



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



MCPB
Item # 1B
7-30-2015

SUPPLEMENTAL MEMORANDUM

DATE: July 22, 2015

TO: Montgomery County Planning Board

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

FROM: Stephen Smith  Jay Beatty 
D.A.R.C. Division D.A.R.C. Division
(301) 495-4522 (301) 495-2178

SUBJECT: **Additional Record Plats for consideration by the Planning Board for the July 30, 2015 Consent Agenda**

Staff is requesting that the Board consider the plats listed below in addition to the record plats previously included in a memorandum dated, July 17, 2015.

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

220131400 - 220131440 Clarksburg Village
220150680 Bowie Mill Estates
220150780, 220150970 - 220150990 Rock Spring Park
220151270 Cabin John Park, Section 1
220151290 Blair Park
220151300 Hammond Wood

Plat Name: Clarksburg Village
Plat #: 220131400 - 220131440

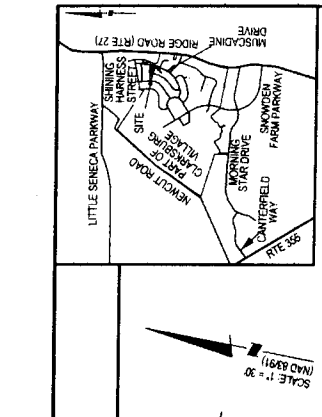
Location: Located in the vicinity of Peppervine Drive, Dogwood Hills Drive, and Muscadine Drive.

Master Plan: Clarksburg Master Plan

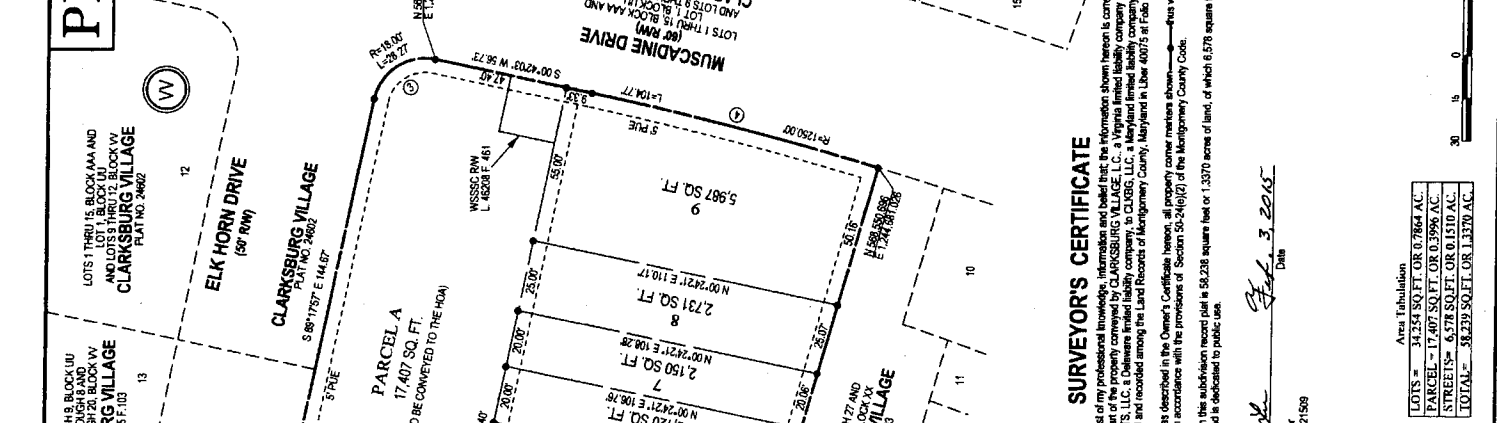
Plat Details: R-200/TDR zone; 76 lots, 5 parcels
Community Water, Community Sewer

Applicant: CLKBG, LLC

The subdivision plats have been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 12001030F (MCPB Resolution No. 12-47) and with Site Plan No. 82005041E (Certified Site Plan dated July 10, 2014), as approved by the Board, and that any minor modifications reflected on the plats do not alter the intent of the Board's previous approval of the aforesaid plans.



Chain Bearing	Chord Dist.
1. 06°28'24" E	15.81
2. 17°48'43" E	15.82
3. 09°00'00" E	100.63
4. 04°48'09" E	18.00
5. 12°48'48" E	20.00
6. 90°00'00" E	20.00
7. 00°21'57" E	450.00
8. 90°00'00" E	20.00
9. 12°48'48" E	148.00
10. 19°20'48" E	148.00



NOTES

- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or any other plan, showing the development of and not to be undertaken by the Montgomery County Planning Board are hereby incorporated by reference into this subdivision record. The plat is subject to the rules and regulations of the Planning Board and the rules and regulations of the Montgomery County Planning Board and the rules and regulations of the Montgomery County Planning Board and the rules and regulations of the Montgomery County Planning Board.
- This subdivision record shall not be construed to alter the existing conditions of the land shown on the plat, unless expressly contemplated by the plan as approved. The official files for the plat are maintained by the Planning Board and are available for review during normal business hours.
- The property shown hereon is subject to the requirements of Chapter 22A Montgomery County Forest Management Act, including approval of the Final Forest Conservation Plan and appropriate Agreement Prior to issuance of the Subdivision Control Permit.
- This subdivision record shall not be construed to alter the existing conditions of the land shown on the plat, unless expressly contemplated by the plan as approved. The official files for the plat are maintained by the Planning Board and are available for review during normal business hours.
- W.S.S.C. 2001 code reference: 233.NV.11.
- The Map PVI.23.
- The plat is limited to the uses and conditions of Ordinance Plan No. 20010005, entitled "Clarksburg Village" and Site Plan No. 87000010 entitled "Clarksburg Village Phase 2".
- Zone R-200TDR.
- The property shown hereon is being developed in accordance with TDR standards. The following Development Right transaction for development has been conveyed to the owner as follows: Liber 4390 Folio 343, dated September 16, 2012 as TDR 15-5093.
- Parcel A, Block XX are subject to the terms and conditions of a Common Open Space Covenant with Maryland National Capital Park and Planning Commission recorded among the Land Records of Montgomery County, Maryland in Liber 28045 of Folio 678.
- Parcel A, Block XX, shown hereon are subject to the terms and provisions of a Declaration of Covenants, Conditions and Restrictions of Private Streets, Storm Drain Systems, and/or Open Space Area, recorded among the Land Records of Montgomery County, Maryland in Liber 41192 of Folio 141.
- Open space areas will be maintained by the Homeowners Association, Montgomery County, Maryland and not participate in the maintenance of these facilities.
- This development is served by public water and sewer systems only.
- Parcel A, Block XX will be conveyed to the Homeowners Association.

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described herein, hereby certify that the information shown hereon is a true and correct representation of the facts and conditions of the property, and that we are not aware of any other facts or circumstances which would affect the accuracy of the information shown hereon.

Further, we grant to the applicable utility companies, their respective successors, and assigns, an easement, in and over the land herein identified as "PUBLIC UTILITY EASEMENT" and defined as "PUE" herein with the land records of Montgomery County, Maryland in Liber 3634 of Folio 457, which said terms incorporated herein by this reference.

As owners of this subdivision, we, our successors, agents and assigns, will cause all property corners and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 56-24(a)(2) of the Montgomery County Code.

There are no recorded suits, actions at law, liens, leases, mortgages, or trusts affecting the property included in this plan of subdivision and the parties in interest therein have taken no such action.

CLRBG, LLC, a Maryland limited liability company.

SURVEYOR'S CERTIFICATE

I, hereby certify to the best of my professional knowledge, information and belief that the information shown hereon is correct, that it is a subdivision of part of the property described in the Declaration of Covenants, Conditions and Restrictions of Private Streets, Storm Drain Systems, and/or Open Space Area, recorded among the Land Records of Montgomery County, Maryland in Liber 40075 of Folio 103.

And that once approved as described in the Owner's Certificate, the property corner markers shown hereon will be set as delineated hereon in accordance with the provisions of Section 56-24(a)(2) of the Montgomery County Code.

The total area included in this subdivision record plat is 58,238 square feet or 1,337.0 acres of land, of which 6,578 square feet or 0.1510 of an acre of land is dedicated to public use.

[Signature]
Montgomery F. Land Surveyor
Maryland Registration No. 21599
Expiration Date: 07/31/15

Area, Exhibition
LOTS = 34,744 SQ. FT. OR 0.7864 AC.
PARCEL = 17,407 SQ. FT. OR 0.3986 AC.
STREET(S) = 6,578 SQ. FT. OR 0.1510 AC.
TOTAL = 58,239 SQ. FT. OR 1,337.0 AC.

RECORDED
PLAT

SUBDIVISION RECORD PLAT
LOT 5, BLOCK WW AND
LOTS 1 THRU 9 &
PARCEL A, BLOCK XX
CLARKSBURG VILLAGE
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' APRIL 2013

SOLTESZ
PH 41
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Engineering / Surveying / Planning / Environmental Sciences www.soltesz.com

OWNER'S CERTIFICATE
APPROVED: *[Signature]* JUNE 2, 2015
SECRETARY

SURVEYOR'S CERTIFICATE
APPROVED: *[Signature]* Feb. 3, 2015
DATE

SUBDIVISION RECORD PLAT
APPROVED: *[Signature]* JUNE 2, 2015
CHAIRMAN
SECRETARY

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

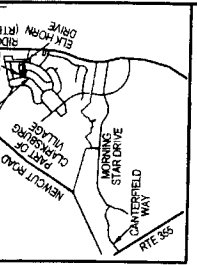
APPROVED: *[Signature]* JUNE 2, 2015
CHAIRMAN
SECRETARY

W.N.C.P. & P.C. RECORD FILE NO. -

PLAT NO.

AREA TABULATION

PARCEL = 18,807 SQ. FT. OR 0.4318 AC.
LOTS = 75,747 SQ. FT. OR 1.7389 AC.
STREETS = 4,025 SQ. FT. OR 0.9242 AC.
TOTAL = 23,579 SQ. FT. OR 0.5411 AC.



OWNER'S CERTIFICATE

We, the undersigned, owners of the property described herein, hereby adopt this plat of subdivision, and in and over the land herein identified as "PUBLIC UTILITY EASEMENT" and "STORMWATER MANAGEMENT EASEMENT", grant to the State of Maryland, its successors, agents and assigns, all the easements, rights and interests therein, including but not limited to, the right to install, maintain, operate, use, and repair public utility lines, and the right to install, maintain, operate, use, and repair stormwater management facilities, and to take any action necessary to carry out the purposes of this plat. The above easements shall be distinguished at such time as the improvements on the abutting public utility lines are completed and accepted for maintenance by Montgomery County, Maryland or other appropriate agency.

Further, we grant to the applicable utility companies, their respective successors, and assigns, all the easements, rights and interests therein, including but not limited to, the right to install, maintain, operate, use, and repair public utility lines, and the right to install, maintain, operate, use, and repair stormwater management facilities, and to take any action necessary to carry out the purposes of this plat. The above easements shall be distinguished at such time as the improvements on the abutting public utility lines are completed and accepted for maintenance by Montgomery County, Maryland or other appropriate agency.

As owners of this subdivision, we, our successors, agents and assigns will cause all property corners and any other monuments to be set by a registered Maryland Surveyor in accordance with Section 50-246(2) of the Montgomery County Code.

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

CLUBS, LLC, a Maryland limited liability company

[Signature]
Brian Ahran
General Manager/Land/Authorized Person
Date: 2-5-15
Witness/Agent
CLUBS, LLC

1. Parcel D, Block TT will be conveyed to the Homeowners Association.

1. All terms, conditions, covenants, limitations, and requirements associated with any preliminary plan, site plan, project plan, or any other plan, approved by the Montgomery County Planning Board, shall be deemed to be incorporated into this plat. The official titles for any such plan(s) are maintained by the Planning Board and are available for review during normal business hours.

2. The property shown herein is subject to the requirements of Chapter 22A Montgomery County Forest Conservation Law, including approval of the Final Forest Conservation Plan and appropriate Agreements Prior to Issuance of the Sediment Control Permit.

3. This subdivision record plat is not intended to show every matter affecting the ownership and/or use, nor every matter participating in the ownership 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.

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

5. Tax Map: TV123.

6. W.S.S.C 200 scale reference: 231 NW 11.

7. This plat is limited to the uses and conditions of Preliminary Plan No. 12001030P, entitled "Clarksburg Village", and Site Plan No. 820650410 limited to "Clarksburg Village Phase 2".

8. Zoned R-200/TDR.

9. The property shown herein is being developed in accordance with FDR-1 standards. Two (2) Development Right necessary for development have been conveyed to the owners as follows: Liber 45104 Folio 462, dated October 12, 2012 as TDR # 18-9001 and 18-9002.

10. Parcel D, Block TT are subject to the terms and conditions of a Common Open Space Agreement with the Maryland-National Capital Park and Planning Commission recorded using the Land Records of Montgomery County, Maryland in Liber 28645 at Folio 274.

11. Parcel D, Block TT shown herein are subject to the terms and provisions of a Declaration of Covenants, for the operation and maintenance of stormwater management systems, and/or open space areas, recorded among the Land Records of Montgomery County, Maryland in Liber 41592 at Folio 141.

12. Open space areas will be maintained by the Homeowners Association, Montgomery County, Maryland will not participate in the maintenance of these facilities.

NOTES:

SURVEYOR'S CERTIFICATE

I hereby certify that the herein shown information and data is true and correct to the best of my knowledge, information and belief, that the information shown herein is correct, that I am a duly Licensed Professional Land Surveyor in the State of Maryland, and that I am the duly Licensed Professional Land Surveyor for CLARKSBURG VILLAGE, LLC, a Virginia limited liability company, and CLUBS, LLC, a Maryland limited liability company, by a Maryland in Liber 40075 at Folio 1 and recorded among the Land Records of Montgomery County, Maryland. And that once engaged as described in the Owner's Certificate herein, all property corners, monuments shown thereon will be set as delineated herein in accordance with the provisions of Section 50-246(2) of the Montgomery County Code.

The total area included in this subdivision record plat is 98,579 square feet of 2.2521 acres of land, of which 4,025 square feet of 0.9242 of an acre is dedicated to public use.

[Signature]
Tina Smith
Professional Land Surveyor
Registration No. 71509
Expiration Date: 07/13/15
Date: Feb 3 2015

Line Table

Line	Radius	Length	Chord Bearing	Chord Dist.
1	87'45"10"	20.00'	S 0°13'19.23" E	20.00'
2	69'10'54"	80.13'	S 03°46'09" W	80.04'
3	18'23'57"	380.00'	S 122°03' 61.84"	121.50'
4	07°47'20"	500.00'	S 24°34' 12.17"	24.33'
5	09°02'38"	550.00'	S 86°02'38" E	86.37'
6	08°30'03"	500.00'	N 05°01'19" W	74.11'

Curve Table

Curve	Radius	Length	Chord Bearing	Chord Dist.
1	87'45"10"	20.00'	S 0°13'19.23" E	20.00'
2	69'10'54"	80.13'	S 03°46'09" W	80.04'
3	18'23'57"	380.00'	S 122°03' 61.84"	121.50'
4	07°47'20"	500.00'	S 24°34' 12.17"	24.33'
5	09°02'38"	550.00'	S 86°02'38" E	86.37'
6	08°30'03"	500.00'	N 05°01'19" W	74.11'

APPROVED _____ DATE: 6-26-2015

CHAIRMAN: _____ SECRETARY: _____ TREASURER: _____

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

RECORDED PLAT _____

APPROVED BY: *[Signature]* DIRECTOR

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES



ROCKVILLE OFFICE
2 Research Place, Suite 100
Rockville, MD 20850 P. 301.948.9667
www.soltesz.com

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SCALE: 1" = 30' APRIL 2013

CLARKSBURG VILLAGE
MONTGOMERY COUNTY, MARYLAND
ELECTION DISTRICT

PARCEL D, BLOCK TT

LOT 5, BLOCK WW
LOT 6, BLOCK WW
PARCELS A & B, BLOCK WW
CLARKSBURG VILLAGE
CLUBS, LLC
L-40075 F-103

PLAT NO.

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described herein, hereby adopt the plat of subdivision and grant to Montgomery County, Maryland, a Temporary State Easement (TSE) for utility easements, including but not limited to electric, gas, water and sewer utility easements, and easements for the installation, operation and maintenance of all above ground and underground utility lines and related equipment and appurtenances, and for all other such items as the improvements on the abutting right-of-way have been completed and accepted for maintenance by Montgomery County, Maryland.

Further, we grant to the applicable utility companies, their respective successors, and assigns, an easement, to run and serve and to be used for the installation, operation and maintenance of all utility lines and related equipment and appurtenances, and for all other such items as the improvements on the abutting right-of-way have been completed and accepted for maintenance by Montgomery County, Maryland in Liber 3834 at Folio 457, which said items incorporated herein by the reference.

Further, we establish the "Common Access Easements" as shown hereon and subject to all current and applicable regulations of all Federal, State and local governing agencies.

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

There are no recorded easements, leases, mortgages, or trusts affecting the property included in the plat of subdivision and the parties in interest therein have below indicated their assent.

CLURG, LLC, a Maryland limited liability company

Brian Alton
Bryan Alton
Maped Manager/Land Authorized Person
Date 2-5-15
[Signature]
Whitaker, MD
CLURG, LLC

NOTES

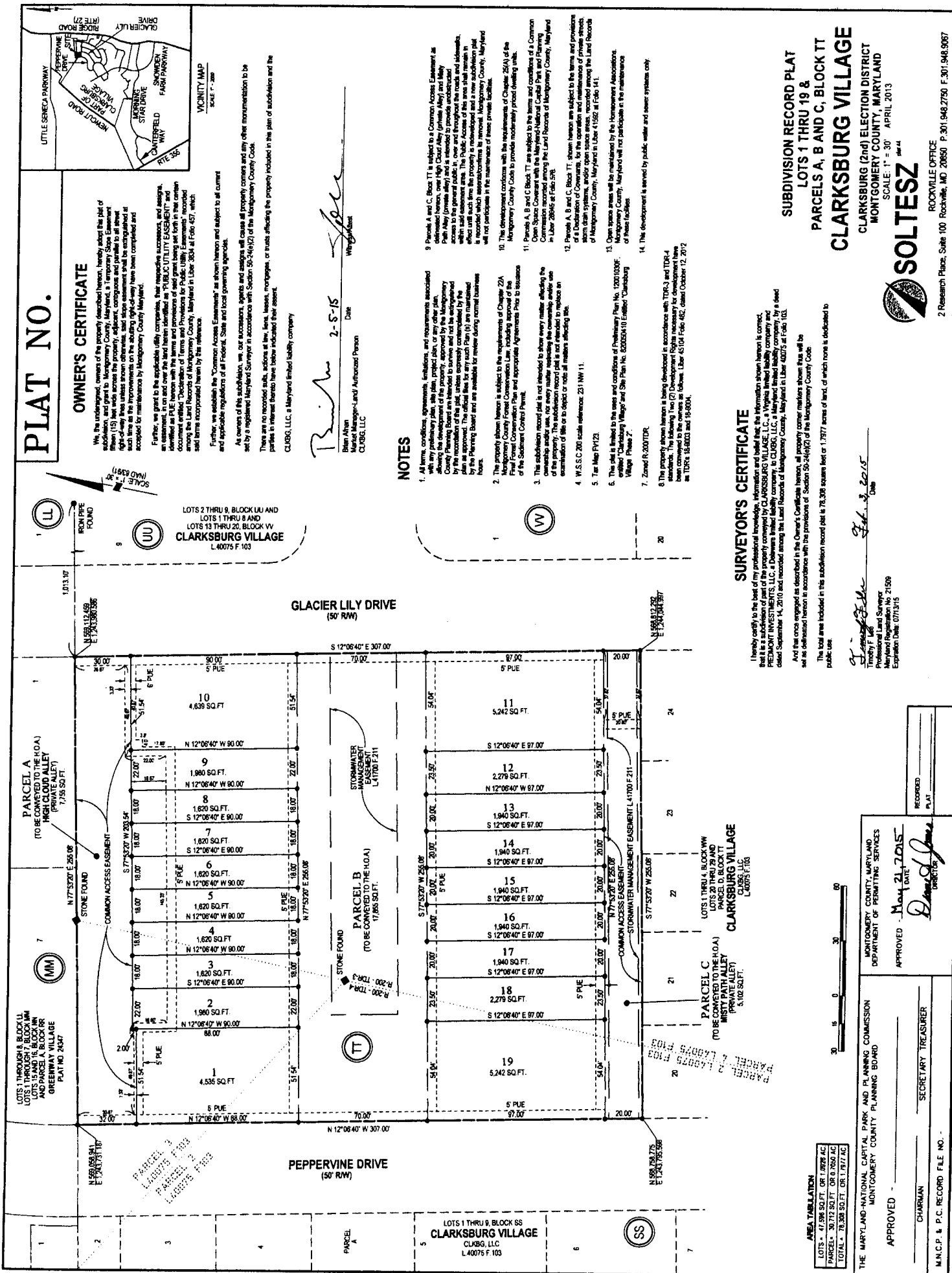
- All terms, conditions, agreements, stipulations and requirements associated with any preliminary plan, site plan, project plan, or other plat, including any amendments thereto, shall apply to the development of the property, approved by the Montgomery County Planning Board, and shall remain in full force and effect until the development of the property is completed.
- This subdivision record plat is not intended to alter any matter affecting the ownership and/or use, not even used solely for the purpose of the subdivision, and is not to be construed as a conveyance of title or to liquid or note all matters affecting the same.
- W.S.S.C. 200 scale reference: 201 NW 11.
- See Map PVI23.
- This plat is filed in the office of Preliminary Plan No. 12001 (0306), as amended, by the Registrar and Site Plan No. 80050410 Exhibit "Clariburg Village Phase 7".
- Zoned R-200/TDR.
- The property shown herein is being developed in accordance with TDR-3 and TDR-4 standards. The following TDR (D) Code shall apply to the development shown herein: the TDR-3 18-6003 and 18-8004; the TDR-4 18-6002, 18-6003 and 18-8004.
- Parcel A and C, Block TT is subject to a Common Access Easement as shown on the plat. Parcel A and C, Block TT is subject to the terms and conditions of a Common Access Easement with the Maryland Public Access Act, which is incorporated herein by reference.
- The development conforms with the requirements of Chapter 25A of the Montgomery County Code to provide moderately priced dwelling units.
- Parcel A, B and C Block TT, are subject to the terms and conditions of a Common Access Easement with the Maryland Public Access Act, which is incorporated herein by reference.
- Parcel A, B and C Block TT, are subject to the terms and conditions of a Common Access Easement with the Maryland Public Access Act, which is incorporated herein by reference.
- Open space areas shall be maintained by the Homeowners Associations of Montgomery County, Maryland in Liber 41552 at Folio 141.
- Open space areas shall be maintained by the Homeowners Associations of Montgomery County, Maryland in Liber 41552 at Folio 141.
- The development is served by public water and sewer systems only.

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information shown hereon is correct, that it is a subdivision of part of the property conveyed by CLARKSBURG VILLAGE, L.L.C., a Delaware limited liability company, to CLURG, LLC, a Maryland limited liability company, on or about September 14, 2010 and recorded among the Land Records of Montgomery County, Maryland in Liber 40075 at Folio 103.

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

[Signature]
Professional Land Surveyor
Maryland Registration No. 21509
Expiration Date: 07/13/15
Date Feb. 3, 2015



ROCKVILLE OFFICE
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Engineering / Surveying / Planning / Environmental Sciences
www.soltesz.com

SUBDIVISION RECORD PLAT
LOTS 1 THRU 19 &
PARCELS A, B AND C, BLOCK TT
CLARKSBURG VILLAGE
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30'
APRIL 2013

AREA TABULATION	
LOTS -	47,598 SQ. FT. OR 1,087.9 AC
PARCEL -	30,712 SQ. FT. OR 0.7050 AC
TOTAL -	78,309 SQ. FT. OR 1,792.7 AC

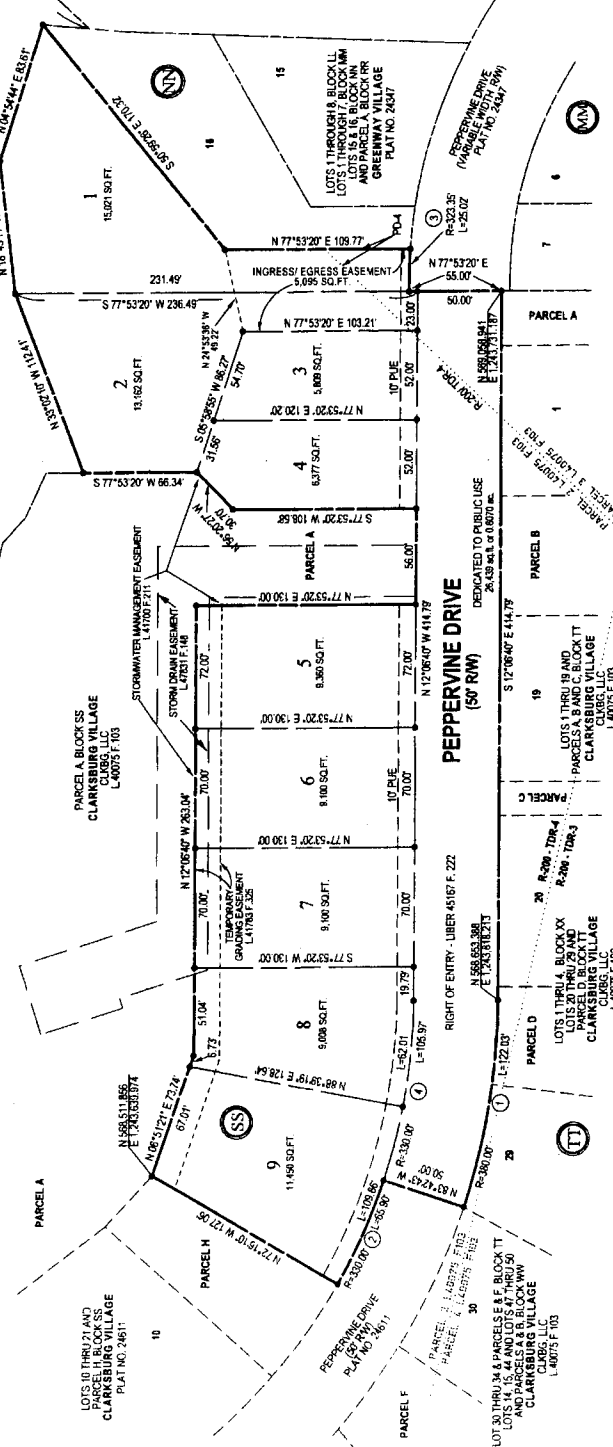
APPROVED *[Signature]* SECRETARY TREASURER
DATE: May 21, 2015
MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY PLANNING BOARD

APPROVED _____ SECRETARY TREASURER
CHARMAN _____ SECRETARY TREASURER
M.N.C.P. & P.C. RECORD FILE NO. _____

PLAT NO.

Delta	Radius	Length	Tangent	Chord Bearing	Chord Dist.
1	10°23'57"	310.00'	121.03'	S 02°54'42" E	121.50'
2	1°29'53"	330.00'	33.06'	S 12°00'33" W	65.80'
3	04°25'57"	321.33'	25.02'	S 10°24'55" E	25.01'
4	1°23'57"	330.00'	105.97'	N 02°44'42" W	105.52'

AREA TABULATION	
LOTS 1 - 14	14,175.52 SQ. FT. OR 0.321 AC.
STREETS - 26	18,185.52 SQ. FT. OR 0.416 AC.
TOTAL	32,361.04 SQ. FT. OR 0.737 AC.



OWNER'S CERTIFICATE

We, the undersigned, owners of the property described herein, hereby certify that this plat of subdivision, dedicating the street shown hereon to public use, establish the maximum building restriction lines and lot areas for the property, adjacent, contiguous, and parallel to all street right of way lines, and those easements, easements, and easements as the improvements on the abutting right-of-way have been completed and accepted for maintenance by Montgomery County, Maryland, or its appropriate agency.

Further, we grant to the applicable utility companies, their successors and assigns, an easement, in, on, over, and under the property described herein, for the installation and use of public utility lines and provisions of said grant being and for in that certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" recorded among the Land Records of Montgomery County, Maryland in Liber 3854 at Folio 457, which said terms incorporated herein by this reference.

Further, we hereby establish an INGRESS/EGRESS EASEMENT in, through, over and across Lots 1 and 2, Block SS, as delineated hereon for the benefit of Lot 1 and 2, Block 985, in, over, and under the property and conditions set forth in an instrument to be recorded herewith.

As owners of this subdivision, we, our successors, agents and assigns will cause all property corners and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 50-24(6)(2) of the Montgomery County Code.

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

CLUB85, LLC, a Maryland limited liability company

By: *[Signature]*
 Brian Allen
 Registered Professional Land/Authorized Person
 CLUB85, LLC

Date: 2-19-15

By: *[Signature]*
 Brian Allen
 Registered Professional Land/Authorized Person
 CLUB85, LLC

Date: 2-19-15

APPROVED: *[Signature]*
 DATE: 6-26-2015
 DIRECTOR: *[Signature]*

RECORDED PLAT

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information shown hereon is correct, that it is a subdivision of part of the property conveyed by CLARKSBURG VILLAGE, L.C., a Virginia limited liability company, and PIEMONT INVESTMENTS, L.P., a Maryland limited liability company, by a deed dated September 14, 2010 and recorded among the Land Records of Montgomery County, Maryland in Liber 40075 at Folio 103.

And that once engaged as described in the Owner's Certificate hereon, all property corners and monumentation will be set as delineated hereon in accordance with the provisions of Section 50-24(6)(2) of the Montgomery County Code.

The total area included in this subdivision record plat is 114,626 square feet or 2.6387 acres of land, of which 26,439 square feet or 0.6070 of an acre of land is dedicated to public use.

[Signature]
 Timothy S. Soper
 Maryland Registration No. 21509
 Expiration Date: 07/13/15

Date: Feb 13, 2015

SCALE: 1" = 50'
 (NAD 83/98)

SCALE: 1" = 200'
 (NAD 83/98)

NOTES:

- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or any other plat, utility easement, or other instrument, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recording of this plat as approved. The official files for any such plan (s) are maintained by the Planning Board and are available for review during normal business hours.
- The property shown hereon is subject to the requirements of Chapter 22A Montgomery County Forest Conservation Law, including approval of the Final Forest Conservation Plan and appropriate Agreement Prior to issuance of the Sediment Control Permit.
- This subdivision record plat is not intended to show every matter affecting the ownership and/or use, nor every matter restricting the use and/or use of the property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- This development is served by public water and sewer systems only.
- Tax Maps: PV113 and EV.
- W.S.S.C 200 scale reference: 231 NW 11 & 12.
- This plat is limited to the uses and conditions of Preliminary Plan No. 120010300F, entitled "Clarkburg Village" and Site Plan No. 20050410 entitled, "Clarkburg Village Phase 2".
- Zoned R-200/TD3R and PD-4.
- The property shown hereon is being developed in accordance with TOR-3 standards. Two (2) Development Right necessary for development have been conveyed to the owners as follows: Liber 43366 Folio 246, dated October 19, 2012 as TORX17-2945 and 17-936.

APPROVED

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

APPROVED: *[Signature]*
 SECRETARY/TREASURER

CHAIRMAN: *[Signature]*

APPROVED

MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES

APPROVED: *[Signature]*
 DATE: 6-26-2015
 DIRECTOR: *[Signature]*

APPROVED

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

APPROVED: *[Signature]*
 SECRETARY/TREASURER

CHAIRMAN: *[Signature]*

APPROVED

MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES

APPROVED: *[Signature]*
 DATE: 6-26-2015
 DIRECTOR: *[Signature]*

APPROVED

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

APPROVED: *[Signature]*
 SECRETARY/TREASURER

CHAIRMAN: *[Signature]*

APPROVED

MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES

APPROVED: *[Signature]*
 DATE: 6-26-2015
 DIRECTOR: *[Signature]*

APPROVED

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

APPROVED: *[Signature]*
 SECRETARY/TREASURER

CHAIRMAN: *[Signature]*

APPROVED

MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES

APPROVED: *[Signature]*
 DATE: 6-26-2015
 DIRECTOR: *[Signature]*

APPROVED

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

APPROVED: *[Signature]*
 SECRETARY/TREASURER

CHAIRMAN: *[Signature]*

APPROVED

MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES

APPROVED: *[Signature]*
 DATE: 6-26-2015
 DIRECTOR: *[Signature]*

APPROVED

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

APPROVED: *[Signature]*
 SECRETARY/TREASURER

CHAIRMAN: *[Signature]*

SUBDIVISION RECORD PLAT
LOTS 1 thru 9, BLOCK SS
CLARKSBURG VILLAGE
 CLARKSBURG (2nd) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 50' APRIL 2013

SOLTESZ

2 Research Place, Suite 100 Rockville, MD 20850 P. 301.948.9067
 Engineering / Surveying / Planning / Environmental Sciences
 www.soltesz.com

APPROVED: *[Signature]*
 DATE: 6-26-2015
 DIRECTOR: *[Signature]*

APPROVED: *[Signature]*
 SECRETARY/TREASURER

CHAIRMAN: *[Signature]*

APPROVED: *[Signature]*
 DATE: 6-26-2015
 DIRECTOR: *[Signature]*

RECORDED PLAT

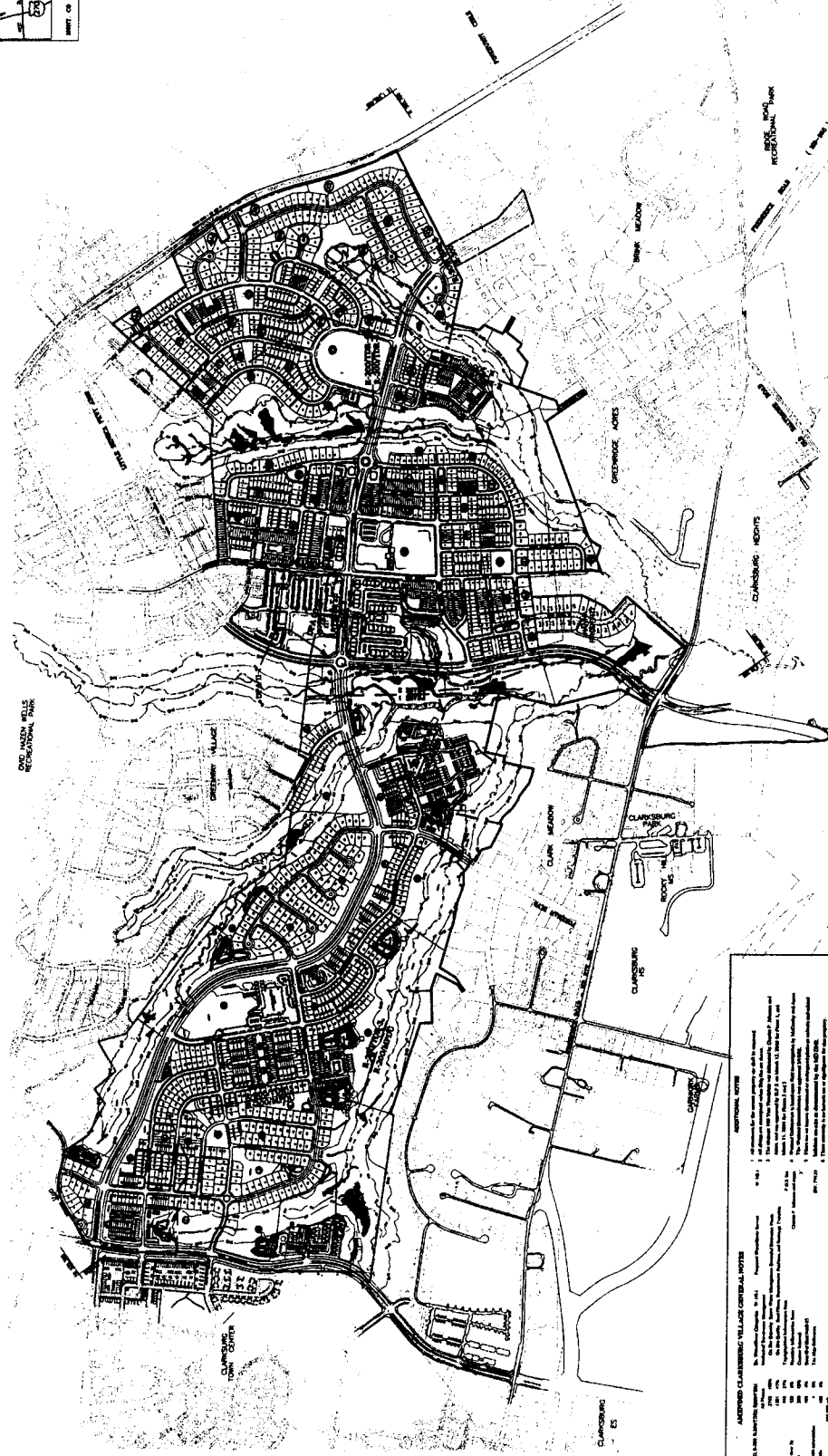
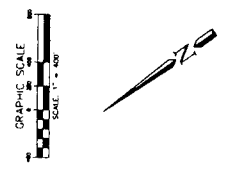
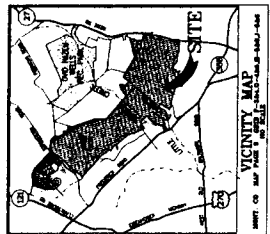
CLARKSBURG VILLAGE

CPJ ASSOCIATES
 Charles P. Johnson & Associates, Inc.
 14000 Rockville Pike, Suite 200
 Rockville, Maryland 20850
 Phone: (301) 761-1100
 Fax: (301) 761-1101

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

PRELIMINARY PLAN # 1-2001030P

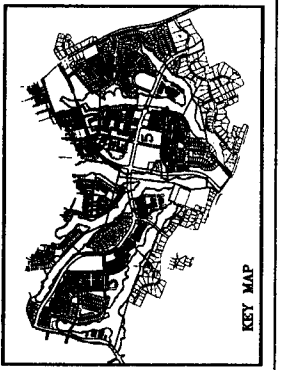
DATE	NO.	DESCRIPTION
11/15/01	1	PRELIMINARY PLAN
11/15/01	2	AMENDED PRELIMINARY PLAN
11/15/01	3	AMENDED PRELIMINARY PLAN
11/15/01	4	AMENDED PRELIMINARY PLAN
11/15/01	5	AMENDED PRELIMINARY PLAN
11/15/01	6	AMENDED PRELIMINARY PLAN
11/15/01	7	AMENDED PRELIMINARY PLAN
11/15/01	8	AMENDED PRELIMINARY PLAN



DEVELOPERS CERTIFICATE
 I, the undersigned, hereby certify that the information furnished in this preliminary plan is true and correct to the best of my knowledge and belief, and that I am the owner of the property herein described.

ENGINEER'S CERTIFICATE
 I, the undersigned, hereby certify that I am a duly licensed Professional Engineer in the State of Maryland, and that I have prepared this preliminary plan in accordance with the provisions of the Subdivision Map Act, Annotated Code of Maryland, Article 27, and the Regulations of the State Board of Professional Engineers, and that I am satisfied with the accuracy of the information furnished herein.

Assessment to modify previously approved conditions for:
 1. Small Single (see DPA)



ADDITIONAL NOTES

LEGEND

	PROPERTY BOUNDARY LINE
	ULTIMATE 100 YEAR FLOODPLAIN
	STREAM WATERSHED BUFFER LINE
	WETLAND BUFFER
	WETLAND
	EXISTING STREAM LINE
	DRAINAGE LINE

DEVELOPER'S CERTIFICATE
 I, the undersigned, being duly qualified, do hereby certify that the information furnished in this Preliminary Plan is true and correct to the best of my knowledge and belief, and that the same is in accordance with the provisions of the Subdivision Control Act, Article 21, of the Annotated Code of Maryland, and the Regulations of the Board of Public Works of Montgomery County, Maryland.

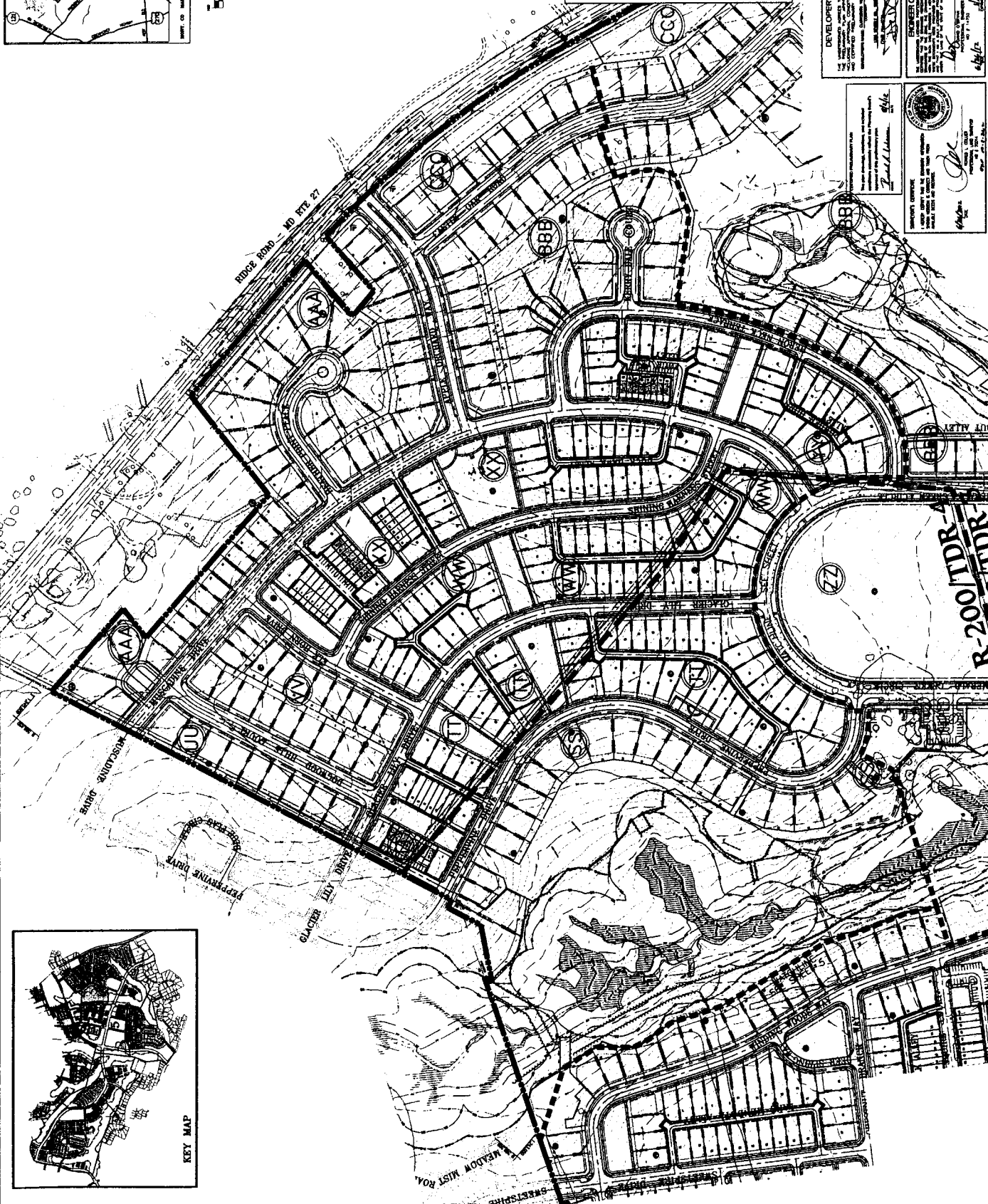
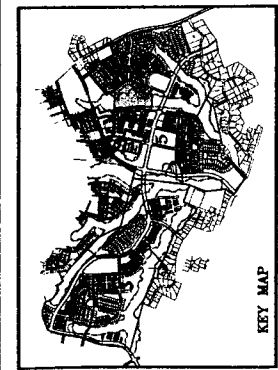
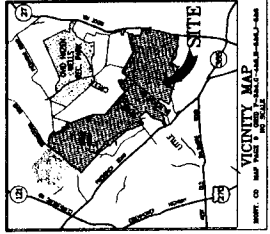
 DEVELOPER

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 ENGINEER

- LEGEND**
- PROPERTY BOUNDARY LINE
 - METERS AND YEAR FLOORING
 - SPECIAL VALLEY BUFFER LINE
 - FUTURE BUFFER
 - DRAINAGE STRIP LINE
 - UNIMPROVED FENCELINE
 - EXISTING FENCELINE
 - CENTER OF CONTIGUOUS
 - CENTER OF CONTIGUOUS
 - FENCE LINE
 - OTHER

GRAPHIC SCALE
 SCALE: 1" = 100'



R-200/TDR
 R-200/TDR