



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

MCPB
Item # 1B
7-28-2016

MEMORANDUM

DATE: July 21, 2016

TO: Montgomery County Planning Board

FROM: Stephen Smith, Senior Planner *SS*
Jay Beatty, Planner *JB*
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 July 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:

220071440	Clarksburg Village
220150890	Goshen Hunt Hills
220151110 - 220151120	Cabin Branch
220151550	Chevy Chase, Section 4
220160290	Clarksburg Town Center
220160470	Olney
220160630 - 220160640	Chevy Chase Lake Station
220160780	S.S. Carroll's addition to Takoma Park, Section 1

Plat Name: Clarksburg Village
Plat #: 220071440

Location: Located immediately south of Forest Haven Way on the east side of Stringtown Road.
Master Plan: Clarksburg Master Plan
Plat Details: R-200 zone, 3 parcels
Applicant: Clarksburg Village Investments, LLC

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in conformance with amended Preliminary Plan No. 12001030F (MCPB Resolution No. 12-47) and Site Plan No. 82003002F (Certified Site Plan dated May 5, 2013), 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

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; 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 CORNERS MARKERS IN ACCORDANCE WITH SECTION 50-24(c) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SUITS, ACTIONS AT LAW, LIENS, LEASES, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.

DATE 7-1-16
 ATTEST *Sharon Bostel*

CLARKSBURG VILLAGE INVESTMENTS, INC.
 A VIRGINIA CORPORATION
 BY: *Thomas E. Marshall*
 THOMAS E. MARSHALL
 VICE PRESIDENT

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 CLARKSBURG VILLAGE INVESTMENTS, INC., A VIRGINIA CORPORATION, BY DEED DATED APRIL 12, 2005 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 29680 AT FOLIO 240; THAT IT IS ALSO A RESUBDIVISION OF PART OF LOTS 13 THROUGH 15, AS SHOWN ON A SUBDIVISION RECORD PLAT ENTITLED "PART TWO, JOHN A. BROOKLEY'S SUBDIVISION" AND RECORDED AMONG THE AFORESAID LAND RECORDS IN PLAT BOOK 30 AS PLAT No. 1881. I FURTHER CERTIFY THAT, IF ENGAGED, I WILL SET ALL PROPERTY CORNER MARKERS IN ACCORDANCE WITH SECTION 50-24(a) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

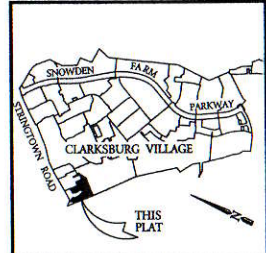
I FURTHER CERTIFY THAT THE 100 YEAR FLOOD PLAIN SHOWN HEREON IS AN ACCURATE REPRESENTATION OF THE FLOOD PLAIN STUDY REFERENCED IN NOTE # 12.

THAT THE TOTAL AREA INCLUDED IN THIS SUBDIVISION RECORD PLAT IS 182,001 SQUARE FEET OR 4.18 ACRES OF LAND. THERE IS NO DEDICATION TO PUBLIC USE.

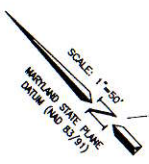
DATE 7/1/16

Daniel F. Dwbolt
 DANIEL F. DWBOLT
 PROPERTY LINE SURVEYOR
 MARYLAND NO. 526
 EXP.: 02/17/2017

PLAT NO.: _____



VICINITY MAP
 SCALE: 1"=2,000'



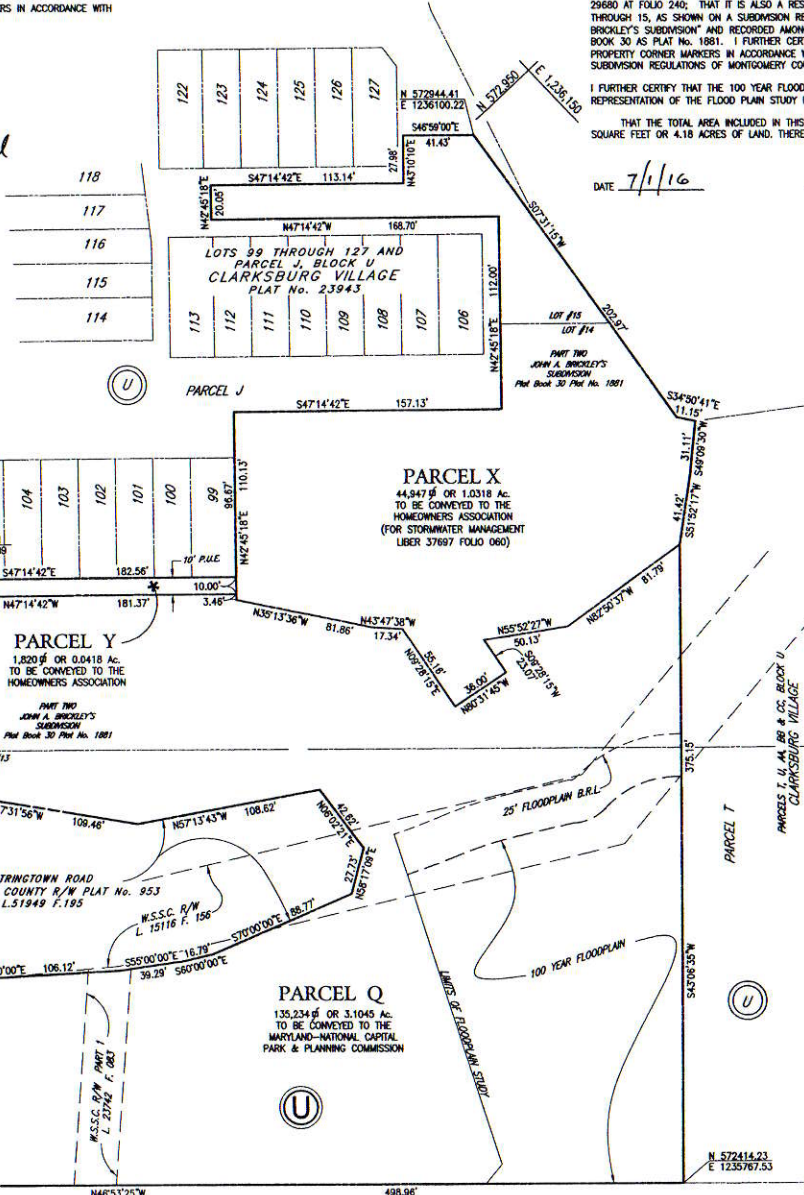
PROPERTY OF
 ROLAND A. FOREMAN
 & CECILE Y. FOREMAN
 L. 3617 F. 132

PROPERTY OF
 MARGARET F. WILLIAMS
 L. 13191 F. 759

CURVE	RADIUS	ARC	DELTA	TANGENT	BEARING	CHORD
1	93.00	52.32	32°13'55"	26.87	S74°29'22"E	51.63

AREA TABULATION

LOTS:	N/A
PARCELS:	182,001 sq OR 4.18 AC.
STREETS:	N/A
TOTAL:	182,001 sq OR 4.18 AC.



- 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 RECORDED 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 SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF SITE PLAN #82003002F AS AMENDED, ENTITLED "CLARKSBURG VILLAGE".
 - W.S.S.C. 200 SCALE REFERENCE: 232 NW 13
 - APPROVED PRELIMINARY PLAN #12001030F AS AMENDED, ENTITLED "CLARKSBURG VILLAGE".
 - ZONED R-200
 - PARCELS X AND Y, BLOCK U ARE SUBJECT TO A DECLARATION OF COVENANTS FOR PRIVATE OPEN SPACE, RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 47695 AT FOLIO 361.
 - PARCELS X AND Y, BLOCK U ARE SUBJECT TO A COVENANT FOR COMMON OPEN SPACE RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 28045 AT FOLIO 578
 - 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 P. JOHNSON & ASSOCIATES, DATED MAY 23, 2012 AND APPROVED BY DPS IN A LETTER DATED JUNE 13, 2012, FLOODPLAIN STUDY No. 243269.

SUBDIVISION RECORD PLAT
 PARCELS Q, X & Y, BLOCK U
CLARKSBURG VILLAGE
 CLARKSBURG (2ND) DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 JULY, 2016 SCALE: 1"=50'

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

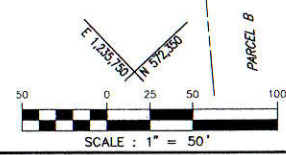
APPROVED: _____
 CHAIRMAN ASST. SECRETARY-TREASURER

DEPARTMENT OF PERMITTING
 SERVICES, MONTGOMERY COUNTY

APPROVED: 7/9/2016
 DATE
Roder M.../0.3
 DIRECTOR

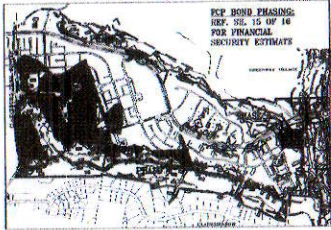
RECORDED: _____
 PLAT NO.: _____

3 PARCELS
 TAX MAP EW
 220071440



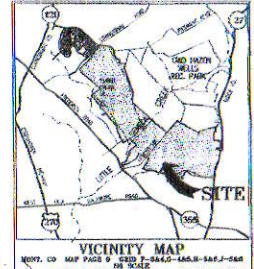
CLARKSBURG VILLAGE

2012 Update to Approved FFCP #820030020



FCP BOND FINANCING
REF. SHEET 15 OF 16
FOR FINANCIAL
SECURITY ESTIMATES

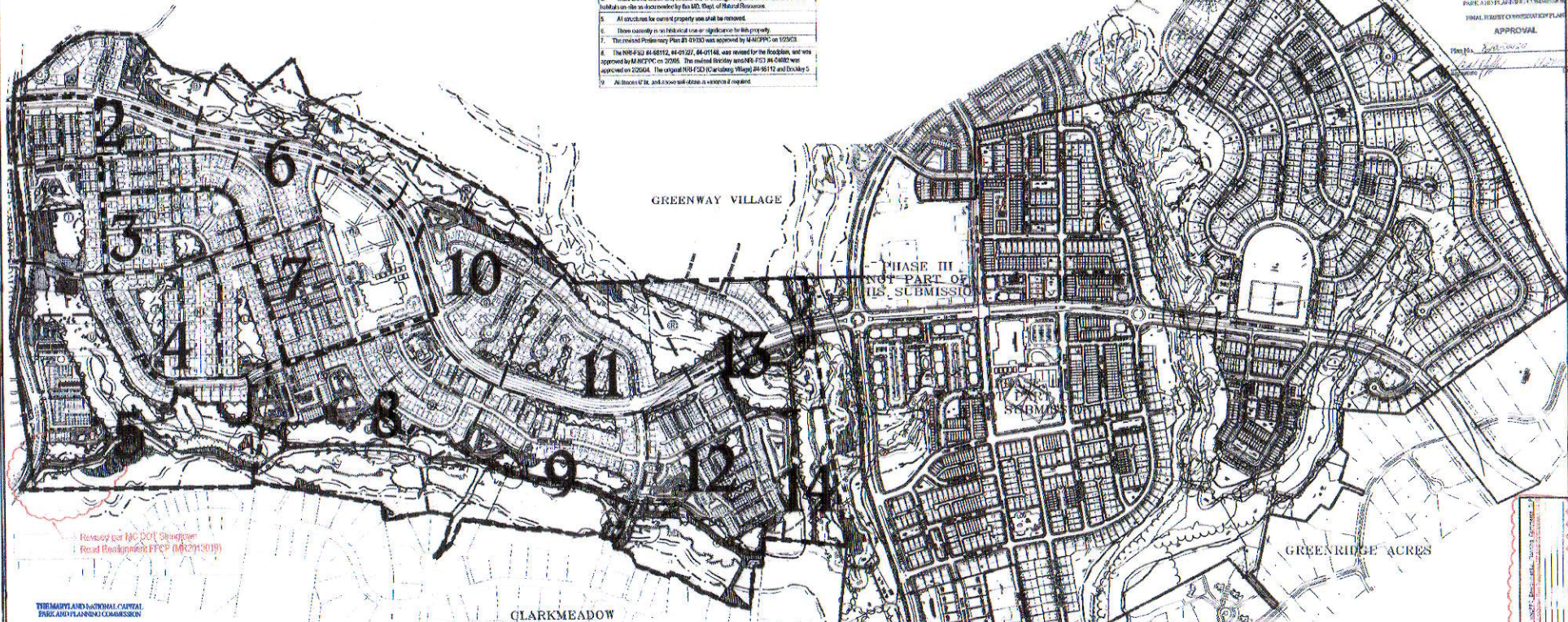
NOV 18 2011



VICINITY MAP
MONTG. CO. MAP PAGE 9 SOUTH P-2462-1A&B-S&F-J-2&3
1/8" SCALE

GRAPHIC SCALE
SCALE: 1" = 500'
THE MOUNTAIN CAPITAL
PLANNING CONSULTANTS, INC.
1700 EASTERN AVENUE, SUITE 200
CLARKSBURG, MARYLAND 20841
PHONE: 301-271-1000
FAX: 301-271-1001
WWW.MOUNTAINCAPITALPLANNING.COM

- CLARKSBURG VILLAGE PHASE I FFCP NOTES**
- All design and construction shall follow the approved plan.
 - The ultimate 100 Year Floodplain was delineated by Charles P. Johnson and Assoc. and was approved by CDP, on March 13, 2003.
 - "Without Substantial Change" approval was granted by Montgomery County Planning Board on 03/13/03. The Worked Substantial Change was approved 03/03/03.
 - There are no known wetlands, or wetlands wet plants or animals and critical habitat on site as determined by the US Dept. of Interior.
 - All structures for current property use shall be removed.
 - There currently is no federal use or significance for this property.
 - The revised Preliminary Plan #1-03000 was approved by MONTG. CO. on 03/03/03.
 - The NRE #302 #4-00112, #4-01027, #4-01148, was revised for the floodplain, and was approved by MONTG. CO. on 03/05/03. The revised Preliminary Plan #1-03000 was approved on 03/04/03. The original FFCP #820030020 was approved on 03/04/03. The original FFCP #820030020 was approved on 03/04/03 and 03/05/03.
 - All structures to be demolished will obtain a variance if required.



Revised per MPC DOT, Silver Spring
Final Revisions per FFCP #820030020

THE MOUNTAIN CAPITAL
PLANNING CONSULTANTS, INC.
FINAL FOREST CONSERVATION PLAN
APPROVAL
Plan No. 820030020 F
Date: 11/18/11
By: [Signature]

F.C.P. LEGEND

	7-1/2" CALIPER TREES		STREAM VALLEY BUFFER
	ON SITE REFORESTATION SMALL STOCK		STREAM
	ON SITE REFORESTATION LARGE STOCK		100 YEAR FLOODPLAIN
	FOREST TO BE RETAINED		WETLAND BUFFER
	TREES TO BE SAVED BUT NOT COUNTED TOWARDS FOREST RETAINED		LIMIT OF DISTURBANCE
	TREES TO BE CLEARED		WETLANDS
	TREE PROTECTION FENCE TO BE LOCATED WITHIN 5 FT. BUFFER OF 50 FT. CALIPER TREES OR GREATER EXISTING TREE, 24" OR GREATER AND IT'S CRITICAL ROOT ZONE		
	AREAS TO BE ROOT PRUNED		
	SINGLE ROW FENCE (SEE SHEET 15 FOR NOTES)		
	EARTH DIKE		
	SUPER SIL' FENCE		
	SIL' FENCE		

LANDSCAPE ARCHITECT CERTIFICATE
I hereby certify that this plan is prepared in accordance with Montgomery County Forest Conservation Regulations.
Date: 11/18/11
By: [Signature]
Landscape Architect
MONTG.

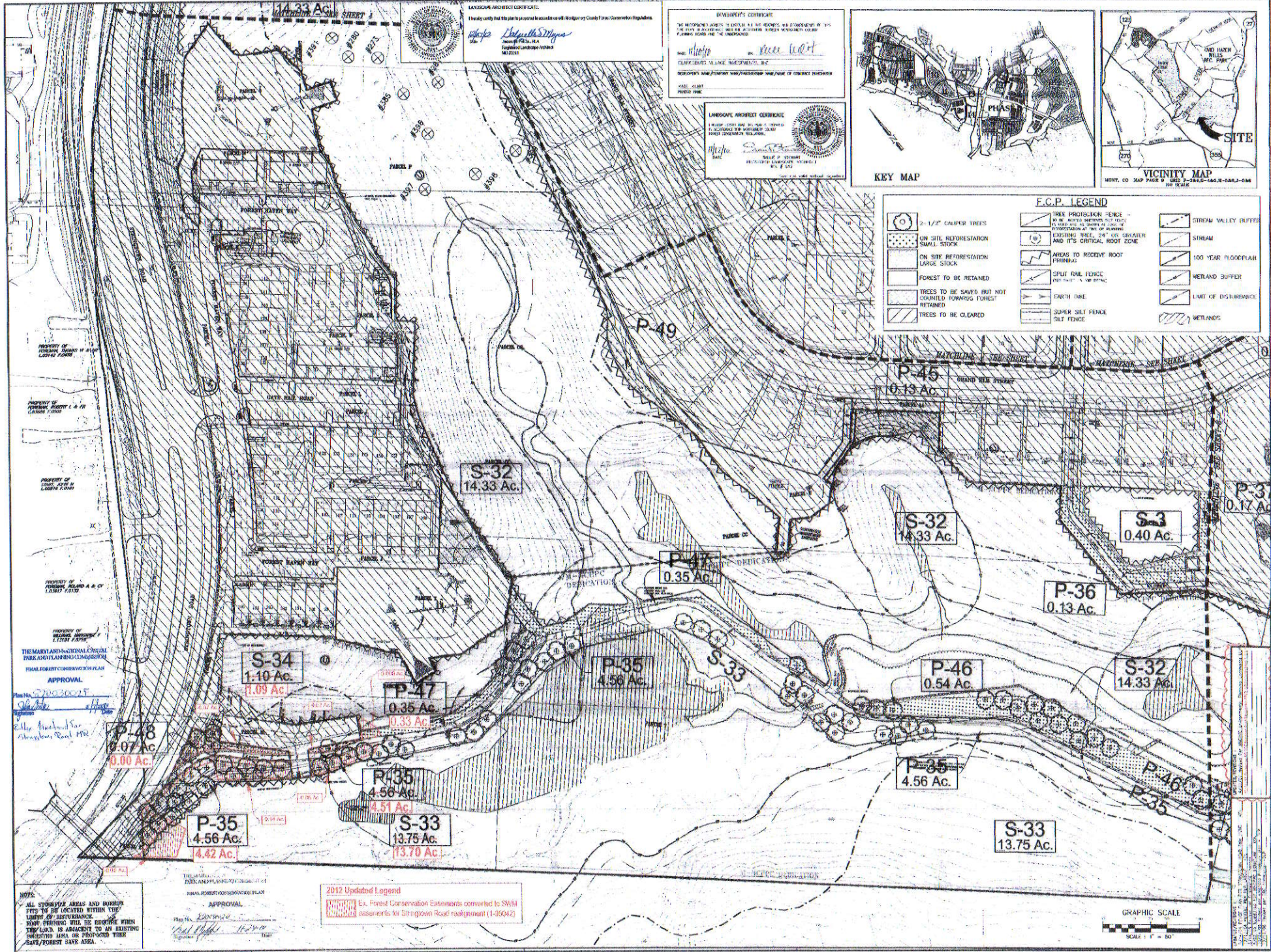
LANDSCAPE ARCHITECT CERTIFICATE
I hereby certify that this plan is prepared in accordance with Montgomery County Forest Conservation Regulations.
Date: 11/18/11
By: [Signature]
Landscape Architect
MONTG.

NOTE:
ALL STOCKPILE AREAS AND BURNING PITS TO BE LOCATED WITHIN THE LIMITS OF DISTURBANCE. ROOT PRUNING WILL BE REQUIRED WITHIN THE L.O.D. IS ADJACENT TO AN EXISTING PROTECTED AREA OR PROTECTED TREE SAVE/FOREST SAVE AREA.

DEVELOPER'S CERTIFICATE
I hereby certify that this plan is prepared in accordance with Montgomery County Forest Conservation Regulations.
Date: 11/18/11
By: [Signature]
Developer

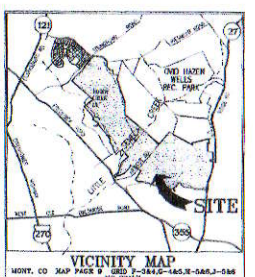
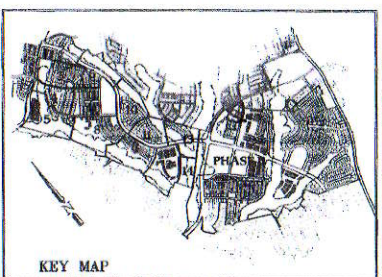
AMENDED FINAL FOREST CONSERVATION PLAN - PHASE I
CLARKSBURG VILLAGE
CLARKSBURG 2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
Site Plan #8-03002
AMENDMENT 2003-002F

Charles P. Johnson & Associates, Inc.
Landscape Architects
1700 EASTERN AVENUE, SUITE 200
CLARKSBURG, MARYLAND 20841
PHONE: 301-271-1000
FAX: 301-271-1001
WWW.MOUNTAINCAPITALPLANNING.COM
CPJ ASSOCIATES



DEVELOPER'S CERTIFICATE
 THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF THE DEVELOPER AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE DEVELOPER.
 DATE: 11/11/11
 PROJECT NAME: CLARKSBURG VILLAGE PHASE I
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

LANDSCAPE ARCHITECT CERTIFICATE
 I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF THE LANDSCAPE ARCHITECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.
 DATE: 11/11/11
 PROJECT NAME: CLARKSBURG VILLAGE PHASE I
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

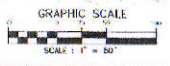


F.C.P. LEGEND

NOTE
 ALL STORMWATER AREAS AND BUFFER ZONES TO BE LOCATED WITHIN THE LIMITS OF DISTURBANCE. WOOD PILING SHALL BE INSTALLED WHEN THE FLOOD IS ADJACENT TO AN EXISTING UNDESIGNED LANE OR PROPOSED TREE SAVES/FOREST SAVES AREA.

APPROVAL
 [Signature]
 [Signature]

2012 Updated Legend
 [Symbol] Forest Conservation Easements converted to SWM easements for Uppstown Road realignment (1-35042)



Charles P. Johnson & Associates, Inc.
 CLARKSBURG VILLAGE PHASE I
 CLARKSBURG VILLAGE
 CLARKSBURG 2ND ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 Site Plan #S-03002
 AMENDMENT 2003-002P
 SHEET 5 OF 16
 DATE: 11/11/11