



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

MCPB
Item # 1B
4-5-2018

MEMORANDUM

DATE: March 26, 2018

TO: Montgomery County Planning Board

FROM: Stephen Smith, Senior Planner
Jay Beatty, Planner
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 April 5, 2018

SS
JRB

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:

220170480 Darnestown Presbyterian Church

Plat Name: Darnestown Presbyterian Church
Plat #: 220170480

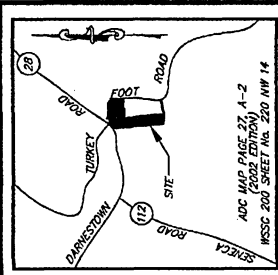
Location: Located in the southwest quadrant of the intersection of Darnestown Road (MD 28) and Turkey Foot Road.
Master Plan: Potomac Subregion Master Plan
Plat Details: RE-2 zone; 1 lot
Owner: Darnestown Presbyterian Church of Montgomery County, MD

Staff recommends approval of this minor subdivision plat pursuant to Section **50-35A(a)(4)** of the Subdivision Regulations, in effect at the time the application was submitted, which states:

Plats for Existing Places of Worship, Private Schools, Country Clubs, Private Institutions and Similar Uses Located on Unplatted Parcels. A plat may be recorded under the minor subdivision procedure provided:

- a. The requirements for adequate public facilities, under Sec. 50-35(k), are satisfied prior to plat recordation;
- b. Any required street dedications are shown on the record plat;
- c. Forest conservation and stormwater management requirements, if applicable, are satisfied prior to recording the plat;
- d. If located in a special protection area, as shown on the approved and adopted master plan, all applicable special area protection requirements and guidelines, including the approval of a water quality plan, are satisfied prior to recordation of the plat; and
- e. A landscaping and lighting plan including the parking lot layout is submitted for staff approval prior to recording the plat.
- f. If the property is the subject of an approved special exception, all conditions of the special exception approval remain in full force and effect.

Staff applied the above-noted minor subdivision criteria for the property included in this application and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(4) and supports this minor subdivision record plat.



VICINITY MAP
ADC MAP PAGE 27, A-2
(2002 Edition)
MDC 200 SHEET No. 220 HW 14
1" = 200'

GENERAL NOTES

1. ALL WORK CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROJECT, ARE HEREBY APPROVED AND SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAN, UNLESS EXPRESSLY CONTAINED BY THE PLAN. THIS PLAN IS SUBJECT TO ALL FEDERAL, STATE, AND LOCAL REGULATIONS OF ALL FEDERAL, STATE, AND LOCAL GOVERNING AGENCIES.
2. PROPERTY MARKERS LOCATED IN THE FIELD MARKED THUS: * PROPERTY MARKERS TO BE SET SHOWN THUS: o
3. ZONED: RE-2
4. THIS SUBDIVISION IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE PROPERTY, BUT ONLY THOSE MATTERS RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE REPORT OR TO DEPEND ON IT FOR ALL MATTERS AFFECTING TITLE.
5. TAX MAP: ES 121.
6. COORDINATES SHOWN ARE TIED TO MARYLAND STATE PLANE COORDINATE SYSTEM AND 03/91.
7. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE FOREST CONSERVATION PLAN No. S22017005.
8. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISIONS APPROVED IN SECTION 50-24 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS BEING CHAPTER 50 OF THE MONTGOMERY COUNTY CODES. THIS PLAT IS SUBJECT TO THE FOREST CONSERVATION PLAN No. S22017005 AS PROVIDED IN SECTION 50-24(a)(7).
9. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEPTIC SERVICE. THE SEPTIC SYSTEM IS TO BE INSTALLED AND PERMITTED AS SHOWN ON THE SEPTIC SYSTEM PLAN AND IS SUBJECT TO CHANGE AT THE DISCRETION OF THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES.
10. THIS PLAT IS BASED ON A BOUNDARY SURVEY BY DESIGN ENGINEERING, INC., DATED NOVEMBER 6, 2013.
11. THIS PORTION OF TURKEY FOOT ROAD IS AN APPARENT PREScriptive RIGHT OF WAY OF VARIABLE WIDTH, MAINTAINED BY THE BOARD OF EDUCATION. THE PORTION OF TURKEY FOOT ROAD TO BE FOUND ESTABLISHING THIS PORTION OF RIGHT OF WAY, THE PORTION OF THE DEDICATION WITHIN TURKEY FOOT ROAD IS SUBJECT TO WHATEVER RIGHTS MONTGOMERY COUNTY HAS PREVIOUSLY OBTAINED.

OWNER'S CERTIFICATE

WE, THE BOARD OF TRUSTEES OF DARNESTOWN PRESBYTERIAN CHURCH OF MONTGOMERY COUNTY, OWNERS OF PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION.

FURTHER, WE HEREBY GRANT A PUBLIC UTILITIES EASEMENT (P.U.E.) PROVISIONS OF PUBLIC UTILITY EASEMENTS AS RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE RECORDS OF MONTGOMERY COUNTY, MARYLAND, SAID TERMS AND PROVISIONS ARE INCORPORATED HEREIN, BY THIS REFERENCE, SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE, AND LOCAL GOVERNING AGENCIES.

FURTHER, WE HEREBY DEDICATE LAND AS SHOWN ON THIS PLAT TO THE STATE OF MARYLAND AND TO MONTGOMERY COUNTY, MARYLAND FOR PUBLIC USE.

FURTHER, WE OUR SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTS, TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH SECTION 50-24(c) OF THE MONTGOMERY COUNTY CODE.

THESE ARE NO SUITS, LIENS, LEASES, AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE CHURCH OF THE PROPERTY CONVEYANCES AS RECORDED AMONG THE RECORDS OF MONTGOMERY COUNTY, MARYLAND.

a) PART OF THE LAND CONVEYED FROM THE BOARD OF TRUSTEES OF THE NEELVILLE AND DARNESTOWN PRESBYTERIAN CHURCH OF MONTGOMERY COUNTY, MARYLAND, BY DEED DATED OCTOBER 5, 1984 AND RECORDED IN LIBER 3716 AT FOLIO 631.

b) ALL OF THE LAND CONVEYED FROM ALLEN N. HOYT AND DOROTHY L. HOYT TO BOARD OF TRUSTEES OF THE DARNESTOWN PRESBYTERIAN CHURCH OF MONTGOMERY COUNTY, MARYLAND, BY DEED DATED MAY 28, 1995 AND RECORDED IN LIBER 3363 AT FOLIO 543.

c) ALL OF THE LAND CONVEYED FROM BOARD OF EDUCATION OF MONTGOMERY COUNTY, MARYLAND TO THE NEELVILLE AND DARNESTOWN PRESBYTERIAN CHURCH OF MONTGOMERY COUNTY, MARYLAND, BY DEED DATED MARCH 1986 AND RECORDED IN LIBER 3463 AT FOLIO 335.

d) ALL OF THE LAND CONVEYED FROM BOARD OF EDUCATION OF MONTGOMERY COUNTY, MARYLAND TO BOARD OF TRUSTEES OF DARNESTOWN PRESBYTERIAN CHURCH OF MONTGOMERY COUNTY, MARYLAND BY DEED DATED NOVEMBER 24, 1989 AND RECORDED IN LIBER 3937 AT FOLIO 239.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL MONUMENTS AND ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-24(c) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA ON THIS PLAT IS 455,316 SQUARE FEET OR 10.4528 ACRES OF WHICH 38,934 SQUARE FEET OR 0.8898 ACRE IS DEDICATED TO PUBLIC USE.

PLAT TABULATION

NUMBER OF LOTS.....	1
AREA OF LOT(S).....	416,382 SQ. FT.
AREA OF STREET DEDICATION.....	38,934 SQ. FT.
TOTAL AREA OF THIS PLAT.....	455,316 SQ. FT.

SUBDIVISION RECORD PLAT
LOT 1
DARNESTOWN PRESBYTERIAN CHURCH
DARNESTOWN ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 100' MARCH 8, 2018

DESIGN ENGINEERING INCORPORATED
FULL SERVICE CIVIL ENGINEERING & RELATED SERVICES
182229-A FLOWER HILL WAY GAITHERSBURG, MARYLAND 20879
PHONE: (301) 258-1173 Webpage: www.deius.com
Contact: Pritam Arora, P.E.

PLAT No.

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

1	N 04°32'17" W 33.22'
2	N 03°48'46" W 33.22'
3	N 54°55'03" E 33.23'
4	N 86°22'05" E 34.40'
5	S 85°42'18" E 37.64'
6	S 03°48'46" W 15.70'
7	N 1°00'04" W 101.43'
8	S 51°14'15" W 190.36'

6.490 SQUARE FEET
OR 0.149 ACRES

SHOW THIS

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DATE 03/05/18
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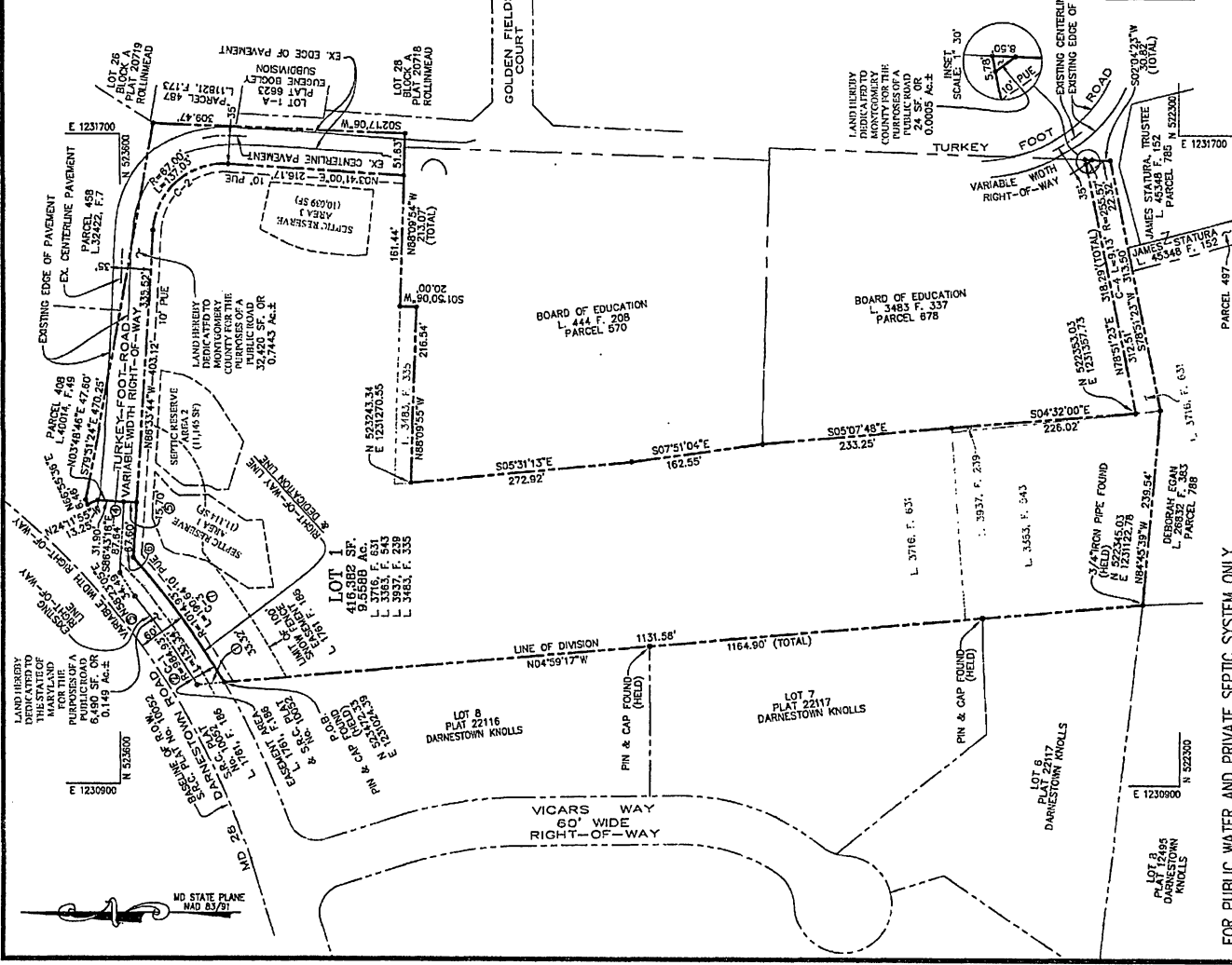
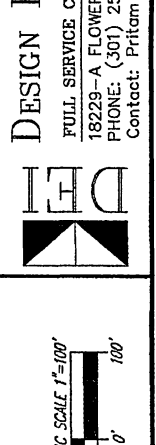
WITNESS
Katherine K...
Christy...
WITNESS

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CURVE TABLE

No.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	ARC	PERCENTAGE
C-1	111.34'	894.83'	107°45'23"	N 51°55'03" E	33.23'	66.77'	66.77%
C-2	137.03'	87.00'	80°14'45"	N 47°28'22" W	23.30'	87.37'	87.37%
C-3	198.64'	1014.93'	104°54'14"	S 81°44'45" W	190.36'	95.60'	95.60%
C-4	9.13'	255.57'	122°22'45"	S 38°02'10" E	9.13'	4.56'	4.56%



RECORDED: _____
PLAT NO.: _____
DRAWN BY: MHR
CHECKED BY: RY/PLA
FILE NO.: 3303

APPROVED: _____
DATE: March 19, 2018
BY: Pritam Arora, P.E.

FOR PUBLIC WATER AND PRIVATE SEPTIC SYSTEM ONLY

THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY MARYLAND
DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY PLANNING BOARD

Approved _____
CHIEF CLERK ASST. SECRETARY/TREASURER

Approved _____
BY: Pritam Arora, P.E.
DIRECTOR

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