



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


MCPB
Item # 1B
10-11-2012

MEMORANDUM

DATE: October 2, 2012

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 October 11, 2012

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:

220121350 **Clarksburg Village (Revision)**
220122030 **Chevy Chase, Section 4**
220130060 **Olney Mill**

Plat Name: Clarksburg Village (Revision)
Plat #: 220121350

Location: Located on the east side of the intersection of Newcut Road and Juniper Blossom Place
Master Plan: Clarksburg Master Plan
Plat Details: R-200/TDR zone; 8 lots
Community Water, Community Sewer
Applicant: Clarksburg Village L.C.

Explanation of Revision

The subject plat was approved by the Board at its meeting on July 26, 2012. In the interim the surveyor has revised the plat to remove 27 square feet from proposed Lot 126. This is being done to accommodate a recently approved floodplain study which would have encumbered the former configuration of Lot 126 with small portion of 100-year floodplain. Additionally, the WSSC easement across Lot 126 has been released and no longer appears on the revised plat.

The subdivision plat 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.

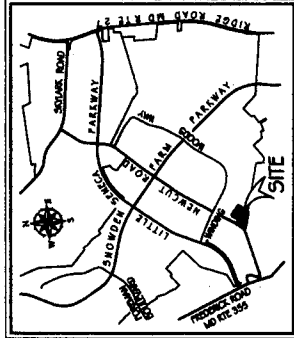
Surveyor's Certificate

I hereby certify that the information shown hereon is correct, that it is a subdivision of a part of the property owned by Clarksburg Village, L.C., a Virginia limited liability company from Allegent, Miami, Fla. and that it was duly recorded in the Land Records of Montgomery County, Maryland in Liber 14771 at Folio 473.

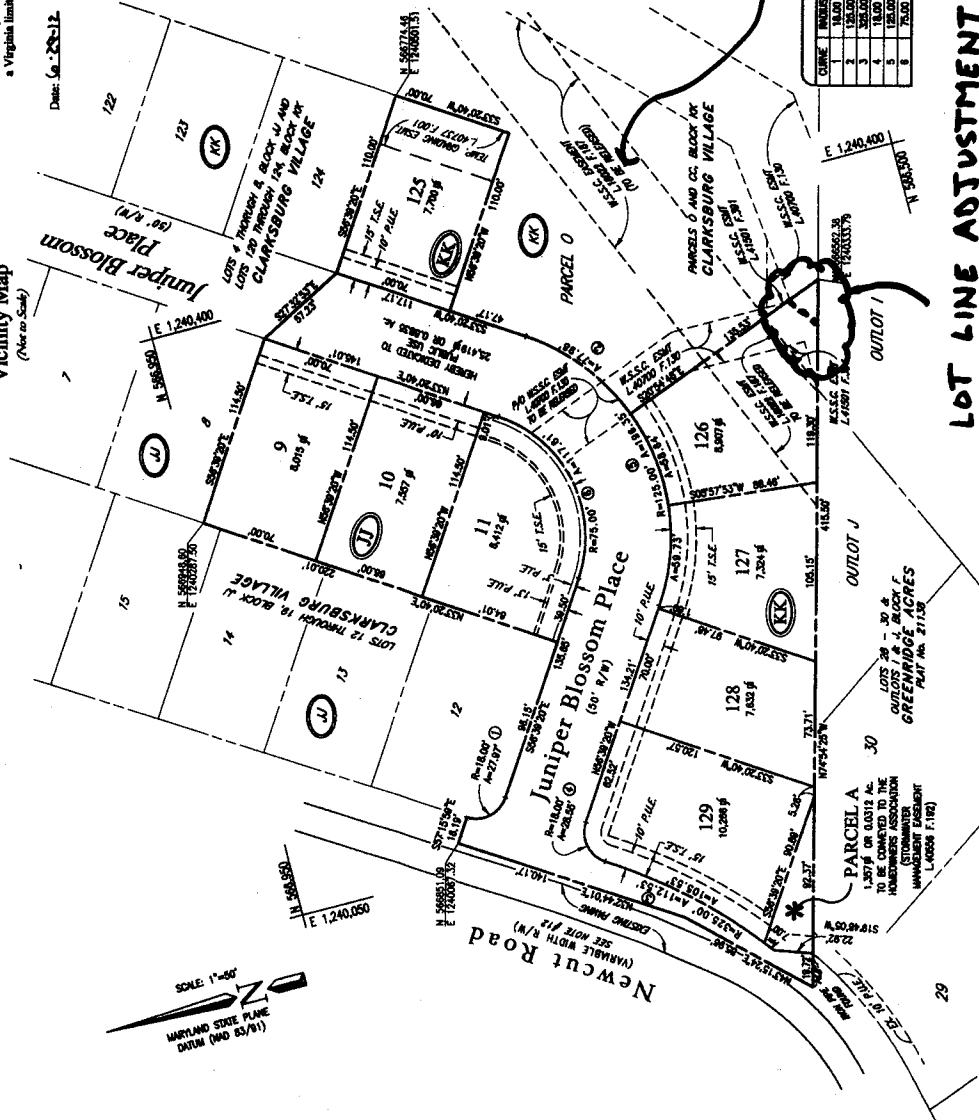
I also certify that, if engaged, I will set all property corner markers in accordance with Section 50-24(c) of the subdivision regulations of Montgomery County, Maryland.

I further certify that the total area included in this subdivision record plat is 92,589 square feet or 2.1256 acres of land of which 25,419 square feet or 0.5835 of an acre of land is dedicated to public use.

Date: 6/23/12
 David F. Dobbins
 Property Line Surveyor
 Maryland No. 526
 Exp. 02/17/2013



Vicinity Map
(Not to Scale)



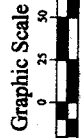
REMOVED WSSC EASEMENT

LOT	AREA AC.	AREA SQ. FT.	PERCENT	REMARKS	CHANGED
1	18.00	155,520	17.0	STREET	25.54
2	18.00	155,520	17.0	STREET	25.54
3	18.00	155,520	17.0	STREET	25.54
4	18.00	155,520	17.0	STREET	25.54
5	18.00	155,520	17.0	STREET	25.54
6	18.00	155,520	17.0	STREET	25.54
7	18.00	155,520	17.0	STREET	25.54
8	18.00	155,520	17.0	STREET	25.54
9	18.00	155,520	17.0	STREET	25.54
10	18.00	155,520	17.0	STREET	25.54
11	18.00	155,520	17.0	STREET	25.54
12	18.00	155,520	17.0	STREET	25.54
13	18.00	155,520	17.0	STREET	25.54
14	18.00	155,520	17.0	STREET	25.54
15	18.00	155,520	17.0	STREET	25.54
16	18.00	155,520	17.0	STREET	25.54
17	18.00	155,520	17.0	STREET	25.54
18	18.00	155,520	17.0	STREET	25.54
19	18.00	155,520	17.0	STREET	25.54
20	18.00	155,520	17.0	STREET	25.54
21	18.00	155,520	17.0	STREET	25.54
22	18.00	155,520	17.0	STREET	25.54
23	18.00	155,520	17.0	STREET	25.54
24	18.00	155,520	17.0	STREET	25.54
25	18.00	155,520	17.0	STREET	25.54
26	18.00	155,520	17.0	STREET	25.54
27	18.00	155,520	17.0	STREET	25.54
28	18.00	155,520	17.0	STREET	25.54
29	18.00	155,520	17.0	STREET	25.54
30	18.00	155,520	17.0	STREET	25.54
31	18.00	155,520	17.0	STREET	25.54
32	18.00	155,520	17.0	STREET	25.54
33	18.00	155,520	17.0	STREET	25.54
34	18.00	155,520	17.0	STREET	25.54
35	18.00	155,520	17.0	STREET	25.54
36	18.00	155,520	17.0	STREET	25.54
37	18.00	155,520	17.0	STREET	25.54
38	18.00	155,520	17.0	STREET	25.54
39	18.00	155,520	17.0	STREET	25.54
40	18.00	155,520	17.0	STREET	25.54
41	18.00	155,520	17.0	STREET	25.54
42	18.00	155,520	17.0	STREET	25.54
43	18.00	155,520	17.0	STREET	25.54
44	18.00	155,520	17.0	STREET	25.54
45	18.00	155,520	17.0	STREET	25.54
46	18.00	155,520	17.0	STREET	25.54
47	18.00	155,520	17.0	STREET	25.54
48	18.00	155,520	17.0	STREET	25.54
49	18.00	155,520	17.0	STREET	25.54
50	18.00	155,520	17.0	STREET	25.54
51	18.00	155,520	17.0	STREET	25.54
52	18.00	155,520	17.0	STREET	25.54
53	18.00	155,520	17.0	STREET	25.54
54	18.00	155,520	17.0	STREET	25.54
55	18.00	155,520	17.0	STREET	25.54
56	18.00	155,520	17.0	STREET	25.54
57	18.00	155,520	17.0	STREET	25.54
58	18.00	155,520	17.0	STREET	25.54
59	18.00	155,520	17.0	STREET	25.54
60	18.00	155,520	17.0	STREET	25.54
61	18.00	155,520	17.0	STREET	25.54
62	18.00	155,520	17.0	STREET	25.54
63	18.00	155,520	17.0	STREET	25.54
64	18.00	155,520	17.0	STREET	25.54
65	18.00	155,520	17.0	STREET	25.54
66	18.00	155,520	17.0	STREET	25.54
67	18.00	155,520	17.0	STREET	25.54
68	18.00	155,520	17.0	STREET	25.54
69	18.00	155,520	17.0	STREET	25.54
70	18.00	155,520	17.0	STREET	25.54
71	18.00	155,520	17.0	STREET	25.54
72	18.00	155,520	17.0	STREET	25.54
73	18.00	155,520	17.0	STREET	25.54
74	18.00	155,520	17.0	STREET	25.54
75	18.00	155,520	17.0	STREET	25.54
76	18.00	155,520	17.0	STREET	25.54
77	18.00	155,520	17.0	STREET	25.54
78	18.00	155,520	17.0	STREET	25.54
79	18.00	155,520	17.0	STREET	25.54
80	18.00	155,520	17.0	STREET	25.54
81	18.00	155,520	17.0	STREET	25.54
82	18.00	155,520	17.0	STREET	25.54
83	18.00	155,520	17.0	STREET	25.54
84	18.00	155,520	17.0	STREET	25.54
85	18.00	155,520	17.0	STREET	25.54
86	18.00	155,520	17.0	STREET	25.54
87	18.00	155,520	17.0	STREET	25.54
88	18.00	155,520	17.0	STREET	25.54
89	18.00	155,520	17.0	STREET	25.54
90	18.00	155,520	17.0	STREET	25.54
91	18.00	155,520	17.0	STREET	25.54
92	18.00	155,520	17.0	STREET	25.54
93	18.00	155,520	17.0	STREET	25.54
94	18.00	155,520	17.0	STREET	25.54
95	18.00	155,520	17.0	STREET	25.54
96	18.00	155,520	17.0	STREET	25.54
97	18.00	155,520	17.0	STREET	25.54
98	18.00	155,520	17.0	STREET	25.54
99	18.00	155,520	17.0	STREET	25.54
100	18.00	155,520	17.0	STREET	25.54

Notes

- All terms, conditions, agreements, limitations, and requirements associated with any Preliminary Plan, Site Plan, Project Plan, or any other plan, showing the development of the property, approved by the Montgomery County Planning Board are intended to survive and not be controlled by the plat as recorded. The official files of any such plat(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 development control permit.
- This Subdivision Record Plat is not intended to allow any party affecting the ownership and 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.
- This development is served by public water and sewer systems only.
- This plat is limited to the uses and conditions of Annetted Preliminary Plan No. 12001030E entitled "Clarksburg Village".
- The development is subject to the terms and conditions as required by M-NCRAPC Site Plan No. 20050410, as amended, entitled "Clarksburg Village Phase 2".
- W.S.S.C. 200 scale reference: 231 NW 12.
- This property is zoned R-300TDR.

14. The property shown hereon is being developed in accordance with TDR-3 standards. The following one (1) development right necessary for development has been conveyed to the owners:
 Liber/Folio Date
 L-30414 F.224 July 13, 2005 TDR 16-8249



RECEIVED
 M-NCRAPC
 SEP 2 8 2012
 MONTGOMERY COUNTY
 PLANNING DEPARTMENT

Subdivision Record Plat
 Lots 9 through 11, Block JJ and
 Lots 125 through 129 and Parcel A, Block KK
Clarksburg Village

Clarksburg (2nd) District
 Montgomery County, Maryland
 June, 2012 Scale: 1" = 50'

Charles P. Johnson & Associates, Inc.
 1000 North Rockville Road, Suite 100
 Rockville, MD 20850
 Phone: 301-761-1100
 Fax: 301-761-1101
 Website: www.cpa-j.com

LOT LINE ADJUSTMENT

Area Tabulation
 Lots: 65,813 sq. ft. or 1.5109 Ac.
 Parcels: 1,357 sq. ft. or 0.0312 Ac.
 Streets: 25,419 sq. ft. or 0.5835 Ac.
 Total: 92,589 sq. ft. or 2.1256 Ac.

8 Lots
 1 Parcel
 Tax Map: EV
 220121350

Recorded: _____
 Date: _____
 Director: _____

PLA No.: _____

PREVIOUS PLAT

RECORD PLAT REVIEW SHEET

220121350

Plat Name: CLARKSBURG VILLAGE Plat Number: 220121340-220121350
 Plan Name: CLARKSBURG VILLAGE Plan Number: 12001030E
 Plat Submission Date: 2/27/12
 DRD Plat Reviewer: W. Mylar
 DRD Prelim Plan Reviewer: C. Conner Checked: WM Date 3/27/12

Background Review:

Signed Preliminary Plan - Date 11/3/2010 Checked: Initial WM Date 3/28/12
 Planning Board Resolution No. 10-70 Resolution Mailing Date 7/27/10
 Site Plan Required? Yes No Verified By: WM (initial)
 Site Plan Name: CLARKSBURG VILLAGE Site Plan Number: 820050410
 Site Plan Signature Set - Date 4/23/10 Checked: Initial WM Date 3/28/12
 Planning Board Resolution No. 09-24
 Site Plan Reviewer Check: Initial WM Date 3/29/12

Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances
 Coordinates Plan # Road/Alley Widths Easements Open Space N/A
 Non-standard BRLs N/A Adjoining Land Vicinity Map 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	2/29/12	5/14/12	5/14/12	(390) Needs Datum
Research	Bobby Fleury	2/29/12	5/14/12	3/2/13	(390) Needs Datum
SHA	Corren Giles				
PEPCO					
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up):
 Final Mylar & DXF/DWG Received:
 Final Mylar Review Complete:

Initial
WM
WM
WM

Date
4/3/12
~~7/5/12~~
7/16/12

* 220121350 has been resubmitted & scheduled for the 10/11/12 PIB

Board Approval of Plat:

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

WM
SOS
JMK

7/26/12
7-26-2012
7-26-12

WM
 9/27

MCDPS Approval of Plat:

Consultant Pick-up for DPS Signature:
 Final Mylar for Reproduction Rec'd:

SOS

7/27/12

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 in Hansen

No. _____