



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


MCPB
Item # 1B
1-23-2014

MEMORANDUM

DATE: January 14, 2014

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 January 23, 2014

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:

220121170 - 220121190 **Clarksburg Village**
220130120 - 220130150 **Cabin Branch**
220140360 **Peterson's Subdivision**

Plat Name: Clarksburg Village
Plat #: 220121170 - 220121190

Location: Located in the southeast quadrant of the intersection of Grey Squirrel Street and Little Seneca Parkway.

Master Plan: Clarksburg Master Plan

Plat Details: R-200/TDR zone; 49 lots, 8 parcels
Community Water, Community Sewer

Owner: Clarksburg Village, L.C.

The subdivision plats have been reviewed by M-NCPPC staff as documented on the attached Plat Review Checklist. Staff has determined that the plats comply with Preliminary Plan No. 12001030F (MCPB Resolution No. 12-47) 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 plats do not alter the intent of the Board's previous approval of the aforesaid plans.

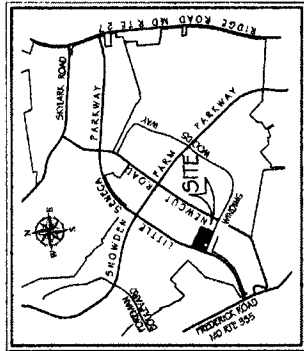
Surveyor's Certificate

I hereby certify that the information shown herein is correct, that it is a subdivision of a part of the property acquired by Clarksburg Village, L.C., a Virginia limited liability company from Kingstead Manor Joint Venture, by deed dated March 27, 1997 and recorded among the Land Records of Montgomery County, Maryland in Liber 4771 at Folio 473.

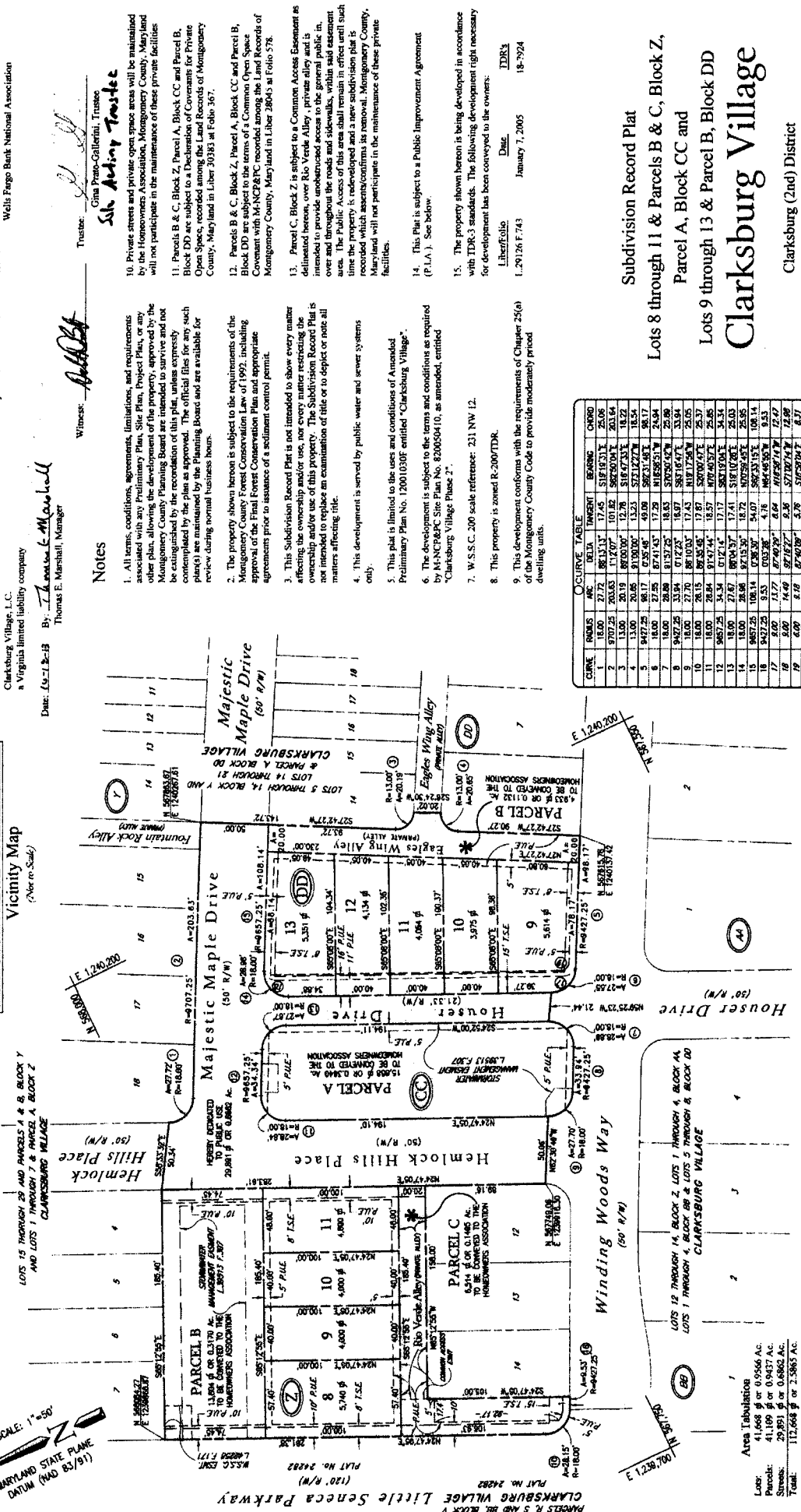
I also certify that, if engaged, I will set all property corner markers in accordance with Section 50-24(e) of the subdivision regulations of Montgomery County, Maryland.

I further certify that the total area included in this subdivision record plat is 112,668 square feet or 2.5865 acres of land, of which 29,891 square feet or 0.6862 of an acre of land is dedicated to public use.

Date: 10/17/13
 Daniel F. DeBolt
 Property Line Surveyor
 Maryland No. 526
 Exp. 02/17/2015



Vicinity Map
 (Not to Scale)



Area Tabulation

Lots:	41,668 sq. ft. or 0.9566 Ac.
Parcels:	41,169 sq. ft. or 0.9437 Ac.
Streets:	29,891 sq. ft. or 0.6862 Ac.
Total:	112,668 sq. ft. or 2.5865 Ac.

The Maryland National Capital Park and Planning Commission
 Montgomery County Planning Board

Approved: _____ Date: _____
 Chairman

Approved: _____ Date: _____
 Assistant Secretary/Treasurer

MANCP&PC Record File No. _____

Department of Permitting Services
 Montgomery County

Approved: _____ Date: _____
 Director

Recorded: _____
 Tax Map: EV
 220121180
 P.I.A. No.: _____

Owner's Certificate

The undersigned, owner of the property above and described in the Surveyor's Certificate, hereby adopts this Subdivision Record Plat, Establishing Temporary Slope Easements as shown hereon and designated as T.S.E., adjacent, contiguous, and parallel to all street right of way lines, said Temporary Slope Easements shall be contiguous after all public improvements and said easements have been accepted for public maintenance; Grants Public Utility Easements as shown hereon and designated as P.U.E., to the parties listed and with the terms and provisions being set forth in that certain document entitled "Declaration of Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3824 at Folio 437, which said terms and provisions are incorporated herein by this reference; Grants Public Improvements Easements as shown hereon and designated as P.I.E., to the parties listed and with the terms and provisions being set forth in that certain document entitled "Declaration of Public Improvements Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 4795 at Folio 336, 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(e) 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, except that certain deed of trust, recorded in Liber 41699 at Folio 402 and the parties in interest thereto have below indicated their assent.

We hereby assent to this subdivision Record Plat

Wells Fargo Bank National Association

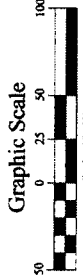
Clarksburg Village, L.C.
 a Virginia limited liability company
 By: *Thomas E. Marshall*
 Thomas E. Marshall, Manager

Witness: *Anna Prano-Gallitelli*
 Anna Prano-Gallitelli, Trustee

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 this property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plan, unless expressly contemplated by the plan as approved. The official files for any such plans 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 Plan 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 respecting 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 plat is limited to the uses and conditions of Amended Preliminary Plan No. 12001030F entitled "Clarksburg Village".
- The development is subject to the terms and conditions as required by MANCP&PC Site Plan No. 820050410, as amended, entitled "Clarksburg Village Phase 2".
- W.S.S.C. 200 scale reference: 231 NW 12.
- This property is zoned R-200/TDR.
- This development conforms with the requirements of Chapter 25(a) of the Montgomery County Code to provide moderately priced dwelling units.
- The property shown hereon is being developed in accordance with TDR-3 standards. The following development right necessary for development has been conveyed to the owners:
 L: 20126 F.743
 Date: January 7, 2005
 TDRs: 18-3924

CURVE	CHORD	DELTA	INSIDE	BEARING	CHORD
1	18.00	27.75	90.131	S107°33'11"	30.64
2	107.25	20.45	101.82	S107°33'11"	30.64
3	13.00	20.19	80.030	N27°08'12"	18.24
4	13.00	20.05	91.000	S23°12'27"	18.54
5	94.72	98.17	67°41'45"	S02°21'48"	98.17
6	18.00	27.25	87°41'45"	N18°58'51"	24.94
7	18.00	28.89	81.372	S87°16'47"	33.94
8	94.72	97.71	88°45'44"	S11°12'12"	97.71
9	18.00	28.15	88°45'44"	N12°02'12"	25.37
10	18.00	28.84	81°42'44"	S57°40'57"	25.85
11	98.72	34.34	87°42'44"	S03°10'04"	34.34
12	18.00	27.67	87°42'44"	S18°10'06"	25.03
13	18.00	28.98	87°42'44"	N07°59'45"	25.95
14	98.72	108.14	87°42'44"	S02°39'15"	108.14
15	94.72	97.71	87°42'44"	N12°02'12"	97.71
16	6.00	14.49	87°42'44"	S17°30'17"	12.49
17	6.00	14.49	87°42'44"	S17°30'17"	12.49
18	6.00	14.49	87°42'44"	S17°30'17"	12.49
19	6.00	14.49	87°42'44"	S17°30'17"	12.49



Scale: 1"=50'

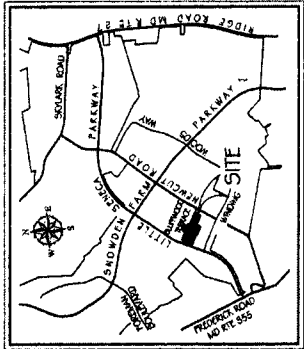
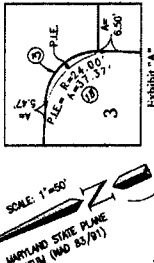
Surveyor's Certificate

I hereby certify that the information shown herein is correct, that it is a subdivision of a part of the property acquired by Clarksburg Village L.C., a Virginia limited liability company from Kingswood Home Ventures, by deed dated March 27, 1997 and recorded among the Land Records of Montgomery County, Maryland in Liber 14771 at Folio 472;

I also 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 total area included in this subdivision record plan is 151,828 square feet or 3.4837 acres of land, of which 11,464 square feet or 0.2724 of an acre of land is designated for public use.

Date: 10/17/13
 Property Line Surveyor
 David L. Perloff
 Maryland No. 526
 Exp. 02/17/2015



Vicinity Map
 (Not to Scale)

Owner's Certificate

The undersigned, owner of the property shown hereon and described in the Surveyor's Certificate, hereby adopts this Subdivision Record Plan. Establishes the minimum building restriction lines and dedicates the streets to public use: Grants to Montgomery County, Maryland, Temporary Easement as shown hereon and designated as T.S.E., adjacent, contiguous, and parallel to all streets right of way lines, said Temporary Easement shall be extinguished after all public improvements abutting thereon have been completed for public use. The owner further certifies that the property shown hereon is not subject to any other public improvements abutting thereon which have not been approved for public use. The owner further certifies that the property shown hereon is not subject to any other public improvements abutting thereon which have not been approved for public use. The owner further certifies that the property shown hereon is not subject to any other public improvements abutting thereon which have not been approved for public use. The owner further certifies that the property shown hereon is not subject to any other public improvements abutting thereon which have not been approved for public use.

I further certify that a Maryland Registered Land Surveyor will be engaged to set all property corner markers in accordance with Section 50-24(a) 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, except that certain deed of trust, recorded in Liber 14609 at Folio 102 and the parties in interest therein have below indicated their assent.

We hereby assent to this subdivision Record Plan
 Clarksburg Village, L.C.
 a Virginia limited liability company

Date: 10/17/13 By: Thomas E. Marshall, Manager

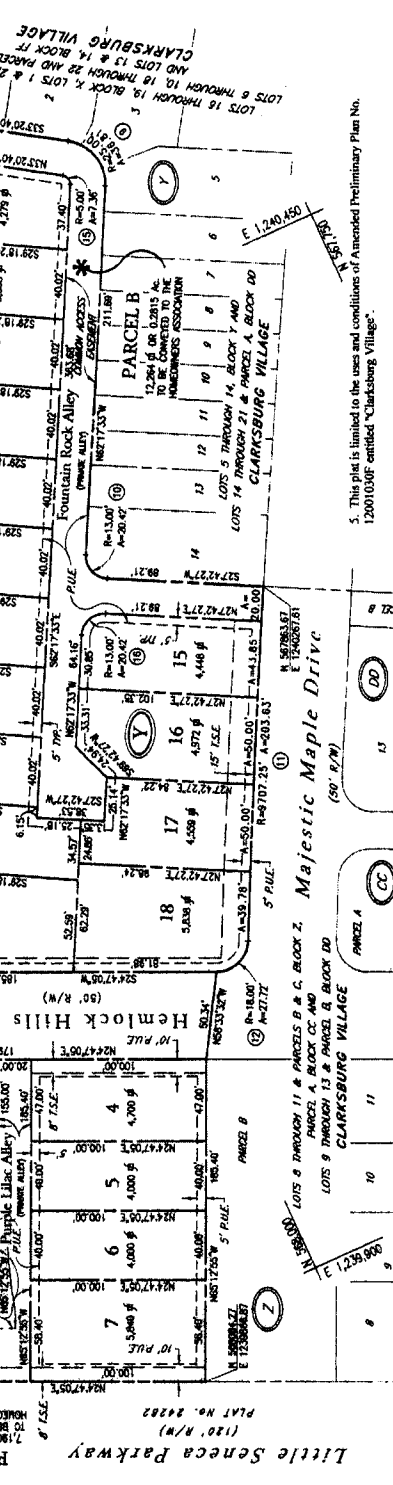
Witness: [Signature]

Witness: [Signature]

Area Tabulation

Lots:	106,345 sq ft or 2.4413 Ac.
Parcels:	33,629 sq ft or 0.7720 Ac.
Streets:	11,864 sq ft or 0.2724 Ac.
Total:	151,838 sq ft or 3.4837 Ac.

CURVE	BEARINGS	AREA	PERCENT	BEARINGS	CHORD
1	89°59'37"	27.71	18.25	89°59'37"	54.16
2	18.00	54.24	35.73	18.00	108.48
3	18.00	21.96	14.47	18.00	43.92
4	275.00	10.15	6.67	275.00	20.30
5	18.00	24.02	15.85	18.00	48.04
6	275.00	14.77	9.78	275.00	29.54
7	18.00	27.00	17.80	18.00	54.00
8	25.00	14.25	9.50	25.00	28.50
9	13.00	20.42	13.61	13.00	40.84
10	18.00	20.42	13.61	18.00	40.84
11	9707.25	203.63	137.07	9707.25	4072.50
12	18.00	27.72	18.31	18.00	55.44
13	275.00	49.53	32.95	275.00	99.06
14	275.00	69.53	46.35	275.00	139.06
15	5.00	7.36	4.91	5.00	14.72
16	275.00	49.53	32.95	275.00	99.06
17	275.00	49.53	32.95	275.00	99.06
18	275.00	49.53	32.95	275.00	99.06
19	6.00	12.35	8.23	6.00	24.70
20	18.00	27.72	18.31	18.00	55.44
21	275.00	49.53	32.95	275.00	99.06
22	275.00	49.53	32.95	275.00	99.06
23	275.00	49.53	32.95	275.00	99.06
24	275.00	49.53	32.95	275.00	99.06
25	275.00	49.53	32.95	275.00	99.06
26	275.00	49.53	32.95	275.00	99.06
27	275.00	49.53	32.95	275.00	99.06
28	275.00	49.53	32.95	275.00	99.06
29	275.00	49.53	32.95	275.00	99.06
30	275.00	49.53	32.95	275.00	99.06
31	275.00	49.53	32.95	275.00	99.06
32	275.00	49.53	32.95	275.00	99.06
33	275.00	49.53	32.95	275.00	99.06
34	275.00	49.53	32.95	275.00	99.06
35	275.00	49.53	32.95	275.00	99.06
36	275.00	49.53	32.95	275.00	99.06
37	275.00	49.53	32.95	275.00	99.06
38	275.00	49.53	32.95	275.00	99.06
39	275.00	49.53	32.95	275.00	99.06
40	275.00	49.53	32.95	275.00	99.06



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 recordation of this plan, 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 Plan is not intended to show every matter affecting the ownership and/or use of this property, including but not limited to, easements, mortgages, liens, or other interests in the property. The Seller hereby warrants that the Seller has no knowledge of any such matters that would affect the use of this property or that would be required to be disclosed or noted on this subdivision record plan.
- This development is served by public water and sewer systems only.

- This plat is limited to the uses and conditions of Amended Preliminary Plan No. 12010106 entitled "Clarksburg Village".
- The development is subject to the terms and conditions as required by M-NCPPC Site Plan No. 20055410, as amended, entitled "Clarksburg Village Phase 2".
- W.S.S.C. 200 case reference: 231 NW 12.
- This property is zoned R-200/TDR.
- This development conforms with the requirements of Chapter 25(a) of the Montgomery County Code to provide moderately priced dwelling units.
- 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.

Subdivision Record Plan
 Lots 15 through 29 and Parcels A & B, Block Y
 and Lots 1 through 7 & Parcel A, Block Z
 Clarksburg Village
 Montgomery County, Maryland
 October, 2013 Scale: 1" = 50'

Libertyville
 L41742.F.347
 Date: June 8, 2011
 13-7441 through 13-7444
 TDR's

CPJ Charles P. Johnson & Associates, Inc.
 10000 Rockville Pike, Suite 300, Rockville, MD 20850
 Phone: 301-761-1100 Fax: 301-761-1101
 www.cpjinc.com

Approved: _____ Date: _____
 Chairman

Approved: _____ Date: _____
 Director

Recorded: _____
 Department of Planning Services,
 Montgomery County

Plat No.: 220121190



Scale: 1" = 50'

PLAT NO. 220121190

RECORD PLAT REVIEW SHEET

Plat Name: Clarksburg Village Plat Number: 220121170 → 220121190
 Plan Name: Clarksburg Village Plan Number: 12001030F
 Plat Submission Date: 2-2-2012
 DRD Plat Reviewer: S. Smith / W. Mayah
 DRD Prelim Plan Reviewer: R. Weaver Checked: _____ Date _____

Background Review:

Signed Preliminary Plan - Date 8-2-12 Checked: Initial WM Date 10/17/13
 Planning Board Resolution No. 12-47 Resolution Mailing Date 5-7-2012
 Site Plan Required? Yes X No _____ Verified By: SJS (initial)
 Site Plan Name: Clarksburg Village Phase II Site Plan Number: 820050410
 Site Plan Signature Set - Date 4-23-10 Checked: Initial SJS Date 3-12-2012
 Planning Board Resolution No. ~~12-47~~ 09-24
 Site Plan Reviewer Check: Initial WM Date 10/17/13

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

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	<u>2-3-12</u>	<u>2-17-12</u>		
Research	Bobby Fleury				<u>Add Coordinate Values</u>
SHA	Corren Giles				
PEPCO					
Parks	Doug Powell				
DRD	Keiona Clark				<u>check Alley Names</u>

Final DRD Review:

Consultant Notified (Final Mark-up): Initial SJS Date 12/24/13
 Final Mylar & DXF/DWG Received: Initial SJS Date 12-31-13
 Final Mylar Review Complete: Initial SJS Date 1-7-2014

Board Approval of Plat:

Plat Agenda: Initial SJS Date 1-23-2014
~~1-24-2014~~

Planning Board Approval: _____

Chairman's Signature: _____

MCDPS Approval of Plat:

Consultant 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 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. _____

