



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

MCPB
Item # 1B
9-15-2011

MEMORANDUM

DATE: September 6, 2011

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Supervisor *CAC*
Regulatory Coordination Division
(301) 495-4542

FROM: Stephen Smith, Senior Planner *SS*
Regulatory Coordination Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for September 15, 2011

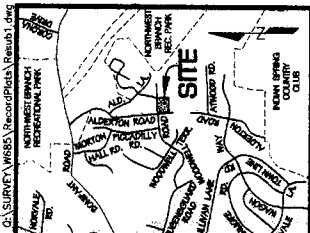
The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

220110340 **Harry M. Martin Tract**
220111130 **Mary L. Kefauver's Subdivision – Bradley Hills**
220111140 **Luxmanor**
220111420 **North Springbrook, Section 3**

Plat Name: Harry M. Martin Tract
Plat #: 220110340

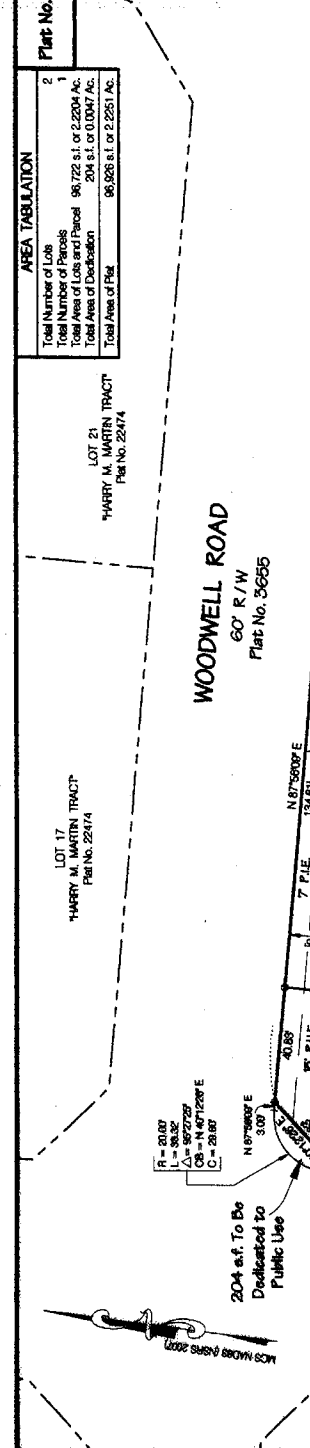
Location: Located in the southeast quadrant of the intersection of Woodwell Road
and Alderton Road
Master Plan: Aspen Hill
Plat Details: R-200 zone; 2 lots, 1 parcel
Community Water, Community Sewer
Applicant: Miracle Temple Assembly of God

The subdivision 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. 120080290 (MCPB Resolution No. 10-13), 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.



VICINITY MAP
SCALE: 1" = 2000'
AFC Map No. 50, Grid L6

AREA TABULATION	
Total Number of Lots	2
Total Area of Lots and Parcel	96,722 s.f. or 2.2204 Ac.
Total Area of Dedication	204 s.f. or 0.0047 Ac.
Total Area of Plot	96,926 s.f. or 2.2251 Ac.



SURVEYOR'S CERTIFICATE
I hereby certify in the best of my professional knowledge, information and belief that the plat shown hereon was prepared by me or under my direct supervision and that I am a duly licensed and qualified Surveyor of God from the State of Maryland. I have not been convicted of any crime involving dishonesty or fraud involving the practice of my profession.

OWNER'S CERTIFICATE
We, the undersigned, hereby certify that the property shown hereon and described in the Subdivision Record Plat, is our property and we hereby declare to the public that we have not been convicted of any crime involving dishonesty or fraud involving the practice of our profession.

WITNESSES:
[Signatures and names of witnesses]

DATE: 7-21-11
LOT 19: HARRY M. MARTIN TRACT, Plat No. 18246

LOT 25: 36,325 s.f. or 0.8339 Acre
LOT 26: 46,423 s.f. or 1.0657 Acres

RESIDUE OF LOT 8: L. 31401 @ F. 668, P.B. 50 @ P. 3865

PARCEL A: For Stormwater Management & Access, 15,975 s.f. or 0.3208 Acre

WOODWELL ROAD: 60' R/W, Plat No. 3665
ALDERTON ROAD: 70' R/W, Plat Nos. 3655 & 8771

GENERAL NOTES:
1. All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan, approved by the Montgomery County Planning Board, shall be incorporated into this plat.
2. This plat is subject to the terms and conditions of Preliminary Plan of Subdivision (Resubdivision) Permitting, Case No. 120080230.
3. This property is zoned R-200.

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

APPROVED:
MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

RECORDED:
Case No. 120080230 Zone: R-200
W.S.S.C. Grid 219N02 & 219N02

RECORDED:
FLAT NO.:

REAL ESTATE DEVELOPMENT TECHNOLOGY ASSOCIATES, INC.
ENGINEERS • LAND PLANNERS • LAND SURVEYORS
14800 MAIN STREET - 2nd FLOOR
UPPER MARLBORO, MARYLAND 20778
PHONE: (301) 627-5100 & (301) 952-9200
copyright © 2010 by RDA

GRAPHIC SCALE:
1 inch = 30 ft.

WITNESSES:
[Signatures and names of witnesses]

OWNER'S CERTIFICATE:
[Signatures and names of owners]

DATE: 8/11/11

PLAT NO.: 3665

RECORDED:
FLAT NO.:

RECORD PLAT REVIEW SHEET

Plat Name: Harry M. Martin Tract Plat Number: 220110340
 Plan Name: Miracle Temple A of G Plan Number: 170080290
 Plat Submission Date: 9-24-2010
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: P. Weaver Checked: SS Date 5/6/11
 for RW

Initial DRD Review:
 Signed Preliminary Plan - Date 9/30/10 Checked: Initial SS Date 4/6/11
 Planning Board Resolution - Date 3-8-10 Checked: Initial SS Date 4/6/11
 Site Plan Req'd for Development? Yes ___ No X Verified By: SS (initial)
 Site Plan Name: _____ Site Plan Number: _____
 Planning Board Resolution - 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 ok Plan # Road/Alley Widths ok Easements ok 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	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	9/29/10	10/15/10	10/11/10	No REVISIONS
Research	Bobby Fleury			10-11-10	OK
SHA	Corren Giles			N/A	N/A
PEPCO	Bobbie Dickey				
Parks	Doug Powell			MA	N/A
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up):	Initial <u>SS</u>	Date <u>5/6/11</u>
Final Mylar & DXF/DWG Received:	<u>SS</u>	<u>8-1-11</u>
Final Mylar Review Complete:	<u>SS</u>	<u>8/31/2011</u>

Board Approval of Plat:

Plat Agenda:	<u>SS</u>	<u>9-15-11</u>
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____

MCDPS Approval of Plat:

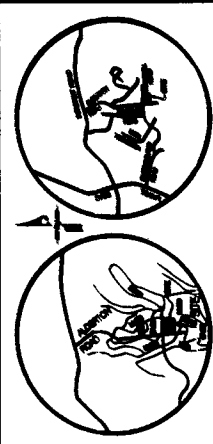
Consultant Pick-up for DPS Signature:	_____	_____
Final Mylar for Reproduction Rec'd:	_____	_____

Plat Reproduction:

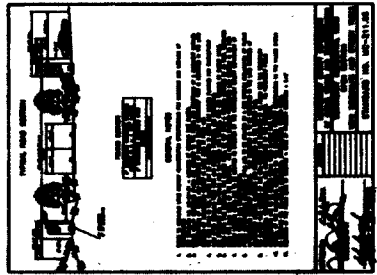
Addressing:	_____	_____
File Card Update:	_____	_____
Final Zoning Book Check:	_____	_____
Update Address Books with Plat #:	_____	_____
Update Plat Books for Resubdivision:	_____	_____
Complete Reproduction:	_____	_____
Notify Consultant to Seal Plats:	_____	_____
Surveyor's Seal Complete:	_____	_____
Sent to Courthouse for Recordation:	_____	_____
Recordation Info Entered into Hansen	_____	_____

No. _____

DATE	08/28/2014
DESIGNER	DAVID W. HARRIS
CHECKER	DAVID W. HARRIS
SCALE	AS SHOWN
PROJECT	MIRACLE TEMPLE ASSEMBLY OF GOD
LOCATION	1398 ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND
OWNER	MIRACLE TEMPLE ASSEMBLY OF GOD



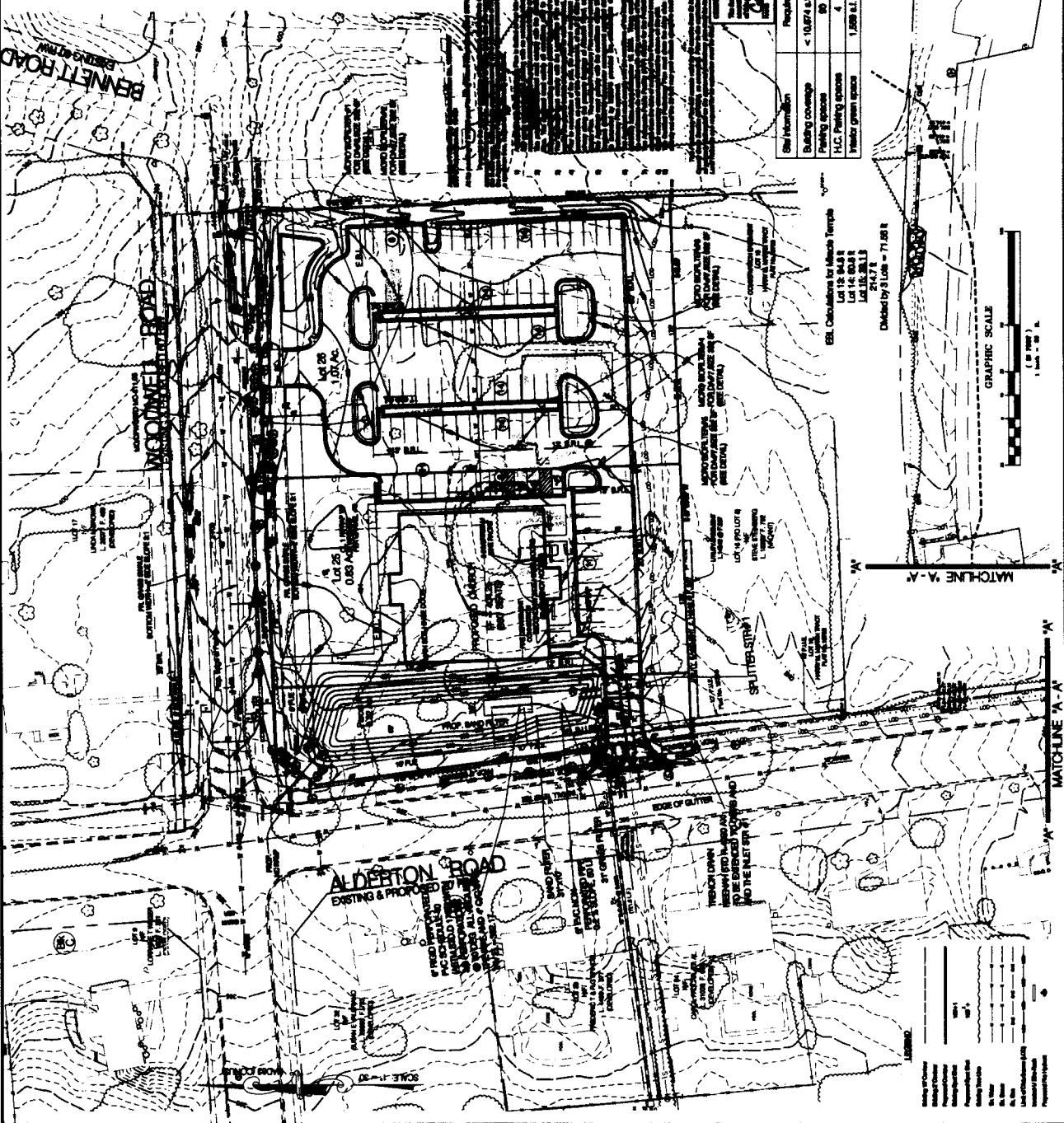
- SITE ANALYSIS & GENERAL NOTES**
- Total Site Area = 2.21 AC.
 - Zoning: R-300
 - Proposed Use: Church
 - Detached Area = 2.21 AC.
 - This is a subdivision of a tract of land recorded among the Land Records of Montgomery County, Maryland, in the name of the Prince George's County, Maryland, and is located in the 1398 Election District, Montgomery County, Maryland. The proposed church will have no more than 300 attendees at any one time. The hours of operation will consist of: Sunday 9:00AM to 10:30AM for Sunday School and 10:30AM to 12:00 PM for Sunday services. Weekdays: 7:00PM to 8:30PM (Bible Study). Phone: 1030944 to 1530944 (Pager Message) and a secondary office use facility and a secondary private residential use permitted.
 - Landscape site architectural plan to be reviewed and approved by DPW.



SWIFT RESPONSE CERTIFICATION

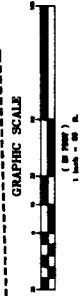
I hereby certify that I am a duly licensed professional engineer in the State of Maryland and that I am the author of the design and drawings shown on this plan and that I am not providing any services which are prohibited by the laws of the State of Maryland.

David W. Harris, P.E.
 ENGINEER
 1398 ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND



Site Information	Proposed
Building coverage	< 10.0% (4.1.1.1) (20%)
Parking spaces	4
H.C. Parking spaces	4
Impervious green spaces	1,200 S.F. (27%)

REL Calculations for Miracle Temple
 Lot 15: 84.8 S.F.
 Lot 16: 80.8 S.F.
 Lot 17: 81.1 S.F.
 Total: 246.7 S.F.
 Divided by 3 Lots = 71.23 S.F.



Charles A. Swinburn, P.E.
 ENGINEER
 1398 ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 30'
 NORTH ARROW
 MATCHLINE A-A
 MATCHLINE V-V