



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

**MCPB**  
**Item # 1B**  
**11-16-2017**


**MEMORANDUM**

**DATE:** November 7, 2017.

**TO:** Montgomery County Planning Board

**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 November 16, 2017



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The following record plat 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:

**220170410 - 220170430**      Clarksburg Town Center

**220170850**                      Burning Tree Valley

**Plat Name:** Clarksburg Town Center  
**Plat #:** 220170410 - 220170430

**Location:** Located in the vicinity of Clarksburg Square Road, Overlook Park Drive and Ebenezer Chapel Drive

**Master Plan:** Clarksburg Master Plan

**Plat Details:** CRT zone; 88 lots and 14 parcels

**Owner:** Third Try, L.C.

These subdivision plats have been reviewed by M-NCPPC staff and determined that the plats comply with Preliminary Plan No. 11995024B (MCPB Resolution No. 15-92) as approved by the Board, and with Site Plan No. 82007022D (Certified Site Plan dated May 10, 2016) and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plans.

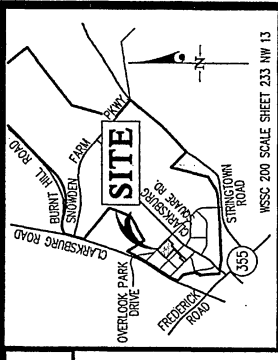


GLW GUTSCHICK LITTLE & WEBER, P.A.  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 309 WINDING BROADWAY, MONTGOMERY COUNTY, MARYLAND 20899  
 TEL: 301-401-0041 FAX: 410-886-1820 WWW: GLW.GP.COM

SUBDIVISION RECORD PLAT  
 LOTS 1-13, 21-35 &  
 PARCELS 'AA', 'DD' & 'H'  
 BLOCK 'BB'

### CLARKSBURG TOWN CENTER

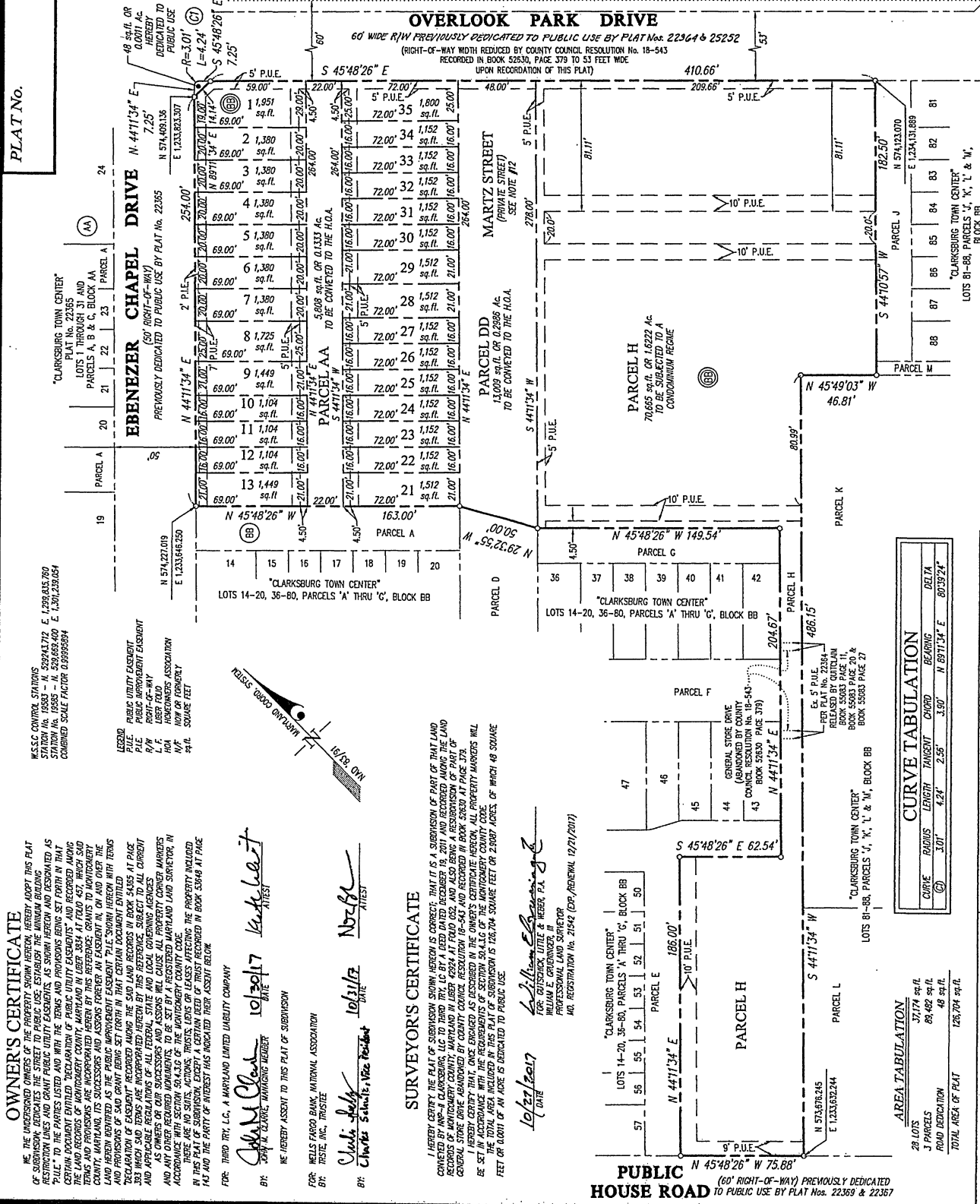
CLARKSBURG ELECTION DISTRICT NO. 2  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1"=40'  
 OCTOBER, 2017



VICINITY MAP  
 SCALE 1" = 4,000'  
 N 55° 20' 00" E 233' NW 13

### GENERAL NOTES:

- THIS SUBDIVISION IS BEING SET FOR RECORD BY THE SURVEYOR, WHO HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS BEEN SATISFIED THAT THE DEEDS AND RECORDS REFLECT THE TRUE INTENT OF THE PARTIES AND THAT THE PROPERTY IS NOT SUBJECT TO ANY OTHER INTERESTS OR ENCUMBRANCES. THE SURVEYOR HAS BEEN ADVISED BY THE PARTIES THAT THE PROPERTY IS NOT SUBJECT TO ANY OTHER INTERESTS OR ENCUMBRANCES.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND RESTRICTIONS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, OR ANY OTHER INSTRUMENT OF RECORD ARE HEREBY INCORPORATED BY REFERENCE INTO THIS INSTRUMENT. THE SURVEYOR HAS BEEN ADVISED BY THE PARTIES THAT ALL SUCH INSTRUMENTS HAVE BEEN RECORDED AND ARE AVAILABLE FOR PUBLIC REVIEW AT THE CLERK'S OFFICE.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY ZONING ORDINANCES AND ANY OTHER APPLICABLE REGULATIONS AND ORDINANCES.
- THE LOTS AND PARCELS SHOWN HEREON ARE LIMITED TO THE USES AND CONDITIONS AS SET FORTH IN THE MONTGOMERY COUNTY ZONING ORDINANCES AND ANY OTHER APPLICABLE REGULATIONS AND ORDINANCES.
- APPROVAL AND RECORDATION OF THIS INSTRUMENT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MONTGOMERY COUNTY ZONING ORDINANCES AND ANY OTHER APPLICABLE REGULATIONS AND ORDINANCES.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY ZONING ORDINANCES AND ANY OTHER APPLICABLE REGULATIONS AND ORDINANCES.
- THIS SUBDIVISION COMPLETES WITH THE REQUIREMENTS OF CHAPTER 12A OF THE MONTGOMERY COUNTY CODE, REGARDING APPLICABLE PRELIMINARY PLANS.
- PARCELS 'AA', 'DD' & 'H' AS SHOWN HEREON ARE SUBJECT TO A RECORDED COVENANT FOR COMMON OPEN SPACES LOCATED ALONG OVERLOOK PARK DRIVE AND MARTZ STREET (COUNTY MANTLING ROAD) AS SHOWN ON PLAT NO. 22369 & 22367.
- THIS PLAT IS SUBJECT TO A RECORDED COVENANT FOR THE MAINTENANCE AND OPERATION OF PRIVATE OPEN SPACES AND COMMON OPEN SPACES SHOWN HEREON AND THE LAND PORTIONS OF MONTGOMERY COUNTY HIGHWAY 285 AS SHOWN ON PLAT NO. 22369 & 22367.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY ZONING ORDINANCES AND ANY OTHER APPLICABLE REGULATIONS AND ORDINANCES.
- PARCEL 'DD' (MARTZ STREET - PRIVATE) IS SUBJECT TO A DECLARATION OF RESTRICTIONS COVENANTS (FOR PRIVATE ROADS) RECORDED IN BOOK 5583 PAGE 20 & 21 AND BOOK 5583 PAGE 21.
- PARCEL 'H' (GENERAL STORE DRIVE) IS SUBJECT TO A DECLARATION OF RESTRICTIONS COVENANTS (FOR PRIVATE ROADS) RECORDED IN BOOK 5583 PAGE 20 & 21 AND BOOK 5583 PAGE 21.



W.S.S.C. CONTROL STATIONS  
 STATION No. 19883 - N. 52941.1712 E. 1,299,835.760  
 STATION No. 19884 - N. 574,083.1318 E. 1,351,233.024  
 COMMON SCALE FACTOR 0.99999994

LEGEND  
 PUBLIC UTILITY EASEMENT  
 PUBLIC UTILITY EASEMENT  
 RIGHT-OF-WAY  
 UTILITY RIGHT-OF-WAY  
 L.F. FIRE FIGHTER ACCESS  
 H.O.A. HOMEOWNERS ASSOCIATION  
 N.P. NOT OF RECORD  
 S.F. SQUARE FEET

FOR: THIRD TRY, L.C., A MARYLAND LIMITED LIABILITY COMPANY  
 BY: [Signature]  
 JOSEPH A. CLARK, MONTGOMERY COUNTY PERMITTING SERVICES

FOR: WELLS FARGO BANK, NATIONAL ASSOCIATION  
 BY: [Signature]  
 HEIDI INC. PROSTATE

FOR: [Signature]  
 CHUCK SCHWARTZ, VICE PRESIDENT

FOR: [Signature]  
 WILLIAM E. GORING, REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. REGISTRATION No. 21542 (EXP. RENEWAL 12/31/2017)

FOR: [Signature]  
 WILLIAM E. GORING, REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. REGISTRATION No. 21542 (EXP. RENEWAL 12/31/2017)

### OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADVERTISE THIS PLAT OF SUBDIVISION, DEDICATE THE STREET TO PUBLIC USE, ESTABLISH THE MINIMUM BUILDING RESTRICTIONS LINES AND GRANT PUBLIC UTILITY EASEMENTS, AS SHOWN HEREON AND DESIGNATED "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 RECORDS OF THE CLERK OF THE MONTGOMERY COUNTY COURT, MONTGOMERY COUNTY, MARYLAND, AND PROVISIONS ARE INCORPORATED HEREIN BY THIS REFERENCING. GRANTS TO MONTGOMERY COUNTY, MARYLAND, AND ASSONS FOREVER AN EASEMENT IN, ON AND OVER THE LAND HEREIN IDENTIFIED AS THE PUBLIC IMPROVEMENT EASEMENT FILE SHOWN HEREON WITH TERMS AND PROVISIONS OF SAID GRANT BEING SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF PUBLIC UTILITY EASEMENTS" RECORDED AMONG THE RECORDS OF THE CLERK OF THE MONTGOMERY COUNTY COURT, MONTGOMERY COUNTY, MARYLAND, AND APPLICABLE REGULATIONS AND ORDINANCES OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES. AS OWNERS OR OUR SUCCESSORS AND ASSONS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTS TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH SECTION 54-43 OF THE MONTGOMERY COUNTY CODE. WE HEREBY ASSURE THAT WE HAVE BEEN ADVISED BY THE PARTIES THAT THE PROPERTY SHOWN IN THIS PLAT OF SUBDIVISION EXCEPT A CERTAIN USED OF TRUST RECORDED IN BOOK 5583 AT PAGE 141 AND THE PART OF INTEREST HAS INDICATED THEIR ASSENT BELOW.

FOR: [Signature]  
 JOSEPH A. CLARK, MONTGOMERY COUNTY PERMITTING SERVICES

FOR: [Signature]  
 WILLIAM E. GORING, REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. REGISTRATION No. 21542 (EXP. RENEWAL 12/31/2017)

FOR: [Signature]  
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FOR: [Signature]  
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### CURVE TABULATION

CURVE	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	3.01'	4.21'	2.55'	N 87°11'34" E	89°39'24"

### AREA TABULATION

LOT	AREA (sq. ft.)
28	10,174
29	3,174
30	3,174
31	3,174
32	3,174
33	3,174
34	3,174
35	3,174
36	3,174
37	3,174
38	3,174
39	3,174
40	3,174
41	3,174
42	3,174
43	3,174
44	3,174
45	3,174
46	3,174
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87	3,174
88	3,174
89	3,174
90	3,174
91	3,174
92	3,174
93	3,174
94	3,174
95	3,174
96	3,174
97	3,174
98	3,174
99	3,174
100	3,174

APPROVED: [Signature]  
 DATE: 11-2-2017  
 BY: [Signature]  
 DIRECTOR

RECORDED: \_\_\_\_\_  
 PLAT NO.: \_\_\_\_\_  
 DRAWN BY: STJ  
 CHECKED BY: \_\_\_\_\_  
 GLW FILE NO.: 11104

APPROVED: \_\_\_\_\_  
 CHAIRMAN  
 ASST. SECRETARY TREASURER  
 M.N.C.P. & P.C. RECORD FILE NO. \_\_\_\_\_  
 GLW 2017

**OWNER'S CERTIFICATE**

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, DEDICATE THE STREETS TO PUBLIC USE, ESTABLISH THE MINIMUM BUILDING RESTRICTIONS AND... [Text continues with legal declaration of public utility easements and dedications]

FOR: *[Signature]* DATE: *10/10/17*  
BY: *[Signature]* DATE: *10/10/17*  
*[Signature]* DATE: *10/10/17*  
*[Signature]* DATE: *10/10/17*

WE HEREBY ASSENT TO THIS PLAN OF SUBDIVISION  
FOR: HELLS FARM BANK, NATIONAL ASSOCIATION  
BY: *[Signature]* DATE: *10/10/17*  
BY: *[Signature]* DATE: *10/10/17*  
BY: *[Signature]* DATE: *10/10/17*

**GENERAL NOTES:**

- 1. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY WATER AFFECTING THE OWNERSHIP AND USE, NOR EVERY WATER TITLE OR DEFECT OR NOTE AFFECTING TITLE... [Notes 1-11 detailing survey methods, easements, and legal references]

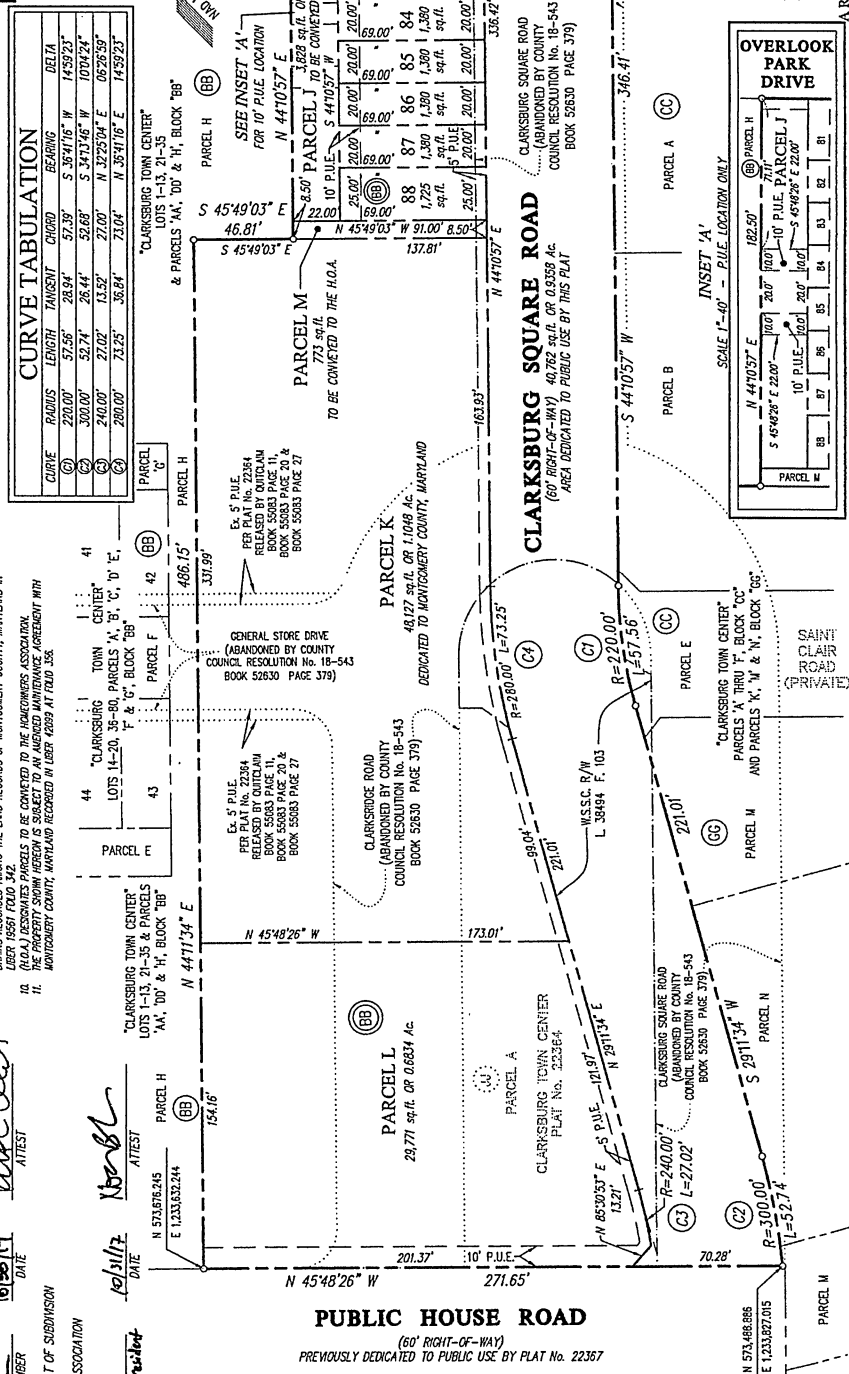
**PLAT No.**

MSSC CONTROL STATION  
STATION No. 19385 - N. 329,668.400 E. 1,233,816.780  
STATION No. 19386 - N. 329,668.400 E. 1,233,816.780  
COMBINED SCALE FACTOR 0.99999394

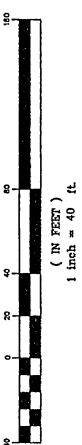
LEGEND  
PUBLIC UTILITY EASEMENT  
M.S.S.C. WASHINGTON SUBURBAN  
ASSOCIATION COMMISSION  
R/W RIGHT-OF-WAY  
L.F. LEBER FUD  
M.F. MONTGOMERY FOREST  
% PL. SQUARE FEET

**CURVE TABULATION**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
(C1)	200.00'	57.56'	28.94'	53.39'	S 35°41'16" W	145°23'23"
(C2)	300.00'	52.74'	28.44'	52.68'	S 34°13'46" W	107°04'24"
(C3)	240.00'	27.02'	13.51'	27.00'	N 32°25'57.4" E	06°28'59"
(C4)	280.00'	23.25'	38.84'	23.04'	N 35°41'16" E	145°23'23"



**GRAPHIC SCALE**



**AREA TABULATION**

8 LOTS	11,596 sq.ft.
4 PARCELS	82,492 sq.ft.
ROAD DEDICATION	40,792 sq.ft.
TOTAL AREA OF PLAT	132,217 sq.ft.

APPROVED: *[Signature]* DATE: *11-2-2017*  
BY: *[Signature]* DATE: *11-2-2017*  
MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES

APPROVED: \_\_\_\_\_  
CHAIRMAN ASST. SECRETARY TREASURER  
M.M.C.P. & P.C. RECORD FILE No. \_\_\_\_\_

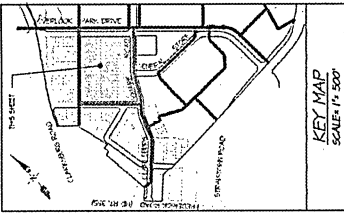
**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PART OF SUBDIVISION SHOWN HEREON IS CORRECT... [Text continues with surveyor's legal declaration and signature]

FOR: GLW GUTSCHICK LITTLE & WEBER, P.A.  
3000 WINDMILL LANE  
BARTONVILLE, MARYLAND 20828  
TEL: 301-471-0291 FAX: 410-880-1807  
AG. REGISTRATION No. 2196 (EXP. 06/01/2017)

10/27/2017  
DATE

RECORDED: \_\_\_\_\_  
PLAT NO.: \_\_\_\_\_  
DRAWN BY: STU  
CHECKED BY: \_\_\_\_\_  
GLW FILE NO.: 11104

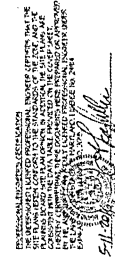


**MISS UTILITY**  
 Before You Dig  
 Call  
 1-800-257-7777

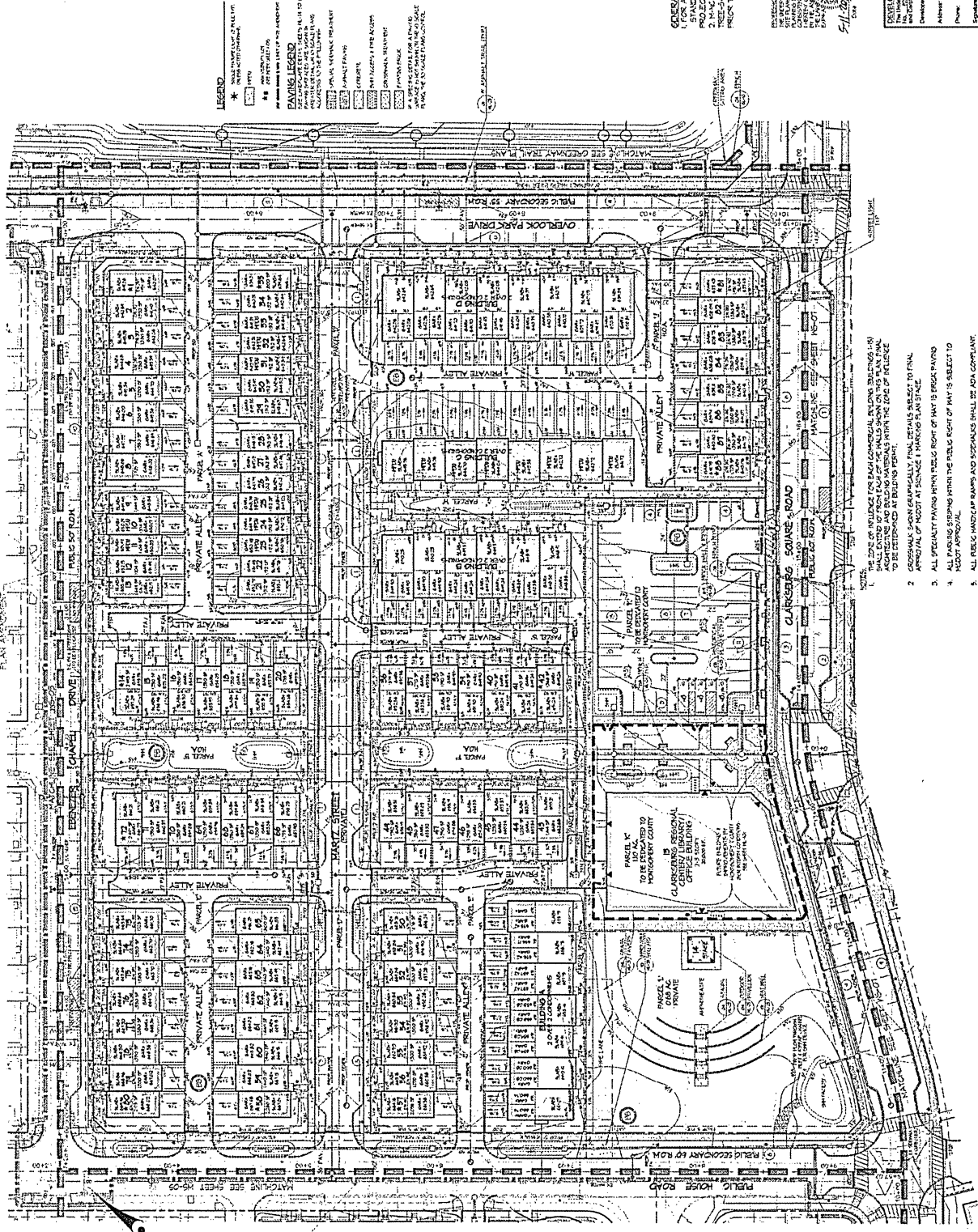


**GENERAL NOTES**  
 1. SEE ALL DIMENSIONS ON ALL SHEETS.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

**GENERAL NOTES**  
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 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



**PROFESSIONAL ENGINEER CERTIFICATE**  
 State of Maryland  
 License No. 11104  
 Name: [Signature]  
 Address: [Address]  
 Phone: [Phone]  
 Expires: [Date]



WEST OF SITE  
 PLAN APPROXIMATE

EAST OF SITE  
 PLAN APPROXIMATE

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

**PREPARED FOR**  
 MISS UTILITY  
 400 BALTIMORE STREET, SUITE 200  
 BALTIMORE, MARYLAND 21201  
 TEL: 410-659-7000 FAX: 410-659-7001



NO.	DESCRIPTION	DATE	BY
1	ISSUED	05/12/10	[Signature]
2	REVISED	05/12/10	[Signature]
3	REVISED	05/12/10	[Signature]
4	REVISED	05/12/10	[Signature]
5	REVISED	05/12/10	[Signature]

**GLW**  
**Goussinech Linnis & Weber, P.A.**  
 200 BALTIMORE STREET, SUITE 200  
 BALTIMORE, MARYLAND 21201  
 TEL: 410-659-7000 FAX: 410-659-7001

**RESIDENTIAL & CIVIC BLOCK BB**  
**CLARKSBURG TOWN CENTER**  
**WEST SIDE - SITE PLAN**

SHEET NO. 11104  
 OF 10  
 DATE: 05/12/10

UNAPPROVED: DISTRICT DISTRICT NO. 07