




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


**MCPB**  
**Item # 1B**  
**11-1-2012**

**MEMORANDUM**

**DATE:** October 24, 2012

**TO:** Montgomery County Planning Board

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

**FROM:** Stephen Smith, Senior Planner   
D.A.R.C. Division  
(301) 495-4522

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for November 1, 2012

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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:

220121980 **Clarksburg Village**  
220130210 **The Landing**

**Plat Name:** Clarksburg Village  
**Plat #:** 220121980

**Location:** Located on the west side of Muscadine Drive, approximately 150 feet south of Apple Orchard Way.

**Master Plan:** Clarksburg

**Plat Details:** R-200/TDR zone; 5 lots, 1 parcel  
Community Water, Community Sewer

**Applicant:** CLKBG, LLC

The subdivision plat has been reviewed by M-NCPPC staff as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 12001030E (MCPB Resolution No. 10-70) and with Site Plan No. 820050410 (Certified Site Plan dated April 23, 2010), 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.

**OWNER'S CERTIFICATE**

We, the undersigned, owners of the property described herein, hereby affirm that the use of the property is for residential purposes, and that the property is not being used for any other purpose. We warrant that the use of the property is for residential purposes, and that the property is not being used for any other purpose. We warrant that the use of the property is for residential purposes, and that the property is not being used for any other purpose.

As owner of this subdivision, we, our successors, agents and assigns will cause all property taxes and any other monies due to be paid by a registered Maryland Surveyor in accordance with Section 53-24(b)(2) of the Montgomery County Code.

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

CLUBS, LLC, a Maryland limited liability company

*[Signature]*  
 Date: 10-3-12  
 Witness/Notary

Blair Allen  
 Registered Land Authorized Person  
 CLUBS, LLC

**PLAT NO.**

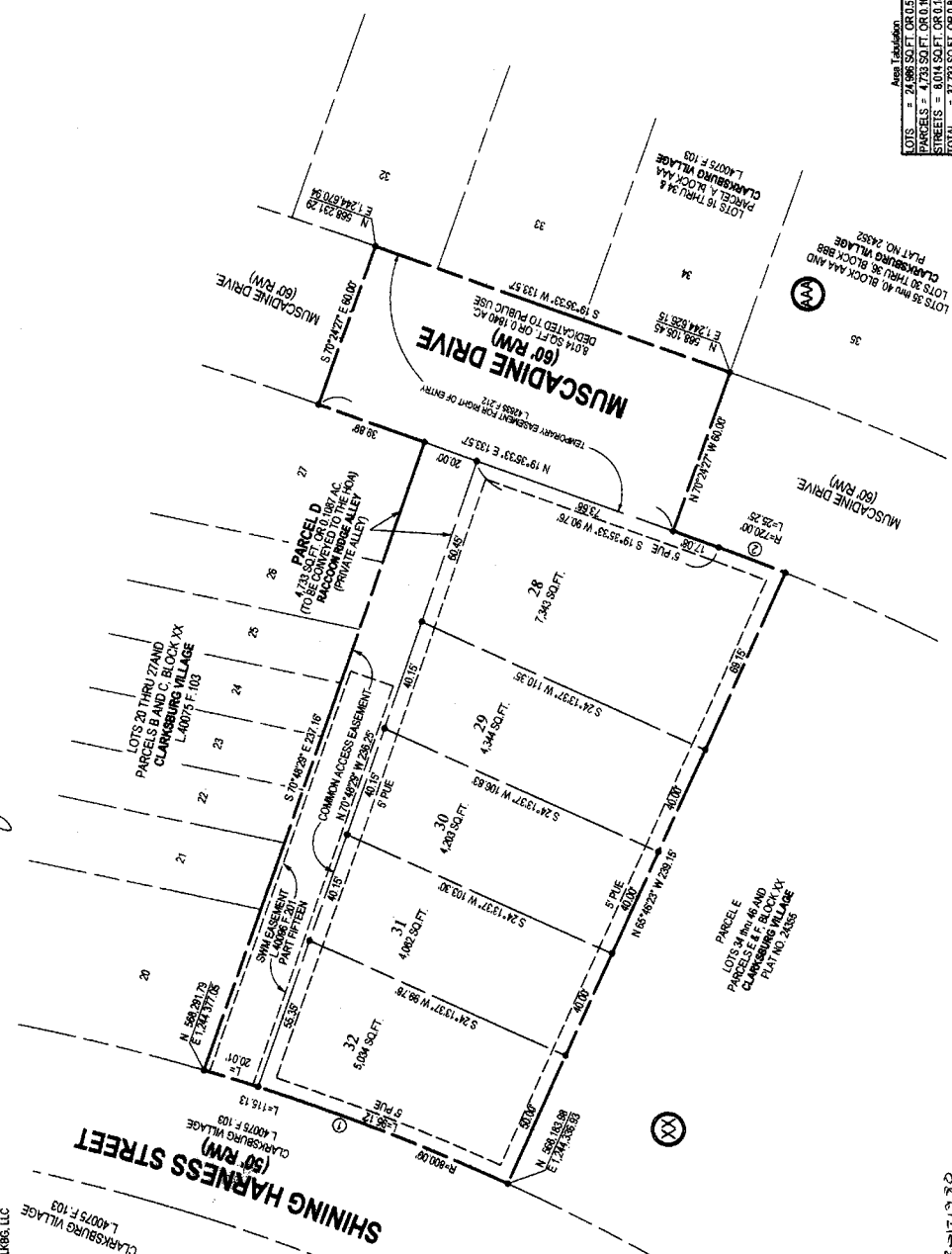
**SURVEYOR'S CERTIFICATE**

I hereby certify to the best of my professional knowledge, information and belief that the information shown hereon is correct, and that it is a true and correct copy of the original as shown to me by the owner of the property. I am a duly licensed Professional Land Surveyor in the State of Maryland, and my commission expires on 09/30/2015. I was duly sworn to on 09/30/2012. I was duly sworn to on 09/30/2012. I was duly sworn to on 09/30/2012.

*[Signature]*  
 Date: Oct 5, 2012  
 Timothy F. Lewis  
 Professional Land Surveyor  
 Maryland Registration No. 21558  
 Expiration Date: 07/31/15

**NOTES:**

- All easements, encroachments, limitations, and requirements associated with any preliminary plan, site plan, project plan, or any other plan, shall be shown on this plan, unless expressly contemplated by the plan 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 Agreements Prior to issuance of the Subdivision Control Permit. A copy of the approved plan may be viewed at 8707 Georgia Avenue, Silver Spring, Maryland.
- This subdivision record plat is not intended to show every matter affecting the ownership 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.
- W.S.S.C. 200 scale reference: 231 NW 11.
- Tax Map FY123
- This plat is linked to the code and conditions of Preliminary Plan No. 12001030E, entitled "Clarksburg Village Phase 2".
- Zoned R-200TDR.
- Parcel D, Block XX is subject to a Common Access Easement as delineated hereon. Reason Ridge Alley, a private alley and is intended to provide unobstructed access to the general public in, over and throughout the alley within said easement area. The Public Access of this area shall remain in and out until such time that the property is redeveloped and a new subdivision plat is recorded which ascertains that the easement area is intended to participate in the maintenance of the private facility.
- Private streets, alleys 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.
- Parcel D, Block XX is subject to the terms and conditions of a Common Open Space Covenant recorded among the Land Records of Montgomery County, Maryland in Liber 78065 of Folio 578.
- The property shown hereon is being developed in accordance with TDES-3 standards. The following Developed Right necessary for development has been conveyed to the owners as follows: Liber 42301 Folio 466, dated December 28, 2008 as TDR 14-8024.
- Massachusetts Drive is subject to an AT31 Right of Way recorded in Liber 42222 at Folio 192 and a Cull Claim Deed recorded in Liber 44469 at Folio 304.



Area Table

LOTS	=	74,987.00 SQ. FT. OR 1,719.94 AC.
PARCELS	=	4,733.50 SQ. FT. OR 0.1087 AC.
STREETS	=	6,014.50 SQ. FT. OR 0.1380 AC.
TOTAL	=	85,735.00 SQ. FT. OR 1.9662 AC.

Curve Table

Curve	Delta	Radius	Length	Tangent	Chord Bearing	Chord Dist.
1	08°14'45"	800.00'	115.13'	57.67'	N 20°24'52" E	115.03'
2	02°00'33"	730.00'	25.25'	12.63'	S 20°35'50" W	25.25'

THE APPROVAL OF THIS PLAT IS A CONDITION OF THE AVAILABILITY OF PUBLIC SEWER AND WATER.

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_  
 SECRETARY-TREASURER

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_  
 CHAIRMAN

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_  
 M.N.G.P. & P.C. RECORD FILE NO. \_\_\_\_\_



RECORDED \_\_\_\_\_ PLAT \_\_\_\_\_

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_  
 DIRECTOR

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_  
 SECRETARY-TREASURER

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_  
 M.N.G.P. & P.C. RECORD FILE NO. \_\_\_\_\_

**SUBDIVISION RECORD PLAT**  
**LOTS 28 thru 32 AND**  
**PARCEL D, BLOCK XX**  
**CLARKSBURG VILLAGE**  
**CLARKSBURG (2nd) ELECTION DISTRICT**  
**MONTGOMERY COUNTY, MARYLAND**  
 SCALE: 1" = 30'  
 MAY 2012



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# RECORD PLAT REVIEW SHEET

Plat Name: Clarksburg Village Plat Number: 220121980  
 Plan Name: Clarksburg Village Plan Number: 12001030E  
 Plat Submission Date: 5/23/12  
 DRD Plat Reviewer: W. March Checked: (WM) Date 7/19/12  
 DRD Prelim Plan Reviewer: C. Conlon

## Background Review:

Signed Preliminary Plan - Date 10/30/07 Checked: Initial (WM) Date 7/19/12  
 Planning Board Resolution No. 10-70 Resolution Mailing Date 7/27/10  
 Site Plan Required? Yes  No  Verified By: (WM) (initial)  
 Site Plan Name: Clarksburg Village Phase II Site Plan Number: 820050410  
 Site Plan Signature Set - Date 4/23/10 Checked: Initial (WM) Date 7/19/10  
 Planning Board Resolution No. 09-24  
 Site Plan Reviewer Check: Initial (WM) Date 7/12/12

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

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	6/8/12	6/22/12	6/19/12	No Revisions
Research	Bobby Fleury			6/12/12	OK
SHA	Corren Giles				
PEPCO					
Parks	Doug Powell				
DRD	Keiona Clark				

## Final DRD Review:

Consultant Notified (Final Mark-up): (WM) 7/19/12  
 Final Mylar & DXF/DWG Received: (WM) 10/5/12  
 Final Mylar Review Complete: (WM) 10/18/12

## Board Approval of Plat:

Plat Agenda: (WM) 11/1/12  
 Planning Board Approval: \_\_\_\_\_  
 Chairman's Signature: \_\_\_\_\_

## MCDPS Approval of Plat:

Consultant 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 Plat Books for Rest. Division: \_\_\_\_\_  
 Complete Reproduction: \_\_\_\_\_  
 Notify Consultant to Seal Plats: \_\_\_\_\_  
 Surveyor's Seal Complete: \_\_\_\_\_  
 Sent to Courthouse for Recordation: \_\_\_\_\_  
 Recordation Info Entered into Hansen: \_\_\_\_\_

No. \_\_\_\_\_

