



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

MCPB  
Item # 1B  
12/17/09

MEMORANDUM

**DATE:** December 9, 2009

**TO:** Montgomery County Planning Board

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

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

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for December 17, 2009

---

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:

220090200 – 220090220, 220090240 – 220090250 **Clarksburg Village**  
220090410 **King's Valley Farm**  
220090590 **Chas. L. Duvall Farm**  
220091040 **Bentley Ridge**  
220100030 **Great Falls Estates**  
220100120 **Crestview**  
220100200 **Old Farm**  
220100300 **Luxmanor**

**Plat Name:** Clarksburg Village  
**Plat #:** 220090200 – 220090220, 220090240 – 220090250

**Location:** Located on Turtle Rock Terrace, approximately 500 feet east of Foreman Boulevard  
**Master Plan:** Clarksburg  
**Plat Details:** R-200(MPDU) and R-200/TDR-3 zones; 96 lots, 10 parcels  
Community Water, Community Sewer  
**Applicant:** Clarksburg Village, LC

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. 12001010C (MCPB Resolution No. 07-91) and with Site Plan No 82003002B (MCPB Resolution No. 07-31), as approved by the Board, and that any minor modifications on the plat do not alter the intent of the Board's previous approval the aforesaid plans.

**OWNER'S CERTIFICATE**

THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY ADOPTS THIS SUBMISSION RECORD PLAT, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES, CONSENTS TO MONTGOMERY COUNTY, MARYLAND TO CONDUCT SURVEYS, TO (10) FEET WIDE ADJACENT, CONTIGUOUS, AND PARALLEL TO FOREMAN BOULEVARD AND THE (5) FEET WIDE ADJACENT, CONTIGUOUS, AND PARALLEL TO TURTLE ROCK TERRACE, AND TO CONDUCT SURVEYS TO SHOW THE EXISTING AND PROPOSED PUBLIC UTILITY LOCATIONS AND TO CONDUCT SURVEYS TO SHOW THE EXISTING AND PROPOSED PUBLIC UTILITY LOCATIONS AS SHOWN HEREON AND DESCRIBED IN THIS PLAT. THE UNDERSIGNED HEREBY WARRANTS THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT AND THAT THE UNDERSIGNED HAS BEEN ADVISED BY A LICENSED SURVEYOR OF THE REQUIREMENTS OF MONTGOMERY COUNTY, MARYLAND AND HAS AGREED TO COMPLY WITH ALL APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES.

WE HEREBY CERTIFY THAT A MARYLAND REGISTERED LAND SURVEYOR HAS BEEN ENGAGED TO SET ALL PROPERTY CORNER MARKERS IN ACCORDANCE WITH SECTION 50-24(a) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SURVY ACTIONS OF LAW, LEASES, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON EXCEPT THAT CERTAIN DEEDS OF TRUST RECORDED AMONG THE LAND RECORDS IN LIBER 2008 AT FOLIO 271, AND THE PARTIES IN INTEREST THEREIN HAVE BEEN INDICATED THEREIN.

DATE: 11/16/09  
 ATTEST: *[Signature]*  
 CLARKSBERG VILLAGE, L.C.  
 A MARYLAND LIMITED LIABILITY COMPANY  
 (FORMERLY CLARKSBERG VILLAGE PARTNERSHIP)  
 BY: *[Signature]*  
 CLARK MEADOW, L.C.  
 BY: *[Signature]*  
 BRANCH BANKING AND TRUST COMPANY OF VIRGINIA

DATE: 11/16/09  
 ATTEST: *[Signature]*  
 CLARK MEADOW, L.C.  
 BY: *[Signature]*  
 BRANCH BANKING AND TRUST COMPANY OF VIRGINIA

DATE: 11/16/09  
 ATTEST: *[Signature]*  
 CLARK MEADOW, L.C.  
 BY: *[Signature]*  
 BRANCH BANKING AND TRUST COMPANY OF VIRGINIA

DATE: 11/16/09  
 ATTEST: *[Signature]*  
 CLARK MEADOW, L.C.  
 BY: *[Signature]*  
 BRANCH BANKING AND TRUST COMPANY OF VIRGINIA

DATE: 11/16/09  
 ATTEST: *[Signature]*  
 CLARK MEADOW, L.C.  
 BY: *[Signature]*  
 BRANCH BANKING AND TRUST COMPANY OF VIRGINIA

DATE: 11/16/09  
 ATTEST: *[Signature]*  
 CLARK MEADOW, L.C.  
 BY: *[Signature]*  
 BRANCH BANKING AND TRUST COMPANY OF VIRGINIA

DATE: 11/16/09  
 ATTEST: *[Signature]*  
 CLARK MEADOW, L.C.  
 BY: *[Signature]*  
 BRANCH BANKING AND TRUST COMPANY OF VIRGINIA

DATE: 11/16/09  
 ATTEST: *[Signature]*  
 CLARK MEADOW, L.C.  
 BY: *[Signature]*  
 BRANCH BANKING AND TRUST COMPANY OF VIRGINIA

DATE: 11/16/09  
 ATTEST: *[Signature]*  
 CLARK MEADOW, L.C.  
 BY: *[Signature]*  
 BRANCH BANKING AND TRUST COMPANY OF VIRGINIA

DATE: 11/16/09  
 ATTEST: *[Signature]*  
 CLARK MEADOW, L.C.  
 BY: *[Signature]*  
 BRANCH BANKING AND TRUST COMPANY OF VIRGINIA

DATE: 11/16/09  
 ATTEST: *[Signature]*  
 CLARK MEADOW, L.C.  
 BY: *[Signature]*  
 BRANCH BANKING AND TRUST COMPANY OF VIRGINIA

DATE: 11/16/09  
 ATTEST: *[Signature]*  
 CLARK MEADOW, L.C.  
 BY: *[Signature]*  
 BRANCH BANKING AND TRUST COMPANY OF VIRGINIA

DATE: 11/16/09  
 ATTEST: *[Signature]*  
 CLARK MEADOW, L.C.  
 BY: *[Signature]*  
 BRANCH BANKING AND TRUST COMPANY OF VIRGINIA

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS A SUBMISSION RECORD PLAT, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES, CONSENTS TO MONTGOMERY COUNTY, MARYLAND TO CONDUCT SURVEYS, TO (10) FEET WIDE ADJACENT, CONTIGUOUS, AND PARALLEL TO FOREMAN BOULEVARD AND THE (5) FEET WIDE ADJACENT, CONTIGUOUS, AND PARALLEL TO TURTLE ROCK TERRACE, AND TO CONDUCT SURVEYS TO SHOW THE EXISTING AND PROPOSED PUBLIC UTILITY LOCATIONS AND TO CONDUCT SURVEYS TO SHOW THE EXISTING AND PROPOSED PUBLIC UTILITY LOCATIONS AS SHOWN HEREON AND DESCRIBED IN THIS PLAT. THE SURVEYOR HAS BEEN ADVISED BY A LICENSED SURVEYOR OF THE REQUIREMENTS OF MONTGOMERY COUNTY, MARYLAND AND HAS AGREED TO COMPLY WITH ALL APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES.

DATE: 11/16/09  
 ATTEST: *[Signature]*  
 RAYMOND L. COLLIER  
 PROFESSIONAL LAND SURVEYOR  
 MONTGOMERY COUNTY, MARYLAND  
 REG. NO. 20014

DATE: 11/16/09  
 ATTEST: *[Signature]*  
 RAYMOND L. COLLIER  
 PROFESSIONAL LAND SURVEYOR  
 MONTGOMERY COUNTY, MARYLAND  
 REG. NO. 20014

DATE: 11/16/09  
 ATTEST: *[Signature]*  
 RAYMOND L. COLLIER  
 PROFESSIONAL LAND SURVEYOR  
 MONTGOMERY COUNTY, MARYLAND  
 REG. NO. 20014

DATE: 11/16/09  
 ATTEST: *[Signature]*  
 RAYMOND L. COLLIER  
 PROFESSIONAL LAND SURVEYOR  
 MONTGOMERY COUNTY, MARYLAND  
 REG. NO. 20014

DATE: 11/16/09  
 ATTEST: *[Signature]*  
 RAYMOND L. COLLIER  
 PROFESSIONAL LAND SURVEYOR  
 MONTGOMERY COUNTY, MARYLAND  
 REG. NO. 20014

DATE: 11/16/09  
 ATTEST: *[Signature]*  
 RAYMOND L. COLLIER  
 PROFESSIONAL LAND SURVEYOR  
 MONTGOMERY COUNTY, MARYLAND  
 REG. NO. 20014

DATE: 11/16/09  
 ATTEST: *[Signature]*  
 RAYMOND L. COLLIER  
 PROFESSIONAL LAND SURVEYOR  
 MONTGOMERY COUNTY, MARYLAND  
 REG. NO. 20014

DATE: 11/16/09  
 ATTEST: *[Signature]*  
 RAYMOND L. COLLIER  
 PROFESSIONAL LAND SURVEYOR  
 MONTGOMERY COUNTY, MARYLAND  
 REG. NO. 20014

DATE: 11/16/09  
 ATTEST: *[Signature]*  
 RAYMOND L. COLLIER  
 PROFESSIONAL LAND SURVEYOR  
 MONTGOMERY COUNTY, MARYLAND  
 REG. NO. 20014

DATE: 11/16/09  
 ATTEST: *[Signature]*  
 RAYMOND L. COLLIER  
 PROFESSIONAL LAND SURVEYOR  
 MONTGOMERY COUNTY, MARYLAND  
 REG. NO. 20014

DATE: 11/16/09  
 ATTEST: *[Signature]*  
 RAYMOND L. COLLIER  
 PROFESSIONAL LAND SURVEYOR  
 MONTGOMERY COUNTY, MARYLAND  
 REG. NO. 20014

DATE: 11/16/09  
 ATTEST: *[Signature]*  
 RAYMOND L. COLLIER  
 PROFESSIONAL LAND SURVEYOR  
 MONTGOMERY COUNTY, MARYLAND  
 REG. NO. 20014

DATE: 11/16/09  
 ATTEST: *[Signature]*  
 RAYMOND L. COLLIER  
 PROFESSIONAL LAND SURVEYOR  
 MONTGOMERY COUNTY, MARYLAND  
 REG. NO. 20014

DATE: 11/16/09  
 ATTEST: *[Signature]*  
 RAYMOND L. COLLIER  
 PROFESSIONAL LAND SURVEYOR  
 MONTGOMERY COUNTY, MARYLAND  
 REG. NO. 20014

DATE: 11/16/09  
 ATTEST: *[Signature]*  
 RAYMOND L. COLLIER  
 PROFESSIONAL LAND SURVEYOR  
 MONTGOMERY COUNTY, MARYLAND  
 REG. NO. 20014

DATE: 11/16/09  
 ATTEST: *[Signature]*  
 RAYMOND L. COLLIER  
 PROFESSIONAL LAND SURVEYOR  
 MONTGOMERY COUNTY, MARYLAND  
 REG. NO. 20014

DATE: 11/16/09  
 ATTEST: *[Signature]*  
 RAYMOND L. COLLIER  
 PROFESSIONAL LAND SURVEYOR  
 MONTGOMERY COUNTY, MARYLAND  
 REG. NO. 20014

DATE: 11/16/09  
 ATTEST: *[Signature]*  
 RAYMOND L. COLLIER  
 PROFESSIONAL LAND SURVEYOR  
 MONTGOMERY COUNTY, MARYLAND  
 REG. NO. 20014

DATE: 11/16/09  
 ATTEST: *[Signature]*  
 RAYMOND L. COLLIER  
 PROFESSIONAL LAND SURVEYOR  
 MONTGOMERY COUNTY, MARYLAND  
 REG. NO. 20014

DATE: 11/16/09  
 ATTEST: *[Signature]*  
 RAYMOND L. COLLIER  
 PROFESSIONAL LAND SURVEYOR  
 MONTGOMERY COUNTY, MARYLAND  
 REG. NO. 20014

DATE: 11/16/09  
 ATTEST: *[Signature]*  
 RAYMOND L. COLLIER  
 PROFESSIONAL LAND SURVEYOR  
 MONTGOMERY COUNTY, MARYLAND  
 REG. NO. 20014

DATE: 11/16/09  
 ATTEST: *[Signature]*  
 RAYMOND L. COLLIER  
 PROFESSIONAL LAND SURVEYOR  
 MONTGOMERY COUNTY, MARYLAND  
 REG. NO. 20014

DATE: 11/16/09  
 ATTEST: *[Signature]*  
 RAYMOND L. COLLIER  
 PROFESSIONAL LAND SURVEYOR  
 MONTGOMERY COUNTY, MARYLAND  
 REG. NO. 20014

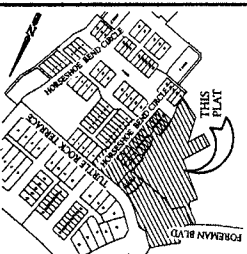
DATE: 11/16/09  
 ATTEST: *[Signature]*  
 RAYMOND L. COLLIER  
 PROFESSIONAL LAND SURVEYOR  
 MONTGOMERY COUNTY, MARYLAND  
 REG. NO. 20014

DATE: 11/16/09  
 ATTEST: *[Signature]*  
 RAYMOND L. COLLIER  
 PROFESSIONAL LAND SURVEYOR  
 MONTGOMERY COUNTY, MARYLAND  
 REG. NO. 20014

DATE: 11/16/09  
 ATTEST: *[Signature]*  
 RAYMOND L. COLLIER  
 PROFESSIONAL LAND SURVEYOR  
 MONTGOMERY COUNTY, MARYLAND  
 REG. NO. 20014

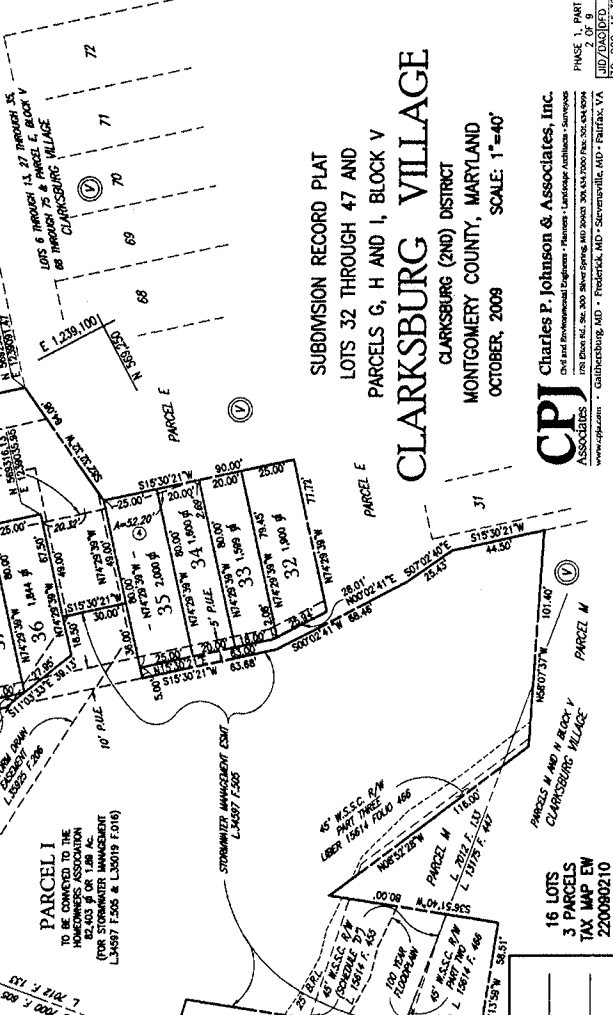
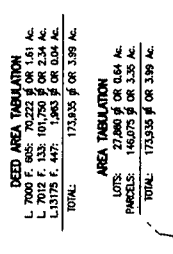
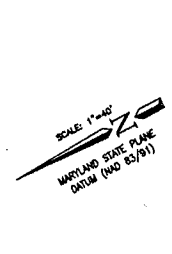
DATE: 11/16/09  
 ATTEST: *[Signature]*  
 RAYMOND L. COLLIER  
 PROFESSIONAL LAND SURVEYOR  
 MONTGOMERY COUNTY, MARYLAND  
 REG. NO. 20014

DATE: 11/16/09  
 ATTEST: *[Signature]*  
 RAYMOND L. COLLIER  
 PROFESSIONAL LAND SURVEYOR  
 MONTGOMERY COUNTY, MARYLAND  
 REG. NO. 20014



**CURVE TABLE**

CURVE	ARC	DELTA	TANGENT	BEARING	CHORD
1	104.00	185.29	107.22	92.89	185.29
2	225.00	135.00	84.38	70.11	135.00
3	175.36	123.42	89.73	67.23	118.50
4	240.00	32.20	87.73	26.13	110.26



**CLARKSBERG VILLAGE**  
 SUBMISSION RECORD PLAT  
 LOTS 32 THROUGH 47 AND  
 PARCELS G, H AND I, BLOCK V  
 CLARKSBERG (2ND) DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 OCTOBER, 2008  
 SCALE: 1"=40'

Charles P. Johnson & Associates, Inc.  
 Civil and Environmental Engineers / Planners / Landscape Architects / Surveyors  
 100 E. JONES BLVD., SUITE 300, BALTIMORE, MD 21202 TEL: 410-528-3300  
 www.cpj.com  
 PHASE 1, PART 5  
 2 of 9  
 JUD/2009/010

16 LOTS  
 3 PARCELS  
 TAX MAP EW  
 220060210

RECORDED: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 DIRECTOR: \_\_\_\_\_

APPROVED: \_\_\_\_\_  
 CHAIRMAN: \_\_\_\_\_  
 ASST. SECRETARY-TREASURER: \_\_\_\_\_

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY.  
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
 MONTGOMERY COUNTY PLANNING BOARD

**OWNER'S CERTIFICATE**

THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY ADOPTS THIS SUBDIVISION RECORD PLAT, ESTABLISHES THE MINIMUM BUILDING RESTRICTIONS, GRANTS TO MONTGOMERY COUNTY, MARYLAND TEMPORARY SLOPE EASEMENTS, THREE (3) FEET WIDE, OR AS OTHERWISE SHOWN HEREON, ADJACENT, CONTIGUOUS, AND PARALLEL TO THE STREET RIGHT OF WAY LINES, SAID TEMPORARY SLOPE EASEMENTS SHALL BE TERMINATED AFTER ALL PUBLIC UTILITIES ADJOINING SAID EASEMENTS HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND; GRANTS PUBLIC UTILITY EASEMENTS AS SHOWN HEREON AND DESCRIBED "P.U.E." TO THE PARCELS LISTED AND WITH THE TERMS AND PROVISIONS SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF PUBLIC UTILITY EASEMENTS AND RECORDING POLICY" TO THE OUTSIDE OF THE PROPERTY SHOWN HEREON WITH THE TERMS AND PROVISIONS OF SAID EASEMENT BEING SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "CONSERVATION EASEMENT AGREEMENT CATEGORY I" AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 13178 AT FOLIO 412; SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES.

WE FURTHER CERTIFY THAT A MARYLAND REGISTERED LAND SURVEYOR WILL BE ENGAGED TO SET ALL PROPERTY CORNER MARKERS IN ACCORDANCE WITH SECTION 50-24(a) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO EASEMENTS, LEASES, LICENSES, INTERESTS OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT THAT CERTAIN DEEDS OF TRUST RECORDED IN LIBER 29845 AT FOLIO 271, AND THE PARTIES IN INTEREST THEREIN HAVE BEEN INDICATED THEREIN.

DATE: 11/16/2009  
 ATTEST: *[Signature]*  
 CLARKSBURG VILLAGE, L.L.C. COMPANY  
 (FORMERLY KNOWN AS CLARKSBURG VILLAGE PARTNERSHIP)  
 BY: *[Signature]* MANAGER  
 BY: *[Signature]* PRESIDENT

DATE: 11/16/2009  
 ATTEST: *[Signature]*  
 CLARK MEADOW, L.L.C.  
 A VIRGINIA LIMITED LIABILITY COMPANY  
 BY: *[Signature]* MANAGER  
 BY: *[Signature]* PRESIDENT

DATE: 11/16/2009  
 ATTEST: *[Signature]*  
 CLARKSBURG VILLAGE, L.L.C. COMPANY  
 (FORMERLY KNOWN AS CLARKSBURG VILLAGE PARTNERSHIP)  
 BY: *[Signature]* MANAGER  
 BY: *[Signature]* PRESIDENT

DATE: 11/16/2009  
 ATTEST: *[Signature]*  
 CLARK MEADOW, L.L.C.  
 A VIRGINIA LIMITED LIABILITY COMPANY  
 BY: *[Signature]* MANAGER  
 BY: *[Signature]* PRESIDENT

DATE: 11/16/2009  
 ATTEST: *[Signature]*  
 CLARKSBURG VILLAGE, L.L.C. COMPANY  
 (FORMERLY KNOWN AS CLARKSBURG VILLAGE PARTNERSHIP)  
 BY: *[Signature]* MANAGER  
 BY: *[Signature]* PRESIDENT

DATE: 11/16/2009  
 ATTEST: *[Signature]*  
 CLARK MEADOW, L.L.C.  
 A VIRGINIA LIMITED LIABILITY COMPANY  
 BY: *[Signature]* MANAGER  
 BY: *[Signature]* PRESIDENT

DATE: 11/16/2009  
 ATTEST: *[Signature]*  
 CLARKSBURG VILLAGE, L.L.C. COMPANY  
 (FORMERLY KNOWN AS CLARKSBURG VILLAGE PARTNERSHIP)  
 BY: *[Signature]* MANAGER  
 BY: *[Signature]* PRESIDENT

DATE: 11/16/2009  
 ATTEST: *[Signature]*  
 CLARK MEADOW, L.L.C.  
 A VIRGINIA LIMITED LIABILITY COMPANY  
 BY: *[Signature]* MANAGER  
 BY: *[Signature]* PRESIDENT

DATE: 11/16/2009  
 ATTEST: *[Signature]*  
 CLARKSBURG VILLAGE, L.L.C. COMPANY  
 (FORMERLY KNOWN AS CLARKSBURG VILLAGE PARTNERSHIP)  
 BY: *[Signature]* MANAGER  
 BY: *[Signature]* PRESIDENT

DATE: 11/16/2009  
 ATTEST: *[Signature]*  
 CLARK MEADOW, L.L.C.  
 A VIRGINIA LIMITED LIABILITY COMPANY  
 BY: *[Signature]* MANAGER  
 BY: *[Signature]* PRESIDENT

DATE: 11/16/2009  
 ATTEST: *[Signature]*  
 CLARKSBURG VILLAGE, L.L.C. COMPANY  
 (FORMERLY KNOWN AS CLARKSBURG VILLAGE PARTNERSHIP)  
 BY: *[Signature]* MANAGER  
 BY: *[Signature]* PRESIDENT

DATE: 11/16/2009  
 ATTEST: *[Signature]*  
 CLARK MEADOW, L.L.C.  
 A VIRGINIA LIMITED LIABILITY COMPANY  
 BY: *[Signature]* MANAGER  
 BY: *[Signature]* PRESIDENT

DATE: 11/16/2009  
 ATTEST: *[Signature]*  
 CLARKSBURG VILLAGE, L.L.C. COMPANY  
 (FORMERLY KNOWN AS CLARKSBURG VILLAGE PARTNERSHIP)  
 BY: *[Signature]* MANAGER  
 BY: *[Signature]* PRESIDENT

DATE: 11/16/2009  
 ATTEST: *[Signature]*  
 CLARK MEADOW, L.L.C.  
 A VIRGINIA LIMITED LIABILITY COMPANY  
 BY: *[Signature]* MANAGER  
 BY: *[Signature]* PRESIDENT

DATE: 11/16/2009  
 ATTEST: *[Signature]*  
 CLARKSBURG VILLAGE, L.L.C. COMPANY  
 (FORMERLY KNOWN AS CLARKSBURG VILLAGE PARTNERSHIP)  
 BY: *[Signature]* MANAGER  
 BY: *[Signature]* PRESIDENT

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE PROPERTY ACQUIRED BY CLARKSBURG VILLAGE, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY (FORMERLY KNOWN AS CLARKSBURG VILLAGE PARTNERSHIP), BY TWO (2) DEEDS OF THE FIRST (1ST) FROM CLARK-SHERA ESTATES, LTD. DATED JANUARY 26, 1984 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 6899 AT FOLIO 225, AND THE SECOND (2ND) FROM ERIC T. WINK, CHAS. E. WARD, JAMES W. WARD, AND ROBERT W. WARD, ALL OF WHOM ARE DECEASED, TO CLARK MEADOW, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, REGISTERED TO DO BUSINESS IN MARYLAND AS CLARK MEADOW, L.L.C., DATED DECEMBER 22, 1984 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 13175 AT FOLIO 447.

THAT THE TOTAL AREA INCLUDED IN THIS SUBDIVISION RECORD PLAT IS 136.654 SQUARE FEET OR 3.14 ACRES OF LAND. THERE IS NO DEDICATION TO PUBLIC USE.

DATE: 11-16-2009  
 RONALD L. COLLIER  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REG. NO. 20014

DATE: 11-16-2009  
 CLARK MEADOW, L.L.C.  
 A VIRGINIA LIMITED LIABILITY COMPANY  
 BY: *[Signature]* MANAGER  
 BY: *[Signature]* PRESIDENT

DATE: 11-16-2009  
 ATTEST: *[Signature]*  
 CLARKSBURG VILLAGE, L.L.C. COMPANY  
 (FORMERLY KNOWN AS CLARKSBURG VILLAGE PARTNERSHIP)  
 BY: *[Signature]* MANAGER  
 BY: *[Signature]* PRESIDENT

DATE: 11-16-2009  
 ATTEST: *[Signature]*  
 CLARK MEADOW, L.L.C.  
 A VIRGINIA LIMITED LIABILITY COMPANY  
 BY: *[Signature]* MANAGER  
 BY: *[Signature]* PRESIDENT

DATE: 11-16-2009  
 ATTEST: *[Signature]*  
 CLARKSBURG VILLAGE, L.L.C. COMPANY  
 (FORMERLY KNOWN AS CLARKSBURG VILLAGE PARTNERSHIP)  
 BY: *[Signature]* MANAGER  
 BY: *[Signature]* PRESIDENT

DATE: 11-16-2009  
 ATTEST: *[Signature]*  
 CLARK MEADOW, L.L.C.  
 A VIRGINIA LIMITED LIABILITY COMPANY  
 BY: *[Signature]* MANAGER  
 BY: *[Signature]* PRESIDENT

DATE: 11-16-2009  
 ATTEST: *[Signature]*  
 CLARKSBURG VILLAGE, L.L.C. COMPANY  
 (FORMERLY KNOWN AS CLARKSBURG VILLAGE PARTNERSHIP)  
 BY: *[Signature]* MANAGER  
 BY: *[Signature]* PRESIDENT

DATE: 11-16-2009  
 ATTEST: *[Signature]*  
 CLARK MEADOW, L.L.C.  
 A VIRGINIA LIMITED LIABILITY COMPANY  
 BY: *[Signature]* MANAGER  
 BY: *[Signature]* PRESIDENT

DATE: 11-16-2009  
 ATTEST: *[Signature]*  
 CLARKSBURG VILLAGE, L.L.C. COMPANY  
 (FORMERLY KNOWN AS CLARKSBURG VILLAGE PARTNERSHIP)  
 BY: *[Signature]* MANAGER  
 BY: *[Signature]* PRESIDENT

DATE: 11-16-2009  
 ATTEST: *[Signature]*  
 CLARK MEADOW, L.L.C.  
 A VIRGINIA LIMITED LIABILITY COMPANY  
 BY: *[Signature]* MANAGER  
 BY: *[Signature]* PRESIDENT

DATE: 11-16-2009  
 ATTEST: *[Signature]*  
 CLARKSBURG VILLAGE, L.L.C. COMPANY  
 (FORMERLY KNOWN AS CLARKSBURG VILLAGE PARTNERSHIP)  
 BY: *[Signature]* MANAGER  
 BY: *[Signature]* PRESIDENT

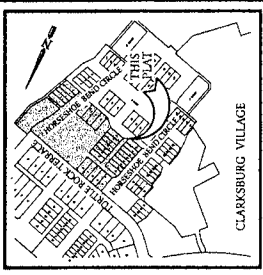
DATE: 11-16-2009  
 ATTEST: *[Signature]*  
 CLARK MEADOW, L.L.C.  
 A VIRGINIA LIMITED LIABILITY COMPANY  
 BY: *[Signature]* MANAGER  
 BY: *[Signature]* PRESIDENT

DATE: 11-16-2009  
 ATTEST: *[Signature]*  
 CLARKSBURG VILLAGE, L.L.C. COMPANY  
 (FORMERLY KNOWN AS CLARKSBURG VILLAGE PARTNERSHIP)  
 BY: *[Signature]* MANAGER  
 BY: *[Signature]* PRESIDENT

DATE: 11-16-2009  
 ATTEST: *[Signature]*  
 CLARK MEADOW, L.L.C.  
 A VIRGINIA LIMITED LIABILITY COMPANY  
 BY: *[Signature]* MANAGER  
 BY: *[Signature]* PRESIDENT

DATE: 11-16-2009  
 ATTEST: *[Signature]*  
 CLARKSBURG VILLAGE, L.L.C. COMPANY  
 (FORMERLY KNOWN AS CLARKSBURG VILLAGE PARTNERSHIP)  
 BY: *[Signature]* MANAGER  
 BY: *[Signature]* PRESIDENT

DATE: 11-16-2009  
 ATTEST: *[Signature]*  
 CLARK MEADOW, L.L.C.  
 A VIRGINIA LIMITED LIABILITY COMPANY  
 BY: *[Signature]* MANAGER  
 BY: *[Signature]* PRESIDENT

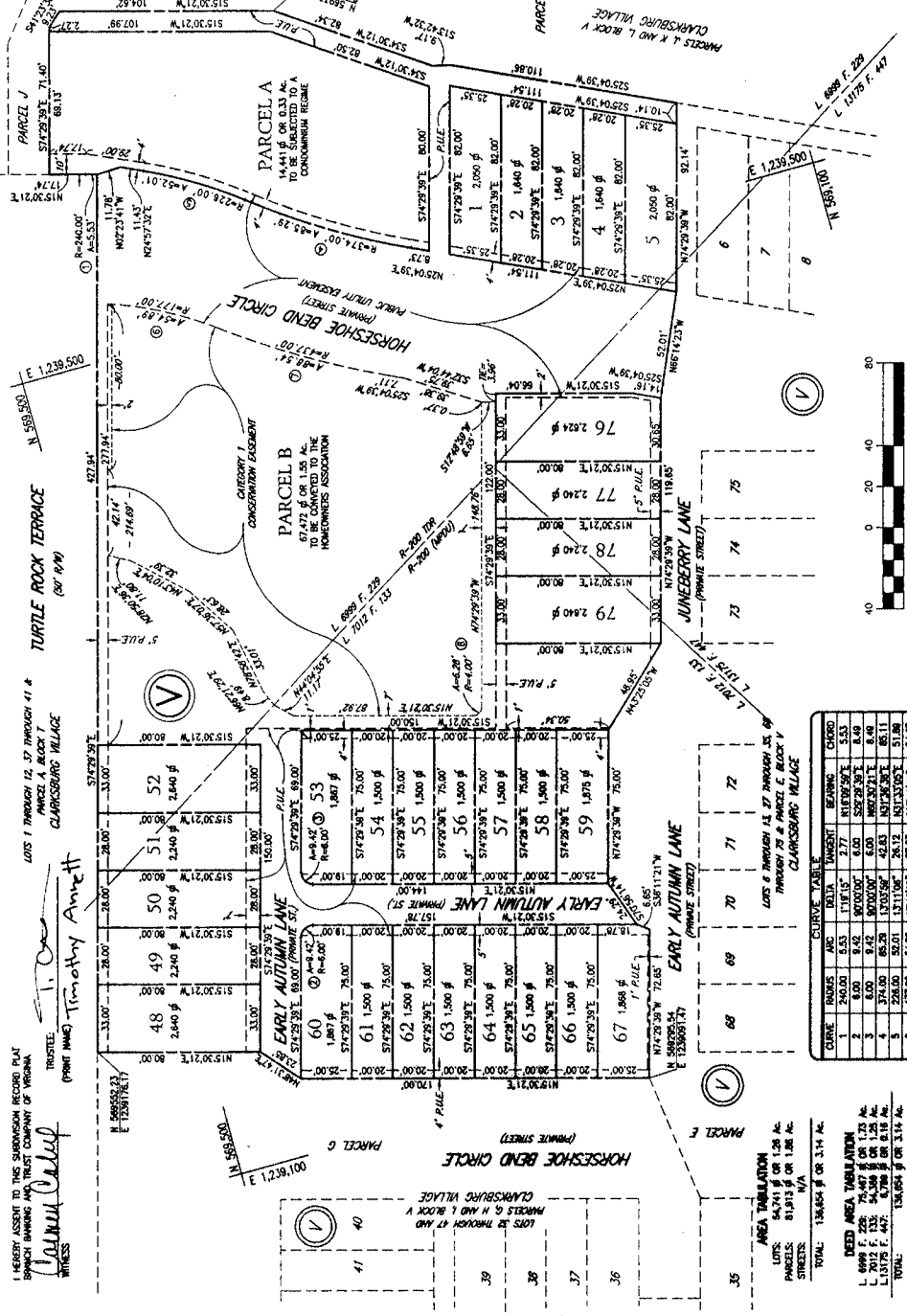


VICINITY MAP  
 NOT TO SCALE

**NOTES:**

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, INCLUDING BUT NOT LIMITED TO THE MONTGOMERY COUNTY PLANNING BOARD, ARE INTENDED TO APPLY AND NOT BE EXTENDED BY THE REFORMATION OF THIS PLAT, UNLESS EXPRESSLY CONTAINED BY THE PLAT AS APPROVED. THE OFFICIAL FILES FOR ANY SUCH PLANS ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR REVIEW DURING NORMAL BUSINESS HOURS.
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING APPROVAL OF THE FINAL FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF A ZONING PERMIT.
3. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY WATER AFFECTING THE OWNERSHIP AND/OR USE, NOR EVERY WATER RESTRICTING THE OWNERSHIP AND/OR USE OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DETECT OR NOTE ALL MATTERS AFFECTING TITLE.
4. THIS DEVELOPMENT IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
5. THIS SITE IS SUBJECT TO AN AGREEMENT WITH THE MONTGOMERY COUNTY PLANNING BOARD REGARDING ADEQUATE PUBLIC FACILITIES.
6. THE DEVELOPMENT IS SUBJECT TO A SITE PLAN ENFORCEMENT AGREEMENT PURSUANT TO MONTGOMERY COUNTY PUBLIC UTILITIES DEPARTMENT ENTITLED CLARKSBURG VILLAGE.
7. W.S.S.C. 200 SCALE REFERENCE: 232 MM 1/2
8. THIS PLAT IS LIMITED TO THE USES AND CONDITIONS OF PRELIMINARY PLAN NO. 12001030C ENTITLED CLARKSBURG VILLAGE.
9. ZONED R-200(MPDU) AND R-200/TOR
10. PARCEL B, BLOCK V IS SUBJECT TO A DECLARATION OF COVENANTS FOR PRIVATE OPEN SPACE, RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 30483 AT FOLIO 807.
11. PRIVATE STREETS AND PRIVATE OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. MONTGOMERY COUNTY, MARYLAND WILL NOT PARTICIPATE IN THE MAINTENANCE OF THESE PRIVATE FACILITIES.
12. THIS DEVELOPMENT CONFORMS WITH THE REQUIREMENTS OF CHAPTER 220A OF THE MONTGOMERY COUNTY CODE TO PROVIDE INDIVIDUALLY PRICED DWELLING UNITS.
13. THE PROPERTY SHOWN HEREON IS BEING DEVELOPED IN ACCORDANCE WITH TOR-3 STANDARDS; FIFTEEN (15) DEVELOPMENT RIGHTS NUMBERED 17-7815 THROUGH 17-7829 NECESSARY FOR DEVELOPMENT HAVE BEEN CONVEYED TO THE OWNERS BY DEED DATED NOVEMBER 12, 2004 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 28755 AT FOLIO 516.
14. PARCEL B, BLOCK V IS SUBJECT TO AN OPEN SPACE COVENANT, RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 28845 AT FOLIO 576.

**SUBDIVISION RECORD PLAT**  
 LOTS 1 THROUGH 5, 48 THROUGH 67,  
 76 THROUGH 79 AND PARCELS A & B, BLOCK V  
**CLARKSBURG VILLAGE**  
 CLARKSBURG (2ND) DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 OCTOBER, 2009 SCALE: 1"=40'



SCALE: 1" = 40'

29 LOTS  
 2 PARCELS  
 TAX MAP ENW  
 2200590220

CURVE	ADIUS	ARC	DELTA	WAGNET	BEARING	CHORD
1	240.00	5.53	118.15	2.17	N10°02'56"E	5.53
2	8.00	9.42	80.0000	0.00	S72°28'39"E	8.49
3	8.00	9.42	80.0000	0.00	S72°28'39"E	8.49
4	24.00	6.28	170.59	24.00	N87°30'36"E	6.51
5	24.00	6.28	170.59	24.00	N87°30'36"E	6.51
6	177.00	54.80	174.58	27.67	S74°00'00"E	54.87
7	437.00	88.54	173.85	44.48	S85°05'58"W	88.59
8	437.00	88.54	173.85	44.48	S85°05'58"W	88.59
B	4.20	0.28	90.0000	4.48	N2°29'33"E	5.64

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY.  
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
 MONTGOMERY COUNTY PLANNING BOARD  
 DEPARTMENT OF PERMITTING SERVICES,  
 MONTGOMERY COUNTY

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
 CHAIRMAN  
 ASST. SECRETARY-TREASURER  
 DIRECTOR

RECORDED: \_\_\_\_\_ DATE \_\_\_\_\_  
 PLAT NO.: \_\_\_\_\_



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE PROPERTY ACQUIRED BY CLARKSBURG VILLAGE, L.C., A VIRGINIA LIMITED LIABILITY COMPANY (FORMERLY CLARKSBURG VILLAGE PARTNERSHIP), BY TWO (2) DEEDS THE FIRST FROM CLARKSBURG ESTIMATES, LTD., DATED JANUARY 20, 1988 AND THE SECOND FROM CLARKSBURG ESTIMATES, LTD., DATED JANUARY 27, 1988. THE TOTAL AREA OF THE PROPERTY ACQUIRED BY CLARKSBURG VILLAGE, L.C. IS 123,431 SQUARE FEET OR 2.85 ACRES OF LAND OF WHICH THERE IS NO AREA DEDICATED TO PUBLIC USE.

DATE: 11-16-2009  
PROFESSIONAL LAND SURVEYOR  
MONTGOMERY COUNTY, MARYLAND  
REG. NO. 200114

**OWNER'S CERTIFICATE**

THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY ADOPT THIS SUBDIVISION RECORD PLAT; ESTABLISH THE MINIMUM BUILDING RESTRICTIONS, GRANT PUBLIC UTILITY EASEMENTS AS SHOWN HEREON AND DESIGNATED "P.U.E." TO THE PARTIES LISTED AND WITH THE TERMS AND PROVISIONS BEING SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF PUBLIC UTILITY EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3083 AT FOLIO 457, WHICH SAID TERMS AND PROVISIONS ARE INCORPORATED HEREIN BY THIS REFERENCE. EXCEPT AS OTHERWISE SPECIALLY NOTED ON THIS PLAN, THE PARTIES HEREBY AGREE TO HOLD THE SAID PROPERTY SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES.

DATE: 11/16/09  
ATTEST: *[Signature]*  
BY: THOMAS E. MARSHALL, MANAGER  
CLARKSBURG VILLAGE, L.C.  
A VIRGINIA LIMITED LIABILITY COMPANY  
BY: *[Signature]*  
BY: THOMAS E. MARSHALL, MANAGER

THE FURTHER CERTIFY THAT A MARYLAND REGISTERED LAND SURVEYOR WILL BE ENGAGED TO SET ALL PROPERTY CORNER MARKERS IN ACCORDANCE WITH SECTION 50-24(a) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

THESE ARE NO SALES, ACTIONS AT LAW, LEASES, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT THAT CERTAIN DEEDS OF TRUST RECORDED AMONG THE MONTGOMERY COUNTY LAND RECORDS IN LIBER 2985 AT FOLIO 271, AND THE PARTIES IN INTEREST THEREIN HAVE BELOW INDICATED THEIR ASSENT.

DATE: 11/16/09  
ATTEST: *[Signature]*  
BY: THOMAS E. MARSHALL, MANAGER

THE HEREBY ASSENT TO THIS SUBDIVISION RECORD PLAT  
BRANCH BANKING AND TRUST COMPANY OF VIRGINIA  
WITNESS: *[Signature]*  
TIMOTHY AMETT

DATE: 11/16/09  
ATTEST: *[Signature]*  
BY: THOMAS E. MARSHALL, MANAGER

DATE: 11/16/09  
ATTEST: *[Signature]*  
BY: THOMAS E. MARSHALL, MANAGER

DATE: 11/16/09  
ATTEST: *[Signature]*  
BY: THOMAS E. MARSHALL, MANAGER

DATE: 11/16/09  
ATTEST: *[Signature]*  
BY: THOMAS E. MARSHALL, MANAGER

DATE: 11/16/09  
ATTEST: *[Signature]*  
BY: THOMAS E. MARSHALL, MANAGER

DATE: 11/16/09  
ATTEST: *[Signature]*  
BY: THOMAS E. MARSHALL, MANAGER

DATE: 11/16/09  
ATTEST: *[Signature]*  
BY: THOMAS E. MARSHALL, MANAGER

DATE: 11/16/09  
ATTEST: *[Signature]*  
BY: THOMAS E. MARSHALL, MANAGER

DATE: 11/16/09  
ATTEST: *[Signature]*  
BY: THOMAS E. MARSHALL, MANAGER

DATE: 11/16/09  
ATTEST: *[Signature]*  
BY: THOMAS E. MARSHALL, MANAGER

DATE: 11/16/09  
ATTEST: *[Signature]*  
BY: THOMAS E. MARSHALL, MANAGER

DATE: 11/16/09  
ATTEST: *[Signature]*  
BY: THOMAS E. MARSHALL, MANAGER

DATE: 11/16/09  
ATTEST: *[Signature]*  
BY: THOMAS E. MARSHALL, MANAGER

DATE: 11/16/09  
ATTEST: *[Signature]*  
BY: THOMAS E. MARSHALL, MANAGER

DATE: 11/16/09  
ATTEST: *[Signature]*  
BY: THOMAS E. MARSHALL, MANAGER

DATE: 11/16/09  
ATTEST: *[Signature]*  
BY: THOMAS E. MARSHALL, MANAGER

DATE: 11/16/09  
ATTEST: *[Signature]*  
BY: THOMAS E. MARSHALL, MANAGER

DATE: 11/16/09  
ATTEST: *[Signature]*  
BY: THOMAS E. MARSHALL, MANAGER

DATE: 11/16/09  
ATTEST: *[Signature]*  
BY: THOMAS E. MARSHALL, MANAGER

DATE: 11/16/09  
ATTEST: *[Signature]*  
BY: THOMAS E. MARSHALL, MANAGER

DATE: 11/16/09  
ATTEST: *[Signature]*  
BY: THOMAS E. MARSHALL, MANAGER

DATE: 11/16/09  
ATTEST: *[Signature]*  
BY: THOMAS E. MARSHALL, MANAGER

DATE: 11/16/09  
ATTEST: *[Signature]*  
BY: THOMAS E. MARSHALL, MANAGER

DATE: 11/16/09  
ATTEST: *[Signature]*  
BY: THOMAS E. MARSHALL, MANAGER

DATE: 11/16/09  
ATTEST: *[Signature]*  
BY: THOMAS E. MARSHALL, MANAGER

DATE: 11/16/09  
ATTEST: *[Signature]*  
BY: THOMAS E. MARSHALL, MANAGER

DATE: 11/16/09  
ATTEST: *[Signature]*  
BY: THOMAS E. MARSHALL, MANAGER

DATE: 11/16/09  
ATTEST: *[Signature]*  
BY: THOMAS E. MARSHALL, MANAGER

DATE: 11/16/09  
ATTEST: *[Signature]*  
BY: THOMAS E. MARSHALL, MANAGER

DATE: 11/16/09  
ATTEST: *[Signature]*  
BY: THOMAS E. MARSHALL, MANAGER

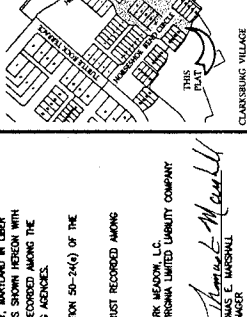
DATE: 11/16/09  
ATTEST: *[Signature]*  
BY: THOMAS E. MARSHALL, MANAGER

DATE: 11/16/09  
ATTEST: *[Signature]*  
BY: THOMAS E. MARSHALL, MANAGER

DATE: 11/16/09  
ATTEST: *[Signature]*  
BY: THOMAS E. MARSHALL, MANAGER

DATE: 11/16/09  
ATTEST: *[Signature]*  
BY: THOMAS E. MARSHALL, MANAGER

DATE: 11/16/09  
ATTEST: *[Signature]*  
BY: THOMAS E. MARSHALL, MANAGER



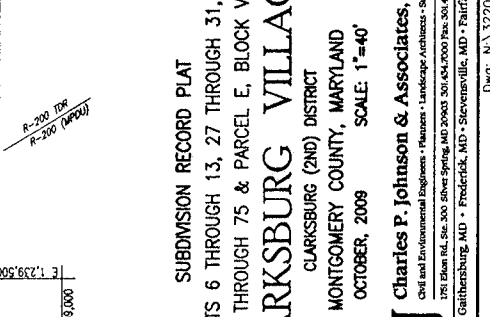
VICINITY MAP  
NOT TO SCALE  
CLARKSBURG VILLAGE  
THIS PLAN  
CLARKSBURG VILLAGE, L.C.  
A VIRGINIA LIMITED LIABILITY COMPANY  
BY: *[Signature]*  
BY: THOMAS E. MARSHALL, MANAGER

DEED AREA TABULATION  
LOTS: 42,131 sq. ft. OR 0.97 AC.  
PARCELS: 81,300 sq. ft. OR 1.86 AC.  
STREETS: N/A  
TOTAL: 123,431 sq. ft. OR 2.85 AC.

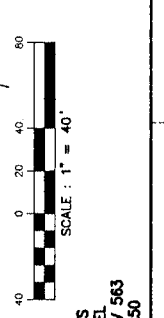
AREA TABULATION  
LOTS: 42,131 sq. ft. OR 0.97 AC.  
PARCELS: 81,300 sq. ft. OR 1.86 AC.  
STREETS: N/A  
TOTAL: 123,431 sq. ft. OR 2.85 AC.

CURVE TABLE

STATION	CHORD BEARS	ARC BEARS	CHORD BEARS
1	80.00	33.41	14.00
2	70.00	20.09	14.76
3	123.93	14.76	14.76



SUBDIVISION RECORD PLAT  
LOTS 6 THROUGH 13, 27 THROUGH 31,  
68 THROUGH 75 & PARCEL E, BLOCK V  
CLARKSBURG VILLAGE  
CLARKSBURG (2ND) DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
OCTOBER, 2009  
SCALE: 1"=40'



SCALE: 1" = 40'  
21 LOTS  
1 PARCEL  
TAX MAP BY 563  
220090250

NOTES:  
1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAT, SITE PLAN, PROJECT PLAN OR ANY OTHER PLAN, ALLOWING THE DEVELOPMENT OF THE PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDED OF THIS PLAT, UNLESS EXPRESSLY CONTAINED BY THE PLAN AS APPROVED. THE OFFICIAL FILES FOR ANY SUCH PLANS ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR REVIEW DURING NORMAL BUSINESS HOURS.  
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING APPROVAL OF THE FINAL FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO THE ISSUANCE OF A SEWAGE CONTROL PERMIT.  
3. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW DEPTH WATER TABLES, GROUNDWATER LEVELS, OR ANY OTHER DATA NOTED ON THIS PLAN AND/OR FOR USE OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPEND ON OR ALL MATTERS AFFECTING TITLE.  
4. THIS DEVELOPMENT IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.  
5. THIS SITE IS SUBJECT TO AN AGREEMENT WITH THE MONTGOMERY COUNTY PLANNING BOARD REGARDING ADEQUATE PUBLIC FACILITIES.  
6. THE DEVELOPMENT IS SUBJECT TO A SITE PLAN ENFORCEMENT AGREEMENT PURSUANT TO MDCRPPC FILE NUMBER 00000000.  
7. THIS DEVELOPMENT CONFORMS WITH THE REQUIREMENTS OF CHAPTER 25(A) OF THE MONTGOMERY COUNTY CODE TO PROVIDE MODERATELY PRICED DWELLING UNITS.  
8. THIS PLAT IS LIMITED TO THE USES AND CONDITIONS OF PRELIMINARY PLAT NO. 120010000 ENTITLED CLARKSBURG VILLAGE.  
9. ZONED R-200 (R200) AND R-200/TOR  
10. PARCEL E, BLOCK V IS SUBJECT TO A RECLAMATION OF CONDUITS FOR PRIVATE OPEN SPACE, RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3083 AT FOLIO 367.  
11. PRIVATE STREETS AND PRIVATE OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, MONTGOMERY COUNTY, MARYLAND WILL NOT PARTICIPATE IN THE MAINTENANCE OF THESE PRIVATE FACILITIES.  
12. THIS DEVELOPMENT CONFORMS WITH THE REQUIREMENTS OF CHAPTER 25(A) OF THE MONTGOMERY COUNTY CODE TO PROVIDE MODERATELY PRICED DWELLING UNITS.  
13. PARCEL E, BLOCK V IS SUBJECT TO AN OPEN SPACE COVENANT, RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 2845 AT FOLIO 278.

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
MONTGOMERY COUNTY PLANNING BOARD  
APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
CHAIRMAN  
ASST. SECRETARY-TREASURER  
MDCRPPC Record File No. \_\_\_\_\_  
RECORDED: \_\_\_\_\_ DATE: \_\_\_\_\_  
DIRECTOR

Charles P. Johnson & Associates, Inc.  
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors  
1000 Union Mill Rd., Suite 300, Silver Spring, MD 20903, 301-634-0000 Fax: 301-634-0009  
www.cpa.com • Gaithersburg, MD • Frederick, MD • Silver Spring, MD • Fairfax, VA  
15-44.dwg

PHASE 1, PART 5  
JOB NO. 15-44  
DATE: 11/16/09

**RECORD PLAT REVIEW SHEET**

220090200 - 220

Plat Name: Clarksburg Village  
 Plan Name: Clarksburg Village  
 Plat Submission Date: 8/4/08  
 DRD Plat Reviewer: S. Smith  
 DRD Prelim Plan Reviewer: C. Cantor

Plat Number: 220090240-250  
 Plan Number: 12001030C

Checked: \_\_\_\_\_ Date \_\_\_\_\_

**Initial DRD Review:**

Signed Preliminary Plan - Date 10-30-07 Checked: Initial SOS Date 9-2-08  
 Planning Board Opinion - Date 7-18-07 Checked: Initial SOS Date 9-2-08  
 Site Plan Req'd for Development? Yes X No \_\_\_\_\_ Verified By: SOS (initial)  
 Site Plan Name: Clarksburg Village (Phase 1) Site Plan Number: 82003002B  
 Planning Board Opinion - Date 9/13/07 Checked: Initial SOS Date 9-2-08  
 Site Plan Signature Set - Date 1-31-08 Checked: Initial SOS Date 9-2-08  
 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  Adjoining Land  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>D. Johnson</u>	<u>8/5/08</u>	<u>8/22/08</u>	<u>9/28/08</u>	<u>No REVISIONS</u>
Research	<u>Bobby Fleury</u>	↓	↓	<u>8-6-08</u>	<u>OK</u>
SHA	<u>Doug Mills</u>	↓	↓		
PEPCO	<u>Steve Baxter</u>	↓	↓		
Parks	<u>Doug Powell</u>	↓	↓		
DRD	<u>Nellie Carey</u>	↓	↓	<u>9-18-08</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 SOS Date 12/8/09  
SOS 9-18-08  
SOS 11/23/09

**Board Approval of Plat:**

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

SOS 12/17/07  
 \_\_\_\_\_  
 \_\_\_\_\_

**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. \_\_\_\_\_



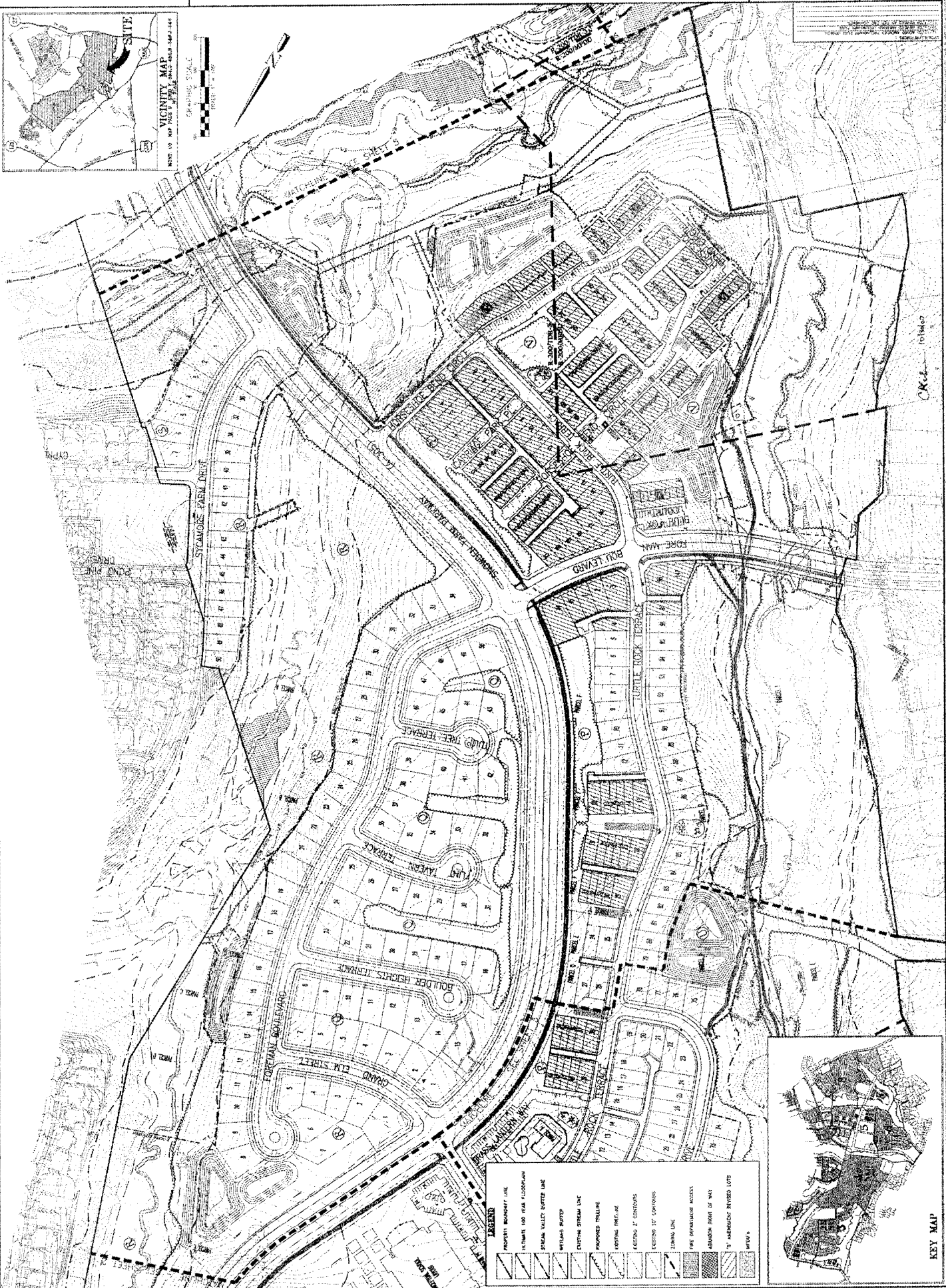
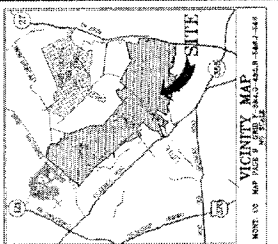


DATE	11/11/03
BY	CPJ
PROJECT	CLARKSBURG VILLAGE
LOCATION	CLARKSBURG 12th ELECTION DISTRICT
SCALE	AS SHOWN
PROJECT NO.	1-2001030C
DATE OF PREVIOUS EDITION	
BY	
PROJECT	
LOCATION	
SCALE	
PROJECT NO.	
DATE OF PREVIOUS EDITION	
BY	
PROJECT	
LOCATION	
SCALE	
PROJECT NO.	

AMENDED PRELIMINARY PLAN  
 CLARKSBURG VILLAGE  
 CLARKSBURG 12th ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND

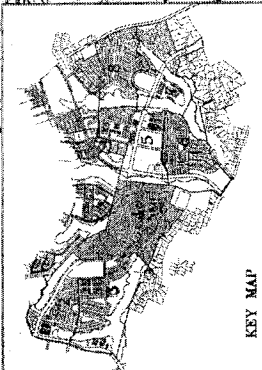
PRELIMINARY PLAN # 1-2001030C

Charles P. Johnson & Associates, Inc.  
 11000 Rockville Pike, Suite 200  
 Rockville, MD 20850  
 (301) 771-1100  
 www.cpj.com



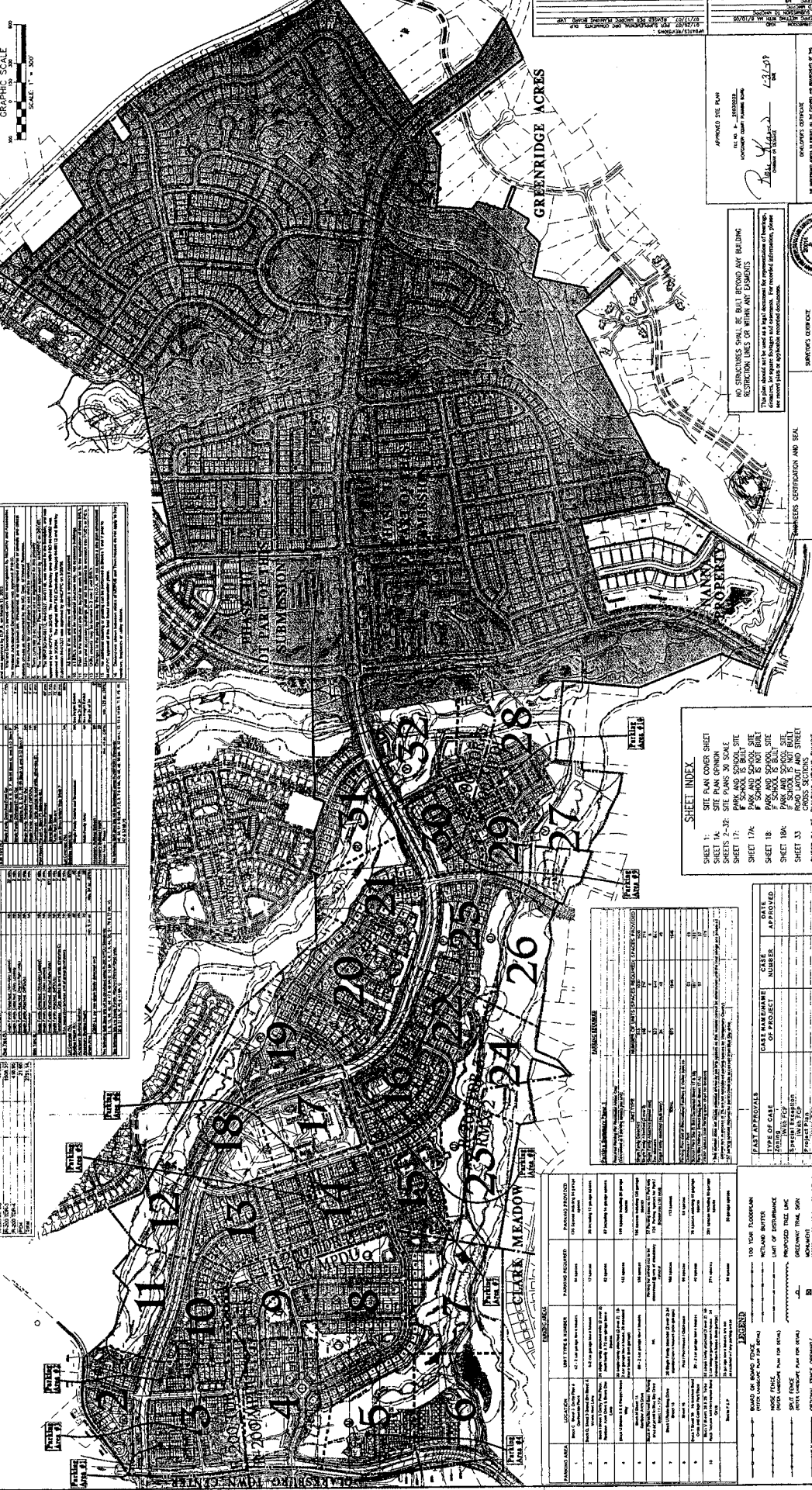
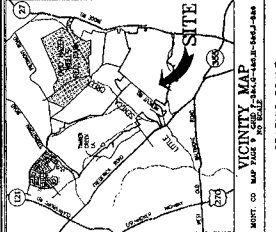
**LEGEND**

[Symbol]	PROJECT BOUNDARY LINE
[Symbol]	ULTIMATE 100' TIAA FLOODPLAIN
[Symbol]	STORM VALLEY BUFFER LINE
[Symbol]	WETLAND BUFFER
[Symbol]	EXISTING STREAM LINE
[Symbol]	PROPOSED TRENCH
[Symbol]	EXISTING INTER-LAKE
[Symbol]	EXISTING 2' CONTIGUOUS
[Symbol]	EXISTING 12' CONTIGUOUS
[Symbol]	EXISTING LINE
[Symbol]	NEW DRAINAGE ACCESS
[Symbol]	ADJACENT PART OF WAY
[Symbol]	1" AMBULANCE REVISED LOTS
[Symbol]	NOTES



# CLARKSBURG VILLAGE

Note: This Amended Plan includes Amendment 'A'



CPJ Associates  
Charles P. Johnson & Associates, Inc.  
1800 EAST BROADWAY, SUITE 200  
CLARKSBURG, MARYLAND 20744  
TEL: 410-786-1000  
FAX: 410-786-1001

CERTIFIED SITE PLAN AMENDMENT - PHASE I  
CLARKSBURG VILLAGE  
CLARKSBURG (and ELKTON DISTRICT)  
MONTGOMERY COUNTY, MARYLAND  
Zoning: R-200-MPDU  
PD 4 / TDR-3  
The Plan #8-2003002B

DATE	1	35
REVISION		
BY		
CHECKED BY		
DATE		
BY		
CHECKED BY		
DATE		
BY		
CHECKED BY		
DATE		
BY		
CHECKED BY		
DATE		
BY		
CHECKED BY		
DATE		
BY		
CHECKED BY		

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

**VICINITY MAP**  
 DATE OF MAP ISSUE: 11/15/02  
 SHEET NO.: 28 OF 35

**GRAPHIC SCALE**  
 SCALE: 1" = 30'

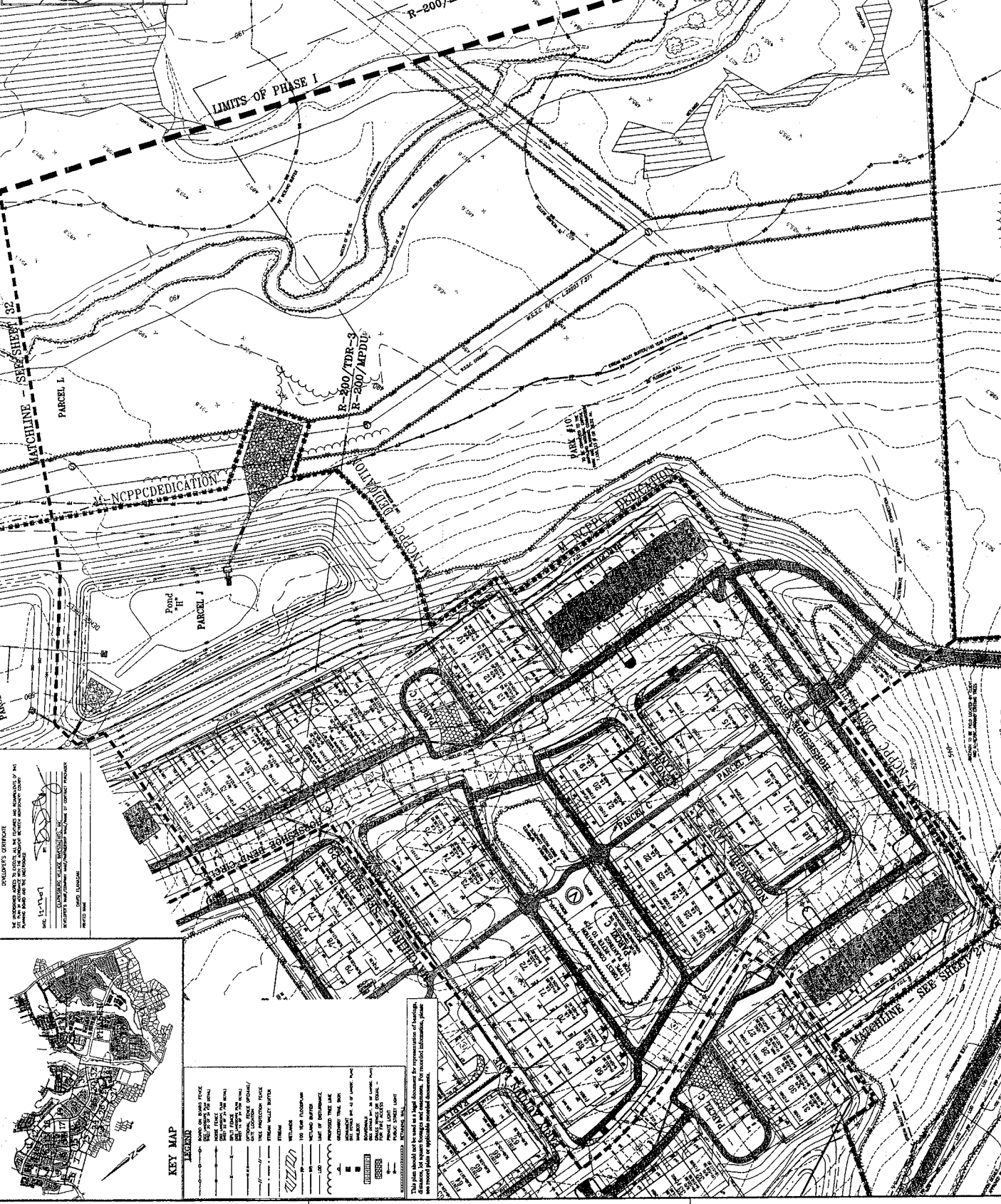
**PLANS/REVISIONS**

NO.	DATE	DESCRIPTION
1	11/15/02	PRELIMINARY
2	11/15/02	REVISED PER COMMENTS
3	11/15/02	REVISED PER COMMENTS
4	11/15/02	REVISED PER COMMENTS
5	11/15/02	REVISED PER COMMENTS
6	11/15/02	REVISED PER COMMENTS
7	11/15/02	REVISED PER COMMENTS
8	11/15/02	REVISED PER COMMENTS
9	11/15/02	REVISED PER COMMENTS
10	11/15/02	REVISED PER COMMENTS
11	11/15/02	REVISED PER COMMENTS
12	11/15/02	REVISED PER COMMENTS
13	11/15/02	REVISED PER COMMENTS
14	11/15/02	REVISED PER COMMENTS
15	11/15/02	REVISED PER COMMENTS
16	11/15/02	REVISED PER COMMENTS
17	11/15/02	REVISED PER COMMENTS
18	11/15/02	REVISED PER COMMENTS
19	11/15/02	REVISED PER COMMENTS
20	11/15/02	REVISED PER COMMENTS
21	11/15/02	REVISED PER COMMENTS
22	11/15/02	REVISED PER COMMENTS
23	11/15/02	REVISED PER COMMENTS
24	11/15/02	REVISED PER COMMENTS
25	11/15/02	REVISED PER COMMENTS
26	11/15/02	REVISED PER COMMENTS
27	11/15/02	REVISED PER COMMENTS
28	11/15/02	REVISED PER COMMENTS
29	11/15/02	REVISED PER COMMENTS
30	11/15/02	REVISED PER COMMENTS

**CERTIFIED SITE PLAN AMENDMENT - PHASE I**  
**CLARKSBURG VILLAGE**  
 CLARKSBURG (2nd) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND

**Site Plan # 8-030028**  
**Zoning: R-200/MPDU**  
**R-200/TDR-3**

APPROVED BY PLAN  
 DATE: 11/15/02  
 COUNTY: MONTGOMERY COUNTY



**OWNER'S CERTIFICATE**  
 I, the undersigned, certify that all the lot lines and boundaries of the above described property are true and correct to the best of my knowledge and belief, and that I am the owner of the above described property.  
 SIGNED: \_\_\_\_\_  
 TITLE: \_\_\_\_\_  
 DATE: \_\_\_\_\_

**KEY MAP**

**LEGEND**

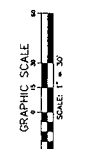
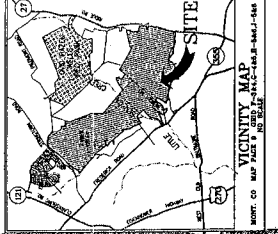
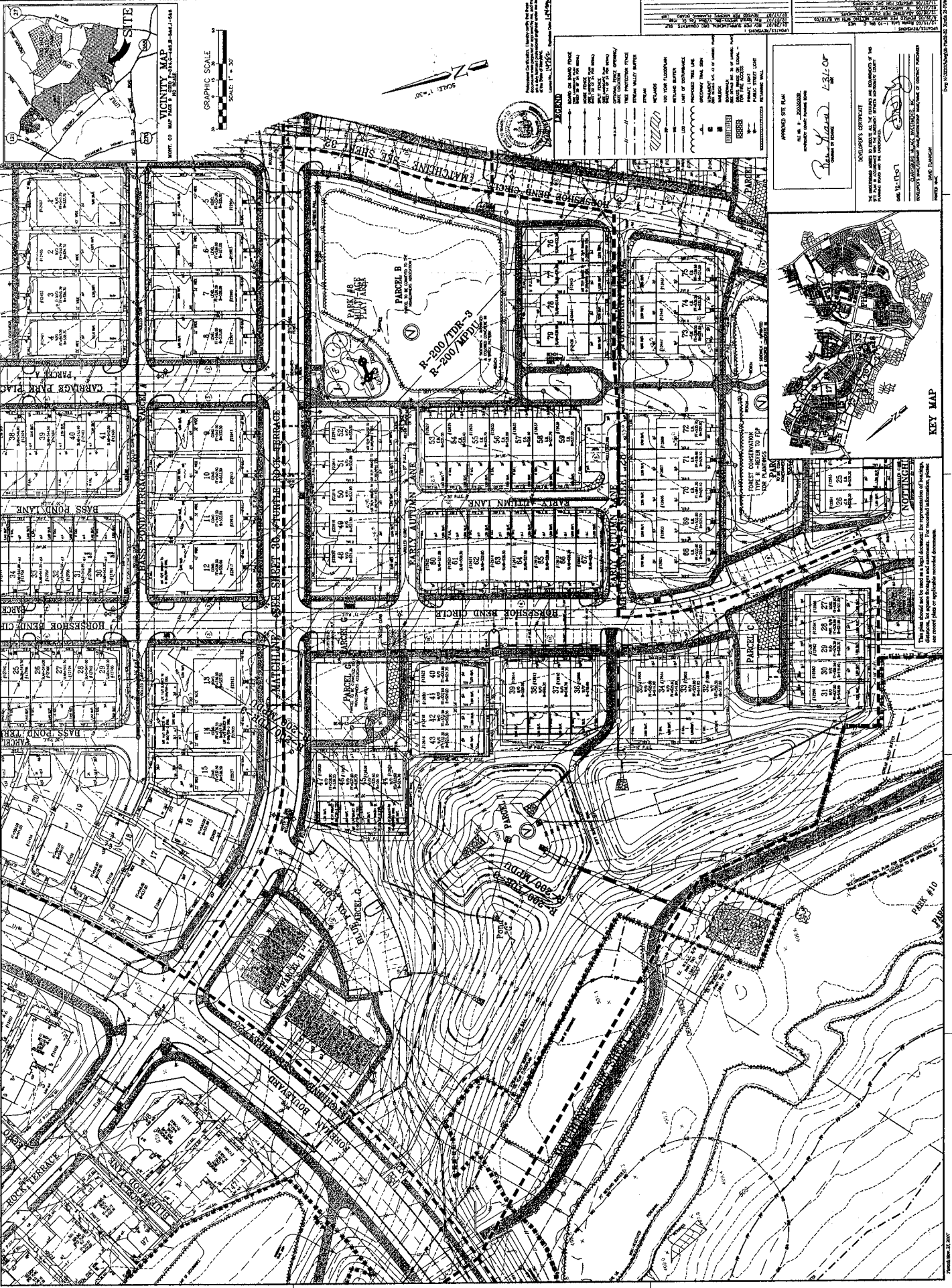
- 1. LOT LINES
- 2. LOT AREA
- 3. LOT AREA
- 4. LOT AREA
- 5. LOT AREA
- 6. LOT AREA
- 7. LOT AREA
- 8. LOT AREA
- 9. LOT AREA
- 10. LOT AREA
- 11. LOT AREA
- 12. LOT AREA
- 13. LOT AREA
- 14. LOT AREA
- 15. LOT AREA
- 16. LOT AREA
- 17. LOT AREA
- 18. LOT AREA
- 19. LOT AREA
- 20. LOT AREA
- 21. LOT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

**FILE COPY**

DATE: 11/15/02  
 COUNTY: MONTGOMERY COUNTY

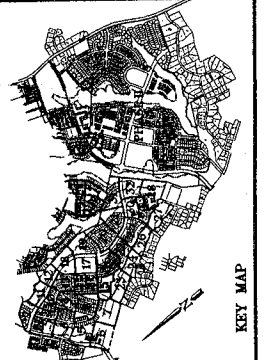
CERTIFIED SITE PLAN AMENDMENT - PHASE 1  
 CLARKSBURG VILLAGE  
 CLARKSBURG (2nd) ELECTORAL DISTRICT  
 MONTGOMERY COUNTY, MARYLAND

Charles P. Johnson & Associates, Inc.  
 ENGINEERS, ARCHITECTS, PLANNERS  
 1000 WOODBURY LANE, SUITE 200, CLARKSBURG, MD 21714  
 PH: 301-271-0100 FAX: 301-271-0101  
 www.cpaia.com



- LEGEND**
- PROPOSED BUILDING FOOTPRINT
  - PROPOSED DRIVEWAY
  - PROPOSED PARKING SPACE
  - PROPOSED FOOTCOURSE
  - PROPOSED STORMWATER MANAGEMENT STRUCTURE
  - PROPOSED RETENTION WALL
  - PROPOSED STORMWATER MANAGEMENT POND
  - PROPOSED STORMWATER MANAGEMENT BASIN
  - PROPOSED STORMWATER MANAGEMENT TRENCH
  - PROPOSED STORMWATER MANAGEMENT INLET
  - PROPOSED STORMWATER MANAGEMENT OUTLET
  - PROPOSED STORMWATER MANAGEMENT STRUCTURE
  - PROPOSED STORMWATER MANAGEMENT POND
  - PROPOSED STORMWATER MANAGEMENT BASIN
  - PROPOSED STORMWATER MANAGEMENT TRENCH
  - PROPOSED STORMWATER MANAGEMENT INLET
  - PROPOSED STORMWATER MANAGEMENT OUTLET

APPROVED SITE PLAN  
 BY: *[Signature]*  
 DATE: 08/21/17  
 PROJECT: CLARKSBURG VILLAGE PHASE 1  
 ZONING: R-200/MPDU  
 SITE PLAN #8-0302B



This plan shall be used as a legal document for the representation of building, parking, and other site information. The owner shall be responsible for providing all necessary information to the engineer for the preparation of this plan. The engineer shall be responsible for providing all necessary information for the preparation of this plan.

