



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

**MCPB**  
**Item # 2**  
**5/28/09**

**MEMORANDUM**

**DATE:** May 14, 2009

**TO:** Montgomery County Planning Board

**VIA:** Catherine Conlon, Subdivision Supervisor  
Development Review Division *CC*  
(301) 495-4542

**FROM:** Stephen Smith *SJS*  
Development Review Division  
(301) 495-4522

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for May 28, 2009

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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 plat. The following plats are included:

220061180 **Clarksburg Village**  
220090530 **Spring Hill Manor**

**Plat Name:** Clarksburg Village  
**Plat #:** 220061180

**Location:** Located on the east side of Stringtown Road at the intersection of Granite Rock Road  
**Master Plan:** Clarksburg  
**Plat Details:** R-200 zone; 4 parcels  
Public Water, Public Sewer  
**Applicant:** Elm Street Development

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Record Plat Review Sheet. Staff has determined that the record plat complies with Preliminary Plan No. 12001030C (MCPB Resolution 07-91 dated July 18, 2007) and Site Plan No. 82003002B (MCPB Resolution 07-31, dated September 13, 2007), as approved by the Board, and that any minor modifications on the plat do not alter the intent of the Board's previous approval the aforesaid plans.

**RECORD PLAT REVIEW SHEET**

Plan Name: Clarksburg Village Plan Number: 12001030C  
 Plat Name: Clarksburg Village Plat Number: 220061180  
 Plat Submission Date: 12-5-05  
 DRD Plat Reviewer: T. Alan / S. Smith  
 DRD Prelim Plan Reviewer: M. Shaneman / C. Conlon

**Initial DRD Review:**

Signed Preliminary Plan - Date 1/24/03 Checked: Initial CAK Date 5-18-09  
 Planning Board Opinion - Date 1/23/03 Checked: Initial SJS Date 4-5-07  
 Site Plan Req'd for Development? Yes X No      Verified By: SJS (initial)  
 Site Plan Name: 82003002 A/B Site Plan Number: 82003002 A/B  
 Planning Board Opinion - Date ok per resolution Checked: Initial SJS Date 4-5-07  
 Site Plan Signature Set - Date 1-31-08 Checked: Initial RAK Date 5-12-09  
 Site Plan Reviewer Plat Approval: Checked: Initial      Date     

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>A. Pfeiffer</u>	<u>12-20-05</u>	<u>1-4-06</u>	<u>12-30-05</u>	<u>FIX Easement lines</u>
Research	Bobby Fleury	↓	↓		<u>ok</u>
SHA	Doug Mills	↓	↓		
PEPCO	Steve Baxter	↓	↓		
Parks	Doug Powell	↓	↓		
DRD	Steve Smith	↓	↓	<u>1-4-06</u>	<u>See Plat</u>

**Final DRD Review:**

DRD Review Complete:  
 (All comments rec'd and incorporated into mark-up)  
 Engineer Notified (Pick up Mark-up):  
 Final Mylar w/Mark-up & PDF Rec'd:

Initial SJS Date 5/14/09  
SJS 4/24/09  
SJS 5-14-09

**Board Approval of Plat:**

Plat Agenda:  
 Planning Board Approval:  
 Chairman's Signature:

SJS 5/28/09  
 \_\_\_\_\_  
 \_\_\_\_\_

**DPS Approval of Plat:**

Engineer 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 Green Books for Resubdivision:  
 Notify Engineer to Seal Plats:  
 Engineer Seal Complete:  
 Complete Reproduction:  
 Sent to Courthouse for Recordation:

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







# CLARKSBURG VILLAGE



CPJ ASSOCIATES  
Charles P. Johnson & Associates, Inc.  
10000 Greenway Drive, Suite 100  
Montgomery, MD 20886  
Tel: (301) 424-1100  
Fax: (301) 424-1101

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

PRELIMINARY PLAN # 1-20010300

NO.	DATE	DESCRIPTION
1	01/15/01	PRELIMINARY PLAN
2	01/15/01	AMENDED PRELIMINARY PLAN

### AMENDED CLARKSBURG VILLAGE GENERAL NOTES

1. The Project is located in the Clarksburg (2nd) Election District, Montgomery County, Maryland.
2. The Project is shown on the Clarksburg (2nd) Election District Map, Montgomery County, Maryland, as shown on the attached map.
3. The Project is shown on the Clarksburg (2nd) Election District Map, Montgomery County, Maryland, as shown on the attached map.
4. The Project is shown on the Clarksburg (2nd) Election District Map, Montgomery County, Maryland, as shown on the attached map.
5. The Project is shown on the Clarksburg (2nd) Election District Map, Montgomery County, Maryland, as shown on the attached map.
6. The Project is shown on the Clarksburg (2nd) Election District Map, Montgomery County, Maryland, as shown on the attached map.
7. The Project is shown on the Clarksburg (2nd) Election District Map, Montgomery County, Maryland, as shown on the attached map.
8. The Project is shown on the Clarksburg (2nd) Election District Map, Montgomery County, Maryland, as shown on the attached map.
9. The Project is shown on the Clarksburg (2nd) Election District Map, Montgomery County, Maryland, as shown on the attached map.
10. The Project is shown on the Clarksburg (2nd) Election District Map, Montgomery County, Maryland, as shown on the attached map.

### LEGEND

- PROPERTY BOUNDARY LINE
- UTILITY TO BE LOCATED
- STORM INLET BUFFER LINE
- RELAND BENCH
- EXISTING SYSTEM LINE
- EXISTING UTILITY
- PROPOSED UTILITY
- ADJACENT PARCELS

REGISTERED PROFESSIONAL ENGINEER  
MONTGOMERY COUNTY, MARYLAND  
No. 11468  
Date: 01/15/01  
By: [Signature]

REGISTERED PROFESSIONAL ENGINEER  
MONTGOMERY COUNTY, MARYLAND  
No. 11468  
Date: 01/15/01  
By: [Signature]



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**Plat Name:** Spring Hill Manor  
**Plat #:** 220090530

**Location:** Located on the east side of Spring Hill Lane, 100 feet south of Glenmoor Drive  
**Master Plan:** Bethesda-Chevy Chase  
**Plat Details:** R-60 and R-90 zones; 2 lots  
Public Water, Public Sewer  
**Applicant:** George Huguley

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Record Plat Review Sheet. Staff has determined that the record plat complies with Preliminary Plan No. 120060590 (MCPB Opinion dated November 1, 2006), as approved by the Board, and that any minor modifications on the plat do not alter the intent of the Board's previous approval the aforesaid plan.

**RECORD PLAT REVIEW SHEET**

Plat Name: Spring Hill Manor Plat Number: 220090530  
 Plan Name: Springhill Manor Plan Number: 120060590  
 Plat Submission Date: 11-5-08  
 DRD Plat Reviewer: S. Smith  
 DRD Prelim Plan Reviewer: D Kinney Checked: P.B. Date 2/26/09

**Initial DRD Review:**

Signed Preliminary Plan – Date 6-11-08 Checked: Initial SJS Date 12/12/08  
 Planning Board Opinion – Date 11-1-06 Checked: Initial SJS Date 12-12-08  
 Site Plan Req'd for Development? Yes \_\_\_ No X Verified By: SJS (initial)  
 Site Plan Name: \_\_\_\_\_ Site Plan Number: \_\_\_\_\_  
 Planning Board Opinion – Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 Site Plan Signature Set – Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 Site Plan Reviewer Plat Approval: Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>M. Foster</u>	<u>11-5-08</u>	<u>11-21-08</u>	<u>12-1-08</u>	<u>Revise / Tree Save Note</u>
Research	Bobby Fleury	↓	↓	<u>11-6-08</u>	<u>OK</u>
SHA	Doug Mills	↓	↓		
PEPCO	Steve Baxter	↓	↓		
Parks	Doug Powell	↓	↓	<u>N/A</u>	<u>N/A</u>
DRD	Nellie Carey	↓	↓		

**Final DRD Review:**

DRD Review Complete: Initial SJS Date 5/14/09  
 (All comments rec'd and incorporated into mark-up)  
 Engineer Notified (Pick up Mark-up): Initial SJS Date 2-5-09  
 Final Mylar w/Mark-up & PDF Rec'd: Initial SJS Date 4-23-09

**Board Approval of Plat:**

Plat Agenda: Initial SJS Date 5-28-09

Planning Board Approval: \_\_\_\_\_

Chairman's Signature: \_\_\_\_\_

**DPS Approval of Plat:**

Engineer 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 Green Books for Resubdivision: \_\_\_\_\_

Notify Engineer to Seal Plats: \_\_\_\_\_

Engineer Seal Complete: \_\_\_\_\_

Complete Reproduction: \_\_\_\_\_

Sent to Courthouse for Recordation: \_\_\_\_\_

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



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS ACQUIRED BY GEORGE W. HUGUELY IV FROM MARIA S. SAMSON BY DEED DATED OCTOBER 1ST 2004 RECORDED IN LIBER 28425 AT FOLIO 424 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT ALL PROPERTY CORNERS MARKED THIS --- ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 50-24(E) OF SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND. TOTAL AREA OF THIS PLAN OF SUBDIVISION IS 37,428.61 SQUARE FEET OF 0.859 ACRES. THERE IS NO STREET DEDICATION BY THIS PLAT.

4-22-09  
DATE

*Andrew A. Husbands*  
ANDREW A. HUSBANDS, PROFESSIONAL LAND SURVEYOR 21188

**OWNER'S CERTIFICATION**

WE GEORGE W. HUGUELY, IV, DAVID E. WENG AND CHRISTINA C. LEU TENANTS BY THE ENTIRETY, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON HEREBY ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE, GRANT THE INGRESS-EGRESS EASEMENT FOR THE USE AND BENEFIT OF LOT 14, BLOCK A AS SHOWN HEREON.

WE FURTHER GRANT A 10' FOOT WIDE PUBLIC UTILITY EASEMENT, SHOWN HEREON AS "10' P.U.E." TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED: "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENT," AS RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS OR TRUSTS AFFECTING THIS PROPERTY.

WITNESS *George W. Huguley IV* 4/14/09  
 GEORGE W. HUGUELY IV OWNER DATE  
 AS TO LOT 15  
 WITNESS *David E. Weng* 4/14/09  
 DAVID E. WENG OWNER DATE  
 AS TO LOT 14  
 WITNESS *Christina C. Leu* 4/14/09  
 CHRISTINA C. LEU OWNER DATE  
 AS TO LOT 14

**NOTES:**

- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
- THIS PROPERTY IS ZONED R-90 & R-60.
- THIS PROPERTY IS SHOWN ON TAX MAP NO. HP 561, WSSC GRID 211 NW 03.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDED OF THIS PLAT, UNLESS EXPRESSLY CONTEMPLATED 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.
- THIS PLAT IS FOR PUBLIC WATER AND SEWER SYSTEMS ONLY.
- THIS PROPERTY IS EXEMPT FROM THE FOREST CONSERVATION PLAN REQUIREMENT OF CHAPTER 22A, MONTGOMERY COUNTY FOREST CONSERVATION LAW, PER EXEMPTION NO. 42005374E. THIS PROPERTY IS SUBJECT TO A TREE SAVE PLAN.
- THE LOT SHOWN HEREON ARE LIMITED TO THE USES & CONDITIONS AS REQUIRED BY PRELIMINARY PLAN # 120060590, APPROVED ON JULY 13TH 2006; OPINION DATED NOVEMBER 1ST 2006.

207053

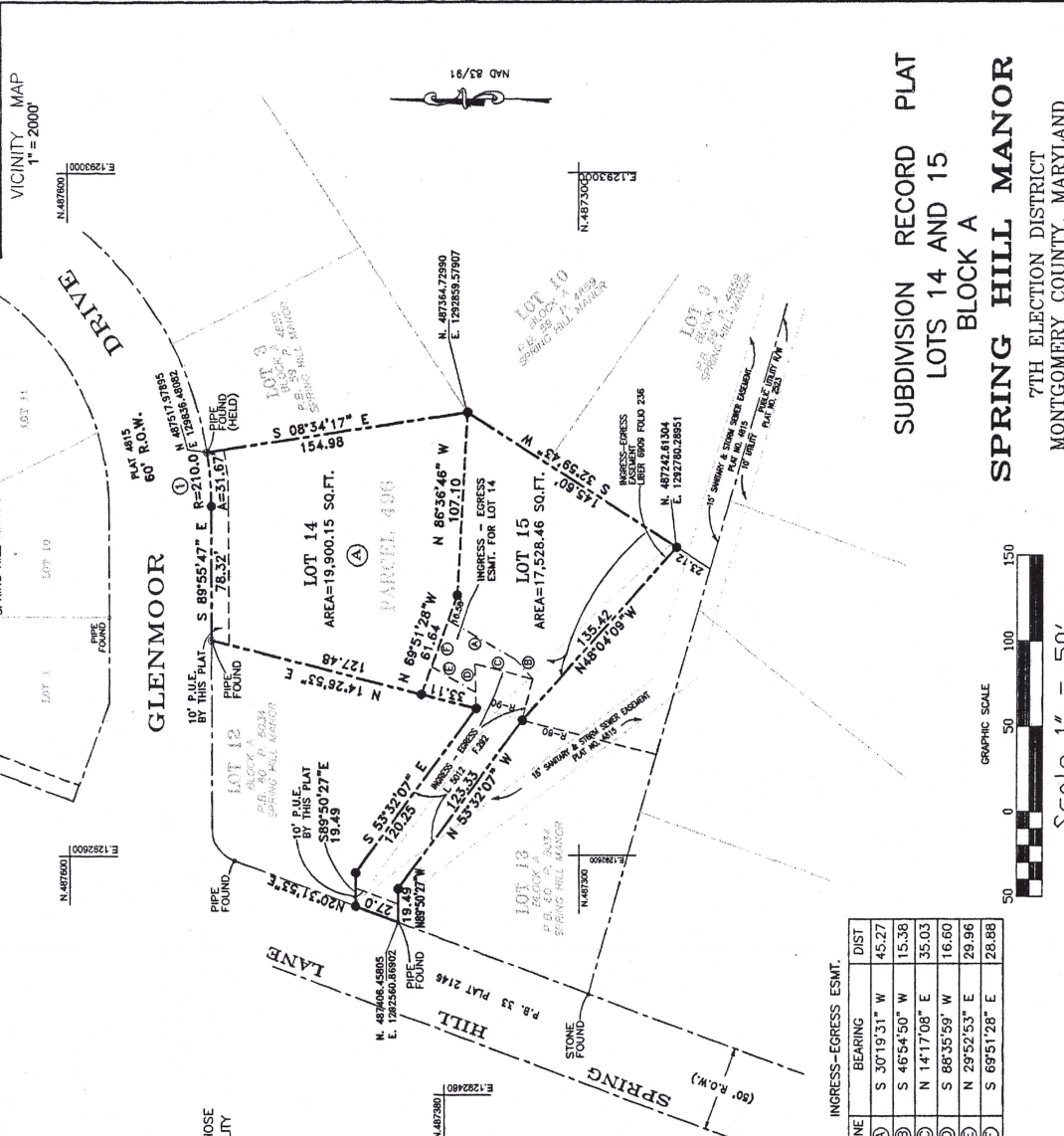
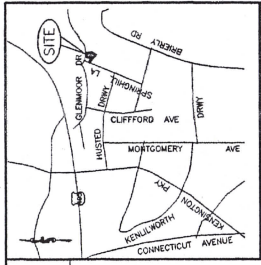
MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION  
 MONTGOMERY COUNTY PLANNING BOARD, APPROVED:  
 CHAIRMAN \_\_\_\_\_ SECRETARY - TREASURER \_\_\_\_\_  
 M.N.C.P. & P.C. RECORD FILE NO. \_\_\_\_\_

DEPARTMENT OF PERMITTING SERVICES  
 MONTGOMERY COUNTY, MARYLAND  
 APPROVED: \_\_\_\_\_ DIRECTOR: \_\_\_\_\_

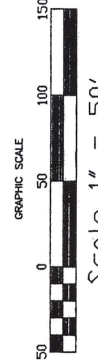
NO.	RAD.	ARC	Δ	CHD.	BEARING	DIST.
1	210.0	31.67		08°36'30"	N 85°45'12" E	31.64

PLAT NO.:

CURVE DATE



LINE	BEARING	DIST
(A)	S 30°19'31" W	45.27
(B)	S 46°54'50" W	15.36
(C)	N 14°17'08" E	35.03
(D)	S 88°35'59" W	16.60
(E)	N 29°52'53" E	29.96
(F)	S 69°51'28" E	28.88



**SUBDIVISION RECORD PLAT**  
**LOTS 14 AND 15**  
**BLOCK A**  
**SPRING HILL MANOR**

7TH ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 50' NOVEMBER 2007

**WCG**  
 ENGINEERS  
 SURVEYORS  
 CONSULTANTS  
 4200 FORBES BLVD. #203  
 LANHAM, MARYLAND 20706  
 (301) 469-1750 FAX 469-1757

01-0398

