



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

MCPB
Item # 2
6/12/08

MEMORANDUM

DATE: May 30, 2008

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Subdivision Supervisor
Development Review Division *CC*
(301) 495-4542

FROM: Stephen Smith *SS*
Development Review Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for June 12, 2008

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:

220061270-220061280 **Clarksburg Village**

PLAT NO. 220061270-220061280

Clarksburg Village

Located on the east side of Stringtown Road, approximately 1,800 feet south of Snowden Farm Parkway

R-200 zone (MPDU option); 41 lots, 3 parcels

Community Water, Community Sewer

Master Plan Area: Clarksburg

Clarksburg Village Investments, Applicant

The record plats have been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Record Plat Review Sheet. Staff has determined that the record plats comply with Preliminary Plan No. 12001030C (MCPB Resolution 07-91 dated July 18, 2007) and Site Plan No. 82003002B (MCPB Resolution 07-31 dated September 13, 2007), as approved by the Board, and that any minor modifications on the plats do not alter the intent of the Board's previous approval the aforesaid plans.

RECORD PLAT REVIEW SHEET

Plan Name: Clarksburg Village Plan Number: 12001030C
 Plat Name: Clarksburg Village Plat Number: 220061270
 Plat Submission Date: 12-16-05
 DRD Plat Reviewer: T. Alam / S. Smith
 DRD Prelim Plan Reviewer: Mc. Shaneman

Initial DRD Review:

Signed Preliminary Plan - Date 1-24-03 Checked: Initial CAE Date 6/11/07
 Planning Board Opinion - Date 1-23-03 Checked: Initial SJS Date 4-5-07
 Site Plan Req'd for Development? Yes X No Verified By: (initial)
 Site Plan Name: Clarksburg Village Site Plan Number: 82003002A/B
 Planning Board Opinion - Date OK Checked: Initial SJS Date 4-5-07
 Site Plan Signature Set - Date 1-31-08 Checked: Initial SJS Date 2-26-08
 Site Plan Reviewer Plat Approval: Checked: Initial FRSK Date 7-2-07

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>M. Pfeiffer</u>	<u>12/20/05</u>	<u>1-4-06</u>	<u>12-30-05</u>	<u>OK</u>
Research	Bobby Fleury	↓	↓	<u>12-20-05</u>	<u>OK</u>
SHA	Doug Mills	↓	↓	—	—
PEPCO	Steve Baxter	↓	↓	—	—
Parks	Doug Powell	↓	↓	—	—
DRD	Steve Smith	↓	↓	<u>12-30-05</u>	<u>See Plat</u>

Final DRD Review:

DRD Review Complete:
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up):
 Final Mylar w/Mark-up & PDF Rec'd:

Initial SJS Date 5/30/08
SJS 6/22/07
SJS 5-13-08

Board Approval of Plat:

Plat Agenda:
 Planning Board Approval:
 Chairman's Signature:

SJS 6/12/08

DPS Approval of Plat:

Engineer 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 Green Books for Resubdivision:
 Notify Engineer to Seal Plats:
 Engineer Seal Complete:
 Complete Reproduction:
 Sent to Courthouse for Recordation:

No. _____

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 LATER 29840 AT FOLD 242; THAT IT IS ALSO A RESUBDIVISION OF PART OF LOTS 14 AND 15 AS SHOWN ON A SUBDIVISION RECORD PLAT ENTITLED "THAT JOHN A. BRONKLEY'S SUBDIVISION" AND RECORDED AMONG THE AFORESAID LAND RECORDS IN P. 30 AS PLAT NO. 1981.

I FURTHER CERTIFY THAT, IF ENGAGED, I WILL SET ALL PROPERTY CORNER MARKERS IN ACCORDANCE WITH SECTION 50-24(6) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

THAT THE TOTAL AREA INCLUDED IN THIS SUBDIVISION RECORD PLAT IS 134,040 SQUARE FEET OR 3.08 ACRES OF LAND OF WHICH 37,338 SQUARE FEET OR 0.86 ACRES OF LAND ARE DEDICATED TO PUBLIC USE.

DATE: 4-11-2008

RONALD L. COLLIER
PROFESSIONAL SURVEYOR
MARYLAND REG. NO. 2074

CURVE TABLE

CURVE	BEARS	ARC	DELTA	TANGENT	BEARING	CHORD
1	805.18	310.53	27.8572°	197.33	N89°59'50"E	308.10
2	805.18	310.53	27.8571°	197.33	S89°53'17"E	308.10
3	1025.57	1025.57	180.0000°	0.00	N00°00'00"E	146.17

NOTES:

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR ANY OTHER PLAN, ALLOWING THE DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INCORPORATED TO SURVIVE AND SHALL NOT BE DIMINISHED BY THE REVISIONS OF THIS PLAT, UNLESS EXPRESSLY STATED OTHERWISE. THE ORIGINAL FILES FOR ANY SUCH PLAN SHALL BE MAINTAINED BY THE OWNER'S BOARD AND ARE AVAILABLE FOR REVIEW DURING NORMAL BUSINESS HOURS.
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO CHAPTER 22A OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING APPROVAL OF A FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO DEVELOPMENT. THE FOREST CONSERVATION PLAN AND AGREEMENTS SHALL BE FILED AT THE COUNTY CLERK'S OFFICE.
3. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW ANY MATTER AFFECTING THE OWNERSHIP AND/OR USE, NOR ANY 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 DISPEL OR NOTE ALL MATTERS AFFECTING TITLE.
4. THIS DEVELOPMENT IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
5. THIS SITE IS SUBJECT TO AN AGREEMENT WITH THE MONTGOMERY COUNTY PLANNING BOARD REGARDING ACCURATE PUBLIC FACILITIES.
6. THE DEVELOPMENT IS SUBJECT TO A SITE PLAN ENFORCEMENT AGREEMENT PURSUANT TO MONTGOMERY COUNTY PUBLIC FACILITIES.
7. N.T.S.C. 200 SCALE REFERENCE: 212 IN 13.
8. THIS PLAT IS LIMITED TO THE USES AND CONDITIONS OF PRELIMINARY PLAN NO. 120103000 ENTITLED CLARKSBURG VILLAGE.
9. ZONED R-200.
10. PARCEL J, BLOCK U IS SUBJECT TO A DECLARATION OF COVENANTS FOR PRIVATE OPEN SPACE RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LATER 25715 AT FOLD 303.
11. 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.
12. THIS DEVELOPMENT CONFORMS WITH THE REQUIREMENTS OF CHAPTER 25(A) OF THE MONTGOMERY COUNTY CODE TO PROVIDE MODERATELY PRICED DWELLING UNITS.
13. PARCEL J, BLOCK U IS SUBJECT TO A CHAIN OF OPEN SPACE COVENANT RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY MARYLAND IN LATER 28845 AT FOLD 57A.

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 SETBACKS AND DEDICATES THE STREETS TO PUBLIC USE; GRANTS TO MONTGOMERY COUNTY, MARYLAND TEMPORARY SLOPE EASEMENTS AS SHOWN HEREON, ADVANCE, CONTIGUOUS, AND PARALLEL TO THE STREET ROOF OF ANY LINES, SLOPE EASEMENTS SHALL BE TERMINATED AFTER ALL PUBLIC IMPROVEMENTS REQUIRING SAID EASEMENTS HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND; GRANTS PUBLIC UTILITY EASEMENTS AND DESIGNATED PUBLIC TO THE PARTIES LISTED AND WITH THE TERMS AND PROVISIONS BEING SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF PUBLIC UTILITY EASEMENTS AND DESIGNATED PUBLIC TO THE PARTIES LISTED" RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LATER 344 AT FOLD 457, WHICH SAID TERMS AND PROVISIONS ARE INCORPORATED HEREIN BY THIS REFERENCE; GRANTS TO MONTGOMERY COUNTY, MARYLAND PUBLIC IMPROVEMENT EASEMENTS, AS SHOWN HEREON, AND EASEMENTS IN LATER 344 AT FOLD 457, WHICH SAID TERMS AND PROVISIONS ARE INCORPORATED HEREIN BY THIS REFERENCE; GRANTS TO MONTGOMERY COUNTY, MARYLAND PUBLIC IMPROVEMENT EASEMENTS, AS SHOWN HEREON, AND EASEMENTS IN LATER 344 AT FOLD 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(6) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SITES, ACTIONS AT LAW, LIENS, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT THAT CERTAIN DEEDS OF TRUST RECORDED AMONG THE AFORESAID LAND RECORDS IN LATER 11111 AND THE PARTIES IN INTEREST THEREIN HAVE BELIEVED INDICATED THEIR CONSENT.

CLARKSBURG VILLAGE INVESTMENTS, INC.
A VIRGINIA CORPORATION

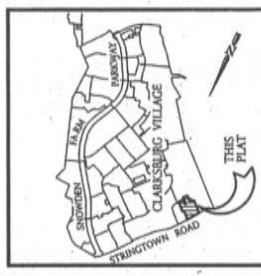
Thomas E. Marshall
BY: THOMAS E. MARSHALL
VICE PRESIDENT

Margaret J. Dunham
TRUSTEE

Emily Sandoz
WITNESS

Debbie Knudt
ATTEST

DATE: 4-11-2008



AREA TABULATION

LOTS: 48,032 sq. ft. OR 1.10 AC.
PARKS: 48,032 sq. ft. OR 1.12 AC.
STREETS: 37,238 sq. ft. OR 0.86 AC.
TOTAL: 134,040 sq. ft. OR 3.08 AC.

SUBMISSION RECORD PLAT
LOTS 99 THROUGH 127 AND
PARCEL J BLOCK U
CLARKSBURG VILLAGE
MONTGOMERY COUNTY, MARYLAND
APRIL, 2008 SCALE: 1"=40'

CPJ Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers - Planning - Landscape Architects - Surveyors
1000 West Hill, No. 300, 20840 Springdale, MD 20840
www.cpj.com • Clarksburg, MD • Frederick, MD • Fairfax, VA • 301-251-1515

29 LOTS
1 PARCELS
TAX MAP EW
2-06128

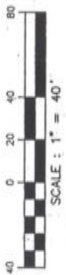
RECORDED:
PLAT NO.:

APPROVED: _____ DATE _____
DIRECTOR

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____ DATE _____
ASST. SECRETARY-TREASURER

CHAIRMAN _____
MONTGOMERY COUNTY PLANNING BOARD



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 Plat Name: Clarksburg Village Plat Number: 220061280
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 DRD Prelim Plan Reviewer: M. Shoneman

Initial DRD Review:

7/18/07 Signed Preliminary Plan - Date 1/27/03 Checked: Initial CAC Date 6/11/02
 Planning Board Opinion - Date 1/23/03 Checked: Initial SJS Date 4-5-07
 Site Plan Req'd for Development? Yes X No Verified By: SJS (initial)
 Site Plan Name: Clarksburg Village Site Plan Number: 82003002 A/B
 Planning Board Opinion - Date OK Checked: Initial SJS Date 4-5-07
 Site Plan Signature Set - Date 1-31-08 Checked: Initial SJS Date 2-26-08
 Site Plan Reviewer Plat Approval: Checked: Initial PAK Date 7.2.07

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Environment	<u>M. Pfeiffer</u>	<u>12/20/05</u>	<u>1-4-06</u>	<u>12-30-05</u>	<u>Show SWM AREA</u>
Research	Bobby Fleury			<u>12-20-05</u>	<u>OK</u>
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Steve Smith			<u>12-30-05</u>	<u>See plat STREET NAME</u>

Final DRD Review:

DRD Review Complete:
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up):
 Final Mylar w/Mark-up & PDF Rec'd:

Initial	Date
<u>SJS</u>	<u>5/30/08</u>
<u>SJS</u>	<u>6/22/07</u>
<u>SJS</u>	<u>5-13-08</u>

Board Approval of Plat:

Plat Agenda:
 Planning Board Approval:
 Chairman's Signature:

<u>SJS</u>	<u>6/12/07</u>
_____	_____
_____	_____

DPS Approval of Plat:

Engineer Pick-up for DPS Signature:
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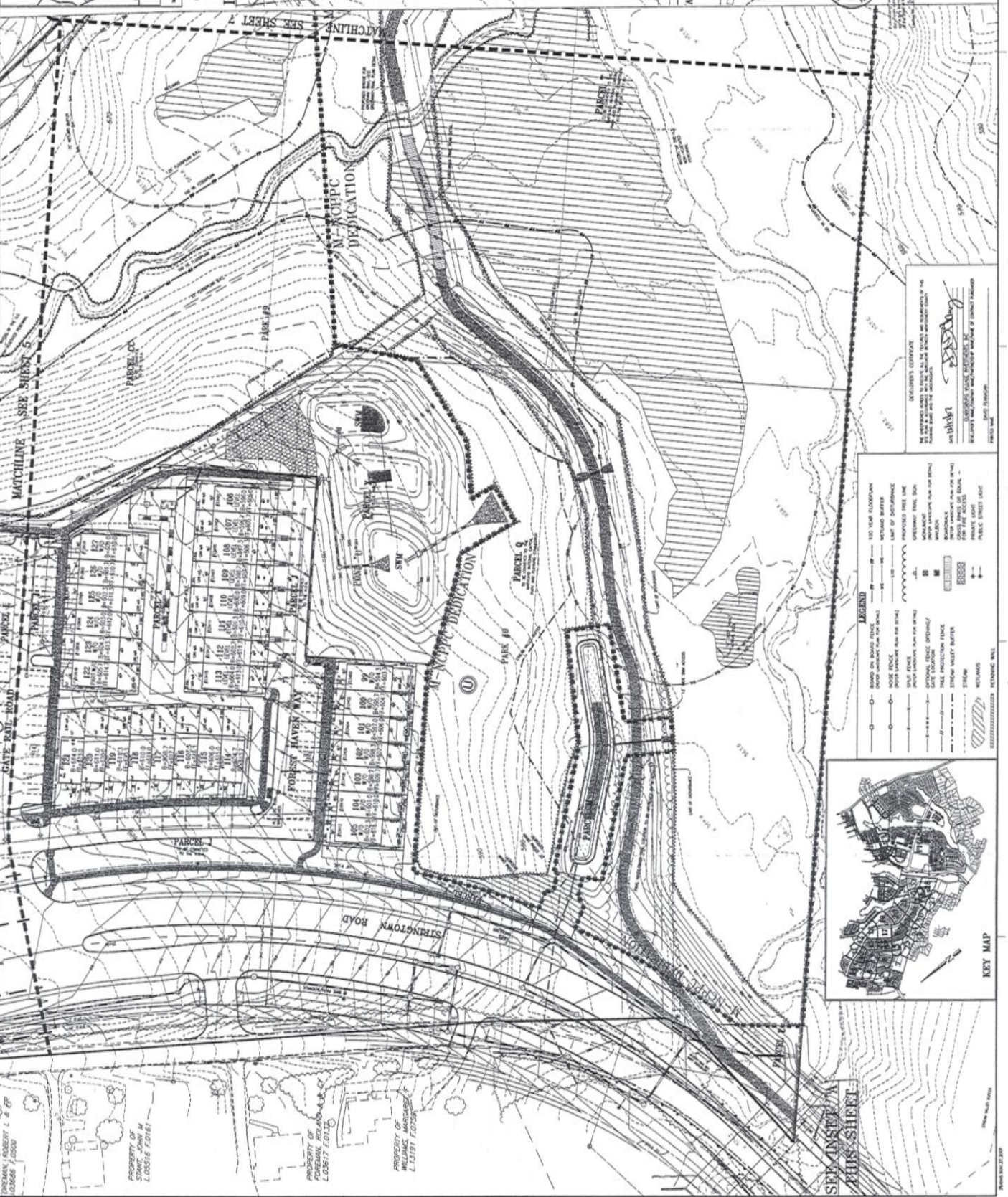
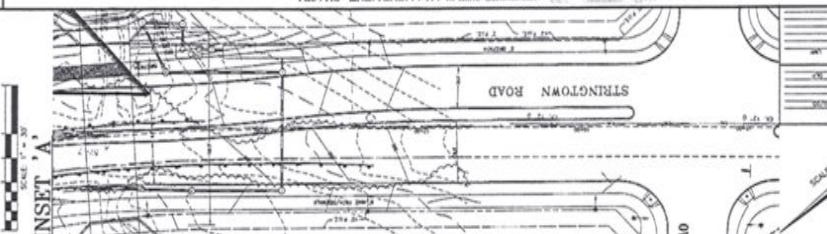
_____	_____
_____	_____

Plat Reproduction:

Addressing:
 File Card Update:
 Final Zoning Book Check:
 Update Address Books with Plat #:
 Update Green Books for Resubdivision:
 Notify Engineer to Seal Plats:
 Engineer Seal Complete:
 Complete Reproduction:
 Sent to Courthouse for Recordation:

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

No. _____



PROPERTY OF FOREMAN, ROULAND & CO. L03036 / 2000
 PROPERTY OF STANIC, JOHN M. LOSSIE F0161
 PROPERTY OF WILLIAMS, GARDNER L1191 / 2005

PROPERTY OF [Signature]
 DATE: 2/1/03

DATE: 2/1/03
 SHEET NO. 6 OF 9
 PROJECT NO. 8-03002B
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]

