



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

MCPB
Item # 1B
6-7-2018


MEMORANDUM

DATE: May 24, 2018

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 June 7, 2018

A handwritten signature in black ink, appearing to be 'JRS', is located to the right of the 'FROM' field.

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:

220081650 Clarksburg Village

220180460 Belvedere

220180770 Palatine

Plat Name: Clarksburg Village

Plat #: 220081650

Location: Located on the east side of Summer Shade Lane, 175 feet south of Bent Arrow Drive

Master Plan: Clarksburg Master Plan

Plat Details: R-200 zone; 1 lot

Owner: Michael and Laura Scalzi

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 12001030F (MCPB Resolution No. 12-47) and with Site Plan No. 82003002E (Certified Site Plan dated August 8, 2014) 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.

OWNERS CERTIFICATE

THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY ADVERTISE THIS SUBMISSION RECORD PLAT, ESTABLISH THE NECESSARY BUILDING RESTRICTIONS LINES, SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES.

WE HEREBY CERTIFY THAT A MARIANO REGISTERED LAND SURVEYOR WILL BE ENGAGED TO SET ALL PROPERTY CORNER MARKERS IN ACCORDANCE WITH SECTION 90-24(a) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SURVAY ACTIONS AS THE LOTS, UNLESS OTHERWISE STATED, EXCEPT THOSE EXPLICITLY NOTED ON THESE RECORDS. ANY OTHER ACTIONS AS THE LOTS, UNLESS OTHERWISE STATED, EXCEPT THOSE EXPLICITLY NOTED ON THESE RECORDS, WILL BE CONSIDERED AS NOT BEING MADE AS PART OF THIS RECORD.

DATE: 12-5-16
 BY: [Signature]
 WITNESS: [Signature]
 WITNESS: [Signature]

DATE: 1/13/16
 BY: [Signature]
 WITNESS: [Signature]
 WITNESS: [Signature]

WE HEREBY ASSENT TO THIS SUBMISSION RECORD PLAT:
 D-47962 (1/15) * SOUTHWEST MORTGAGE, INC.
 DATE: 12-5-16 * [Signature]
 D-4648 (1/15) * [Signature]
 DATE: 12-5-16 * [Signature]

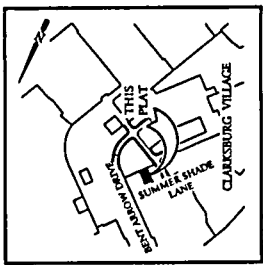
LOT 8, BLOCK H
 L-4471 (1/15)
 BY: [Signature]
 WITNESS: [Signature]
 WITNESS: [Signature]

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE PROPERTY ACQUIRED BY STANTON INVESTMENTS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, NOW KNOWN AS ELIM STREET HOLDINGS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY (SUCCESSOR BY NAME CHANGE) FROM MARVEL HOLDINGS, INC. DATED APRIL 11, 2002 AND RECORDED ALONG WITH THE RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 2083 AT FOLIO 1075. THAT IT IS ALSO ALL OF THE PROPERTY ACQUIRED BY MICHAEL P. SOULS AND LAURA L. SOULS FROM DIRECTOR CLARK AND JACQUELINE HENRY BY DEED DATED JUNE 22, 2015 AND RECORDED ALONG WITH THE RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 4438 AT FOLIO 204. THAT THE PROPERTY SHOWN HEREON IS A SUBDIVISION RECORD PLAT ENTITLED "CLARKSBURG VILLAGE" AND RECORDED ALONG WITH THE RECORDS AS PLAT NO. 22817.

ALL PROPERTY CORNER MARKERS HAVE BEEN SET IN ACCORDANCE WITH SECTION 90-24(a) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.
 THE TOTAL AREA INCLUDED IN THIS SUBDIVISION RECORD PLAT IS 6,008 SQUARE FEET OR 0.14 ACRES OF LAND. THERE IS NO STREET DEVIATION IN THIS PLAT.

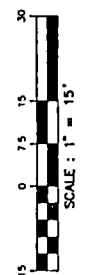
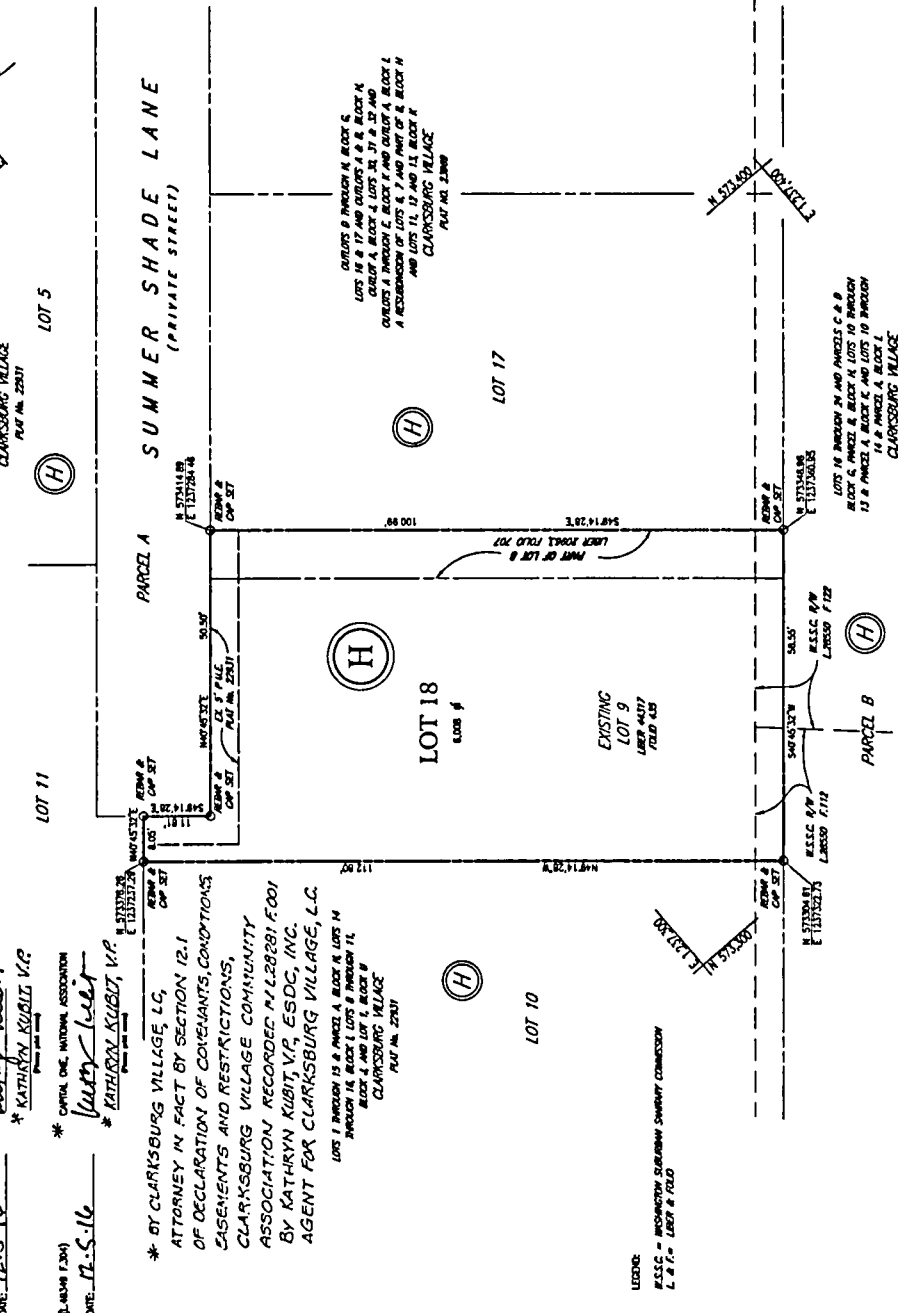
DATE: 12/30/16
 BY: [Signature]
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MONTGOMERY COUNTY, MARYLAND
 EXP: 4/17/2017



VICINITY MAP
 NOT TO SCALE

NOTES:

- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAT, SITE PLAN, PROJECT PLAN, OR ANY OTHER PLAN, ALLOWING THE DEVELOPMENT OF THE PROPERTY, APPROVED BY THE PLANNING BOARD AND/OR THE BOARD OF PUBLIC UTILITIES, SHALL NOT BE CONSIDERED AS PART OF THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTAINED BY THE PLAN AS APPROVED. THE OPTICAL FILES FOR ANY SUCH PLANS ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR REVIEW DURING NORMAL BUSINESS HOURS.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO CHAPTER 22A OF THE MONTGOMERY COUNTY FOREST CONSERVATION AND MANAGEMENT ACT, WHICH PROVIDES FOR A SEASONAL CONTROL PERMIT. A COPY OF THE APPROVED PLAN MAY BE VIEWED AT 8707 GEORGE WOODS, SILVER SPRING, MARYLAND.
- THIS SUBMISSION 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 SUBMISSION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPLOT OR NOTE ALL MATTERS AFFECTING TITLE.
- THIS DEVELOPMENT IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
- THIS SITE IS SUBJECT TO AN AGREEMENT WITH THE MONTGOMERY COUNTY PLANNING BOARD REGARDING ADEQUATE PUBLIC UTILITIES.
- THE DEVELOPMENT IS SUBJECT TO A SITE PLAN DEPENDENT AGREEMENT PURSUANT TO M-CORPFC FILE NO. 20020026.
- U.S.G.S. 200 SCALE REFERENCE: 23 N 13
- THIS PLAT IS LIMITED TO THE USES AND CONDITIONS OF THE PRELIMINARY PLAT NO. 15010007 ENTITLED "CLARKSBURG VILLAGE".
- THE PROPERTY SHOWN HEREON IS BEING DEVELOPED IN ACCORDANCE WITH TOP-3 STANDARDS. THE DEVELOPMENT RIGHTS NECESSARY FOR THE DEVELOPMENT OF THESE LOTS HAVE BEEN PREVIOUSLY COMMITTED.
- ZONED R-200



SCALE: 1" = 15'
 1 LOT
 TAX MAP EW
 220081850

SUBMISSION RECORD PLAT
 LOT 18, BLOCK H
 A RESUBDIVISION OF PART OF LOT 8 AND LOT 9, BLOCK H
 CLARKSBURG VILLAGE
 CLARKSBURG (2ND) DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 DECEMBER, 2015 SCALE: 1" = 15'

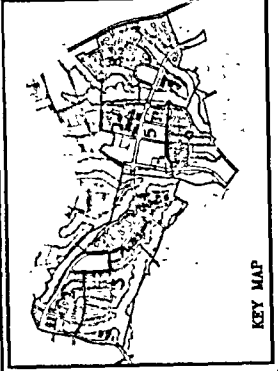
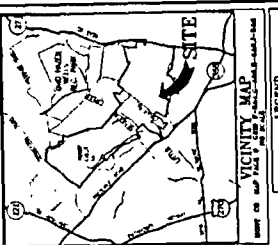
CPJ Charles P. Johnson & Associates, Inc.
 1100 - 1100
 31-2002-15-254

DATE	1/11/07
BY	W. J. ...
SCALE	AS SHOWN
PROJECT NO.	1-2001030F
PROJECT NAME	CLARKSBURG VILLAGE
LOCATION	MONTGOMERY COUNTY, MARYLAND
PREPARED BY	CLARKS F. JOHNSON & ASSOCIATES, INC.
REVISIONS	3
DATE	8

AMENDED PRELIMINARY PLAN
 PRELIMINARY PLAN # 1-2001030F

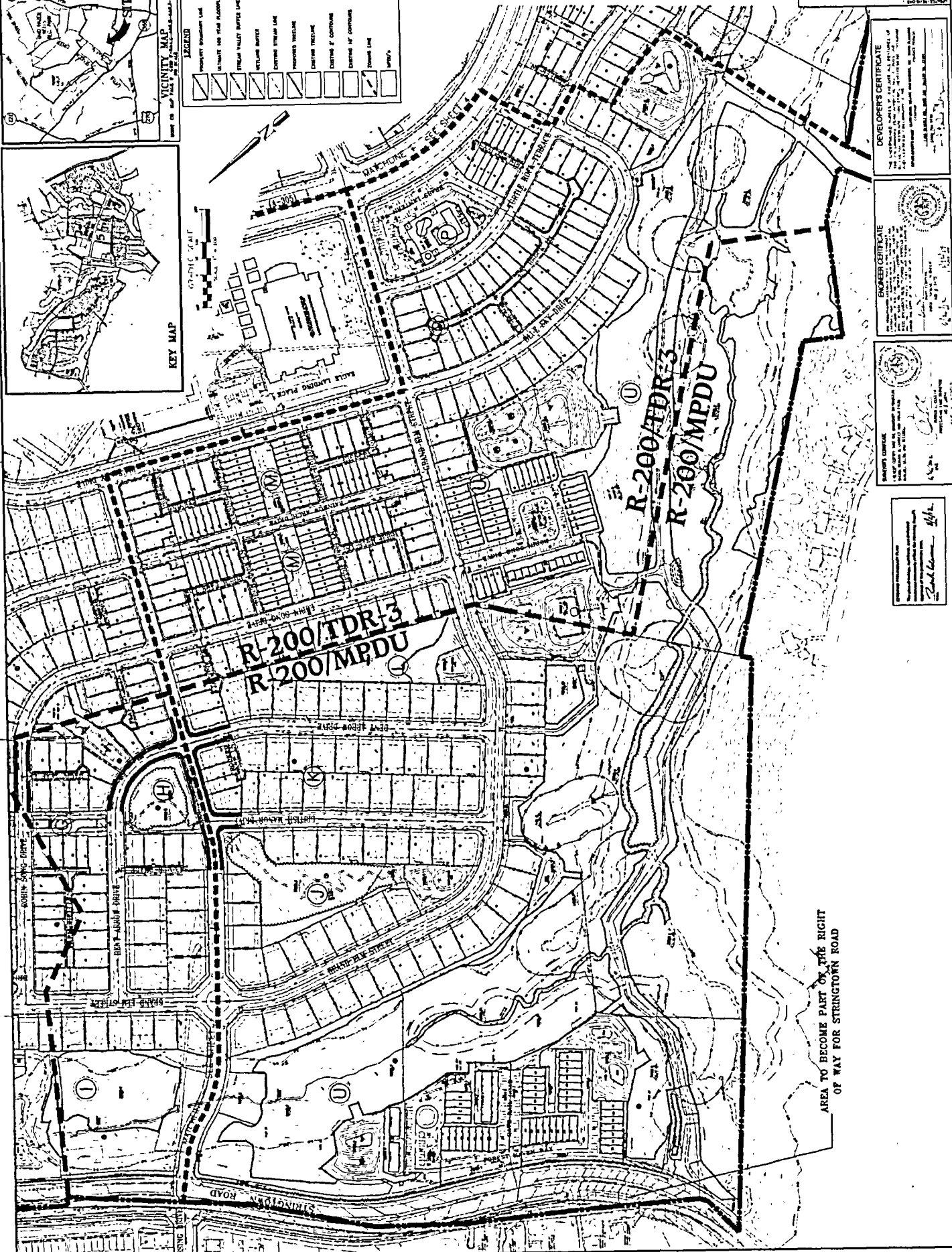
CLARKSBURG VILLAGE
 CLARKSBURG AND ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

CLARKS F. JOHNSON & ASSOCIATES, INC.
 ARCHITECTS
 10000 ROCKVILLE PIKE, SUITE 100
 ROCKVILLE, MARYLAND 20850
 PHONE: (301) 771-1000
 FAX: (301) 771-1001
 WWW: www.cfaa.com



LEGEND

	Easement Boundary Line
	Utility and Other Easement
	Special Valley Service Line
	Utility Easement
	Easement Easement Line
	Property Boundary
	Easement Easement
	Easement Easement
	Easement Easement
	Easement Easement
	Easement Easement
	Easement Easement
	Easement Easement



AREA TO BECOME PART OF THE RIGHT
 OF WAY FOR STRINGTOWN ROAD

DEVELOPER'S CERTIFICATE
 I, the undersigned, hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that the same has been prepared in accordance with the provisions of the Subdivision Control Act, Article 21, Section 2-101, of the Annotated Code of Maryland, and that the same has been prepared in accordance with the provisions of the Subdivision Control Act, Article 21, Section 2-101, of the Annotated Code of Maryland, and that the same has been prepared in accordance with the provisions of the Subdivision Control Act, Article 21, Section 2-101, of the Annotated Code of Maryland.

EXAMINER'S CERTIFICATE
 I, the undersigned, hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that the same has been prepared in accordance with the provisions of the Subdivision Control Act, Article 21, Section 2-101, of the Annotated Code of Maryland, and that the same has been prepared in accordance with the provisions of the Subdivision Control Act, Article 21, Section 2-101, of the Annotated Code of Maryland, and that the same has been prepared in accordance with the provisions of the Subdivision Control Act, Article 21, Section 2-101, of the Annotated Code of Maryland.

NOTARY PUBLIC
 My commission expires on 1/11/07.

NOTARY PUBLIC
 My commission expires on 1/11/07.