



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

MCPB  
Item No. 13  
2-19-09

February 4, 2009

**MEMORANDUM**

TO: Montgomery County Planning Board

VIA: Shahriar Etemadi, Supervisor  
Transportation Planning Division

FROM: Ki H. Kim, Planner/Coordinator  
Transportation Planning Division

SUBJECT: DPWT Docket No. AB-720 Portion of Overlook Park Drive, Clarksburg  
DPWT Docket No. AB-721 Portion of Clarksburg Square Road, Clarksburg  
DPWT Docket No. AB-722 Portion of Clarksridge Road, Clarksburg

**RECOMMENDATION**

**Staff recommends approval of the subject abandonments with the following condition.**

- 1. The applicant must grant the access and utility easements as necessary to applicable utility companies.**

**DISCUSSION**

These abandonments are for portions of the dedicated right-of-way of three streets in Clarksburg Town Center as shown on the general location map (Attachment A) and the detailed drawing (Attachment B). The location of each abandonment site is shown on sketch of each site (Attachment C).

The purpose of these abandonment requests is to provide realignments of these rights-of-ways pursuant to a Plan of Compliance for the Clarksburg Town Center approved by the Planning Board. The Plan of Compliance requires substantial revision to the areas of the Clarksburg Town Center within which the referenced rights-of-way segments are located. The Plan of Compliance further requires submission of amendments to the existing Clarksburg Town Center project plan,

preliminary plan and site plan approvals to implement these revisions. The Planning Board has reviewed and approved the amended project plan, preliminary plan and site plan at their November 6 and December 11, 2008 meetings. These abandonments are consistent with the Montgomery County Planning Board approved Compliance Program (Resolution dated August 17, 2006) and Project Plan (Plan No. 91994004B), Preliminary Plan (Plan No. 11995042B) and Site Plan (Plan No. 820070220) for the Clarksburg Town Center project.

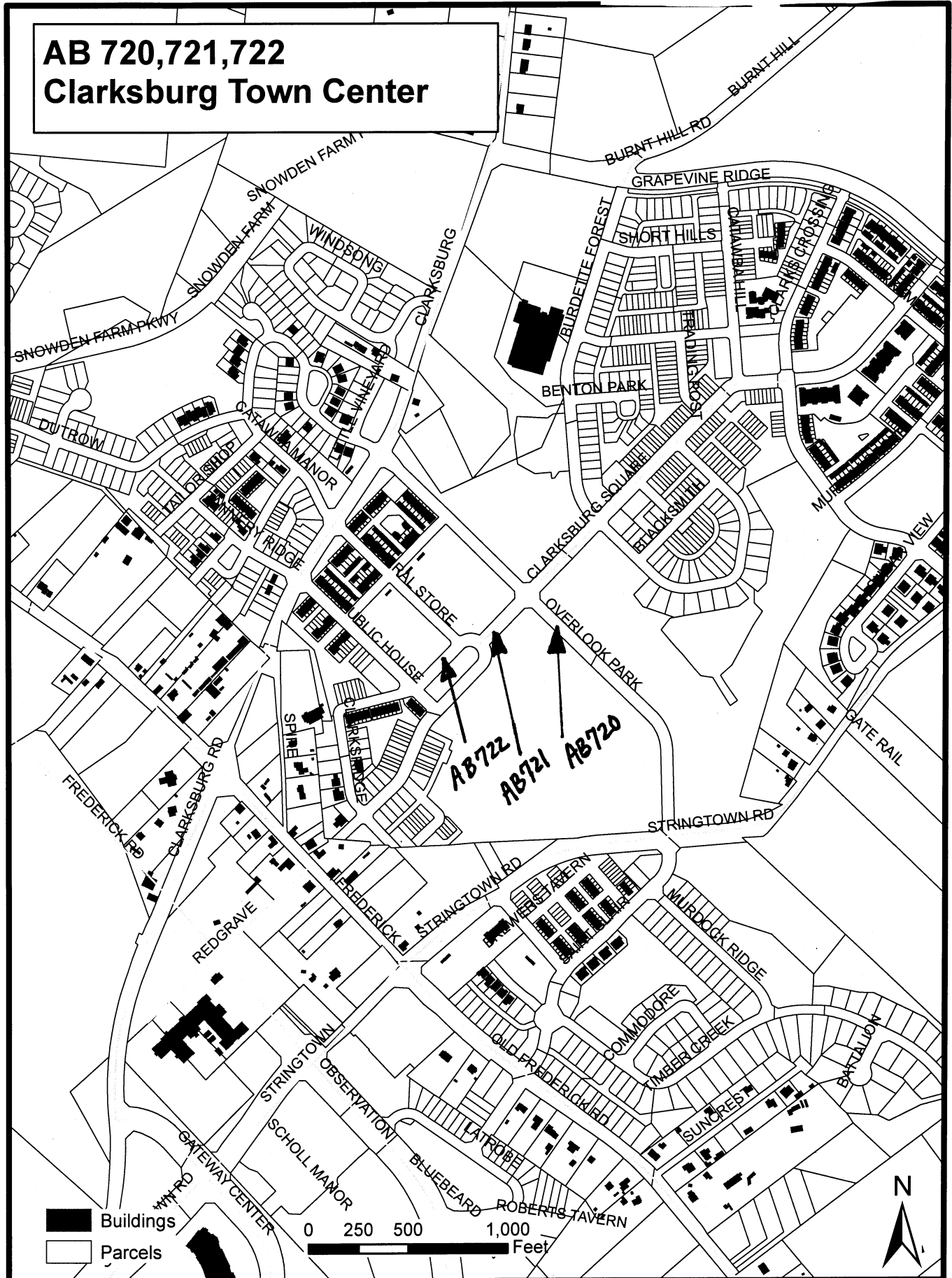
It is noted that the Abandonment Areas have not been constructed as public roads. However, infrastructure improvements within the Abandonment Areas have been installed, including water, sanitary sewer, stormwater, and various utility facilities. These existing infrastructure improvements will be either (i) relocated consistent with the revised Town Center design when the realigned roadway are constructed, or (ii) allowed to remain through new public improvement easement.

Staff concludes that the portion of the right-of-way of the four streets being abandoned is not necessary for present or anticipated public use.

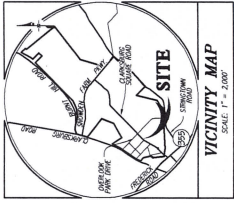
KK:tc

Attachments

**AB 720,721,722**  
**Clarksburg Town Center**



# ATTACHMENT B



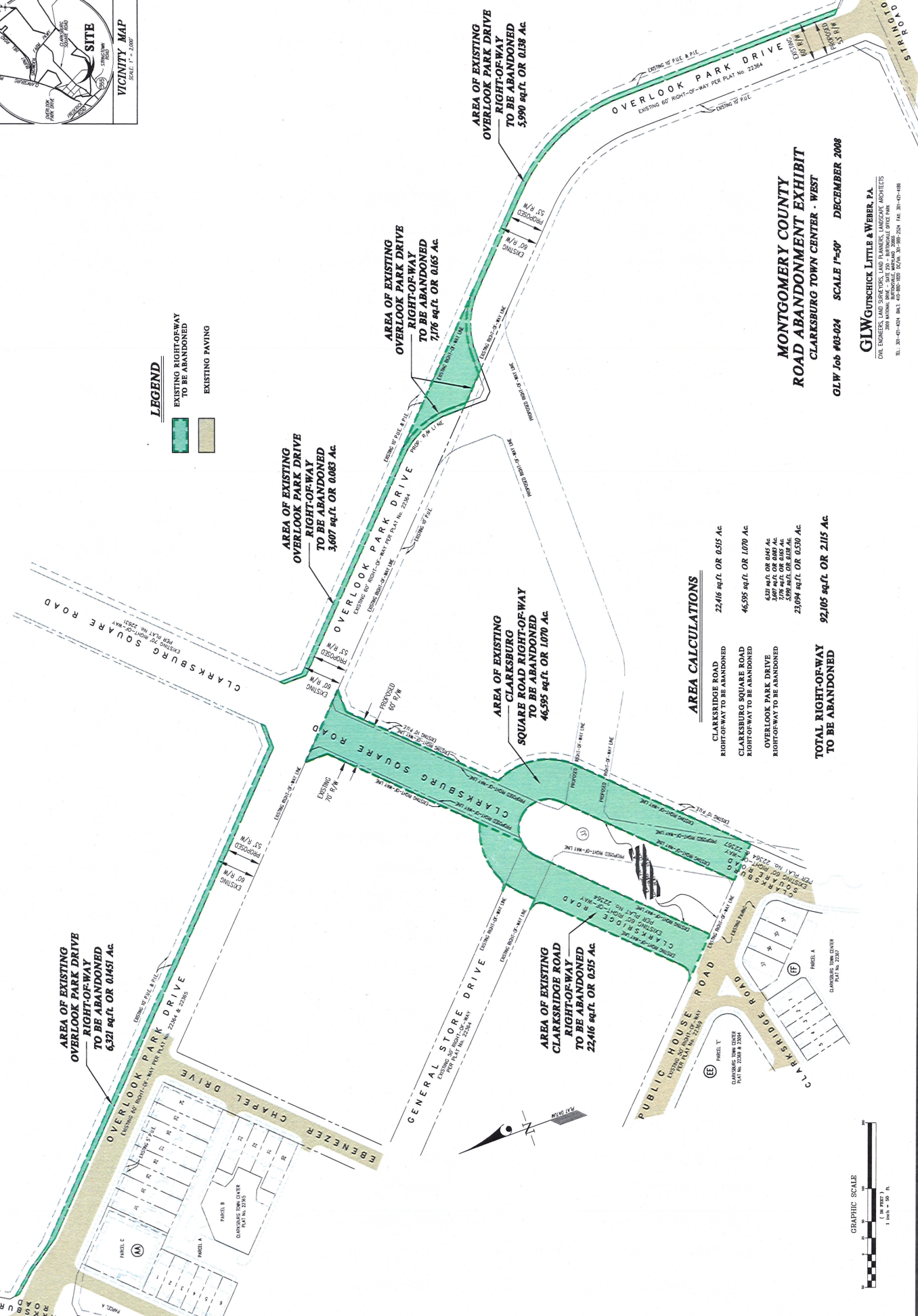
## LEGEND



## MONTGOMERY COUNTY ROAD ABANDONMENT EXHIBIT CLARKSBURG TOWN CENTER - WEST

GLW Job #03-024 SCALE 1"=50' DECEMBER 2008

GLWGUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
2505 WILSON ROAD, SUITE 100, CLARKSBURG, MARYLAND 20841  
TEL: 301-471-0171 FAX: 410-880-1800



### AREA CALCULATIONS

CLARKSBURG ROAD RIGHT-OF-WAY TO BE ABANDONED	22,416 sq.ft. OR 0.515 Ac.
CLARKSBURG SQUARE ROAD RIGHT-OF-WAY TO BE ABANDONED	46,595 sq.ft. OR 1.070 Ac.
OVERLOOK PARK DRIVE RIGHT-OF-WAY TO BE ABANDONED	92,105 sq.ft. OR 2.115 Ac.
<b>TOTAL RIGHT-OF-WAY TO BE ABANDONED</b>	<b>161,116 sq.ft. OR 3.699 Ac.</b>

AREA OF EXISTING  
OVERLOOK PARK DRIVE  
RIGHT-OF-WAY  
TO BE ABANDONED  
6,321 sq.ft. OR 0.1451 Ac.

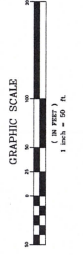
AREA OF EXISTING  
OVERLOOK PARK DRIVE  
RIGHT-OF-WAY  
TO BE ABANDONED  
3,607 sq.ft. OR 0.083 Ac.

AREA OF EXISTING  
OVERLOOK PARK DRIVE  
RIGHT-OF-WAY  
TO BE ABANDONED  
7,176 sq.ft. OR 0.165 Ac.

AREA OF EXISTING  
OVERLOOK PARK DRIVE  
RIGHT-OF-WAY  
TO BE ABANDONED  
5,990 sq.ft. OR 0.138 Ac.

AREA OF EXISTING  
CLARKSBURG  
SQUARE ROAD RIGHT-OF-WAY  
TO BE ABANDONED  
46,595 sq.ft. OR 1.070 Ac.

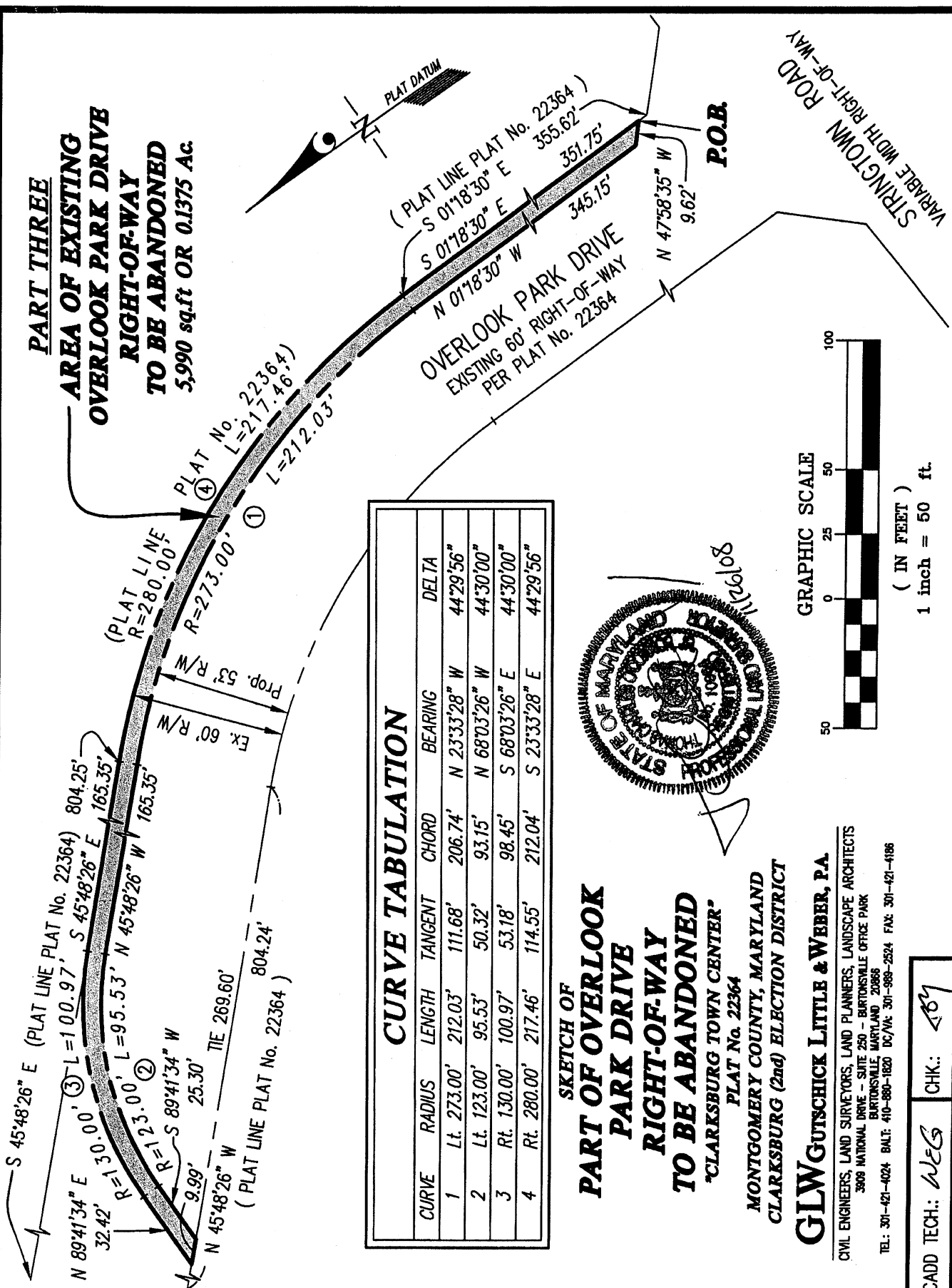
AREA OF EXISTING  
CLARKSBURG ROAD  
RIGHT-OF-WAY  
TO BE ABANDONED  
22,416 sq.ft. OR 0.515 Ac.



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**PART THREE  
AREA OF EXISTING  
OVERLOOK PARK DRIVE  
RIGHT-OF-WAY  
TO BE ABANDONED  
5,990 sq.ft OR 0.1375 Ac.**



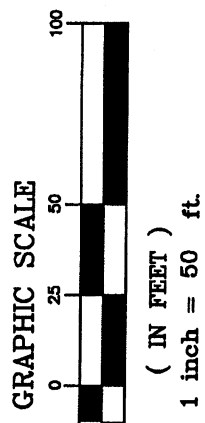
**CURVE TABULATION**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	Lt. 273.00'	212.03'	111.68'	206.74'	N 23°33'28" W	44°29'56"
2	Lt. 123.00'	95.53'	50.32'	93.15'	N 68°03'26" W	44°30'00"
3	Rt. 130.00'	100.97'	53.18'	98.45'	S 68°03'26" E	44°30'00"
4	Rt. 280.00'	217.46'	114.55'	212.04'	S 23°33'28" E	44°29'56"

**SKETCH OF  
PART OF OVERLOOK  
PARK DRIVE  
RIGHT-OF-WAY  
TO BE ABANDONED**  
"CLARKSBURG TOWN CENTER"  
PLAT No. 22364  
MONTGOMERY COUNTY, MARYLAND  
CLARKSBURG (2nd) ELECTION DISTRICT



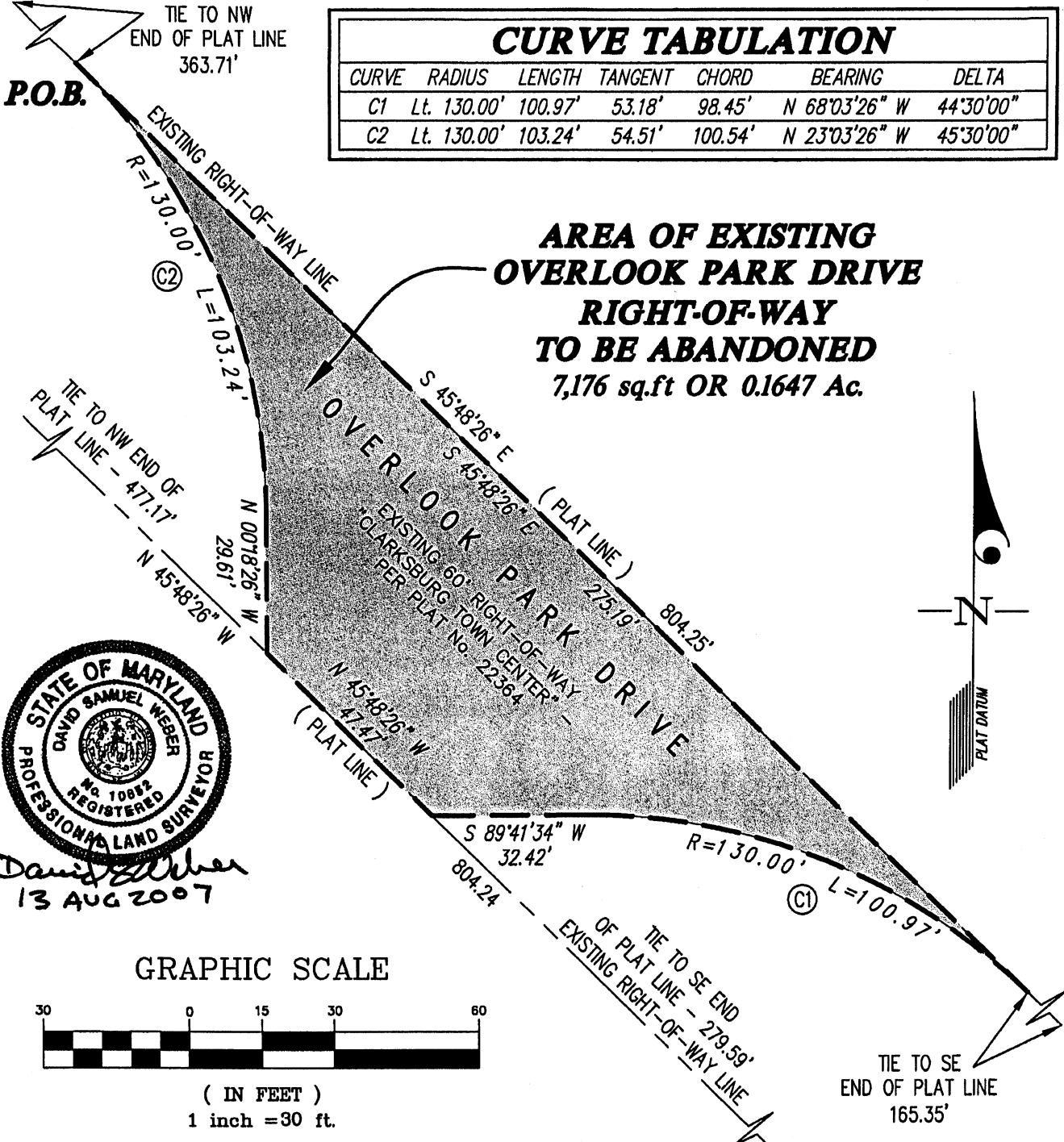
**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3908 NATIONAL DRIVE - SUITE 250 - BIRTONSVILLE OFFICE PARK  
BIRTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BALT: 410-980-1820 DC/VA: 301-989-2524 FAX: 301-421-4186



CADD TECH: *WEG* CHK.: *WEG*

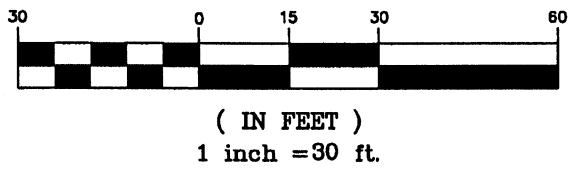
"AB 720"

CURVE TABULATION						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	Lt. 130.00'	100.97'	53.18'	98.45'	N 68°03'26" W	44°30'00"
C2	Lt. 130.00'	103.24'	54.51'	100.54'	N 23°03'26" W	45°30'00"



David Weber  
13 AUG 2007

GRAPHIC SCALE



**SKETCH OF  
OVERLOOK PARK DRIVE  
RIGHT-OF-WAY  
TO BE ABANDONED**  
"CLARKSBURG TOWN CENTER"  
PLAT No. 22364

MONTGOMERY COUNTY, MARYLAND  
CLARKSBURG (2nd) ELECTION DISTRICT

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20886  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

REFERENCE : PLAT No. 22364

DRAWN BY : WEG	DATE : AUG. 2007	G.L.W. FILE No.
CHECKED BY : <i>DWC</i>	SCALE : 1"=30'	03-024

"AB 720"

**SKETCH OF  
PART OF OVERLOOK  
PARK DRIVE  
RIGHT-OF-WAY  
TO BE ABANDONED**

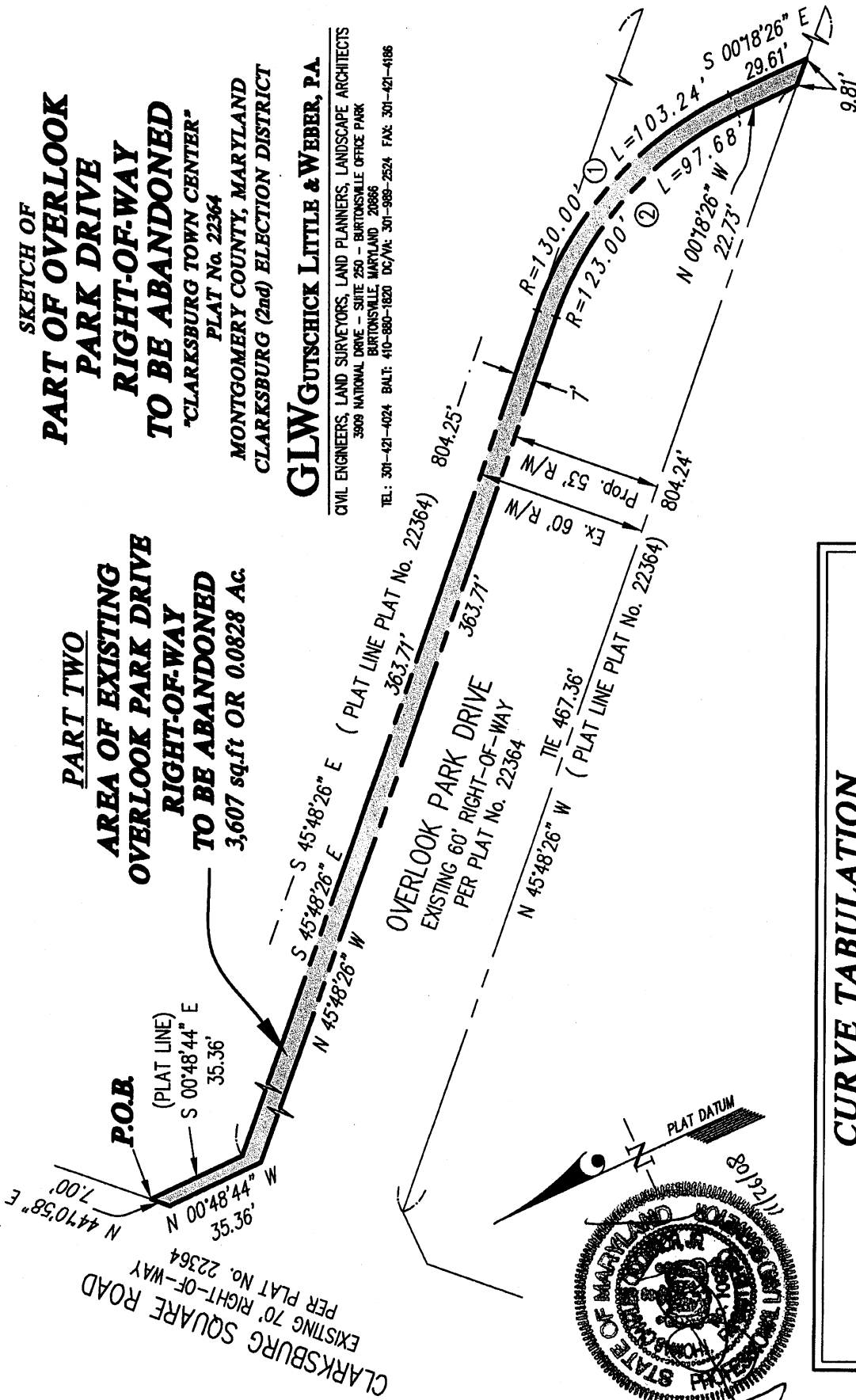
"CLARKSBURG TOWN CENTER"  
PLAT No. 22364  
MONTGOMERY COUNTY, MARYLAND  
CLARKSBURG (2nd) ELECTION DISTRICT

**GLWGUTSCHICK LITTLE & WEBER, P.A.**

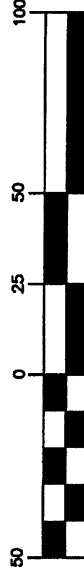
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BARTONSVILLE OFFICE PARK  
BARTONSVILLE, MARYLAND 20886  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-988-2524 FAX: 301-421-4186

**PART TWO  
AREA OF EXISTING  
OVERLOOK PARK DRIVE  
RIGHT-OF-WAY  
TO BE ABANDONED**

3,607 sqft OR 0.0828 AC.



GRAPHIC SCALE

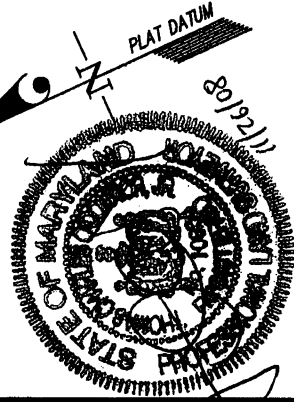


( IN FEET )  
1 inch = 50 ft.

**CURVE TABULATION**

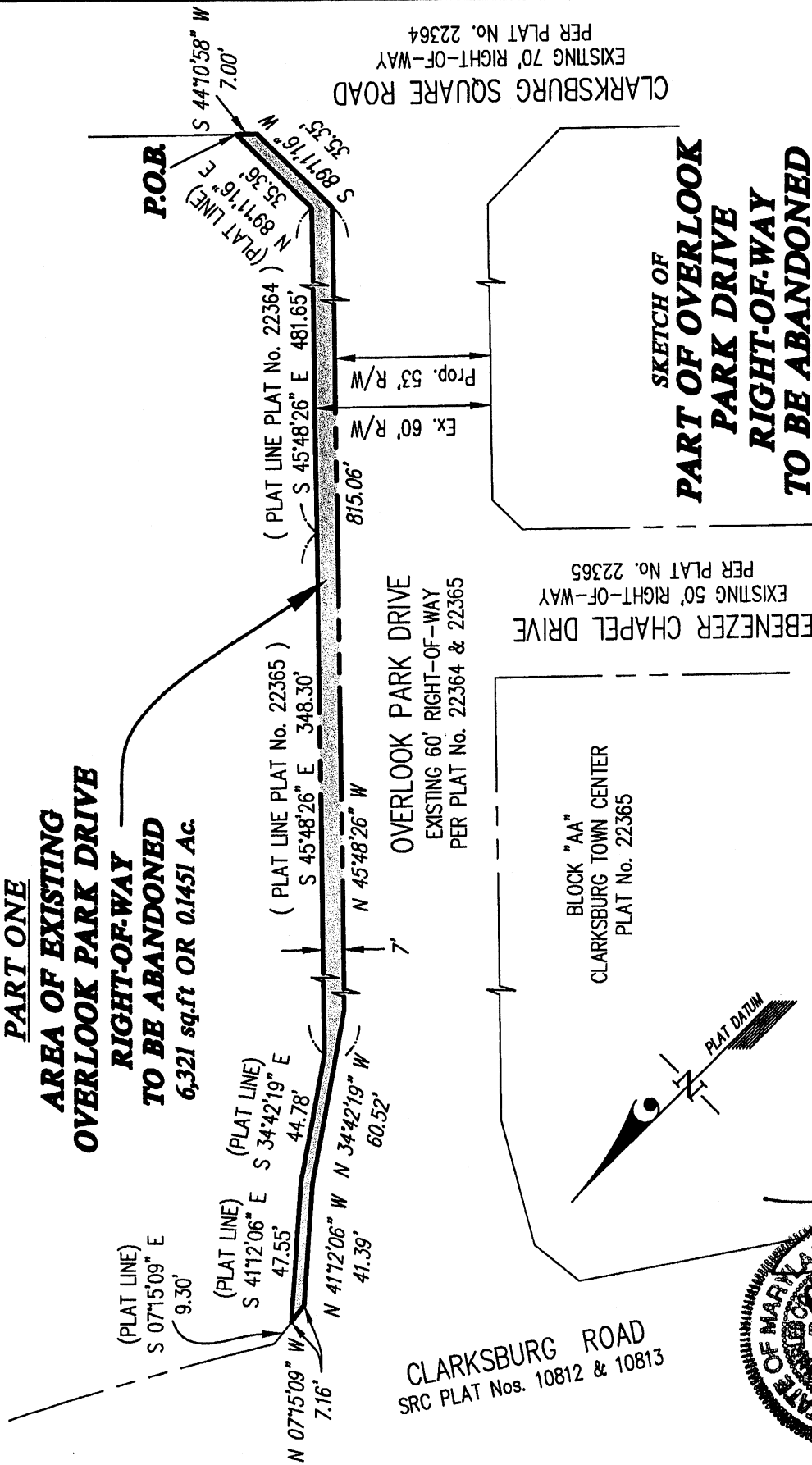
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	Rt. 130.00'	103.24'	54.51'	100.54'	S 23°03'26" E	45°30'00"
2	Lt. 123.00'	97.68'	51.58'	95.13'	N 23°03'26" W	45°30'00"

CADD TECH: *WES* CHK.: *AB*



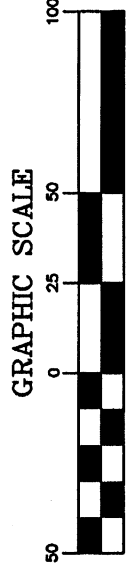
"AB 720"

**PART ONE**  
**AREA OF EXISTING**  
**OVERLOOK PARK DRIVE**  
**RIGHT-OF-WAY**  
**TO BE ABANDONED**  
**6,321 sq.ft OR 0.1451 Ac.**



EBENEZER CHAPEL DRIVE  
 EXISTING 50' RIGHT-OF-WAY  
 PER PLAT No. 22365

SKETCH OF  
**PART OF OVERLOOK**  
**PARK DRIVE**  
**RIGHT-OF-WAY**  
**TO BE ABANDONED**  
 "CLARKSBURG TOWN CENTER"  
 PLAT Nos. 22364 & 22365  
 MONTGOMERY COUNTY, MARYLAND  
 CLARKSBURG (2nd) ELECTION DISTRICT



12/14/08

CADD TECH: **707**

CHK: **707**

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK  
 BURTNSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BAL: 410-860-1820 DC/VA: 301-988-2524 FAX: 301-421-4186



'AB 721'

**CURVE TABULATION**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	Rt. 105.00'	129.18'	74.19'	121.18'	S 08°56'54" W	70°29'21"
C2	Lt. 45.00'	110.66'	126.70'	84.81'	N 26°15'15" W	140°53'38"

GENERAL STORE DRIVE  
EXISTING 50' RIGHT-OF-WAY  
PER PLAT No. 22364

OVERLOOK PARK DRIVE  
EXISTING 60' RIGHT-OF-WAY  
PER PLAT No. 22364

CLARKSRIDGE ROAD  
EXISTING 60' RIGHT-OF-WAY  
PER PLAT No. 22364

PUBLIC HOUSE ROAD  
EXISTING 50' RIGHT-OF-WAY  
PER PLAT No. 22369

CLARKSBURG  
SQUARE ROAD  
EXISTING 60' RIGHT-OF-WAY  
PER PLAT No. 22364 & 22367

AREA OF EXISTING  
CLARKSBURG SQUARE ROAD  
RIGHT-OF-WAY  
TO BE ABANDONED  
46,595 sq.ft OR 1.0697 Ac.

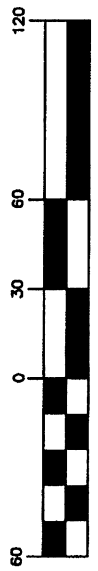
SKETCH OF  
CLARKSBURG SQUARE ROAD  
RIGHT-OF-WAY  
TO BE ABANDONED  
"CLARKSBURG TOWN CENTER"  
PLAT No. 22364

MONTGOMERY COUNTY, MARYLAND  
CLARKSBURG (2nd) ELECTION DISTRICT

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3608 NATIONAL DRIVE - SUITE 250 - BURTONTOWNE OFFICE PARK  
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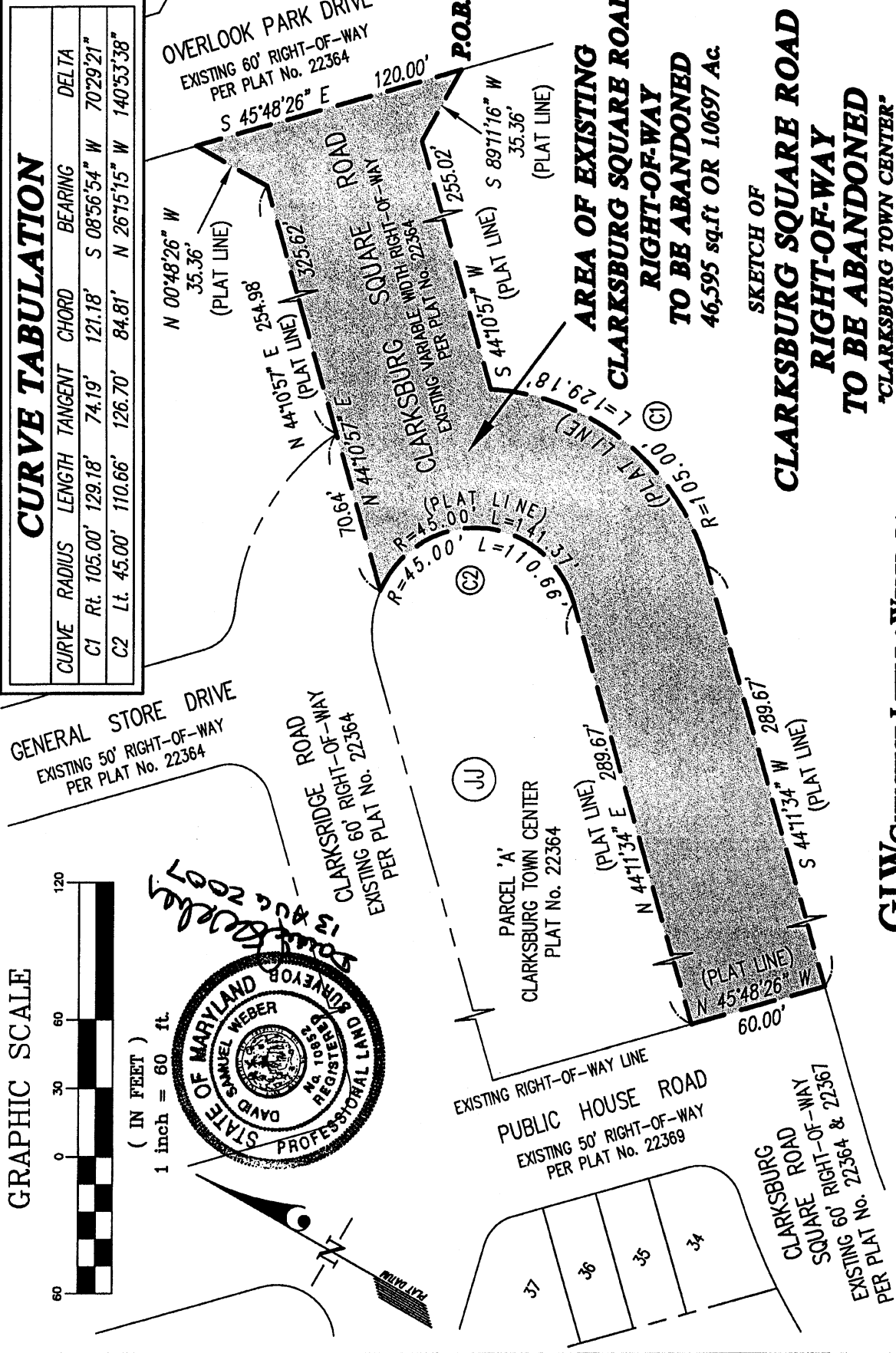
GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.



*Surveyed 13 Aug 2007*



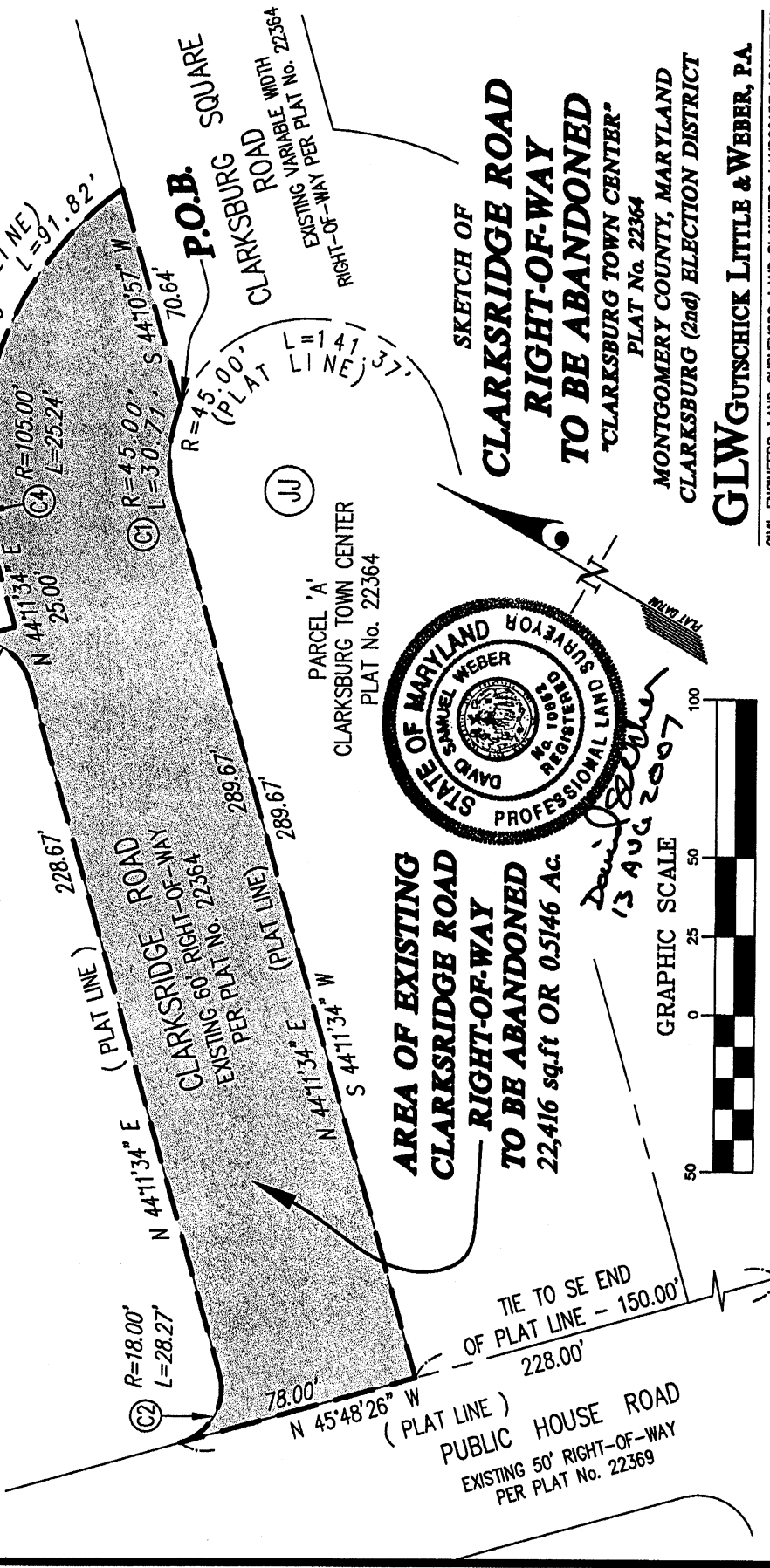
CHK: *pwl*

CADD TECH:

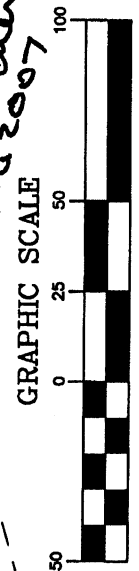
"AB 722"

LINE TABULATION		
LINE	BEARING	LENGTH
L1	S 45°48'26" E	18.00'
L2	N 45°48'26" W	13.26'

CURVE TABULATION					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	Lt. 45.00'	30.71'	15.98'	30.12'	S 63°44'45" W 39°06'22"
C2	Lt. 18.00'	28.27'	18.00'	25.46'	N 89°11'34" E 90°00'00"
C3	Lt. 18.00'	28.27'	18.00'	25.46'	N 00°48'26" W 90°00'00"
C4	Rt. 105.00'	25.24'	12.68'	25.18'	N 51°04'48" E 13°46'27"
C5	Lt. 18.00'	21.85'	12.50'	20.53'	S 80°34'33" E 69°32'15"
C6	Rt. 105.00'	91.82'	49.08'	88.93'	N 89°42'30" E 50°06'21"



*David Weber*  
13 AUG 2007



CADD TECH.: *JWU*  
CHK.: *JWU*

SKETCH OF  
**CLARKSTRIDGE ROAD  
RIGHT-OF-WAY  
TO BE ABANDONED**  
"CLARKSBURG TOWN CENTER"  
PLAT No. 22364  
MONTGOMERY COUNTY, MARYLAND  
CLARKSBURG (2nd) ELECTION DISTRICT

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