

Plat Name: Olive Branch (Revision)

Plat #: 220141070

Location: Located on the south side of Olney - Sandy Spring Road (MD 108) at the intersection of Bentley Road.

Master Plan: Sandy Spring - Ashton Master Plan

Plat Details: RE-2 and C-2 zones; 1 lot
Community Water, Community Sewer

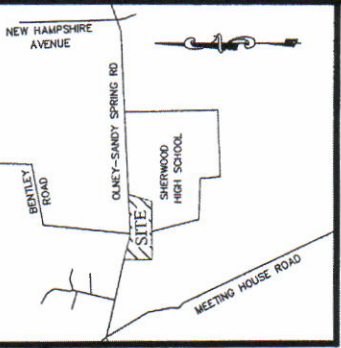
Applicant: Olive Branch Community Church

Explanation of Revision

The subject plat was previously approved by the Board at its meeting on May 8, 2014. In the interim since the original approval, the mylar has been re-struck to address additional review comments made by MCDPS as follows:

- Added notation regarding establishment and maintenance of right-of-way for Olney - Sandy Spring Road.
- Revised Tax Map reference.

The plat contains no other alterations and remains in conformance with Preliminary Plan No. 120110410, and Site Plan No. 820120200, and Staff recommends approval of the revised plat.



VICINITY MAP
SCALE: 1" = 200'

LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD

1	N 09°25'42" E	18.31'
2	N 79°31'18" W	36.29'
3	S 83°07'18" E	72.68'
4	S 84°42'56" E	61.39'
5	N 85°42'02" E	390.65'
6	S 03°06'29" E	19.54'
7	S 86°34'12" W	383.72'
8	R = 627.00'	C = 108.22'
(C1)	L = 108.36'	CB = 168°25'44" W

DEDICATION AREA SHOWN THIS: 8,312.50 SQ. FT. OR 0.191 ACRES ±

AREA TABULATION
TOTAL NUMBER OF LOTS = 1
TOTAL AREA OF LOT = 124,826 SQUARE FEET OR 2.8656 ACRES
TOTAL AREA OF DEDICATION = 8,312 SQUARE FEET OR 0.1908 ACRES
TOTAL AREA OF PLAT = 133,138 SQUARE FEET OR 3.0564 ACRES

CURVE TABLE

CURVE LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING & DISTANCE
C1	108.36'	627.00'	9°54'07"	54.31'	S 86°25'44" E 108.22'

SURVEYOR'S CERTIFICATE:

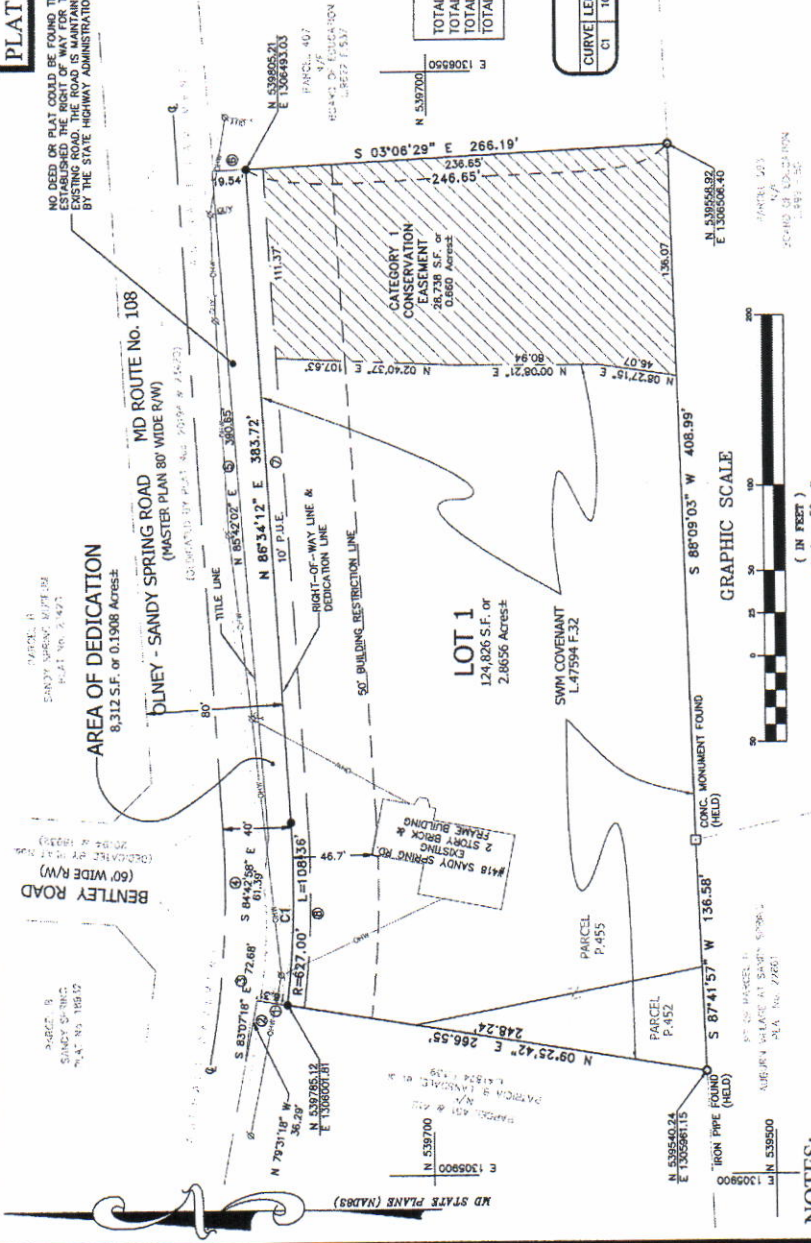
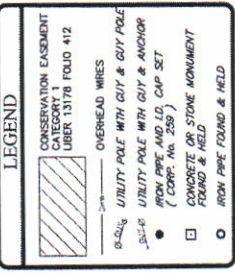
I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY PATRICIA B. LANSDALE, TRUSTEE, UNTO OLIVE BRANCH COMMUNITY CHURCH, INC. BY DEED DATED OCTOBER 01, 2008 AND RECORDED IN LIBER 30227 AT FOLIO 070 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND THAT PROPERTY MARKERS HAVE BEEN FOUND OR SET AS INDICATED HEREON IN ACCORDANCE WITH SECTION 50-24(a) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA SHOWN ON THIS PLAT IS 133,138 SQUARE FEET, OR 3.0564 ACRES OF LAND, OF WHICH 8,312 SQUARE FEET, OR 0.1908 ACRES ARE DEDICATED TO PUBLIC USE.

RUSSELL E. REESE
REGISTERED PROFESSIONAL LAND SURVEYOR (MD No. 11014)
LICENSE EXPIRES 8/24/2014

PLAT NO.

NO DEED OR PLAT COULD BE FOUND THAT ESTABLISHED THE RIGHT OF WAY FOR THE EXISTING ROAD. THE ROAD IS MAINTAINED BY THE STATE HIGHWAY ADMINISTRATION.



NOTES:
ALL TERMS, CONDITIONS, AGREEMENTS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY APPROVED BY THE MONTGOMERY PLANNING BOARD ARE INTENDED TO SURVIVE AND BE EXTENSIVE TO THE EXTENT PERMITTED BY LAW. THE PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

THIS PLAT IS SUBJECT TO THE LIMITATIONS AND CONDITIONS OF PRELIMINARY PLAN No. 12010410, AND SITE PLAN No. 62012000, ENTITLED "OLIVE BRANCH COMMUNITY CHURCH".

FOR PUBLIC WATER SUPPLY & SEWAGE SYSTEMS ONLY.

PROPERTY IS ZONED RE-2 (P-455) & C-2 (P-452) AND LIES WITHIN THE SANDY SPRING - ASHTON RURAL VILLAGE OVERLAY ZONE.

TAX MAP NO. JT 342.

WSSC GRD: 224 HW 01

THIS PLAT IS SUBJECT TO A RECORDED COVENANT FOR THE INSPECTION AND MAINTENANCE OF A STORMWATER MANAGEMENT SYSTEM AS RECORDED IN LIBER 47594, FOLIO 52.

ANY RECONSTRUCTION, NEW CONSTRUCTION, ADDITION, ALTERATION OR ANY OTHER IMPROVEMENT WILL BE REQUIRED TO COMPLY WITH THE MONTGOMERY COUNTY ZONING ORDINANCE.

HORIZONTAL DATUM IS MARYLAND STATE PLANE (NAD 83/1983) BY OPUS OBSERVATIONS PERFORMED BY THIS OFFICE. STATIONS DETERMINED: 901, N 539,857.634 E 1,305,639.320 AND 802, N 539,794.054 E 1,305,965.334.

THIS PLAT IS SUBJECT TO A RECORDED COVENANT FOR THE OPERATION AND MAINTENANCE OF PRIVATE STREETS, STORM DRAIN SYSTEMS, AND/OR OPEN SPACE AREAS AS RECORDED IN LIBER 48467 AT FOLIO 436.

OWNERS' CERTIFICATE:

WE, OLIVE BRANCH COMMUNITY CHURCH, INC., OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, DO HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH MINIMUM BUILDING RESTRICTION LINES, DEDICATE THE AREA AS SHOWN ALONG QUANEY - SANDY SPRING ROAD, MARYLAND ROUTE NUMBER 106, TO PUBLIC USE, AND GRANT SLOPE EASEMENTS PARALLEL, ADJACENT AND CONTIGUOUS TO QUANEY - SANDY SPRING ROAD, MARYLAND ROUTE NUMBER 106 TO THE BUILDING RESTRICTION LINE. FOR THE CONSTRUCTION, RECONSTRUCTION AND MAINTENANCE OF A PUBLIC ROAD, SLOPE EASEMENTS SHALL BE EXTINGUISHED AFTER ALL PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE APPROPRIATE PUBLIC AGENCY.

WE FURTHER GRANT A TEN FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREON AS "TO POLE," TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED, "DECLARATION OF TERMS AND PROVISIONS QUANEY COUNTY, MARYLAND, ENLIGHTENED" AS RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF QUANEY COUNTY, MARYLAND.

WE FURTHER ESTABLISH A CONVEYANCE EASEMENT AS DELINEATED HEREON, AND IN ACCORDANCE WITH THE DEED DATED 10/01/08 AT FOLIO 070 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SITS, ACTIONS AT LAW, LIENS, OR MORTGAGES AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT FOR A CERTAIN TRUST RECORDED IN LIBER 30227 AT FOLIO 78 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THE PARTIES OF INTEREST THERETO HEREON INDICATE THEIR ASSENT.

Henry C. Boyd
HENRY C. BOYD
CHURCH ELDER

AS A TRUST HELD BY SANDY SPRING BANK:
S. Boyd, D. D. 5-27-14
DATE

Witness: S. Boyd, D. D. 5-27-14
DATE

Witness: S. Boyd, D. D. 5-27-14
DATE

SUBDIVISION RECORD PLAT
LOT 1
OLIVE BRANCH

ELECTION DISTRICT NO. 8
MONTGOMERY COUNTY, MARYLAND
DECEMBER, 2013
SCALE: 1" = 50'



MONTGOMERY COUNTY
DEPARTMENT OF
PERMITTING SERVICES

APPROVED

CHAIRMAN
M.N.C.P. & P.C. RECORD FILE NO.

ASST. SECRETARY - TREASURER

RECORD PLAT REVIEW SHEET

Plat Name: Olive Branch Plat Number: 20141070
 Plan Name: Olive Branch Community Church Plan Number: 120110140 - 120110410
 Plat Submission Date: 1/15/14 820120200
 DRD Plat Reviewer: Erin Bynlis Checked: SJS Date 4/2/14
 DRD Prelim Plan Reviewer: M. Smith

Background Review:

Signed Preliminary Plan - Date ✓ Checked: Initial CAC Date _____
 Planning Board Resolution No. 12-22 Resolution Mailing Date 5/21/12, 10/31/13
 Site Plan Required? Yes ✓ No _____ Verified By: CAC (initial)
 Site Plan Name: Olive Branch Community Church Site Plan Number: 820120200
 Site Plan Signature Set - Date ✓ 12/6/13 Checked: Initial CAC Date _____
 Planning Board Resolution No. 13-85
 Site Plan Reviewer Check: Initial SJS Date 4/2/14

Review Items: Lot # & Layout ✓ Lot Area ✓ Zoning ✓ Bearings & Distances ✓
 Coordinates ✓ Plan # ✓ Road/Alley Widths ✓ Easements ✓ Open Space ok
 Non-standard BRLs ok 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	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson				
Research	Bobby Fleury				
SHA	Corren Giles				
PEPCO					
Parks	Doug Powell				
DRD	Kelona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up):
 Final Mylar & DXF/DWG Received:
 Final Mylar Review Complete:
Board Approval of Plat:
 Plat Agenda:
 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 Rest of Division:
 Complete Reproduction:
 Notify Consultant to Seal Plats:
 Surveyor's Seal Complete:
 Sent to Courthouse for Recordation:
 Recordation Info Entered into Hansen

Initial	Date
<u>SJS</u>	<u>4-2-14</u>
<u>SJS</u>	<u>4-8-14</u>
<u>SJS</u>	<u>4-29-14</u>
<u>SJS</u>	<u>5-8-2014</u>
<u>SJS</u>	<u>5-8-14</u>
<u>SJS</u>	<u>5-9-14</u>
<u>SJS</u>	<u>5/12/14</u>
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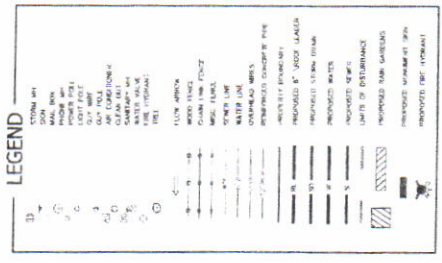
REVISION

5-29-14
6-4-14
6-12-14

No. _____



VICINITY MAP
 DATE: 11-15-2017
 DRAWN BY: R.E.C.



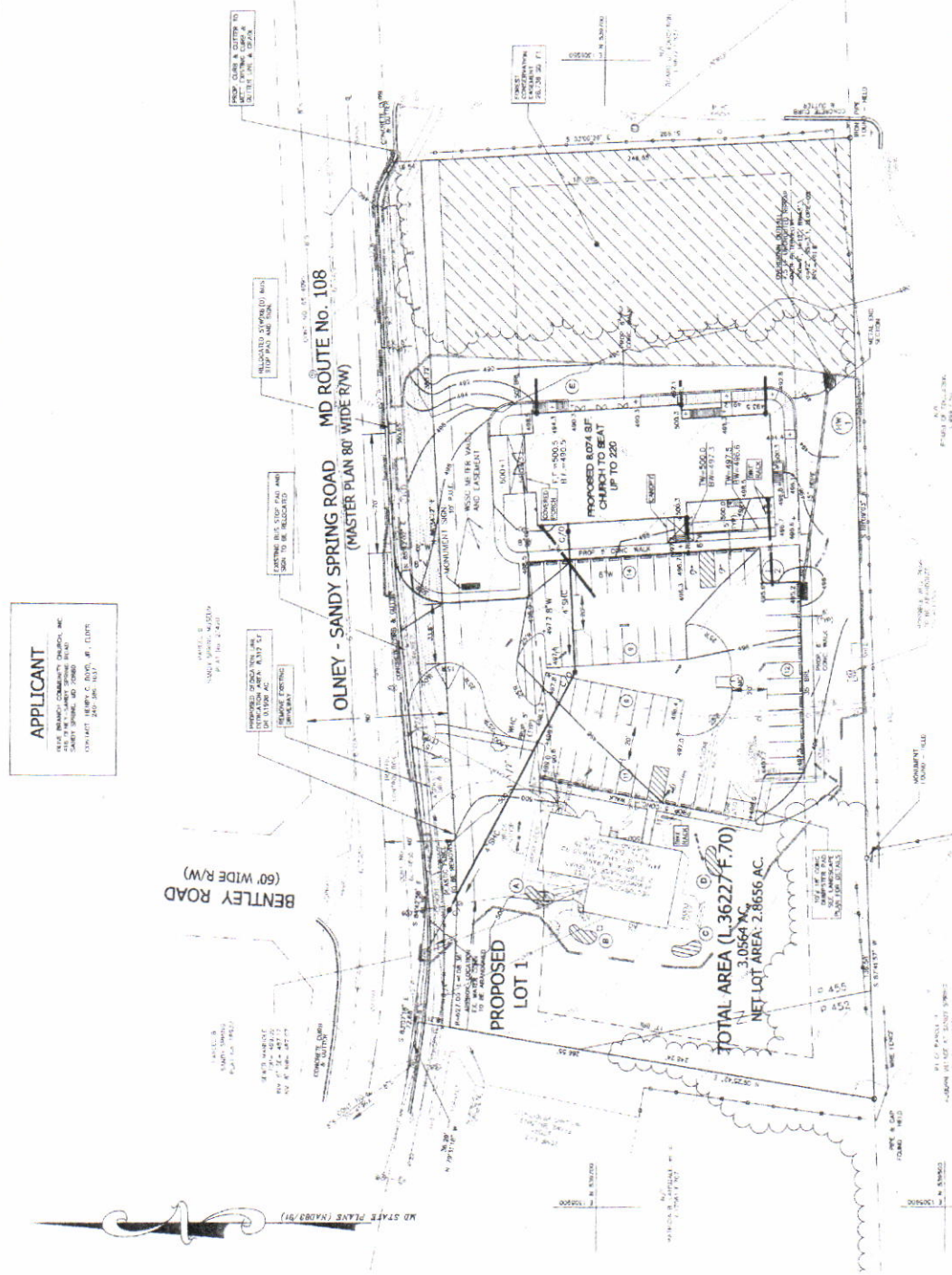
DEVELOPER'S CERTIFICATE

I, the undersigned, certify that the information on this plan is true and correct to the best of my knowledge and belief, and that I am the owner of the property described herein. I hereby request the Board to approve this plan and to issue a Certificate of Approval for the proposed project.

Signature: *Henry B. Berry, Jr.*
 Title: *Owner*
 Address: 415 SANDY SPRING ROAD, SANDY SPRING, MD 20886
 Phone: (301) 281-1311

PROJECT DATA TABLE (RE-2 ZONE)

DEVELOPMENT PARAMETER (RE-2 ZONE)	PERMITTED/PROPOSED
MIN. LOT AREA (AC.)	1.0
MIN. TRACT AREA (AC.)	2.0
MAX. BULKING COVERAGE (%)	100
MAX. BUILDING COVERAGE (%)	100
MAX. BUILDING HEIGHT (FT.)	35
MAX. PUBLIC PROJECT BUILDING HEIGHT (FT.)	35
MINIMUM HEIGHT (FT.)	10
MAXIMUM HEIGHT (FT.)	35
MIN. FRONT SETBACK (FEET)	10
MIN. SIDE SETBACK (FEET)	5
MIN. REAR SETBACK (FEET)	5
MIN. BIKEWAY SPACES (PER ACRE)	2



APPLICANT
 OLIVE BRANCH COMMUNITY CHURCH, INC.
 415 SANDY SPRING ROAD
 SANDY SPRING, MD 20886
 CONTACT: HENRY B. BERRY, JR., CLERK
 301-281-1311

PARKING TABULATION

PROPOSED TOTAL PARKING SPACES	20
TOTAL PARKING SPACES PROVIDED	20
TOTAL UNRESERVED PARKING SPACES	0
TOTAL RESERVED PARKING SPACES	20
TOTAL BIKEWAY SPACES PROVIDED	2

AREA TABULATION

PROPOSED TOTAL AREA	3.0564 AC.
TOTAL UNRESERVED AREA	0.0000 AC.
TOTAL RESERVED AREA	3.0564 AC.
TOTAL BIKEWAY AREA	0.0000 AC.

