




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


MCPB
Item # 1B
2/24/2011

MEMORANDUM

DATE: February 15, 2011

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Supervisor 
Regulatory Coordination Division
(301) 495-4542

FROM: Stephen Smith, Senior Planner 
Regulatory Coordination Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for February 24, 2011

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:

220080640 – 220080660 **Greenway Village**
220110500 **Brookmont**

Plat Name: Greenway Village
Plat #: 220080640 - 220080660

Location: Located on the south side of Little Seneca Parkway at the intersection of
Sweetspire Drive

Master Plan: Clarksburg

Plat Details: PD-4 zone; 30 lots, 18 parcels
Community Water, Community Sewer

Owner: Clarksburg Skylark, LLC

The record plats have been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plats comply with Preliminary Plan No. 12002033B (MCPB Opinion dated April 26, 2006) and with Site Plan No. 82004022D (Certified Site Plan dated July 2, 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.

OWNER'S CERTIFICATE

THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS SUBMISSION RECORD PLAN; DENOTE THE STREETS AS SHOWN HEREON TO PUBLIC USE; ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES; GRANT PUBLIC UTILITY EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS "P.U.E." TO THE UTILITIES LISTED AND WITH THE TERMS AND PROVISIONS BEING SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF PUBLIC UTILITY EASEMENT", RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 2834 AT FOLIO 487, WHICH SAID TERMS AND PROVISIONS ARE INCORPORATED HEREIN, BY THIS REFERENCE; GRANT TO MONTGOMERY COUNTY, MARYLAND, TEMPORARY SLOPE EASEMENTS, 25 FEET WIDE, OR TO THE MINIMUM BUILDING RESTRICTION LINE (B.R.L.) OR AS OTHERWISE SHOWN HEREON; ADVANCE, CONTIGUOUS, AND PARALLEL TO THE STREET RIGHT OF WAY LINES, SAID TEMPORARY SLOPE EASEMENTS SHALL BE TERMINATED AFTER ALL PUBLIC IMPROVEMENTS INCLUDING SAID EASEMENTS HAVE BEEN LARGELY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND; SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES.

THE OWNERS CERTIFY THAT A LICENSED LAND SURVEYOR WILL BE ENGAGED TO SET ALL PROPERTY CORNER MARKERS IN ACCORDANCE WITH SECTION 50-24(a) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SAITS, ACTIONS AT LAW, LEASES, OR TRUSTS ON THE PROPERTY INCLUDED IN THIS SUBMISSION RECORD PLAN.

CHARLESBURG SQUARE, LLC,
A MARYLAND LIMITED LIABILITY COMPANY,
BY: *Steve Brodzicki*
STEVE BRODZICKI, LAND DEVELOPMENT MANAGER

DATE: 10/11/2010

WITNESS: *Bonnie Bulwell*

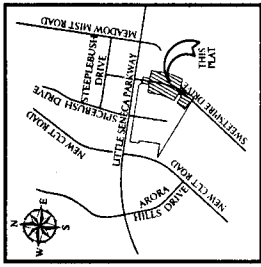
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE PROPERTY ACQUIRED BY CHARLESBURG SQUARE, LLC, A MARYLAND LIMITED LIABILITY COMPANY FROM ESTELLE DUNN, ET AL., BY DEED DATED MARCH 26, 2001 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 19156 AT FOLIO 442; 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.

THAT THE TOTAL AREA INCLUDED IN THIS SUBMISSION RECORD PLAN IS 88,707 SQUARE FEET OR 2.04 ACRES OF LAND, OF WHICH 32,321 SQUARE FEET OR 0.74 ACRES OF LAND ARE DEDICATED TO PUBLIC USE.

ROMUALD L. COLLIER
PROFESSIONAL LAND SURVEYOR
MARYLAND No. 20014

DATE: 2-11-2011



NOTES

1. THIS SUBMISSION RECORD PLAN IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE OF THIS PROPERTY. THE SUBMISSION RECORD PLAN IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPRICT OR NOTE ALL MATTERS AFFECTING TITLE.
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO CHAPTER 22A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, WHICH REQUIRE APPROVAL OF A FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF A SEVERMINT CONTROL PERMIT. A COPY OF THE APPROVED PLAN MAY BE VIEWED AT 8787 GEORGIA AVENUE, SILVER SPRING, MARYLAND.
3. ALL UTILITIES, CONDUITS, SEWERLINES, LINES AND SYSTEMS ASSOCIATED WITH THIS PROPERTY ARE TO BE MAINTAINED AND OPERATED IN ACCORDANCE WITH THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECOGNITION OF THIS PLAN, UNLESS EXPRESSLY CONTAINED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
4. THIS DEVELOPMENT IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
5. THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF SITE PLAN RECORDED AS ARCHIVED, ENTITLED "GREENWAY VILLAGE AT CHARLESBURG".
6. APPROVED PRELIMINARY PLAN #13020033, SITE PLAN AND FINAL FOREST CONSERVATION PLAN RECORDED AS ARCHIVED, ENTITLED "GREENWAY VILLAGE AT CHARLESBURG".
7. PROPERTY IS ZONED PD-4.
8. MFC 200 SCALE REFERENCE: 232 MM 12
9. PARCELS K & L, BLOCK OO AND PARCEL H, BLOCK MM ARE TO BE CONNECTED TO THE HOMEOWNERS ASSOCIATION.
10. PARCELS K & L, BLOCK OO AND PARCEL H, BLOCK MM ARE SUBJECT TO A DECLARATION OF COVENANTS FOR PRIVATE OPEN SPACE AND PRIVATE STORM DRAINAGE, RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 22417 AT FOLIO B10.
11. PRIVATE STREETS AND PRIVATE OPEN SPACES WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, MONTGOMERY COUNTY, MARYLAND WILL NOT PARTICIPATE IN THE MAINTENANCE OF THESE PRIVATE FACILITIES.
12. THIS SITE IS SUBJECT TO AN AGREEMENT WITH THE MONTGOMERY COUNTY PLANNING BOARD REGARDING ADEQUATE PUBLIC FACILITIES.

SUBMISSION RECORD PLAN

LOTS 1 THROUGH 16 & PARCELS K & L, BLOCK OO
AND LOTS 1 THROUGH 14 & PARCEL H, BLOCK NN
GREENWAY VILLAGE
CHARLESBURG (2ND) DISTRICT
MONTGOMERY COUNTY, MARYLAND
SEPTEMBER, 2010 SCALE: 1" = 30'

CPJ Charles P. Johnson & Associates, Inc.
Civil and Professional Engineers - Planners - Landscape Architects - Surveyors
1701 Shaw Hall, 300 Silver Spring, MD 20910 301.484.2000 Fax: 301.484.6004
www.cpj.com - Gaithersburg, MD - Frederick, MD - Silver Spring, MD - Fairfax, VA

30 LOTS
3 PARCELS
TAX MAP EN561
220080650

P.L.A. NO.

RECORDED:

PLAT NO.:

DATE

DIRECTOR

APPROVED:

ASST. SECRETARY-TREASURER

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

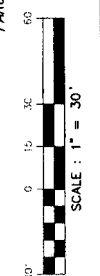
CHURMAN

MDC&PC Record File No.

CURVE	BEARINGS	ARC	DELTA	TANGENT	CHORD	
1	S111.00°	54.35	6765.40'	27.20'	N48°28'01"	54.33
2	S35.00°	34.01	738.31'	17.01'	N57°25'31"	34.00
3	S 9.33°	14.14	8647.44'	8.83'	S17°36'00"	12.83
4	S11.00°	19.714	2208.14'	99.81'	N19°44'55"	195.92
5	S26.33°	29.28	15207.35'	24.83'	N15°24'53"	29.11
6	S53.00°	320.52	3419.32'	105.23'	N25°31'42"	315.74
7	S65.00°	356.45	3419.32'	83.76'	N25°31'42"	351.16

AREA TABULATION

LOTS:	51,259 sq ft OR 1.18 AC.
PARCELS:	5,127 sq ft OR 0.12 AC.
STREET DEDICATION:	32,321 sq ft OR 0.74 AC.
TOTAL AREA:	88,707 sq ft OR 2.04 AC.



OWNER'S CERTIFICATE

THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN HEREON, AND DESIGNED IN THE SURVEYOR'S CERTIFICATE HEREBY ADOPT THIS SUBDIVISION RECORD PLAT, ESTABLISH THE NEAREST BUILDING RESTRICTIONS, LINES, OR PUBLIC UTILITY EASEMENTS AS SHOWN HEREON AND DESIGNATED AS "P.U." TO THE PARCELS LISTED AND WITH THE TERMS AND PROVISIONS BEING SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF PUBLIC UTILITY EASEMENT" RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3034 AT FOLIO 457, WHICH SAID TERMS AND PROVISIONS ARE INCORPORATED HEREIN, BY THIS REFERENCE. GRANT TO MONTGOMERY COUNTY, MARYLAND TEMPORARY SLOPE EASEMENTS, 10 FEET WIDE, OR AS OTHERWISE SHOWN HEREON, ADJACENT, CONTIGUOUS, AND PARALLEL TO THE STREET RIGHT OF WAY LINES, SAID TEMPORARY SLOPE EASEMENTS SHALL BE TERMINATED AFTER ALL PUBLIC IMPROVEMENTS BEING SAID EASEMENTS HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND, SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES.

THE OWNER CERTIFY THAT A LICENSED LAND SURVEYOR WILL BE ENGAGED TO SET ALL PROPERTY CORNER MARKERS IN ACCORDANCE WITH SECTION 90-24(6) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SALES, ACTIONS AT LAW, LEASES, LIENS OR TRUSTS ON THE PROPERTY INCLUDED IN THIS SUBDIVISION RECORD PLAT.

DATE: 10/11/2010

WITNESS: *Connie Bradwell*

BY: *Steve Brobeck*
STEVE BROBECK, LAND DEVELOPMENT MANAGER

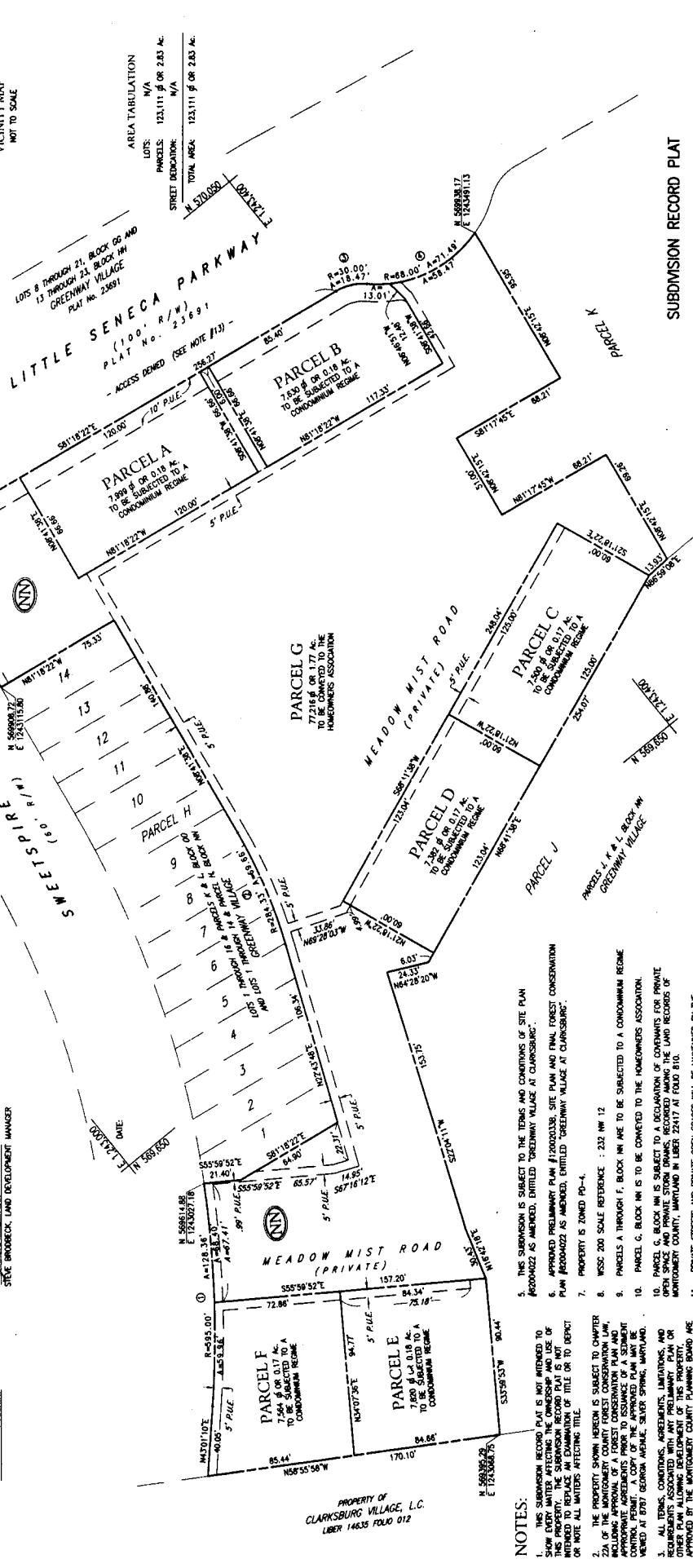
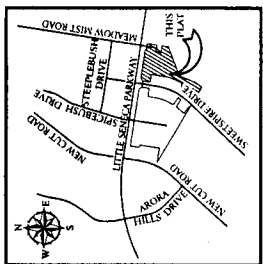
DATE: 8/11/2011

BY: *Ronald L. Collier*
RONALD L. COLLIER
PROFESSIONAL LAND SURVEYOR
MONTGOMERY NO. 20014

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 SPURLOCK, L.L.C., A MARYLAND LIMITED LIABILITY COMPANY INCORPORATED IN MONTGOMERY COUNTY, MARYLAND IN LIBER 19158 AT FOLIO 440. I FURTHER CERTIFY THAT I ENGAGED A LICENSED LAND SURVEYOR TO SET ALL PROPERTY CORNER MARKERS IN ACCORDANCE WITH SECTION 90-24(6) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

THAT THE TOTAL AREA INCLUDED IN THIS SUBDIVISION RECORD PLAT IS 123,111 SQUARE FEET OR 2.83 ACRES OF LAND. THERE IS NO STREET DEDICATION ON THIS PLAT.



CURVE TABLE

CURVE	RADIUS	ARC	DELTA	TANGENT	BEARING	CHORD
1	172.16	172.16	180.00	172.16	N85°59'52"E	172.16
2	263.13	69.48	35.00	103.50	N85°59'52"E	69.48
3	50.00	10.47	25.16	5.24	N63°59'58"W	10.47
4	68.00	71.48	80.14	39.45	S78°59'53"E	68.24

- NOTES:**
- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT TO BE CONSIDERED AS A WARRANTY OF TITLE OR TO DEPORT OR IN ANY MANNER AFFECTING TITLE.
 - ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND RESTRICTIONS ARE INCORPORATED BY REFERENCE TO THE DECLARATION OF PUBLIC UTILITY EASEMENT, AND OTHER PLANS ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD OR THE MONTGOMERY COUNTY FOREST CONSERVATION PLAN AND APPROVED PRIOR TO ISSUANCE OF A SEPARATE APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF A SEPARATE AGREEMENT AT 8707 GEORGE MEADE, SALVOR SPRING, MARYLAND.
 - ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND RESTRICTIONS ARE INCORPORATED BY REFERENCE TO THE DECLARATION OF PUBLIC UTILITY EASEMENT, AND OTHER PLANS ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD OR THE MONTGOMERY COUNTY FOREST CONSERVATION PLAN AND APPROVED PRIOR TO ISSUANCE OF A SEPARATE APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF A SEPARATE AGREEMENT AT 8707 GEORGE MEADE, SALVOR SPRING, MARYLAND.
 - THE PROPERTY SHOWN HEREON IS SUBJECT TO CHAPTER 22A OF THE MONTGOMERY COUNTY FOREST CONSERVATION PLAN, INCLUDING APPROVAL OF A FOREST CONSERVATION PLAN AND APPROVED PRIOR TO ISSUANCE OF A SEPARATE APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF A SEPARATE AGREEMENT AT 8707 GEORGE MEADE, SALVOR SPRING, MARYLAND.
 - THE PROPERTY IS ZONED PD-4.
 - WESCO 200 SCALE REFERENCE : 232 NW 12
 - PARCELS A THROUGH F, BLOCK NW IS TO BE SUBMITTED TO A CONDOMINIUM REGIME.
 - PARCELS G, BLOCK NW IS TO BE SUBMITTED TO A CONDOMINIUM REGIME.
 - PARCELS H, BLOCK NW IS SUBJECT TO A DECLARATION OF COVENANTS FOR PRIVATE OPEN SPACE AND PRIVATE STORM DRAINS, RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 22417 AT FOLIO 810.
 - PRIVATE STREETS AND PRIVATE OPEN SPACES WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, MONTGOMERY COUNTY, MARYLAND WILL NOT PARTICIPATE IN THE MAINTENANCE OF THESE PRIVATE FACILITIES.
 - THIS SITE IS SUBJECT TO AN AGREEMENT WITH THE MONTGOMERY COUNTY PLANNING BOARD REGARDING ADEQUATE PUBLIC FACILITIES.
 - VEHICULAR ACCESS TO LITTLE SENECA PARKWAY IS DENIED EXCEPT AT APPROVED INTERSECTIONS.
 - THE SUBDIVISION IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.

THE MONTGOMERY COUNTY PLANNING AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

RECORDED: _____

APPROVED: _____ DATE: _____

CHAIRMAN: _____ ASST. SECRETARY-TREASURER: _____

DIRECTOR: _____

PLAT NO.: _____

7 PARCELS
TAX MAP EW516
220080660

SUBDIVISION RECORD PLAT
PARCELS A, B, C, D, E, F, & G, BLOCK NN
GREENWAY VILLAGE
CLARKSBURG (2ND) DISTRICT
MONTGOMERY COUNTY, MARYLAND
SEPTEMBER, 2010 SCALE: 1" = 40'

CPJ Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers - Planners - Landscape Architects - Surveyors
1701 East Mt. Airy, 300 West Spring Hill, 300 East 2000 East, 300 West
ASSEMBLIES
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