



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

MCPB
Item # 1B
12-14-2017

MEMORANDUM

DATE: December 4, 2017

TO: Montgomery County Planning Board

FROM: Stephen Smith, Senior Planner *SS*
Jay Beatty, Planner *JB*
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 December 14, 2017

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:

220170870

Colesville Farm Estates

Plat Name: Colesville Farm Estates
Plat #: 220170870

Location: Located on the east side of New Hampshire Avenue (MD 650), 300 feet south of Hobbs Drive
Master Plan: White Oak Master Plan
Plat Details: RE-1 zone; 1 lot
Owner: Vien An Buddhist Association

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120160310 (MCPB Resolution No. 16-145), 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.

OWNER CERTIFICATE

We, Vien An Buddhist Association, a Maryland Corporation, owners of the property shown and included herein, hereby, adopt this plat of subdivision, dedicate street to State of Maryland for public use;

hereby grant a 10' Public Utility Easement (P.U.E.) to the parties named in a document titled "Terms and Provisions of a Public Utility Easement" as recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457, subject to all current and applicable regulations of all federal, state and local governing agencies.

We, Vien An Buddhist Association, our successors and assigns will cause property corner markers to be set by a Maryland Licensed Land Surveyor, in accordance with Section 50.4.3.G of the Montgomery County Code (Subdivision of Land).

There are no suits of action, leases, liens, or trusts on the property included in this plat of subdivision.

Date: _____
 Thien Chau Nguyen
 President, Vien An Buddhist Association

SURVEYOR CERTIFICATE

I hereby certify the survey information shown herein is correct; that this plat of subdivision has been prepared in accordance with the Subdivision Regulations of Montgomery County, Maryland; that this plat is a subdivision of all the real property conveyed by from Mo K. Kwon and Julie Kwon, to Vien An Buddhist Association, a Maryland corporation, by deed dated September 30, 2011, as recorded among the Land Records of Montgomery County, Maryland in Liber 42349 at Folio 494,

that property corner markers will be set in accordance with Section 50.4.3.G of the Montgomery County Code (Subdivision of Land), if so engaged, the total area included in this plat of subdivision is 54,832 Square Feet or 1.2588 Acres of land, 613 Square Feet or 0.014 Acres dedicated to the State of Maryland by this plat for public use.

Date: _____
 John R. Witmer
 Professional Land Surveyor
 MD Reg. No. 10668
 Two year MDLHR Professional Land Surveyor's
 License Renewal Date: 11/29/2017

THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
 THE MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

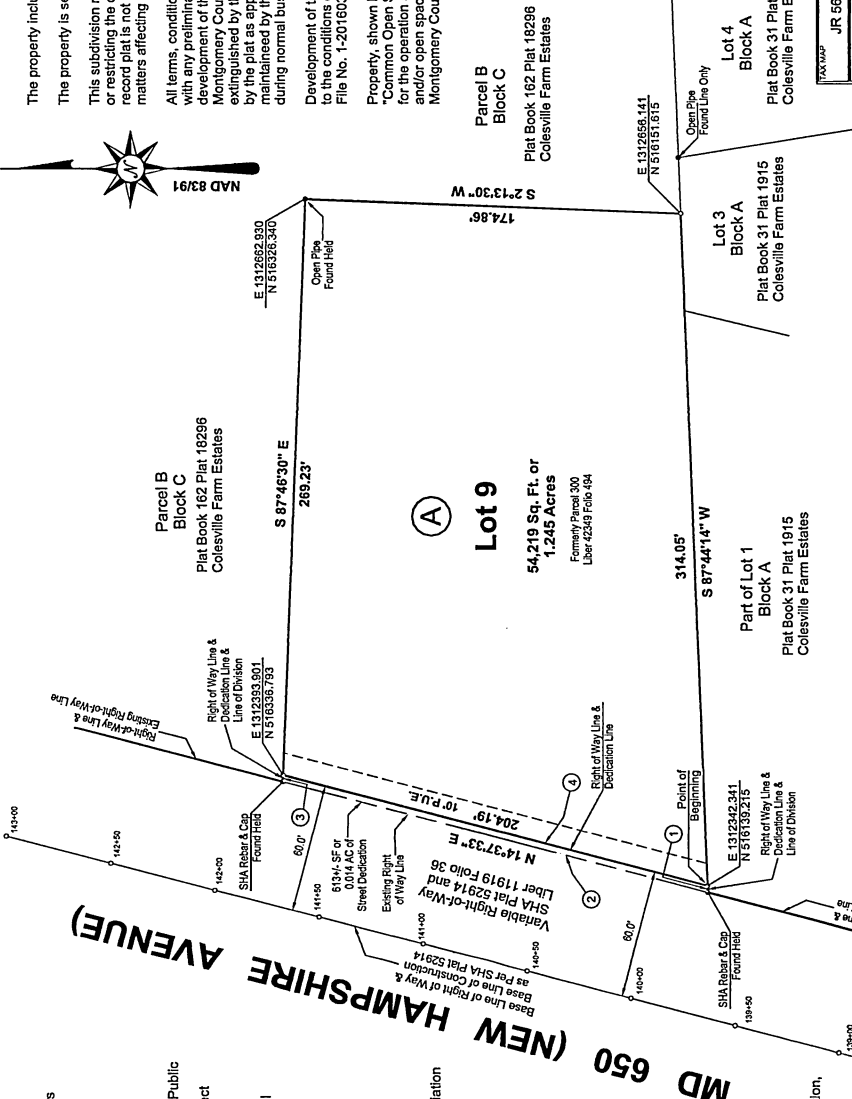
CHAIRMAN _____ SECRETARY-TREASURER _____

M.N.C.P. & P.C. RECORD FILE NUMBER: _____

MONTGOMERY COUNTY MARYLAND
 DEPARTMENT OF
 PERMITTING SERVICES

APPROVED: November 21, 2017

BY: Daniel A. Jozak
 DIRECTOR



| LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD | | | |
|---|-----------------|---------|--|
| 1 | S 87° 44' 14" W | 3.14' | |
| 2 | N 14° 37' 33" E | 204.45' | |
| 3 | S 87° 46' 30" E | 3.07' | |
| 4 | S 14° 37' 33" W | 204.19' | |

DEDICATION AREA
 613 SQ. FT. OR 0.014 ACRES ±,
 SHOWN IN THIS PLAT.

NOTES

The property included on this subdivision plat is currently zoned RE-1.

The property is served by public water and sewer systems.

This subdivision record plat is not intended to show every matter affecting or restricting the ownership and use of the subject property. A subdivision record plat is not intended to replace an examination of title or to note all matters affecting title.

All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan allowing development of the property included on this plat as approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recording of this plat, unless expressly contemplated by the plat as approved. The official public files for any such plan are maintained by the Planning Board and are available for public review during normal business hours.

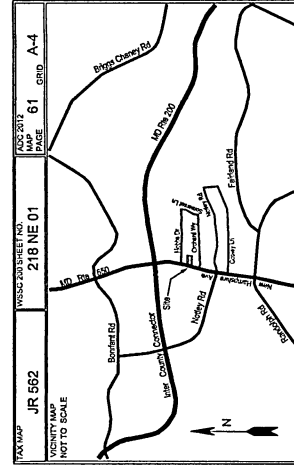
Development of the lots included on this Subdivision Record Plat is subject to the conditions of approval of Preliminary Subdivision Plan, MNCPRPC File No. 1-20170310 titled Vien An Buddhist Temple.

Property, shown herein, subject to the terms and conditions of a "Common Open Space Covenant" with Montgomery County, Maryland, for the operation and maintenance of private streets, storm drain systems, and/or open space areas, recorded among the Land Records of Montgomery County, Maryland in Liber 34847 at Folio 392.

Parcel B
 Block C
 Plat Book 162 Plat 18296
 Colesville Farm Estates

Parcel B
 Block A
 Plat Book 31 Plat 1915
 Colesville Farm Estates

Parcel B
 Block A
 Plat Book 31 Plat 1915
 Colesville Farm Estates



SUBDIVISION RECORD PLAT

LOT 9, BLOCK A
COLESVILLE FARM ESTATES
 COLESVILLE (5TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

WITMER ASSOCIATES, LLC
 Land Surveying, Land Planning & Design
 10000 Old Columbia Road, Suite 200
 Columbia, MD 21046-1609 Fax: (410) 242-9055 E-Mail: jwitmer@aol.com

DATE: NOV 2017 PROJECT NO: 02713B SHEET NO: 1 of 1

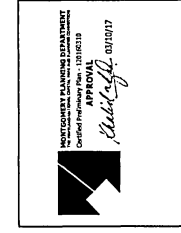
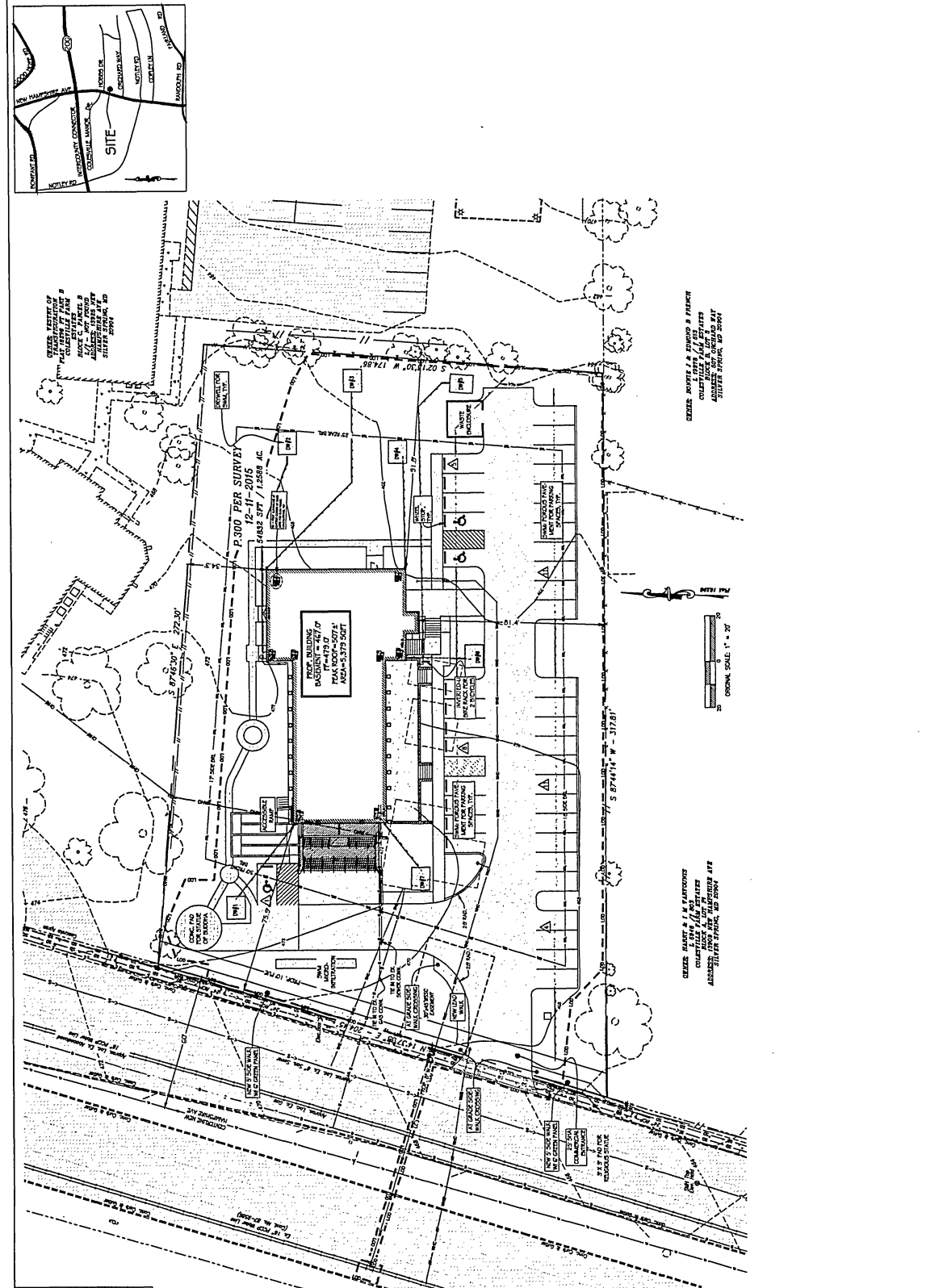
OWNER
 Mr. & Mrs. J. C. [Name]
 1500 W. [Address]
 [City, State, Zip]

BUILDER
 [Name]
 [Address]
 [City, State, Zip]



CERTIFIED PRELIMINARY PLAN
VIENTIAN BUDDHIST TEMPLE
 PRELIMINARY PLAN NO. 12018310
 13113 NEW MARKETPLACE, BETHesda, MD 20814
OP&A
 CIVIL ENGINEERS • LAND PLANNERS • SURVEYORS
 11227 Arden Road, Suite A, Woodbridge, Virginia 20192
 410-445-2311 www.opandassoc.com 410-445-2313
 Oyster, Mats, Pizzone & Associates, LLC

Scale:
 1" = 20'
 Date:
 February 2017
 Sheet:
 1 of 1



LEGEND
 Utility abbreviations noted, existing features are shown in solid, proposed features in dashed.
 Symbols and Abbreviations are shown in solid, non-dashed form.
 AC = AIR CONDENSER
 BSMT = BASEMENT
 C&G = CHIMNEY & GUTTER
 CC = CONCRETE
 CM = CONCRETE MASS
 CO = CONCRETE ON
 EX = EXISTING
 FF = FISH FLOOR
 IN = PIPE INVERT
 LN = LANDSCAPE
 UN = UNFINISHED
 PC = PIPE & CAP
 SF = SET FENCE
 SE = SET FENCE
 TR = TO BE REMOVED
 WM = WATER METER
 SBLP = FACE LINE WITH DOORING
 ALP = ADJACENT PROPERTY LINE
 DM = DITCH
 BLDG = BUILDING
 LND = LANDSCAPE
 DOP = DOMESTIC POND
 ELEVATION SPOT
 FENC = FENCE
 FENC CHAN LINK
 FLOW ARROW
 FIRE HYDRANT
 ACCESSIBLE PARKING
 SIGN
 STREET LIGHT
 TEST PIT
 TO BE DEMOLISHED
 TO BE RENOVATED
 TREE
 CRITICAL FOOTING
 VALVE GAS
 VALVE WATER
UTILITIES
 E = ELECTRIC LINE & MANHOLE
 G = GAS LINE & MANHOLE
 S = SEWER LINE & MANHOLE
 W = WATER LINE & MANHOLE
 O = OVERHEAD WIRE UTIL. POLE
 C = GAS HOUSE CORN. & METER
 H = HOUSE CORN. & METER
 W = WATER HOUSE METER
 S = SEWER HOUSE METER
 S = STORM DRAIN INLET
 S = STORM DRAIN
LAND TYPE
 D = PROP. ASPHALT PAVEMENT
 S = CONCRETE
 C = CONCRETE
 P = POROUS PAVEMENT
 F = SWM FACILITY

GENERAL INTEREST OF NEIGHBORHOOD
 COMPLETE ALL UTILITIES
 MINIMUM 10' FROM PROPERTY LINE
 MINIMUM 5' FROM DRIVEWAY

GENERAL INTEREST OF ADJACENT PROPERTY
 COMPLETE ALL UTILITIES
 MINIMUM 5' FROM DRIVEWAY

APPROVAL
 [Signature]
 02/17/17