



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


**MCPB**  
**Item # 1B**  
**11-15-2012**

**MEMORANDUM**

**DATE:** November 7, 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 November 15, 2012

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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 plats. The following plats are included:

220110930 - 220110950 **Clarksburg Village (Revision)**  
220120820 **Glen Echo Heights, Section 2**  
220121680 **Kensington View, Section One**  
220121970 **Woodside**  
220130160 **Massachusetts Avenue Forest**

**Plat Name:** Clarksburg Village (Revision)  
**Plat #:** 220110930 - 220110950

**Location:** Located at the intersection of Emerald Green Drive and Heron Neck Terrace.

**Master Plan:** Clarksburg Master Plan

**Plat Details:** R-200/TDR zone; 35 lots, 4 parcels  
Community Water, Community Sewer

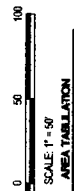
**Applicant:** CLKBG, LLC

Staff notes the above plats were approved by the Planning Board at the October 25, 2012 meeting and have since been re-struck by the consultant to address additional review comments from the Montgomery County Department of Permitting Services (MCDPS). The revisions to the plats are as follows:

- Change to Floodplain Study referenced on plat number 220110930
- Clarification to the labeling of Storm Drain Easement on plat number 220110930
- Minor drafting modifications such as additional lead lines, change to line type and text style on all plats

The revised 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. 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 plats do not alter the intent of the Board's previous approval of the aforesaid plans.

# PLAT NO.

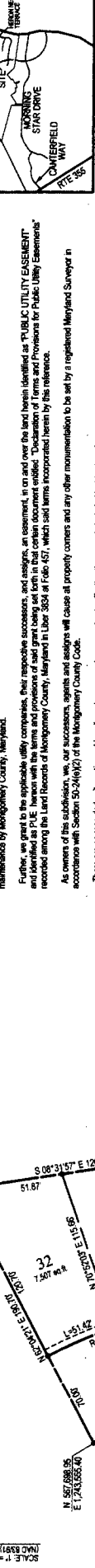


**AREA TABULATION**  
SCALE: 1" = 50'

PARCEL = 7,588 SQ.FT. OR 0.1744 AC
LOTS = 145,294 SQ.FT. OR 3.3348 AC
STREETS = 43,475 SQ.FT. OR 0.9960 AC
TOTAL = 196,357 SQ.FT. OR 4.5072 AC

**Line Table**

Direction	Length
1. S 69°53'2" E 19.45'	
2. S 90°42'3" W 3.25'	
3. S 74°29'4" E 2.00'	
4. S 16°30'0" W 15.44'	
5. N 73°24'3" W 30.97'	
6. N 16°37'1" E 41.00'	
7. S 62°25'4" E 31.08'	



**OWNERS CERTIFICATE**  
We, the undersigned, owners of the property described herein, hereby adopt the plat of subdivision shown hereon to public use, establish the minimum building setback line, and grant to Montgomery County, Maryland, a right-of-way easement for the improvements on the abutting right-of-way to be completed and accepted for maintenance by Montgomery County, Maryland.

Further, we grant to the applicable utility companies, their respective successors, and assigns, an easement, in and over the land herein identified as "PUBLIC UTILITY EASEMENT" and identified as P.U.E. hereon with the terms and provisions of said grant being set forth in their respective easement documents on file with the Land Records Commission and recorded among the Land Records of Montgomery County, Maryland in Liber 3824 in Folio 457, which said terms incorporated herein by this reference.

All 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 35-24(a)(2) of the Montgomery County Code.

There are no recorded subs, adorns a law, liens, leases, mortgages, or trusts affecting the property included in this plan of subdivision.

CLKRG, LLC, a Maryland limited liability company

*[Signature]*  
Brian Alton  
Market Manager/Lead Authorized Person  
CLKRG, LLC

Date: 10-25-12

Witness/Notary  
*[Signature]*  
Notary Public  
Montgomery County, Maryland  
Registration No. 21508  
License Expires: 07/13/13

**SURVEYOR'S CERTIFICATE**  
I hereby certify to the best of my professional knowledge, information and belief that the information contained herein is true and correct, that it is a subdivision of part of the property of CLKRG, LLC, a Maryland limited liability company, and that the same is being subdivided in accordance with the provisions of the Land Records of Montgomery County, Maryland in Liber 4075 at Folio 103.

And that once accepted as described in the Owner's Certificate herein, all property corner monuments shown that will be set as delineated hereon in accordance with the provisions of Section 35-24(a)(2) of the Montgomery County Code.

The total area included in this subdivision record plat is 196,357 square feet or 4.5072 acres of land, of which 43,475 square feet or 0.9960 of an acre of land is dedicated to public use.

*[Signature]*  
Surveyor  
Montgomery County, Maryland  
Registration No. 21508  
License Expires: 07/13/13

**VICINITY MAP**  
SCALE: 1" = 200'



**NOTES:**

- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, record plan, or any other plan, or any other plan, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the adoption of this plat, unless expressly contradicted 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 Chapter 23A, Montgomery County Forest Conservation Law, including approval of the Forest Conservation Plan and appropriate Agreements Prior to Issuance of the Setback Control Permit. A copy of the approved plan may be viewed at 8787 Greenway Avenue, Silver Spring, Maryland.
- This subdivision record plat is not intended to show any further issuance of the ownership and/or use, nor every matter restricting the ownership and/or use of the property. The subdivision record plat is not intended to replace a commission of title or to depict a note or liens affecting the.
- This subdivision is served by public water and sewer systems only.
- W.S.S.C. 200 scale reference: 231 NW 11
- This property appears on Montgomery County Tax Map FV123.
- This plat is limited to the uses and conditions of amended Preliminary Plan No. 10001030E and site plan No. 020659410, entitled "Clarksburg Village" and 15-6134.
- The property shown hereon is being developed in accordance with TDR standards. The following Four (4) Development Rights necessary for development have been conveyed to the owners as follows: Liber 36481 Folio 437, dated December 28, 2008 as TDRS 15-9055, 15-9056, 15-9183, and 15-6134.
- Parcel A, Block YX, is subject to the terms and conditions of a Common Open Space Covenants with the Maryland-National Capital Park and Planning Commission recorded among the Land Records of Montgomery County, Maryland in Liber 28045 at Folio 378.
- Parcel A, Block YX, shows hereon are subject to the terms and provisions of a Declaration of Covenants, for the operation and maintenance of private streets, storm drain systems, and/or open space areas, recorded among the Land Records of Montgomery County, Maryland in Liber 41862 at Folio 141.

**CLARKSBURG VILLAGE**  
SUBDIVISION RECORD PLAT  
LOTS 28 thru 32, BLOCK WW and  
LOTS 1 thru 9 and LOTS 33 thru 40  
and PARCEL A, BLOCK YY

CLARKSBURG (2nd) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 50' DECEMBER 2010

Locke Associates, Inc.  
Submittal Examiners

ROCKVILLE OFFICE  
2 Research Place, Suite 100 Rockville, MD 20850 1.301.946.2750 1.301.946.9057  
www.LSAAssociates.net

Engineering Planning Surveying Environmental Sciences

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_

RECORDED PLAT

CHAIRMAN \_\_\_\_\_ SECRETARY/TREASURER \_\_\_\_\_

DATE \_\_\_\_\_

DIRECTOR \_\_\_\_\_

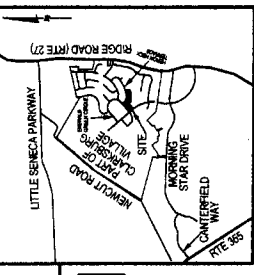
MONTGOMERY COUNTY, MARYLAND  
DEPARTMENT OF PERMITTING SERVICES

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

M.A.C.P. & P.C. RECORD FILE NO. \_\_\_\_\_



# PLAT NO.



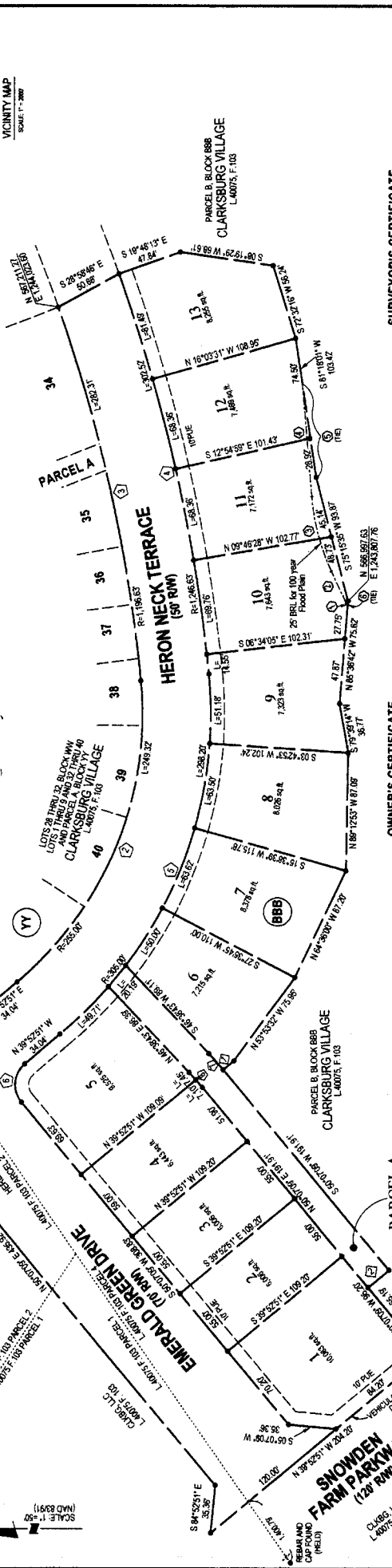
**Area Tabulation**

Stretches	84,071.50 FT OR 14,709 AC
LOTS - 86,544.80 FT OR 15,853 AC	
PARCEL - 5,894.50 FT OR 1,083.45 AC	
TOTAL - 108,508.50 FT OR 19,845.85 AC	

**Notes-Continued**

13. Open space areas are hereby maintained by the Homeowners' associations. Montgomery County, Maryland will not participate in the maintenance of these areas.

14. Parcel A, Block BBB, shown herein is subject to the terms and provisions of a Declaration of Condominiums, for the operation and maintenance of private streets, storm drain systems, and/or open space areas, recorded among the Land Records of Montgomery County, Maryland in Liber 41552 at Folio 141.



**OWNER'S CERTIFICATE**

We, the undersigned, owners of the property described herein, hereby adopt this plat of subdivision, dedicate the street shown herein to public use, establish the minimum building restriction lines, and grant to Montgomery County, Maryland, a temporary stone easement, fifteen (15) feet wide across the property adjacent contiguous, and parallel to all street right-of-way lines, said stone easement shall be contiguous 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 grant to the applicable utility companies, their respective successors, and assigns, an easement, in and over the land herein identified as "PUBLIC UTILITY EASEMENT" and identified as PUE herein with the terms and provisions of said grant being set forth in that certain document entitled "Declaration of Terms and Provisions for Public Utility Easement" 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 recommendation to be set by a registered Maryland Surveyor in accordance with Section 50-24(e)(2) of the Montgomery County Code.

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

CLBGG, LLC, a Maryland limited liability company

*Blair Arian* Date 10-25-12 Witness/Agent  
*Maria Manager-land/ Authorized Person*  
 CLBGG, LLC

**SURVYOR'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, L.C., a Virginia limited liability company and PIEDMONT INVESTMENTS, L.L.C., a Maryland limited liability company, to CLBGG, L.L.C., a Maryland limited liability company, by a deed dated September 11, 2010, and recorded among the Land Records of Montgomery County, Maryland in Liber 40875 at Folio 103.

And that once engaged as described in the Owner's Certificate herein, all property corner markers shown on this plat will be set and maintained in accordance with the provisions of Section 50-24(e)(2) of the Montgomery County Code.

The total area included in this subdivision record plat is 199,509 square feet or 3.8914 acres of land, of which 64,071 square feet or 1,170.9 acres of land is hereby dedicated to public use.

*Timothy F. Lee* Date 10-23-2012  
 Professional Land Surveyor  
 License Expires: 07/13/13

**NOTES:**

- All terms, conditions, agreements, impositions, 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 plat, 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 herein is subject to the requirements of Chapter 22A, Montgomery County Forest Conservation Law, including approval of the Final Forest Conservation Plan and appropriate Agreements Prior to issuance of the Settlement Control Permit. A copy of the approved plan may be viewed at 8787 Georgia Avenue, Silver Spring, Maryland.
- This subdivision record plat is not intended to show every matter affecting the ownership and/or use, nor every matter restricting the ownership and/or 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.
- The development is served by public water and sewer systems only.
- Parcel A, Block BBB are subject to the terms and conditions of a Common Open Space Condominium with the Maryland-National Capital Park and Planning Commission recorded among the Land Records of Montgomery County, Maryland in Liber 28045 at Folio 578.
- W.S.S.C 200 special references: 231 NW 11
- This property appears on Montgomery County Tax Map FY123.
- The plat is limited to the uses and conditions of amended Preliminary Plan No. 12001039E and Site Plan No. 820059410, entitled "Clarksburg Village".
- Zoned R-200/TDR.
- The development conforms with the requirements of Chapter 25(A) of the Montgomery County Code to provide moderately priced dwelling units.
- The property shown herein is being developed in accordance with TDR standards. The following three (3) Development Rights necessary for development have been conveyed to the owners as follows: Liber 36481 Folio 437, dated December 29, 2008 as TDR S-13-6135, 13-8136 and 13-8137.
- The source of the 100-year floodplain shown herein was taken from a flood plain study by Lovelands, Sollitt Associates, Inc., dated July 2010, and approved by MDCPS in a letter dated August 25, 2010, Floodplain Study No. 238428.

**SUBDIVISION RECORD PLAT**  
**LOTS 1 thru 13, AND**  
**PARCEL A, BLOCK BBB**  
**CLARKSBURG VILLAGE**  
 CLARKSBURG (2nd) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 50' DECEMBER 2010

Loveland  
 Sollitt Associates, Inc.  
 ROCKVILLE OFFICE  
 2 Research Place, Suite 100 Rockville, MD 20850 1.301.948.2750 1.301.948.9087  
 Engineering Planning Surveying Environmental Sciences  
 www.LSAssociates.net

**APPROVED** \_\_\_\_\_ DATE \_\_\_\_\_  
 SECRETARY, TREASURER  
 CHARMAN  
 M.N.C.P. & P.C. RECORD FILE NO. \_\_\_\_\_  
 DIRECTOR  
 MONTGOMERY COUNTY, MARYLAND  
 DEPARTMENT OF PERMITTING SERVICES

**RECORDED PLAT** \_\_\_\_\_  
 SCALE: 1" = 50'

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_  
 SECRETARY, TREASURER  
 CHARMAN  
 MONTGOMERY COUNTY, MARYLAND  
 DEPARTMENT OF PERMITTING SERVICES

# RECORD PLAT REVIEW SHEET

Plat Name: Clarksburg Village Plat Number: 220110930-950  
 Plan Name: Clarksburg Village Plan Number: 12001030E  
 Plat Submission Date: 3-9-2011  
 DRD Plat Reviewer: S. Smith  
 DRD Prelim Plan Reviewer: C. Conlon Checked: \_\_\_\_\_ Date \_\_\_\_\_

**Initial DRD Review:**

Signed Preliminary Plan - Date 11-3-10 Checked: Initial SJS Date 7-6-12  
 Planning Board Resolution - Date 7/27/10 Checked: Initial SJS Date 7-6-12  
 Site Plan Req'd for Development? Yes X No \_\_\_\_\_ Verified By: SJS (initial)  
 Site Plan Name: Clarksburg Village Phase 1B Site Plan Number: 820050410  
 Planning Board Resolution - 09-29 Checked: Initial SJS Date 7-6-12  
 Site Plan Signature Set - Date 4-23-10 Checked: Initial SJS Date 7-6-12  
 Site Plan Reviewer Plat Approval: Checked: Initial SJS Date 9/11/12

Review Items: Lot # & Layout  Lot Area  Zoning  Bearings & Distances   
 Coordinates  Plan #  Road/Alley Widths  Easements  Open Space   
 Non-standard BRLs  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	3-9-11	3/25/11		No REVISIONS
Research	Bobby Fleury			3-10-11	NAD 83/91
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				REVISE STREET NAME

**Final DRD Review:**

	Initial	Date	
Consultant Notified (Final Mark-up):	<u>SJS</u>	<u>9/12/12</u>	
Final Mylar & DXF/DWG Received:	<u>SJS</u>	<u>9-28-12</u>	REVISION
Final Mylar Review Complete:	<u>SJS</u>	<u>10/17/12</u>	SJS 11-5-12
<b>Board Approval of Plat:</b>			
Plat Agenda:	<u>SJS</u>	<u>10/25/12</u>	SJS 11-15-12
Planning Board Approval:	_____	_____	
Chairman's Signature:	_____	_____	
<b>MCDPS Approval of Plat:</b>			
Consultant Pick-up for DPS Signature:	_____	_____	
Final Mylar for Reproduction Rec'd:	_____	_____	
<b>Plat Reproduction:</b>			
Addressing:	_____	_____	
File Card Update:	_____	_____	
Final Zoning Book Check:	_____	_____	
Update Address Books with Plat #:	_____	_____	No. _____
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	_____	_____	



