

**MEMORANDUM**

DATE: February 27, 2025

TO: Montgomery County Planning Board

FROM: Stephen Smith, Intake & Regulatory Coordination Division (301)-495-4522 *SS*
Jay Beatty, Intake & Regulatory Coordination Division (301)-495-2178 *JCB*SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board
Agenda for March 13, 2025

The following record plats are recommended for APPROVAL in accordance with the requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations, along with any conditions for the completion of administrative items that may remain outstanding, and copies of plan drawings for the record plat. The following plats are included:

220241220 Clarksburg Town Center**220250400 Westwood Square**

Plat Name: Clarksburg Town Center

Plat #: 220241220

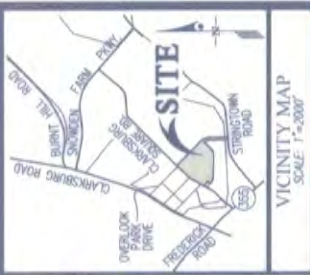
Location: Located on both sides of St. Clair Road, immediately southeast of Clarksburg Square Road

Master Plan Clarksburg Master Plan

Plat Details: CRT zone; 7 parcels

Owner: Third Try, LC

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 11995042E (MCPB Resolution No. 24-026) and Site Plan No. 82007022I (Certified Site Plan dated December 15, 2024), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's approval of the aforesaid plans.



PLAT No.

AREA TABULATION	
0 LOTS	0 sq. ft.
7 PARCELS	544,383 sq. ft.
ROAD REVISION	0 sq. ft.
TOTAL AREA OF PLAT	544,383 sq. ft.

APPROVAL INFORMATION	
PRELIMINARY PLAN	#11955042E
SITE PLAN	#2020702H
FOREST CONSERVATION PLAN	#202030300
ZONING AT TIME OF PLAT:	ORT 0.75
TAX MAP:	EW342
W.S.S.C. 200 SHEETS	230NW#3 & 230NW#1

GENERAL NOTES:

- THE SURVEYOR HAS BEEN REQUESTED TO SHOW EXISTING UTILITIES, THE OWNERSHIP AND USE, AND EXISTING RESTRICTIONS, THE OWNERSHIP AND USE OF THE PROPERTY, THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DETECT OR NOTE ALL MATTERS AFFECTING TITLE.
- AREAS SHOWN HEREON ARE TO BE TAKEN AS MORE OR LESS.
- ALL RIGHTS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND RESTRICTIONS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND REMAIN ENFORCEABLE IN CONNECTION WITH THIS SUBDIVISION RECORD PLAT. THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- THE LOTS SHOWN HEREON ARE LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN 11955042E AND CERTIFIED SITE PLAN NO. 2020702H. ENTITLED CLARKSBURG TOWN CENTER. ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
- THE PROPERTY SHOWN HEREON IS ZONED ORT-0.75 AT THE TIME OF THIS SUBDIVISION AND LOCATED ON TAX MAP EW342.
- FOR PUBLIC USES, RECORDING AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 5462 AT PAGE 138.
- THIS PLAT IS SUBJECT TO A SUPPLEMENTARY REGULATION OF ZONING, CONDITIONS AND RESTRICTIONS FOR CLARKSBURG HOMEOWNERS ASSOCIATION, INC. RECORDED IN BOOK 4302 AT PAGE 170.
- THIS PLAT IS SUBJECT TO THE TERMS AND PROVISIONS OF A COMMON OPEN SPACE COVENANT WITH THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION, RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 2640 AT FIELD 576.

SURVEYOR'S CERTIFICATE

I, MONTGOMERY COUNTY, MARYLAND, BEING THE SURVEYOR, DO HEREBY CERTIFY THAT I AM A SURVEYOR IN GOOD STANDING WITH THE BOARD OF SURVEYING AND MAPPING, MONTGOMERY COUNTY, MARYLAND. I HAVE PERSONALLY EXAMINED THE RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND HAVE FOUND THAT THE RECORDS REFLECT THE TRUE AND CORRECT POSITION OF THE BOUNDARIES AND AREAS SHOWN ON THIS PLAT. I HAVE ALSO PERSONALLY EXAMINED THE PROPERTY AND HAVE FOUND THAT THE BOUNDARIES AND AREAS SHOWN ON THIS PLAT ACCURATELY REPRESENT THE ACTUAL BOUNDARIES AND AREAS OF THE PROPERTY. I HAVE ALSO PERSONALLY EXAMINED THE RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND HAVE FOUND THAT THE RECORDS REFLECT THE TRUE AND CORRECT POSITION OF THE BOUNDARIES AND AREAS SHOWN ON THIS PLAT. I HAVE ALSO PERSONALLY EXAMINED THE PROPERTY AND HAVE FOUND THAT THE BOUNDARIES AND AREAS SHOWN ON THIS PLAT ACCURATELY REPRESENT THE ACTUAL BOUNDARIES AND AREAS OF THE PROPERTY.



L. M. E. Conway
L. M. E. CONWAY
PROFESSIONAL LAND SURVEYOR
NO. 25546 (Exp. RENEWAL 12/21/2025)

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN HEREON, DO HEREBY CERTIFY THAT WE ARE THE TRUE AND CORRECT OWNERS OF THE PROPERTY SHOWN HEREON AND THAT WE HAVE THE FULL AND COMPLETE AUTHORITY TO EXECUTE THIS SUBDIVISION RECORD PLAT. WE HAVE READ AND UNDERSTAND THE TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 452, WHICH SAID TERMS AND PROVISIONS ARE INCORPORATED HEREIN BY THIS REFERENCE. WE HEREBY CERTIFY THAT WE HAVE READ AND UNDERSTAND THE TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 452, WHICH SAID TERMS AND PROVISIONS ARE INCORPORATED HEREIN BY THIS REFERENCE. WE HEREBY CERTIFY THAT WE HAVE READ AND UNDERSTAND THE TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 452, WHICH SAID TERMS AND PROVISIONS ARE INCORPORATED HEREIN BY THIS REFERENCE.

L. M. E. Conway
L. M. E. CONWAY
PROFESSIONAL LAND SURVEYOR
NO. 25546 (Exp. RENEWAL 12/21/2025)

FOR: THEO TRV, L.L.C.
Heather West
HEATHER WEST
MANAGING MEMBER

**SUBDIVISION RECORD PLAT
PARCELS G & H, BLOCK "CC"
AND PARCELS P, Q, R, S, & U, BLOCK "GG"
CLARKSBURG TOWN CENTER**

A RESUBDIVISION OF PARCELS A, B, C, D, F, K, M & N
"CLARKSBURG TOWN CENTER" PLAT No. 25584
CLARKSBURG ELECTION DISTRICT No. 2
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=100'
FEBRUARY 2025



3000 NATIONAL DRIVE | SUITE 200 | BURTONSVILLE, MD 20866 | GLWPA.COM
PHONE: 301-427-4034 | FAX: 301-427-4188
MCPSPC FILE NO. 2025041102



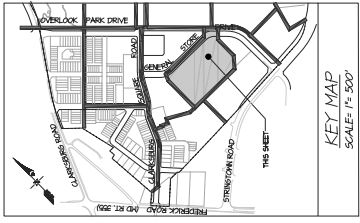
CURVE TABULATION

CURVE	POINTS	LENGTH	TANGENT	CHORD	BEARING	DETA
1	180.00'	97.04'	49.27'	65.87'	N 74°15'00" W	30.75323'
2	120.00'	60.50'	48.72'	60.30'	N 67°54'15" W	44.71724'
3	180.00'	138.84'	71.88'	128.43'	S 67°54'15" E	44.71724'
4	120.00'	60.50'	48.72'	60.30'	S 67°54'15" E	44.71724'
5	18.33'	14.88'	7.39'	14.46'	N 07°47'30" E	4.154727'
6	300.00'	52.74'	26.44'	52.68'	N 34°13'06" E	10.91424'

GRAPHIC SCALE



Approved _____ ONP _____ M.A.L.C.P. & P.C. RECORD FILE NO. _____	Approved <i>2-19-2025</i> DATE _____ BY: <i>Heather West</i> DIRECTOR	RECORDED _____ PLAT NO. _____ DRAWN BY: <i>Heather West</i> CHECKED BY: _____ GLW FILE NO.: 22-074
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MISS UTILITY MEMBER CALL TOLL FREE 1-800-251-7777

- EXISTING UTILITY LINES... 1. For the project... 2. Submission...

PAVING LEGEND... ASPHALT DRIVE, CONCRETE, ASPHALT DRIVE

LEGEND... RAISED INTERSECTION WITH 3-WAY STOP

- Site Plan Amendment No. 230070221 Summary... 1. Review...

NOTE: THE ZONE OF INFLUENCE FOR EACH COMMERCIAL/CIVIC BUILDING SHALL EXTEND 10' FROM EACH OF THE WALLS SHOWN ON THIS PLAN...

GENERAL NOTES... 1. STANDARDS GENERAL NOTE AND OVERALL PROJECT INFORMATION...

PROFESSIONAL CERTIFICATION... I, [Signature], Professional Engineer, State of Maryland, License No. 14203, P.E.

Table with columns: No., Date, Description, Action, Status. Includes project details and amendment info.

Table with columns: Prepared For, Scale, Date, Zone. Includes client information and zoning details.

GLW Logo and Project Title: SITE PLAN AMENDMENT No. 230070221 MIXED-USE BLOCK 66 CLARKSBURG TOWN CENTER WEST SIDE - SITE PLAN

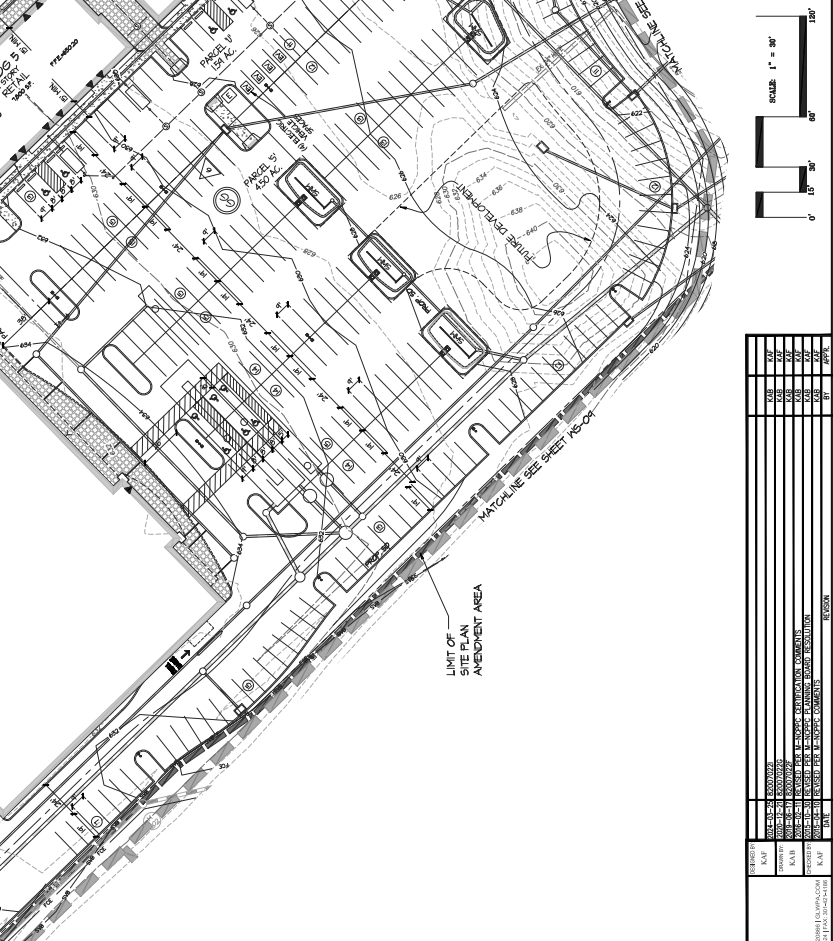


Table with columns: No., Date, Description, Action, Status. Lists revision history for the site plan.

GLW Logo and Project Information: SITE PLAN AMENDMENT No. 230070221 MIXED-USE BLOCK 66 CLARKSBURG TOWN CENTER WEST SIDE - SITE PLAN