



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

MCPB
Item # 1B
4-12-2012

MEMORANDUM

DATE: April 4, 2012

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Supervisor
D.A.R.C. Division *OK*
(301) 495-4542

FROM: Stephen Smith, Senior Planner *SS*
D.A.R.C. Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for April 12, 2012

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:

220120180 **Buckingham Terrace**
220120870 **West Chevy Chase Heights**

Plat Name: Buckingham Terrace
Plat #: 220120180

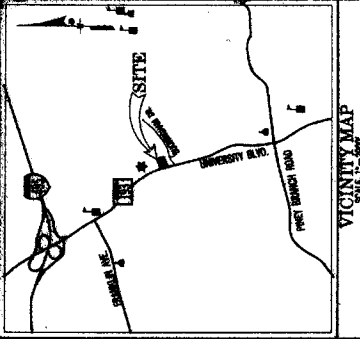
Location: Located on the east side of University Boulevard East (MD 193), 200 feet north of Buckingham Drive
Master Plan: East Silver Spring
Plat Details: R-60 zone; 1 lot comprising of 2 mortgage parcels
Community Water, Community Sewer
Applicant: Korean Community Senior Housing Corp.

The subdivision plat has been reviewed by M-NCPPC staff as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 11988225B (MCPB Resolution No. 11-107), 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.

The plat also involves the creation of interior mortgage parcels in accordance with Section **50-35A(a)(4)** of the Subdivision Regulations, which states:

Further Subdivision of a Commercial, Industrial or Multi-Family Residential Lot to Reflect a Change in Ownership, Deed, Mortgage or Lease Line. The creation of deed, mortgage or lease line within a commercial, industrial or multi-family residential lot does not require the approval of a new subdivision plan. At the owner's discretion, the creation or deletion of internal lots to reflect a new deed, mortgage or lease line may be platted under the minor subdivision procedure. All prior conditions of approval for the original subdivision remain in full force and effect and the number of trips generated on any new lot will not exceed those permitted for the original lot or as limited by an Adequate Public Facilities agreement. Any necessary cross-easements, covenants or other deed restrictions necessary to perpetuate previous approvals must be executed prior to recording the record plat.

Staff applied the above-noted criteria for this property and concludes that the proposed subdivision complies with the conditions of approval for Preliminary Plan No. 11988225B and with the criteria of Section 50-35A(a)(4) of the subdivision regulations and supports this subdivision record plat.

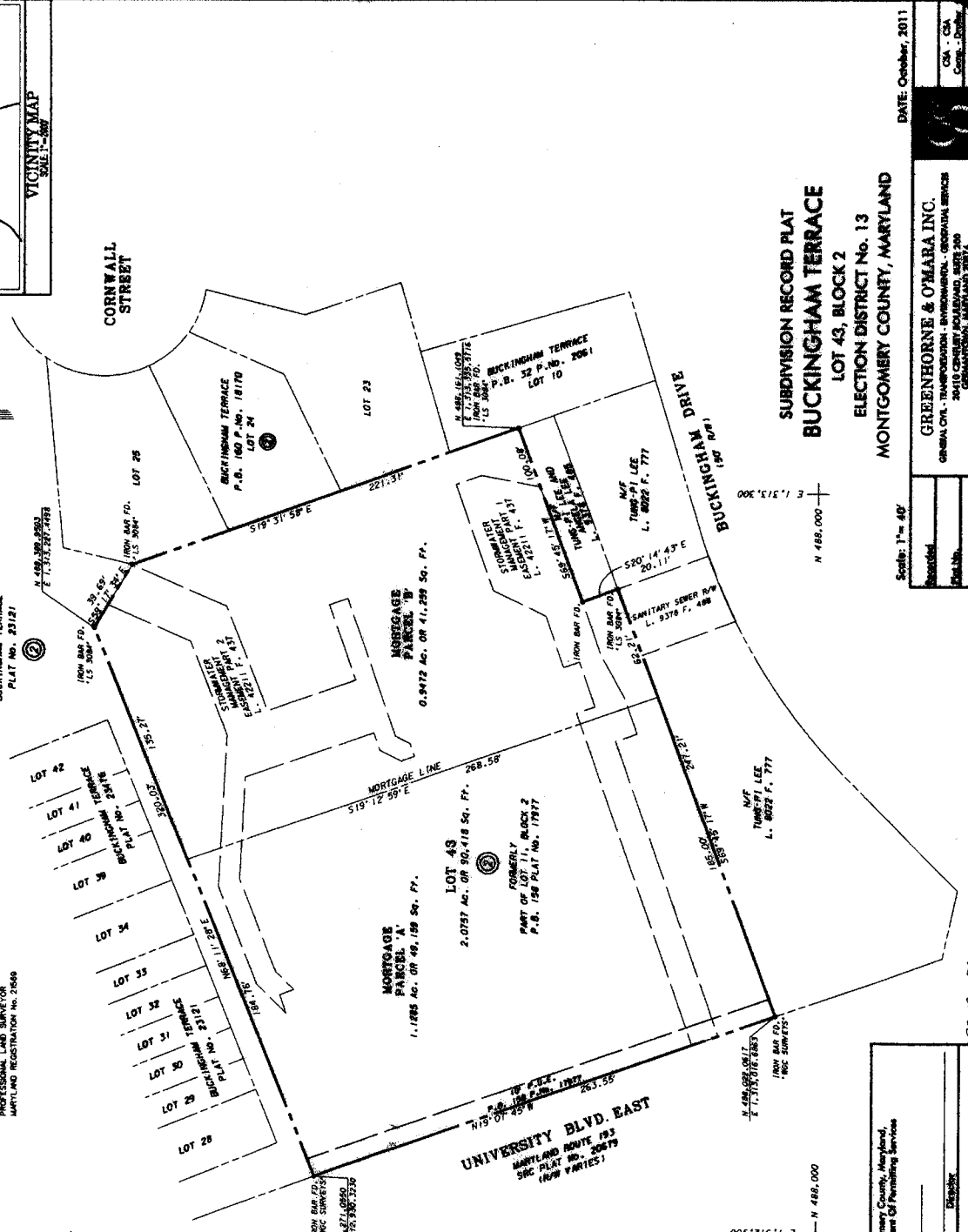


PLAT NO

SURVEYOR'S CERTIFICATE
 HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PLAT SHOWN HEREON IS CORRECT, AND THAT IT INCLUDES THE FOLLOWING PARCEL OR TRACT OF LAND:
 PART OF THAT PARCEL OR TRACT OF LAND DESCRIBED IN A DEED TO KOREAN COMMUNITY SENIOR HOUSING CORPORATION OF MARYLAND, INC. RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AS LOT 11, BLOCK 2 ON A PLAT OF SUBDIVISION TITLED "BUCKINGHAM TERRACE, RECORDED AMONG SAID LAND RECORDS IN PLAT BOOK 158 AT PLAT NO. 19777.

I FURTHER CERTIFY THAT, ONCE ENGAGED, AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS SHOWN THIS PLAT WILL BE SET AS DELINEATED HEREON, IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20-24(C) OF THE MONTGOMERY COUNTY CODE.
 THE TOTAL AREA OF THIS PLAT OF SUBDIVISION IS 90,418 SQUARE FEET OR 2.0757 ACRES OF LAND, NONE OF WHICH IS TO BE DEDICATED TO PUBLIC USE.

DATE: 3/21/12
 SURVEYOR: ALEXER SELLIVAN
 MARYLAND REGISTRATION NO. 26540



SUBDIVISION RECORD PLAT
BUCKINGHAM TERRACE
 LOT 43, BLOCK 2
 ELECTION DISTRICT No. 13
 MONTGOMERY COUNTY, MARYLAND

DATE: October, 2011
 CSA - CSA
 Comp. - Dwyer
 Plat No.

GREENHORNE & O'MARA, INC.
 GENERAL CIVIL, TRANSPORTATION, ENVIRONMENTAL, OCCUPATIONAL SERVICES
 20410 CENTURY KOLEAVIAW, SUITE 200
 GREENBELT, MARYLAND 20814
 (301) 444-0000

Scale: 1" = 40'
 Date: 3/21/12
 Title: 220(2)0180

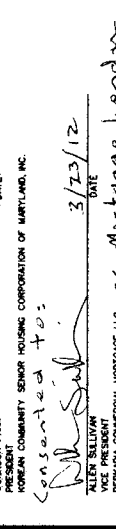
- SUBDIVISION NOTES**
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY MORTGAGE INSTRUMENT, INCLUDING BUT NOT LIMITED TO THE MORTGAGE INSTRUMENT, SHALL BE GOVERNED BY THE TERMS AND CONDITIONS OF SAID INSTRUMENT AND NOT BY THE TERMS AND CONDITIONS OF THIS PLAT, UNLESS EXPRESSLY CONTRADICTED BY THE PLAT OR ANY AGREEMENT THEREIN AS APPROVED OR SUBSEQUENTLY APPROVED, THE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
 - THE PROPERTY SHOWN HEREON IS SUBJECT TO CHAPTER 22A OF THE MONTGOMERY COUNTY FOREST CONSERVATION PLAN INCLUDING APPROVAL OF A FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF A SETBACK CONTROL PERMIT.
 - THE APPROVAL OF THIS PLAT IS PREDICATED ON THE AVAILABILITY OF PUBLIC WATER AND SEWER.
 - THIS PROPERTY IS ZONED R60.
 - TITLE INFORMATION STATEMENT: THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OWNERSHIP OR USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP OR USE OF THE PLAT. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DUPLICATE OR NOTE ALL MATTERS AFFECTING TITLE.
 - TAX MAP REFERENCE TAX MAP 080 (P4)
 - THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MORTGAGE SUBDIVISION APPROVALS CONTAINED IN CHAPTER 20-25(A)(4) OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS. BY RECORDATION OF THIS PLAT, PARTIES (PARTY) HAS CAUSED THE CREATION OF AN INTERESTING MORTGAGE LINE FOR LOT 43, BLOCK 2, AS SHOWN ON THIS PLAT. THE INTERESTING MORTGAGE LINE IS SHOWN AS A DASHED LINE. THE INTERESTING MORTGAGE LINE IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MORTGAGE INSTRUMENT AND IS NOT TO BE CONSIDERED AS A PART OF THE PLAT. THE INTERESTING MORTGAGE LINE IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MORTGAGE INSTRUMENT AND IS NOT TO BE CONSIDERED AS A PART OF THE PLAT. THE INTERESTING MORTGAGE LINE IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MORTGAGE INSTRUMENT AND IS NOT TO BE CONSIDERED AS A PART OF THE PLAT.

OWNERS' CERTIFICATE
 WE, KOREAN COMMUNITY SENIOR HOUSING CORPORATION OF MARYLAND, INC., AS OWNERS OF THE MORTGAGE PARCELS SHOWN HEREON, DO HEREBY CERTIFY THAT WE HAVE CAUSED THE RECORDATION OF THIS PLAT OF SUBDIVISION TO ESTABLISH THE MORTGAGE PARCELS SHOWN HEREON.
 WE, OUR SUCCESSORS, AGENTS AND ASSIGNS, WILL CAUSE ALL INTERESTING MORTGAGE PARCELS TO BE RECORDED IN ACCORDANCE WITH SECTION 20-24(C) OF THE MONTGOMERY COUNTY CODE.
 THERE ARE NO RECORDED SALES, ACTIONS AT LAW, LEASES, OR TRUSTS AFFECTING THE PROPERTY HEREON EXCEPT A CERTAIN DEED OF TRUST, AND THE DATES OF INTEREST THEREIN ARE INDICATED IN THE TABLE BELOW.

ALEXER SELLIVAN
 VICE PRESIDENT
 KOREAN COMMUNITY SENIOR HOUSING CORPORATION OF MARYLAND, INC.
 Consented to as Mortgagee hereon
 DATE: 3/21/12

DATE: 3/23/12
 DATE: 3/21/12

AREA TABLE	
MORTGAGE PARCEL A	1.1285 AC. OR 49,189 SQ. FT.
MORTGAGE PARCEL B	0.9472 AC. OR 41,298 SQ. FT.
TOTAL AREA LOT 43	2.0757 AC. OR 90,418 SQ. FT.



FOR PUBLIC WATER AND SEWER SYSTEMS

Approved: _____
 Montgomery County, Maryland,
 Department of Permitting Services

Approved: _____
 Secretary Treasurer

APPROVED FILE NO. _____
 DATE: 10/12/2011 DGSN=1071684071684_PLA-dm-PRE=1071684071684_PLA-dm-TBL=1071684071684_Mortgagee/1071684071684_SCALE=0101-0

RECORD PLAT REVIEW SHEET

Plat Name: Buckingham Terrace Plat Number: 220120180
 Plan Name: University Gardens Plan Number: 11988225B
 Plat Submission Date: 8-18-2011
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: N. Braunstein Checked: SOS Date 10/27/11

Background Review:

Signed Preliminary Plan - Date 11/24/10 Checked: Initial SOS Date 10/26/11
 Planning Board Resolution No. 11-107 Resolution Mailing Date 11-28-2011
 Site Plan Required? Yes: No: X Verified By: SOS (initial)
 Site Plan Name: Site Plan Number:
 Site Plan Signature Set - Date Checked: Initial Date
 Planning Board Resolution No.

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

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	8/18/11	8/31/11	9/30/11	No REVISIONS
Research	Bobby Fleury			8/22/11	OK
SHA	Corren Giles				
PEPCO					
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up): Initial SOS Date 10/27/11
 Final Mylar & DXF/DWG Received: Initial SOS Date 3/30/11
 Final Mylar Review Complete: Initial SOS Date 4-3-12

Board Approval of Plat:

Plat Agenda: Initial SOS Date 4/12/12

Planning Board Approval: _____

Chairman's Signature: _____

MCDPS Approval of Plat:

Consultant 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 Plat Books for Resubdivision: _____

Complete Reproduction: _____

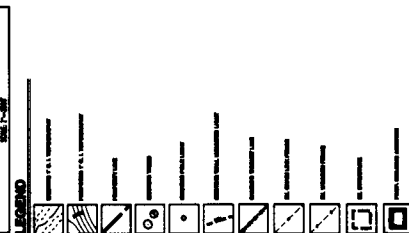
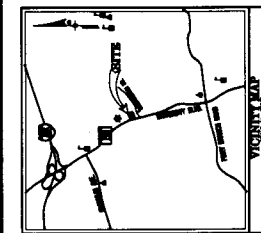
Notify Consultant to Seal Plats: _____

Surveyor's Seal Complete: _____

Sent to Courthouse for Recordation: _____

Recordation Info Entered into Hansen _____

No. _____



PLAN PURPOSE STATEMENT

The purpose of this plan is to show the proposed building and parking areas for the University Gardens project. The plan is intended to be used for the purpose of obtaining a building permit and a parking permit from the Prince Georges County Department of Planning and Public Works. The plan is intended to be used for the purpose of obtaining a building permit and a parking permit from the Prince Georges County Department of Planning and Public Works.

GENERAL NOTES

1. The plan is based on the existing topography and utility lines shown on the site plan.
2. The plan is based on the existing ground surface and is not intended to show any proposed grading or earthwork.
3. The plan is based on the existing utility lines and is not intended to show any proposed utility lines.
4. The plan is based on the existing building footprints and is not intended to show any proposed building footprints.
5. The plan is based on the existing parking areas and is not intended to show any proposed parking areas.

DEVELOPMENT STANDARDS (Planning and Public Works)

Item	Requirement	Proposed
1. Lot Area (MD-C-1.0101)	4,000 S.F. min.	4,000 S.F.
2. Lot Width (MD-C-1.0102)	20 FT. min.	20 FT.
3. Lot Depth (MD-C-1.0103)	25 FT. min.	25 FT.
4. Setback (MD-C-1.0104)	10 FT. min.	10 FT.
5. Building Height (MD-C-1.0105)	35 FT. max.	35 FT.
6. Floor Area Ratio (MD-C-1.0106)	0.50 max.	0.50
7. Parking (MD-C-1.0107)	1 space per 100 S.F. of floor area	1 space per 100 S.F.
8. Landscaping (MD-C-1.0108)	1 tree per 1,000 S.F. of floor area	1 tree per 1,000 S.F.

AREA TABULATION

Area	Description	Area (S.F.)
1	Building Footprint	10,000
2	Parking	2,000
3	Landscaping	500
4	Other	100
Total	Total Area	12,500

PARKING TABULATION (Minimum Parking Area MD-C-3.7)

Area	Description	Area (S.F.)
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2	Parking	2,000
3	Landscaping	500
4	Other	100
Total	Total Area	12,500

GENERAL NOTES

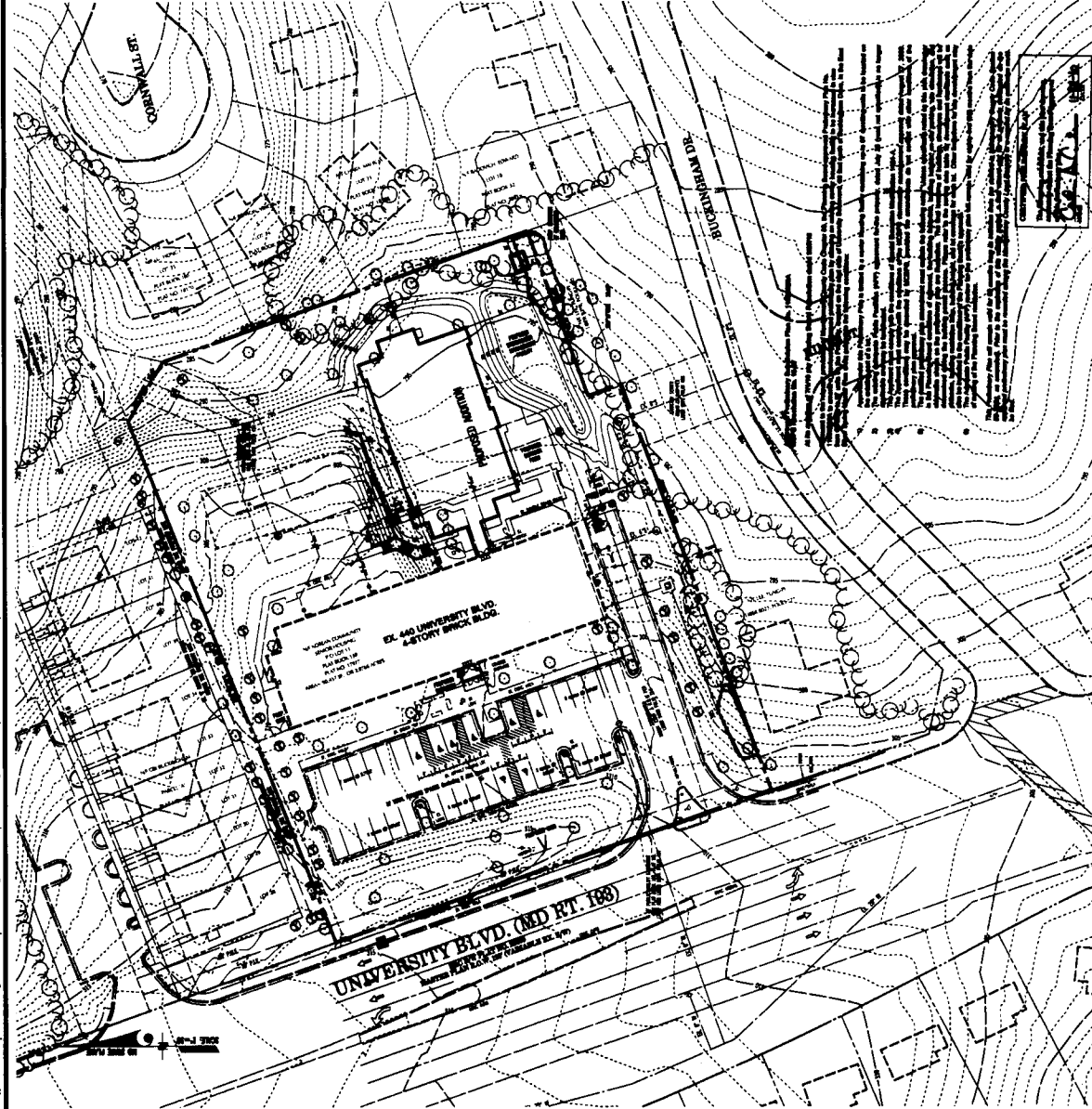
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GREENHORNE & O'MARA
CONSULTING ENGINEERS

2010 CRUISE PLAZA, SUITE 200, GREENBELT, MARYLAND 20874
PHONE: (301) 444-2222 FAX: (301) 444-2111
WWW.GO-ENG.COM

PROJECT TEAM:
ARCHITECT: LAND USE ATTORNEY:
Vernick & Associates
Thick, Linn, Sweeney & Professionals, Inc.

DATE: 07/14/04
SCALE: 1" = 30'

PRELIMINARY PLAN OF SUBDIVISION AMENDMENT
ANNOC # 11960225A
UNIVERSITY GARDENS
Part of Lot 11, Block 2 of "Buckingham Terrace"
P.O. Box 17977
Arling Heights, Virginia 22209
ANNOC # 07/04/04