



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


**MCPB**  
**Item # 1B**  
**2-28-2013**

**MEMORANDUM**

**DATE:** February 21, 2013

**TO:** Montgomery County Planning Board

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

**FROM:** Stephen Smith, Senior Planner   
D.A.R.C. Division  
(301) 495-4522

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for February 28, 2013

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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 plats. The following plats are included:

**Clarksburg Village (Road Dedication) - Plat No. 220110960**  
**Clarksburg Village - Plat No. 220120950 - 220121050**  
**Crestview - Plat No. 220122010**  
**Battery Park, Section 3 - Plat No. 220130850**

**Plat Name:** Clarksburg Village (Road Dedication)  
**Plat #:** 220110960

**Location:** Located on at the intersection of Snowden Farm Parkway and Winding Woods Way.

**Master Plan:** Clarksburg

**Plat Details:** Dedication only

**Owners:** Clarksburg Village, LC and CLKBG, LLC

This subdivision plat, containing the right of way dedication for Snowden Farm Parkway, has been reviewed by M-NCPPC staff as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 12001030E (MCPB Resolution No. 10-70) and with Site Plan No. 820050410 (Certified Site Plan dated April 23, 2010), 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

Wh, the undersigned, owners of the property described herein, hereby adopt the plat of subdivision, dedicate the shown herein to public use and grant to Montgomery County, Maryland, the right to use the property, adjacent, contiguous, and parallel to all street right-of-way lines, said street easement shall be established at such time as the improvements on the adjoining right-of-way have been completed and accepted for maintenance by Montgomery County, Maryland.

As owners of the subdivision, we, our successors, agents and assigns, will cause all property owners and any other instrumentations to be set by a registered Maryland Surveyor in accordance with Section 50-24(a)(1) of the Montgomery County Code.

There are no recorded easements, liens, leases, mortgages, or trusts affecting the property included in the plan of subdivision, except that certain dead-end, said dead-end easement shall be established at such time as the improvements on the adjoining right-of-way have been completed and accepted for maintenance by Montgomery County, Maryland.

CLARKSBURG VILLAGE, LLC, a Maryland limited liability company  
 Date: 1-16-13  
 James A. Miller, President  
 James A. Miller, Secretary  
 James A. Miller, Treasurer

CLARKSBURG VILLAGE, LLC, a Virginia corporation  
 Date: 2-11-2013  
 Thomas E. Mitchell, Vice President  
 Thomas E. Mitchell, Secretary  
 Thomas E. Mitchell, Treasurer

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# PLAT NO.

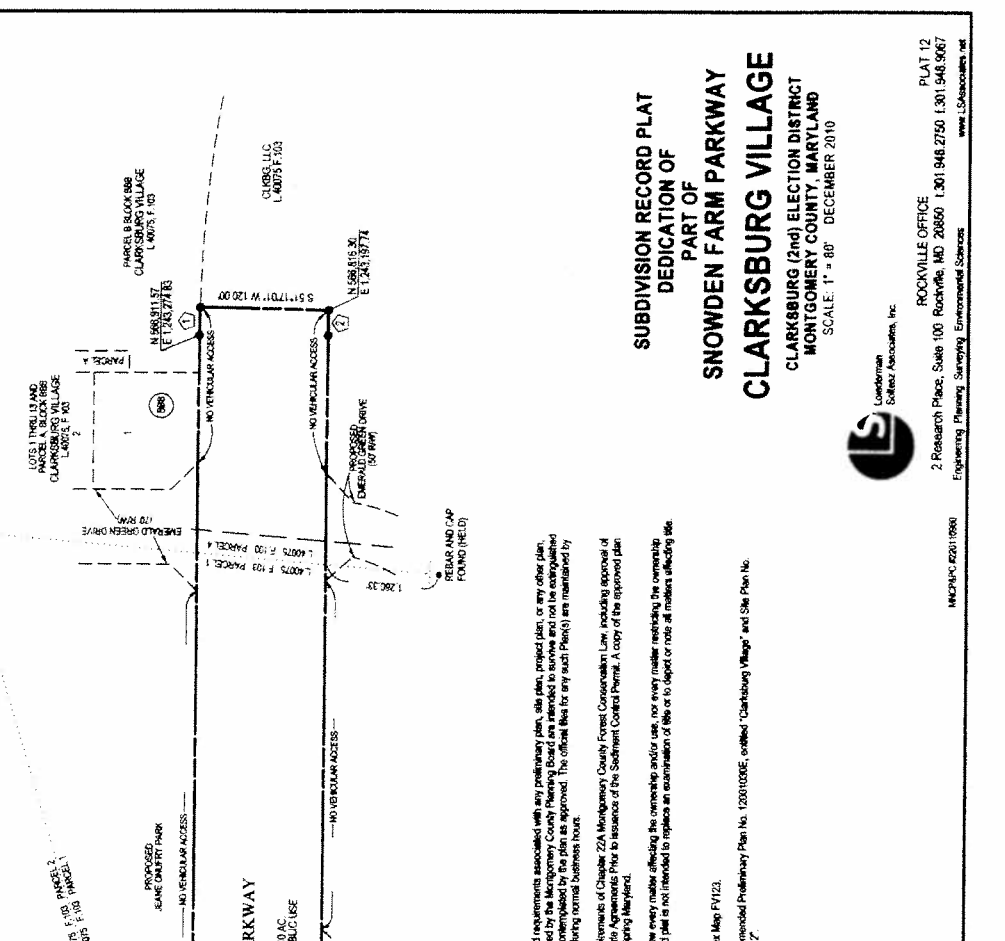
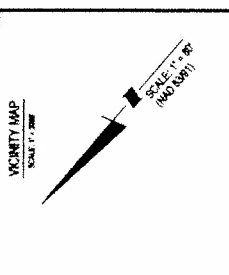
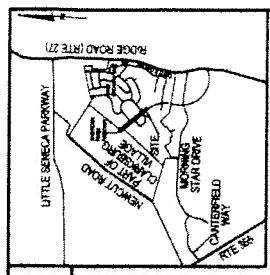
## SURVEYOR'S CERTIFICATE

I hereby certify that the information shown herein is true and correct, that the survey and subdivision information shown herein was prepared by me or under my direct supervision and that I am a duly licensed Professional Land Surveyor in the State of Maryland. I am duly licensed as a Professional Land Surveyor in the State of Maryland, License No. 21569, License Expires: 07/31/13.

The total area included in the subdivision record plat is 158,165 square feet or 3.6310 acres of land, of which all is dedicated to public use.

And that once engaged as described in the Owner's Certificate herein, all property corner markers shown thus  $\rightarrow$  will be set as delineated herein in accordance with the provisions of Section 50-24(a)(2) of the Montgomery County Code.

Date: 19.08.12  
 Professional Land Surveyor  
 Maryland Registration No. 21569  
 License Expires: 07/31/13



**NOTES:**

- All terms, conditions, agreements, stipulations, and requirements associated with any preliminary plan, site plan, project plan, or any other plan, showing the subdivision of the property, shall be subject to the terms and conditions of the subdivision record plat and shall be incorporated by the recording 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 herein is subject to the requirements of Chapter 22A Montgomery County Forest Conservation Law, including approval of the Forest Conservation Plan. Prior to issuance of the Subdivision Control Permit, a copy of the approved plan may be viewed at 8787 Georgia Avenue, Silver Spring, Maryland.
- The 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 the property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- W.S.S.C.200 scale reference: 231 NW 12
- This property appears on Montgomery County Tax Map PY123.
- This plat is limited to the uses and conditions of recorded Preliminary Plan No. 12001008E, entitled "Clarksburg Village" and Site Plan No. 820050410, entitled "Clarksburg Village Phase C".
- Zoned R-200TR

Curve	Delta	Radius	Length	Tangent	Chord Bearing	Chord Dist
1	01°09'32"	1,245.00'	26.12'	13.06'	S 39°17'55" E	26.12'
2	01°09'32"	1,165.00'	23.68'	11.84'	N 39°17'55" W	23.68'



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

APPROVED: \_\_\_\_\_ SECRETARY/TREASURER  
 CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_ DIRECTOR \_\_\_\_\_

RECORDED PLAT

M.H.C.P. & P.C. RECORD FILE NO. \_\_\_\_\_  
 ROCKVILLE OFFICE  
 2 Research Place, Suite 100 Rockville, MD 20850 1.301.946.2750 1.301.946.9067  
 www.LSAAssociates.net  
 Engineering Planning Surveying Environmental Sciences  
 LSA Associates, Inc.  
 CLARKSBURG VILLAGE (2nd) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 80'  
 DECEMBER 2010

# RECORD PLAT REVIEW SHEET

Plat Name: Clarkesburg Village Plat Number: 220110960  
 Plan Name: Clarkesburg Village Plan Number: 12001070F  
 Plat Submission Date: 3/1/11  
 DRD Plat Reviewer: S. Smith  
 DRD Prelim Plan Reviewer: C. Coulson Checked: WM Date \_\_\_\_\_

**Initial DRD Review:**

Signed Preliminary Plan – Date 11/2/10 Checked: Initial WM Date 7/6/12  
 Planning Board Resolution – Date 7/27/10 Checked: Initial WM Date 7/6/12  
 Site Plan Req'd for Development? Yes  No \_\_\_\_\_ Verified By: WM (initial)  
 Site Plan Name: Clarkesburg Village Phase II Site Plan Number: 820050410  
 Planning Board Resolution – Date 09-29 Checked: Initial WM Date 7/6/12  
 Site Plan Signature Set – Date 4/22/10 Checked: Initial WM Date 7/6/12  
 Site Plan Reviewer Plat Approval: Checked: Initial WM Date 9/11/12

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

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	3/9/11	3/25/11		NO REVISION?
Research	Bobby Fleury			3/10/11	NAD 8/3/91
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				REVISE STREET NAME

**Final DRD Review:**

Consultant Notified (Final Mark-up):	<u>WM</u>	<u>9/12/12</u>
Final Mylar & DXF/DWG Received:	<u>↓</u>	<u>9/28/12 2/13/13</u>
Final Mylar Review Complete:	<u>↓</u>	<u>10/17/12 2/20/12</u>
<b>Board Approval of Plat:</b>		
Plat Agenda:	<u>WM</u>	<u>2/28/13</u>
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____
<b>MCDPS Approval of Plat:</b>		
Consultant Pick-up for DPS Signature:	_____	_____
Final Mylar for Reproduction Rec'd:	_____	_____
<b>Plat Reproduction:</b>		
Addressing:	_____	_____
File Card Update:	_____	_____
Final Zoning Book Check:	_____	_____
Update Address Books with Plat #:	_____	_____
Update Plat Books for Resubdivision:	_____	_____
Complete Reproduction:	_____	_____
Notify Consultant to Seal Plats:	_____	_____
Surveyor's Seal Complete:	_____	_____
Sent to Courthouse for Recordation:	_____	_____
Recordation Info Entered into Hansen	_____	_____

No. \_\_\_\_\_