



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


**MCPB**  
**Item # 1B**  
**2-6-2014**

**MEMORANDUM**

**DATE:** January 29, 2014

**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 February 6, 2014

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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:

220120760 & 220121200 **Clarksburg Village**  
220140100 **Chevy Chase, Section 8**  
220140190 **Fernwood**  
220140330 **Chevy Chase, Section 2**

**Plat Name:** Clarksburg Village  
**Plat #:** 220120760 & 220121200

**Location:** Located at the intersection of Bluffwood Terrace and Newcut Road.  
**Master Plan:** Clarksburg Master Plan  
**Plat Details:** R-200/TDR zone; 45 lots, 3 parcels  
Community Water, Community Sewer  
**Owner:** Clarksburg Village, L.C.

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

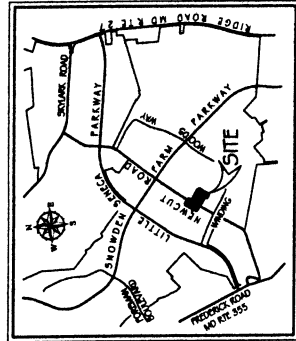
**Surveyor's Certificate**

I hereby certify that the information herein is correct, that it is a subdivision of a part of the property acquired by Clarksburg Village LLC, a Virginia limited liability company from Kingsroad 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;

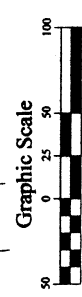
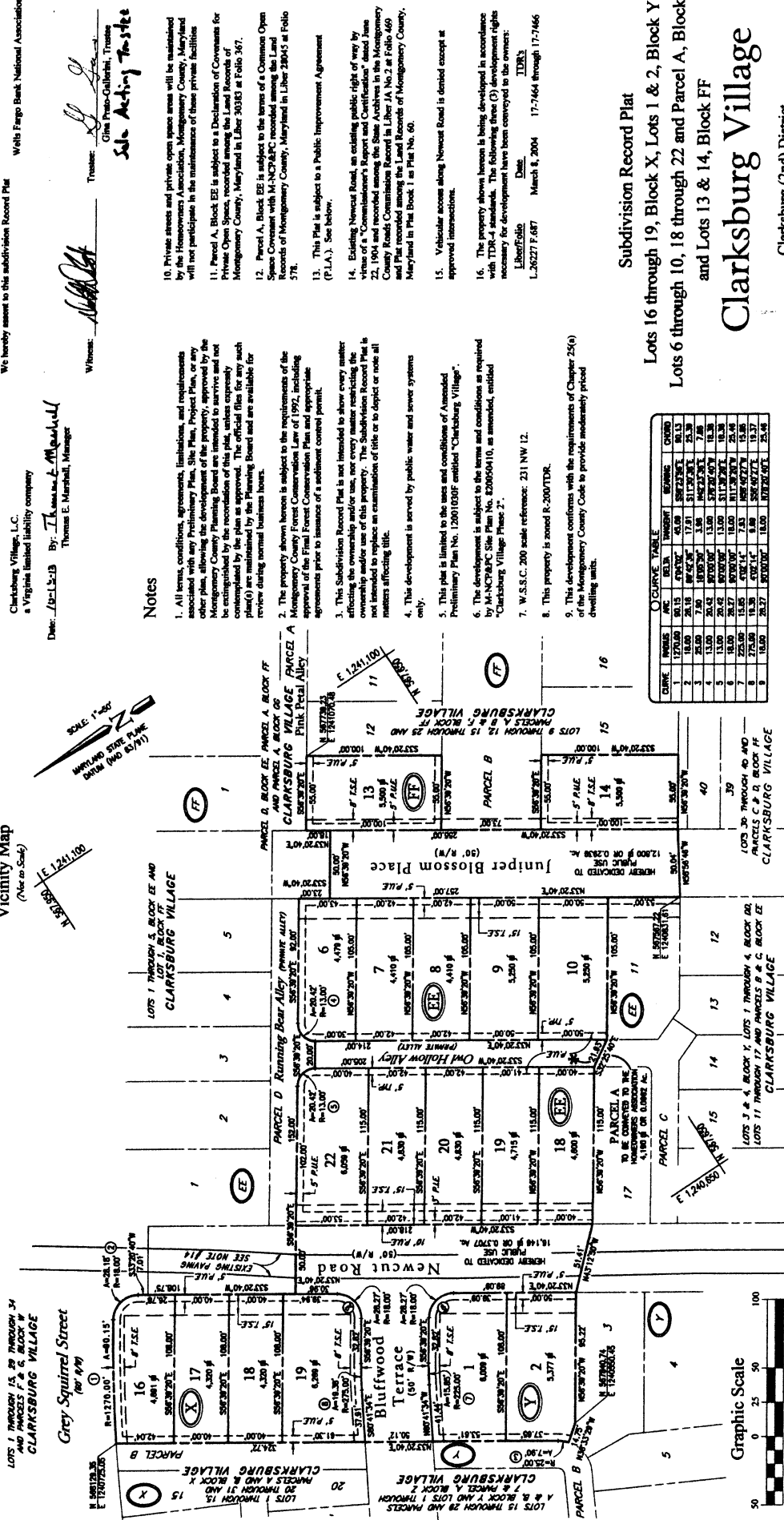
I also certify that, if engaged, I will set all property corner markers in accordance with Section 50-24(c) of the subdivision regulations of Montgomery County, Maryland.

I further certify that the total area included in this subdivision record plat is 123,955 square feet or 2.8456 acres of land, of which 28,946 square feet or 0.6645 of an acre of land is dedicated to public use.

Date: 10/12/13  
 Daniel F. DeBolt  
 Property Line Surveyor  
 Maryland No. 236  
 Exp. 02/17/2015



Vicinity Map  
 (Not to Scale)



CURVE	ARC	CHORD	BEARING	CHORD
1	170.00	80.15	45.00	592.23
2	18.00	20.18	89.42	17.91
3	18.00	20.18	89.42	17.91
4	13.00	20.42	80.00	15.00
5	13.00	20.42	80.00	15.00
6	18.00	20.17	89.38	17.89
7	25.00	15.85	63.14	7.83
8	27.00	18.39	50.14	8.89
9	10.00	20.27	89.00	15.00
10	10.00	20.27	89.00	15.00

Area Tabulation

Lot:	90,819 sq ft or 2.0649 Ac.
Parcels:	4,190 sq ft or 0.0962 Ac.
Streets:	28,946 sq ft or 0.6645 Ac.
<b>Total:</b>	<b>123,955 sq ft or 2.8456 Ac.</b>

Plat No.:

**Owner's Certificate**  
 The undersigned, owner of the property above herein and described in the Surveyor's Certificate, hereby adopts this Subdivision Record Plat, Establishes the minimum building restriction lines and dedications to public use. Grants to Montgomery County, Maryland, Temporary Slope Easements as shown herein and designated as T.S.E., adjacent, contiguous, and parallel to all street right of way lines, and Temporary Slope Easements shall be extinguished after all public improvements, including all easements have been constructed for public maintenance; Grants Public Utility Easements as shown herein and designated as P.U.E. to the portion listed and with the terms and provisions being set forth in that certain Declaration of Public Utility Easements being on file with the Land Records of Montgomery County, Maryland in Liber 3034 at Folio 457, which said terms and provisions are incorporated herein by this reference; Grants Public Utility Easements as shown herein and designated as P.U.E. to the portion listed and with the terms and provisions being set forth in that certain Declaration of Public Utility Easements being on file with the Land Records of Montgomery County, Maryland in Liber 3034 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.

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

There are no suits, actions at law, liens, mortgages or trusts affecting the property shown herein, except that certain deed of trust, recorded in Liber 41699 at Folio 462, and the parties in interest therein have below indicated their assent.

We hereby assent to this subdivision Record Plat  
 Clarksburg Village, LLC  
 a Virginia limited liability company  
 Date: 10/12/13 By: Thomas E. Marshall, Manager  
 Thomas E. Marshall, Manager  
 With: [Signature]  
 Title: Vice-President, Trustee  
 Sole Acting Trustee

**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 indicated by the plat to be extinguished. 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 the Montgomery County Forest Conservation Plan of 1997, including approval of the Final Forest Conservation Plan and appropriate agreements prior to issuance of a subdivision control permit.
- This Subdivision Record Plat is not intended to show every matter affecting the ownership and use of this 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 Amended Preliminary Plan No. 1201030F entitled "Clarksburg Village".
- The development is subject to the terms and conditions as required by M-NCRAP 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-300/TDR.
- The development conforms with the requirements of Chapter 25(c) of the Montgomery County Code to provide minimum priced dwelling units.
- Private streets and private open space areas will be maintained by the Homeowners Association, Montgomery County, Maryland and will not participate in the maintenance of these private facilities.
- Parcel A, Block EE is subject to a Declaration of Conveyance for Private Open Space, recorded among the Land Records of Montgomery County, Maryland in Liber 30383 at Folio 367.
- Parcel A, Block EE is subject to the terms of a Common Open Space Conveyance with M-NCRAP recorded among the Land Records of Montgomery County, Maryland in Liber 30045 at Folio 578.
- This Plat is subject to a Public Improvement Agreement (P.I.A.). See below.
- Existing Newcut Road, an existing public right of way by virtue of a "Conveyance for Private Open Space" recorded among the Land Records of Montgomery County, Maryland in Liber 1A No. 2 at Folio 460 and Plat recorded among the Land Records of Montgomery County, Maryland in Plat Book 1 at Plat No. 60.
- Vehicle access along Newcut Road is denied except at approved intersections.
- The property shown herein is being developed in accordance with TDR-A standards. The following three (3) easement rights necessary for development have been conveyed to the owners:  
 LSE: 2/16/08  
 Date: March 8, 2004 17:7464 through 17:7466  
 L: 2627 F.687 TDR3

**Subdivision Record Plat**  
 Lots 16 through 19, Block X, Lots 1 & 2, Block Y,  
 and Lots 6 through 10, 18 through 22 and Parcel A, Block EE  
 and Lots 13 & 14, Block FF  
**Clarksburg Village**  
 Clarksburg (2nd) District  
 Montgomery County, Maryland  
 October, 2013 Scale: 1" = 50'

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
 Chairman  
 Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
 Asst. Secretary/Treasurer  
 Department of Permitting Services,  
 Montgomery County  
 Recorded: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Director  
 The Maryland National Capital Park and Planning Commission  
 Montgomery County Planning Board  
 Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
 Chairman  
 Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
 Asst. Secretary/Treasurer  
 M-NCRAP Record Plat No. \_\_\_\_\_  
 Date: \_\_\_\_\_



# RECORD PLAT REVIEW SHEET

Plat Name: Clarksburg Village Plat Number: 220120760 + 220121200  
 Plan Name: Clarksburg Village Plan Number: 12001030E/F  
 Plat Submission Date: 12-6-2011  
 DRD Plat Reviewer: W. Mayah / S. Smith  
 DRD Prelim Plan Reviewer: C. Coonlan Checked: WM Date 8-19-13

**Background Review:**

Signed Preliminary Plan - Date 11/3/10 Checked: Initial WM Date 8-19-13  
 Planning Board Resolution No. 10-70 Resolution Mailing Date 7-27-10  
 Site Plan Required? Yes: X No:      Verified By: SSS (initial)  
 Site Plan Name: Clarksburg Village Phase II Site Plan Number: 820050410  
 Site Plan Signature Set - Date 4/23/10 Checked: Initial SSS Date 1-2-2014  
 Planning Board Resolution No. 09-24

**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 ok 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	12/7/11	12-21-11		OK
Research	Bobby Fleury				No Comments
SHA	Corren Giles				
PEPCO					
Parks	Doug Powell				
DRD	Keiona Clark				Check Street Names

**Final DRD Review:**

	Initial	Date
Consultant Notified (Final Mark-up):	<u>SSS</u>	<u>1/2/14</u>
Final Mylar & DXF/DWG Received:	<u>SSS</u>	<u>1-23-2014</u>
Final Mylar Review Complete:	<u>SSS</u>	<u>1/29/2014</u>
<b>Board Approval of Plat:</b>	<u>SSS</u>	<u>2/6/14</u>

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

**MCDPS Approval of Plat:**  
 Consultant 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 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 \_\_\_\_\_

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



