



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

**MCPB**  
**Item # 2**  
**11/13/08**

**MEMORANDUM**

**DATE:** October 31, 2008

**TO:** Montgomery County Planning Board

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

**FROM:** Stephen Smith *SS*  
Development Review Division  
(301) 495-4522

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for November 13, 2008

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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:

220062220 **Colesville Manor**  
220090190 **Larchmont Knolls**  
220090360 **Drummond**  
220090400 **Clarksburg Heights**

**Plat Name:** Colesville Manor

**Plat #:** 220062220

**Location:** Located on the west side of New Hampshire Avenue (MD 650), 800 feet north of Notley Road

**Master Plan:** White Oak

**Plat Details:** R-200; 1 lot

Community Water, Community Sewer

**Applicant:** Cambodian Buddhist Society Inc.

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120041040 (MCPB Opinion dated January 25, 2005), 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 plan.

**OWNER'S CERTIFICATE**

We, the undersigned, owners of the property shown hereon, hereby adopt this plat of subdivision and establish the minimum building restriction lines.  
 We hereby grant Public Utilities Easements shown hereon as PUE to the parties named in a document entitled "Terms and Provisions of Public Utility Easements" as recorded in Liber 3834 of Folio 437 among the Land Records of the Montgomery County, Maryland.  
 We, the owners will cause all property corner markers and any required monumentation to be set by a registered Maryland Land Surveyor in accordance with Section 50-24 (e) of the Montgomery County Code.  
 There are no suits, liens, mortgages, or trusts affecting the property in this plat of subdivision.

CAMBODIAN BUDDHIST SOCIETY INC.  
 BY: MR. TAN SER  
 WITNESS: *Tan Ser*  
 DATE: 10/30/08

**SURVEYOR'S CERTIFICATE**

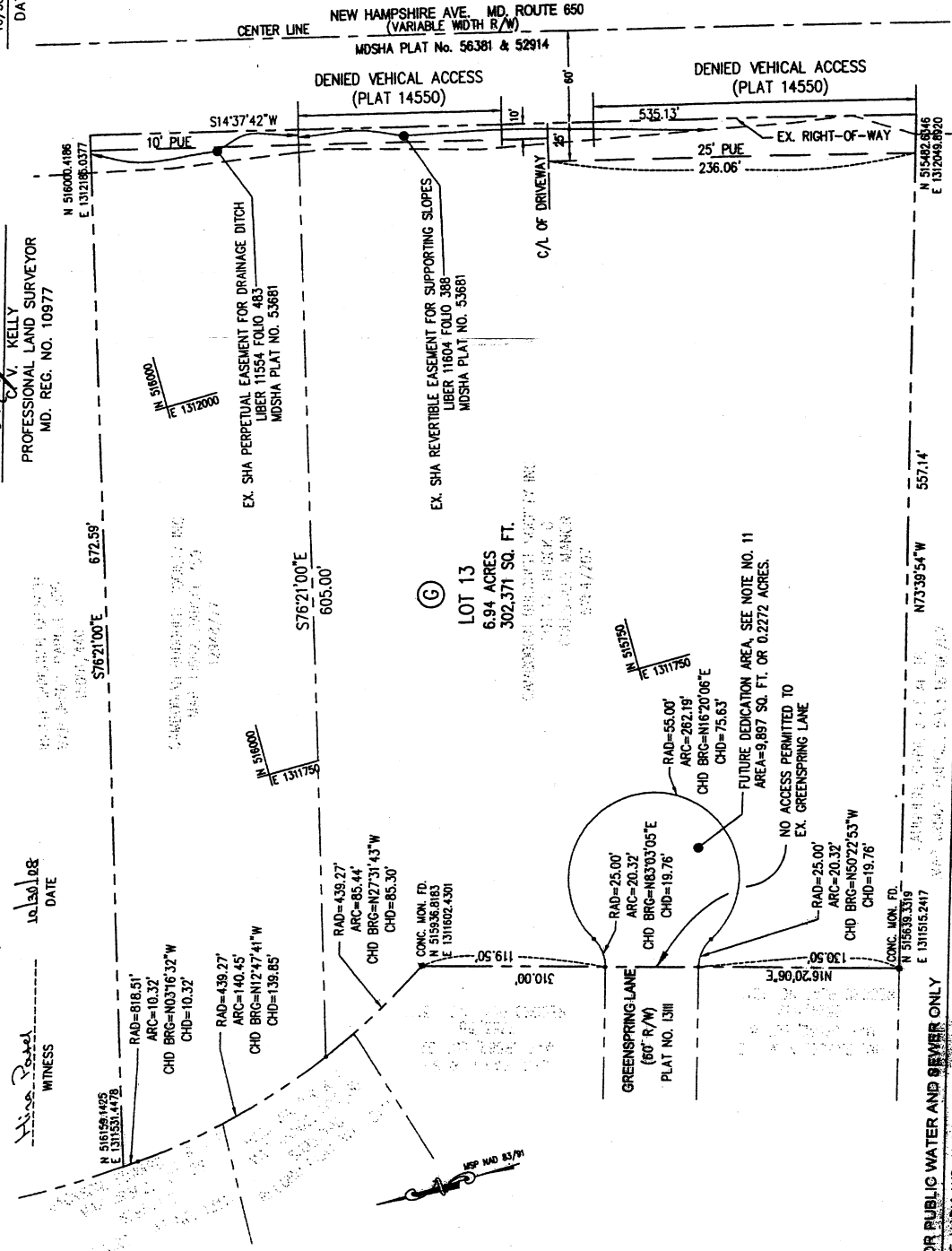
I hereby certify that this plat shown hereon is correct. That it is a subdivision of the land conveyed by and between Thomas W. Morrison and Rama T. Morrison, Sole owner, unto Cambodian Buddhist Society, Inc. by deed dated 08-12-1994 and recorded among the land records of Montgomery County, Maryland in Liber 2948 of Folio 77 and land conveyed by and between Vera B. Emery, Sole owner, unto Cambodian Buddhist Society, Inc. by deed dated 12-16-1983 and recorded among the land records of Montgomery County, Maryland in Liber 8264 of Folio 207, also being a resubdivision of Lot 12, Block G Colesville Manor as recorded among the Land Records of Montgomery County at plot book 124, plat 14550. The total area included in this plat of subdivision is 302,371 square feet or 6.9415 acres.

*W. Kelly*  
 V. KELLY  
 PROFESSIONAL LAND SURVEYOR  
 MD. REG. NO. 10977  
 DATE: 10/30/08



VICINITY MAP  
 SCALE: 1" = 2000'  
 TAX MAP NO. - JR562

- NOTES:**
- This property is zoned R-200.
  - The approval of this plat is predicated on the availability of public water and sewer prior to the construction of buildings. This plat is limited to uses and conditions as required by Preliminary plan No. 1-04104 entitled "CAMBODIAN BUDDHIST TEMPLE".
  - Coordinates shown hereon are based on the Maryland Coordinate System (NAD 83/91).
  - The property shown hereon is subject to Chapter 22A, Montgomery County Forest Conservation Law, including approval of a Final Forest Conservation Plan and appropriate agreements prior to issuance of a sedimentation permit.
  - Unless expressly contemplated by the plan as approved, all terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan or other plan, allowing development of this property, to be submitted to the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
  - This Plat is not intended to show every matter affecting or restricting the ownership and use of the property. This Plat is not intended to replace an examination of title or to depict or not all matters affecting title.
  - Tax Map Location is JR562.
  - Offsite Forest Mitigation for 1.05 acres provided by "CERTIFICATE OF COMPLIANCE" RECORDED AT Liber 35367, Folio 050.
  - This Plat is subject to a Covenant of Operation and Maintenance of private storm drain systems and open space RECORDED AT Liber 35965, Folio 232.
  - This Plat is subject to a Covenant of Future Dedication in the Land Records of Montgomery County RECORDED AT Liber Folio



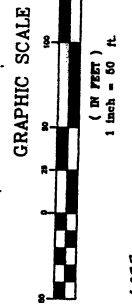
**PLAT TABULATION**

NUMBER OF LOTS	= 1
AREA OF LOTS	= 302,371 SQ. FT.
TOTAL AREA	= 302,371 SQ. FT. OR 6.94 ACRES.

SUBDIVISION RECORD PLAT  
 LOT 13, BLOCK G  
**COLESVILLE MANOR**  
 ELECTION DISTRICT No. 5  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1"=50' OCTOBER, 2008



AB CONSULTANTS, INC.  
 9450 ANNAPOLIS ROAD  
 LANHAM, MARYLAND 20706  
 PHONE: (301) 306-3091  
 FAX: (301) 306-3092



FOR PUBLIC WATER AND SEWER ONLY  
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED: \_\_\_\_\_ SECRETARY-TREASURER  
 \_\_\_\_\_ CHAIRMAN

APPROVED: \_\_\_\_\_ DIRECTOR  
 \_\_\_\_\_ DATE

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES

RECORDED: \_\_\_\_\_ PLAT NO: \_\_\_\_\_

**RECORD PLAT REVIEW SHEET**

Plan Name: Colesville Manor Plan Number: 120041040  
 Plat Name: Cambodian Buddhist Temple Plat Number: 220062220  
 Plat Submission Date: 6/02/06  
 DRD Plat Reviewer: PW  
 DRD Prelim Plan Reviewer: Dolores Kinney

**Initial DRD Review:**

Signed Preliminary Plan - Date 5/13/05 Checked: Initial DW Date 6/26/06  
 Planning Board Opinion - Date 1/25/05 Checked: Initial PW Date \_\_\_\_\_  
 Site Plan Req'd for Development? Yes \_\_\_ No  Verified By: PW (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 \_\_\_\_\_

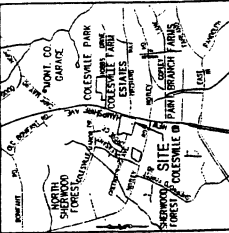
Review Items: Lot # & Layout  Lot Area  Zoning  Bearings & Distances   
 Coordinates  Plan #  Road/Alley Widths  Easements  Open Space N/A  
 Non-standard BRLs N/A Adjoining Land  Vicinity Map  Septic/Wells N/A  
 TDR note N/A Child Lot note N/A Surveyor Cert  Owner Cert  Tax Map

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>C. Bunnag</u>	<u>6/8/06</u>	<u>6/23/06</u>	<u>6/31/06</u>	<u>offsite requirements ok</u>
Research	Bobby Fleury				<u>WRONG DATUM</u>
SHA	Doug Mills			<u>6/2</u>	<u>OK</u>
PEPCO	Jose Washington				<u>PVE Revised 10-25</u>
Parks	Doug Powell				
DRD	Steve Smith			<u>6/2</u>	<u>See MARKUP/PVE</u>

**Final DRD Review:**

DRD Review Complete: SJS 10/31/08  
 (All comments rec'd and incorporated into mark-up)  
 Engineer Notified (Pick up Mark-up): SJS 10-8-08  
 Final Mylar w/Mark-up & PDF Rec'd: SJS 10/31/08  
**Board Approval of Plat:**  
 Plat Agenda: SJS 11/13/08  
 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. \_\_\_\_\_

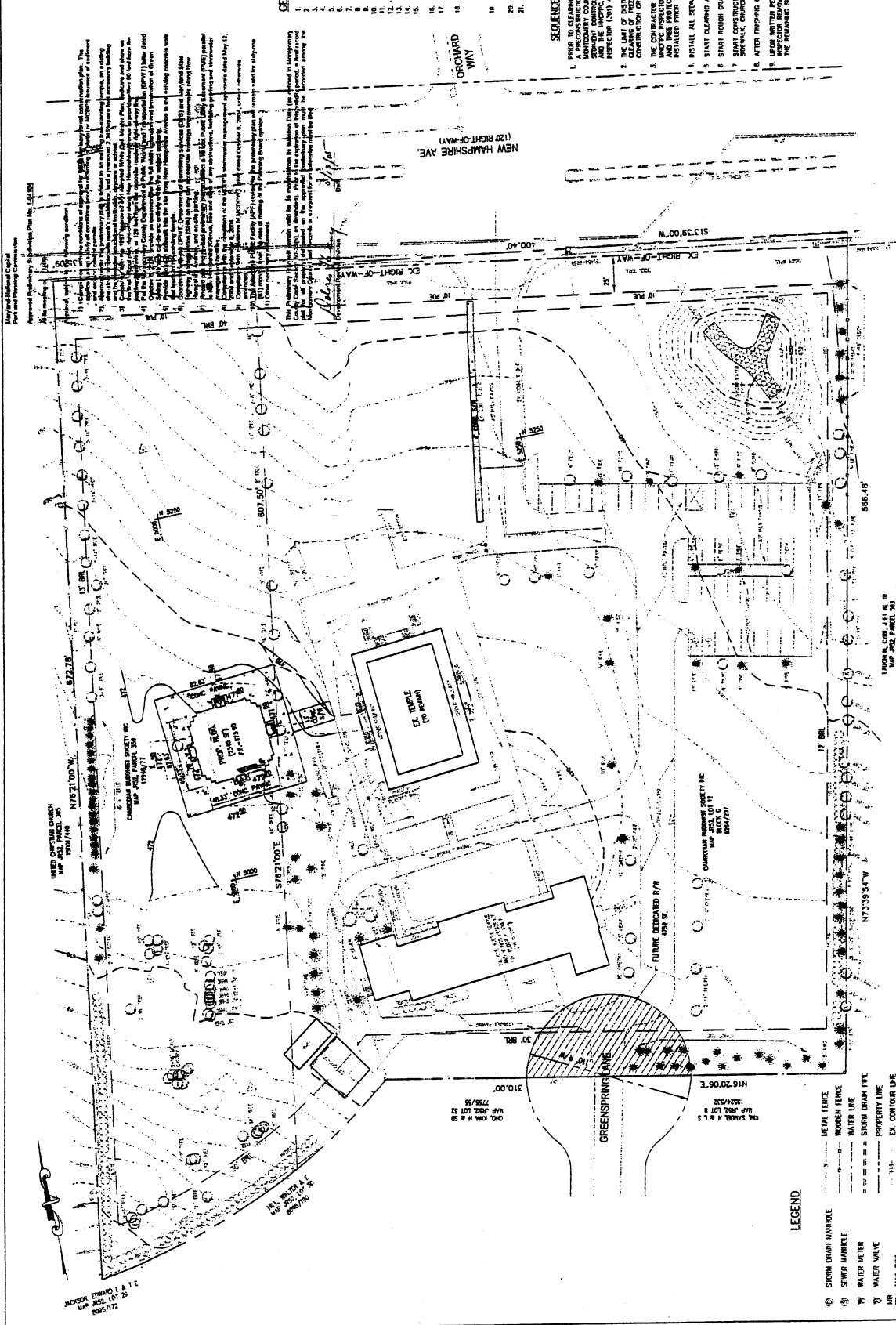


**GENERAL NOTES**

1. TEMPORARY FIELD SHOP, FEBRUARY, 2004
2. ZONING: R-300
3. LOT AREA: 27,000 SQ. FT.
4. ELECTION DISTRICT: 05
5. WSSC PLAN: 28 HE
6. TOTAL SITE AREA: 30,497 SQ. FT. OR 7.00 AC.
7. TOTAL FLOODPLAIN AREA: 0.70 AC.
8. MINIMUM LOT AREA: 20,000 SQ. FT.
9. PROPOSED USE: CHURCH
10. FOR PUBLIC WATER AND SEWER SYSTEM
11. 50% CLASSIFICATION: B AND C
12. SUBJECT PROPERTY IS NOT IN FLOOD PLAIN JURISDICTION OF MONTGOMERY COUNTY PANEL 7, 2000 (2000) II
13. SET BACKS: SEE 12/07/04 PERM. 30
14. STORMWATER MANAGEMENT CONCEPT APPROVAL PERM. 30
15. THERE ARE NO CEMETRIES IN THIS SUBDIVISION
16. THERE IS NO STREAM WITHIN 800 FEET FROM THE PROPERTY.

**SEQUENCE OF CONSTRUCTION**

1. PRIOR TO CLEARING TREES, INSTALLING SEDIMENT CONTROL MEASURES. A PRECONSTRUCTION SITE VISIT MUST BE CONDUCTED PRIOR TO THE START OF CONSTRUCTION. THE SEDIMENT CONTROL INSPECTOR (202) 377-3300 (48 HOURS PRIOR) MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION. (202) 377-3300 (48 HOURS PRIOR) 1 DAY
2. THE LIMIT OF DISTURBANCE MUST BE FIELD-MARKED PRIOR TO CLEARING OF TREES. INSTALLATION OF SEDIMENT CONTROL MEASURES, CONSTRUCTION OF OTHER EROSION CONTROL ACTIVITIES. 2 DAYS
3. THE CONTRACTOR MUST OBTAIN WRITTEN PERMISSION FROM THE DISTRICT INSPECTOR TO REMOVE ANY EXISTING UTILITY OR STRUCTURE AND TREE PROTECTION MEASURES ARE CORRECTLY MARKED AND INSTALLED PRIOR TO COMMENCING ANY CLEARING. 10 DAYS
4. INSTALL ALL SEDIMENT CONTROL MEASURES AS SHOWN ON PLAN. 3 DAYS
5. START CLEARING AND GRUBBING. 3 DAYS
6. START ROAD GRADING OF ENTIRE SITE. 10 DAYS
7. START CONSTRUCTION OF ALL UTILITIES, OVERWAYS, CONCRETE DRIVEWALK, CURBS AND OTHER MISCELLANEOUS UTILITIES. 40 DAYS
8. AFTER FINISHING CONSTRUCTION, STABILIZE THE ENTIRE SITE. 5 DAYS
9. UPON WRITTEN PERMISSION FROM DISTRICT AND SEDIMENT CONTROL INSPECTOR REMOVE ALL SEDIMENT CONTROL MEASURES AND STABILIZE THE REMAINING SITE. 2 DAYS



**CONTRACTOR**  
AB CONSULTANTS, INC.  
1450 ANNAPOLIS ROAD  
MONTGOMERY COUNTY, MARYLAND  
PHONE: (301) 308-3001  
FAX: (301) 308-3092

**OWNER/APPLICANT**  
CAMBODIAN BUDDHIST SOCIETY INC.  
13800 NEW HAMPSHIRE AVENUE  
SILVER SPRING, MARYLAND  
ATTN: MR. THAI SER  
307-342-7200



**PROJECT**  
CAMBODIAN BUDDHIST TEMPLE  
13800 NEW HAMPSHIRE AVENUE  
SILVER SPRING  
MONTGOMERY COUNTY, MARYLAND

**DATE**  
03/20/04  
**SCALE**  
1" = 200'  
**DATE**  
03/20/04  
**DATE**  
03/20/04  
**DATE**  
03/20/04