



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



MCPB
Item # 1B
1-28-2016

MEMORANDUM

DATE: January 20, 2016

TO: Montgomery County Planning Board

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

FROM: Stephen Smith, Senior Planner 
Jay Beatty, Planner 
D.A.R.C. Division
(301) 495-4522 & (301) 495-2178

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for January 28, 2016

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:

220160410 Highlands at Clarksburg

Plat Name: Highlands at Clarksburg
Plat #: 220160410

Location: Located in the northeast quadrant of the intersection of Stringtown Road and Saint Clair Road.

Master Plan: Clarksburg Master Plan

Plat Details: 1 parcel

Owner: Maryland-National Capital Park and Planning Commission

The subdivision plat has been reviewed by M-NCPPC staff and determined that the plat complies with Amended Site Plan No. 82002022D (approved May 7, 2013) and with the Forest Conservation Plan for MR2013019 (Stringtown Road), as approved by the Board.

The subject plat modifies the extent of the existing Category I Conservation Easement upon the property as necessitated by Stringtown Road improvements in accordance with aforesaid plans.

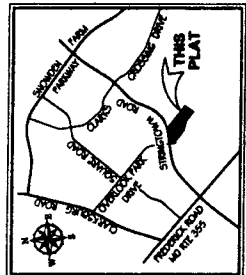
Surveyor's Certificate

I hereby certify that the information shown hereon is correct, that it is a subdivision of part of the property acquired by the Maryland National Capital Park and Planning Commission from Charles Hovens as a 100% interest in Parcel 11, Folio 613; that it is a resubdivision of Parcel C, Block E, as shown on a subdivision Record Plat titled "Subdivisions at Clarksburg", Lots 7-20, Parcel B, Block C, Lots 11-17, Parcel C & D, Block E & Lots 1, 2, Parcel B, Block F, Highlands at Clarksburg", and recorded among the aforesaid Land Records as Plat No. 23625;

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

I further certify that the total area included in this subdivision record plat is 245,473 square feet or 5.63328 acres of land. There is no street dedication by this plat.

Date: 12/22/15
 Property Line Surveyor
 David J. Dabbs
 Maryland No. 526
 Exp. 02/17/2017



Vicinity Map
 Scale 1" = 2000'

Owner's Certificate

The undersigned, owner of the property shown hereon and described in the Surveyor's Certificate, hereby adopts this Subdivision Record Plat, Establishing Building Restriction Lines. Subject to all current and applicable regulations of all Federal, state and local governing agencies.

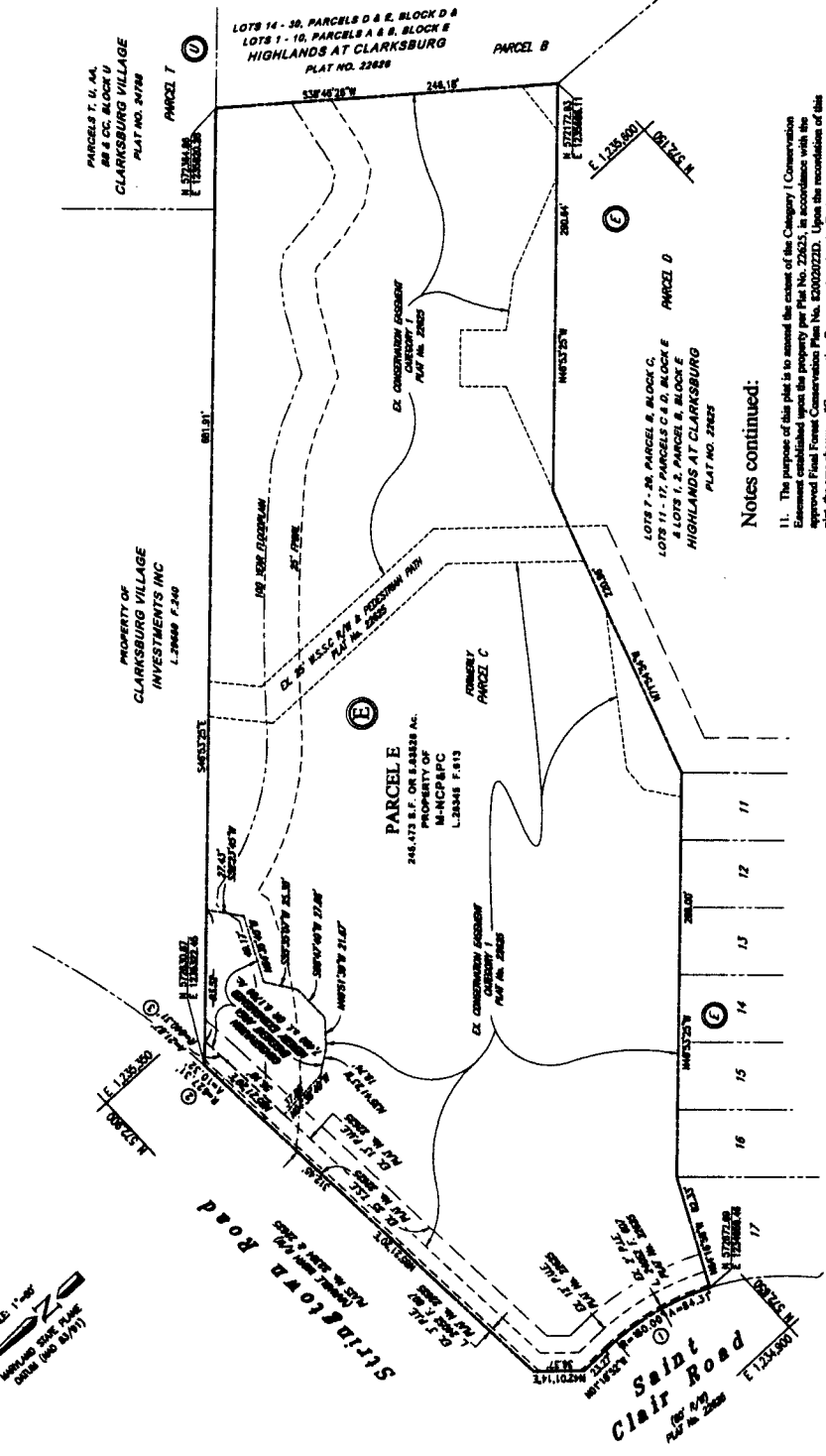
We further certify that a Maryland Registered Land Surveyor will be engaged to set all property corner markers in accordance with Section 50-24(c) of the subordination regulations of Montgomery County, Maryland.

There are no suits, actions at law, liens, leases, mortgages or trusts affecting the property shown hereon.

The Maryland National Capital Park & Planning Commission

By: Patricia A. Brown
 Patricia Collins Brown, Executive Director
 Date: 12/22/15
 By: Joseph Zimmerman, Secretary-Treasurer

Plat No.:



Curve Table

CURVE	ANGLE	ARC	CHORD	TANGENT	AREA	CHORD
1	180.00	64.31	282.017	42.84	11702.113	61.54
2	67.31	16.32	67.928	5.18	18725.163	16.52
3	64.31	21.87	127.282	19.84	18572.263	21.87

Area Tabulation

Lot	Area
1	N/A
2	245,473 sq ft or 5.63328 Ac.
3	N/A
Total	245,473 sq ft or 5.63328 Ac.

Notes continued:

- The purpose of this plat is to record the status of the Category I Conservation Easement established upon the property per Plat No. 23623, in accordance with the approved Final Forest Conservation Plan No. 0002022D. Upon the recordation of this plat, the area shown as "Conservation Easement Area hereby Encumbered" is released from the terms of the Conservation Easement established by Plat No. 23623 remains in full force and effect.
- This plat is subject to a Declaration of Covenants as recorded among the Land Records of Montgomery County, Maryland in Liber 24052 at Folio 610.
- This plat is subject to a Declaration of Public Improvements Easements as recorded among the Land Records of Montgomery County, Maryland in Liber 24652 at Folio 607.

Legend:
 L = L&L
 L = L&L
 F = F&F
 M = M&M or W
 P = P&P
 P = P&P

1 Parcel
 Tax Map: EW
 220160410

Recorded:
 Plat No.:

Approved: January 2016
 David J. Dabbs
 David J. Dabbs, Surveyor

Approved: _____ Date: _____
 Chairman: _____
 Secretary-Treasurer: _____
 M&P&C Record Plat No.:

Notes:

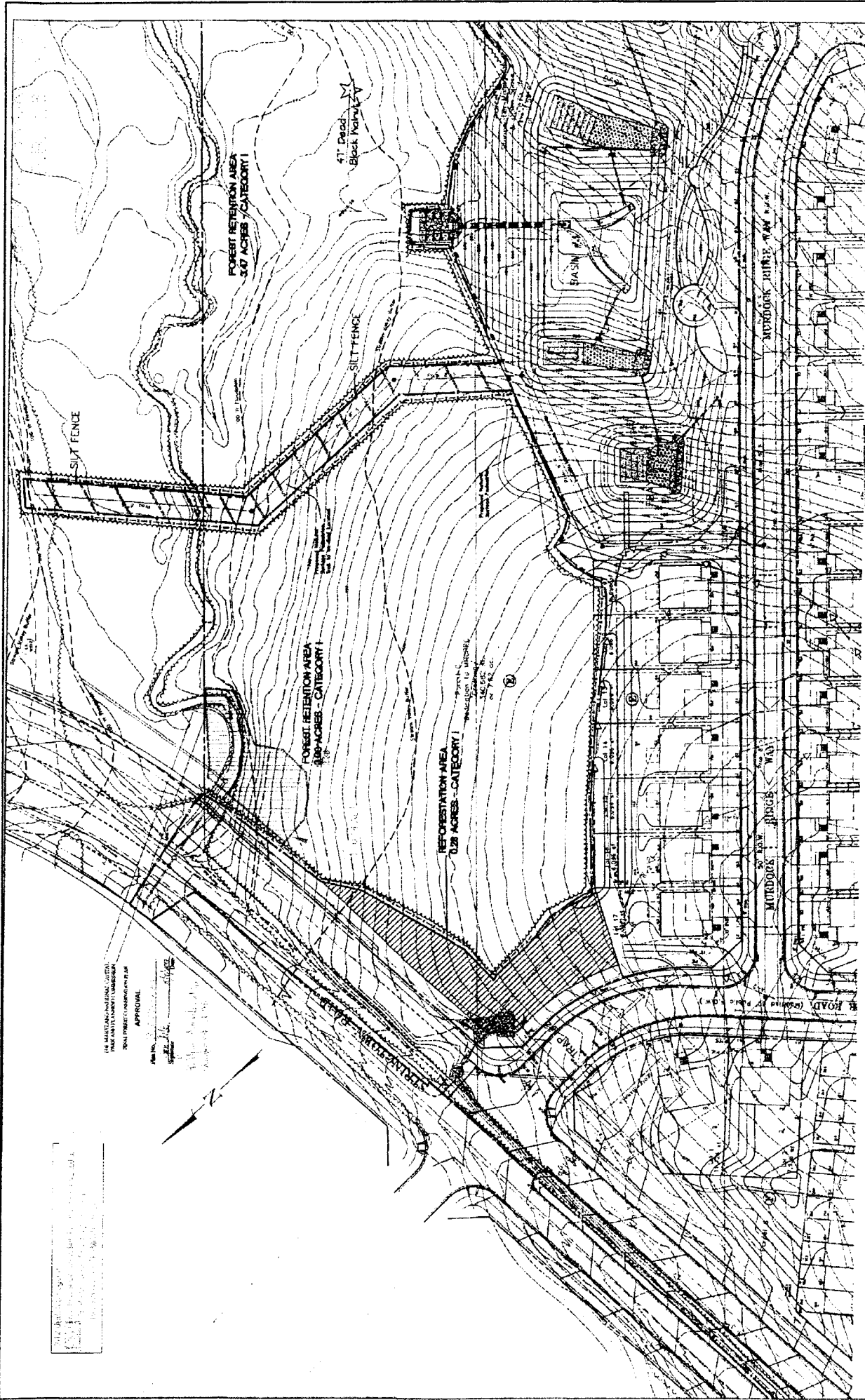
- All terms, conditions, agreements, limitations, and requirements associated with any Preliminary Plan, Site Plan, Project Plan, or any other plan, allowing the development of the property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation 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 Forest Conservation Plan and appropriate agreements prior to issuance of a subdivision 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 state 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 Preliminary Plan No. 19809A entitled "The Highlands at Clarksburg".
- The development is subject to the terms and conditions as required by M&P&C Site Plan No. 0002022D, as amended, entitled "Highlands at Clarksburg".
- W.S.S.C. 200 scale reference: 232 NW 13.
- This property is zoned R-200.
- The source of the 100 Year Floodplain shown hereon was taken from a Floodplain Study by Charles P. Johnson and Associates, dated May 23, 2012 and approved by L&P in a letter dated June 13, 2012, Floodplain Study No. 243296.
- The Project Conditions shown hereon were established using conventional observations made in 1995 and are based upon the Maryland State Plane Coordinate NAD 83(91) Datum, using NGS section, PID No. 1V4457, 1V4463, & 1V4466. Grid and ground conditions are the same as the project base plan. The average scale factor for the subject property is 0.999970376, the average property elevation based upon NAD 83(91) vertical datum is 630 feet, for an elevation factor of 0.999974870, the combined factor for the subject property is 0.999945147. All distances shown are ground distances.

Subdivision Record Plat
 Parcel E, Block E
 a resubdivision of Parcel C, Block E

Highlands at Clarksburg

Clarksburg (2nd) District
 Montgomery County, Maryland
 December, 2015 Scale: 1" = 60'

CPJ Charles P. Johnson & Associates, Inc.
 1000 North Rock Creek Road, Suite 200
 Clarksburg, MD 21784
 Phone: 301-286-1500
 Fax: 301-286-1501
 www.cpjinc.com



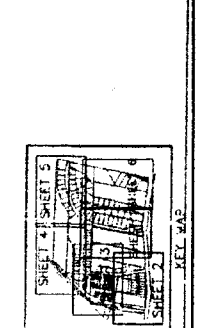
FINAL FOREST CONSERVATION PLAN
 HIGHLANDS AT CLARKSBURG
 #8-02022
 2ND ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

Macris, Hendricks & Gleason, P.A.
 Engineers • Planners • Surveyors
 1715 W. 10th Street
 Frederick, MD 21704
 Phone: 301-771-1100
 Fax: 301-771-1101
 Website: www.mhga.com

APPROVAL

FOR THE COUNTY COMMISSIONER'S OFFICE

DATE: 10/15/11



GRAPHIC SCALE
 1" = 100'

KEY SHEET 5

FOR THE MARYLAND FOREST SERVICE
 PUBLIC LANDS DIVISION
 STATE FOREST COMMISSIONER'S OFFICE

APPROVAL

DATE: 10/15/11

FOR THE COUNTY COMMISSIONER'S OFFICE

DATE: 10/15/11

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DATE: 10/15/11