



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

**MCPB**  
**Item # 2**  
**5/28/09**

**MEMORANDUM**

**DATE:** May 14, 2009

**TO:** Montgomery County Planning Board

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

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

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for May 28, 2009

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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 plat. The following plats are included:

220061180 **Clarksburg Village**  
220090530 **Spring Hill Manor**

**Plat Name:** Clarksburg Village  
**Plat #:** 220061180

**Location:** Located on the east side of Stringtown Road at the intersection of Granite Rock Road  
**Master Plan:** Clarksburg  
**Plat Details:** R-200 zone; 4 parcels  
Public Water, Public Sewer  
**Applicant:** Elm Street Development

The record plat has 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 plat complies 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 plat 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: 220061180  
 Plat Submission Date: 12-5-05  
 DRD Plat Reviewer: T. Alan / S. Smith  
 DRD Prelim Plan Reviewer: M. Shaneman / C. Conlon

**Initial DRD Review:**

Signed Preliminary Plan - Date 1/24/03 Checked: Initial CAK Date 5-18-09  
 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: 82003002 A/B Site Plan Number: 82003002 A/B  
 Planning Board Opinion - Date OK per resolution Checked: Initial SJS Date 4-5-07  
 Site Plan Signature Set - Date 1-31-08 Checked: Initial RAK Date 5-12-09  
 Site Plan Reviewer Plat Approval: Checked: Initial      Date     

Review Items: Lot # & Layout  Lot Area  Zoning  Bearings & Distances   
 Coordinates  Plan # OK Road/Alley Widths OK Easements  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>FIX Easement lines</u>
Research	Bobby Fleury	↓	↓		<u>OK</u>
SHA	Doug Mills	↓	↓		
PEPCO	Steve Baxter	↓	↓		
Parks	Doug Powell	↓	↓		
DRD	Steve Smith	↓	↓	<u>1-4-06</u>	<u>See Plat</u>

**Final DRD Review:**

DRD Review Complete: Initial SJS Date 5/14/09  
 (All comments rec'd and incorporated into mark-up)  
 Engineer Notified (Pick up Mark-up): SJS 4/24/09  
 Final Mylar w/Mark-up & PDF Rec'd: SJS 5-14-09  
**Board Approval of Plat:**  
 Plat Agenda: SJS 5/20/09  
 Planning Board Approval:            
 Chairman's Signature:            
**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, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY (NOW TRADING AS CLARKSBURG VILLAGE INVESTMENTS, INC., A VIRGINIA CORPORATION), BY THREE DEEDS, THE FIRST FROM FROM H.L.E. DATED APRIL 20, 2001 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND UNDER LIBER 1962 AT FOLIO 325, THE SECOND FROM FROM H.L.E. DATED APRIL 20, 2001 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND UNDER LIBER 1962 AT FOLIO 325, THE THIRD FROM FROM H.L.E. DATED OCTOBER 4, 2001 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND UNDER LIBER 1962 AT FOLIO 325, AND ALSO PART OF THE PROPERTY ACQUIRED BY STRINGTOWN INVESTMENTS, L.L.C., A VIRGINIA CORPORATION, BY DEED DATED APRIL 16, 1996 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND UNDER LIBER 13178 AT FOLIO 412, AND ALSO PART OF THE PROPERTY ACQUIRED BY CLARKSBURG VILLAGE INVESTMENTS, L.L.C., A VIRGINIA CORPORATION, BY DEED DATED APRIL 16, 1996 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND UNDER LIBER 13178 AT FOLIO 412, AND ALSO PART OF THE PROPERTY ACQUIRED BY CLARKSBURG VILLAGE INVESTMENTS, L.L.C., A VIRGINIA CORPORATION, BY DEED DATED APRIL 16, 1996 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND UNDER LIBER 13178 AT FOLIO 412, AND ALSO PART OF THE PROPERTY ACQUIRED BY CLARKSBURG VILLAGE INVESTMENTS, L.L.C., A VIRGINIA CORPORATION, BY DEED DATED APRIL 16, 1996 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND UNDER LIBER 13178 AT FOLIO 412.

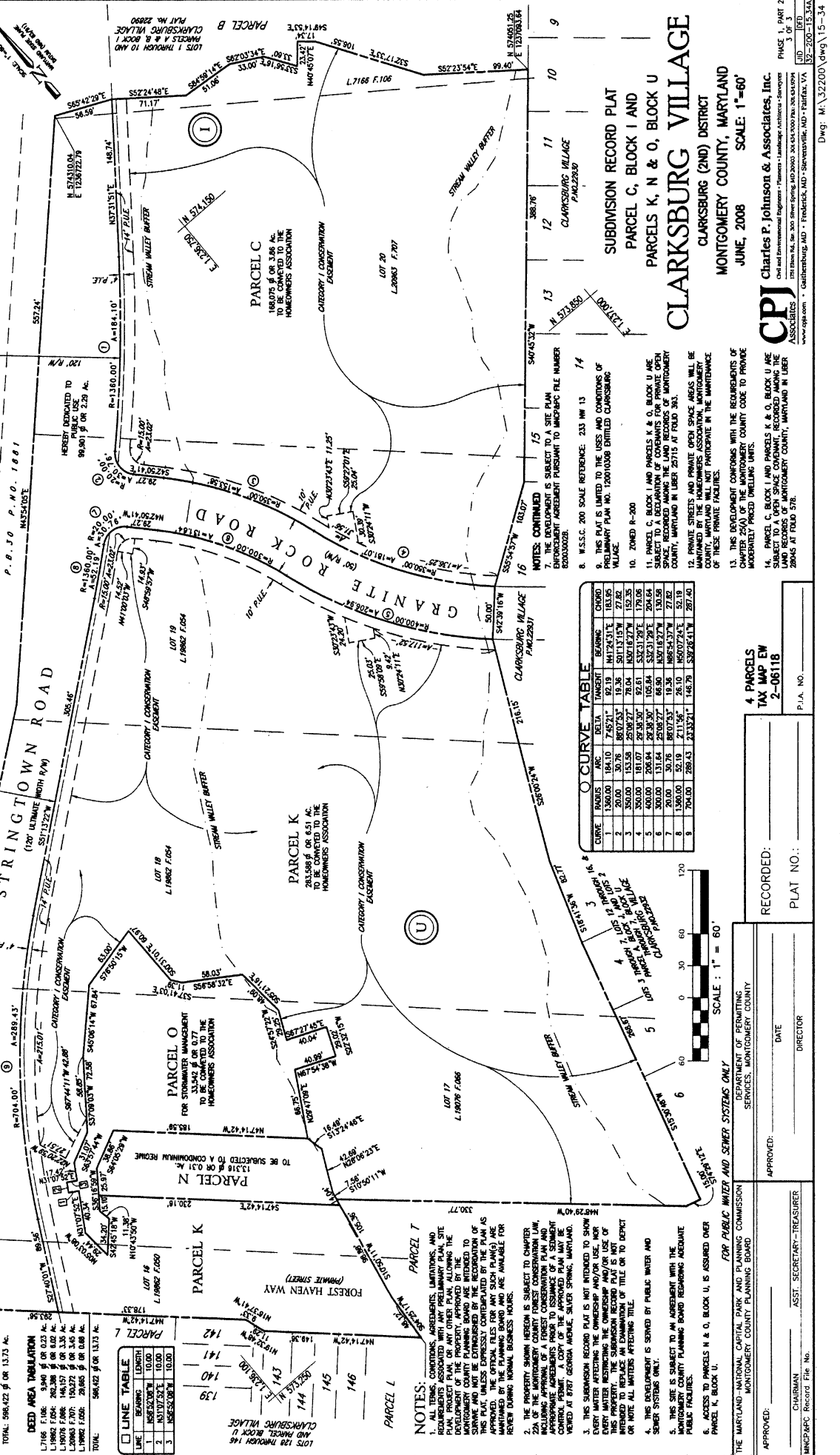
**OWNER'S CERTIFICATE**

THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY ADOPTS THIS SUBDIVISION RECORD PLAT ESTABLISHES THE MANUAL BUILDING RESTRICTION LINES AND NOTED IN THE RECORDS OF MONTGOMERY COUNTY, MARYLAND UNDER LIBER 2008 AT FOLIO 250, AND AGRICULTURAL ZONING REGULATIONS OF MONTGOMERY COUNTY, MARYLAND UNDER LIBER 2008 AT FOLIO 250, AND ALSO PART OF THE PROPERTY ACQUIRED BY STRINGTOWN INVESTMENTS, L.L.C., A VIRGINIA CORPORATION, BY DEED DATED APRIL 16, 1996 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND UNDER LIBER 13178 AT FOLIO 412, AND ALSO PART OF THE PROPERTY ACQUIRED BY CLARKSBURG VILLAGE INVESTMENTS, L.L.C., A VIRGINIA CORPORATION, BY DEED DATED APRIL 16, 1996 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND UNDER LIBER 13178 AT FOLIO 412.

**DATE: 5-13-08**  
**P. B. 30 P. N. O. 1881**  
**STRINGTOWN ROAD**  
**CLARKSBURG VILLAGE INVESTMENTS, INC.**  
**A VIRGINIA CORPORATION**  
 I HEREBY ASSENT TO THIS SUBDIVISION RECORD PLAT  
 WICHOWA BANK *Wichow Bank*  
 MARYBETH WICHOWA  
 TRUSTEE

**DATE: 5-13-08**  
**P. B. 30 P. N. O. 1881**  
**STRINGTOWN ROAD**  
**CLARKSBURG VILLAGE INVESTMENTS, L.L.C.**  
**(FORMERLY CLARKSBURG VILLAGE PPS)**  
 I HEREBY ASSENT TO THIS SUBDIVISION RECORD PLAT  
 MARYBETH WICHOWA  
 TRUSTEE

**DATE: 5-13-08**  
**P. B. 30 P. N. O. 1881**  
**STRINGTOWN ROAD**  
**CLARKSBURG VILLAGE INVESTMENTS, INC.**  
**A VIRGINIA CORPORATION**  
 I HEREBY ASSENT TO THIS SUBDIVISION RECORD PLAT  
 MARYBETH WICHOWA  
 TRUSTEE



CURVE	RADIUS	CHORD	ANGLE	ARCS	AREA	SINES	COSINES	TANGENTS	CHORD BEINGS
1	1300.00	184.10	74.571	92.19	117241.73	183.95	0.938	0.345	183.95
2	20.00	30.76	89.025	10.25	5011.51	27.82	0.982	0.168	27.82
3	350.00	155.58	26.987	70.64	45018.77	152.35	0.963	0.277	152.35
4	500.00	205.84	22.937	92.61	58231.79	179.08	0.989	0.151	179.08
5	400.00	205.84	22.937	92.61	58231.79	179.08	0.989	0.151	179.08
6	1500.00	259.19	21.152	76.10	46072.41	251.19	0.997	0.227	251.19
7	700.00	289.43	23.327	146.79	52876.41	287.40	0.996	0.280	287.40

**NOTES:**

- CONTINUED
- THE DEVELOPMENT IS SUBJECT TO A SITE PLAN ENFORCEMENT AGREEMENT PURSUANT TO MONTGOMERY COUNTY CODE 20-20-030.
- W.S.S.C. 200 SCALE REFERENCE: 233 MW 13 14
- THIS PLAT IS LIMITED TO THE USES AND CONDITIONS OF PRELIMINARY PLAN NO. 12001038 DATED CLARKSBURG, MARYLAND.
- ZONED R-300
- PARCEL C, BLOCK I AND PARCELS K & O, BLOCK U ARE TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.
- PRIVATE STREETS AND PRIVATE OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, MONTGOMERY COUNTY, MARYLAND WILL NOT PHOTOGRAPHY IN THE MAINTENANCE OF THESE PRIVATE FACILITIES.
- THIS DEVELOPMENT CONFORMS WITH THE REQUIREMENTS OF CHAPTER 25A OF THE MONTGOMERY COUNTY CODE TO PROVIDE ADEQUATE PARKING FOR ALL VEHICLES.
- PARCEL C, BLOCK I AND PARCELS K & O, BLOCK U ARE TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION. THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND UNDER LIBER 28046 AT FOLIO 578.

**4 PARCELS**  
**TAX MAP EW**  
**2-06118**

RECORDED: \_\_\_\_\_ DATE: \_\_\_\_\_  
 APPROVED: \_\_\_\_\_

CHAIRMAN: \_\_\_\_\_ ASST. SECRETARY-TREASURER: \_\_\_\_\_  
 MNC-P&C Record File No. \_\_\_\_\_

**FOR PUBLIC WATER AND SEWER SYSTEMS ONLY**  
 DEPARTMENT OF PERMITTING SERVICES, MONTGOMERY COUNTY

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
 RECORDING: \_\_\_\_\_

PLAT NO.: \_\_\_\_\_

SCALE: 1" = 60'

PHASE 1, PART 2  
 5 OF 5  
 US 13-200-15-333  
 Drawg. M.A.32200.dwg\15-34

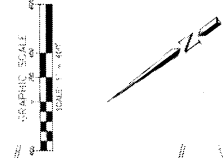
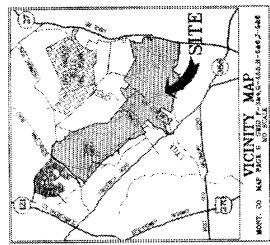
# CLARKSBURG VILLAGE

CPA ASSOCIATES  
 CHARLES F. JOHNSON & ASSOCIATES, INC.  
 ENGINEERS AND ARCHITECTS  
 1000 EIGHTH STREET, SUITE 300, CLARKSBURG, MARYLAND 20841  
 PHONE: 301-441-8800 FAX: 301-441-8801

AMENDED PRELIMINARY PLAN  
 CLARKSBURG VILLAGE  
 CLARKSBURG (2nd) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND

PRELIMINARY PLAN # 1-2001030C

DATE	NO.	DESCRIPTION
11/21/00	1	PRELIMINARY PLAN
12/15/00	2	AMENDED PRELIMINARY PLAN
03/20/01	3	AMENDED PRELIMINARY PLAN



AMENDED CLARKSBURG VILLAGE GENERAL NOTES	
1.	SEE AMENDED PRELIMINARY PLAN FOR THE PROJECT'S LOCATION AND SURROUNDINGS.
2.	ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MARYLAND CONSTRUCTION CODES AND REGULATIONS.
3.	ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
4.	EXISTING UTILITIES SHALL BE DELETED AS SHOWN ON THIS PLAN. NEW UTILITIES SHALL BE INSTALLED AS SHOWN ON THIS PLAN.
5.	ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MARYLAND CONSTRUCTION CODES AND REGULATIONS.
6.	ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
7.	EXISTING UTILITIES SHALL BE DELETED AS SHOWN ON THIS PLAN. NEW UTILITIES SHALL BE INSTALLED AS SHOWN ON THIS PLAN.
8.	ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MARYLAND CONSTRUCTION CODES AND REGULATIONS.
9.	ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
10.	EXISTING UTILITIES SHALL BE DELETED AS SHOWN ON THIS PLAN. NEW UTILITIES SHALL BE INSTALLED AS SHOWN ON THIS PLAN.

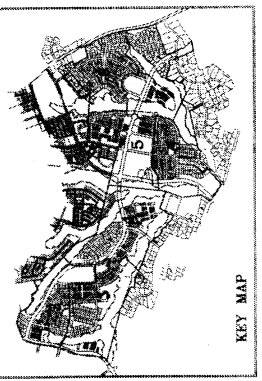
**LEGEND**

- PROPERTY BOUNDARY LINE
- ULTIMATE USE YEAR FLOODPLAIN
- STREET VALLEY BUFFER LINE
- RECYCLING BUFFER
- EXISTING STREAM LINE
- EXISTING FLOODLINE
- EXISTING FLOODLINE
- EXISTING FLOODLINE
- EXISTING FLOODLINE
- EXISTING FLOODLINE
- EXISTING FLOODLINE

**ENGINEER'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE ENGINEER INFORMATION  
 HEREON IS TRUE AND CORRECT AND THAT I AM A  
 LICENSED PROFESSIONAL ENGINEER IN THE STATE OF  
 MARYLAND.  
 DATE: 12/15/00  
 SIGNATURE: [Signature]  
 TITLE: ENGINEER

**ENGINEER'S CERTIFICATION AND SEAL**  
 I HAVE REVIEWED AND APPROVED THIS PLAN.  
 I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF  
 MARYLAND.  
 DATE: 12/15/00  
 SIGNATURE: [Signature]  
 TITLE: ENGINEER

**CERTIFIED INSTRUMENT MAP**  
 This instrument is true and correct as the same were  
 prepared and shown to me by the engineer.  
 DATE: 12/15/00  
 SIGNATURE: [Signature]  
 TITLE: INSTRUMENT ENGINEER



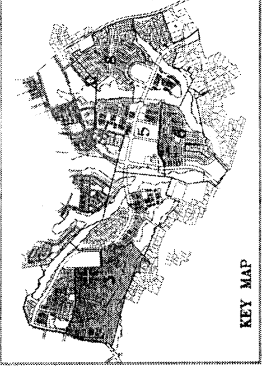
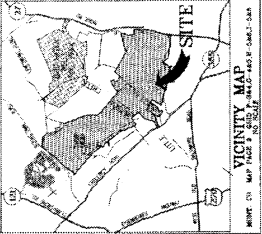
THIS INSTRUMENT MAP IS NOT VALID UNLESS IT IS ACCOMPANIED BY THE ENGINEER'S CERTIFICATE AND SEAL AND THE INSTRUMENT ENGINEER'S SIGNATURE AND SEAL.

DATE	NO.	DESCRIPTION
10/15/03	1	PRELIMINARY PLAN
11/10/03	2	REVISED PLAN
01/15/04	3	REVISED PLAN
03/10/04	4	REVISED PLAN
05/10/04	5	REVISED PLAN
07/10/04	6	REVISED PLAN
09/10/04	7	REVISED PLAN
11/10/04	8	REVISED PLAN
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07/10/19	96	REVISED PLAN
09/10/19	97	REVISED PLAN
11/10/19	98	REVISED PLAN
01/10/20	99	REVISED PLAN
03/10/20	100	REVISED PLAN

PRELIMINARY PLAN # 1-2001030C

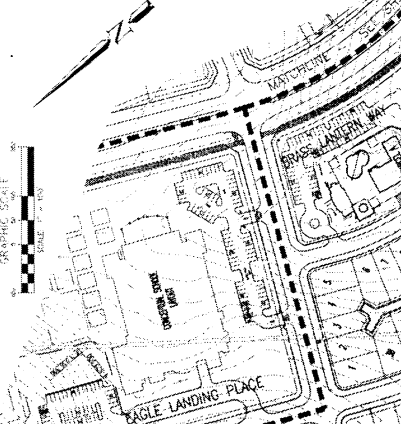
AMENDED PRELIMINARY PLAN  
CLARKSBURG VILLAGE  
CLARKSBURG (2nd) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND

Charles F. Johnson & Associates, Inc.  
PLANNERS ARCHITECTS ENGINEERS SURVEYORS  
10000 WOODBRIDGE DRIVE, SUITE 100  
FARMERS MARKET CENTER, CLARKSBURG, MD 20841  
TEL: 301-278-1000 FAX: 301-278-1001  
WWW.CFJA.COM



LEGEND

[Symbol]	PROJECT BOUNDARY LINE
[Symbol]	LOCATE FOR YEAR FLOODPLAIN
[Symbol]	STREAM VALLEY BUFFER LINE
[Symbol]	WETLAND BUFFER
[Symbol]	EXISTING STREAM LINE
[Symbol]	PROPOSED FILLING
[Symbol]	EXISTING FILLING
[Symbol]	EXISTING 1' CONTIGUOUS
[Symbol]	EXISTING 10' CONTIGUOUS
[Symbol]	ZONING LINE
[Symbol]	THE DEPARTMENT ACCESS
[Symbol]	ADJACENT RIGHT OF WAY
[Symbol]	ADJACENT REVERSED LOTS
[Symbol]	ADJACENT



CFJA 10/10/07