Montgomery Planning
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

2425 Reedie Drive
Floor 14
Wheaton, MD 20902

MontgomeryPlanning.org

MEMORANDUM

DATE: March 11, 2022

TO: Montgomery County Planning Board

FROM: Stephen Smith, Coordinator, IRC Division (301)-495-4522 SJS
Jay Beatty, Senior Planner, IRC Division (301)-495-2178 JRB

SUBJECT: Item No. 3 - Summary of Record Plats for the Planning Board Agenda for March 24, 2022.

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:

220200110 & 220200550 Clarksburg Town Center

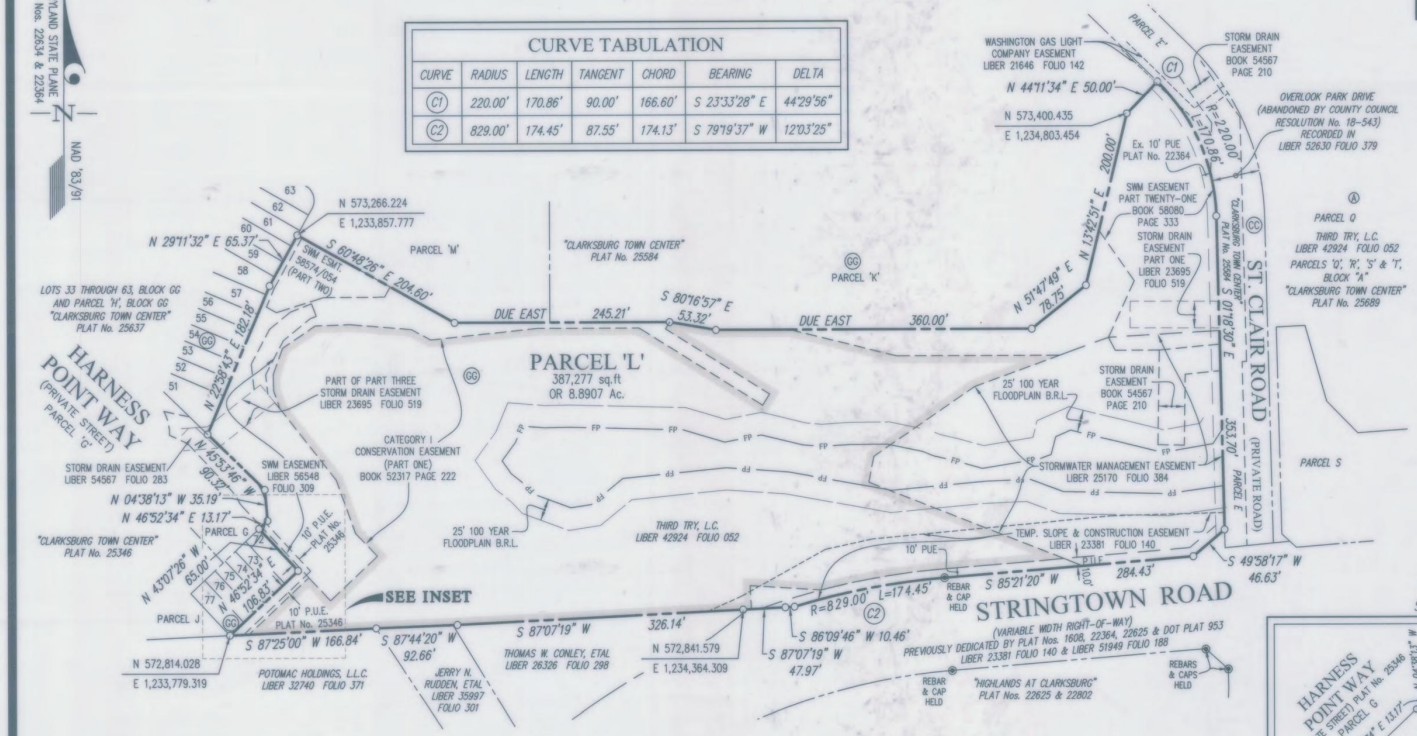
Plat Name: **Clarksburg Town Center**
Plat #: **220200110 & 220200550**

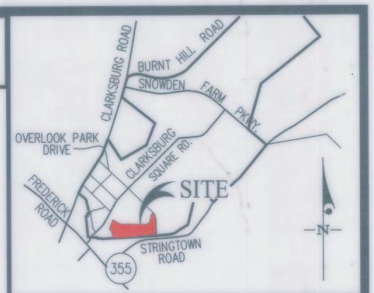
Location: Located in the northwest quadrant of the intersection of Stringtown Road and St. Clair Road, and along the west side of Clarks Crossing Drive opposite Murphy Grove Terrace, respectively.
Master Plan: Clarksburg Master Plan
Plat Details: CRT zone; 2 parcels
Owner: Third Try, L.C.

The subdivision plats have been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 11995042B (MCPB Resolution No. 15-92), and with Site Plan No. 82007022D (Certified Site Plan dated May 16, 2016) and Site Plan No. 82007022F (Certified Site Plan dated July 1, 2019), as respectively approved by the Board, and that any minor modifications reflected on the plats do not alter the intent of the Board's previous approval of the aforesaid plans.

PLAT No.

CURVE TABULATION						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	220.00'	170.86'	90.00'	166.60'	S 23°33'28" E	44°29'56"
C2	829.00'	174.45'	87.55'	174.13'	S 79°19'37" W	12°03'25"





VICINITY MAP

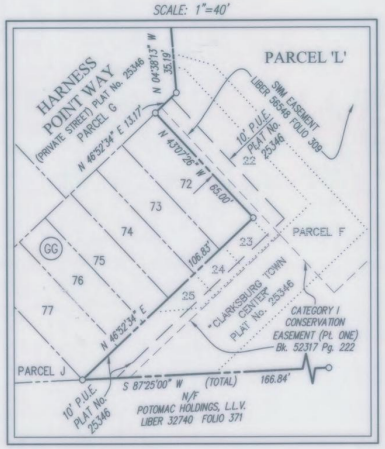
SCALE 1" = 2,000'

GENERAL NOTES:

1. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING 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.
2. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
3. THIS PROPERTY IS SERVED BY PUBLIC WATER AND PUBLIC SEWER SYSTEMS.
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 22A, THE MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN.
5. THE LOTS SHOWN HEREON ARE LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN 119950428, ENTITLED CLARKSBURG TOWN CENTER. ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
6. DEVELOPMENT OF THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF SITE PLAN FILE NO. 820070228 (ENTITLED CLARKSBURG TOWN CENTER) AND APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD MAY 23, 2019 AS MCPB RESOLUTION No. 19-054.
7. THE PROPERTY SHOWN HEREON IS ZONED CRT-0.75 AT THE TIME OF THIS SUBDIVISION AND LOCATED ON TAX MAP EW.
8. THIS SUBDIVISION COMPLIES WITH THE REQUIREMENTS OF CHAPTER 25-A OF THE MONTGOMERY COUNTY CODE, REGARDING MODERATELY PRICED DWELLING UNITS.
9. PARCEL 'L', BLOCK "GG", AS SHOWN HEREON IS SUBJECT TO A RECORDED COVENANT FOR COMMON OPEN SPACES RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND ON AUGUST 18, 2004 IN LIBER 28045 AT FOLIO 578.
10. THIS PLAT IS SUBJECT TO A RECORDED COVENANT FOR THE MAINTENANCE AND OPERATION OF PRIVATE OPEN SPACES AND PRIVATE STORM DRAINS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 19561 FOLIO 342.
11. A PORTION OF OVERLOOK PARK DRIVE, AS SHOWN HEREON, IS ABANDONED BY COUNTY COUNCIL RESOLUTION No. 18-543.
12. THE SOURCE OF THE 100 YEAR FLOODPLAIN SHOWN HEREON WAS TAKEN FROM A FLOODPLAIN STUDY BY CHARLES P. JOHNSON & ASSOCIATES DATED FEBRUARY 2011 (FP APPLICATION #239666 [235402R&222881R]) AND APPROVED BY DPS IN A LETTER DATED MARCH 3, 2011.
13. THE PROPERTY SHOWN HEREON IS SUBJECT TO A FOREST CONSERVATION ON-SITE MAINTENANCE AND MANAGEMENT AGREEMENT, RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY IN BOOK 52598 AT PAGE 551.

INSET

SCALE: 1"=40'



OWNER'S CERTIFICATE

WE THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT PUBLIC UTILITY EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS "P.U.E." TO THE PARTIES LISTED AND WITH THE TERMS AND PROVISIONS BEING SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF PUBLIC UTILITY EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3834 AT FOLIO 457, WHICH SAID TERMS AND PROVISIONS ARE INCORPORATED HEREIN BY THIS REFERENCE. SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES

AS OWNER WE OR OUR SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTS, TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS OR ACTIONS OF LAW, TRUSTS, LEASES, MORTGAGES OR LIENS INCLUDED IN THIS PLAT OF SUBDIVISION, EXCEPT A CERTAIN DEED OF TRUST RECORDED AMONG THE LAND RECORDS IN LIBER 56967 AT FOLIO 135 AND THE PARTIES IN INTEREST THERETO HAVE INDICATED THEIR ASSENT.

FOR: THIRD TRY, L.C., A MARYLAND LIMITED LIABILITY COMPANY

BY: JOHN M. CLARKE, MANAGING MEMBER — DATE: 2/17/22 — ATTEST

WE HEREBY ASSENT TO THIS PLAT OF SUBDIVISION
FOR: TRSTE, INC. (TRUSTEE) FOR THE BENEFIT OF
WELLS FARGO BANK, NATIONAL ASSOCIATION (BENEFICIARY)

BY: CHARLES SCHULZ, DIRECTOR — DATE: 2/18/22

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THE PLAT OF SUBDIVISION SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THAT LAND CONVEYED BY NNP II - CLARKSBURG, LLC, A DELAWARE LIMITED LIABILITY COMPANY (FORMERLY KNOWN AS TERRABROOK CLARKSBURG, L.L.C.) TO THIRD TRY, L.C., A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED DECEMBER 19, 2011 AND RECORDED AMONG THE LAND RECORDS IN MONTGOMERY COUNTY, MARYLAND IN LIBER 42924 FOLIO 052 AND ALSO A PART OF OVERLOOK PARK DRIVE ABANDONED BY COUNTY COUNCIL RESOLUTION No. 18-543, RECORDED AMONG SAID LAND RECORDS IN LIBER 52630 FOLIO 379, AND ALSO A PARTIAL RESUBDIVISION OF PARTS OF LOTS 22 THROUGH 25 AND PARCEL F, BLOCK GG, AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "SUBDIVISION RECORD PLAT, LOTS 26 THROUGH 32 & PARCELS D E & F, BLOCK GG, CLARKSBURG TOWN CENTER" RECORDED AMONG SAID LAND RECORDS AS PLAT No. 23038.

I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS WILL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

I HEREBY CERTIFY THAT THE LIMITS OF THE 100-YEAR FLOODPLAIN SHOWN HEREON IS AN ACCURATE REFLECTION AS TRANSFERRED FROM THE FLOODPLAIN STUDY REFERENCED ELSEWHERE ON THIS PLAT.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 387,277 SQUARE FEET OR 8.8907 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

FOR: GUTSCHICK, LITTLE & WEBER, P.A.
WILLIAM E. GRUENINGER, III
MD. REGISTRATION No. 21542 (Exp./RENEWAL 12/21/2023)
DATE: 02/14/2022

SUBDIVISION RECORD PLAT
PARCEL L, BLOCK "GG"

CLARKSBURG TOWN CENTER

CLARKSBURG ELECTION DISTRICT NO. 2
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=100' JANUARY 2022

THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES	RECORDED:
Approved	Approved 3/8/2022 DATE	PLAT NO.:
CHAIR — Montgomery Plat Signatory for SECRETARY TREASURER	BY: DIRECTOR	DRAWN BY: CHECKED BY: GLW FILE NO.: 11104
M.N.C.P.& P.C. RECORD FILE No.		

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

GLW
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MNCPPC FILE No. 220200110

OWNER'S CERTIFICATE

WE THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES.

AS OWNER WE OR OUR SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTS, TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH SECTION 50.4.3.C OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS OR ACTIONS OF LAW, TRUSTS, LEASES, MORTGAGES OR LIENS INCLUDED IN THIS PLAT OF SUBDIVISION, EXCEPT A CERTAIN DEED OF TRUST RECORDED AMONG THE LAND RECORDS IN LIBER 56967 AT FOLIO 135 AND THE PARTIES IN INTEREST THERETO HAVE INDICATED THEIR ASSENT.

FOR THIRD TRY, L.C., A MARYLAND LIMITED LIABILITY COMPANY

BY: JOHN M. CLARKE, MANAGING MEMBER — DATE 2/17/22 — ATTEST

WE HEREBY ASSENT TO THIS PLAT OF SUBDIVISION FOR: TRSTE, INC. (TRUSTEE) FOR THE BENEFIT OF WELLS FARGO BANK, NATIONAL ASSOCIATION (BENEFICIARY)

BY: CHARLES SCHULZ, DIRECTOR — DATE: 2/18/22

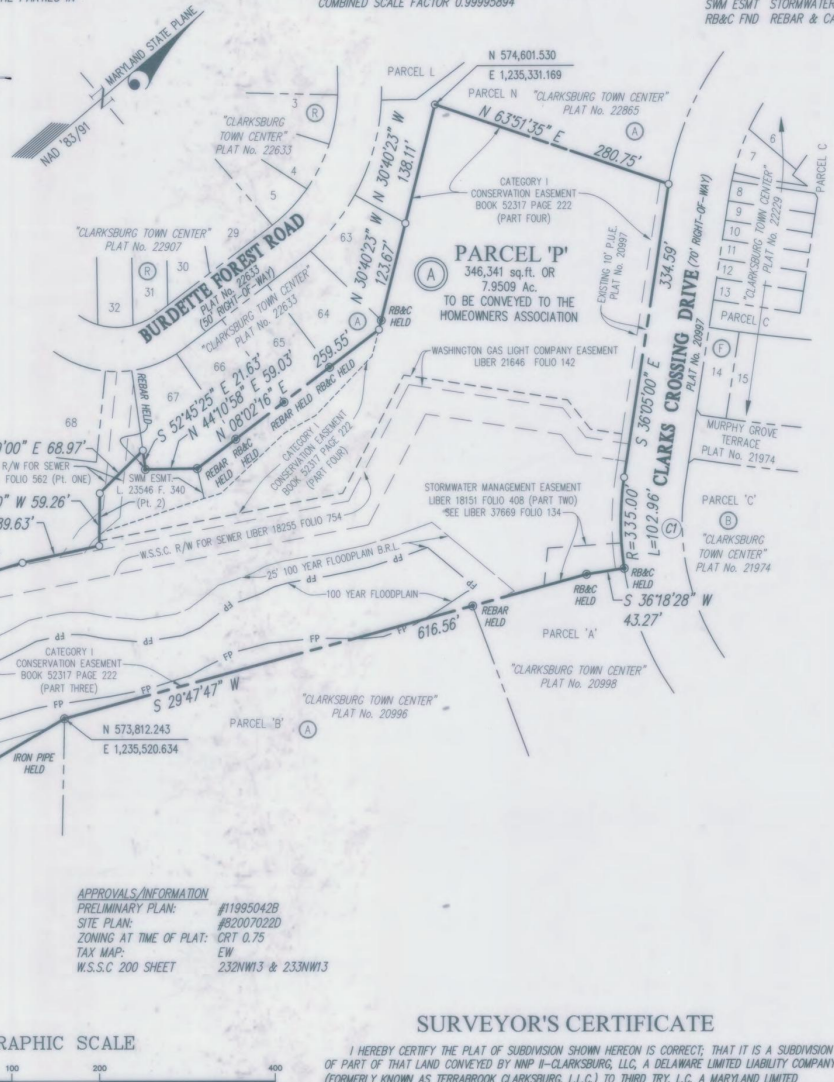
CURVE TABULATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	335.00'	102.96'	51.89'	102.65'	S 44°53'16" E	17°36'33"

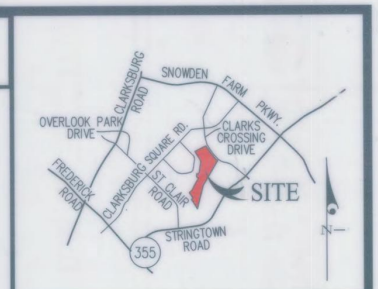
PLAT No.

W.S.S.C. CONTROL STATIONS
STATION No. 19583 – N. 529243.712 E. 1,299,835.760
STATION No. 19585 – N. 529,669.400 E. 1,301,239.054
COMBINED SCALE FACTOR 0.99995894

LEGEND
P.U.E. PUBLIC UTILITY EASEMENT
R/W RIGHT-OF-WAY
sq.ft. SQUARE FEET
W.S.S.C. WASHINGTON SUBURBAN SANITARY COMMISSION
SWM ESMT STORMWATER MANAGEMENT EASEMENT
RB&C FND REBAR & CAP FOUND



APPROVALS/INFORMATION
PRELIMINARY PLAN: #11995042B
SITE PLAN: #82007022D
ZONING AT TIME OF PLAT: CRT 0.75
TAX MAP: EW
W.S.S.C 200 SHEET 232NW13 & 233NW13



VICINITY MAP
SCALE 1" = 2,000'

NOTES:

1. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING 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.
2. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
3. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 22A, THE MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING THE TERMS AND CONDITIONS OF FINAL FOREST CONSERVATION PLAN No. 82007022D
5. THE LOTS SHOWN HEREON ARE LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN 11995042B, ENTITLED CLARKSBURG TOWN CENTER. ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
6. DEVELOPMENT OF THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF SITE PLAN FILE NO. 82007022D (ENTITLED CLARKSBURG TOWN CENTER) AND APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD MAY 16, 2016 AS MCPB RESOLUTION No. 15-92.
7. PARCEL 'P', BLOCK "A" AS SHOWN HEREON IS SUBJECT TO A RECORDED COVENANT FOR COMMON OPEN SPACES RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND ON AUGUST 18, 2004 IN LIBER 28045 AT FOLIO 578.
8. THIS PLAT IS SUBJECT TO A RECORDED COVENANT FOR THE MAINTENANCE AND OPERATION OF PRIVATE OPEN SPACES AND PRIVATE STORM DRAINS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 19561 FOLIO 342.
9. THE SOURCE OF THE 100 YEAR FLOODPLAIN SHOWN HEREON WAS TAKEN FROM A FLOODPLAIN STUDY BY CHARLES P. JOHNSON & ASSOCIATES DATED FEBRUARY 2011 (FP APPLICATION #239666 [235402R&222881R]) AND APPROVED BY DPS IN A LETTER DATED MARCH 3, 2011.

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THE PLAT OF SUBDIVISION SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THAT LAND CONVEYED BY NNP II–CLARKSBURG, LLC, A DELAWARE LIMITED LIABILITY COMPANY (FORMERLY KNOWN AS TERRABROOK CLARKSBURG, L.L.C.) TO THIRD TRY, L.C. A MARYLAND LIMITED LIABILITY COMPANY BY A DEED DATED DECEMBER 19, 2011 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 42924 AT FOLIO 052.

I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS WILL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

I HEREBY CERTIFY THAT THE LIMITS OF THE 100-YEAR FLOODPLAIN SHOWN HEREON IS AN ACCURATE REFLECTION AS TRANSFERRED FROM THE FLOODPLAIN STUDY REFERENCED ELSEWHERE ON THIS PLAT.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 346,341 SQUARE FEET OR 7.9509 ACRES, NONE OF WHICH IS TO BE DEDICATED TO PUBLIC USE.

FOR: GUTSCHICK, LITTLE & WEBER, P.A.
WILLIAM E. GRUENINGER, III
MD. REGISTRATION NO. 21542 (EXP./RENEWAL 12/21/2023)
DATE 02/15/2022

SUBDIVISION RECORD PLAT
PARCEL 'P', BLOCK "A"
CLARKSBURG TOWN CENTER

CLARKSBURG ELECTION DISTRICT NO. 2
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=100' JANUARY 2022

THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES	RECORDED:
Approved	Approved 3/8/2022 DATE	PLAT NO.:
CHAIR — Montgomery Plat Signatory for SECRETARY TREASURER	BY: DIRECTOR	DRAWN BY: STJ/AR; CHECKED BY:
M.N.C.P.& P.C. RECORD FILE No.		GLW FILE NO.: 11104

GLW
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PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

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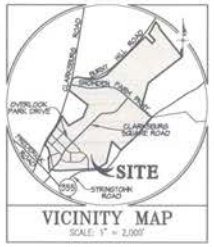
MNCPPC FILE No. 220200550

MONTGOMERY PLANNING DEPARTMENT
Certified Site Plan - 82007022D
APPROVAL
05/08/14

CLARKSBURG TOWN CENTER

INDEX PLANS

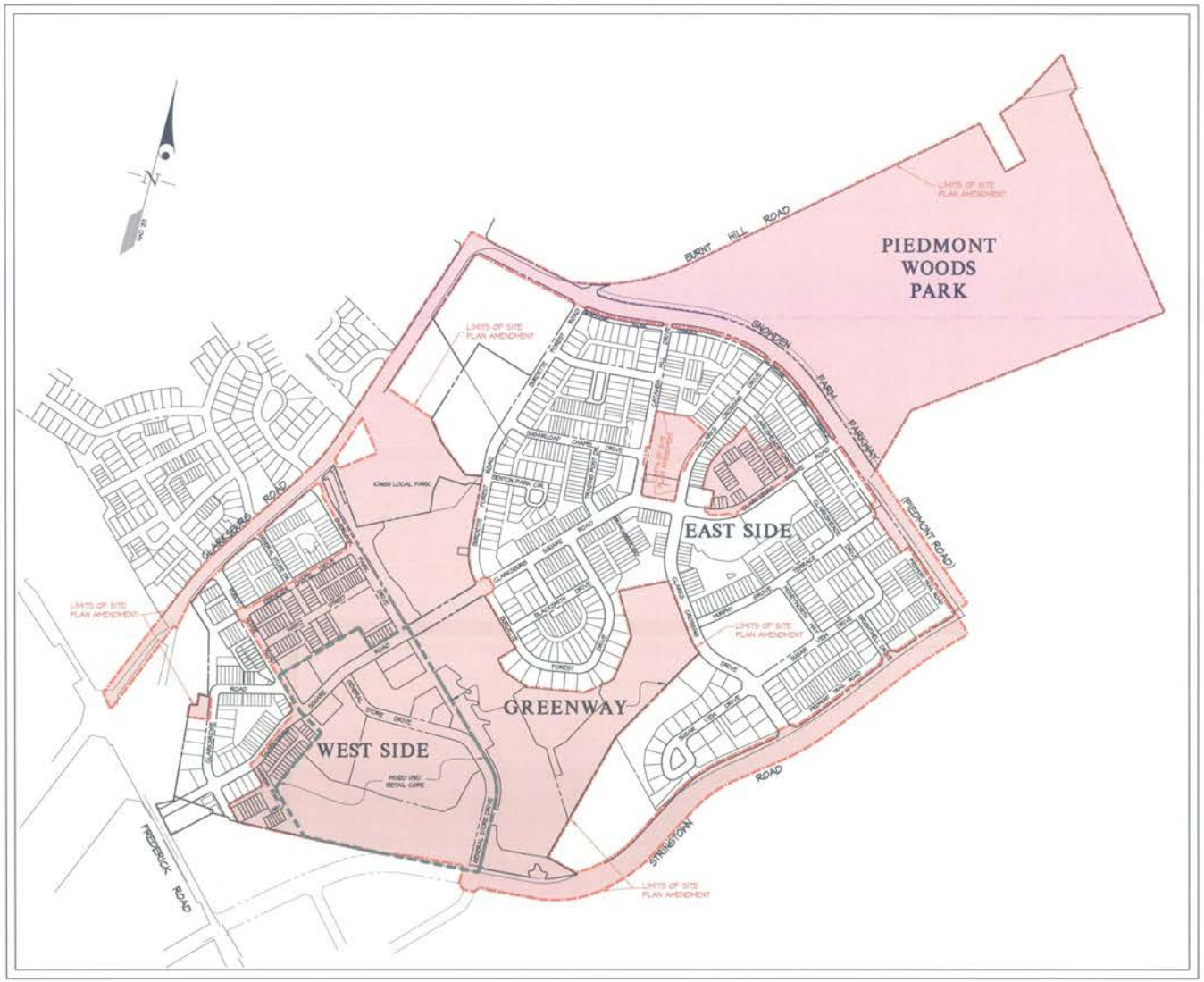
SITE PLAN AMENDMENT 82007022D



SITE PLAN SHEET SCHEDULE

(The following plans together comprise The Clarksburg Town Center Site Plan Amendment Set 82007022D)

TITLE	SHEET NO.
INDEX PLANS	
Cover Sheet	**I-01**
Approval Sheet	**I-02**
Site Data Plan	**I-03**
Building Height & Development Standards	**I-04**
Parking Exhibit	**I-05**
MPDU Exhibit	**I-06**
Land-Use Exhibit	**I-07**
Greenspace Exhibit	**I-08**
Architecture Exhibit	**I-09**
Residents Club Architectural Plans	A101, A201-205
West Side Streetscape Elevations	SD-1 & SD-1
WEST SIDE PLANS	
SITE PLANS	
Cover Sheet	W5-01
Composite Site Plan	W5-02
Site Plans	W5-03 to W5-10
LANDSCAPE PLANS	
Cover Sheet	WL-01
Composite Sheet	WL-02
Landscape Plans	WL-03 to WL-09
Alternate Bldg 12 & Parcel 'K' Interim Conditions	WL-10
Plan Enlargement - Harness Point Tot-Lot	WL-11
Plan Enlargement - Proposed Conditions Parcel 'K'	WL-12
Landscape Schedules, Details and Notes	WL-13 to WL-13A
Hardscape Plans	WL-14 to WL-22
Detail Sheets	WL-23 to WL-26
LIGHTING PLANS	
Cover Sheet	WLT-01
Lighting Plans	WLT-01 to WLT-06
Lighting Details	WLT-07
GREENWAY PLANS	
SITE PLANS	
Cover Sheet	GW-01
Site Plans	GW-02 to GW-07
LANDSCAPE PLANS	
Cover Sheet	GL-01
Composite Sheet	GL-02
Landscape Plans	GL-03 to GL-08
Landscape Schedule, Details and Notes	GL-09
Detail Sheets	GL-10 to GL-11
EAST SIDE PLANS	
SITE PLANS	
Cover Sheet	E5-01
Site Plans	E5-02 to E5-11
LANDSCAPE PLANS	
Cover Sheet	EL-01
Composite Sheet	EL-02
Landscape Plans	EL-03 to EL-18
Plan Enlargement - Resident's Club	EL-19
Landscape Schedule, Details and Notes	EL-20
Detail Sheets	EL-21
LIGHTING PLANS	
Cover Sheet	ELT-01
Lighting Plans	ELT-02 to ELT-03
Lighting Details	ELT-04
PIEDMONT WOODS PARK PLANS	
SITE PLANS	
Cover Sheet	PW5-01
Composite Sheet	PW5-02
Site Plans	PW5-03 to PW5-09
LANDSCAPE PLANS	
Cover Sheet	PWL-01
Composite Sheet	PWL-02
Landscape Plans	PWL-03 to PWL-09
Landscape Schedule, Details and Notes	PWL-10
Detail Sheets	PWL-11 to PWL-14



PROJECT TEAM

DEVELOPER:
THIRD TRY L.C.
c/o ELM STREET DEVELOPMENT
1355 BEVERLY ROAD, SUITE 240
McLEAN, VIRGINIA 22101

EAST SIDE

CIVIL ENGINEER/ LANDSCAPE ARCHITECT:
GUTSCHICK, LITTLE AND WEBER, P.A.
3909 NATIONAL DRIVE, SUITE 250
BURTONSVILLE, MARYLAND 20866

ARCHITECT:
O'NEILL & MANION ARCHITECTS, P.A.
6931 ARLINGTON RD.
BETHESDA, MARYLAND 20814

WEST SIDE

CIVIL ENGINEER:
GUTSCHICK, LITTLE AND WEBER, P.A.
3909 NATIONAL DRIVE, SUITE 250
BURTONSVILLE, MARYLAND 20866

LANDSCAPE ARCHITECT:
GUTSCHICK, LITTLE AND WEBER, P.A.
3909 NATIONAL DRIVE, SUITE 250
BURTONSVILLE, MARYLAND 20866

ARCHITECT:
BIGNELL, WATKINS, HASSER ARCHITECTS, P.C.
ONE PARK PLACE, SUITE 250
ANNAPOLIS, MARYLAND 21401

PIEDMONT WOODS PARK

CIVIL ENGINEER/ LANDSCAPE ARCHITECT:
GUTSCHICK, LITTLE AND WEBER, P.A.
3909 NATIONAL DRIVE, SUITE 250
BURTONSVILLE, MARYLAND 20866

THE GREENWAY

CIVIL ENGINEER/ LANDSCAPE ARCHITECT:
GUTSCHICK, LITTLE AND WEBER, P.A.
3909 NATIONAL DRIVE, SUITE 250
BURTONSVILLE, MARYLAND 20866

PROFESSIONAL ENGINEER'S CERTIFICATION

THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER CERTIFIES THAT THE SITE PLANS HEREIN CONFORM TO THE STANDARDS OF THE ZONE AND THE PLANNING BOARD SITE PLAN OPINION. IN ADDITION, THE SITE PLANS ARE CONSISTENT WITH THE DATA TABLE PROVIDED ON THE COVER SHEET. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE No. 24614 EXPIRATION DATE: JANUARY 20, 2016.

5-11-2014
Date

DEVELOPER'S CERTIFICATE

This Undersigned agrees to execute all the features of the Site Plan Approval No. 82007022D including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: Third Try L.C. — Kathryn L. Kubit, Contact Person
Address: 1355 Beverly Road, Suite 240, McLean, Virginia 22101
Phone: 703-734-9730
Signature: Kathryn L. Kubit, Manager — 5/6/14

KEY MAP

SCALE: 1" = 250'

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866

DATE	REVISION	BY	APPR.
2015-02-11	REVISED PER M-NCPPC CERTIFICATION COMMENTS	KAD	KAF
2015-10-30	REVISED PER MNCPPC PLANNING BOARD RESOLUTION	KAD	KAF
2015-04-02	REVISED PER MNCPPC COMMENTS	KAD	KAF

C:\GLW\GLW\PROJ\PLANS OF SERVICE\PLANNING\PLANS\CTC-INDEX.dwg | DES. KAF | DRW. RLG | CHK. KAF

PREPARED FOR:
THIRD TRY, L.C.
C/O ELM STREET DEVELOPMENT
1355 BEVERLY ROAD, SUITE 240
McLEAN, VIRGINIA 22101
ATTN: KATHRYN L. KUBIT
PHONE: 703 734-9730

COVER SHEET
CLARKSBURG TOWN CENTER
INDEX PLANS
CLARKSBURG ELECTION DISTRICT No. 2 — MONTGOMERY COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 250'	RMX-2/RDT	11104
DATE	TAX MAP - GRID	SHEET
JUNE, 2014	EW - 42	I-01

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MONTGOMERY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Certified Site Plan - 820070220
APPROVAL
Robert Kronenberg 05/08/08

WEST SIDE

BLOCK 'BB', LOTS 1-28, PARCEL N-BLDG. A-D, PARCEL K-BLDG. 15, PARCEL L-BLDG.14
BLOCK 'BB', LOTS 33-71, PARCEL K-BLDG. 3-6, PARCEL H-BLDG. 2, PARCEL N-BLDG.1
BLOCK 'CC', PARCEL A-BLDG-12, PARCEL B-BLDG. 4-11, PARCEL C-BLDG. 8, PARCEL D-BLDG. 7

DEVELOPMENT STANDARDS

BLOCK J PARCEL H, BLDG. 15
HOA COMMUNITY BUILDING

MAIN STRUCTURE SETBACKS (MINIMUMS)
- PUBLIC STREET (Front) ..... 5'
- PUBLIC STREET (Side) ..... 5'
- FRONTYARD ..... 5'
- SIDEYARD ..... 5'
- REARYARD ..... 5'
- BUILDING HEIGHT ..... 40' MAX

ACCESSORY STRUCTURE SETBACKS (MINIMUMS)
- PUBLIC STREET ..... 5'
- FRONTYARD ..... 5'
- SIDEYARD ..... 0'
- REARYARD ..... 0'
- BUILDING HEIGHT ..... SEE CHART

BLOCK BB1 LOTS 1-28
SINGLE FAMILY ATTACHED

MAIN STRUCTURE SETBACKS (MINIMUMS)
- PUBLIC STREET (Front/Side) ..... 5'
- PRIVATE STREET (Front) ..... 5'
- PRIVATE STREET/ALLEY (Side) ..... 3'
- SIDEYARD (Interior Unit) ..... 0'
- SIDEYARD (End Unit) ..... 3'
- REARYARD ..... 5'
- BUILDING HEIGHT (lots 1-8G) ..... 40' MAX
- BUILDING HEIGHT (lots 8-28) ..... 45' MAX

ACCESSORY STRUCTURE SETBACKS (MINIMUMS)
- FRONTYARD ..... 50'
- SIDEYARD (Adjacent Lot) ..... 0'
- SIDEYARD (Street/Alley) ..... 0'
- REARYARD ..... 0'
- BUILDING HEIGHT ..... 25' MAX

BLOCK BB1 PARCEL H, BLDG A-D
MULTI-FAMILY

MAIN STRUCTURE SETBACKS (MINIMUMS)
- PUBLIC STREET (Front/Side) ..... 5'
- PRIVATE STREET (Front/Side) ..... 5'
- SIDEYARD (Adj. Lot/Parcel) ..... 5'
- REARYARD ..... 5'
- BUILDING HEIGHT ..... 55' MAX

ACCESSORY STRUCTURE SETBACKS (MINIMUMS)
- FRONTYARD ..... 40'
- SIDEYARD (Adjacent Lot) ..... 0'
- SIDEYARD (Private Street) ..... 0'
- REARYARD ..... 0'
- BUILDING HEIGHT ..... 25' MAX

BLOCK BB1 BUILDINGS 13 & 14
REGIONAL CENTER/LIBRARY/OFFICE, STAGE

MAIN STRUCTURE SETBACKS (MINIMUMS)
- PUBLIC STREET (Front/Side) ..... 5'
- PRIVATE STREET (Front/Side) ..... 5'
- SIDEYARD (Adj. Lot/Parcel) ..... 5'
- REARYARD ..... 5'
- BUILDING HEIGHT ..... SEE CHART

ACCESSORY STRUCTURE SETBACKS (MINIMUMS)
- FRONTYARD ..... 40'
- SIDEYARD (Adjacent Lot) ..... 0'
- SIDEYARD (Private Street) ..... 0'
- REARYARD ..... 0'
- BUILDING HEIGHT ..... 25' MAX

BLOCK BB1 LOTS 29-71
SINGLE FAMILY ATTACHED

MAIN STRUCTURE SETBACKS (MINIMUMS)
- PUBLIC STREET (Front) ..... 5'
- PRIVATE STREET (Front/Side) ..... 5'
- FRONTYARD ..... 5'
- SIDEYARD (Interior Unit) ..... 0'
- SIDEYARD (End Unit) ..... 5'
- REARYARD ..... 5'
- BUILDING HEIGHT (lots 34-71) ..... 40' MAX
- BUILDING HEIGHT (lots 29-33) ..... 45' MAX

ACCESSORY STRUCTURE SETBACKS (MINIMUMS)
- FRONTYARD ..... 50'
- SIDEYARD (End Unit/Street) ..... 0'
- SIDEYARD (Interior Unit) ..... 0'
- REARYARD ..... 0'
- BUILDING HEIGHT ..... 25' MAX

BLOCK H1 LOTS 25-60
SINGLE FAMILY ATTACHED

MAIN STRUCTURE SETBACKS (MINIMUMS)
- PUBLIC STREET (Front/Side) ..... 5'
- FRONT YARD ..... 5'
- SIDEYARD (Interior Unit) ..... 0'
- SIDEYARD (End Unit) ..... 5'
- REARYARD ..... 5'
- BUILDING HEIGHT ..... 40' MAX

ACCESSORY STRUCTURE SETBACKS (MINIMUMS)
- FRONTYARD ..... 40'
- SIDEYARD (End Unit/Street) ..... 0'
- SIDEYARD (Interior Unit) ..... 0'
- REARYARD ..... 0'
- BUILDING HEIGHT ..... 25' MAX

BLOCK GG1 BLDG 1-6
COMMERCIAL, OFFICE, RETAIL & RESTAURANTS

MAIN STRUCTURE SETBACKS (MINIMUMS)
- PUBLIC STREET (Front/Side) ..... 5'
- PRIVATE STREET (Front/Side) ..... 5'
- SIDEYARD (Adj. Lot/Parcel) ..... 5'
- REARYARD ..... 5'
- BUILDING HEIGHT ..... SEE CHART

ACCESSORY STRUCTURE SETBACKS (MINIMUMS)
- FRONTYARD ..... 40'
- SIDEYARD (Adjacent Lot) ..... 0'
- SIDEYARD (Private Street) ..... 0'
- REARYARD ..... 0'
- BUILDING HEIGHT ..... 25' MAX

BLOCK CC, BUILDING 7-12
COMMERCIAL, OFFICE, RETAIL, RESTAURANTS

MAIN STRUCTURE SETBACKS (MINIMUMS)
- PUBLIC STREET (Front/Side) ..... 5'
- PRIVATE STREET (Front/Side) ..... 5'
- SIDEYARD (Adj. Lot/Parcel) ..... 5'
- REARYARD ..... 5'
- BUILDING HEIGHT ..... SEE CHART

ACCESSORY STRUCTURE SETBACKS (MINIMUMS)
- FRONTYARD ..... 40'
- SIDEYARD (Adjacent Lot) ..... 0'
- SIDEYARD (Private Street) ..... 0'
- REARYARD ..... 0'
- BUILDING HEIGHT ..... 25' MAX

MEASURING POINT

BLOCK BB	
UNIT/BLDG	MEASURING POINT
LOTS 1-13	CENTERLINE @ EBENEZER CHAPEL DRIVE
LOTS 14-20	AVERAGE GRADE ALONG FRONT OF UNIT
LOTS 21-35	CENTERLINE @ HARTZ STREET (PRIVATE)
LOTS 36-44	AVERAGE GRADE ALONG FRONT OF UNIT
LOTS 50-65	CENTERLINE @ HARTZ STREET (PRIVATE)
LOTS 66-72	AVERAGE GRADE ALONG FRONT OF UNIT
LOTS 73-80	CENTERLINE @ EBENEZER CHAPEL DRIVE
LOTS 81-98	CENTERLINE @ CLARKSBURG SQUARE ROAD
BLDG A-C	AVERAGE GRADE ALONG FRONT OF UNIT
BLDG C	CENTERLINE @ OVERLOOK PARK DRIVE FOR EACH UNIT
BLDG 13	CENTERLINE @ CLARKSBURG SQUARE ROAD
BLDG 14	AVERAGE GRADE ALONG FRONT OF UNIT

BLOCK GG	
UNIT/BLDG	MEASURING POINT
LOTS 33-38	AVERAGE GRADE ALONG FRONT OF UNIT
LOTS 39-50	CENTERLINE @ CLARKSBURG SQUARE ROAD
LOTS 51-71	AVERAGE GRADE ALONG FRONT OF UNIT
BLDG 1 & 2	AVERAGE GRADE ALONG FRONT OF UNIT
BLDG 3,5,6	CENTERLINE @ GENERAL STORE DRIVE (PRIVATE)
BLDG 4	AVERAGE GRADE ALONG FRONT OF UNIT

BLOCK CC	
UNIT/BLDG	MEASURING POINT
BLDG 7-11	CENTERLINE @ GENERAL STORE DRIVE (PRIVATE)
BLDG 12	CENTERLINE @ CLARKSBURG SQUARE ROAD

BLOCK H	
UNIT/BLDG	MEASURING POINT
LOTS 29-31	CENTERLINE @ CLARKSMEADE DRIVE
LOTS 32-38	AVERAGE GRADE ALONG FRONT OF UNIT
LOTS 39-43	AVERAGE GRADE ALONG FRONT OF UNIT
LOTS 44-47	AVERAGE GRADE ALONG FRONT OF UNIT
LOTS 48-54	AVERAGE GRADE ALONG FRONT OF UNIT
LOTS 55-57	CENTERLINE @ CLARKSBURG SQUARE ROAD
LOTS 58-60	CENTERLINE @ CLARKSBURG SQUARE ROAD

BLOCK J	
UNIT/BLDG	MEASURING POINT
BLDG 15	AVERAGE GRADE ALONG FRONT OF UNIT

BUILDING HEIGHT
Commercial, Mixed-Use, Civic

Bldg. No.	Bldg. Ht. (MAXIMUM)
1	60'
2	35'
3	35'
4	70'
5	35'
6	35'
7	35'
8	40'
9	35'
10	35'
11	40'
12	70'
13	55'
14	30'
15	40'

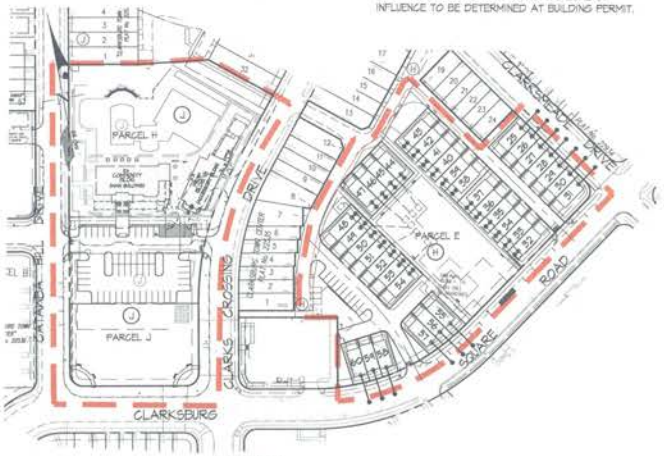
NOTE: PER THE MONTGOMERY COUNTY ZONING ORDINANCE, ARCHITECTURAL FEATURES (SUCH AS PARAPET WALLS, CORNICES, CUPOLAS, FLAGPOLES, ETC.) ARE EXEMPT FROM BUILDING HEIGHT REQUIREMENTS.

KEY MAP
SCALE= 1"=1000'

LEGEND

- LIMITS OF SITE PLAN AMENDMENT
- INDICATES POINTS OF HEIGHT MEASUREMENT
- ZONE OF INFLUENCE
- RESIDENTIAL, Single-Family Attached
- RESIDENTIAL, Multi-Family
- COMMERCIAL & CIVIC

NOTE:
THE ZONE OF INFLUENCE FOR EACH COMMERCIAL & CIVIC BUILDINGS (BUILDINGS 1-15) SHALL EXTEND 10' FROM EACH OF THE WALLS SHOWN ON THIS PLAN. FINAL ARCHITECTURE, FOOTPRINT, PAVING DETAILS, AND BUILDING MATERIALS WITHIN THE ZONE OF INFLUENCE TO BE DETERMINED AT BUILDING PERMIT.



EAST SIDE
BLOCK H, LOTS 25-60
BLOCK J, PARCEL H, BLDG. 15

PROFESSIONAL ENGINEER'S CERTIFICATION
THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER CERTIFIES THAT THE PROJECT PLANS HEREIN CONFORM TO THE STANDARDS OF THE ZONE, AND THE PLANNING BOARD PROJECT PLAN RESOLUTION. IN ADDITION, THE PROJECT PLANS ARE CONSISTENT WITH THE DATA TABLE PROVIDED ON THE COVER SHEET. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 29494, EXPIRATION DATE: 30-06-2008.

5-11-2008 Date — Signature of Engineer, P.E.

DEVELOPER'S CERTIFICATE
The Undersigned agrees to execute all the features of the Site Plan Approval No. 820070220, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: Third Try L.C. — Kathryn L. Kubit, Contact Person
Address: 1355 Beverly Road, Suite 240, McLean, Virginia 22101
Phone: 703-734-9730
Signature: Kathryn L. Kubit, Manager — 5/9/08

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866

DATE	REVISION	BY	APP'D
2009-02-11	REVISED PER M-NCPPC CERTIFICATION COMMENTS	KAB	KAF
2013-10-30	REVISED PER MNCPPC PLANNING BOARD RESOLUTION	KAB	KAF
2015-04-10	REVISED PER MNCPPC COMMENTS	KAB	KAF

DES. KAF | DWN. RLG | CHK. KAF

PREPARED FOR:
THIRD TRY, L.C.
C/O ELM STREET DEVELOPMENT
1355 BEVERLY ROAD, SUITE 240
McLEAN, VIRGINIA 22101
ATTN: KATHRYN L. KUBIT
PHONE: 703-734-9730

BUILDING HEIGHT EXHIBIT & DEVELOPMENT STANDARDS
CLARKSBURG TOWN CENTER
INDEX PLANS
CLARKSBURG ELECTION DISTRICT No. 2 — MONTGOMERY COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 75'	RMX-2/ROT	11104
DATE	TAX MAP - GRID	SHEET
JUNE, 2014	EW - 42	1-04

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MONTGOMERY PLANNING DEPARTMENT
Certified Site Plan - 420150320
APPROVAL
05/08/15

PROFESSIONAL ENGINEER'S CERTIFICATION
THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER CERTIFIES THAT THE SITE PLANS HEREIN CONFORM TO THE STANDARDS OF THE ZONE, AND THE PLANNING BOARD SITE PLAN OPINION. IN ADDITION, THE SITE PLANS ARE CONSISTENT WITH THE DATA TABLE PROVIDED ON THE COVER SHEET.
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE No. 24964
EXPIRATION DATE: NOV 30, 2016
5-11-2015
Date Signature P.E.

DEVELOPER'S CERTIFICATE
The Undersigned agrees to execute all the features of the Site Plan Approval No. 820150320 including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name:	Third Try L.C.	Kathryn L. Kubit, Contact Person
Address:	1355 Beverly Road, Suite 240, McLean, Virginia 22101	
Phone:	703-734-9730	
Signature:	Kathryn L. Kubit, Manager	5/6/15

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
2309 NATIONAL DRIVE - SUITE 250 - BOTHELL OFFICE PARK
BOTHELL, MARYLAND 20860

DATE	REVISION	BY	APPR.
2016-02-19	REVISED PER M-NCPPC JUSTIFICATION COMMENTS	KAB	KAF
2015-12-30	REVISED PER MNCPPC PLANNING BOARD RESOLUTION	KAB	KAF
2015-04-02	REVISED PER MNCPPC COMMENTS	KAB	KAF

DES. KAF | DRN. HKJ | CHK. KAF

PREPARED FOR:
THIRD TRY, L.C.
C/O ELM STREET DEVELOPMENT
1355 BEVERLY ROAD, SUITE 240
McLEAN, VIRGINIA 22101
ATTN: KATHRYN L. KUBIT
PHONE: 703 734-9730

GREEN SPACE EXHIBIT
CLARKSBURG TOWN CENTER
INDEX PLANS
CLARKSBURG ELECTION DISTRICT No. 2 — MONTGOMERY COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 200'	RMX-2/RDT	11104
DATE	TAX MAP - GRID	SHEET
JUNE, 2014	EW - 42	I-08

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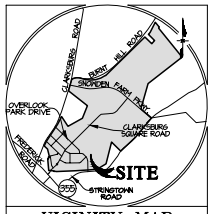
MONTGOMERY PLANNING DEPARTMENT
CERTIFIED SITE PLAN - 82007022F
APPROVAL
07/01/19

CLARKSBURG TOWN CENTER
WEST SIDE

SITE PLAN AMENDMENT 82007022F

LOTS 1-88 BLOCK "BB", LOTS 33-77 BLOCK "GG",
PARCELS A-L BLOCK "BB", PARCEL C BLOCK "EE",
& PARCELS G-J BLOCK "GG"

RETAIL CORE
PARCELS K-L BLOCK "GG" & PARCELS A-E BLOCK "CC"



VICINITY MAP
SCALE: 1" = 2,000'

EXISTING UTILITY NOTES

1. For marking locations of existing utilities, notify "MISS UTILITY" at 1-800-257-7777, 48 hours prior to any excavation or construction.
2. Information concerning underground utilities was obtained from available records. The contractor must determine the exact locations and elevations of the utilities by digging test pits by hand at all utility crossings well in advance of trenching. If clearances are less than specified on this plan or less than 12 inches when not specified, contact the Engineer, and the owner of the other involved utility before proceeding with construction.
3. For field location of gas line services, notify Washington Gas Light Co., 703-750-1000, 48 hours prior to the start of any excavation or construction.
4. Omissions and/or additions of utilities found during construction shall be the sole responsibility of any contractor engaged in excavation at this site. Gutschick, Little & Weber, P.A., shall be notified immediately of any and all utility information, omissions and additions found by any contractor.
5. Due to the proximity of live underground and overhead utilities, we are not responsible for any damage or injury sustained during construction by any persons, trucks, trailers, or equipment used on or adjacent to the site.

48 Hours
Before You Dig
Call
"MISS UTILITY"
Service Protection Center
MEMBER ONE CALL SYSTEMS INTERNATIONAL
CALL TOLL FREE
1-800-257-7777

LEGEND

- LIMITS OF SITE PLAN AMENDMENT
- PROPOSED CURB & GUTTER
- EXISTING LIGHT
- PROPOSED LIGHT
- PROPOSED MAILBOXES
- PROPOSED SPOT GRADE
- PROPOSED STORM DRAIN, SEWER & WATER
- STEEP SLOPES
- EXISTING TOPOGRAPHY
- PROPOSED TOPOGRAPHY
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXISTING STRUCTURES
- PROPOSED STRUCTURE
- MPDU's
- PROPOSED SIDEWALKS
- FLOOD PLAIN
- STREAM VALLEY BUFFER
- LIMIT OF DISTURBANCE
- WETLANDS/WETLANDS BUFFER

PAVING LEGEND

(SEE LANDSCAPE DETAIL SHEETS ML-14 TO ML-26)
PAVING SURFACES ARE SHOWN IN GREATER DETAIL ON 10 SCALE PLANS ACCORDING TO THE FOLLOWING:

- SPECIAL SIDEWALK TREATMENT
- ASPHALT PAVING
- CONCRETE
- SWM ACCESS & FIRE ACCESS
- CROSSWALK TREATMENT
- EXISTING BRICK

IF A SPECIFIC DETAIL FOR A PAVING SURFACE IS NOT SHOWN ON THE 10 SCALE PLANS, THE 30 SCALE PLANS CONTROL.

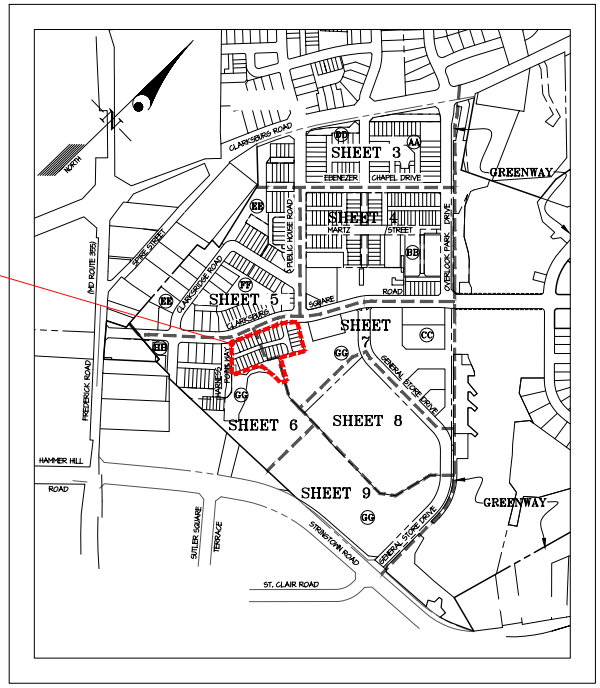
GENERAL NOTES

1. FOR ALL DEVELOPMENT STANDARDS GENERAL NOTE, AND OVERALL PROJECT INFORMATION SEE INDEX SHEETS.
2. M-NCPPC STAFF MUST INSPECT ALL TREE-SAVE AREAS AND PROTECTION DEVICES PRIOR TO CLEARING AND GRADING.

SITE PLAN SHEET SCHEDULE

(The following plans together comprise The Clarksburg Town Center Amendment Site Plan Set 820070222D).

TITLE	SHEET NO.
INDEX PLANS	
Approvals, Site Data, Development Standards & Exhibits	I-01 to I-04
Residents Club Architectural Plans	A101, A201-205
West Side Streetscape Elevations	SD-1 to SD-7
WEST SIDE	
Site Plans	WS-01 to WS-10
Landscape Plans	WL-01 to WL-26
Lighting Plans	WLT-01 to WLT-07
EAST SIDE	
Site Plans	ES-01 to ES-17
Landscape Plans	EL-01 to EL-21
Lighting Plans	ELT-01 to ELT-04
GREENWAY	
Site Plans	GW-01 to GW-07
Landscape Plans	GL-01 to GL-11
PIEDMONT WOODS PARK	
Site Plans	PWS-01 to PWS-04
Landscape Plans	PWL-01 to PWL-14



KEY MAP
SCALE: 1" = 250'

PROJECT TEAM

DEVELOPER:
CTC DEVELOPMENT
c/o ELM STREET DEVELOPMENT
1355 BEVERLY ROAD, SUITE 240
McLEAN, VIRGINIA 22101

CIVIL ENGINEER:
GUTSCHICK, LITTLE AND WEBER, P.A.
3909 NATIONAL DRIVE, SUITE 250
BURTONSVILLE, MARYLAND 20866

UTILITY CONSULTANTS:
RICHTER & ASSOCIATES
15865 CRABBS BRANCH WAY
ROCKVILLE, MARYLAND 20855

LANDSCAPE ARCHITECTS:
GUTSCHICK, LITTLE AND WEBER, P.A.
3909 NATIONAL DRIVE, SUITE 250
BURTONSVILLE, MARYLAND 20866

LIST OF AMENDMENT ITEMS

1. RESUBDIVIDE LOTS 33-50 & 58-63 BLOCK GG TO ALLOW FOR 20'X40' UNITS
2. MODIFY SITE PLAN FOR LOTS 51-57 BLOCK GG, SITING 20'X40' UNITS

SHEET SCHEDULE

SHEET No.	TITLE
*WS-01	COVER SHEET
WS-02	COMPOSITE SHEET
WS-03	RESIDENTIAL BLOCK AA, DD & EE
WS-04	RESIDENTIAL & CIVIC BLOCK BB
WS-05	RESIDENTIAL BLOCK EE & FF
*WS-06	RESIDENTIAL BLOCK GG & HH
*WS-07	MIXED USE BLOCK CC & GG
WS-08	MIXED USE BLOCK GG
WS-09	OPEN SPACE & SWM, BLOCK GG
WS-10	ALTERNATE BUILDING 12, BLOCK CC

* SITE PLAN AMENDMENT NO. 82007022F

PROFESSIONAL ENGINEER'S CERTIFICATION

THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER CERTIFIES THAT THE SITE PLANS HEREIN CONFORM TO THE STANDARDS OF THE ZONE, AND THE PLANNING BOARD SITE PLAN OPINION. IN ADDITION, THE SITE PLANS ARE CONSISTENT WITH THE DATA TABLE PROVIDED ON THE COVER SHEET. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 29914, EXPIRATION DATE: January 20, 2020.

6/17/2019
Date
Tim M. Longfellow, P.E.

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Site Plan Approval No. 82007022F, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: CTC DEVELOPMENT — Kathryn L. Kubit, Contact Person
Address: 1355 Beverly Road, Suite 240, McLean, Virginia 22101
Phone: 703-734-9730
Signature: Kathryn L. Kubit, Manager

DATE	REVISION	BY	APPR.
2019-06-17	82007022F	KAB	KAF
2014-02-11	REVISED PER M-NCPPC CERTIFICATION COMMENTS	KAB	KAF
2015-10-30	REVISED PER M-NCPPC PLANNING BOARD RESOLUTION	KAB	KAF
2015-02-10	REVISED PER M-NCPPC COMMENTS	KAB	KAF

L:\CADD\DRAWINGS\11104\PLANS BY CLIENT\SITE PLAN\82007022F\11104SP-WS-01.dwg DES. KAF DRN. KAB CHK. KAF

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

PREPARED FOR:
CTC DEVELOPMENT
c/o ELM STREET DEVELOPMENT
1355 BERVERLY ROAD, SUITE 240
McLEAN, VIRGINIA 22101
ATTN: KATHRYN L. KUBIT
703-734-9730

SCALE	ZONING
AS SHOWN	RMX-2
DATE	TAX MAP - GRID
JUNE 2019	EW-42

COVER SHEET
CLARKSBURG TOWN CENTER
WEST SIDE - SITE PLAN
CLARKSBURG ELECTION DISTRICT No. 02 — MONTGOMERY COUNTY, MARYLAND

G. L. W. FILE No. 11104
SHEET WS-01 OF 10

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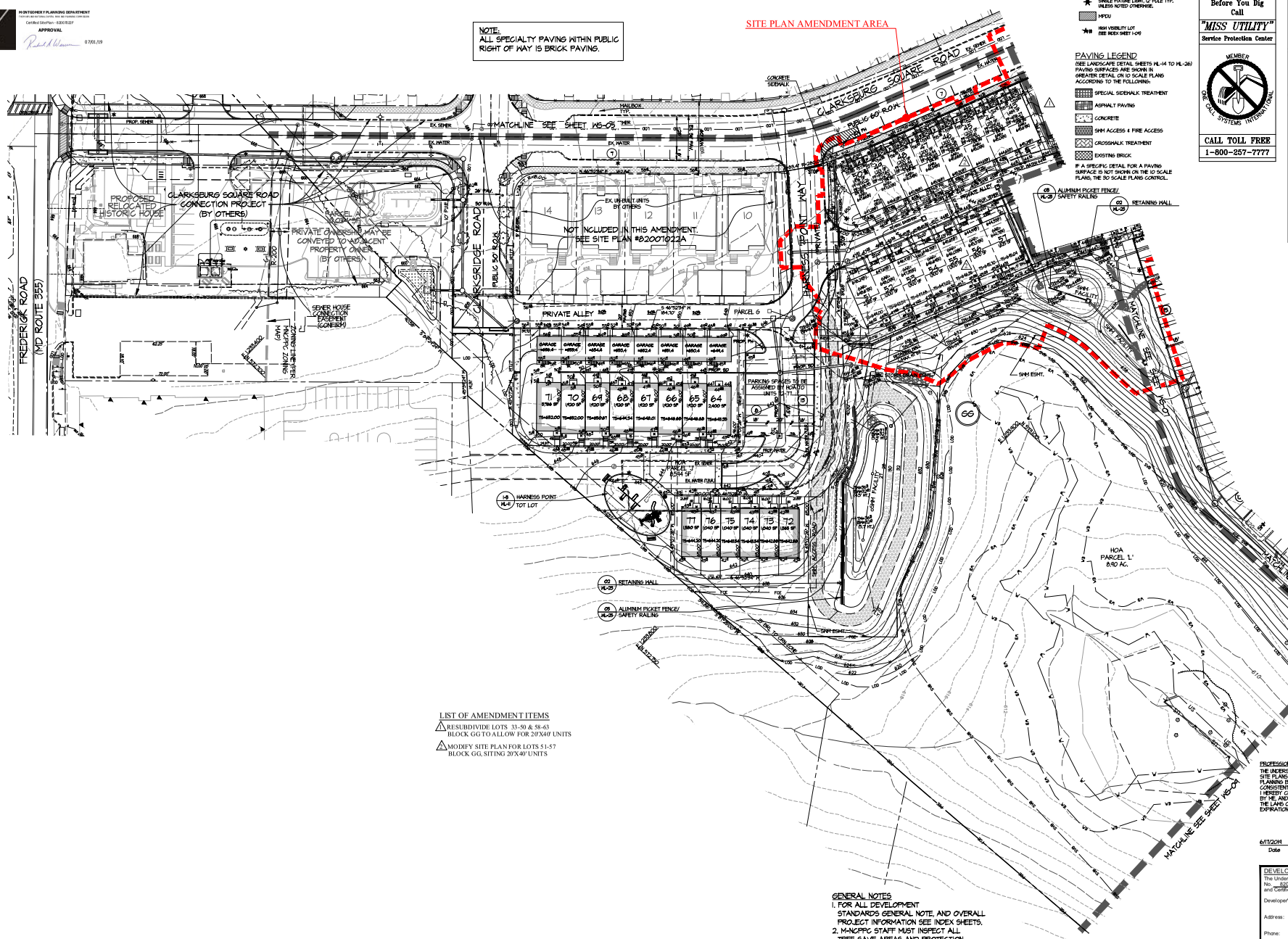
MONTGOMERY PLANNING DEPARTMENT
CHIEF, DEVELOPMENT REVIEW DIVISION
Certified Site Plan - 820070220
APPROVAL
07/01/19

NOTE:
ALL SPECIALTY PAVING WITHIN PUBLIC RIGHT OF WAY IS BRICK PAVING.

SITE PLAN AMENDMENT AREA



LEGEND

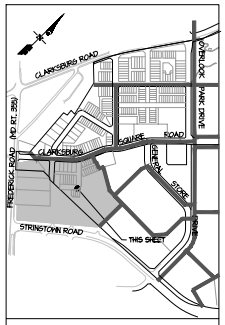
- SINGLE FIXTURE LIGHT, 12' POLE TYP. UNLESS NOTED OTHERWISE.
- MPDU
- HIGH VISIBILITY LOT (SEE INDEX SHEET 1-04)

PAVING LEGEND
(SEE LANDSCAPE DETAIL SHEETS ML-14 TO ML-26)
PAVING SURFACES ARE SHOWN IN GREATER DETAIL ON 10 SCALE PLANS ACCORDING TO THE FOLLOWING:

- SPECIAL SIDEWALK TREATMENT
- ASPHALT PAVING
- CONCRETE
- SHM ACCESS & FIRE ACCESS
- CROSSWALK TREATMENT
- EXISTING BRICK

IF A SPECIFIC DETAIL FOR A PAVING SURFACE IS NOT SHOWN ON THE 10 SCALE PLANS, THE 30 SCALE PLANS CONTROL.

48 Hours
Before You Dig
Call
"MISS UTILITY"
Service Protection Center
MEMBER ONE CALL SYSTEMS INTERNATIONAL
CALL TOLL FREE
1-800-257-7777



KEY MAP
SCALE= 1"= 500'

EXISTING UTILITY NOTES

1. For marking locations of existing utilities, notify "MISS UTILITY" at 1-800-257-7777, 48 hours prior to any excavation or construction.
2. Information concerning underground utilities was obtained from available records. The contractor must determine the exact locations and elevations of the utilities by digging test pits by hand at all utility crossings well in advance of trenching. If clearances are less than specified on this plan or less than 12 inches when not specified, contact the Engineer, and the owner of the other involved utility before proceeding with construction.
3. For field location of gas line services, notify Washington Gas Light Co. 301-792-5000, 48 hours prior to the start of any excavation or construction.
4. Omissions and/or additions of utilities found during construction shall be the sole responsibility of any contractor engaged in excavation at this site. Suburban, Little & Weber, P.A. shall be notified immediately of any and all utility information, omissions and additions found by any contractor.
5. Due to the proximity of live underground and overhead utilities, we are not responsible for any damage or injury sustained during construction by any persons, trucks, trailers, or equipment used on or adjacent to the site.

LIST OF AMENDMENT ITEMS

1. RESUBDIVIDE LOTS 33-50 & 51-63 BLOCK GG TO ALLOW FOR 20'X40' UNITS
2. MODIFY SITE PLAN FOR LOTS 51-57 BLOCK GG, SITING 20'X40' UNITS

GENERAL NOTES

1. FOR ALL DEVELOPMENT STANDARDS GENERAL NOTE, AND OVERALL PROJECT INFORMATION SEE INDEX SHEETS.
2. M-NCPPC STAFF MUST INSPECT ALL TREE-SAVE AREAS AND PROTECTION DEVICES PRIOR TO CLEARING AND GRADING.

PROFESSIONAL ENGINEER'S CERTIFICATION

THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER CERTIFIES THAT THE SITE PLANS HEREIN CONFORM TO THE STANDARDS OF THE ZONE, AND THE PLANNING BOARD SITE PLAN OPINION. IN ADDITION, THE SITE PLANS ARE CONSISTENT WITH THE DATA TABLE PROVIDED ON THE COVER SHEET. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 29896 EXPIRATION DATE: January 20, 2020.

6/17/2019
Date
Tim M. Longfellow, P.E.

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Site Plan Approval No. 820070220 including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: CTC DEVELOPMENT — Kathryn L. Kubit, Contact Person
Address: 1355 Beverly Road, Suite 240, McLean, Virginia 22101
Phone: 703-734-9730
Signature: Kathryn L. Kubit, Manager

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/MV: 301-989-2524 FAX: 301-421-4186

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DES. KAF DRN. KAB CHK. KAF

DATE	REVISION	BY	APPR.
2019-06-17	820070220	KAB	KAF
2016-02-11	REVISED PER M-NCPPC CERTIFICATION COMMENTS	KAB	KAF
2015-10-30	REVISED PER M-NCPPC PLANNING BOARD RESOLUTION	KAB	KAF
2015-04-10	REVISED PER M-NCPPC COMMENTS	KAB	KAF

SCALE: 1" = 30'
0' 15' 30' 60' 120'

PREPARED FOR:
CTC DEVELOPMENT
c/o ELM STREET DEVELOPMENT
1355 BEVERLY ROAD, SUITE 240
McLEAN, VIRGINIA 22101
ATTN: KATHRYN L. KUBIT
703-734-9730

SCALE	ZONING
1"=30'	RMX-2
DATE	TAX MAP - GRID
JUNE 2019	EW-42

RESIDENTIAL BLOCK GG & HH
CLARKSBURG TOWN CENTER
WEST SIDE - SITE PLAN
CLARKSBURG ELECTION DISTRICT No. 02 — MONTGOMERY COUNTY, MARYLAND

G. L. W. FILE No. 11104
SHEET WS-06 OF 10

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