



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

MCPB
Item # 1B
6-20-2013

MEMORANDUM

DATE: June 12, 2013

TO: Montgomery County Planning Board

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

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

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for June 20, 2013

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:

Clarksburg Village – Plat No. 220121040
Chevy Chase, Section 4 – Plat No. 220131240

Plat Name: Clarksburg Village
Plat # 220121040

Location: Located at the terminus of Honey Hill Lane, approximately 800 feet southwest of Snowden Farm Parkway.

Master Plan: Clarksburg

Plat Details: R-200/TDR zone; 20 lots, 2 parcels
Community Water, Community Sewer

Applicant: CLKBG, LLC

The mylar 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.

PLAT NO.

AREA TABULATION

PARCEL = 35,981 SQ. FT. OR 0.8119 AC.
LOTS = 30,747 SQ. FT. OR 0.7063 AC.
TOTAL = 66,728 SQ. FT. OR 1.5182 AC.

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information herein is correct. That it is a subdivision of part of the property described in the accompanying plat and that the same is being subdivided in accordance with the provisions of the Subdivision Control Act, Annotated Code of Maryland, Title 86, Subtitle 1, Sections 1-101 through 1-105, and that the same is being subdivided in accordance with the provisions of the Subdivision Control Act, Annotated Code of Maryland, Title 86, Subtitle 1, Sections 1-101 through 1-105, and that the same is being subdivided in accordance with the provisions of the Subdivision Control Act, Annotated Code of Maryland, Title 86, Subtitle 1, Sections 1-101 through 1-105.

Timothy F. Lee
 Timothy F. Lee, Surveyor
 Maryland Registration No. 21509
 License Expires: 07/13/13

May 24 2013
 May 24 2013

NOTES:

- All terms, conditions, agreements, and requirements associated with any preliminary plan, site plan, project plan, or any other plan, allowing the development of the property, approved by the Montgomery County Planning Board are intended to survive and not be nullified by the modification of this record plan unless specifically stated 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 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 Subdivision Control Permit. A copy of the approved plan may be viewed at 6707 Georgia Avenue, Silver Spring, Maryland.
- This subdivision record plat is not intended to show every matter affecting the ownership and/or use, nor every matter restricting 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.
- This development is served by public water and sewer systems only.
- W.S.S.C.200 scale reference: 2:31 NW 12.
- This property appears on Montgomery County Tax Map EV.
- This plat is filed in accordance with the terms and conditions of amended Preliminary Plan No. 1:20110309F entitled "Clarksburg Village" and Site Plan No. 8206504.10, entitled "Clarksburg Village - Phase 2".
- Zoned R-200TDR.
- The property shown herein is being developed in accordance with TDR-3 standards. The following three (3) Development Rights necessary for development have been conveyed to the owners as follows: Liber 42301 Folio 466, dated December 28, 2008 as TDRS 14-8018, 14-8019 and 14-8020.
- Parcels J and K, Block KK are subject to the terms and conditions of a Common Open Space Consent with the Maryland-National Capital Park and Planning Commission recorded among the Land Records of Montgomery County, Maryland in Liber 28045 at Folio 57A.
- Parcels J and K, Block KK are subject to the terms and conditions of a Declaration of Covenants, for the operation and maintenance of private streets, storm drain systems, and/or open space areas, recorded among the Land Records of Montgomery County, Maryland in Liber 41562 at Folio 141.
- Open space areas will be maintained by the Homeowners Associations, Montgomery County, Maryland and will not participate in the maintenance of these facilities.
- Parcels J and K, Block KK is subject to a Common Access Easement as delineated herein, over Emerald Green Drive and Whispering Woods Alley (private streets and alley) and is intended to provide unobstructed access to the general public in, over and through the roads and sidewalks, with said easement being the Public Access to the Property as shown on the plat. The property as described in this subdivision record plat is recorded which does not contain the terms of the Homeowners Association, Montgomery County, Maryland and will not participate in the maintenance of these private streets.

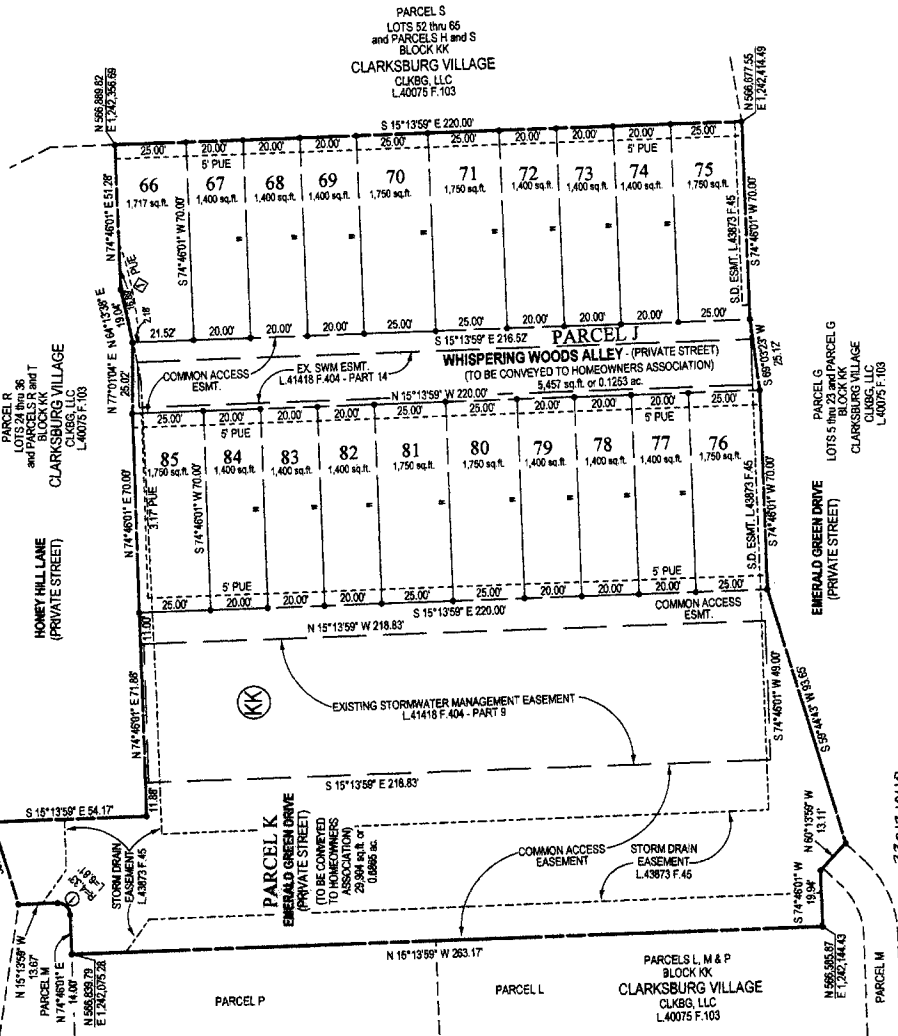
SUBDIVISION RECORD PLAT LOTS 66 thru 85 and PARCELS J & K BLOCK KK

CLARKSBURG VILLAGE

CLARKSBURG (2nd) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 30' - SEPTEMBER 2011
 PAP NO. 220121040-jak.22



Underman
 Soltesz Associates, Inc.
 ROCKVILLE OFFICE
 2 Research Place, Suite 100, Rockville, MD 20850 1.301.948.9067
 Engineering Planning Surveying Environmental Science
 www.USAssociates.net



Curve Table For PUE - Lot 66

Delta	Radius	Length	Tangent	Chord Bearing	Chord Dist.
1° 17' 11.11"	170.67'	36.19'	18.23'	S 65° 43' 53" W	36.06'

Curve Table

Delta	Radius	Length	Tangent	Chord Bearing	Chord Dist.
1° 30' 00.00"	4.33'	6.81'	4.33'	N 29° 46' 00" E	6.13'



OWNER'S CERTIFICATE
 We, the undersigned, owners of the property described herein, hereby adopt the plat of subdivision and establish the minimum building restriction lines. Further, we grant to the applicable utility companies, their respective successors, and assigns, an easement, in and over the land herein described as public utility easement and as shown on the plat, for the installation, maintenance, and operation of public utility easements as recorded among the Land Records of Montgomery County, Maryland in Liber 3824 at 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 50-24(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 the plat of subdivision.

Richard
 Richard
 Brian Arhan
 Market Manager/land Authorized Person
 CLKBS, LLC

5-28-13
 5-28-13
 Date

R. Lee
 R. Lee
 Witness/Not

APPROVED _____ DATE _____ DIRECTOR

APPROVED _____ DATE _____ SECRETARY TREASURER

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

220121040
 MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES
 CLARKSBURG VILLAGE
 CLKBS, LLC
 L40075 F.103

RECORDED
 PLAT

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

RECORD PLAT REVIEW SHEET

Plat Name: Clarksburg Village Plat Number: 220121040
 Plan Name: Clarksburg Village Plan Number: 12001030E
 Plat Submission Date: 1-11-2012
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: C. Conlon Checked: Date

Background Review:

Signed Preliminary Plan - Date 10/30/07 Checked: Initial SJS Date 2/23/2012
 Planning Board Resolution No. 10-70 Resolution Mailing Date 7-27-2010
 Site Plan Required? Yes: No: Verified By: SJS (initial)
 Site Plan Name: Clarksburg Village II Site Plan Number: 820056410
 Site Plan Signature Set - Date 4-23-10 Checked: Initial SJS Date 2/23/2012
 Planning Board Resolution No. 09-24

Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances
 Coordinates Plan # ok Road/Alley Widths ok Easements ok 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	<u>1-18-2012</u>	<u>2-3-2012</u>		
Research	Bobby Fleury			<u>1-18-12</u>	<u>check coordinates</u>
SHA	Corren Giles				
PEPCO					
Parks	Doug Powell				
DRD	Keiona Clark				<u>check Streets/Alleys</u>

Final DRD Review:

Consultant Notified (Final Mark-up): Initial SJS Date 2-4-13
 Final Mylar & DXF/DWG Received: Initial WM/SJS Date 5-30-13
 Final Mylar Review Complete: Initial WM Date 6-5-13

Board Approval of Plat:

Plat Agenda: Initial SJS Date 6-20-13

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 Resubdivision: _____

Complete Reproduction: _____

Notify Consultant to Seal Plats: _____

Surveyor's Seal Complete: _____

Sent to Courthouse for Recordation: _____

Recordation Info Entered into Hansen _____

No. _____

