

Plat Name: Clarksburg Town Center

Plat #: 220220640

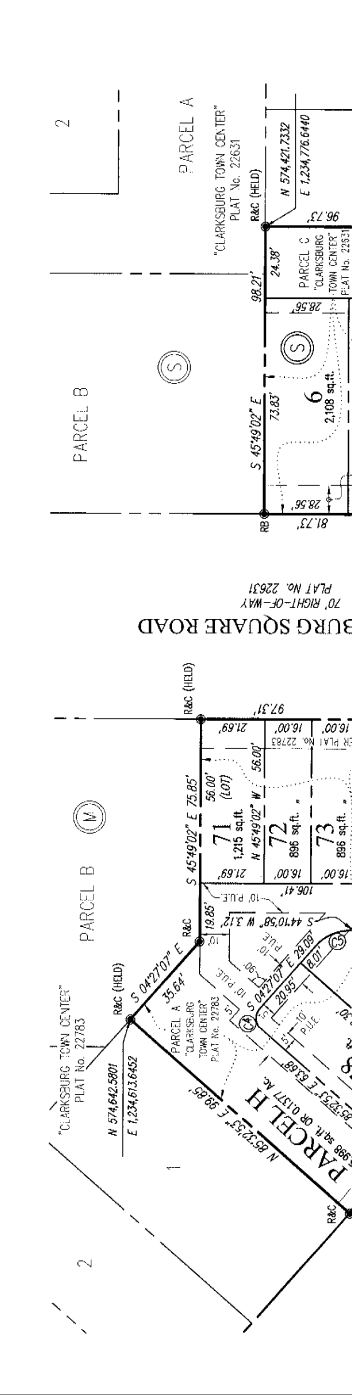
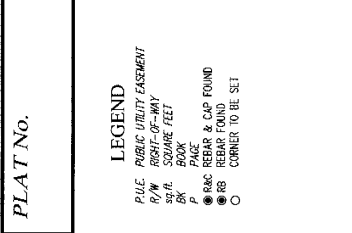
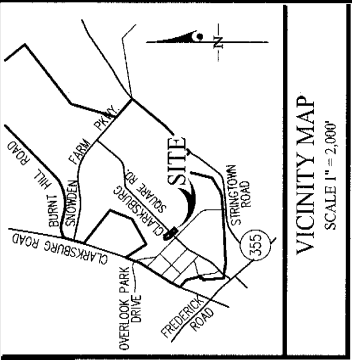
Location: Located on the northeast side of the intersection of Clarksburg Square Road and Burdette Forest Road

Master Plan: Clarksburg Master Plan

Plat Details: CRT zone; 12 lots and 2 parcels

Owner: CTC Development, Inc.

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 11995042D (MCPB Resolution No. 22-002), and with Site Plan No. 82007022H (Certified Site Plan dated May 9, 2022), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plans.



GENERAL NOTES:

- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EXISTING MATTER AFFECTING THE OWNERSHIP AND USE, NOR TO RESTRICT THE OWNERSHIP AND USE, OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PREVIOUS PLANS, SITE PLANS, PROJECT PLANS OR OTHER PLANS, INCLUDING DEVELOPMENT OF THIS SUBDIVISION RECORD PLAT, ARE HEREBY INCORPORATED BY REFERENCE INTO THIS SUBDIVISION RECORD PLAT AND SHALL BE ENFORCEABLE BY THE RECORDATION OF THIS PLAT UNLESS EXPRESSLY AND NOT BE ENFORCEABLE BY THE RECORDATION OF THIS PLAT UNLESS EXPRESSLY MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- THE LOTS SHOWN HEREON ARE LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY THE ZONING ORDINANCES OF MONTGOMERY COUNTY, MARYLAND. ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
- THE PROPERTY SHOWN HEREON IS ZONED CRT 0.75 AT THE TIME OF THIS SUBDIVISION BUT IS BEING DEVELOPED UNDER THE STANDARDS OF RMA-2 ZONE.
- THE PROPERTY SHOWN HEREON IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO EASEMENTS, ENCUMBRANCES, RIGHTS OF WAY, AND OTHER MATTERS OF RECORD AND OTHER MATTERS OF RECORD WHICH ARE NOT SHOWN ON THIS PLAT. THE MAINTENANCE OF PRIVATE SEWER LINES, OTHER SEWER LINES, AND OTHER SEWER SYSTEMS SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY.
- THIS PLAT IS SUBJECT TO THE TERMS AND PROVISIONS OF A COMMON OPEN SPACE COVENANT WITH THE LOTS SHOWN HEREON AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- PARCELS D & H, AS SHOWN HEREON ARE TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION (H.O.A.).

APPROVALS/INFORMATION

PRELIMINARY PLAN: #19500420
 SITE PLAN: #20070222H
 FOREST CONSERVATION PLAN: #20070222G
 ZONING AT TIME OF PLAT: CRT 0.75
 TAX MAP: ERK42
 W.S.C 200 SHEET: 233NHV3

OWNER'S CERTIFICATE

CITC DEVELOPMENT, INC., OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTIONS FURTHER GRANT PUBLIC UTILITY EASEMENTS, AS SHOWN HEREON AND AS SET FORTH IN THE FOREWORD AND PROVISIONS OF PUBLIC UTILITY EASEMENTS AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN 2021 AT 651, WHICH SAID TERMS AND PROVISIONS ARE INCORPORATED HEREBY BY THIS CERTIFICATE.

AS OWNERS OF THE UNDEVELOPED OR THEIR 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 50-4.3.6 OF THE MONTGOMERY COUNTY CODE.

THESE ARE THE ONLY SITS OR ACTIONS OF LAW, TRUSTS, LEASES, MORTGAGES OR LIENS INCLUDED IN THIS PLAT OF SUBDIVISION.

FOR: CITC DEVELOPMENT, INC.

John P. Clouse
 DATE: 9/11/22
 Witness
 Managing Member

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THE PLAT OF SUBDIVISION SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THAT LAND CONVEYED BY EA CLARKSBURG TWO LLC, A MARYLAND LIMITED LIABILITY COMPANY, TO CITC DEVELOPMENT, INC., A VIRGINIA CORPORATION, BY A DEED DATED MARCH 3, 2022 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 65387 AT PAGE 217, ALSO BEING IN PART A RESUBDIVISION OF PARCEL A, BLOCK M, AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED, "LOTS 1 THROUGH 16, 59 THROUGH 70, PARCELS A, B, AND C, BLOCK M, AND PARCEL A, BLOCK W, CLARKSBURG TOWN CENTER," RECORDED AMONG SAID LAND RECORDS AS PLAT NO. 22783, AND ALSO BEING IN PART A RESUBDIVISION OF PARCEL C, BLOCK S, AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED, "LOTS 1 THROUGH 9 & PARCELS A, B, AND C, BLOCK S, AND LOTS 1 THROUGH 16 AND PARCEL A, BLOCK I, CLARKSBURG TOWN CENTER," RECORDED AMONG SAID LAND RECORDS AS PLAT NO. 22783, AND ALSO BEING IN PART A RESUBDIVISION OF PARCEL C, BLOCK S, AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED, "HERETOFORRENTY THAT WERE ENCASED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON. ALL PROPERTY MARKERS WILL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50-4.3.6 OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 24,492 SQUARE FEET OR 0.5622 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

William D. Cunningham
 DATE: 9/13/2022
 FOR: GUTSORK, LITTLE & WEBER, P.A.
 PROFESSIONAL LAND SURVEYOR
 MD. REGISTRATION No. 21542 (Exp./RENEWAL 12/21/2023)

AREA TABULATION

12 LOTS	16,138 sq.ft.
2 PARCELS	8,356 sq.ft.
ROAD DEDICATION	0 sq.ft.
TOTAL AREA OF PLAT	24,492 sq.ft.

CURVE TABULATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	15.00'	23.35'	15.00'	21.21'	N 00°49'02" W	90°00'00"
C2	15.00'	24.02'	16.10'	21.69'	N 89°47'25" W	94°03'20"
C3	270.00'	166.87'	66.19'	164.22'	N 24°03'25" W	352°42'36"
C4	5.01'	6.04'	3.45'	3.69'	S 40°44'48" E	69°08'24"
C5	15.00'	12.73'	6.78'	12.36'	S 19°51'55" W	45°38'05"

GRAPHIC SCALE



MONTEGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES

RECORDED: PLAT NO. 22783
 DRAWN BY: HAB
 CHECKED BY: WCB
 GLW FILE NO.: 20-148

OWNERS CERTIFICATE

Approved: 9-12-2022
 DATE: 9/12/22
 BY: *John P. Clouse*
 Witness
 Managing Member

SURVEYOR'S CERTIFICATE

Approved: 9-12-2022
 DATE: 9/12/22
 BY: *William D. Cunningham*
 Witness
 Director

APPROVALS/INFORMATION

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FOR: CITC DEVELOPMENT, INC.

John P. Clouse
 DATE: 9/11/22
 Witness
 Managing Member

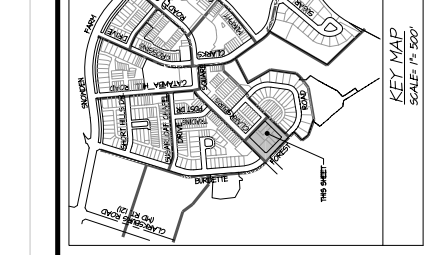
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William D. Cunningham
 DATE: 9/13/2022
 FOR: GUTSORK, LITTLE & WEBER, P.A.
 PROFESSIONAL LAND SURVEYOR
 MD. REGISTRATION No. 21542 (Exp./RENEWAL 12/21/2023)

THIS SHEET IS PART OF A PROJECT CONSISTING OF THE FOLLOWING SHEETS:
 1. SITE PLAN AMENDMENT (SCALE 1/4"=30')
 2. LANDSCAPE DETAIL (SCALE 1/4"=30')
 3. SPECIAL SIGNAL TREATMENT (SCALE 1/4"=30')
 4. CONCRETE DETAIL (SCALE 1/4"=30')
 5. PAVING DETAIL (SCALE 1/4"=30')
 6. EXISTING UTILITIES (SCALE 1/4"=30')



LEGEND:
 1. SINGLE PAVING LINE UP FILE TYP. (Symbol: dashed line)
 2. UNITS UNIFORM COURSE (Symbol: horizontal lines)
 3. 18\"/>

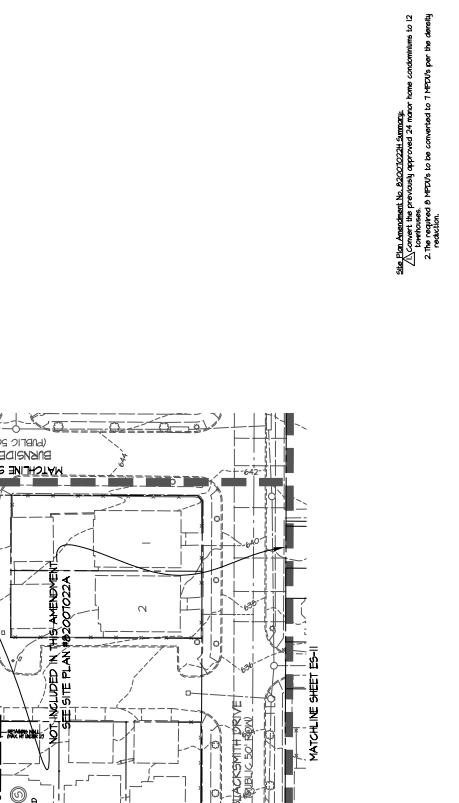
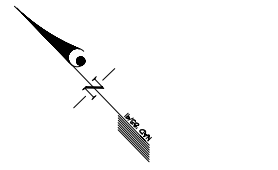
PAVING LEGEND:
 1. PAVING DETAIL FOR A PAVING PLAN (SCALE PLAN SYMBOL)
 2. CONCRETE DETAIL FOR A PAVING PLAN (SCALE PLAN SYMBOL)
 3. ASPHALT PAVING (Symbol: cross-hatch)
 4. ASPHALT TREATMENT (Symbol: diagonal lines)
 5. BITUM ASTER (Symbol: dots)
 6. EXISTING BRICK (Symbol: brick pattern)
 7. 18\"/>

ENGINEERING DESIGN NOTES:
 1. For utility symbols, refer to the Notes on DP-1.
 2. Information concerning underground utilities was obtained from existing records. The contractor must determine the exact location of all utility crossings and the absence of crossings by 12 inches when not specified, contact the Engineer and site contractor. The site engineer shall verify the location and any extension of construction.
 3. 18\"/>

GENERAL NOTES:
 1. FOR ALL DEVELOPMENT, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES AND AGENCIES REQUIRED TO BE SET UP WITH THE DEPARTMENT OF PERMITTING SERVICES (DPS), ZONING & SITE PLAN ENFORCEMENT DIVISION BEFORE ANY BUILDING OR GRADING OR SIGNATURE AUTHORITY OF HIS DESIGNER WHO HAS SIGNATURE AUTHORITY AND GENERAL CONTRACTOR MUST ATTEND THE PRELIMINARY INSPECTION WITH THE ENFORCEMENT DIVISION INSPECTOR AND THE SITE PLAN IS REQUIRED TO BE ON-SITE AT ALL TIMES TO SCHEDULE A SITE PLAN INSPECTION WITH DPS.
 2. ALL UTILITIES TO BE EXPOSED FOR INSPECTION PLEASE CONTACT BRIAN KEELER 240-350-4488.
 3. PRIVATE ALLEYS TO BE CONSTRUCTED TO ADHERE TO COUNTY STANDARDS (HC-3000). AS APPROVED.
 4. MINOR STAFF MUST INSPECT ALL TREE-SAVE AREAS AND CONSTRUCTION ACTIVITIES PRIOR TO CLEARING AND GRADING.
 5. MINOR MODIFICATIONS TO THE LIMITS OF DISTURBANCE SHOWNS ON THE SITE PLAN WITHIN THE PUBLIC RIGHT-OF-WAY FOR UTILITY CONNECTIONS MAY BE DONE DURING THE REVIEW OF THE RIGHT-OF-WAY PERMIT SERVICES.

U.S. MAIL
 BEFORE YOU DIG
 CALL
MISS UTILITY
 SERVICE RESTRICTIONS CENTER
 1-800-287-7777
 CALL TOLL FREE
 1-800-287-7777

DEVELOPER'S CERTIFICATE
 The undersigned hereby certifies that the information furnished in this plan is true and correct and that the same have been prepared by a duly licensed Professional Engineer, Architect or Civil Engineer. This certificate is subject to the provisions of the Uniformed Services University Health Plan Act, which shall apply to the project on the date hereof.
 EXPIRES: 1/31/2024
 DATE: 1/31/2024
 SIGNATURE: *[Signature]*
 TITLE: ENGINEER



PREPARED FOR:
 CTC DEVELOPMENT, INC.
 1550 BERRYVILLE ROAD, SUITE 240
 MTAIN, MARYLAND 21087
 703-734-9730

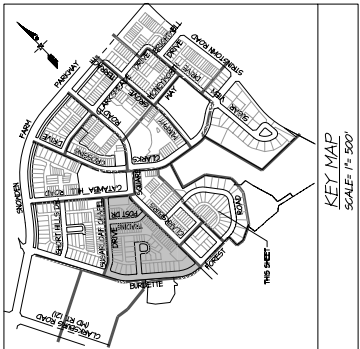
SCALE:
 1"=30'
 DATE:
 FEB. 2022

ZONING:
 RMV-2
 1/4" MW - 0'60"
 EW-42

CLARKSBURG ELECTOR DISTRICT NO. 02
 20148
 SHEET
 ES-13 OF 17



GLW GONCANCE LITTLE & WEBER, P.A.	
DATE:	2/1/2022
PROJECT:	CLARKSBURG TOWN CENTER EAST SIDE
SHEET NO.:	ES-13 OF 17
PROJECT LOCATION:	CLARKSBURG ELECTOR DISTRICT NO. 02
PROJECT ADDRESS:	1550 BERRYVILLE ROAD, SUITE 240, MTAIN, MARYLAND 21087
PROJECT CONTACT:	703-734-9730
PROJECT ENGINEER:	[Signature]
PROJECT ARCHITECT:	[Signature]
PROJECT CIVIL ENGINEER:	[Signature]



Before You Dig
Call
1-800-887-7777

MASS UTILITIES
Member
CONCRETE UTILITIES
SEWER
GAS

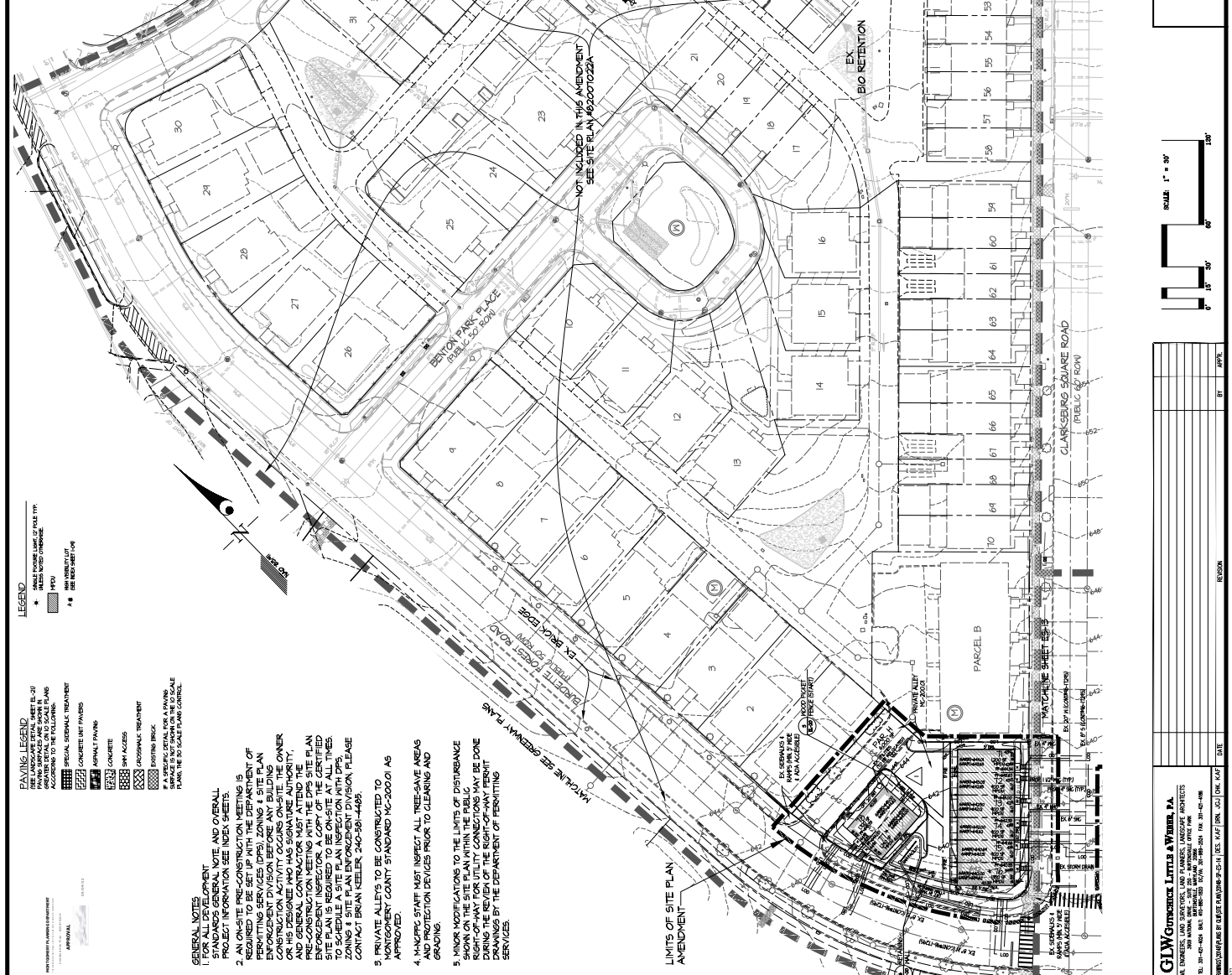
CALL TOLL FREE
1-800-887-7777

- EXISTING UTILITY NOTES**
- For newly located or existing utilities, verify MASS UTILITIES at 1-800-887-7777, 48 hours prior to any excavation or construction.
 - Utility locations shown on this plan are based on the most available records. The contractor shall determine the exact location of all utilities and shall be responsible for any damage to any utility located on this plan or for any damage to any utility located on this plan or for any damage to any utility located on this plan.
 - For field location of gas lines, verify with the gas utility company and/or the utility company prior to the start of any excavation or construction.
 - Obtain and/or verify the location of all utilities shown on this plan and/or the utility company prior to the start of any excavation or construction.
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- GENERAL NOTES**
- FOR ALL DEVELOPMENT AND OVERALL PROJECT INFORMATION, SEE NOTES SHEETS.
 - AN ON-SITE PRE-CONSTRUCTION MEETING IS REQUIRED TO BE SET UP WITH THE DEPARTMENT OF PERMITTING SERVICES (DPS), ZONING & SITE PLAN CONSTRUCTION DIVISION, 100 SOUTH MAIN STREET, CLARKSBURG, MD 21029, ON THE DATE, TIME, AND LOCATION SPECIFIED ON THE PERMIT. THE OWNER AND GENERAL CONTRACTOR MUST ATTEND THE MEETING. A COPY OF THE PERMIT PLAN IS REQUIRED TO BE ON-SITE AT ALL TIMES. TO SCHEDULE A SITE PLAN INSPECTION WITH DPS, CONTACT BRIAN KEELER, 240-350-4428.
 - PRIVATE ALLEYS TO BE CONSTRUCTED TO APPROVED COUNTY STANDARD PG-260001 AS SHOWN.
 - OWNER SHALL VERIFY ALL TREE-SAVE MEASUREMENTS AND PROTECTION SERVICES PRIOR TO CLEANING AND GRADING.
 - UNLESS INDICATED OTHERWISE, ALL DISTURBED AREAS SHOWN ON THE SITE PLAN SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION. THE RIGHT-OF-WAY FOR UTILITY CONNECTIONS MAY BE DONE DURING THE REVIEW OF THE RIGHT-OF-WAY PERMIT SERVICES BY THE DEPARTMENT OF PERMITTING SERVICES.

PROFESSIONAL ENGINEER
STATE OF MARYLAND
THE ENGINEER'S SEAL AND SIGNATURE SHALL BE PLACED IN THE MIDDLE OF THE PLAN AND THE SEAL SHALL BE PLACED TO THE RIGHT OF THE SIGNATURE. THE SEAL SHALL BE PLACED TO THE RIGHT OF THE SIGNATURE. THE SEAL SHALL BE PLACED TO THE RIGHT OF THE SIGNATURE.

DATE: 02/28/2022
THE ENGINEER'S SEAL AND SIGNATURE SHALL BE PLACED IN THE MIDDLE OF THE PLAN AND THE SEAL SHALL BE PLACED TO THE RIGHT OF THE SIGNATURE.



DEVELOPER'S CERTIFICATE
I, the undersigned, hereby certify that the information provided on this plan is true and correct to the best of my knowledge and belief.

DATE: 02/28/2022
THE ENGINEER'S SEAL AND SIGNATURE SHALL BE PLACED IN THE MIDDLE OF THE PLAN AND THE SEAL SHALL BE PLACED TO THE RIGHT OF THE SIGNATURE.

SITE PLAN
CLARKSBURG TOWN CENTER
EAST SIDE

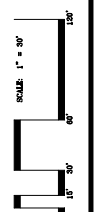
SCALE: 1" = 30'
DATE: FEB. 2022

PREPARED FOR:
CLC DEVELOPMENT, INC.
1555 BERRY ROAD, SUITE 240
ATLANTA, GEORGIA 30329
770-334-9730

CLARKSBURG ELECTRIC DISTRICT No. 02

CLARKSBURG COUNTY, MARYLAND

ES-14 OF 17



NO.	REVISION	DATE
1	ISSUED FOR PERMIT	02/28/2022

GLW
Gordon Latta & Weber, P.A.
1000 MARKET STREET, SUITE 200
CLARKSBURG, MD 21029
TEL: 301-402-6000 FAX: 301-402-6001
WWW.GLW.COM