




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

MCPB
Item # 1B
6-13-2019

MEMORANDUM

DATE: May 30, 2019

TO: Montgomery County Planning Board

FROM: Stephen Smith, Coordinator 
Jay Beatty, Senior 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 June 13, 2019

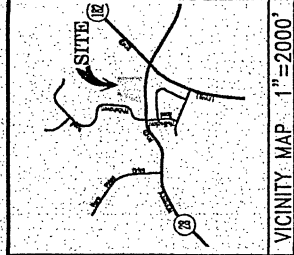
The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and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

220190400 Centro Cristiano Internacional Church

Plat Name: Centro Cristiano Internacional Church
Plat #: 220190400

Location: Located on the north side of Norbeck Road (MD-28), 720 feet east of Whitehaven Road
Master Plan: Olney Master Plan
Plat Details: RC zone; 1 lot
Owner: Centro Cristiano Internacional Church

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 12006124A (MCPB Resolution No. 19-046), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the previous approval of the aforesaid plan.



PLAT NO.		PLAT TOTALS	
NUMBER OF LOTS	1	AREA OF LOTS	8.35609 AC.
AREA OF LOTS	8.35609 AC.	AREA OF STREET DEDICATION	0.00000 AC.
TOTAL AREA THIS PLAT		8.35609 AC.	

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS TRUE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THAT IT IS A SUBDIVISION OF ALL OF THE LAND DESCRIBED IN A DEED FROM BERTHEL WORLD OUTREACH TO CHRISTIAN CENTER, INC. DATED MAY 22ND, 2015, AND RECORDED IN LIBER 50449 FOLIO 357 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. I FURTHER CERTIFY THAT, IF ENGAGED AS DESCRIBED IN THE FOREGOING, I HAVE NOT BEEN ENGAGED IN ANY MANNER THAT WOULD IMPAIR MY OBJECTIVITY OR THE ACCURACY OF THE SURVEY. THE TOTAL AREA INCLUDED ON THIS PLAT IS 363,991 SQUARE FEET OR 8.35609 ACRES, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

5/17/19 DATE

Dean Packard
DEAN PACKARD
LAND SURVEYOR
MONTGOMERY COUNTY, MARYLAND
REGISTRATION NO. 21815
EXP. DATE 12/14/2019

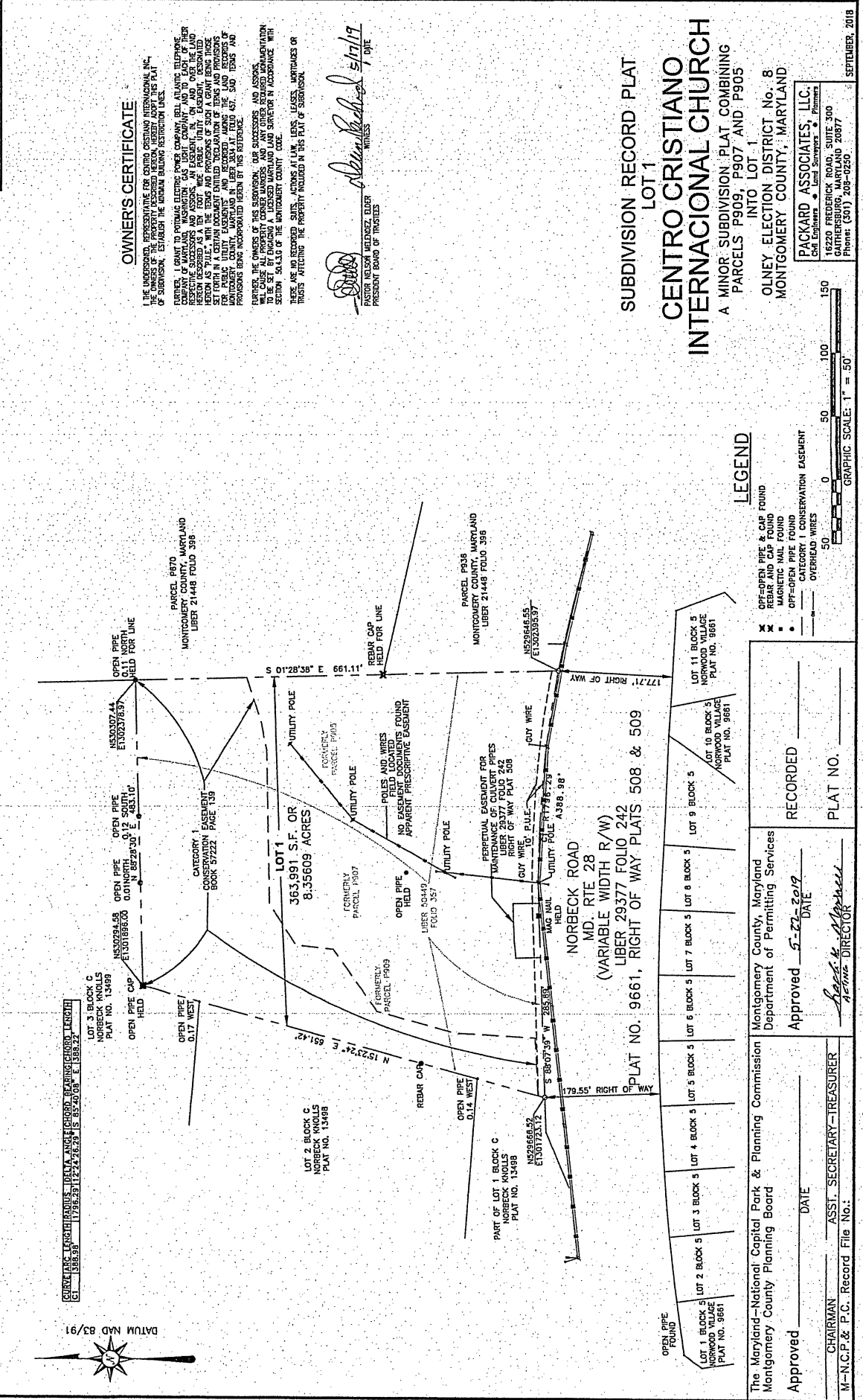
OWNER'S CERTIFICATE

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON IS THE PROPERTY OF THE PROPERTY ASSOCIATES, LLC, A LIMITED LIABILITY COMPANY REGISTERED IN THE STATE OF MARYLAND, AND THAT THE PROPERTY IS SUBJECT TO THE RESTRICTIONS AND EASEMENTS SET FORTH IN THE INSTRUMENTS REFERENCED IN THE ATTACHED SCHEDULE. I, THE UNDERSIGNED, HAVE BEEN AUTHORIZED BY THE BOARD OF DIRECTORS OF THE PROPERTY ASSOCIATES, LLC TO EXECUTE THIS CERTIFICATE AND TO SIGN THIS PLAT.

FURTHER, I GRANT TO POTOMAC ELECTRIC POWER COMPANY, BELL ATLANTIC TELEPHONE COMPANY OF MARYLAND, WASHINGTON GAS LIGHT COMPANY, AND TO EACH OF THEIR SUCCESSORS, A 10 FOOT WIDE PUBLIC UTILITY EASEMENT TO BE LOCATED AS SHOWN AS TO BE SET OFF BY ENCLOSING A DEDICATED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH SECTION 5A-1-3 OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO RECORDED SUITS, ACTIONS AT LAW, LEASES, MORTGAGES OR INTERESTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

Dean Packard
DEAN PACKARD
LAND SURVEYOR
MONTGOMERY COUNTY, MARYLAND
REGISTRATION NO. 21815
EXP. DATE 12/14/2019



SUBDIVISION RECORD PLAT
LOT 1
CENTRO CRISTIANO
INTERNACIONAL CHURCH
A MINOR SUBDIVISION PLAT COMBINING
PARCELS P909, P907 AND P905
INTO LOT 1
OLNEY ELECTION DISTRICT No. 8
MONTGOMERY COUNTY, MARYLAND

PACKARD ASSOCIATES, LLC.
Civil Engineers • Land Surveyors • Planners
16220 FREDERICK ROAD, SUITE 300
GAITHERSBURG, MARYLAND 20877
Phone: (301) 408-9250

SEPTEMBER, 2018

LEGEND

- OFF-OPEN PIPE & CAP FOUND
- × REBAR AND CAP FOUND
- MAGNETIC NAIL FOUND
- OFF-OPEN PIPE FOUND
- CATEGORY 1 CONSERVATION EASEMENT
- OVERHEAD WIRES

APPROVED 5-22-2019 DATE

Dean Packard
Dean Packard
Surveyor

RECORDED PLAT NO. _____

LOT 1 BLOCK 5 NORWOOD VILLAGE PLAT NO. 9661	LOT 2 BLOCK 5	LOT 3 BLOCK 5	LOT 4 BLOCK 5	LOT 5 BLOCK 5	LOT 6 BLOCK 5	LOT 7 BLOCK 5	LOT 8 BLOCK 5	LOT 9 BLOCK 5	LOT 10 BLOCK 5 NORWOOD VILLAGE PLAT NO. 9661	LOT 11 BLOCK 5 NORWOOD VILLAGE PLAT NO. 9661
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The Maryland-National Capital Park & Planning Commission
Montgomery County Planning Board

Approved _____ DATE _____

Chairman _____ ASST. SECRETARY-TREASURER _____

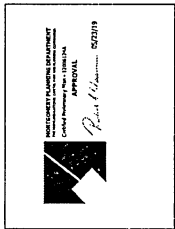
Montgomery County, Maryland
Department of Permitting Services

Approved _____ DATE _____

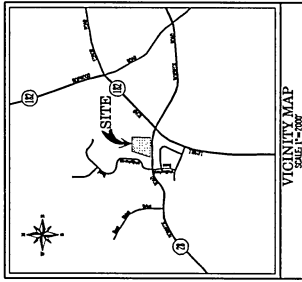
Director _____

M-N.C.P. & P.C. Record File No. _____

GRAPHIC SCALE: 1" = 50'



Centro Cristiano Internacional Church
Preliminary Plan # 12006124A
CERTIFIED PRELIMINARY PLAN



DRAWING INDEX

- SHEET 1: TITLE SHEET*
- SHEET 2: PLANNING BOARD RESOLUTION*
- SHEET 3: ORIGINAL APPROVED PRELIMINARY PLAN, SHEET 1 OF 2
- SHEET 4: ORIGINAL APPROVED PRELIMINARY PLAN, SHEET 2 OF 2

* Sheets added to this amendment

APPLICANT

Centro Cristiano Internacional Church

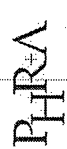
1601 Norbeck Road
 Silver Spring, MD. 20906
 Phone: (240) 912-4533



CIVIL ENGINEER / LAND PLANNER / LANDSCAPE ARCHITECT

Site Solutions, Inc.

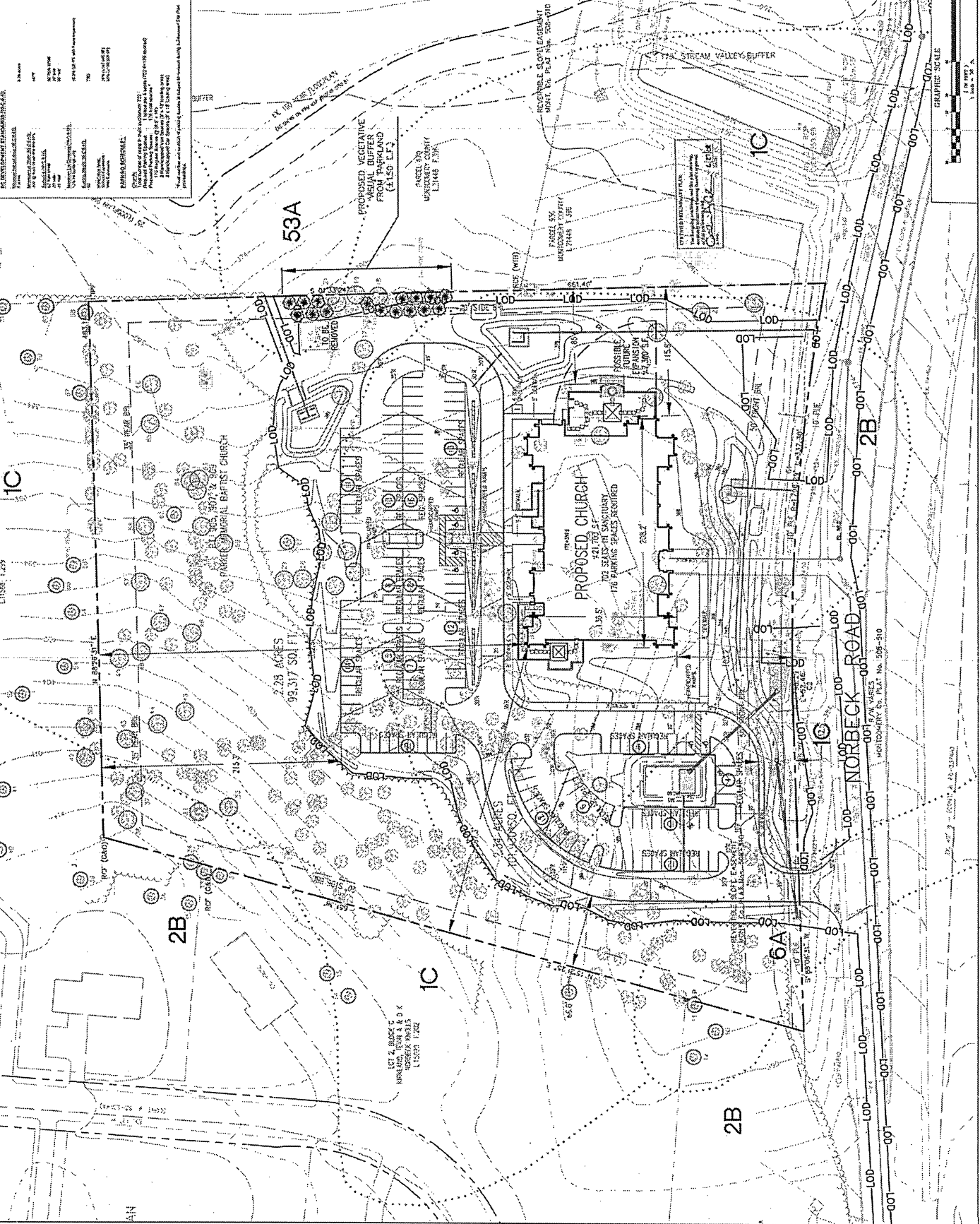
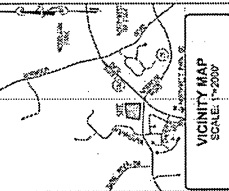
19508-A Amaranth Drive, Germantown, MD. 20874
 PHONE: (301) 540-7990 FAX: (301) 540-7991



PRELIMINARY PLAN
SITE DETAIL
 PARKER MEMORIAL BAPTIST CHURCH
 EXISTING ZONING: RURAL C USE
 PARCELS 892, 907, 908
 8th ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

No.	REVISION

OWNER: PARKER MEMORIAL BAPTIST CHURCH
 ARCHITECT: PATTON HARRIS RUST & ASSOCIATES, P.C.
 ENGINEERS: SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
 118 CONYERS FARM DRIVE, SUITE 200
 BELLEVILLE, MARYLAND 21038
 TEL: 410-327-9800 FAX: 410-327-9232



- REVISIONS:**
- 1. 11/18/11 - PRELIMINARY PLAN
 - 2. 11/18/11 - PRELIMINARY PLAN
 - 3. 11/18/11 - PRELIMINARY PLAN
 - 4. 11/18/11 - PRELIMINARY PLAN
 - 5. 11/18/11 - PRELIMINARY PLAN
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 - 18. 11/18/11 - PRELIMINARY PLAN
 - 19. 11/18/11 - PRELIMINARY PLAN
 - 20. 11/18/11 - PRELIMINARY PLAN

NOTES:

1. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
2. THE PROPOSED CHURCH AND PARKING ARE SHOWN AS APPROXIMATE LOCATIONS.
3. THE PROPOSED VEGETATIVE VISUAL BUFFER IS SHOWN AS APPROXIMATE LOCATIONS.
4. THE PROPOSED DRIVEWAY IS SHOWN AS APPROXIMATE LOCATIONS.
5. THE PROPOSED DRIVEWAY IS TO BE CONCRETE.
6. THE PROPOSED DRIVEWAY IS TO BE 12 FEET WIDE.
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LEGEND:

- 1. PROPOSED CHURCH
- 2. PROPOSED VEGETATIVE VISUAL BUFFER
- 3. PROPOSED DRIVEWAY
- 4. PROPOSED PARKING SPACES
- 5. EXISTING DRIVEWAY
- 6. EXISTING PARKING SPACES
- 7. EXISTING CHURCH
- 8. EXISTING VEGETATIVE VISUAL BUFFER
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- 95. EXISTING CHURCH
- 96. EXISTING VEGETATIVE VISUAL BUFFER
- 97. EXISTING DRIVEWAY
- 98. EXISTING PARKING SPACES
- 99. EXISTING CHURCH
- 100. EXISTING VEGETATIVE VISUAL BUFFER

GRAPHIC SCALE:
 1" = 200'

2.28 ACRES
 99,317.50 FT.²

LOT 2 BLOCK 4 OF K MONTGOMERY PARCELS 892, 907, 908