



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


**MCPB**  
**Item # 1B**  
**2-14-2013**

**MEMORANDUM**

**DATE:** February 7, 2013

**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 February 14, 2013

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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:

220120680, 220120730, 220121360 **Clarksburg Village**

**Plat Name:** Clarksburg Village  
**Plat #:** 220120680, 220120730, 220121360

**Location:** Located on the east side of Little Seneca Parkway, along Winding Woods Way and Grey Squirrel Street

**Master Plan:** Clarksburg

**Plat Details:** R-200/TDR zone; 8 parcels  
Community Water, Community Sewer

**Owner:** Clarksburg Village, LC

The subdivision plats have been reviewed by M-NCPPC staff as documented on the attached Plat Review Checklist. Staff has determined that the plats comply 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 plats do not alter the intent of the Board's previous approval of the aforesaid plans.

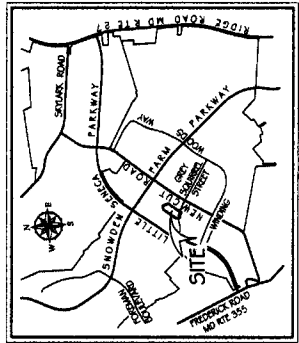
**Surveyor's Certificate**

I hereby certify that the information shown hereon is correct, that it is a subdivision of a part of the property acquired by Clarksburg Village L.C., a Virginia limited liability company by two (2) conveyances, the first (1st) from Kingwood Manor Joint Venture, dated March 27, 1997 and recorded among the Land Records of Montgomery County, Maryland in Liber 14771 at Folio 473; the second (2nd) from Elms at Clarksburg, L.L.C., a Maryland limited liability company dated March 2, 2011 and recorded among the aforesaid Land Records in Liber 41315 at Folio 438.

I also certify that, if engaged, I will set all property corner markers in accordance with Section 50-24(e) of the subdivision regulations of Montgomery County, Maryland.

I further certify that the total area included in this subdivision record plat is 63,751 square feet or 1.4635 acres of land, of which 6,518 square feet or 0.1495 of an acre of land is dedicated to public use.

Date: 11/2/12  
 Daniel E. DeBolt  
 Property Line Surveyor  
 Maryland No. 526  
 Exp. 02/17/2013



Vicinity Map  
(Not to Scale)

**Owner's Certificate**

The undersigned, owner of the property shown hereon and described in the Surveyor's Certificate, hereby adopts this Subdivision Record Plat. Establishes the minimum building restriction lines and dedicates the street to public use; Establishes the "Common Access Easement" as shown hereon and described in Note #13; Grants to Montgomery County, Maryland, a 5-foot wide, adjacent, contiguous, and parallel to all other right of way lines said easement shall be subject to the public use of the public utility easements shown hereon and designated as P.U.E. in the parties listed and with the terms and provisions being set forth in that certain "Declaration of Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 4877, 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.

I further certify that a Maryland Registered Land Surveyor will be engaged to set all property corner markers in accordance with Section 50-24(e) of the subdivision regulations of Montgomery County, Maryland.

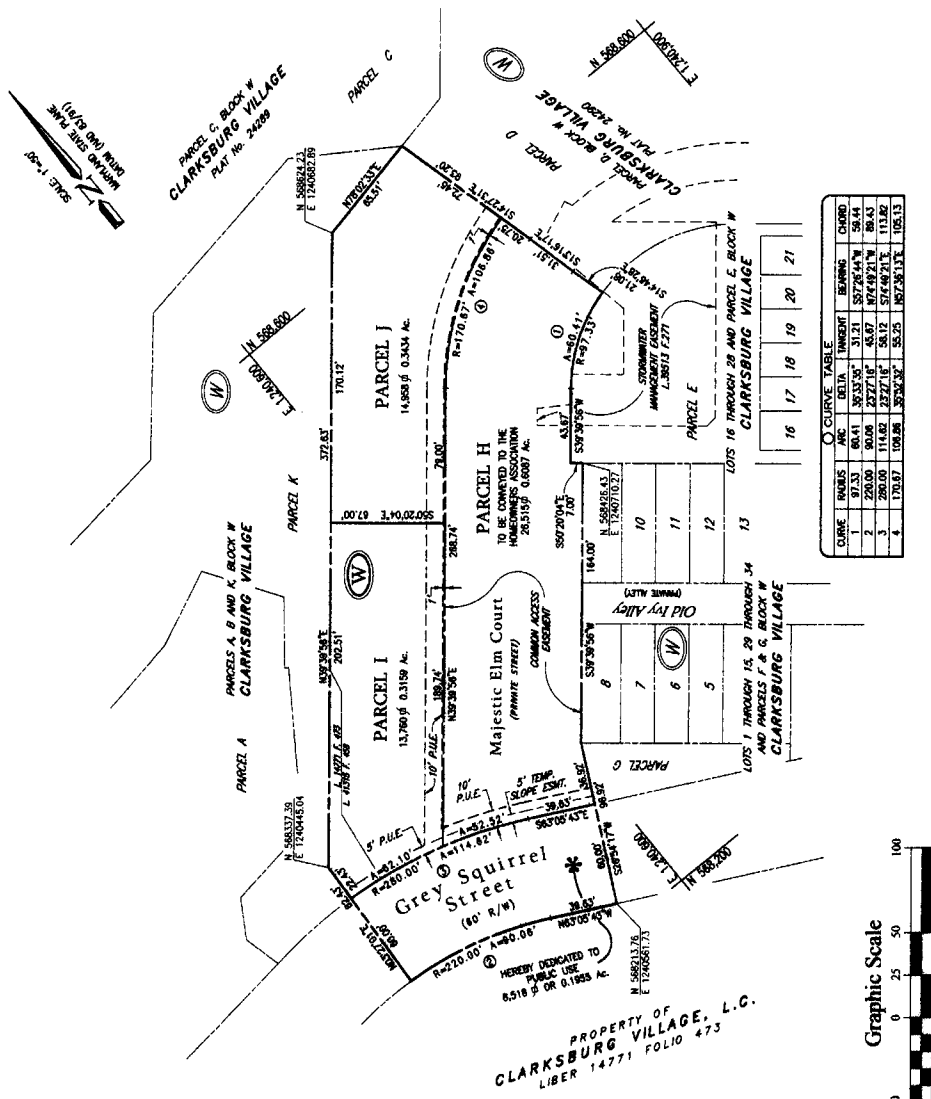
There are no subs, sections at law, liens, leases, mortgages or trusts affecting the property shown hereon, except that certain deed of trust, recorded in Liber 41689 at Folio 402 and the parties in interest therein have below indicated their assent.

Clarksburg Village, L.C.  
 a Virginia limited liability company  
 Date: 11-2-12 By: Thomas E. Marshall  
 Thomas E. Marshall, Manager

We hereby assent to this subdivision Record Plat.  
 Wells Fargo Bank National Association  
 Trustee: [Signature]  
 Alexander M. Johns, Trustee  
 Trustee: [Signature]  
 Gina Prato-Galkarin, Trustee

**Notes**

- All terms, conditions, agreements, limitations, 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 distinguished by the recordation of this plat, 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 the Montgomery County Forest Conservation Law of 1992, including approval of the Final Forest Conservation Plan and appropriate agreements prior to issuance of a 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 ownership and/or use of this 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.
- This plat is limited to the uses and conditions of Amended Preliminary Plan No. 120010305 entitled "Clarksburg Village".
- The development is subject to the terms and conditions as required by M-NCPPC Site Plan No. 82000410, as amended, entitled "Clarksburg Village Phase 2".
- W.S.S.C. 200 scale reference: 231 NW 12.
- This property is zoned R-200/TDR.
- This development conforms with the requirements of Chapter 25(a) of the Montgomery County Code to provide moderately priced dwelling units.
- Private streets 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 H, Block W is subject to a Declaration of Covenants for Private Open Space, recorded among the Land Records of Montgomery County, Maryland in Liber 41655 at Folio 238.
- Parcel H, Block W is subject to the terms of a Common Open Space Covenant with M-NCPPC recorded among the Land Records of Montgomery County, Maryland in Liber 28645 at Folio 378.
- Parcel H, Block W is subject to a Common Access Easement as delineated hereon, over Majestic Elm. Common Access Easement is intended to provide unobstructed access to the general public in, over and throughout the roads and sidewalks, within said easement area. The Public access of this area shall remain in effect until such time the property is redeveloped and a new subdivision plat is recorded which assents/confirm its removal. Montgomery County, Maryland will not participate in the maintenance of these private facilities.
- This Plat is subject to a Public Improvement Agreement (P.I.A.).
- The property shown hereon is being developed in accordance with TDR-44. The following four (4) development rights necessary for development have been conveyed to the owner:  
 LIBERTYVILLE  
 Date: November 12, 2004 17:7830 through 17:7833  
 L.28755 F.516  
 TDR-44



GRAPHIC SCALE  
 Scale: 1"=50'

CURVE	BEARS	DELTA	CHORD	BEARING	CHORD
1	91.37	68.1	138.75	S 74° 18' 11" W	89.43
2	200.00	272.71'	45.07	S 74° 18' 11" W	89.43
3	200.00	114.82	227.18'	S 61° 12' 56.12" W	113.82
4	170.87	108.26	373.33'	S 55.75° W	105.13

Department of Permitting Services,  
 Montgomery County

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
 Director

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
 Ass. Secretary / Treasurer

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
 Chairman

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
 Chairman

Recorded: \_\_\_\_\_  
 P.L.A. No.: \_\_\_\_\_

3 Parcels  
 Tax Map No. EV  
 220120680

Area Tabulation  
 N/A  
 Lots: 55,233 sq ft or 1.2689 Ac.  
 Streets: 8,518 sq ft or 0.1955 Ac.  
 Total: 63,751 sq ft or 1.4635 Ac.

**Subdivision Record Plat**  
 Parcels H, I and J, Block W  
**Clarksburg Village**  
 Clarksburg (2nd) District  
 Montgomery County, Maryland  
 November, 2012 Scale: 1" = 50'

**CPJ** Charles F. Johnson & Associates, Inc.  
 1110 Rockville Pike, Suite 200, Rockville, MD 20854  
 Phone: 301-761-1111 Fax: 301-761-1112  
 Website: www.cpj.com



Plat No.:

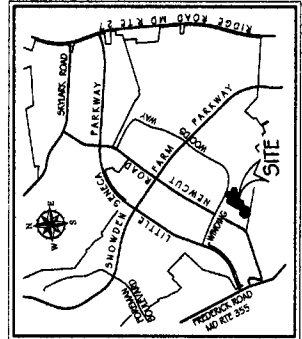
**Owner's Certificate**

The undersigned, owner of the property shown hereon and described in the Surveyor's Certificate, hereby adopts this Subdivision Record Plat. Establishes the minimum building restriction lines; Grants to Montgomery County, Maryland, Temporary Stoppage Easements as shown hereon and designated as T.S.E., adjacent, contiguous, and parallel to all streets right of way lines, such easements shall be extinguished after all public improvements showing said easements have been completed; The undersigned certifies that the plat is a true and correct copy of the original as filed with the Clerk 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.

I further certify that a Maryland Registered Land Surveyor will be engaged to set all property corner markers in accordance with Section 50-24(c) of the subdivision regulations of Montgomery County, Maryland.

I further certify that the 100 Year Flood Plain shown hereon is an accurate representation of the Flood Plain Study referenced in note #9.

There are no suits, actions at law, leases, mortgages or trusts affecting the property shown hereon, except that certain deed of trust, recorded in Liber 4169 at Folio 402 and the parties in interest therein have below indicated their assent.



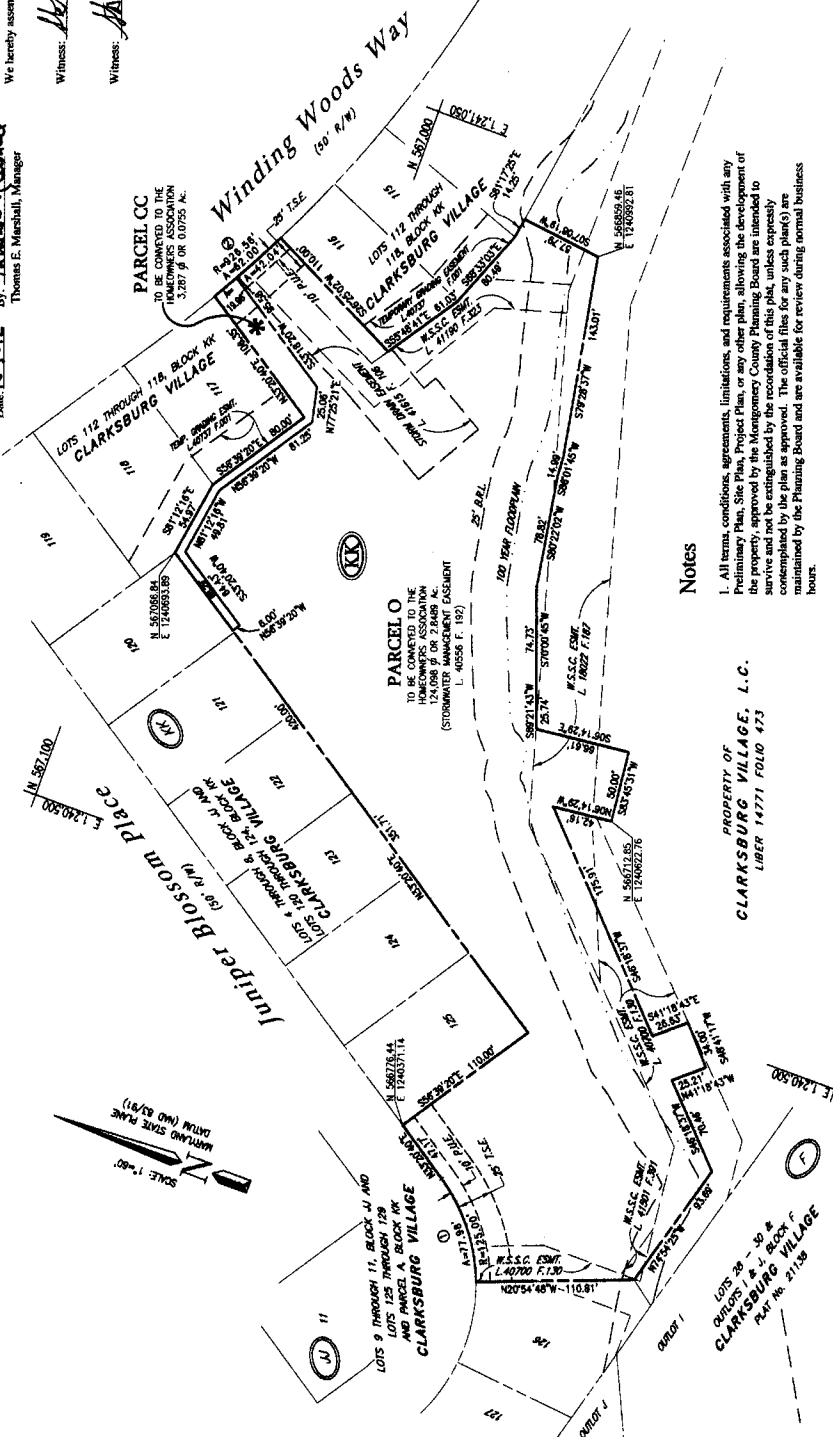
**Surveyor's Certificate**  
I hereby certify that the information shown hereon is correct, that it is a subdivision of a part of the property acquired by Clarksburg Village L.C., a Virginia limited liability company from Kingzand Manor Joint Ventures, by deed dated March 27, 1997 and recorded among the Land Records of Montgomery County, Maryland in Liber 14771 at Folio 473;

I also certify that, if engaged, I will set all property corner markers in accordance with Section 50-24(c) of the subdivision regulations of Montgomery County, Maryland.

I further certify that the total area included in this subdivision record plat is 127,385 square feet or 2.9244 acres of land; there is no street dedication by this plat.

Date: 9/20/12  
Daniel F. DeBolt  
Property Line Surveyor  
Maryland No. 526  
Exp. 02/17/2013

**Vicinity Map**  
(Not to Scale)

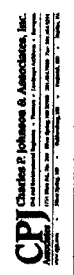


We hereby assent to this subdivision Record Plat  
Witness: [Signature]  
Witness: [Signature]  
Trustee: [Signature]  
Trustee: [Signature]  
Wells Fargo Bank National Association  
Trustee: [Signature]  
Trustee: [Signature]  
Gina Prato-Giulicini, Trustee

- This plat is limited to the uses and conditions of Amended Preliminary Plan No. 12010918 entitled "Clarksburg Village".
- The development is subject to the terms and conditions as required by M-NCPPAC Site Plan No. E060940, as amended, entitled "Clarksburg Village Phase 2".
- W.S.S.C. 200 scale reference: 231 NW 12.
- This property is zoned R-200/TDR.
- Private streets 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.
- The source of the 100 Year Flood Plain shown hereon was taken from a Flood Plain Study by Charles F. Johnson & Associates, dated February 11, 2011 and approved by DFS in a letter dated February 24, 2011, Floodplain Study No. 239629.
- Parcels O and CC, Block KK, are subject to the terms of a Common Open Space Covenant recorded among the Land Records of Montgomery County, Maryland in Liber 28049 at Folio 378.
- Parcels O and CC, Block KK are subject to a Declaration of Covenants for private open space, recorded among the Land Records of Montgomery County, Maryland in Liber 30383 at Folio 267.

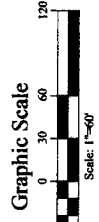
**Subdivision Record Plat**  
**Parcels O and CC, Block KK**  
**Clarksburg Village**

Clarksburg (2nd) District  
Montgomery County, Maryland  
September, 2012 Scale: 1" = 60'



**Notes**

- All terms, conditions, agreements, limitations, 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 be enforceable and shall be a part of this plat, unless expressly contravened by the provisions of this plat. All easements and other interests in the property shown hereon are subject to the terms and conditions set forth in the plat. All easements and other interests in the property shown hereon are subject to the terms and conditions set forth in the plat. All easements and other interests in the property shown hereon are subject to the terms and conditions set forth in the plat.
- The property shown hereon is subject to the requirements of the Montgomery County Forest Conservation Law of 1992, including approval of the Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.
- This Subdivision Record Plat is not intended to show every matter affecting the property. The Subdivision Record Plat is not intended to replace an examination of title or depict or note all matters affecting title.



CURVE	INCHES	ARC	DELT	TANGENT	CHORD
1	250.58	62.50	3.9072	1.9011	250.58
2	250.58	62.50	3.9072	1.9011	250.58

**Area Tabulation**

Lots:	N/A
Parcels:	127,385 sq ft or 2.9244 Ac.
Streets:	N/A
Total:	127,385 sq ft or 2.9244 Ac.

2 Parcels  
Tax Map: EV  
**220121360**

Recorded:  
Plat No.:

The Maryland National Capital Plan and Planning Commission  
Montgomery County Planning Board

Department of Permitting Services  
Montgomery County

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
Chairman

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
Asst. Secretary - Treasurer

Director

# RECORD PLAT REVIEW SHEET

220121360  
220120730

Plat Name: Clarksburg Village Plat Number: 220120680  
 Plan Name: Clarksburg Village Plan Number: 12001030E  
 Plat Submission Date: 12/5/11  
 DRD Plat Reviewer: W. Mayah  
 DRD Prelim Plan Reviewer: C. Coulton Checked: WM Date 12/18/11

## Background Review:

Signed Preliminary Plan - Date 11/3/10 Checked: Initial WM Date 12/18/11  
 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 12/28/11  
 Planning Board Resolution No. 09-24  
 Site Plan Reviewer Check: Initial WM Date 12/28/11

Review Items: Lot # & Layout  Lot Area  Zoning OK Bearings & Distances OK  
 Coordinates OK Plan # OK Road/Alley Widths OK Easements OK Open Space OK  
 Non-standard BRLs  Adjoining Land  Vicinity Map  Septic/Wells N/A  
 TDR note OK 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	12-7-2011	12-21-2011		
Research	Bobby Fleury			12-14-11	OK
SHA	Corren Giles				
PEPCO					
Parks	Doug Powell				
DRD	Keiona Clark				check Street Names ✓

## Final DRD Review:

	Initial	Date
Consultant Notified (Final Mark-up):	<u>WM</u>	<u>1/2/12</u>
Final Mylar & DXF/DWG Received:	<u>WM</u>	<u>11/20/12</u>
Final Mylar Review Complete:	<u>WM</u>	<u>1/30/13</u>

## Board Approval of Plat:

Plat Agenda:	<u>WM</u>	<u>2/14/13</u>
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. \_\_\_\_\_









