



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


MCPB
Item # 1B
10-15-2015

MEMORANDUM

DATE: October 7, 2015

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Supervisor
D.A.R.C. Division
(301) 495-4542

FROM: Stephen Smith, Senior Planner
Jay Beatty, Planner
D.A.R.C. Division
(301) 495-4522 & (301) 495-2178 

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for October 15, 2015

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:

- 220140210** Clarksburg Village
- 220150590** Edgemoor
- 220151500** Derrick's Addition to Ashton

Plat Name: Clarksburg Village
Plat #: 220140210

Location: Located on the east side of Snowden Farm Parkway, north of Morning Star Drive

Master Plan: Clarksburg Master Plan

Plat Details: R-200/TDR-3 zone; 2 parcels

Applicants: CLKBG, LLC

The subdivision plat has been reviewed by M-NCPPC staff and determined that the plat complies with Preliminary Plan No. 12001030F (MCPB Resolution No. 12-47) and Site Plan No. 820050410 (approved 4/23/2010), 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 plan.

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information shown hereon is correct, that it is a subdivision of part of the property conveyed by CLARKSBURG VILLAGE, LLC, a Virginia limited liability company and PIEDMONT INVESTMENTS, LLC, a Delaware limited liability company, to CLKBG, LLC, a Maryland limited liability company, by a deed dated September 14, 2010 and recorded in the Land Records of Montgomery County, Maryland at Folio 103 and the property conveyed by CLKBG, LLC to the MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION, a Maryland non-stock corporation, by a deed dated September 14, 2010 and recorded in Liber 47295 at Folio 322. A part of said land being a resubdivision of a part of Outlot G as shown on a part of subdivision entitled, LOTS 6 THRU 10 AND OUTLOTS E, F & G, BLOCK F, GREENBRIDGE ACRES and recorded among said Land Records as Plat No. 18533.

And that cross as depicted in this Owner's Certificate hereon, all property corner markers shown, shall be set as delineated hereon in accordance with the provisions of Section 50-246(c)(2) of the Montgomery County Code.

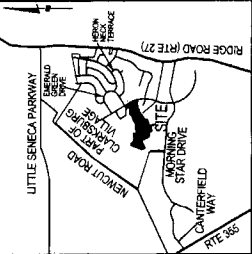
The total area included in this subdivision record plat is 645,472 square feet or 14.9180 acres of land. There is no street dedication by this plat.

[Signature]
 Date: **Feb. 20, 2015**
 Professional Land Surveyor
 Maryland Registration No. 21509
 License Expires: 07/13/15

Curve Table For Forest Conservation Easement

Chord	Radius	Length	Chord Bearing	Chord Dist.
1	60.00'	45.00'	26.37°	46.67'
2	60.00'	51.96'	28.07°	53.92'
3	60.00'	59.81'	29.97°	61.50'
4	60.00'	67.94'	32.07°	69.39'

PLAT NO.

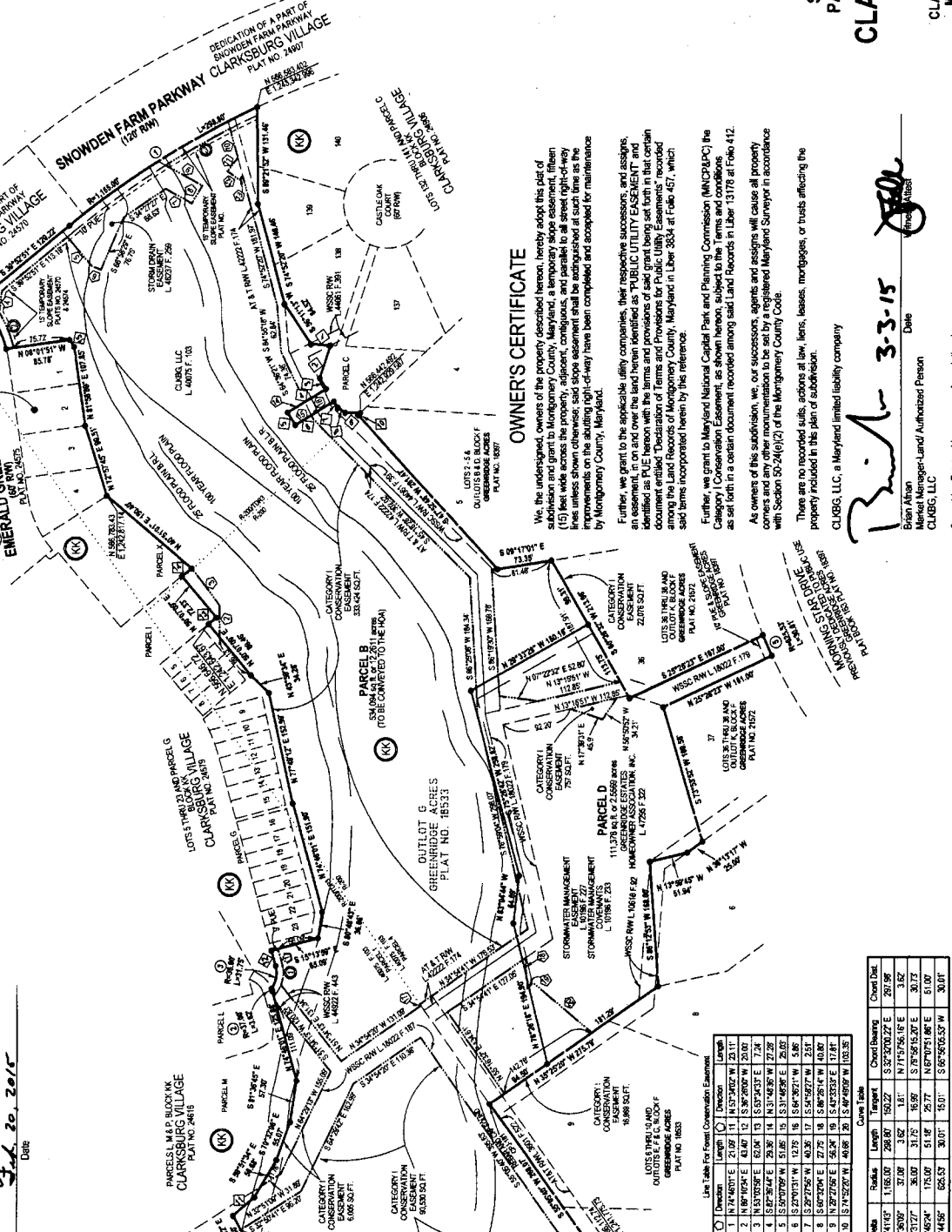


NOTES:

- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, subdivision record plat, or subdivision map for 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 copies for any such Plan(s) are maintained by the Planning Board and are available for review during normal business hours.
- 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 show any matter affecting the title or to depict or note all matters affecting title.
- This plat is limited to the uses and conditions of Preliminary Plan No. 12001030P, entitled "Clarksburg Village" and Site Plan No. 52030410 entitled "Clarksburg Village Phase 2", as amended.
- W.S.S.C. 200 scale reference: 251N1W12, Tax Map EV.
- Zoned R-20UTDR3 and R-200.
- Parcels B and D, Block KK are subject to a Declaration of Condominium for the Clarksburg Village Condominium Land Records of Montgomery County, Maryland in Liber 41592 at Folio 141.
- Open space areas will be maintained by the Homeowners Association. Montgomery County, Maryland will not participate in the maintenance of these facilities.
- The property shown hereon 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 Sediment Control Permit.
- Parcels B and D, Block KK are subject to the terms of a Common Open Space Covenant recorded among the Land Records of Montgomery County, Maryland in Liber 29045 at Folio 578.
- The source of the 100-year floodplain shown hereon was obtained from the National Flood Insurance Program (NFIP) Flood Hazard Data File for 2011, approved by MCDPS in a letter dated September 8, 2011, Floodplain Study No. 246991.
- Access to and from Snowden Farm Parkway to Parcel B is depicted.

**SUBDIVISION RECORD PLAT
 PARCELS B AND D, BLOCK KK
 CLARKSBURG VILLAGE**
 BEING A RESUBDIVISION OF
 OUTLOT G, GREENBRIDGE ACRES
 PLAT NO. 18533
**CLARKSBURG (2nd) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND**
 SCALE: 1" = 100' AUGUST 2013

SOLTESZ
 ROCKVILLE OFFICE
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 Engineering / Planning / Environmental Sciences
 www.soltesz.com



OWNERS CERTIFICATE

We, the undersigned, owners of the property described herein, hereby adopt this plat of subdivision and grant to Montgomery County, Maryland, a permanent, irrevocable, non-exclusive easement in fee simple, adjacent, contiguous, and appurtenant to all street right-of-way lines unless shown otherwise; said easement shall be extinguished 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 P.U.C. hereon with the terms and provisions of said grant being set forth in that certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457, which said terms incorporated herein by this reference.

Further, we grant to Maryland National Capital Park and Planning Commission (MNCPPC) the Category I Conservation Easement, as shown hereon, subject to the terms and conditions, as set forth in a certain document recorded among said Land Records in Liber 13178 at Folio 412.

As 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 50-246(c)(2) of the Montgomery County Code.

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

CLKBG, LLC, a Maryland limited liability company

[Signature] 3-3-15
 Brian Altman
 Merit Manager/Land/Authorizer Person
 CLKBG, LLC
 Date
 Witness/Agent
[Signature]
 Debra E. Young 8/18/15
 Debra E. Young
 President
 Date
 Witness/Agent

Lot Table For Forest Conservation Easement

Lot	Area	Dimensions	Area	Dimensions
1	16.74 ACRES	21.67' x 14.24' x 20.00' x 23.11'	16.74 ACRES	21.67' x 14.24' x 20.00' x 23.11'
2	18.87 ACRES	43.07' x 13.52' x 20.00' x 20.00'	18.87 ACRES	43.07' x 13.52' x 20.00' x 20.00'
3	15.10 ACRES	62.04' x 13.52' x 20.00' x 20.00'	15.10 ACRES	62.04' x 13.52' x 20.00' x 20.00'
4	15.27 ACRES	28.34' x 28.34' x 20.00' x 20.00'	15.27 ACRES	28.34' x 28.34' x 20.00' x 20.00'
5	15.50 ACRES	57.09' x 12.75' x 15.50' x 20.00'	15.50 ACRES	57.09' x 12.75' x 15.50' x 20.00'
6	15.22 ACRES	11.31' x 12.75' x 15.50' x 20.00'	15.22 ACRES	11.31' x 12.75' x 15.50' x 20.00'
7	15.27 ACRES	40.35' x 17.17' x 15.50' x 20.00'	15.27 ACRES	40.35' x 17.17' x 15.50' x 20.00'
8	15.27 ACRES	25.24' x 17.17' x 15.50' x 20.00'	15.27 ACRES	25.24' x 17.17' x 15.50' x 20.00'
9	15.27 ACRES	25.24' x 17.17' x 15.50' x 20.00'	15.27 ACRES	25.24' x 17.17' x 15.50' x 20.00'
10	15.27 ACRES	25.24' x 17.17' x 15.50' x 20.00'	15.27 ACRES	25.24' x 17.17' x 15.50' x 20.00'

Curve Table

Chord	Radius	Length	Chord Bearing	Chord Dist.
1	100.00'	110.00'	28.68°	121.79'
2	100.00'	126.00'	31.78°	139.72'
3	100.00'	143.00'	34.88°	158.70'
4	100.00'	161.00'	38.00°	178.70'
5	100.00'	180.00'	41.15°	199.70'

APPROVED - *[Signature]* DATE: **September 4, 2015**
 DIRECTOR

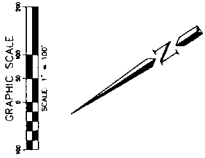
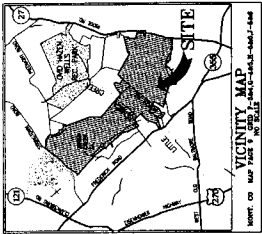
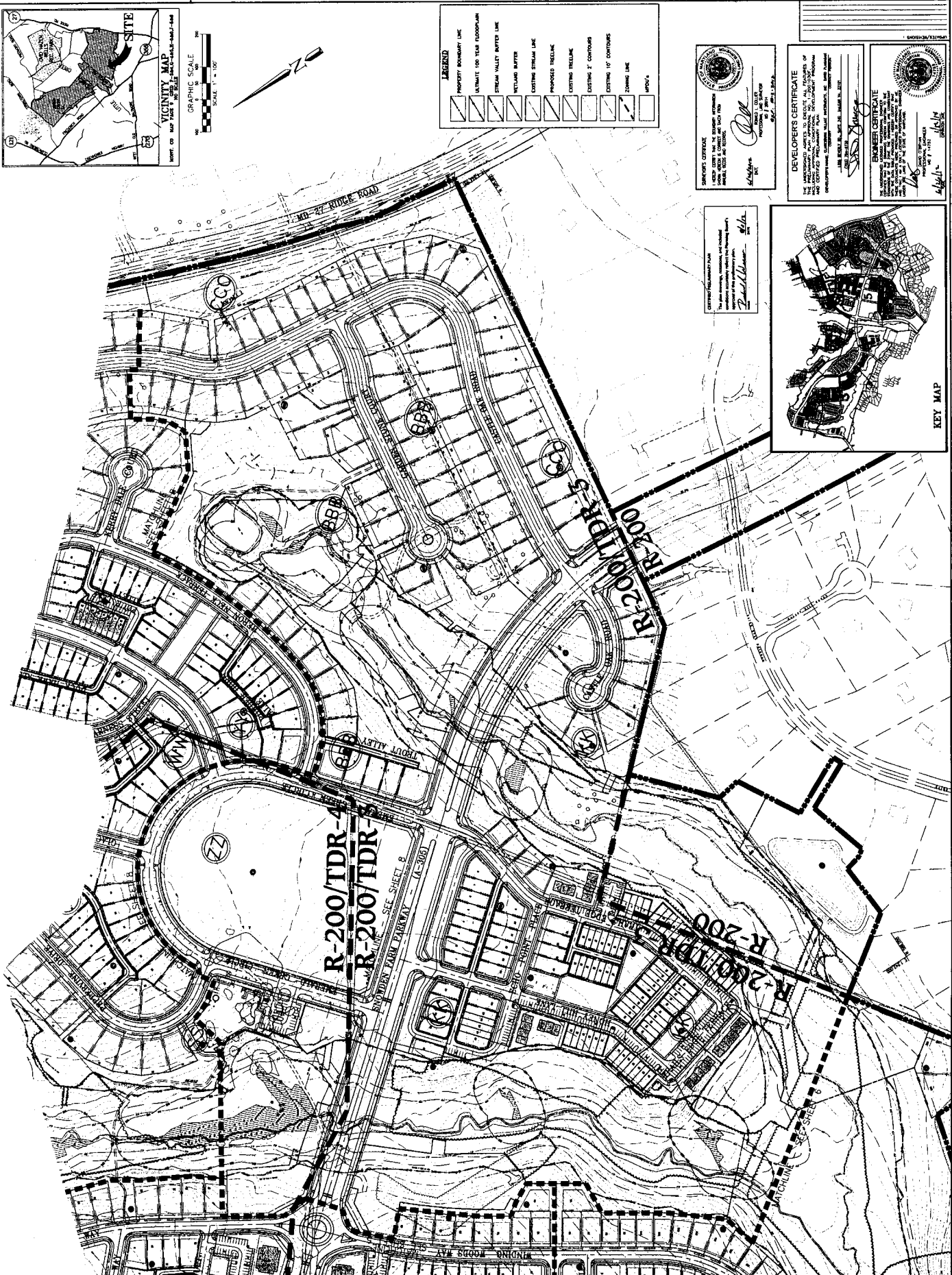
APPROVED - _____ SECRETARY TREASURER

CHAIRMAN _____

M.N.C.P. & P.C. RECORD FILE NO. _____

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

MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES



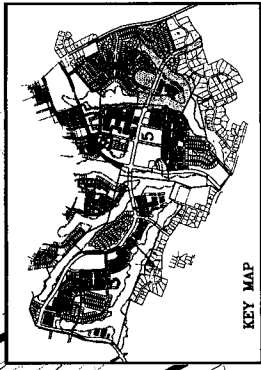
LEGEND

PROPERTY BOUNDARY LINE	UNIMPROVED TIE-IN
STREAM VALLEY BUFFER LINE	EXISTING 1" CONTOURS
UTILITY BUFFER	EXISTING 10' CONTOURS
EXISTING STREAM LINE	COMING LINE
PROPOSED TIE-IN	SPOTS
EXISTING TIE-IN	

DEVELOPER'S CERTIFICATE
 I, CHARLES P. JOHNSON, AS DEVELOPER OF THE ABOVE DESCRIBED PROPERTY, HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PRELIMINARY PLAN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 CHARLES P. JOHNSON
 DEVELOPER

DEVELOPER'S CERTIFICATE
 I, CHARLES P. JOHNSON, AS DEVELOPER OF THE ABOVE DESCRIBED PROPERTY, HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PRELIMINARY PLAN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 CHARLES P. JOHNSON
 DEVELOPER

ENGINEER'S CERTIFICATE
 I, JAMES W. BISHOP, AS REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND, HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PRELIMINARY PLAN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 JAMES W. BISHOP
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF MARYLAND



CPJ Associates
 Charles P. Johnson & Associates, Inc.
 PLANNERS ENGINEERS ARCHITECTS SURVEYORS
 1000 EAST BALTIMORE AVENUE, SUITE 300
 BALTIMORE, MD 21202
 PHONE (410) 528-1234
 FAX (410) 528-1235
 WWW.CPJASSOCIATES.COM

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

PRELIMINARY PLAN # 1-2001030F

DATE	NO.	DESCRIPTION
07/10/08	1	PRELIMINARY PLAN
07/10/08	2	AMENDED PRELIMINARY PLAN
07/10/08	3	AMENDED PRELIMINARY PLAN
07/10/08	4	AMENDED PRELIMINARY PLAN
07/10/08	5	AMENDED PRELIMINARY PLAN
07/10/08	6	AMENDED PRELIMINARY PLAN
07/10/08	7	AMENDED PRELIMINARY PLAN
07/10/08	8	AMENDED PRELIMINARY PLAN