



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


**MCPB**  
**Item # 1B**  
**12-5-2013**

**MEMORANDUM**

**DATE:** November 25, 2013

**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 December 5, 2013

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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:

220111510 **Clarksburg Village (Revision)**  
220120770-220120810 **Clarksburg Village**  
220130580 **Jones Manor**  
220131360 **Churchill Town Sector - Germantown**

**Plat Name: Clarksburg Village (Revision)**

**Plat #: 220111510**

**Location:** Located on the southeastern side of Winding Woods Way, 130 feet southwest of Snowden Farm Parkway.

**Master Plan:** Clarksburg Master Plan

**Plat Details:** R-200/TDR zone; 3 parcels  
Community Water, Community Sewer

**Owner:** Clarksburg Village, L.C.

Explanation of Revision:

The subject plat was previously approved by the Planning Board at its meeting held on July 25, 2013. In the interim period, since that original approval, the mylar has been re-struck by the surveyor to address comments of Montgomery County Department of Permitting Services. Revisions from the original mylar are as follows:

- Removal of Temporary Slope Easement along Snowden Farm Parkway
- Prior hand-drafted notations (referencing Access Easement and Subordination Agreement) are now in typeset.

The revised mylar contains no other alterations from the originally approved plat. Staff has determined that the plat complies with Preliminary Plan No. 12001030F (MCPB Resolution No. 12-47) 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**

The undersigned, owner of the property shown hereon and described in the Surveyor's Certificate, hereby adopts this Subdivision Record Plat. Establishes the minimum building setback lines, dedications to public use, Green Public Utility Easements as shown hereon and designated as P.U.E. to the parties listed and with the terms and provisions being set forth in that certain document entitled "Declaration of Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 2834 at Folio 457, which said terms and provisions are incorporated herein by this reference. Subject to all current and applicable regulations of all federal, state and local governing agencies.

We further certify that a Maryland Registered Land Surveyor will be engaged to set all property corners hereon in accordance with section 50-24(c) of the subdivision regulations of Montgomery County, Maryland.

There are no suits, actions at law, liens, leases, mortgages or trusts affecting the property shown hereon, except that certain deed of trust recorded in L-41699 F. 402, and the parties in interest thereto have below indicated their assent.

Date: / 0 - 25 - 13

Clarkburg Village, L.C.  
a Virginia limited liability company

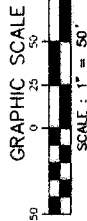
By: Thomas E. Marshall, Manager

We hereby assent to this Subdivision Record Plat

Wells Fargo Bank National Association

Trustee: Clarkburg Village, Trustee

Sole Acting Trustee



Area Tabulation

Curve	Radius	Arc	Area	Unsettled	Setback	Other
1	1871.50	70.48	27.00	35.43	5432.07	70.48
2	1871.50	70.48	27.00	35.43	5432.07	70.48
3	1871.50	70.48	27.00	35.43	5432.07	70.48

Approved:	Date:	Chairman	Ass. Secretary	Trustee
Approved:	Date:	Director		

The Maryland-National Capital Park and Planning Commission  
Montgomery County Planning Board

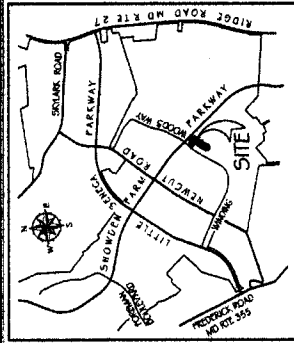
Department of Permitting Services  
Montgomery County

Recorded:  
Plat No.:

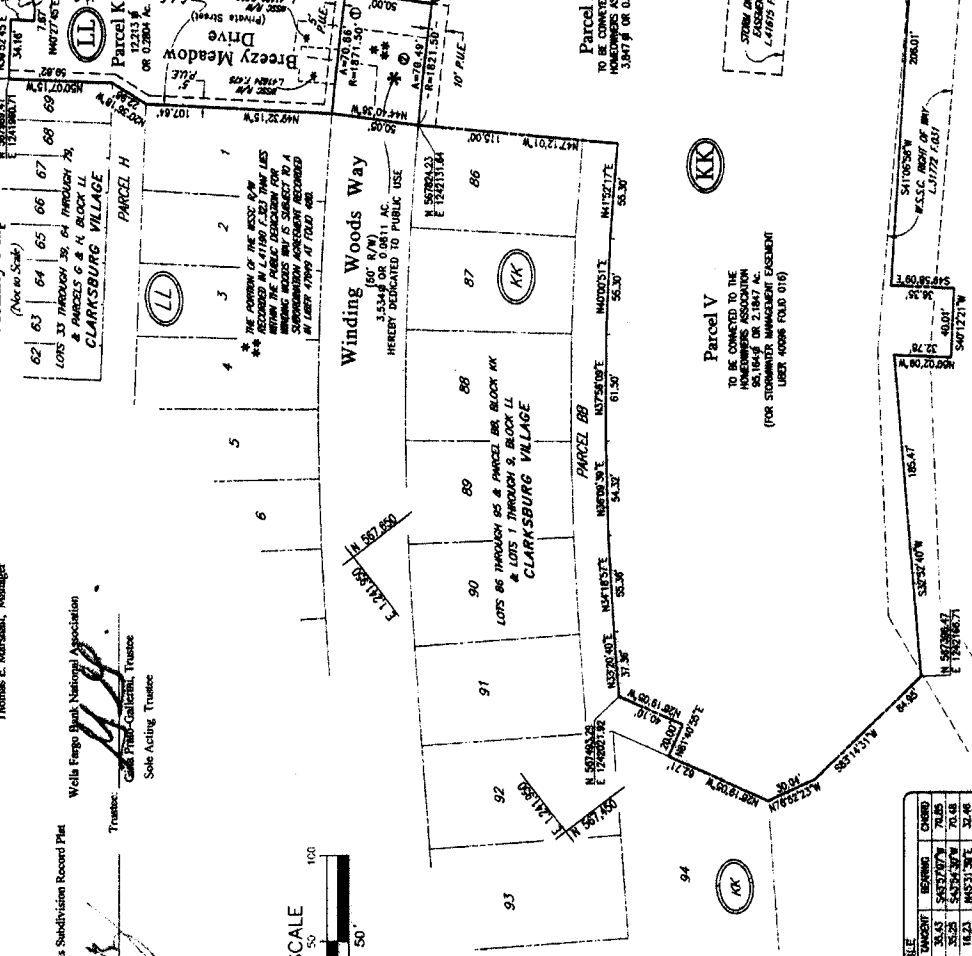
3 Parcels  
Tax Map: EV  
220111510

P.L.A. No.:

PROPERTY OF  
CLARKSBURG VILLAGE, L.C.  
LIBER 14771 FOLIO 473



Vicinity Map  
(Not to Scale)



Plat No.:

**Surveyor's Certificate**

I hereby certify that the information shown hereon is correct, that it is a subdivision of a part of the property acquired by Clarkburg Village, L.C., a Virginia limited liability company from Kingsford Manor Joint Venture by deed dated March 27, 1997 and recorded among the Land Records of Montgomery County, Maryland in Liber 14771 at Folio 473;

I further 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.

The total area included in this subdivision record plat is 114,758 square feet or 2.6345 acres of land, of which 3,534 square feet or 0.0811 acres are of land is dedicated to public use.

Date: 10/24/13  
Daniel F. DeBolt  
Property Line Surveyor  
Maryland No. 336  
Exp. 02/17/2015

**Notes**

- All terms, conditions, agreements, limitations, 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 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 sediment control permit.
- This Subdivision Record Plat is not intended to show every matter affecting the ownership of the property shown hereon, and the effect of this property. The Subdivision Record Plat is not intended to replace a 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 Amended Preliminary Plan No. L2001030F entitled "Clarkburg Village".
- The development is subject to the terms and conditions as required by M-NC2&PC Site Plan No. 82009410, as amended, entitled "Clarkburg Village Phase 2".
- W.S.S.C. 200 scale reference: 231 NW 12.
- This property is zoned R-200/TDR.
- Parcels V and AA, Block KK and Parcel K, Block LL, are subject to a Declaration of Covenants for Private Open Space, recorded among the Land Records of Montgomery County, Maryland in Liber 30383 at Folio 367.
- Private streets and private open space areas will be maintained by a private entity or the Homeowners Association. Montgomery County, Maryland will not participate in the maintenance of these private facilities.
- Parcels V and AA, Block KK and Parcel K, Block LL, are subject to the terms of a Common Open Space Covenant recorded among the Land Records of Montgomery County, Maryland in Liber 28945 at Folio 578.
- Vehicular access along Snowden Farm Parkway is devoted except at approved intersections.
- This Plat is subject to a Public Improvement Agreement (P.I.A.).
- Parcel K, Block LL, is subject to a Common Access Easement as delineated hereon as C.A.E. over Breezy Meadow Drive, private street, and is intended to provide unobstructed access to the general public in, over and throughout the roads and sidewalks, within said easement area. The public access of this area shall remain in effect until such time the property is redeveloped and a new subdivision plat is recorded which expressly confirms its removal. Montgomery County, Maryland will not participate in the maintenance of these private facilities.

Subdivision Record Plat  
Parcels V & AA, Block KK  
and Parcel K, Block LL

**Clarksburg Village**

Clarksburg (2nd) District  
Montgomery County, Maryland  
October, 2013 Scale: 1" = 50'

CPJ Charles P. Johnson & Associates, Inc.

Phase 2A  
U. Contract  
9-26-2013 11:02

# RECORD PLAT REVIEW SHEET

22011500-22011510  
 220120450-220120490  
 Plat Number: 220120640-220120670  
 Plan Number: 120010306

Plat Name: Clarksburg Village  
 Plan Name: Clarksburg Village  
 Plat Submission Date: 6/27/11  
 DRD Plat Reviewer: S. Smith, H. Maych  
 DRD Prelim Plan Reviewer: Condon, C.

Checked: WM Date 7/10/13

## Background Review:

Signed Preliminary Plan - Date 11/3/10 Checked: Initial WM Date 7/10/13  
 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, Phase II Site Plan Number: 820050410  
 Site Plan Signature Set - Date 4/23/10 Checked: Initial WM Date 7/10/13  
 Planning Board Resolution No. 09-24  
 Site Plan Reviewer Check: Initial WM Date 7/10/13

Review Items: Lot # & Layout  Lot Area  Zoning  Bearings & Distances   
 Coordinates  Plan #  Road/Alley Widths  Easements  Open Space   
 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				
Research	Bobby Fleury				
SHA	Corren Giles				
PEPCO					
Parks	Doug Powell				
DRD	Kelona Clark				

## Final DRD Review:

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

Initial  
WM  
WM  
WM

Date  
6/19/13  
7/2/13  
7/10/13

22011510 Revision  
 ↓  
 SOS 11/25/13

## Board Approval of Plat:

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

WM  
WM  
WM

7/25/13  
7/25/13  
7/26/13

SOS 12/5/13

## MCDPS Approval of Plat:

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

WM  
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7/29/13  
 \_\_\_\_\_

## Plat Reproduction:

Addressing:  
 File Card Update:  
 Final Zoning Book Check:  
 Update Address Books with Plat #:  
 Update Plat Books for Rest. Division:  
 Complete Reproduction:  
 Notify Consultant to Seal Plats:  
 Surveyor's Seal Complete:  
 Sent to Courthouse for Recordation:  
 Recordation Info Entered into Hansen

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