



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

MCPB
Item #
02/08/07

MEMORANDUM

DATE: January 24, 2007

TO: Montgomery County Planning Board

FROM: Catherine Conlon, Supervisor *CC*
Development Review Division
(301) 495-4542

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for February 8, 2007

The following record plat is 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 plat drawings for the record plat. The following plat is included:

220070630 Belle Cove (1)

RECORD PLAT REVIEW SHEET

Plan Name: Belle Cove Lot 3 Plan Number: 1-04079 (1-20040790)
 Plat Name: Won Buddhism Property Plat Number: 220070630
 Plat Submission Date: 11/7/06
 DRD Plat Reviewer: pu/TA
 DRD Prelim Plan Reviewer: D. Kinney

Initial DRD Review:

Signed Preliminary Plan - Date 11/10/04 Checked: Initial Dmrl Date 12/5/06
 Planning Board Opinion - Date 11/9/04 Checked: Initial pu Date 12/4/06
 Site Plan Req'd for Development? Yes No Verified By: pu (initial)
 Site Plan Name: _____ Site Plan Number: _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____
 Site Plan Signature Set - Date _____ Checked: Initial _____ Date _____
 Site Plan Reviewer Plat Approval: Checked: Initial _____ Date _____

Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances
 Coordinates Plan # Road/Alley Widths Easements Open Space NA
 Non-standard BRLs Adjoining Land Vicinity Map Septic/Wells NA
 TDR note NA Child Lot note NA Surveyor Cert Owner Cert Tax Map

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>A. Lindsey</u>	<u>11/15/06</u>	<u>12/1/06</u>	<u>NC</u>	
Research	<u>Bobby Fleury</u>			<u>11/11/06</u>	<u>OK</u>
SHA	<u>Doug Mills</u>			<u>NC</u>	<u>NC</u>
PEPCO	<u>Jose Washington</u>			<u>NC</u>	<u>OK</u>
Parks	<u>Doug Powell</u>			<u>NC</u>	<u>NA</u>
DRD	<u>Steve Smith</u>			<u>12/1/06</u>	<u>OK</u>

Final DRD Review:

DRD Review Complete: Initial TA Date 1/24/07
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up): Initial TA Date 12/5/07
 Final Mylar w/Mark-up & PDF Rec'd: Initial TA Date 1/22/07

Board Approval of Plat:

Plat Agenda: Initial TA Date 2/8/07

Planning Board Approval: _____
 Chairman's Signature: _____

DPS Approval of Plat:

Engineer 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 Green Books for Resubdivision: _____
 Notify Engineer to Seal Plats: _____
 Engineer Seal Complete: _____
 Complete Reproduction: _____
 Sent to Courthouse for Recordation: _____

No. _____

PLAT No. 220070630

Belle Cove

Located on the north side of Muncaster Mill Road, approximately 1,050 feet west of Norbeck Road

RE-1 zone; 1 Lot

Community Water, Community Sewer

Master Plan Area: Olney

Won Buddhism of the USA, Inc., Applicant

This record plat has been reviewed by MNCPPC staff and other applicable agencies as documented on the attached Record Plat Review Sheet. Staff has determined that the plat complies with Preliminary Plan No. 120040790, 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 preliminary plan.

PB date: 02/88/07

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THE PLAN SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL THE LAND SHOWN HEREON AND THAT THE SAME IS NOT SUBJECT TO ANY OTHER SUBDIVISION OF THE U.S.A. INC. BY DEED DATED SEPTEMBER 2, 1982 AND RECORDED IN LIBER 0881 AT FOLIO 214, AND ALL THAT PROPERTY CONVEYED BY CRISTAL UNDEVELOP LTD. TO MON BUDHSON OF THE U.S.A. INC. BY DEED DATED APRIL 6, 1982 AND RECORDED IN LIBER 384 AT FOLIO 114, BOTH AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

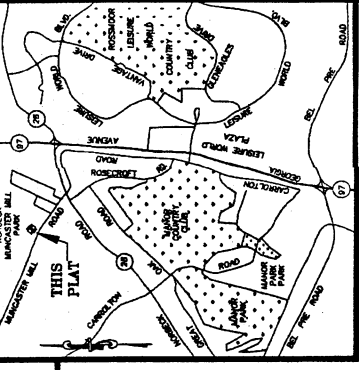
I HEREBY CERTIFY THAT ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHALL BE AS DELINEATED HEREON AND WITH THE PROVISIONS OF SECTION 50-24 OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA OF SUBDIVISION IS 1.7839 ACRES OF WHICH 0.1860 ACRES ARE DEDICATED TO PUBLIC USE.

RUSSELL E. REESE, REGISTERED PROFESSIONAL LAND SURVEYOR, MD NO. 11014 DATE 1-19-07

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT CHD BEARING	CHD DISTANCE
C1	222.89	2870.00	0427'06"	111.55 N 59°32'05" W	222.83
C2	20.60	2070.00	00°34'51"	14.60 N 81°44'15" W	20.60

PLAT No.



VICINITY MAP
SCALE: 1" = 2000'

NOTES:

- 1. TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND SITE REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN SHEET ARE HEREBY INCORPORATED BY REFERENCE INTO THIS PLAN.
- 2. THIS PROPERTY, APPROVED BY THE MONTGOMERY PLANNING BOARD, IS INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE OPERATION OF THE PLANNING BOARD'S REGULATIONS.
- 3. THE TOTAL AREA OF THIS PLAN IS 1.7839 ACRES.
- 4. THE TOTAL AREA SHOWN ON THIS PLAN OF SUBDIVISION IS 1.7839 ACRES OF WHICH 0.1860 ACRES ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- 5. AS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW ANY MATTER AFFECTING THE OWNERSHIP AND USE, NOR THE BOUNDARY OF THE PROPERTY, THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEFEND OR DEFEND ALL MATTERS AFFECTING TITLE.
- 6. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION PLAN AND APPROVED FOREST MANAGEMENT PLAN. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEFEND OR DEFEND ALL MATTERS AFFECTING TITLE.
- 7. AS PROPERTY IS ZONED RE-1.
- 8. AS PLAT IS SUBJECT TO THE LIMITATIONS AND CONDITIONS OF PRELIMINARY PLAN NUMBER 1-04078, ENTITLED THE MON BUDHSON PROPERTY.
- 9. PROPERTY SHOWN IS LOCATED AT W.S.S.C. GRID 221 NW 4 AND TAX MAP 4542 AS PARCELS 4863 AND 4864.
- 10. OR PUBLIC WATER AND SEWER SYSTEMS ONLY.

OWNER'S CERTIFICATION:

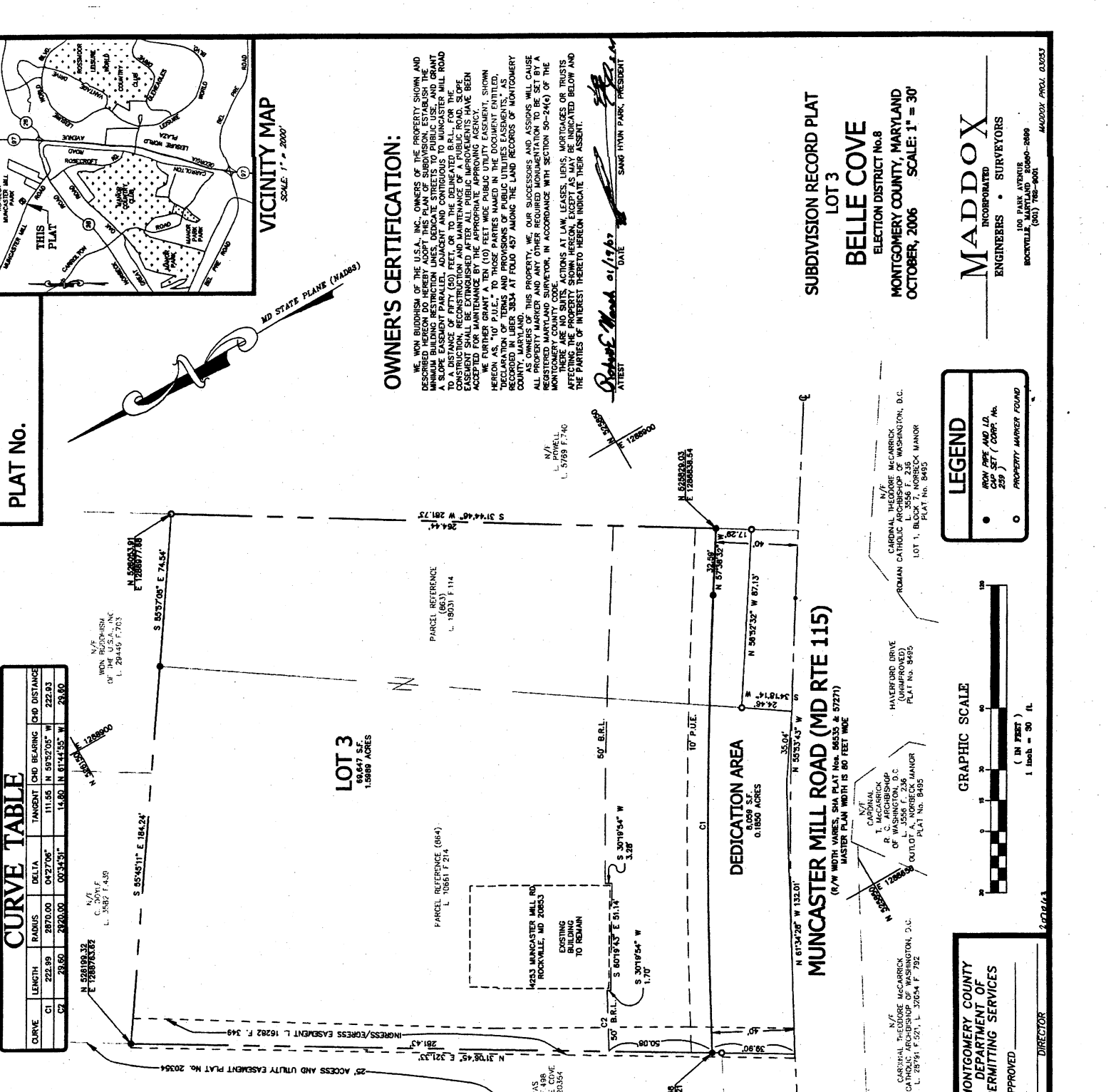
WE, MON BUDHSON OF THE U.S.A. INC. OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON DO HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, DEDICATE STREETS TO PUBLIC USE, AND GRANT A SLOPE EASEMENT PARALLEL, ADJACENT AND CONTIGUOUS TO MUNCASTER MILL ROAD CONSTRUCTION RECONSTRUCTION AND MAINTENANCE OF A PUBLIC ROAD. SLOPE EASEMENT SHALL BE EXTINGUISHED AFTER ALL PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE APPROPRIATE APPROVING AGENCY.

HEREON AS "100 P.U.E." TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITIES EASEMENTS," AS RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

WE, AS OWNERS OF THIS PROPERTY, WE, OUR SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY MARKER AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A REGISTERED MARYLAND SURVEYOR, IN ACCORDANCE WITH SECTION 50-24(a) OF THE MONTGOMERY COUNTY CODE.

WE HEREBY CERTIFY THAT NO SUITABLE ACTIONS AT LAW, LEASES, LIENS, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT AS MAY BE INDICATED BELOW AND THE PARTIES OF INTEREST THEREON HEREON INDICATE THEIR ASSENT.

Russell E. Reese DATE 01/19/07
ARTIST: SANG HYUN PARK, PRESIDENT



AREA TABULATION

TOTAL NUMBER OF LOTS = 1
TOTAL NUMBER OF PARCELS = 5, 0.5, OR 1,680 AC.
TOTAL AREA OF DEDICATION = 0.0599 S.F. OR 0.1860 AC.
TOTAL AREA OF PLAT = 77,707 S.F. OR 1.7839 ACRES

MUNCASTER MILL ROAD (MD RTE 115)
(R/W WIDTH VARIES, SHA PLAT NO. 56533 & 57271)
MASTER PLAN WIDTH IS 80 FEET WIDE

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

APPROVED _____

CHAIRMAN _____ ASST. SECRETARY - TREASURER _____
M.N.C.P. & P.C. RECORD FILE NO. _____

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES

APPROVED _____ DIRECTOR _____

LEGEND

- MON BUDHSON OF THE U.S.A. INC. (CORP. No. 299)
- PROPERTY MARKER FOUND

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

MADDOX
INCORPORATED
ENGINEERS • SURVEYORS

100 PARK AVENUE
ROCKVILLE, MARYLAND 20850-2889
(301) 762-9001
MADDOX PROJ. 0253

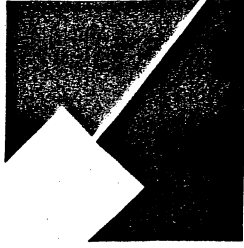
CARDINAL THEODORE MCCARRICK
ARCHBISHOP OF WASHINGTON, D.C.
LOT 1, BLOCK 2, NORBECK MANOR
PLAT No. 9495

HAYWARD DRIVE
(UNIMPROVED)
PLAT No. 9495

CARDINAL THEODORE MCCARRICK
ARCHBISHOP OF WASHINGTON, D.C.
OUTLOT A, NORBECK MANOR
PLAT No. 9495

CARDINAL THEODORE MCCARRICK
ARCHBISHOP OF WASHINGTON, D.C.
LOT 1, BLOCK 2, NORBECK MANOR
PLAT No. 9495

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

Date Mailed: November 9, 2004

**Action: Approved Staff
Recommendation**

**Motion of Commissioner Bryant,
seconded by Commissioner Robinson,
with a vote of 5-0.**

**Chairman Berlage and Commissioners
Bryant, Perdue, Robinson and
Wellington voting in favor.**

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan No. 1-04079

NAME OF PLAN: Won Buddhism Property

On April 14, 2004, Won Buddhism of USA, Inc., submitted an application for the approval of a preliminary plan of subdivision of property in the RE-1 zone located on the north side of Muncaster Mill Road (MD 115), approximately 1100 feet northwest of Norbeck Road, in the Olney and Vicinity Master Plan area. The application proposed to create one lot on 1.79 acres of land. On Thursday, September 23, 2004 Preliminary Plan 1-04079 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application.

The record for this application ("Record") closed at the conclusion of the public hearing, upon the taking of an action by the Planning Board. The Record includes: the information on the Preliminary Plan Application Form; the Planning Board staff-generated minutes of the Subdivision Review Committee meeting(s) on the application; all correspondence and any other written or graphic information concerning the application received by the Planning Board or its staff following submission of the application and prior to the Board's action following the public hearing, from the applicant, public agencies, and private individuals or entities; all correspondence and any other written or graphic information issued by Planning Board staff concerning the application, prior to the Board's action following the public hearing; all evidence, including written and oral testimony and any graphic exhibits, presented to the Planning Board at the public hearing.

At the hearing, staff recommended approval of the preliminary plan, subject to conditions. The Applicant appeared and testified, represented by legal counsel, and agreed with staff's recommendation and accepted all conditions as recommended by staff. There is no written evidence or spoken testimony in the record that contests any of staff's recommendations or findings.

FINDINGS

Having given full consideration to the uncontested recommendations of Staff; the recommendations of the applicable public agencies¹; the applicant's position; and other evidence contained in the Record, which is hereby incorporated in its entirety into this Opinion, the Montgomery County Planning Board finds that:

- a) The Preliminary Plan No. 1-04079 substantially conforms to the Olney and Vicinity Master Plan.
- b) Public facilities will be adequate to support and service the area of the proposed subdivision.
- c) The size, width, shape, and orientation of the proposed lot is appropriate for the location of the subdivision.
- d) The application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A. This finding is subject to the applicable condition(s) of approval.
- e) The application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site. This finding is based on the determination by the Montgomery County Department of Permitting Services ("MCDPS") that the Stormwater Management Concept Plan meets MCDPS' standards.
- f) The Record of this application does not contain any contested issues; and, therefore, the Planning Board finds that any future objection, which may be raised concerning a substantive issue in this application, is waived.

¹ The application was referred to outside agencies for comment and review, including the Washington Suburban Sanitary Commission, Montgomery County's Department of Public Works and Transportation and Department of Permitting Services. All of these agencies recommended approval of the application.

CONDITIONS OF APPROVAL

Finding Preliminary Plan No. 1-04079 in accordance with the purposes and all applicable regulations of Montgomery County Code Chapter 50, the Planning Board approves Preliminary Plan No. 1-04079 subject to the following conditions:

- 1) Approval under this preliminary plan is limited to a place of worship (with a maximum of 148 seats) and associated on-site uses including a cleric residence, and no weekday educational institution, daycare or school.
- 2) Compliance with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits.
- 3) Record plat to reflect dedication 40 feet from centerline of Muncaster Mill Road (MD 115).
- 4) Applicant to construct a 5 ft. sidewalk along Muncaster Mill Road offset 2 feet from the property with a tree panel along entire property frontage. The sidewalk ramps at the site access driveway should meet Americans with Disability Act Best Practices and not have the grade of the sidewalk interrupted by the driveway slope.
- 5) Coordinate with the Montgomery County Department of Public Works and Transportation, Department of Permitting Services, and Maryland State Highway Administration on site access and frontage improvements along Muncaster Mill Road, including the bike lane proposed under the May 2004 Planning Board Draft of the Countywide Bikeways Functional Master Plan.
- 6) Compliance with the conditions of approval of the MCDPS stormwater management approval dated July 15, 2004.
- 7) Compliance with conditions of MCDPWT letter dated, August 16, 2004 unless otherwise amended.
- 8) Access and improvements as required to be approved by MDSHA prior to issuance of access permits.
- 9) This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to this date, a final record plat must be recorded for all property delineated on the approved preliminary plan, or a request for an extension must be filed.

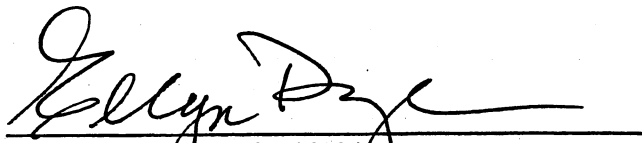
10) Other necessary easements.

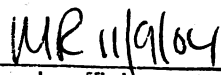
This Preliminary Plan will remain valid for 36 months from its Initiation Date (as defined in Montgomery County Code Section 50-35(h), as amended). Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded among the Montgomery County Land Records or a request for an extension must be filed.

The date of this written opinion is November 9, 2004 (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this written opinion, as provided by the Rules of Procedure governing a petition judicial review of an administrative agency decision.

CERTIFICATION OF BOARD VOTE ADOPTING OPINION

At its regular meeting, held on Thursday, November 4, 2004 in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, on the motion of Commissioner Bryant, seconded by Commissioner Wellington, with Commissioners Perdue and Robinson voting in favor of the motion, ADOPTED the above Opinion, which constitutes the final decision of the Planning Board and memorializes the Board's findings of fact and conclusions of law in Preliminary Plan No. 1-04079.


Ellyn Dye, Technical Writer


Approved for legal sufficiency
M-NCPPC Office of General Counsel