



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


MCPB
Item # 1B
11-20-2014

MEMORANDUM

DATE: November 12, 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 November 20, 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:

220120630 Clarksburg Village

Plat Name: Clarksburg Village
Plat #: 220120630

Location: Located on the north side of Snowden Farm Parkway, 200 feet west of Emerald Green Drive.
Master Plan: Clarksburg Master Plan
Plat Details: R-200/TDR zone; 2 Parcels
Community Water, Community Sewer
Owner: CLKBG, LLC & Clarksburg Village Investments, LC

The subdivision plat has been reviewed by M-NCPPC staff and 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

We, the undersigned, owners of the property described herein, hereby certify that the plat of subdivision and grant to Montgomery County, Maryland a Temporary Street Easement, fifteen (15) feet wide across the property, adjacent, contiguous and parallel to all street (highway-way) easement, said easement shall be maintained at such time as the improvements on the abutting right-of-way have been completed and accepted for maintenance by Montgomery County, Maryland.

Further, we agree to the applicable utility companies, their successors, and assigns, in easement, in and over the land herein identified as PUBLIC UTILITY EASEMENT and identified as P.U.E. herein with the terms and provisions of said grant being set forth in the certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457, which said terms incorporated herein by this reference.

As owners of this subdivision, we, our successors, agents and assigns, will cause all property corners and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 50-24(a)(7) of the Montgomery County Code.

There are no recorded suits, actions at law, liens, leases, mortgages, or trusts affecting the property included in this plan of subdivision.

CLUBS, LLC, a Maryland limited liability company

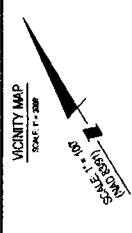
Richard 10-6-14 Date
 Richard
 Marital Manager/Land Authorized Person
 CLUBS, LLC

Thomas E. Marshall 10-2-14 Date
 Thomas E. Marshall
 Vice President

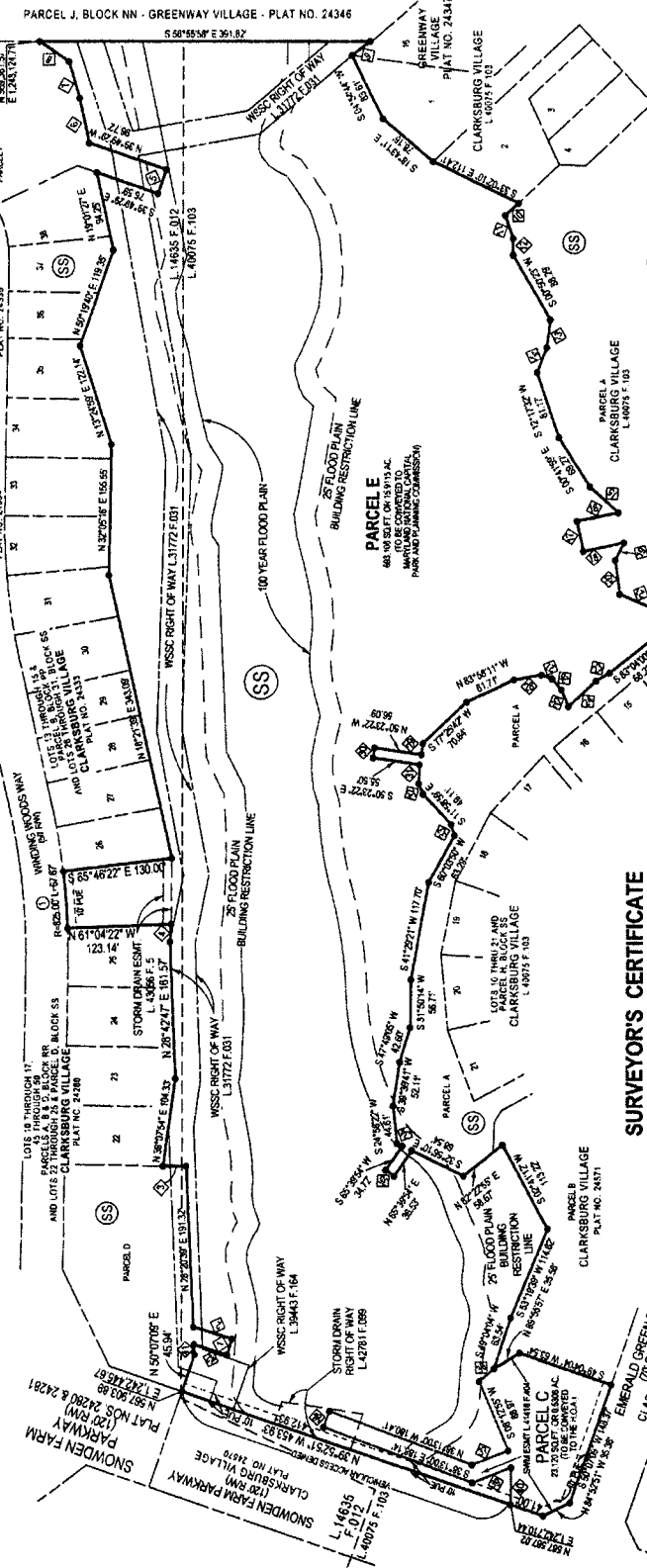
CLARKSBURG VILLAGE, LLC, a Virginia limited liability company

PLAT NO.

AREAS PER DEED
 LIBER 4635 FOLIO 017 57,807 SQ.FT. OR 1,336 AC.
 LIBER 48075 FOLIO 103 623,419 SQ.FT. OR 14,217 AC.
 NOTE: L. 40075 F. 103 PART OF ACCT # 02-0357-4025



NOTES:
 1. All terms, conditions, agreements, limitations, and requirements associated with any plan, map, or other plan, shall be deemed to be incorporated herein by reference.
 2. The property shown herein is subject to the requirements of Chapter 22A, Montgomery County Forest Conservation Law, including approval of the Montgomery County Planning Board and approval of the Montgomery County Planning Board. The official maps for any such plan (s) are maintained by the Planning Board and are available for review during normal business hours.
 3. The subdivision record plat is not intended to show every matter affecting the property. The subdivision record plat is intended to show every matter affecting the property, including but not limited to:
 4. W.S.S.C. 200 scale reference 231 NW 12.
 5. Tax Map EV
 6. This plat is limited to the uses and conditions of Preliminary Plan No. 12007000F, entitled "Clarksburg Village and Site Plan No. 200505A1E Entitled 'Clarksburg Village Phase 7'."
 7. Zoned R-300/DK
 8. The source of the 100-year floodplain shown herein was taken from a flood plain map prepared by the National Flood Insurance Program on August 28, 2011, recorded by M.C.D.P.S. in a later date (SEPTEMBER 28, 2011, Floodplain Study No. 24089).
 9. The property shown herein is subject to a recorded covenant for operation and maintenance of private streets, storm drain systems, and/or open space as recorded in Liber 4152 at Folio 141.



Line Table

Direction	Length	Direction	Length	
1	N 46°16'55" W	20.07	S 32°10'31" W	35.79
2	N 41°15'05" W	48.88	N 86°21'22" W	18.67
3	N 67°59'00" W	27.78	N 57°56'07" W	43.46
4	N 54°19'20" E	31.00	N 08°10'14" E	21.58
5	N 52°19'51" E	30.00	N 11°29'05" W	16.37
6	N 19°21'32" E	54.28	N 37°25'54" W	13.40
7	N 4°43'14" E	45.01	N 08°05'59" W	33.25
8	N 23°57'27" W	41.98	S 30°36'36" W	13.59
9	S 63°45'11" W	21.78	S 31°36'36" W	12.00
10	S 77°52'29" W	21.78	S 31°36'36" W	22.47
11	S 17°29'23" W	28.84	S 07°59'32" W	13.59
12	S 30°37'11" W	19.68	S 14°04'37" W	13.67
13	S 30°21'07" W	33.00	S 32°56'10" E	7.17
14	S 53°24'54" W	31.31	S 24°20'05" E	12.00
15	S 16°45'02" E	45.28	S 79°55'35" W	23.17
16	N 70°46'19" W	48.69	N 80°30'01" W	45.97
17	S 19°13'41" W	36.67	S 51°47'00" W	20.07
18	S 70°46'19" E	48.00	S 80°30'01" W	48.25
19	S 57°10'24" W	21.58	S 31°42'00" W	13.68
20	S 23°52'16" W	41.15	N 28°37'33" E	12.05
21	S 86°29'58" E	14.21	S 41°43'05" E	14.73

Curve Table

Delta	Radius	Length	Tangent	Chord Bearing	Chord Dist.
1	104°12'00"	625.00	67.67	N 28°34'38" E	67.66

RECORDED PLAT
 SCALE 1" = 100'

SURVEYOR'S CERTIFICATE
 I hereby certify to the best of my professional knowledge, information and belief that the information shown herein is correct, that it is a subdivision of part of the property conveyed by CLARKSBURG VILLAGE, LLC, a Virginia limited liability company and PIEDMONT INVESTMENTS, LLC, a Delaware limited liability company, to CLUBS, LLC, a Maryland limited liability company, by a deed dated September 14, 2010 and recorded among the Land Records of Montgomery County, Maryland in Liber 40075 at Folio 103 and part of the property conveyed by CORNELIUS A. WATKINS, JR. to CLARKSBURG VILLAGE, LLC, a Virginia limited liability company, by a deed dated January 16, 1991 and recorded among the said Land Records in Liber 1468 at Folio 12.

And that once enclosed as described in the Owner's Certificate herein, all property corner markers shown thereon shall be set as defined herein in accordance with the provisions of Section 50-24(a)(7) of the Montgomery County Code.

The total area included in this subdivision record plat is 716,226 square feet or 16.423 acres of land, of which no land is dedicated to public use.

Timothy F. Law Oct 2, 2014 Date
 Timothy F. Law
 Professional Land Surveyor
 Maryland Registration No. 21599
 Expiration Date: 07/12/15

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES

APPROVED - *Richard* 10-6-14 DATE
 SECRETARY TREASURER

APPROVED - *Richard* 10-6-14 DATE
 CHAIRMAN

APPROVED - *Richard* 10-6-14 DATE
 SECRETARY TREASURER

M.N.C.P. & P.C. RECORD FILE NO. -

SOLTESZ
 Engineering / Planning / Environmental Science
 2 Research Place, Suite 100, Rockville, MD 20850 P. 301.948.2750 F. 301.948.9067
 www.soltesz.com

DATE	7	8
REVISION		
DESCRIPTION		
BY		
CHECKED		
DATE		
SCALE		
PROJECT		
CLIENT		
LOCATION		
DATE		
BY		
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AMENDED PRELIMINARY PLAN
 CLARKSBURG VILLAGE
 MONTGOMERY COUNTY, MARYLAND

Charles F. Johnson & Associates, Inc.
 CLARKSBURG VILLAGE
 MONTGOMERY COUNTY, MARYLAND

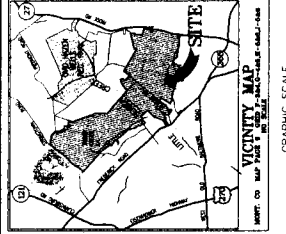
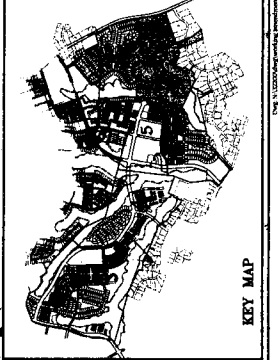
LEGEND

	PROPERTY BOUNDARY LINE
	UTILITIES AND YEAR FLOODPLAIN
	STREAM VALLEY BUFFER LINE
	VEGETATION BUFFER
	EXISTING STREAM LINE
	PROPOSED TREE LINE
	EXISTING TREE LINE
	EXISTING 5' CONTOURS
	EXISTING 10' CONTOURS
	ZONING LINE
	SPOT ELEVATION

DEVELOPERS CERTIFICATE
 I, the undersigned, hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that the same has been prepared in accordance with the provisions of the Subdivision Control Act, Article 28, of the Annotated Code of Maryland, and that the same has been prepared in accordance with the provisions of the Subdivision Control Act, Article 28, of the Annotated Code of Maryland, and that the same has been prepared in accordance with the provisions of the Subdivision Control Act, Article 28, of the Annotated Code of Maryland.

APPROVED PRELIMINARY PLAN
 TITLE NO. 2001030E
 MONTGOMERY COUNTY, MARYLAND

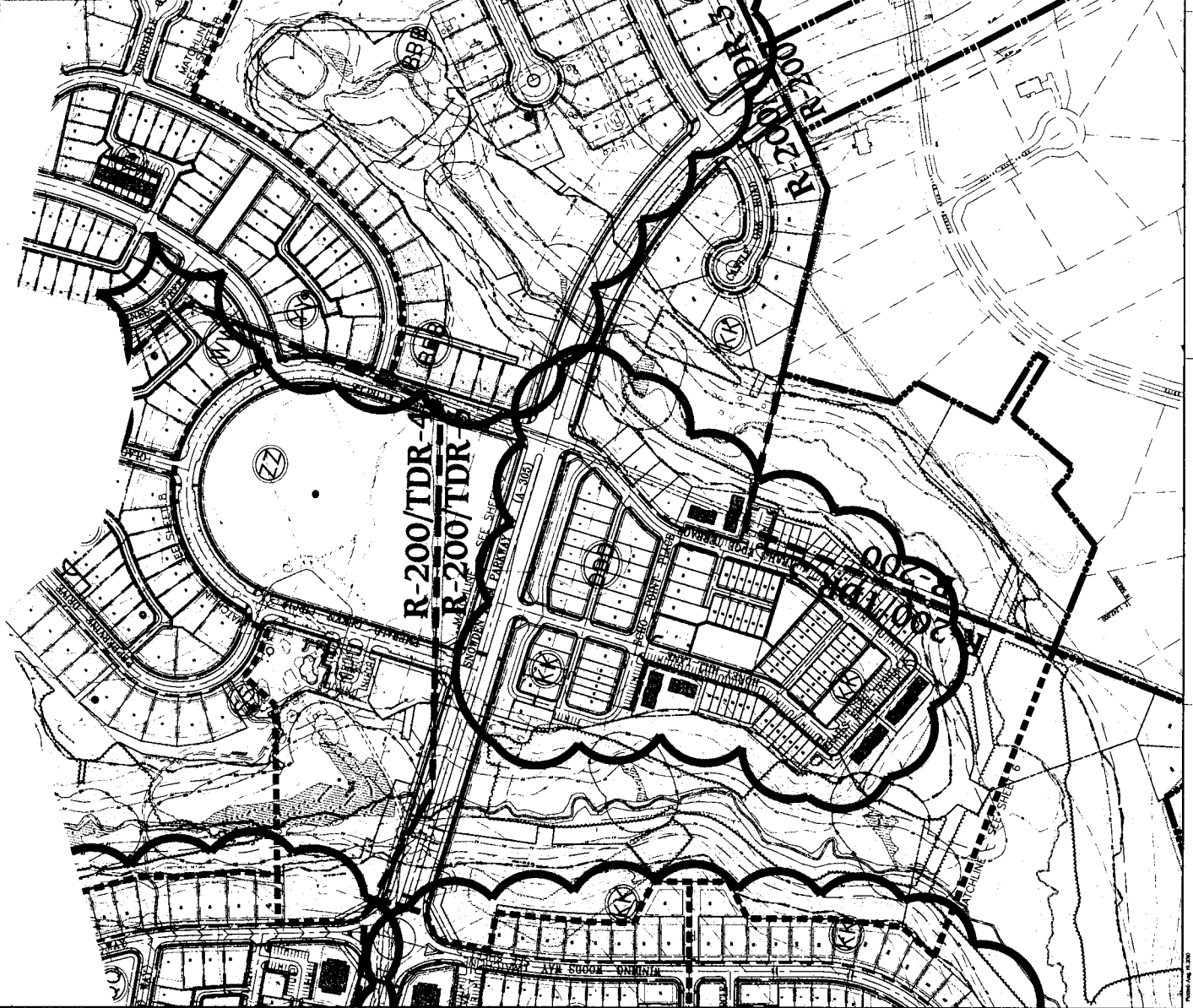
Charles F. Johnson & Associates, Inc.
 ENGINEER



EMPOWERED CERTIFICATE
 I, the undersigned, hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that the same has been prepared in accordance with the provisions of the Subdivision Control Act, Article 28, of the Annotated Code of Maryland, and that the same has been prepared in accordance with the provisions of the Subdivision Control Act, Article 28, of the Annotated Code of Maryland.

APPROVED PRELIMINARY PLAN
 TITLE NO. 2001030E
 MONTGOMERY COUNTY, MARYLAND

Charles F. Johnson & Associates, Inc.
 ENGINEER



PRELIMINARY PLAN # 1-2001030E
 AMENDED PRELIMINARY PLAN
 CLARKSBURG VILLAGE
 CLARKSBURG (2ND) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

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

CHARLES P. JOHNSON & ASSOCIATES, INC.
 ASSOCIATES
 ENGINEERS
 11111 WOODBURN ROAD, SUITE 200, CLARKSBURG, MD 20743
 (301) 441-1111
 FAX (301) 441-1112
 www.charlesjohnson.com

VICINITY MAP
 SHEET: 00 OF 05 SHEETS
 SCALE: 1" = 400'

LEGEND

	PROPERTY BOUNDARY LINE
	STREAM VALLEY BOTTOM LINE
	WETLAND BUFFER
	EXISTING STREAM LINE
	PROPOSED WETLAND
	EXISTING WETLAND
	EXISTING 2' CONTOUR
	EXISTING 10' CONTOUR
	ZONING LINE
	UTILITY

DEVELOPER'S CERTIFICATE
 I, the undersigned, hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am the owner of the property herein described.

 DATE: 11/11/11

APPROVED PRELIMINARY PLAN

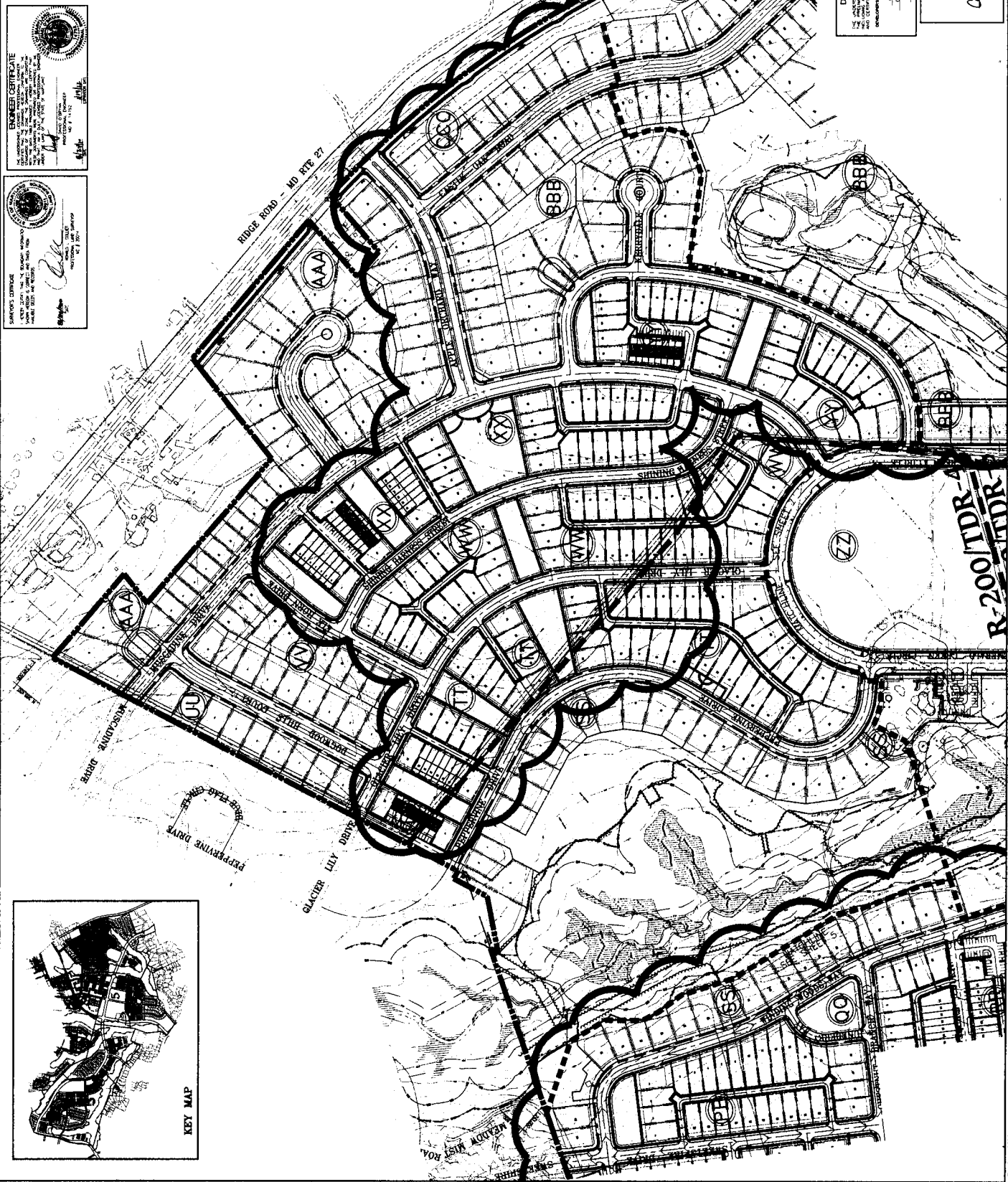
 DATE: 11/11/11

ENGINEER'S CERTIFICATE
 I, the undersigned, hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am a duly licensed Professional Engineer in the State of Maryland.

 DATE: 11/11/11

SURVEYOR'S CERTIFICATE
 I, the undersigned, hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am a duly licensed Professional Surveyor in the State of Maryland.

 DATE: 11/11/11



KEY MAP