 69	10,000	0.23
70	Lot 70	10,000	0.23
71	Lot 71	10,000	0.23
72	Lot 72	10,000	0.23
73	Lot 73	10,000	0.23
74	Lot 74	10,000	0.23
75	Lot 75	10,000	0.23
76	Lot 76	10,000	0.23
77	Lot 77	10,000	0.23
78	Lot 78	10,000	0.23
79	Lot 79	10,000	0.23
80	Lot 80	10,000	0.23
81	Lot 81	10,000	0.23
82	Lot 82	10,000	0.23
83	Lot 83	10,000	0.23
84	Lot 84	10,000	0.23
85	Lot 85	10,000	0.23
86	Lot 86	10,000	0.23
87	Lot 87	10,000	0.23
88	Lot 88	10,000	0.23
89	Lot 89	10,000	0.23
90	Lot 90	10,000	0.23
91	Lot 91	10,000	0.23
92	Lot 92	10,000	0.23
93	Lot 93	10,000	0.23
94	Lot 94	10,000	0.23
95	Lot 95	10,000	0.23
96	Lot 96	10,000	0.23
97	Lot 97	10,000	0.23
98	Lot 98	10,000	0.23
99	Lot 99	10,000	0.23
100	Lot 10		

NO. 1	NO. 2	NO. 3	NO. 4

APPROVED PRELIMINARY PLAN
 GREENWAY VILLAGE AT CLARKSBURG
 CLARKSBURG (2nd) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

CPJ
 CLARKS & JONES & ASSOCIATES, INC.
 ARCHITECTS



RECEIVED OFFICE
 MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS
 10000 GREENWAY VILLAGE AT CLARKSBURG
 CLARKSBURG, MD 21784
 DATE: 11/15/2011
 BY: [Signature]

PRELIM. PLAN # 10000000

Section 1: General Provisions
 1.1. The applicant shall be responsible for obtaining all necessary permits from the appropriate agencies.
 1.2. The applicant shall maintain access to all existing utilities and easements.
 1.3. The applicant shall be responsible for the construction and maintenance of all public utility lines.

Section 2: Site Plan
 2.1. The site plan shall show the location of all buildings, parking areas, and other structures.
 2.2. The site plan shall show the location of all easements and encroachments.
 2.3. The site plan shall show the location of all utility lines and structures.

Section 3: Traffic
 3.1. The applicant shall provide for adequate traffic circulation and parking.
 3.2. The applicant shall provide for adequate lighting and signage.
 3.3. The applicant shall provide for adequate drainage and erosion control.

Section 4: Utilities
 4.1. The applicant shall provide for adequate utility service and distribution.
 4.2. The applicant shall provide for adequate stormwater management.
 4.3. The applicant shall provide for adequate fire protection and safety.

Section 5: Environmental
 5.1. The applicant shall provide for adequate environmental protection and preservation.
 5.2. The applicant shall provide for adequate noise and vibration control.
 5.3. The applicant shall provide for adequate air quality and odor control.

Section 6: Construction
 6.1. The applicant shall provide for adequate construction methods and materials.
 6.2. The applicant shall provide for adequate construction safety and health.
 6.3. The applicant shall provide for adequate construction quality control.

Section 7: Maintenance
 7.1. The applicant shall provide for adequate maintenance and repair of all structures and utilities.
 7.2. The applicant shall provide for adequate maintenance and repair of all easements and encroachments.
 7.3. The applicant shall provide for adequate maintenance and repair of all utility lines and structures.

Section 8: Operations
 8.1. The applicant shall provide for adequate operations and management of all structures and utilities.
 8.2. The applicant shall provide for adequate operations and management of all easements and encroachments.
 8.3. The applicant shall provide for adequate operations and management of all utility lines and structures.

Section 9: Compliance
 9.1. The applicant shall provide for adequate compliance with all applicable laws and regulations.
 9.2. The applicant shall provide for adequate compliance with all applicable codes and standards.
 9.3. The applicant shall provide for adequate compliance with all applicable policies and procedures.

Section 10: Other
 10.1. The applicant shall provide for adequate other provisions and conditions.
 10.2. The applicant shall provide for adequate other provisions and conditions.
 10.3. The applicant shall provide for adequate other provisions and conditions.

11/15/2011

[Signature]

[Signature]



M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-493-4300, www.mncppc.org

Date Mailed: APR 26 2006

Action: Approved Staff Recommendation
Motion of Commissioner Perdue, seconded by
Commissioner Bryant, with a vote of 4-1;
Chairman Berlage and Commissioners Perdue,
Bryant, and Robinson voting in favor;
Commissioner Wellington voting against.

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan #12002033B (formerly 1-02033B)
NAME OF PLAN: Greenway Village at Clarksburg

The date of this written opinion is APR 26 2006 (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this written opinion, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules of Court - State).

I. Introduction

On 5/18/05, Clarksburg Skylark LLC ("Applicant") submitted an application for the amendment of a previously approved preliminary plan of subdivision of property in the PD-4 zone. The application proposed five waivers to road standards in Montgomery County's Subdivision Regulations. The application was designated Preliminary Plan #120012233B ("Preliminary Plan"), and on January 12, 2006, the Preliminary Plan was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application.

The record for this application ("Record") closed at the conclusion of the public hearing, upon the taking of an action by the Planning Board. The Record includes: the

information on the Preliminary Plan Application Form; the Planning Board staff-generated minutes of the Subdivision Review Committee meeting(s) on the application; all correspondence and any other written or graphic information concerning the application received by the Planning Board or its staff following submission of the application and prior to the Board's action at the conclusion of the public hearing, from the applicant, public agencies, and private individuals or entities; all correspondence and any other written or graphic information issued by Planning Board staff concerning the application, prior to the Board's action following the public hearing; all evidence, including written and oral testimony and any graphic exhibits, presented to the Planning Board at the public hearing.

II. SITE DESCRIPTION and SURROUNDING AREA

The subject property consists of 374-acres of land located in the Clarksburg Master Plan area at the southeast quadrant of the intersection of Piedmont Road and Skylark Road. The property is zoned PD-4 and falls within the Clarksburg Special Protection Area (SPA) for the Little Seneca Creek watershed. The site is bisected by a major tributary of Little Seneca Creek.

Most of the property is currently under construction, or being graded, per previously granted approvals for residential uses. A future retail use area will remain undeveloped pending future site plan approval.

III. PREVIOUS APPROVALS

The subject preliminary plan was originally submitted on September 28, 2001. The plan proposed to create a mixed-use development consisting of residential and retail uses. The original application was brought before the Planning Board for a public hearing on February 7, 2002 and was approved for a maximum of 1,330 dwelling units (600 single family detached, 386 single family attached, and 344 multi-family units) and 89,000 square feet of retail uses. The approval was granted subject to conditions as set forth in the Opinion of the Board mailed on March 6, 2002.

Subsequent to this approval, an application for Site Plan was filed for Phases 1 and 2 of the development. The site plan included 486 dwelling units on 164 acres of the overall property and was approved by the Planning Board on September 12, 2002. This site plan approval was followed by a request to amend the approved preliminary plan. That amendment was approved by the Planning Board on October 10, 2002 with conditions as set forth in the Opinion dated November 7, 2002, including the granting of waivers for lot frontage and road centerline radii needed to permit the layout reflected in the approved Phase 1 and 2 site plan. The Planning Board approved a second site plan for Phases 3, 4 and 5 of the project on July 22, 2004. The plan included 844 dwelling units on another 210 acres of the overall tract. The conditions of approval for the site

plans are set forth in the Planning Board Opinions dated October 16, 2002 and September 28, 2004.

IV. PROPOSED PRELIMINARY PLAN AMENDMENT

The currently proposed preliminary plan amendment requests Planning Board approval of several waivers from the Subdivision Regulations, Chapter 50 of the Montgomery County Code. The waiver requests involve variation from the lot frontage and roadway design standards of the Chapter. The waivers are needed to permit the lot and roadway layout reflected in the approved Site Plan for Phases 3, 4 and 5 of the development. Although the Planning Board discussed design variations as part of the site plan approval, it was acknowledged at that time that preliminary plan amendment was needed to formally address the waivers and complete the record.

By letter dated November 18, 2005, and supplemental e-mail dated December 29, 2005, the Applicant requested five waivers from the Subdivision Regulations. Each waiver is discussed below along with staff findings and recommendations.

A. Waiver of Section 50-26(h)(3)¹ to permit sidewalk on only one side of Blue Flag Circle, a one-way tertiary street serving lots on only one side of the street.

Section 50-26(h)(3) requires sidewalks on both sides of a tertiary street unless the Planning Board waives the requirement for one or both sides of the street, based on a finding that pedestrians will be able to safely use the roadway. Staff recommended that the Board approve the waiver based on the fact that the houses are located on only one side of the proposed street, and because elimination of one sidewalk will reduce the amount of impervious surfaces within a SPA. Staff testified that the proposed sidewalk, on the side of the street fronting the proposed lots will provide safe access for pedestrians.

B. Waiver of Section 50-26(e)(3) pursuant to Section 50-38(a) to permit less than 25 foot truncation at roadway intersections.

Section 50-26(e)(3) requires corner lots at intersections to be truncated for road dedication purposes by straight lines joining points 25 feet back from the theoretical property line intersection in each quadrant. Section 50-38(a) authorizes the Planning Board to grant waivers of any part of the Subdivision Regulations based upon a finding that practical difficulties or unusual circumstances exist, which prevent full compliance with the requirements. Staff supported the proposed waiver based upon its conclusions that (1) the proposed radius truncations, which permit houses to be located closer to the road right-of-way, facilitate the community's neo-traditional design, and (2) intersection sight distance and sign installation will not be adversely impacted by the design.

¹ All Code references to Chapter 50 of the Montgomery County Code, known as the Subdivision Regulations.

Montgomery County Department of Public Works and Transportation (DPWT) and Fire and Rescue Service (MCFRS) staff reviewed the waiver request and submitted their approval letters. Staff recommended approval of the waiver request, finding that the waiver is the minimum needed, is not contrary to the recommendations of the General Plan, and is not adverse to the public interest.

C. Waiver of Section 50-29(a)(2) pursuant to Section 50-38(a) to permit single family detached lots 5,6 and 42/Block U; 8-11/Block FF; 16-24/Block W; 44-53/Block X; and 22, 25-28, and 31/Block R to have no frontage on a public street.

Section 50-29(a)(2) requires, except as otherwise provided in the zoning ordinance, that all single family detached lots abut a road or street which has been dedicated for public use, or which has acquired the status of a public street. Section 50-38(a) authorizes the Planning Board to grant waivers of any part of the Subdivision Regulations based upon a finding that practical difficulties or unusual circumstances exist, which prevent full compliance with the requirements. Here, practical difficulties are created by the application of this requirement to the implementation of the neo-traditional design of Greenway Village. Staff found that the proposed design best implements the intent and recommendations of the Clarksburg Master Plan by facilitating a community which has a hierarchy of streets, including a series of alleyways, with a mix of housing types and densities, along with an integration of green areas throughout the development. Staff supported the requested waiver of frontage on a public street for the subject lots in Phases 3, 4, and 5, as was previously granted for certain lots in Phases 1 and 2 of the development. The requested waiver facilitates the replacement of certain roads with green spaces that significantly reduce the amount of paving in the development, increase the areas available for treatment of stormwater runoff, and create visible open areas and gathering spaces for the community. MCFRS reviewed the alternative fire access proposed for the lots without public street frontage and determined that all the houses will be adequately served by the proposed driveways. Based on these findings, staff recommended approval of the waiver request, finding that it is the minimum needed, is not contrary to the recommendations of the General Plan, and is not adverse to the public interest.

D. Finding, pursuant to Section 50-26(e)(1), that proposed road intersections have been designed as nearly as possible to right angles, and no waiver of this provision is required.

Section 50-26(e)(1) requires that streets be laid out so as to intersect as nearly as possible at right angles. In no instance may two new streets intersect at an angle less than seventy (70) degrees. The subject property's environmental buffer areas, which dictate curvilinear roadway configurations, prevent certain streets from intersecting at right angles. However, in no instance will an intersection angle be less than 70 degrees. MCDPS has approved the intersections from a circulation standpoint, and approvals have been granted by DPWT and MCFRS. The proposed road

intersections have been designed as nearly as possible to right angles given the environmental constraints of the site. Therefore, staff testified that the roads meet the requirements of Section 50-26(e)(1) and that a waiver of this section is not necessary.

E. Waiver of Section 50-26(f) pursuant to Section 50-38 to permit a centerline radii of less than 100 feet on Aurora Hills Drive and Blue Flag Circle.

Section 50-26(f) states that the centerline radius for a tertiary street shall be a minimum of 100 feet. Section 50-38(a) authorizes the Planning Board to grant waivers of any part of the Subdivision Regulations based upon a finding that practical difficulties or unusual circumstances exist, which prevent full compliance with the requirements. Staff found that the request for a waiver of the required 100-foot radii for the designated streets would maintain the integrity of the neo-traditional design. To meet minimum DPWT operational requirements, the affected roadways will be signed as one-way roads, with no on-street parking. MCFRS concur with DPWT's findings that this configuration will be acceptable. Staff recommended approval of the waiver request, finding that it is the minimum needed, is not contrary to the recommendations of the General Plan, and is not adverse to the public interest.

IV. PUBLIC HEARING

Staff recommended approval of the Application in its memorandum dated December 29, 2005 ("Staff Report"). Staff discussed the previous approvals associated with this Application and the relevance of the waivers sought in this Application to the prior approvals. Staff presented its findings consistent with the Staff Report at the public hearing, recommending approval of the Preliminary Plan Amendment.

The Board questioned Staff as to the interrelationship between this Application and the Board's consideration of Phase 1 and 2. Staff clarified that the waivers in this Application affected Phases 3, 4, and 5, and that this Preliminary Plan could stand alone as an application. Commissioner Wellington questioned Staff regarding whether a site plan amendment review for Phases 3, 4, and 5 was pending and the applicability of development standards to the Application, as well as the interrelationship between development standards for this Preliminary Plan and the plans approved for Phases 1 and 2. Staff confirmed that a site plan amendment would be prepared for Phases 3, 4, and 5; that both site plans propose the same set of development standards for the entire project; and that the approved site plan indicated a height limitation of 4 stories. Staff indicated that, due to the revised method of designating height limitations in feet rather than in stores, the Board would be presented with specific heights for each type of residential unit in feet during site plan review. The Applicant further testified in rebuttal that development standards applied to the site plan, but that clarifications were required because past practice had allowed height expressed in stories and setbacks expressed graphically, rather than in a tabular format specifying the number of feet.

The Applicant appeared at the hearing represented by legal counsel, who expressed Applicant's concurrence with the Staff Report as conditioned.

Two speakers testified against aspects of the Preliminary Plan. First, the Chair of the Clarksburg Civic Association Planning Committee requested that consideration of this Application be postponed. She testified that two problems involving vehicular access had surfaced in Phases 1 and 2, expressing concern that the problems might also extend to Phases 3, 4, and 5: (1) school bus routing problems within the subdivision(s); and (2) inability of recycling trucks to access the alleyways behind the homes, requiring that recycling bins, unlike regular trash, be placed in front of the homes, creating inconvenience for owners. She asked the Board to consider several questions and undertake a full investigation before granting the requested waivers. Specifically, the speaker sought clarification of several points in the Staff Report. First, regarding the waiver of Section 50-26(e)(3) pursuant to Section 50-38(a) to permit less than a 25-foot truncation at roadway intersections, the speaker requested a quantification on the Preliminary Plan of the "theoretical property line" from which the truncation measurement is made. Second, regarding the requested waiver of Section 50-29(a)(2) pursuant to Section 50-38(a) to permit single family detached lots to have no frontage on a public street, the speaker asked for clarification of what the alleyway width behind these lots for trash and recycling pickup access. Finally, the speaker questioned what the actual centerline radius would be if the Board permitted the requested waiver of Section 50-26(f) pursuant to Section 50-38, to permit a centerline radii of less than 100 feet on Aurora Hills Drive and Blue Flag Circle.

The second speaker, a resident of the Aurora Hills neighborhood, expressed concern that school buses could not use portions of neighborhood roads, resulting in a dangerous school bus stop on Skylark Drive. He testified that the County had determined the alleyways behind the homes were insufficiently wide for recycling trucks, requiring residents to place recycling in front of the homes and discouraging recycling by residents. He also asked the Board to scrutinize the two intersections on Skylark Drive to ensure they would be safe and adequate.

The Applicant testified in rebuttal that the trash contractor was able to access alleys, while recycling is through the public streets, which consisted of a tertiary road system sufficient to accommodate the recycling truck vehicles. The Board asked Applicant to specify the width of the tertiary streets. The Applicant provided this information to the Board, noting that where active construction was ongoing, ease of vehicular access might at times be reduced, but was not indicative of the underlying sufficiency of the road structure. The Applicant testified that, with regard to the questioned intersections on Skylark Drive, required road improvements for a bridge construction were progressing and would provide adequate and safe intersections.

The Board asked Staff for clarification of the meaning of a truncation and details regarding the requested waiver of Section 50-26(e)(3) pursuant to Section 50-38(a) to

permit less than 25-foot truncation at roadway intersections. Staff explained the details of the truncation concept and submitted an illustration, which the Board requested be included in the Record as Illustration "A".

The Board questioned the Applicant regarding the speaker's concerns about the alleyway width and recycling truck access. Applicant indicated that a private contractor picks up the nonrecyclable trash, and their smaller trucks could access the alleyways behind the homes whereas the County recycling contractor's trucks used the public streets in front of the homes. The Board questioned Staff and Applicant regarding the effect of the waiver of public street frontage for certain homes on recycling pickup. Staff explained that these homeowners would need to cross the open space in front of their homes in order to leave recyclables on the public street. The Board noted that the purchasers of the properties without frontage on a public street benefited from frontage on the green space, an aspect of neotraditional community design.

Commissioner Wellington questioned Staff regarding the scheduling of Board consideration of the site plan amendment associated with the Preliminary Plan. She stated her preference that consideration of the Preliminary Plan be deferred for concurrent review with the associated site plan amendment, and ultimately voted against the majority based on these grounds.

The Board questioned Staff about the specifics of each individual waiver, including the method of illustration of the proposed waivers within the Application and Preliminary Plan documents. Staff provided details about each waiver and methods of illustration within the Preliminary Plan.

V. FINDINGS

Having given full consideration to the recommendations of its Staff; the recommendations of the applicable public agencies²; the applicant's position; and other evidence contained in the Record, which is hereby incorporated in its entirety into this Opinion, the Montgomery County Planning Board:

- a) Finds, pursuant to MONTGOMERY COUNTY CODE § 50-35(l), that the Preliminary Plan No. 1-12002033B substantially conforms to the Clarksburg Master Plan.
- b) Finds, pursuant to MONTGOMERY COUNTY CODE § 50-35(k), that public facilities will be adequate to support and service the area of the proposed subdivision.

² The application was referred to outside agencies for comment and review, including the Washington Suburban Sanitary Commission, the Department of Public Works and Transportation, the Department of Permitting Services and the various public utilities. All of these agencies recommended approval of the application.

- c) Finds, pursuant to MONTGOMERY COUNTY CODE § 50-29(a)(1), that the size, width, shape, and orientation of the proposed lot are appropriate for the location of the subdivision.
- d) Finds that the application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A. This finding is subject to the applicable condition(s) of approval.
- e) Finds that the application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site. This finding is based on the determination by the Montgomery County Department of Permitting Services ("MCDPS") that the Stormwater Management Concept Plan meets MCDPS' standards.
- f) Approves the waiver of MONTGOMERY COUNTY CODE § 50-26(h)(3) to permit sidewalks on only one side of Blue Flag Circle, a one-way tertiary street serving lots on only one side of the street, based on a finding that pedestrians will be able to safely use the roadway. In so finding the Board adopts and incorporates Staff's analysis and recommendations by reference.
- g) Approves the waiver of MONTGOMERY COUNTY CODE § 50-26(e)(3) pursuant to § 50-38(a) to permit less than 25 foot truncation at roadway intersections. The Board finds that practical difficulties or unusual circumstances exist that prevent full compliance with the requirements from being achieved. The Board finds that the waiver is: 1) the minimum necessary to provide relief from the requirements; 2) not inconsistent with the purposes and objectives of the General Plan; and 3) not adverse to the public interest. In so finding, the Board adopts and incorporates Staff's analysis and recommendations by reference.
- h) Approves the waiver of MONTGOMERY COUNTY CODE § 50-29(a)(2) pursuant to § 50-38(a) to permit single family detached lots 5,6 and 42/Block U; 8-11/Block FF; 16-24/Block W; 44-53/Block X; and 22, 25-28, and 31/Block R to have no frontage on a public street. The Board finds that practical difficulties or unusual circumstances exist that prevent full compliance with the requirements from being achieved. The Board finds that the waiver is: 1) the minimum necessary to provide relief from the requirements; 2) not inconsistent with the purposes and objectives of the General Plan; and 3) not adverse to the public interest. In so finding, the Board adopts and incorporates Staff's analysis and recommendations by reference.
- i) Finds, pursuant to MONTGOMERY COUNTY CODE § 50-26(e)(1), that the proposed streets intersecting with less than right angles will be laid out so as to intersect as nearly as possible at right angles; and thus, that a waiver of

Section 50-26(e)(1) is not required. In so finding, the Board adopts and incorporates Staff's analysis and recommendations by reference.

- j) Approves the waiver of MONTGOMERY COUNTY CODE § Section 50-26(f) pursuant to § 50-38(a) to permit a centerline radii of less than 100 feet on Aurora Hills Drive and Blue Flag Circle. The Board finds that practical difficulties or unusual circumstances exist that prevent full compliance with the requirements from being achieved. The Board finds that the waiver is: 1) the minimum necessary to provide relief from the requirements; 2) not inconsistent with the purposes and objectives of the General Plan; and 3) not adverse to the public interest. In so finding, the Board adopts and incorporates Staff's analysis and recommendations by reference.
- k) Finds that any future objection, which may be raised concerning a substantive issue in this application, is waived.

VI. CONDITIONS OF APPROVAL

Finding Preliminary Plan No. 1-12002033B in accordance with the purposes and all applicable regulations of Montgomery County Code Chapter 50, the Planning Board approves Preliminary Plan No. 1-12002033B, including a Preliminary Water Quality Plan, and a waiver pursuant to §50-26(h)(3) to permit sidewalk on only one side of a public road, a waiver of §50-26(e)(3) pursuant to §50-38(a) to permit non-standard intersection truncations, a waiver of §50-26(f) pursuant to §50-38(a) to permit centerline radii of certain roadways to be less than 100 feet, and a waiver of §50-29(a)(2) pursuant to §50-38(a) to permit lots without frontage on a public street, in the locations shown on the preliminary plan, subject to the following conditions:


- 1) Compliance with DPWT's conditions of approval dated December 19, 2005.
- 2) All previous conditions of approval as contained in the Planning Board Opinion dated November 7, 2002 remain in full force and effect.

* * * * *
[CERTIFICATION OF BOARD VOTE ADOPTING OPINION ON FOLLOWING PAGE]

APPROVED AS TO LEGAL SUFFICIENCY
 PJO 4/14/06
PLANNING BOARD SECRETARY

CERTIFICATION OF BOARD ADOPTION OF OPINION

At its regular meeting, held on **Thursday, April 20, 2006**, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, by unanimous consent, with four Commissioners present, Vice Chair Perdue was necessarily absent, **ADOPTED** the above Opinion which constitutes the final decision of the Planning Board and memorializes the Board's findings of fact and conclusions of law for **Preliminary Plan Review # 12002033B (formerly 1-02033B), Greenway Village at Clarksburg.**



Certification As To Vote of Adoption
M. Clara Moise, Technical Writer



Date Mailed: November 7, 2002

Action: Approved Staff Recommendation

Motion of Comm. Wellington, seconded by
Comm. Robinson with a vote of 3-0;

Comms Berlage, Robinson, and
Wellington voting in favor with
Comms. Bryant absent and Perdue
temporarily absent

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-02033A

NAME OF PLAN: GREENWAY VILLAGE AT CLARKSBURG

On 09/20/2002, CLARKSBURG SKYLARK, L.L.C. submitted an amendment to the previously approved preliminary plan application in the PD-4 zone. The previous application proposed to create 1330 units (600 single family detached, 386 single family attached, 344 multi-family units and 89,000 square feet of retail) on 374.08 acres of land. The application was designated Preliminary Plan 1-02033A. On 10/10/02, Preliminary Plan 1-02033A was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form, attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-02033A to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-02033A.

Approval of Preliminary Plan, Pursuant to the FY 2002 Annual Growth Policy for Ceiling Flexibility for Developer Participation Projects, and Including a Preliminary Water Quality Plan, and Waiver of Street Frontage Pursuant to Section 50-29(a)(2), and Waiver of Minimum Radii Pursuant to Section 50-26(f), Subject to the Following Conditions:

- 1) Compliance with the conditions of approval of the January 31, 2002, Transportation Planning memorandum which includes the following conditions:
 - I. Total development under this preliminary plan application is limited to the following uses and density:
 - 1,330 dwelling units
 - 89,000 square feet of retail space
 - 2,000 square feet of community space
 - II. To satisfy Policy Area Transportation Review (PATR)
 - a. The applicant shall participate in widening MD 27; (1) to six through travel lanes from Observation Drive in Germantown through the Brink Road intersection, (2) to six through travel lanes through the A-305 intersection; and including dedication of 120' right-of-way, 60' from the centerline, along the site frontage.

This improvement along MD 27 is consistent with the master plan recommendation. If, after master dedication along the west side of MD 27, sufficient right-of-way is not available for the proposed widening, the applicant has to either acquire additional right-of-way on the east side of MD 27 or dedicate additional right-of-way and widen MD 27 on their development side.

- b. The applicant shall dedicate on-site portions and participate in construction Relocated Newcut Road (A-302) as a two lane divided arterial or business district roadway between MD 27 and the A-305 intersection and as a four lane divided arterial roadway between A-305 and MD 355.
 - c. The applicant shall participate in constructing A-305 as a four lane divided arterial roadway between MD 27 and Stringtown Road.
 - d. The applicant shall dedicate and participate in constructing Foreman Boulevard as a two lane arterial roadway from its current terminus at Timber Creek Lane to A-305.
- III. To satisfy Local Area Transportation Review (LATR)
- a. The applicant shall participate in construction a second left-turn lane from northbound MD 355 to westbound MD 27.
 - b. The applicant shall participate in constructing additional turn/approach on MD 27 and Brink Road at the intersection of MD 27/Brink Road.
 - c. The applicant shall participate in providing a separate left-turn lane from southbound MD 355 to eastbound Brink Road as a separate left-turn lane from westbound Brink Road to southbound MD 355.
 - d. The applicant shall widen existing Skylark Road by four to six feet, for a total roadway width of 24 feet, from Piedmont Road to the Greenway and construct Relocate Skylark Road from the Greenway to MD 27, including a five-foot sidewalk on the south side.
- IV. The applicant shall agree that the roadway improvement listed as conditions of approval are under construction in accordance with the phasing of road improvements for Clarksburg/DiMaio development as described in David D. Berward Rafferty's letter dated August 05, 2002 and confirmed in Transportation Planning's letter date August 22, 2002. The locations of the above roadway improvements (except for condition 3d_ are shown in the attached Exhibit 1.
- V. The applicant shall construct a roundabout on A-302 at Street "P3-Q".
- VI. The applicant shall construct A-302 as a business district street between A-305 and the roundabout in accordance with DPWT Standard No. MC-219.02, and as a two lane arterial street between the roundabout and MD 27 in accordance with DPWT Standard No. MC-213.04."
- VII. The issuance of building permits is predicated on the applicant participating with Preliminary Plan No. 1-01030 Clarksburg Village. The total number of building permits that may be granted for the combined projects shall be limited as follows:
- a) MD27-Observation Drive to MD 355 plus turn lane on MD 355 to westbound MD 27- 700 Dwelling units

- b) MD 27- MD 355 to Brink Road plus turn at MD 27/Brink Road – 700 Dwelling units
- c) MD 27-Brink Road to A-305 plus turn Lanes at MD 355/Brink – 600 dwelling units

On-Site Improvements

- a) -305: Stringtown Road to Forman Boulevard, Forman Boulevard: MD 355 to A-305 - 500 Dwelling units
- b) A-305: Forman Boulevard to A-302
- c) A-302: MD 27 to A-305 - 500 Dwelling units
- d) A-305: MD 27to A-302 - 500 Dwelling units
- e) A-302: A-305 to MD 355 - Remaining Residential/Retail/Commercial

- 2) Prior to Planning Board review of a Site Plan applicant shall submit an "Infrastructure Plan" for Planning Board review. The plan shall include the following:
 - a. Location and types of stormwater management facilities for quality and quantity controls that comply with the conditions of MCDPS' preliminary water quality plan
 - b. Delineate bike and pedestrian access pathways including all at grade and below grade crossings along all road rights of way and at stream crossings
 - c. All roadway networks including both private and public connections, streetscape, lighting, sidewalks and paving materials
 - d. Delineation of "Greenway" and other open space areas including all environmental buffers
 - e. School sites and Park dedication sites
 - f. Recreation guideline concept plan
 - g. Proposed schedule for clearing and grading of site
- 3) No clearing, grading, unless designated on the "Infrastructure Plan" and no recording of plats prior to site plan enforcement agreement approval
- 4) Compliance with the conditions of the Revised Preliminary Water Quality Plan approval letter, dated, January 30, 2002, from the Montgomery County Department of Permitting Service
- 5) Compliance with the conditions of the Preliminary Forest Conservation Plan. Conditions must be satisfied prior to recordation of plat(s) or MCDPS issuance of sediment and erosion control permits
- 6) Access and improvement as outlined in MCDPWT letter dated January 31, 2002
- 7) Access and improvements as outlined in MDSHA letter dated, November 6, 2001
- 8) All road rights-of-way shown on the approved preliminary plan shall be dedicated, by the applicant, to the full width mandated by the Clarksburg Master Plan unless otherwise designated on the preliminary plan
- 9) All road right-of ways shown on the approved preliminary plan shall be constructed, by the applicant, to the full width mandated by the Clarksburg Master Plan, and to the design standards imposed by all applicable road codes or as approved by MCDPWT
- 10) Abandonment of unused portion of Skylark Road to be approved, by appropriate agency, subsequent to construction and release of relocated Skylark Road to Montgomery County
- 11) Record plat to show delineation of a Category I conservation easement over the area of stream valley buffer and forest conservation

- 12) Record plat to provide for dedication of local road network as outlined in conditions #1, #6 and #7 above and depicted on the approved preliminary plan
- 13) Record plat to reflect common ingress/egress easements over all shared access locations
- 14) Record plat to reflect note limiting uses of dedicated school site to school construction or park use only
- 15) Prior to record plat, dedication to M-NCPPC, the following areas as outlined in January 31, 2002 Park Planning and Resource Analysis Unit memo:
 - Area identified as "Park 6" as shown on plan, to be an area with a minimum 600 ft. width with adequate area outside of stream buffer to accommodate the needed Greenway trails
 - Land north of relocated Skylark Road and Street P3-A adjacent to Ovid Hazen Wells. Not to include stormwater ponds of swimming pool facility areas.
 - Areas identified "Park 1" and "Park 9" and "Park 12" as shown on plan
- 16) Construction of two (2) full size baseball fields, one (1) full size basketball court, one (1) multi-age playground and an adequately sized parking lot by applicant within "park 12". Facilities to be constructed to park standards and layout to be coordinated with M-NCPPC staff at Site Plan. It is noted that this park is part of a pending application for the Clarksburg/Skylark Development District
- 17) Dedication of the proposed Middle School site west of Ridge Rd. (MD 27) to Montgomery County Public Schools
- 18) The school site will be graded, surfaced with topsoil, fine graded to a maximum of +/- 6" over 100', and seeded as appropriate in accordance with Montgomery County Public School standards
- 19) Phasing of dedication of the school site and park sites shall be incorporated as part of the phasing schedule included with Site Plan approval
- 20) Applicant to construct eight (8) foot wide master plan paved, mixed use trail within the Clarksburg Greenway as approved by the Site Plan
- 21) Final approval of the number and location of buildings, including location of multi-family dwelling units and design of commercial center to be determined at Site Plan
- 22) Final alignment, design and landscaping of trails, greenway trails and entrance features to be determined at Site Plan
- 23) A landscape and lighting plan must be submitted as part of the site plan application for review and approval by technical staff
- 24) Final number of MPDU's to be determined at the time of site plan dependent on Condition # 20 above
- 25) Waiver of over length cul-de-sac and appropriate sidewalk waivers to be reviewed and approved at Site Plan
- 26) This preliminary plan will remain valid until February 7, 2014 and shall be phased for recordation of lots as follows:
 1. Phase One: 350 lots by February 7, 2005
 2. Phase Two: 700 lots by February 7, 2008
 3. Phase Three: 1050 lots by February 7, 2011
 4. Phase Four: All remaining lots by February 7, 2014

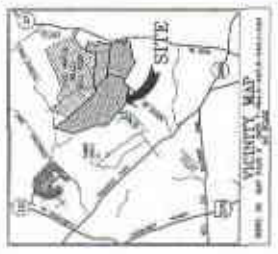
Prior to the expiration period, the final record plat for all remaining lots within each phase must be recorded, or a request for an extension must be filed
- 27) Other necessary easements

Site Plan & RCP #2020422A
 Prelim. Plan #1-02033A
 HR-FSD #4-02076

AMENDED SITE DEVELOPMENT PLAN - PHASES 3, 4, AND 5 - RESOLUTION
 GREENWAY VILLAGE AT CLARKSBURG
 CLARKSBURG (2nd) ELLTON DISTRICT
 MONTGOMERY COUNTY, MARYLAND



CP1
 ARCHITECTS
 Charles F. Johnson & Associates, Inc.
 10000 Greenway Village Blvd., Suite 100
 Clarksville, MD 21029
 Tel: 410-326-1200
 Fax: 410-326-1201
 www.cfp1.com



10006
 David J. Kelly
 PROFESSIONAL ENGINEER
 STATE OF MARYLAND
 LICENSE NO. 10006

This is a true and correct copy of the original as submitted to the Department of Planning and Zoning.

This is a true and correct copy of the original as submitted to the Department of Planning and Zoning.

The proposed development is consistent with the Comprehensive Zoning Ordinance, Article 21, Chapter 21-101, which requires that all new developments be designed to be aesthetically pleasing and compatible with the surrounding area. The proposed development is designed to meet these requirements and is therefore in compliance with the Ordinance.

Item	Description	Quantity
1	Asphalt Paved Area	10,000 sq. ft.
2	Concrete Paved Area	5,000 sq. ft.
3	Grass Area	20,000 sq. ft.
4	Other	0 sq. ft.
Total	Paved Area	15,000 sq. ft.

The proposed development is consistent with the Comprehensive Zoning Ordinance, Article 21, Chapter 21-101, which requires that all new developments be designed to be aesthetically pleasing and compatible with the surrounding area. The proposed development is designed to meet these requirements and is therefore in compliance with the Ordinance.

The proposed development is consistent with the Comprehensive Zoning Ordinance, Article 21, Chapter 21-101, which requires that all new developments be designed to be aesthetically pleasing and compatible with the surrounding area. The proposed development is designed to meet these requirements and is therefore in compliance with the Ordinance.

The proposed development is consistent with the Comprehensive Zoning Ordinance, Article 21, Chapter 21-101, which requires that all new developments be designed to be aesthetically pleasing and compatible with the surrounding area. The proposed development is designed to meet these requirements and is therefore in compliance with the Ordinance.

The proposed development is consistent with the Comprehensive Zoning Ordinance, Article 21, Chapter 21-101, which requires that all new developments be designed to be aesthetically pleasing and compatible with the surrounding area. The proposed development is designed to meet these requirements and is therefore in compliance with the Ordinance.

The proposed development is consistent with the Comprehensive Zoning Ordinance, Article 21, Chapter 21-101, which requires that all new developments be designed to be aesthetically pleasing and compatible with the surrounding area. The proposed development is designed to meet these requirements and is therefore in compliance with the Ordinance.

The proposed development is consistent with the Comprehensive Zoning Ordinance, Article 21, Chapter 21-101, which requires that all new developments be designed to be aesthetically pleasing and compatible with the surrounding area. The proposed development is designed to meet these requirements and is therefore in compliance with the Ordinance.

The proposed development is consistent with the Comprehensive Zoning Ordinance, Article 21, Chapter 21-101, which requires that all new developments be designed to be aesthetically pleasing and compatible with the surrounding area. The proposed development is designed to meet these requirements and is therefore in compliance with the Ordinance.

The proposed development is consistent with the Comprehensive Zoning Ordinance, Article 21, Chapter 21-101, which requires that all new developments be designed to be aesthetically pleasing and compatible with the surrounding area. The proposed development is designed to meet these requirements and is therefore in compliance with the Ordinance.

Item	Description	Quantity
1	Asphalt Paved Area	10,000 sq. ft.
2	Concrete Paved Area	5,000 sq. ft.
3	Grass Area	20,000 sq. ft.
4	Other	0 sq. ft.
Total	Paved Area	15,000 sq. ft.

The proposed development is consistent with the Comprehensive Zoning Ordinance, Article 21, Chapter 21-101, which requires that all new developments be designed to be aesthetically pleasing and compatible with the surrounding area. The proposed development is designed to meet these requirements and is therefore in compliance with the Ordinance.

The proposed development is consistent with the Comprehensive Zoning Ordinance, Article 21, Chapter 21-101, which requires that all new developments be designed to be aesthetically pleasing and compatible with the surrounding area. The proposed development is designed to meet these requirements and is therefore in compliance with the Ordinance.

The proposed development is consistent with the Comprehensive Zoning Ordinance, Article 21, Chapter 21-101, which requires that all new developments be designed to be aesthetically pleasing and compatible with the surrounding area. The proposed development is designed to meet these requirements and is therefore in compliance with the Ordinance.

The proposed development is consistent with the Comprehensive Zoning Ordinance, Article 21, Chapter 21-101, which requires that all new developments be designed to be aesthetically pleasing and compatible with the surrounding area. The proposed development is designed to meet these requirements and is therefore in compliance with the Ordinance.

The proposed development is consistent with the Comprehensive Zoning Ordinance, Article 21, Chapter 21-101, which requires that all new developments be designed to be aesthetically pleasing and compatible with the surrounding area. The proposed development is designed to meet these requirements and is therefore in compliance with the Ordinance.

The proposed development is consistent with the Comprehensive Zoning Ordinance, Article 21, Chapter 21-101, which requires that all new developments be designed to be aesthetically pleasing and compatible with the surrounding area. The proposed development is designed to meet these requirements and is therefore in compliance with the Ordinance.

DATE	11/11/08
PROJECT	GREENWAY VILLAGE AT CLANESBURG
CLIENT	GREENWAY DEVELOPMENT, LLC
SCALE	AS SHOWN
DRAWN BY	J. GARDNER
CHECKED BY	J. GARDNER
APPROVED BY	J. GARDNER

Site Plan & FCP #2004022A
 Prelim. Plan #1-02033A
 HB-750 #4-02076

APPROVED BY: J. GARDNER
 GREENWAY VILLAGE AT CLANESBURG
 CLANESBURG (CSD) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

CPJ
 CLARK & JENNIFER S. ASSOCIATES, INC.
 ARCHITECTS



APPROVED BY: J. GARDNER
 DATE: 11/11/08

DESIGNED BY: J. GARDNER
 DRAWN BY: J. GARDNER
 CHECKED BY: J. GARDNER
 APPROVED BY: J. GARDNER

- 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
- 2. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 3. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 4. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 5. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 6. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 7. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 8. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 9. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 10. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 11. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 12. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 13. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 14. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 15. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 16. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 17. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 18. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 19. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 20. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 21. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 22. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 23. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 24. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 25. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 26. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 27. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 28. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 29. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 30. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 31. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 32. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 33. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 34. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 35. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 36. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 37. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 38. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 39. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 40. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 41. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 42. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 43. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 44. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 45. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 46. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 47. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 48. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 49. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 50. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 51. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 52. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 53. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 54. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 55. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 56. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 57. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 58. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 59. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 60. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 61. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 62. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 63. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 64. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 65. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 66. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 67. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 68. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 69. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 70. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 71. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 72. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 73. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 74. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 75. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 76. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 77. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 78. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 79. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 80. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 81. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 82. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 83. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 84. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 85. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 86. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 87. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 88. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 89. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 90. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 91. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 92. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 93. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 94. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 95. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 96. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 97. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 98. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 99. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
- 100. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.



This plan shall not be used as a legal document for representation of property boundaries, lot areas, distances, or other information. The vertical information, plan information, and other information shall be used for informational purposes only.

DATE	11/11/11
SCALE	AS SHOWN
PROJECT	GREENWAY VILLAGE AT CLARKSBURG
CLIENT	CLARKSBURG AND DISTRICT OFFICE
DESIGNER	CPJ ASSOCIATES
APPROVED	
DATE	

Site Plan # ECP #2004022A
 Planning Plan # 1-02055A
 H&E-FSD #4-02075

MIXED SITE DEVELOPMENT PLAN - PHASE 1A AND
 GREENWAY VILLAGE AT CLARKSBURG
 CLARKE COUNTY, MARYLAND

CPJ ASSOCIATES
 Charles F. Johnson & Associates, Inc.
 10000 Greenway Village at Clarksburg
 Clarksburg, MD 21713
 301-271-1111
 www.cpjassociates.com



This plan shall not be used as a legal document for representation of boundary, dimensions, location, bearings and distances. For boundary, dimensions, bearings and distances refer to applicable recorded plats.

PROJECT SURVEY
 BY: *Scott J. Carberry*
 DATE: 11/11/11
 SCALE: AS SHOWN
 APPROVED: *Scott J. Carberry*
 REGISTERED PROFESSIONAL SURVEYOR
 NO. 123456789
 STATE OF MARYLAND

LEGEND

PROPERTY BOUNDARY	AS SHOWN
EXISTING ROAD	AS SHOWN
PROPOSED ROAD	AS SHOWN
EXISTING LOT	AS SHOWN
PROPOSED LOT	AS SHOWN
EXISTING UTILITY	AS SHOWN
PROPOSED UTILITY	AS SHOWN
EXISTING DISTURBANCE	AS SHOWN
PROPOSED DISTURBANCE	AS SHOWN



LIMIT OF PLAN

DATE: 11/11/11
 SCALE: AS SHOWN
 PROJECT: GREENWAY VILLAGE AT CLARKSBURG
 CLIENT: CLARKSBURG AND DISTRICT OFFICE
 DESIGNER: CPJ ASSOCIATES
 APPROVED: *Scott J. Carberry*
 REGISTERED PROFESSIONAL SURVEYOR
 NO. 123456789
 STATE OF MARYLAND
 KEY MAP # 22



GREENWAY VILLAGE AT CLARKSBURG
 CLARKSBURG AND ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

MSH P100 A ZONING #23004022A
 Project: P100 #1-02055A
 ME-FSD #1-02075

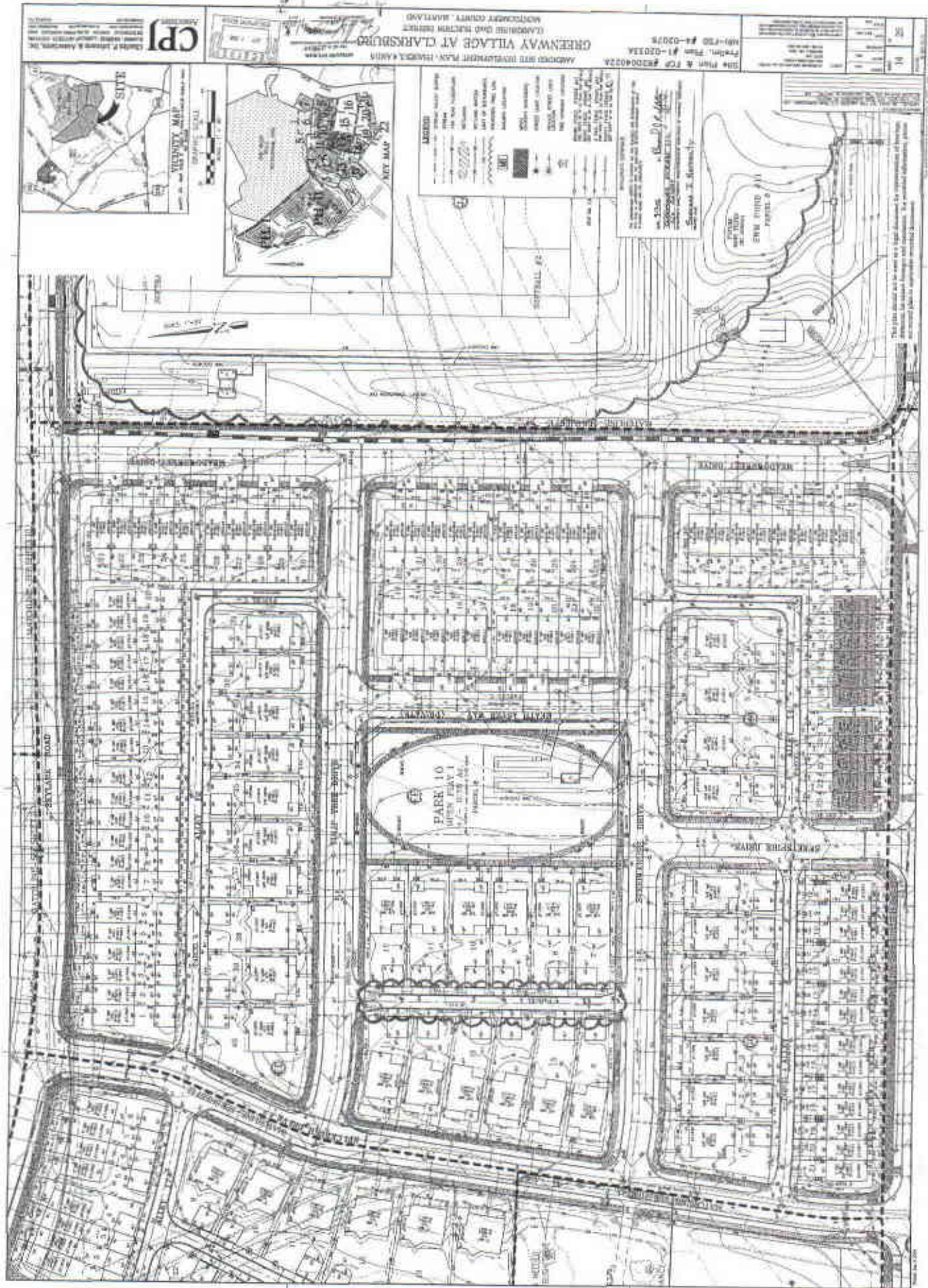
NO.	DATE	DESCRIPTION
1	10/15/01	PRELIMINARY
2	11/15/01	REVISED
3	12/15/01	REVISED
4	01/15/02	REVISED
5	02/15/02	REVISED
6	03/15/02	REVISED
7	04/15/02	REVISED
8	05/15/02	REVISED
9	06/15/02	REVISED
10	07/15/02	REVISED
11	08/15/02	REVISED
12	09/15/02	REVISED
13	10/15/02	REVISED
14	11/15/02	REVISED
15	12/15/02	REVISED
16	01/15/03	REVISED
17	02/15/03	REVISED
18	03/15/03	REVISED
19	04/15/03	REVISED
20	05/15/03	REVISED
21	06/15/03	REVISED
22	07/15/03	REVISED
23	08/15/03	REVISED
24	09/15/03	REVISED
25	10/15/03	REVISED
26	11/15/03	REVISED
27	12/15/03	REVISED
28	01/15/04	REVISED
29	02/15/04	REVISED
30	03/15/04	REVISED
31	04/15/04	REVISED
32	05/15/04	REVISED
33	06/15/04	REVISED
34	07/15/04	REVISED
35	08/15/04	REVISED
36	09/15/04	REVISED
37	10/15/04	REVISED
38	11/15/04	REVISED
39	12/15/04	REVISED
40	01/15/05	REVISED
41	02/15/05	REVISED
42	03/15/05	REVISED
43	04/15/05	REVISED
44	05/15/05	REVISED
45	06/15/05	REVISED
46	07/15/05	REVISED
47	08/15/05	REVISED
48	09/15/05	REVISED
49	10/15/05	REVISED
50	11/15/05	REVISED
51	12/15/05	REVISED
52	01/15/06	REVISED
53	02/15/06	REVISED
54	03/15/06	REVISED
55	04/15/06	REVISED
56	05/15/06	REVISED
57	06/15/06	REVISED
58	07/15/06	REVISED
59	08/15/06	REVISED
60	09/15/06	REVISED
61	10/15/06	REVISED
62	11/15/06	REVISED
63	12/15/06	REVISED
64	01/15/07	REVISED
65	02/15/07	REVISED
66	03/15/07	REVISED
67	04/15/07	REVISED
68	05/15/07	REVISED
69	06/15/07	REVISED
70	07/15/07	REVISED
71	08/15/07	REVISED
72	09/15/07	REVISED
73	10/15/07	REVISED
74	11/15/07	REVISED
75	12/15/07	REVISED
76	01/15/08	REVISED
77	02/15/08	REVISED
78	03/15/08	REVISED
79	04/15/08	REVISED
80	05/15/08	REVISED
81	06/15/08	REVISED
82	07/15/08	REVISED
83	08/15/08	REVISED
84	09/15/08	REVISED
85	10/15/08	REVISED
86	11/15/08	REVISED
87	12/15/08	REVISED
88	01/15/09	REVISED
89	02/15/09	REVISED
90	03/15/09	REVISED
91	04/15/09	REVISED
92	05/15/09	REVISED
93	06/15/09	REVISED
94	07/15/09	REVISED
95	08/15/09	REVISED
96	09/15/09	REVISED
97	10/15/09	REVISED
98	11/15/09	REVISED
99	12/15/09	REVISED
100	01/15/10	REVISED
101	02/15/10	REVISED
102	03/15/10	REVISED
103	04/15/10	REVISED
104	05/15/10	REVISED
105	06/15/10	REVISED
106	07/15/10	REVISED
107	08/15/10	REVISED
108	09/15/10	REVISED
109	10/15/10	REVISED
110	11/15/10	REVISED
111	12/15/10	REVISED
112	01/15/11	REVISED
113	02/15/11	REVISED
114	03/15/11	REVISED
115	04/15/11	REVISED
116	05/15/11	REVISED
117	06/15/11	REVISED
118	07/15/11	REVISED
119	08/15/11	REVISED
120	09/15/11	REVISED
121	10/15/11	REVISED
122	11/15/11	REVISED
123	12/15/11	REVISED
124	01/15/12	REVISED
125	02/15/12	REVISED
126	03/15/12	REVISED
127	04/15/12	REVISED
128	05/15/12	REVISED
129	06/15/12	REVISED
130	07/15/12	REVISED
131	08/15/12	REVISED
132	09/15/12	REVISED
133	10/15/12	REVISED
134	11/15/12	REVISED
135	12/15/12	REVISED
136	01/15/13	REVISED
137	02/15/13	REVISED
138	03/15/13	REVISED
139	04/15/13	REVISED
140	05/15/13	REVISED
141	06/15/13	REVISED
142	07/15/13	REVISED
143	08/15/13	REVISED
144	09/15/13	REVISED
145	10/15/13	REVISED
146	11/15/13	REVISED
147	12/15/13	REVISED
148	01/15/14	REVISED
149	02/15/14	REVISED
150	03/15/14	REVISED
151	04/15/14	REVISED
152	05/15/14	REVISED
153	06/15/14	REVISED
154	07/15/14	REVISED
155	08/15/14	REVISED
156	09/15/14	REVISED
157	10/15/14	REVISED
158	11/15/14	REVISED
159	12/15/14	REVISED
160	01/15/15	REVISED
161	02/15/15	REVISED
162	03/15/15	REVISED
163	04/15/15	REVISED
164	05/15/15	REVISED
165	06/15/15	REVISED
166	07/15/15	REVISED
167	08/15/15	REVISED
168	09/15/15	REVISED
169	10/15/15	REVISED
170	11/15/15	REVISED
171	12/15/15	REVISED
172	01/15/16	REVISED
173	02/15/16	REVISED
174	03/15/16	REVISED
175	04/15/16	REVISED
176	05/15/16	REVISED
177	06/15/16	REVISED
178	07/15/16	REVISED
179	08/15/16	REVISED
180	09/15/16	REVISED
181	10/15/16	REVISED
182	11/15/16	REVISED
183	12/15/16	REVISED
184	01/15/17	REVISED
185	02/15/17	REVISED
186	03/15/17	REVISED
187	04/15/17	REVISED
188	05/15/17	REVISED
189	06/15/17	REVISED
190	07/15/17	REVISED
191	08/15/17	REVISED
192	09/15/17	REVISED
193	10/15/17	REVISED
194	11/15/17	REVISED
195	12/15/17	REVISED
196	01/15/18	REVISED
197	02/15/18	REVISED
198	03/15/18	REVISED
199	04/15/18	REVISED
200	05/15/18	REVISED
201	06/15/18	REVISED
202	07/15/18	REVISED
203	08/15/18	REVISED
204	09/15/18	REVISED
205	10/15/18	REVISED
206	11/15/18	REVISED
207	12/15/18	REVISED
208	01/15/19	REVISED
209	02/15/19	REVISED
210	03/15/19	REVISED
211	04/15/19	REVISED
212	05/15/19	REVISED
213	06/15/19	REVISED
214	07/15/19	REVISED
215	08/15/19	REVISED
216	09/15/19	REVISED
217	10/15/19	REVISED
218	11/15/19	REVISED
219	12/15/19	REVISED
220	01/15/20	REVISED
221	02/15/20	REVISED
222	03/15/20	REVISED
223	04/15/20	REVISED
224	05/15/20	REVISED
225	06/15/20	REVISED
226	07/15/20	REVISED
227	08/15/20	REVISED
228	09/15/20	REVISED
229	10/15/20	REVISED
230	11/15/20	REVISED
231	12/15/20	REVISED
232	01/15/21	REVISED
233	02/15/21	REVISED
234	03/15/21	REVISED
235	04/15/21	REVISED
236	05/15/21	REVISED
237	06/15/21	REVISED
238	07/15/21	REVISED
239	08/15/21	REVISED
240	09/15/21	REVISED
241	10/15/21	REVISED
242	11/15/21	REVISED
243	12/15/21	REVISED
244	01/15/22	REVISED
245	02/15/22	REVISED
246	03/15/22	REVISED
247	04/15/22	REVISED
248	05/15/22	REVISED
249	06/15/22	REVISED
250	07/15/22	REVISED
251	08/15/22	REVISED
252	09/15/22	REVISED
253	10/15/22	REVISED
254	11/15/22	REVISED
255	12/15/22	REVISED
256	01/15/23	REVISED
257	02/15/23	REVISED
258	03/15/23	REVISED
259	04/15/23	REVISED
260	05/15/23	REVISED
261	06/15/23	REVISED
262	07/15/23	REVISED
263	08/15/23	REVISED
264	09/15/23	REVISED
265	10/15/23	REVISED
266	11/15/23	REVISED
267	12/15/23	REVISED
268	01/15/24	REVISED
269	02/15/24	REVISED
270	03/15/24	REVISED
271	04/15/24	REVISED
272	05/15/24	REVISED
273	06/15/24	REVISED
274	07/15/24	REVISED
275	08/15/24	REVISED
276	09/15/24	REVISED
277	10/15/24	REVISED
278	11/15/24	REVISED
279	12/15/24	REVISED
280	01/15/25	REVISED
281	02/15/25	REVISED
282	03/15/25	REVISED
283	04/15/25	REVISED
284	05/15/25	REVISED
285	06/15/25	REVISED
286	07/15/25	REVISED
287	08/15/25	REVISED
288	09/15/25	REVISED
289	10/15/25	REVISED
290	11/15/25	REVISED
291	12/15/25	REVISED
292	01/15/26	REVISED
293	02/15/26	REVISED
294	03/15/26	REVISED
295	04/15/26	REVISED
296	05/15/26	REVISED
297	06/15/26	REVISED
298	07/15/26	REVISED
299	08/15/26	REVISED
300	09/15/26	REVISED
301	10/15/26	REVISED
302	11/15/26	REVISED
303	12/15/26	REVISED
304	01/15/27	REVISED
305	02/15/27	REVISED
306	03/15/27	REVISED
307	04/15/27	REVISED
308	05/15/27	REVISED
309	06/15/27	REVISED
310	07/15/27	REVISED
311	08/15/27	REVISED
312	09/15/27	REVISED
313	10/15/27	REVISED
314	11/15/27	REVISED
315	12/15/27	REVISED
316	01/15/28	REVISED
317	02/15/28	REVISED
318		



LEGEND

[Symbol]	EXISTING BUILDINGS
[Symbol]	PROPOSED BUILDINGS
[Symbol]	EXISTING DRIVEWAYS
[Symbol]	PROPOSED DRIVEWAYS
[Symbol]	EXISTING SIDEWALKS
[Symbol]	PROPOSED SIDEWALKS
[Symbol]	EXISTING STREETS
[Symbol]	PROPOSED STREETS
[Symbol]	EXISTING UTILITIES
[Symbol]	PROPOSED UTILITIES
[Symbol]	EXISTING LANDSCAPE
[Symbol]	PROPOSED LANDSCAPE
[Symbol]	EXISTING TREES
[Symbol]	PROPOSED TREES
[Symbol]	EXISTING FENCES
[Symbol]	PROPOSED FENCES
[Symbol]	EXISTING WALLS
[Symbol]	PROPOSED WALLS
[Symbol]	EXISTING CURBS
[Symbol]	PROPOSED CURBS
[Symbol]	EXISTING DRIVEWAYS
[Symbol]	PROPOSED DRIVEWAYS
[Symbol]	EXISTING SIDEWALKS
[Symbol]	PROPOSED SIDEWALKS
[Symbol]	EXISTING STREETS
[Symbol]	PROPOSED STREETS
[Symbol]	EXISTING UTILITIES
[Symbol]	PROPOSED UTILITIES
[Symbol]	EXISTING LANDSCAPE
[Symbol]	PROPOSED LANDSCAPE
[Symbol]	EXISTING TREES
[Symbol]	PROPOSED TREES
[Symbol]	EXISTING FENCES
[Symbol]	PROPOSED FENCES
[Symbol]	EXISTING WALLS
[Symbol]	PROPOSED WALLS
[Symbol]	EXISTING CURBS
[Symbol]	PROPOSED CURBS





NO.	DESCRIPTION	DATE
1	PRELIMINARY	11/15/06
2	REVISION	12/15/06
3	REVISION	1/15/07
4	REVISION	2/15/07
5	REVISION	3/15/07
6	REVISION	4/15/07
7	REVISION	5/15/07
8	REVISION	6/15/07
9	REVISION	7/15/07
10	REVISION	8/15/07
11	REVISION	9/15/07
12	REVISION	10/15/07
13	REVISION	11/15/07
14	REVISION	12/15/07
15	REVISION	1/15/08
16	REVISION	2/15/08
17	REVISION	3/15/08
18	REVISION	4/15/08
19	REVISION	5/15/08
20	REVISION	6/15/08
21	REVISION	7/15/08
22	REVISION	8/15/08
23	REVISION	9/15/08
24	REVISION	10/15/08
25	REVISION	11/15/08
26	REVISION	12/15/08
27	REVISION	1/15/09
28	REVISION	2/15/09
29	REVISION	3/15/09
30	REVISION	4/15/09
31	REVISION	5/15/09
32	REVISION	6/15/09
33	REVISION	7/15/09
34	REVISION	8/15/09
35	REVISION	9/15/09
36	REVISION	10/15/09
37	REVISION	11/15/09
38	REVISION	12/15/09
39	REVISION	1/15/10
40	REVISION	2/15/10
41	REVISION	3/15/10
42	REVISION	4/15/10
43	REVISION	5/15/10
44	REVISION	6/15/10
45	REVISION	7/15/10
46	REVISION	8/15/10
47	REVISION	9/15/10
48	REVISION	10/15/10
49	REVISION	11/15/10
50	REVISION	12/15/10

SITE PLAN & CP #20040224
 Project: Form #1-2021A
 MS-210 #4-0207B
 11/15/06

15' 0" x 10' 0" Scale
 1:1000
 1" = 100'

GREENWAY VILLAGE AT CLARKSBURG
 ARCHON III DEVELOPMENT PLAN, PHASE 3, PART 1
 (LANDING AND SECTION THREE)
 MONROE COUNTY, MARYLAND

CP# 20040224
 11/15/06

GREENWAY VILLAGE AT CLARKSBURG
 ARCHON III DEVELOPMENT PLAN, PHASE 3, PART 1
 (LANDING AND SECTION THREE)
 MONROE COUNTY, MARYLAND

GREENWAY VILLAGE AT CLARKSBURG
 ARCHON III DEVELOPMENT PLAN, PHASE 3, PART 1
 (LANDING AND SECTION THREE)
 MONROE COUNTY, MARYLAND

LEGEND
 1. 15' WIDE SIDEWALK
 2. 10' WIDE SIDEWALK
 3. 6' WIDE SIDEWALK
 4. 4' WIDE SIDEWALK
 5. 3' WIDE SIDEWALK
 6. 2' WIDE SIDEWALK
 7. 1' WIDE SIDEWALK
 8. 0.5' WIDE SIDEWALK
 9. 0.25' WIDE SIDEWALK
 10. 0.125' WIDE SIDEWALK
 11. 0.0625' WIDE SIDEWALK
 12. 0.03125' WIDE SIDEWALK
 13. 0.015625' WIDE SIDEWALK
 14. 0.0078125' WIDE SIDEWALK
 15. 0.00390625' WIDE SIDEWALK
 16. 0.001953125' WIDE SIDEWALK
 17. 0.0009765625' WIDE SIDEWALK
 18. 0.00048828125' WIDE SIDEWALK
 19. 0.000244140625' WIDE SIDEWALK
 20. 0.0001220703125' WIDE SIDEWALK
 21. 0.00006103515625' WIDE SIDEWALK
 22. 0.000030517578125' WIDE SIDEWALK
 23. 0.0000152587890625' WIDE SIDEWALK
 24. 0.00000762939453125' WIDE SIDEWALK
 25. 0.000003814697265625' WIDE SIDEWALK
 26. 0.0000019073486328125' WIDE SIDEWALK
 27. 0.00000095367431640625' WIDE SIDEWALK
 28. 0.000000476837158203125' WIDE SIDEWALK
 29. 0.0000002384185791015625' WIDE SIDEWALK
 30. 0.00000011920928955078125' WIDE SIDEWALK
 31. 0.0000005960464477515625' WIDE SIDEWALK
 32. 0.00000029802322387578125' WIDE SIDEWALK
 33. 0.000000149011611937890625' WIDE SIDEWALK
 34. 0.0000000745058059689453125' WIDE SIDEWALK
 35. 0.00000003725290298447265625' WIDE SIDEWALK
 36. 0.000000018626451492236328125' WIDE SIDEWALK
 37. 0.0000000093132257461181640625' WIDE SIDEWALK
 38. 0.00000000465661287305908203125' WIDE SIDEWALK
 39. 0.000000002328306436529541015625' WIDE SIDEWALK
 40. 0.0000000011641532182647705078125' WIDE SIDEWALK
 41. 0.00000000582076609132238525390625' WIDE SIDEWALK
 42. 0.000000002910383045661192626953125' WIDE SIDEWALK
 43. 0.0000000014551915228305963134765625' WIDE SIDEWALK
 44. 0.00000000072759576141529815673828125' WIDE SIDEWALK
 45. 0.000000000363797880707649078369140625' WIDE SIDEWALK
 46. 0.0000000001818989403538245391845703125' WIDE SIDEWALK
 47. 0.00000000009094947017691226959228515625' WIDE SIDEWALK
 48. 0.000000000045474735088456134796142578125' WIDE SIDEWALK
 49. 0.0000000000227373675442280673980712890625' WIDE SIDEWALK
 50. 0.00000000001136868377211403369903564453125' WIDE SIDEWALK
 51. 0.000000000005684341886057016849517822265625' WIDE SIDEWALK
 52. 0.0000000000028421709430285084247589111328125' WIDE SIDEWALK
 53. 0.00000000000142108547151425421237945556640625' WIDE SIDEWALK
 54. 0.000000000000710542735757127106189727783203125' WIDE SIDEWALK
 55. 0.0000000000003552713678785635530948638916015625' WIDE SIDEWALK
 56. 0.000000000000177635683939281776547431945828125' WIDE SIDEWALK
 57. 0.0000000000000888178419696408882737159729140625' WIDE SIDEWALK
 58. 0.00000000000004440892098482044413685798645828125' WIDE SIDEWALK
 59. 0.0000000000000222044604924102220684289932265625' WIDE SIDEWALK
 60. 0.00000000000001110223024620511103421449661328125' WIDE SIDEWALK
 61. 0.000000000000005551115123102555517107248306640625' WIDE SIDEWALK
 62. 0.000000000000002775557561551277755353622419203125' WIDE SIDEWALK
 63. 0.00000000000000138777878077563887767681121015625' WIDE SIDEWALK
 64. 0.0000000000000006938893903878194388384055555628125' WIDE SIDEWALK
 65. 0.00000000000000034694469519390971941920277778140625' WIDE SIDEWALK
 66. 0.000000000000000173472347596954859709601388916015625' WIDE SIDEWALK
 67. 0.00000000000000008673617379847742985480069445828125' WIDE SIDEWALK
 68. 0.0000000000000000433680868992387149274003472265625' WIDE SIDEWALK
 69. 0.00000000000000002168404344961935746370017361328125' WIDE SIDEWALK
 70. 0.000000000000000010842021724809678731850086806640625' WIDE SIDEWALK
 71. 0.00000000000000000542101086240483936592504334328125' WIDE SIDEWALK
 72. 0.000000000000000002710505431202419682962521667140625' WIDE SIDEWALK
 73. 0.000000000000000001355252715601209841481260833695828125' WIDE SIDEWALK
 74. 0.0000000000000000006776263578006049207406304167140625' WIDE SIDEWALK
 75. 0.00000000000000000033881317890030246037031520835695828125' WIDE SIDEWALK
 76. 0.000000000000000000169406589450151230185157604178479140625' WIDE SIDEWALK
 77. 0.0000000000000000000847032947250756150925788020892395828125' WIDE SIDEWALK
 78. 0.0000000000000000000423516473625378075462894010446195828125' WIDE SIDEWALK
 79. 0.0000000000000000000211758236812689037731447005223095828125' WIDE SIDEWALK
 80. 0.00000000000000000001058791184063445188657235026115479140625' WIDE SIDEWALK
 81. 0.000000000000000000005293955920317225943286175130577395828125' WIDE SIDEWALK
 82. 0.000000000000000000002646977960158612971643087565288695828125' WIDE SIDEWALK
 83. 0.0000000000000000000013234889800793064858221543776443479140625' WIDE SIDEWALK
 84. 0.00000000000000000000066174449003965324291107218882217395828125' WIDE SIDEWALK
 85. 0.00000000000000000000033087224501982662145553609441108695828125' WIDE SIDEWALK
 86. 0.000000000000000000000165436122509913310727778047205543479140625' WIDE SIDEWALK
 87. 0.000000000000000000000082718061254956655363889023602772195828125' WIDE SIDEWALK
 88. 0.000000000000000000000041359030627478327681944511801386095828125' WIDE SIDEWALK
 89. 0.000000000000000000000020679515313739163840972255900693095828125' WIDE SIDEWALK
 90. 0.000000000000000000000010339757656869581920486127750034695828125' WIDE SIDEWALK
 91. 0.0000000000000000000000051698788284347909602430638750173479140625' WIDE SIDEWALK
 92. 0.000000000000000000000002584939414217395480121531875008695828125' WIDE SIDEWALK
 93. 0.00000000000000000000000129246970710869794006076593750043479140625' WIDE SIDEWALK
 94. 0.0000000000000000000000006462348535543499700303829687500217395828125' WIDE SIDEWALK
 95. 0.000000000000000000000000323117426777174995015019148437500108695828125' WIDE SIDEWALK
 96. 0.0000000000000000000000001615587133885874975075095742187500543479140625' WIDE SIDEWALK
 97. 0.00000000000000000000000008077935669429374875375478710937502717395828125' WIDE SIDEWALK
 98. 0.00000000000000000000000004038967834714687437687739355468751358695828125' WIDE SIDEWALK
 99. 0.000000000000000000000000020194839173573437188438696777343767895828125' WIDE SIDEWALK
 100. 0.0000000000000000000000000100974195867867185942193483886963895828125' WIDE SIDEWALK
 101. 0.000000000000000000000000005048709793393359297109674194437695828125' WIDE SIDEWALK
 102. 0.0000000000000000000000000025243548966966796485548370972187695828125' WIDE SIDEWALK
 103. 0.000000000000000000000000001262177448348339824277718548860937695828125' WIDE SIDEWALK
 104. 0.0000000000000000000000000006310887241741699121138892744304695828125' WIDE SIDEWALK
 105. 0.00000000000000000000000000031554436208708495605694463721523479140625' WIDE SIDEWALK
 106. 0.000000000000000000000000000157772181043542478028472318607617395828125' WIDE SIDEWALK
 107. 0.000000000000000000000000000078886090521771239014236159303808695828125' WIDE SIDEWALK
 108. 0.0000000000000000000000000000394430452608856195071180796519043479140625' WIDE SIDEWALK
 109. 0.00000000000000000000000000001972152263044280975355903982595217395828125' WIDE SIDEWALK
 110. 0.00000000000000000000000000000986076131522140487677951991297617395828125' WIDE SIDEWALK
 111. 0.000000000000000000000000000004930380657610702438389759956488695828125' WIDE SIDEWALK
 112. 0.0000000000000000000000000000024651903288053512191948799782443479140625' WIDE SIDEWALK
 113. 0.00000000000000000000000000000123259516440267560959743998912217395828125' WIDE SIDEWALK
 114. 0.00000000000000000000000000000061629758220133780479871999456117395828125' WIDE SIDEWALK
 115. 0.00000000000000000000000000000030814879110066890239935999728058695828125' WIDE SIDEWALK
 116. 0.000000000000000000000000000000154074395550334451199679998640293479140625' WIDE SIDEWALK
 117. 0.0000000000000000000000000000000770371977751672255998399993201479140625' WIDE SIDEWALK
 118. 0.00000000000000000000000000000003851859888758361279991999966007395828125' WIDE SIDEWALK
 119. 0.00000000000000000000000000000001925929944379180639995999983003695828125' WIDE SIDEWALK
 120. 0.000000000000000000000000000000009629649721895903199979999915018479140625' WIDE SIDEWALK
 121. 0.00000000000000000000000000000000481482486094795159998999995750923479140625' WIDE SIDEWALK
 122. 0.000000000000000000000000000000002407412430473975799994999983004617395828125' WIDE SIDEWALK
 123. 0.0000000000000000000000000000000012037062152369878999972499991502308695828125' WIDE SIDEWALK
 124. 0.00000000000000000000000000000000060185310761849394999862499957511543479140625' WIDE SIDEWALK
 125. 0.0000000000000000000000000000000003009265538092469749997124999287577217395828125' WIDE SIDEWALK
 126. 0.0000000000000000000000000000000001504632769046234874999562499643788695828125' WIDE SIDEWALK
 127. 0.000000000000000000000000000000000075231638452311723749997812499321943479140625' WIDE SIDEWALK
 128. 0.00000000000000000000000000000000003761581922615586187499994062496607395828125' WIDE SIDEWALK
 129. 0.0000000000000000000000000000000000188079096130779309374999970312493308695828125' WIDE SIDEWALK
 130. 0.00000000000000000000000000000000000940395480653896546874999985156246695828125' WIDE SIDEWALK
 131. 0.000000000000000000000000000000000004701977403269482734399999257812333479140625' WIDE SIDEWALK
 132. 0.0000000000000000000000000000000000023509887016347413671999996289061667395828125' WIDE SIDEWALK
 133. 0.000000000000000000000000000000000001175494350817370683599999814453083479140625' WIDE SIDEWALK
 134. 0.0000000000000000000000000000000000005877471754086853417999999072266717395828125' WIDE SIDEWALK
 135. 0.000000000000000000000000000000000000293873587704342670899999953613338695828125' WIDE SIDEWALK
 136. 0.0000000000000000000000000000000000001469367938521713354499999768066693479140625' WIDE SIDEWALK
 137. 0.00000000000000000000000000000000000007346839692608566772249999840333479140625' WIDE SIDEWALK
 138. 0.00000000000000000000000000000000000003673419846304283386124999970166693479140625' WIDE SIDEWALK
 139. 0.000000000000000000000000000000000000018367099231521416930624999850833479140625' WIDE SIDEWALK
 140. 0.0000000000000000000000000000000000000091835496157607084653124999750416693479140625' WIDE SIDEWALK
 141. 0.000000000000000000000000000000000000004591774807880354232656249996252083479140625' WIDE SIDEWALK
 142. 0.0000000000000000000000000000000000000022958874039401771163281249993125416693479140625' WIDE SIDEWALK
 143. 0.000000000000000000000000000000000000001147943701970088558164406249965625416693479140625' WIDE SIDEWALK
 144. 0.00000000000000000000000000000000000000057397185098504427908220312499328125416693479140625' WIDE SIDEWALK
 145. 0.0000000000000000000000000000000000000002869859254925221395411015624996640625416693479140625' WIDE SIDEWALK
 146. 0.000000000000000000000000000000000000000143492962746261069770550781249933203125416693479140625' WIDE SIDEWALK
 147. 0.0071746481373130534885275390624996660625416693479140625' WIDE SIDEWALK
 148. 0.003587324068656526744263769531249933303125416693479140625' WIDE SIDEWALK
 149. 0.001

DATE	17	25
PROJECT	GREENWAY VILLAGE AT CLARKSBURG	
CLIENT	AMERICAN SITE DEVELOPMENT TEAM - THARSH, LANGRISH & ASSOCIATES, INC.	
DESIGNER	CPJ ARCHITECTS	
SCALE	AS SHOWN	
PROJECT NO.	17-25	

Site Plan & FCP #13004222A
 Project, Plan #1-02032A
 H&I-75D #4-02076

AMERICAN SITE DEVELOPMENT TEAM - THARSH, LANGRISH & ASSOCIATES, INC.
 GREENWAY VILLAGE AT CLARKSBURG
 CLARKSBURG DISTRICT, HARRISBURG, MARYLAND
 APPROVED BY THE HARRISBURG CITY COURT, MARYLAND

CPJ ARCHITECTS
 CHARLES F. JOHNSON & ASSOCIATES, INC.
 ARCHITECTS
 1000 W. GREENWAY AVENUE, SUITE 100
 CLARKSBURG, MARYLAND 21713
 PHONE: 410-326-1100
 FAX: 410-326-1101
 WWW.CPJARCHITECTS.COM

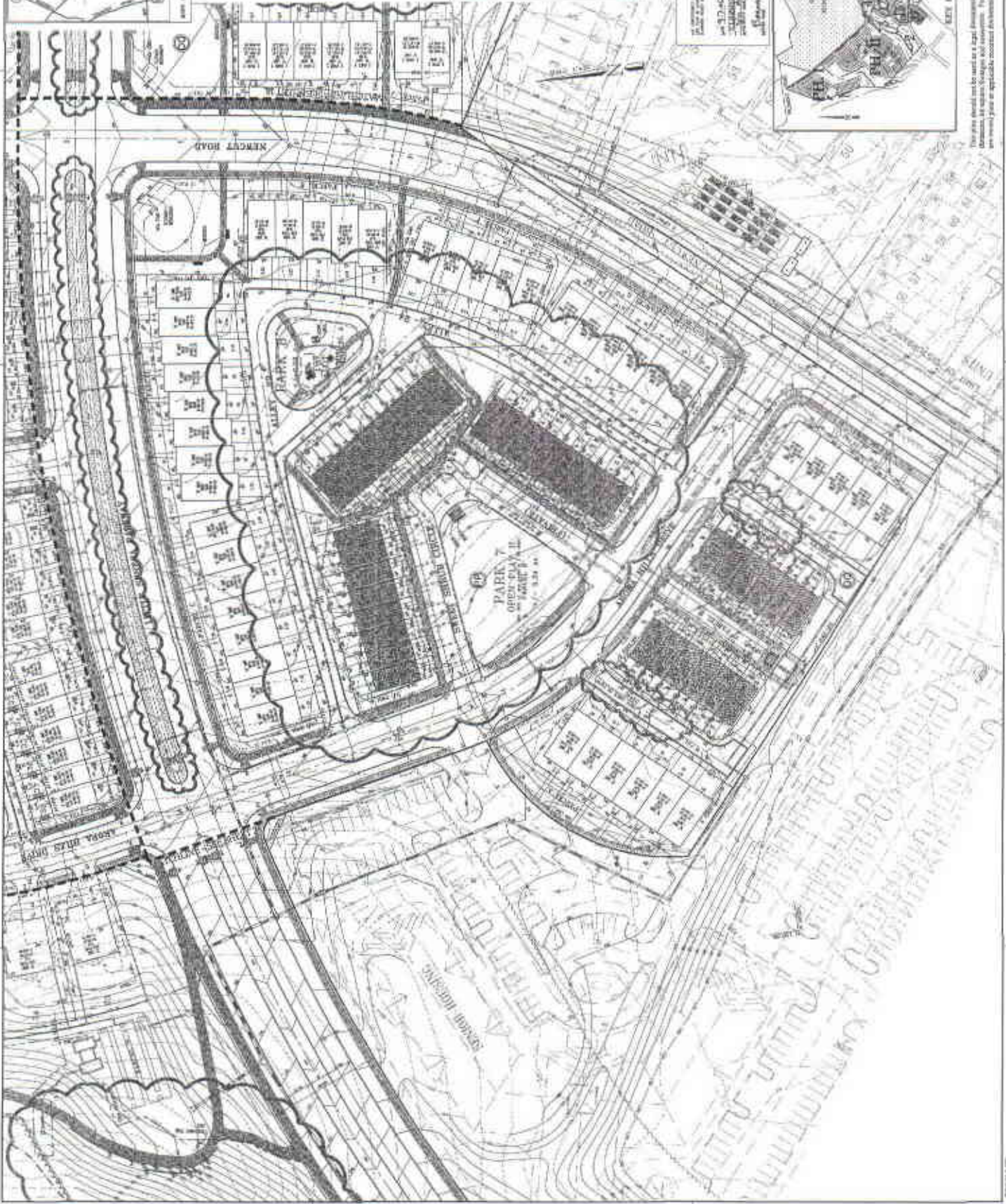


The plan should not be used as a legal instrument for representation of property interests, to create, change, or convey interests. For recording information, please see Maryland or applicable recording documents.

City of Clarksville
 Planning Department
 1000 W. Greenway Avenue, Suite 100
 Clarksville, MD 21713
 Phone: 410-326-1100
 Fax: 410-326-1101
 www.cpjarchitects.com

LEGEND

- Proposed Building Footprints
- Proposed Parking Spaces
- Proposed Driveways
- Proposed Walkways
- Proposed Landscaping
- Proposed Utilities
- Proposed Stormwater Management
- Proposed Access Points
- Proposed Easements
- Proposed Right-of-Way
- Proposed Street Closures
- Proposed Street Widening
- Proposed Street Relocation
- Proposed Street Naming
- Proposed Street Numbering
- Proposed Street Lighting
- Proposed Street Furniture
- Proposed Street Art
- Proposed Street Trees
- Proposed Street Plantings
- Proposed Street Signs
- Proposed Street Markings
- Proposed Street Closures
- Proposed Street Widening
- Proposed Street Relocation
- Proposed Street Naming
- Proposed Street Numbering
- Proposed Street Lighting
- Proposed Street Furniture
- Proposed Street Art
- Proposed Street Trees
- Proposed Street Plantings
- Proposed Street Signs
- Proposed Street Markings



DATE	NO.	BY	REVISION

Site Plan & ECP #2004022A
 Planning Plan #1-02033A
 MM-FSD #4-02078

GREENWAY VILLAGE AT CLARKSBURG
 CLARKSBURG AND ELLICOTT DISTRICTS
 MONTGOMERY COUNTY, MARYLAND



CPJ
 CHARLES F. KIRWAN & ASSOCIATES, INC.
 ARCHITECTS AND ENGINEERS
 1000 WEST WISCONSIN AVENUE, SUITE 200
 WASHINGTON, D.C. 20004
 (202) 638-1000



LEGEND

[Symbol]	Proposed Building Footprints
[Symbol]	Proposed Parking Spaces
[Symbol]	Proposed Driveways
[Symbol]	Proposed Sidewalks
[Symbol]	Proposed Streets
[Symbol]	Proposed Utility Lines
[Symbol]	Proposed Landscaping
[Symbol]	Proposed Stormwater Management
[Symbol]	Proposed Erosion Control
[Symbol]	Proposed Fencing
[Symbol]	Proposed Signage
[Symbol]	Proposed Security
[Symbol]	Proposed Other

Prepared by: **CPJ**
 Checked by: **CPJ**
 Date: **11/11/04**
 Scale: **1" = 100'**
 Project: **GREENWAY VILLAGE AT CLARKSBURG**
 Designer: **CPJ**



This plan was prepared by the architect for the purpose of illustrating the proposed development and is not to be used for any other purpose without the written consent of the architect.

MCPB No. 06-57 AUG 09 2006
Site Plan No. 82004022A
Greenway Village - Phases 3, 4, 5

MONTGOMERY COUNTY PLANNING BOARD

RESOLUTION

WHEREAS, pursuant to Montgomery County Code ("Code") Division 59-D-3, the Montgomery County Planning Board ("Planning Board" or "Board") is required to review site plan applications; and

WHEREAS, pursuant to Code Section 59-D-3.4(b), following a public hearing on the application, the Planning Board must, by resolution, approve, approve with conditions or disapprove a proposed site plan; and

WHEREAS, Code Section 59-D-3.4(b) defines the required contents of a Planning Board resolution regarding a site plan; and

WHEREAS, the Planning Board, in reaching its decision on a site plan, must determine that the site plan meets all the requirements of Code Section 59-D-3.4(c); and

WHEREAS, on July 15, 2005, Clarksburg Skylark, LLC ("Applicant") filed an application for amendment of a site plan for a maximum of 844 dwelling units, of which 118 are Moderately Priced Dwelling Units (MPDUs), including 276 one-family detached dwelling units, 320 townhouse dwelling units, and 248 multi-family dwelling units, on 209.27 gross acres of PD-4-zoned land ("Site Plan") in the vicinity of the intersection of Skylark and Newcut Roads and west of Ridge Road within the Newcut Road Neighborhood of the Clarksburg Master Plan area ("Property" or "Subject Property"); and

WHEREAS, on February 7, 2002, the Planning Board approved Preliminary Plan No. 120020330 (formerly 1-02033) for the proposed development; and

WHEREAS, on October 10, 2002, the Planning Board approved Preliminary Plan No. 12002033A (formerly 1-02033A) as an amendment to Preliminary Plan No. 120020330 for the proposed development; and

WHEREAS, on July 22, 2004, the Planning Board approved Site Plan No. 820040220 (formerly 8-04022) for the proposed development; and

WHEREAS, the Applicant's site plan amendment application was designated Site Plan No. 82004022A, Greenway Village - Phases 3, 4, 5 (the "Amendment"); and

WHEREAS, following review and analysis of the Amendment by Planning Board staff ("Staff") and the staffs of other governmental agencies, on June 8, 2006, Staff presented the Amendment to the Planning Board at a public hearing for its review and action (the "Hearing"); and

WHEREAS, prior to the Hearing, on May 26, 2006, Staff had issued a memorandum to the Board setting forth its analysis and recommendation for approval of the Amendment subject to certain conditions ("Staff Report"); and

WHEREAS, at the Hearing, the Planning Board heard testimony and received evidence submitted for the record ("Record") on the Amendment and approved the Amendment on the motion of Commissioner Robinson, seconded by Commissioner Bryant, with Chairman Berlage and Commissioners Bryant and Robinson voting in favor of the motion, Commissioner Wellington voting against the motion, and Commissioner Perdue being absent.

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 59, the Montgomery County Planning Board APPROVES Site Plan No. 82004022A for a maximum of 844 dwelling units, of which 118 are MPDUs, including 276 one-family detached dwelling units, 320 townhouse dwelling units, and 248 multi-family dwelling units, subject to the following conditions:

1. Preliminary Plan Conformance

The proposed development shall comply with the conditions of approval for Preliminary Plan No. 12002033A for Greenway Village at Clarksburg listed in the Planning Board opinion dated November 7, 2002, and with any subsequent preliminary plan amendments.

2. Fire and Rescue Services

The development shall conform to changes mandated by the Montgomery County Fire and Rescue Service in accordance with the memorandum dated December 30, 2005.

3. Development Program

The Development Program and Site Plan Enforcement Agreement approved for Site Plan No. 820040220 shall be amended by the Applicant and reviewed and approved by Staff prior to approval of the Certified Site Plan. The Applicant shall construct the development in accordance with the amended and approved Development Program and the amended and approved Site Plan Enforcement Agreement.

The amended and approved Development Program must include the following phasing schedule:

- a. Street trees shall be planted as street construction is completed, but no later than six months after completion of units adjacent to that street.
- b. Community-wide pedestrian pathways shall be completed or bonded prior to the issuance of the 676th building permit.
- c. Recreation facilities shall be completed prior to the issuance of the 676th building permit.
- d. Landscaping associated with open spaces and streets shall be completed as construction of adjacent homes is completed.
- e. Pedestrian pathways and seating areas associated with each recreation area shall be completed as construction of adjacent homes is completed.
- f. Right-of-way and other dedications, stormwater management facilities, sediment and erosion control plans, recreation areas, community and other paths, and other features shall be completed as approved.

4. Certified Site Plan

The Applicant shall submit a Certified Site Plan that reflects the conditions of approval contained in this Site Plan No. 82004022A. The Certified Site Plan must include landscape and lighting plans, forest conservation plans, and sediment and erosion control plans. The Certified Site Plan must:

- a. Include the data table approved with Site Plan No. 82004022A, setting out the development standards for the proposed development, including the area under development; the number of dwelling units; the minimum lot areas for each housing type; front, side, and rear yard setbacks; lot coverage; and building heights, which must be delineated in feet.
- b. Include a Height and Setback Exhibit that will be the formal mechanism for determining which units may exceed 35 feet for one-family detached units, 40 feet for townhouses, and 40 feet for 2-over-2 multifamily units. This Exhibit shall also indicate for each unit the point from which height will be measured, as approved by the Planning Board.
- c. Provide the size in square feet for each lot depicted on the Certified Site Plan.
- d. Provide a development program, inspection schedule, and amended Site Plan Enforcement Agreement for approval by M-NCPPC staff.
- e. Show limits of disturbance.
- f. Indicate methods and locations of tree protection.
- g. Include a note stating that M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading.
- h. Ensure that outfalls are located away from tree preservation areas.

5. Environmental Planning

The Applicant shall:

- a. Comply with the conditions of the Final Forest Conservation Plan approved on October 7, 2005. The Applicant must satisfy all conditions of the Final Forest Conservation Plan before recording plats or receiving sediment and erosion control permits from the Montgomery County Department of Permitting Services (DPS).
- b. Comply with the conditions of the Final Water Quality Plan approved concurrently with Site Plan No. 820040220 on July 22, 2004.
- c. Show on all relevant record plats a Category I conservation easement over all stream buffers and forest conservation areas.

- d. Consider first priority for reforestation to be areas within the same watershed as the development and within the Clarksburg Special Protection Area (SPA); second priority to be areas only within the Clarksburg SPA; and third priority to be areas within the same watershed as the development but outside the SPA. If no planting sites are available in a priority location, the Applicant may use the fee-in-lieu option to meet offsite planting requirements.
- e. Begin reforestation of stream buffer areas in the first planting season after DPS issues the first grading permit.
- f. Obtain Planning Board approval of encroachment into stream buffers for stormwater management or sediment control facilities, except for necessary outfalls and temporary sediment control facilities in non-forested stream buffers. If later review of facility design shows that a facility is improperly sized and must be enlarged to accommodate proposed drainage areas, the Applicant must find the needed additional space outside of stream buffers, even if facilities must be reconfigured and developable areas lost as a result.
- g. Prepare and submit a complete noise analysis that identifies the 60 dbA and 65 dbA Ldn noise contours and indicates the method necessary to attenuate exterior noise levels to 60 dbA for the usable portion of residential lots.
- h. Certify, using an engineering firm experienced in acoustical analysis, that the building shell for residential units that will be built inside the unmitigated 60 dbA Ldn noise contour is designed to attenuate projected exterior noise levels to an interior level that does not exceed 45 dbA Ldn. An acoustical engineering firm must certify that any revision meets the aforementioned requirements, and Environmental Planning staff must approve any such revision prior to its implementation.
- i. Conduct an outdoor-to-indoor noise analysis, after completion of residential units and before occupancy, to ensure that the 45 dbA Ldn interior noise level has been achieved for residential units inside the unmitigated 60 dbA Ldn noise contour. The Applicant must submit the results of each analysis to Environmental Planning staff.
- j. Disclose in writing to prospective purchasers of all residential dwelling units inside the unmitigated 60 dbA Ldn noise contour that existing and future highway noise will have an impact on the unit. To meet this requirement, the notification shall be included in at least one of the

following: sales contracts on display in any sales-related office, homeowners association documents, subdivision plans and site plans, or Deeds of Conveyance.

6. Parks

The Applicant shall apply for and receive construction permits from the Parks Department prior to beginning construction of park facilities. The Applicant also shall:

- a. Dedicate to M-NCPPC the areas identified on the Certified Site Plan as Park 6, Park 11, and Park 19. The dedication of Park 6 and Park 11 must not include any stormwater management ponds or facilities. The dedicated areas must be conveyed at the time plats are recorded for project areas including the parks, adjacent roads, and lots. The dedicated property must be conveyed free of trash and unnatural debris. All boundaries must be adequately staked and signed to delineate private property from parkland.
- b. Engineer and construct the master planned eight foot wide, hard surface Greenway Trail from the southern boundary of Park 6, through the parkland along the east side of the tributary to Little Seneca Creek, to the intersection of Skylark Road and Arora Hills Drive. The trail is to cross Skylark Road at this intersection and continue along the alignment of the original Skylark Road and connect with trails in Ovid Hazen Wells Recreational Park. The exact location of the trail alignment and construction specifications must be coordinated with and approved by Planning Department and Parks Department staff in compliance with Special Protection Area guidelines. The trail is to connect at its southern end with the Greenway Trail being constructed in connection with the Clarksburg Village development project.
- c. Engineer and construct an eight foot wide, hard surface trail through Park 6 between Cypress Spring Road and the Greenway Trail, with a connection to Arora Hills Drive. This trail shall include a bridge and boardwalk as determined by Planning Department and Parks Department staff in compliance with Special Protection Area guidelines. This trail must be built to park standards and specifications and must include adequate signage.
- d. Engineer and construct, to park standards and specifications, the following Local Park facilities and amenities in the dedicated Park 19 and adjacent areas now part of Ovid Hazen Wells Recreational Park:

- i. One adult sized baseball field and one adult sized softball field with appropriate fencing, backstops, benches, grading, seeding, and landscaping as determined by Parks Department staff to meet park field standards and specifications. The exact size of the baseball fields will be determined by Parks Department staff.
- ii. One adult sized basketball court, at least 56 feet by 92 feet, with poles, backboards, hoops, nets, court surfacing, and benches, as determined by Parks Department staff to meet park field standards and specifications.
- iii. Two picnic shelters each of sufficient size to accommodate at least four picnic tables. Four picnic tables must be installed in each shelter.
- iv. A centrally located water line with a diameter of at least 1.5 inches and hose/irrigation system connections from said water line to each field. The Applicant shall install a drinking fountain at a central location and coordinate location of the irrigation system connection and the drinking fountain with Parks Department staff.
- v. Raised grass berms at locations to be determined by Parks Department staff.
- vi. A multi-age play area, with equipment, multi-height pergola, structures, and seating to be determined by Parks Department staff.
- vii. A centrally located linear grass mall or green boulevard with paved walkways on both sides, seating, decorative stamped or colored concrete paving areas, bollards and/or stone piers, and a central feature or features, such as a pavilion, kiosk or other visual focus. The choice and details of structures and features shall be determined by Parks Department staff in compliance with Special Protection Area guidelines.
- viii. A curved parking lot with tree islands interspersed throughout and with curbs and wheel stops of types to be determined by Parks Department staff.
- ix. Concrete pads for portable toilets at locations and in sizes to be determined by Parks Department staff.

- x. Landscaping, benches, seating areas, curbs, bollards, bike racks, trails, walls, and fencing throughout the park as determined by Parks Department staff to be necessary to meet park users' needs and create an aesthetically pleasing park experience.
- e. Provide engineering for Local Park site grading, construction and necessary stormwater management facilities. Engineering and design plans for the grading and construction of the Local Park and its facilities must be approved by Parks Department staff. Grading must avoid stream buffers and sensitive resources as deemed necessary by Parks Department staff and comply with Special Protection Area guidelines. Grading must be engineered to avoid slopes greater than 3:1 unless otherwise approved by Parks Department staff.
- f. Begin Local Park construction before work begins on any of the 39 dwelling units located on Arora Hills Drive and Yellowwood Drive and adjacent to the park. All park facilities and amenities must be of a style, design, quality, and location acceptable to Parks Department staff. The Local Park shall be completed prior to receiving the 28th building permit for these 39 dwelling units. The 39 dwelling units are located on the following lots: Block R, Lots 11-14; Block V, Lots 6-9; Block W, Lots 1-14; Block X, Lots 1-14; and Block Z, Lots 1-3.
- g. Notify prospective purchasers of homes adjacent to Ovid Hazen Wells Recreational Park and the new Local Park that houses will be located in the vicinity of active recreational areas.

7. Site Plan

The Applicant shall:

- a. Construct eight foot wide bike path segments along each piece of the Subject Property's frontage along Ridge Road.
- b. Indicate, prior to approval of the Certified Site Plan, any property required from adjacent owners for rights-of-way, green space or other improvements by the Applicant that will be secured before recording of plats.
- c. Maintain the unit orientation to major streets shown on submitted plans, in conformance to the grid pattern consistent with the neighborhood's neo-traditional design.

- d. Ensure that garages for front loaded dwelling units do not protrude beyond the front elevation of the most forward portion of the building, i.e. the front porch.

8. Transportation

The Applicant shall:

- a. Limit development under this site plan to 844 dwelling units so that the total residential development of Greenway Village at Clarksburg does not exceed 1,330 dwelling units.
- b. In accordance with Local Area Transportation Review (LATR) guidelines and the revised phasing of roadway improvements for the Clarksburg Village and Greenway Village at Clarksburg development projects described in the August 22, 2002 letter to David Flanagan and Bernard Rafferty from Transportation Planning staff (attached hereto as Attachment 1), construct offsite improvements to widen MD 27 to six through travel lanes from MD 355 to Brink Road, including additional turn/approach lanes on MD 27 and Brink Road at their intersection. These improvements must be bonded, under construction, or under contract for construction prior to the issuance of building permits for the new development.

9. School Dedication

Dedication of the parcel designated for the future middle school shall be completed prior to recording the last plat for the development.

BE IT FURTHER RESOLVED, that all site development elements shown on the Greenway Village - Phases 3, 4, 5 plans stamped by M-NCPPC on May 26, 2006, shall be required except as modified by the above conditions of approval; and

BE IT FURTHER RESOLVED, that this Resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED, that the Planning Board's approval of the Amendment is based on the following findings:

1. *The site plan conforms to all non-illustrative elements of a development plan or diagrammatic plan, and all binding elements of a schematic development plan, certified by the Hearing Examiner under Montgomery County Code § 59-D-1.64, or is consistent with an approved project plan for the optional method of development, if required, unless the Planning Board expressly modified any element of the project plan.*

The Planning Board finds that the Amendment, as modified by the conditions, remains consistent with the Development Plan approved in 2001 by the District Council as part of Local Map Amendment G-735 and also with Development Plan Amendment 04-3, which the District Council approved in 2004.

2. *The site plan meets all of the requirements of the zone in which it is located, and where applicable conforms to an urban renewal plan approved under Chapter 56.*

The Planning Board finds that the Amendment, as modified by the conditions, meets all of the requirements of the PD zone. The Planning Board further finds that establishing comprehensive standards, including limits on building heights and setbacks, is necessary to achieve the purposes of the PD zone. These purposes, as provided in Code Section 59-C-7.11, include promoting both "flexibility of design" and "the integration of mutually compatible uses and optimum land planning with greater efficiency" than permitted under conventional zoning categories. A further purpose of the PD zone is to ensure "a maximum of safety, convenience and amenity for both the residents of each development and the residents of neighboring areas, and, furthermore, to assure compatibility and coordination of each development with existing and proposed surrounding land uses." Aside from setting requirements for building heights and setbacks, the Amendment establishes standards for more detailed categories such as the minimum distance between adjacent end units of main buildings and setbacks for accessory buildings. The Planning Board finds that this comprehensive set of development standards achieves the purposes of the PD zone by promoting the safety, convenience, and compatibility of the proposed development. The development standards approved by the Board are set forth in the table on the following pages.

Development Data Table

Development Standard	Approved by Planning Board for Site Plan No. 82004022A and Binding on Applicant
Zone	PD-4
Area of Development	209 acres
Dwelling Units	844
One-family Detached	276
Townhouse	320
Multi-family (2-over-2 units)	248
MPDUs	118
Minimum Lot Area (square feet)	
One-family Detached	3,700
Townhouse	1,500
MPDU Townhouse	1,150
Minimum Lot Width at Front Building Line	18 feet
Setback from Public Street	
One-family Detached	15 feet
One-family Detached lot where adjacent house does not front on street	5 feet
Townhouse	5 feet
2-over-2 units	10 feet
Rear Yard	
One-family Detached with front garage	20 feet
One-family Detached with rear garage	0 feet
Townhouse with rear garage	0 feet
2-over-2 units	0 feet
Side Yard	
One-family Detached with front garage	4 feet
One-family Detached with rear garage	3 feet
Townhouse	0 feet
2-over-2 units	0 feet

Development Standard	Approved by Planning Board for Site Plan No. 82004022A and Binding on Applicant
Lot Coverage	
One-family Detached	60 percent
Townhouse	75 percent
Maximum Building Height	
One-family Detached	35 feet, except for 23 houses as indicated on Height and Setback Exhibit* which may not exceed 40 feet
Townhouse	40 feet, except for 70 houses as indicated on Height and Setback Exhibit* which may not exceed 45 feet
2-over-2 units	40 feet, except for 60 structures (120 units) that may not exceed 50 feet and 38 structures (76 units) that may not exceed 55 feet, all as indicated on Height and Setback Exhibit*
Green Space	57 percent (120 acres)
Distance between Adjacent End Units	
Townhouse	8 feet
2-over-2 units	8 feet
Setbacks for Accessory Buildings	
From the public street line	
One-family Detached	60 feet from street parallel to front of house
One-family Detached lot where adjacent house does not front on street	5 feet
From rear and side lot lines	
Detached garage	0 feet
All other structures	5 feet

3. *The locations of buildings and structures, open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems are adequate, safe, and efficient.*

The Planning Board finds that the locations of buildings and structures, open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems proposed by the Amendment, as modified by the conditions,

* The Height and Setback Exhibit is attached hereto as Attachment 2.

are adequate, safe, and efficient. The Board further finds that the Amendment remains consistent with the approval for Site Plan No. 820040220 in this regard.

a. Buildings and Structures

As described in Code Section 59-C-7.11, one of the purposes of the PD zone is "to facilitate and encourage a maximum of social and community interaction and activity" within subject developments. The one-family detached and townhouse dwelling units will be arranged predominantly in grids to create a pedestrian oriented neo-traditional community. The front doors of most dwelling units will face major streets, allowing for greater consolidation of open space areas. Tighter spacing of dwelling units will promote a more pedestrian friendly environment along the public sidewalks. The creation of parks in open spaces throughout the proposed development will create a community focus for recreation and interaction.

b. Open Spaces

According to Code Section 59-C-7.11, another purpose for PD zone development is

. . . to encourage and provide for open space not only for use as setbacks and yards surrounding structures and related walkways, but also conveniently located with respect to points of residential and commercial concentration so as to function for the general benefit of the community and public at large as places for relaxation, recreation and social activity. . . .

Furthermore, "open space should be so situated as part of the plan and design of each development as to achieve the physical and aesthetic integration of the uses and activities within each development." The open spaces will feature central greens, sitting areas, shade trees, and decorative planting. As mentioned above, the Applicant has located buildings and structures within the proposed development in such a way as to promote the use of open spaces for community interaction. The establishment of detailed development standards will serve to protect the open spaces from residential encroachment.

c. Landscaping

The landscaping in the proposed development will feature street tree planting, preservation of forested areas, enhancement of buffer planting at the project's perimeter, shrub masses at the perimeters of neighborhood open space areas, and other decorative planting areas. The landscaping and curvilinear grading associated with the stormwater management

ponds will provide a visual relief from the functional form that the ponds typically take. In addition, the landscaping will provide attractive streetscapes and views to adjacent open areas as well as screening for rear yards that would otherwise be visible from public streets, parkland, and bike paths.

d. Recreation Facilities

The Amendment includes the construction of the Clarksburg Greenway, a major regional recreational link, as well as several tributary bike paths within the proposed development. Play areas will be interspersed throughout the open areas within the housing area and parkland adjacent to the homes. In addition, the conditions contain detailed requirements for the construction of Park 19, which will feature baseball fields, basketball courts, and picnic shelters, among other amenities. To limit encroachment upon a forested stream valley buffer, the Applicant has revised the location of the baseball fields and the design of the semi-circular driveway at the entrance to the park.

e. Pedestrian and Vehicular Circulation Systems

The street layout proposed in the Amendment, as modified by the conditions, provides for uniform access for both pedestrians and vehicles throughout the development. Public and private alleys provide access to the backyards of homes with rear loaded garages, thereby allowing for more uniform parking and pedestrian access next to the street within the fronts of lots.

Pursuant to its review of the Amendment, the Montgomery County Fire and Rescue Service mandated certain changes to the street design within the proposed development to improve access for emergency vehicles. These changes, including, for example, the addition of grasscrete pavers to the open space between two groups of townhouses, are incorporated by reference in the conditions. In addition, the Amendment includes modifications required by agencies such as DPS, DPWT, and the Maryland State Highway Administration (SHA). These modifications include, among others: revising street grades, sidewalk ramp locations, and the turning radii of some streets; altering the design of Little Seneca Parkway (A-302) to redirect storm drainage and to include median breaks at certain intersections; and changing from open to closed certain sections of Little Seneca Parkway and Peppervine and Muscadine Drives. The Planning Board finds that these modifications enhance the adequacy,

safety, and efficiency of the pedestrian and vehicular circulation systems in the proposed development.

Further, Code Section 59-C-7.11 lists among the purposes of the PD zone the following:

[T]o encourage and provide for the development of comprehensive, pedestrian circulation networks, separated from vehicular roadways, which constitute a system of linkages among residential areas, open spaces, recreational areas, commercial and employment areas and public facilities, and thereby minimize reliance upon the automobile as a means of transportation.

Paths located within unit blocks link play areas and open spaces to sidewalks. Beyond the unit blocks, bike and pedestrian paths link open spaces with both street-oriented and offsite bike paths within Ovid Hazen Wells Recreational Park and the Clarksburg Greenway trail system. The provision of bike path segments along Ridge Road lays the groundwork for a continuous pedestrian and bike connection to the proposed school, parks, and shopping areas.

4. *Each structure and use is compatible with other uses and other site plans, and with existing and proposed adjacent development.*

The Planning Board finds that each structure and use proposed for development in the Amendment, as modified by the conditions, is compatible with other uses and site plans as well as existing and proposed adjacent development. The Board further finds that the Amendment remains consistent with the approval for Site Plan No. 820040220 in this regard.

As mentioned above, buildings within the proposed development are arranged in a grid pattern of lots and blocks with centralized pockets of open space. The Board finds that this standardized treatment allows for a mix of unit types and effective transitions between one-family detached and townhouse dwelling units, which, in turn, satisfies the purposes of the PD zone by providing and encouraging "a broad range of housing types, comprising owner and rental occupancy units, and one-family, multiple-family and other structural types" while maintaining compatibility. The Board notes that the unit mix presented in the Amendment differs from that approved for Site Plan No. 820040220, especially with regard to the number of townhouse and multi-family dwelling units, and finds that the proposed unit mix further advances the goal of encouraging "a broad range of housing types" without impairing the compatibility of the proposed development with other site plans and adjacent development.

Landscaping will enhance the buffer between dwelling units in the proposed development and adjacent existing homes along the eastern boundary of the project. The construction of community-wide bike path and trail networks that will connect to adjacent subdivisions, coupled with the acceptance of detailed development standards, reflects the Applicant's efforts to accommodate proposed neighboring development projects.

5. *The site plan meets all applicable requirements of Chapter 22A regarding forest conservation, Chapter 19 regarding water resource protection, and any other applicable law.*

The Board finds that the development proposed in the Amendment, as modified by the conditions, meets all applicable requirements of Chapters 22A and 19, respectively.

As stated in the conditions, the Amendment is subject to the Final Forest Conservation Plan approved on October 7, 2005. Pursuant to Code Section 59-C-7.11, an application for development in the PD zone should strive to "preserve and take the greatest possible aesthetic advantage of trees." As mentioned above, forest retention constitutes an element of the Applicant's landscaping design. With regard to reforestation, first priority will be given to those areas within the same watershed as the development and within the Clarksburg Special Protection Area (SPA), second priority will be given to those areas only within the Clarksburg SPA, and third priority will be given to those areas within the same watershed as the development but outside the SPA.

The Amendment remains subject to the Final Water Quality Plan approved concurrently with Site Plan No. 820040220. According to the June 17, 2004 letter from DPS approving the Final Water Quality Plan, water quality control for the proposed development will be provided by a treatment train consisting of vegetated conveyance swales, dry swales (vegetated swales underlain with infiltration structures), bio-retention structures (for small drainage areas), surface sand filters, underground filtering structures, water quality inlets, and recharge structures. Pursuant to requests received from DPS and the Montgomery County Department of Public Works and Transportation (DPWT), and in response to modifications to the stormwater management systems, the Applicant has modified the design of the storm drain system along a portion of Newcut Road. Additional revisions to grading, outfall locations, and access points for several stormwater management facilities within the proposed development will serve to minimize the impact of grading and tree clearing.

In addition, the Applicant will be required to obtain Planning Board approval before encroaching into stream buffers for stormwater management or sediment

control purposes, unless such encroachment is required in non-forested stream buffers for necessary outfalls and temporary sediment control facilities. Where a later design review determines that a facility is improperly sized and must be enlarged to accommodate proposed drainage areas, the Applicant will be required to find additional space outside of stream buffers regardless of whether the facility in question must be reconfigured and developable areas would be lost as a result.

BE IT FURTHER RESOLVED, that this site plan shall remain valid as provided in Montgomery County Code Section 59-D-3.8; and


BE IT FURTHER RESOLVED, that the date of this written opinion is July 27, 2006 (which is the date that this opinion is mailed to all parties of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this written opinion, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

* * * * *

At its regular meeting, held on Thursday, July 27, 2006, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, by unanimous consent, with four Commissioners present, and Commissioner Robinson abstaining, and Commissioner Bryant necessarily absent, ADOPTED the above Resolution which constitutes the final decision of the Planning Board and memorializes the Board's findings of fact and conclusions of law for Site Plan No. 82004022A, Greenway Village, Phases 3, 4, 5.

Adopted by the Montgomery County Planning Board this 27th day of July, 2006.

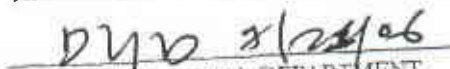


Derick P. Berlage
Chair, Montgomery County Planning Board



Trudye M. Johnson
Executive Director

APPROVED AS TO LEGAL SUFFICIENCY



M-NCPPC LEGAL DEPARTMENT

PLAT NO. 220071400

West Chevy Chase

Located on the north side of De Russey Parkway, approximately 300 feet west of Offutt Road

R-60 zone; 1 lot

Community Water, Community Sewer

Master Plan Area: Bethesda – Chevy Chase

Scott Zimmerman, Applicant

Staff recommends approval of this minor subdivision plat pursuant to section **50-35A (a)(3)** of the Subdivision Regulations, which states:

Consolidation of Two or More Lots or a Part of a lot into One Lot. Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

- a. Any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
- b. Any consolidation involving a part of a lot may occur under the minor subdivision process if the part of a lot was created by deed recorded prior to June 1, 1958

Staff applied the above-noted minor subdivision criteria for this property and concludes that the proposed subdivision complies with the criteria of Section 50-35A (a)(3) of the subdivision regulations and supports this minor subdivision record plat.

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: West Chevy Chase Plat Number: 220071400
 Plat Submission Date: 4-27-07
 DRD Plat Reviewer: T. Alcorn / S. Smith
 DRD Prelim Plan Reviewer: _____

*For category of minor see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. _____ Checked: Initial _____ Date _____
 Preliminary Plan No. _____ Checked: Initial _____ Date _____
 Planning Board Opinion – Date _____ Checked: Initial _____ Date _____
 Site Plan Name if applicable: _____ Site Plan Number: _____
 Planning Board Opinion – Date _____ Checked: Initial _____ Date _____

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>A. Lindsey</u>	<u>5-14-07</u>	<u>6-1-07</u>	<u>—</u>	<u>No Comments</u>
Research	<u>Bobby Fleury</u>	<u>↓</u>	<u>↓</u>	<u>5-15-07</u>	<u>OK</u>
SHA	<u>Doug Mills</u>	<u>↓</u>	<u>↓</u>	<u>—</u>	<u>No Comments</u>
PEPCO	<u>Steve Baxter</u>	<u>↓</u>	<u>↓</u>	<u>—</u>	<u>No Comments</u>
Parks	<u>Doug Powell</u>	<u>↓</u>	<u>↓</u>	<u>—</u>	<u>No Comments</u>
DRD	<u>Steve Smith</u>	<u>↓</u>	<u>↓</u>	<u>5-30-07</u>	<u>Street Name</u>

Final DRD Review:

DRD Review Complete:
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up):
 Final Mylar w/Mark-up & PDF Rec'd:

Initial	Date
<u>SJS</u>	<u>7-9-07</u>
<u>JS</u>	<u>6-8-07</u>
<u>JS</u>	<u>7-6-07</u>
<u>SJS</u>	<u>7-26-07</u>

Board Approval of Plat:

Plat Agenda:
 Planning Board Approval:
 Chairman's Signature:

DPS Approval of Plat:
 Engineer Pick-up for DPS Signature:
 Final Mylar for Reproduction Rec'd:

Plat Reproduction:

Addressing:
 File Card Update:
 Final Zoning Book Check:
 Update Address Books with Plat #:
 Update Green Books for Resubdivision:
 Notify Engineer to Seal Plats:
 Engineer Seal Complete:
 Complete Reproduction:
 Sent to Courthouse for Recordation:

No. _____

RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-50-35A

Select which Category of Minor Subdivision and fill information as required

Requirements under Sec 50-35A (A)

(1) Minor Lot Adjustment

- a) Total area does not exceed 5% of combined area affected: _____
- b) No additional lots created: _____
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: _____
- d) Date sketch plan submitted: _____
- e) Sketch plan revised or denied within 10 business days: _____
- f) Final record plat submitted within ninety days: _____
- g) Sketch shows following information:
 - i. proposed lot adjustment: _____
 - ii. physical improvements within 15 feet of adjusted line: _____
 - iii. alteration to building setback: _____
 - iv. amount of lot area affected: _____

(2) Conversion of Outlot into a Lot

- a) Outlot not required for open space or otherwise constrained: _____
- b) Adequate sewerage and water service/public or private: _____
- c) Adequate public facilities and AGP satisfied: _____
- d) Any conditions/agreements of original subdivision: _____
- e) Special Protection Area, Water Quality Plan required: _____

(3) Consolidation Of Two of More Lots

- a) Any prior subdivision conditions: _____
- b) Part of lot created by deed prior to June 1 1958: OK ✓ ✓

(4) Further Subdivision of Commercial/Industrial/Multi-Family Lot

Any subdivision/conditions; APF agreement satisfied: _____

(5) Plat of Correction

- a) All owners and trustees signed: _____
- b) Original Plat identified: _____

(6) Plats for Residentially Zoned Parcels Created by Deed prior to June 1958

- a) Deed(s) submitted: _____
- b) Developable with only one single family detached unit: _____

(7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels

- a) Adequate Public Facilities satisfied: _____
- b) Street dedication required: _____
- c) Forest conservation: _____
- d) Storm water management: _____
- e) Special Protection Area/Water Quality Plan: _____
- f) Landscaping and lighting plan including parking lot layout: _____

g) Approved Special Exception:

(8) Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum

a) Number of Lots:

b) Written MCDPS approval of proposed septic area:

c) Required street dedication:

d) Easement for balance of property noting density and TDRS:

e) Average lot size of 5 acres:

f) Forest Conservation requirements met:

NOTES

1. TOTAL AREA INCLUDED ON THIS PLAT IS 7,413.0 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE.
2. TOTAL AREA OF DEDICATION IS 0.00 SQUARE FEET.
3. THE PROPERTY PLAT IS THE SUBJECT OF THIS SECOND PLAT IS IN THE 8-80 ZONE, AS OF THE DATE OF PLAT RECORDED.
4. THE PROPERTY IS SHOWN ON THE MAP IN 131, WEST 2007 SHEET 208 HW 03
5. ALL EXISTING UTILITIES, UNIFORMS, AND REGULATIONS ASSOCIATED WITH THE PROPERTY, AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, ARE INTENDED TO APPLY UNLESS MODIFIED BY FURTHER ACTION BY THE BOARD, THE OFFICIAL PUBLIC FILE REVIEW BOARD, NORMAL BUSINESS HOUSES.
6. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDINANCE 8-40
7. E/F/T/E = 8-80 ZONE OR 8-80A ZONE (FUTURE)
8. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE ACCURACY AND AVAILABILITY OF PUBLIC WATER AND SEWER.
9. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 80-20A OF MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 80 OF THE COUNTY CODE. THIS PLAT INVOLVES COORDINATION BY TWO OR MORE LOTS OR PART OF A LOT INTO ONE LOT AS PROVIDED FOR IN SECTION 90-20A(2)(3).
10. THE SUBDIVISION RECORDED PLAT IS NOT INTENDED TO SHOW FEES MATTER AFFECTING THE PROPERTY. THE SUBDIVISION RECORDED PLAT IS NOT INTENDED TO REPLACE AN EXAMINATOR OF TITLE OR TO DETECT OR NOTE ALL MATTERS AFFECTING TITLE.
11. THE PROPERTY SHOWN HEREON IS NOT SUBJECT TO THE REQUIREMENTS OF CHAPTER 22A, MONTGOMERY COUNTY FOREST CONSERVATION LAW.
12. PROPERTY LIES WITHIN ZONE X OF FEMA MAP # 2403100400

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT IT IS A RE-SUBDIVISION OF ALL THE LOTS COMBINED AT 2007 208 HW 03, MARCH 2007 AND WEST CHEVY CHASE WEST CHEVY CHASE AS SHOWN ON A PLAT 2148 PER P.B. 33, PLAT NO. 2148, AND THAT ALL PROPERTY CORNERS MARKED THEREON ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH THE TOTAL AREA INCLUDED ON THIS PLAT IS 7,413.0 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

DAVID P. MOWAT
M.D. PROFESSIONAL LAND SURVEYOR #21138
DATE 08/21/07

OWNERS CERTIFICATION

I, SCOTT B. SHANKMAN, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY AFFIRM THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS "10' P.I.L." TO THE PUBLIC UTILITY EASEMENT AS SHOWN IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENT" AS RECORDED IN LIBER 3534 AT 10:07:457 AM ON THE RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SUTS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT FOR THOSE LISTED BELOW.

SCOTT SHANKMAN
DATE 7/31/07

WE, NATIONAL CITY MORTGAGE COMPANY, HEREBY CONSENT TO THIS PLAN OF SUBDIVISION.

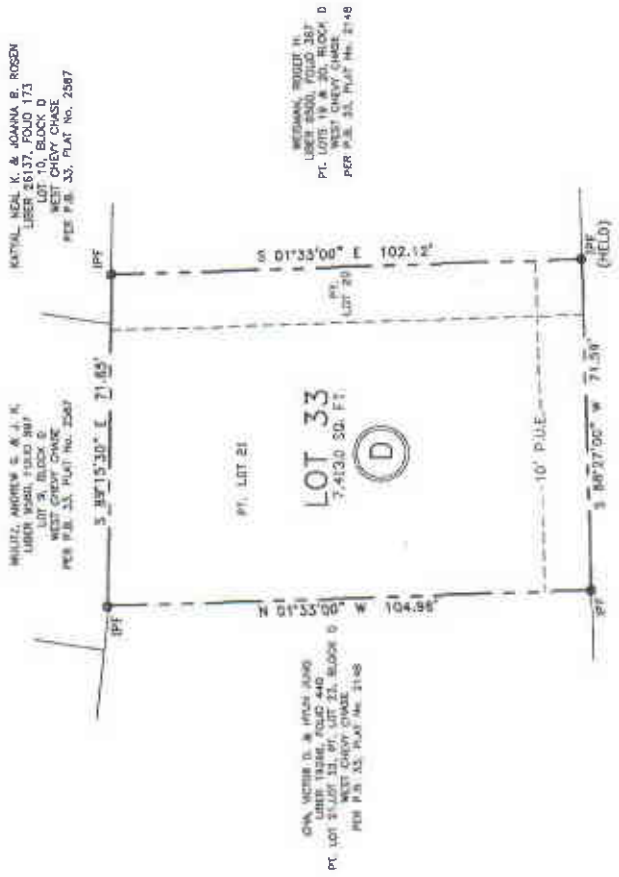
MARY FALCONE
DIRECTOR
DATE 9/28/07

Approved: _____ MONTGOMERY COUNTY PLANNING BOARD	Approved: _____ MONTGOMERY COUNTY PLANNING BOARD
_____	_____
_____	_____

PLAT No.



VICINITY MAP
SCALE: 1"=200'



De RUSSEY PARKWAY
(50' RIGTH OF WAY)
PER PLAT BOOK 33 AT PLAT 2148



SUBDIVISION RECORD PLAT
WEST CHEVY CHASE
LOT 33, BLOCK D
A RESUBDIVISION OF
PARTS OF LOTS 20 and 21, BLOCK D
BETHESDA
(7TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=20' MAY 2007

POTOMAC VALLEY
SURVEYS
19860 FISHER AVENUE
P.O. BOX 627
POOLESVILLE, MARYLAND
1-888-349-5030