



MEMORANDUM

DATE: April 25, 2022

TO: Montgomery County Planning Board

FROM: Stephen Smith, Coordinator, IRC Division (301)-495-4522 
Jay Beatty, Senior Planner, IRC Division (301)-495-2178 

SUBJECT: Item No. 3 - Summary of Record Plats for the Planning Board
Agenda for May 5, 2022

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:

220200540 Pleasant Grove Community Church

220210620 Linden Forest

220210730 Connecticut-Aspen Shopping Center

Plat Name: Pleasant Grove Community Church

Plat #: 220200540

Location: Located on the north side of Mountain View Road, 800 feet west of Johnson Drive

Master Plan: Damascus Master Plan

Plat Details: R-200 zone (Rural Village Overlay); 1 lot

Owner: Pleasant Grove Christian Community Church

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120130160 (MCPB Resolution No. 17-025), and with Site Plan No. 820190010 (Certified Site Plan dated March 2, 2020), 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 plans.

PLAT No.

OWNER'S CERTIFICATE

We, Pleasant Grove Christian Community Church, owners of the property shown hereon, hereby dedicate this plot of subdivision, establish the minimum building restriction lines, hereby dedicate a temporary slope easement, 40 feet wide across the property, adjacent, contiguous and parallel to the public street right of way shown hereon; said temporary County slope easement shall be automatically extinguished after all required public improvements have been completed and accepted for maintenance by Montgomery County, Maryland; hereby grant to the public a right of way easement for the purpose of maintaining and improving the public utility easements and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457, which 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. As owners of this subdivision, we, our successors and assigns, will cause all property corner markers and any other required monumentation, to be set by a registered Maryland Land Surveyor, in accordance with Section 50-4.3(c)(1)(2) of the Montgomery County Code.

There are no suits, liens, leases, mortgages, or trusts, affecting the property included in this plot of subdivision.

Pleasant Grove Christian Community Church,

Peter Lawrence Bryant
Pastor Lawrence Bryant, President

4/13/22
Date

W. H. Stiles
Date 4/12/22
Mcarris, Hendricks & Glascock, P.A.
Professional Land Surveyor
MD. Reg. No. 21330
License Expires: January 7, 2023

SURVEYOR'S CERTIFICATE

I, hereby certify, on behalf of Mcarris, Hendricks & Glascock, P.A., that the plot shown hereon is correct; that it is a subdivision of all of the land conveyed by Russell D. Earnest Sr. and Corinne P. Earnest by her attorney-in-fact Russell D. Earnest to Pleasant Grove Christian Community Church, by deed dated January 13, 1996 and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457, and that the survey was made by me or under my responsible charge. The total area of street dedication included on this plot is 3.388 square feet or 0.07778 acres.

VICINITY MAP
SCALE 1" = 2,000'
TAX MAP No. FAX 122

LEGEND:

CL = Centerline of Road
PUE = Public Utility Easement
R/W = Right-of-Way
SBL = Septic Building Restriction Line

LINE	BEARING	DISTANCE
L1	N 84°28'35" W	7.44'

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	1485.00'	294.53'	113°09'	147.26'	N 78°44'00" W	294.04'
C2	2965.00'	109.52'	206°59'	54.76'	N 71°54'57" W	109.51'

PARCEL P90
FRANK S. & THERESA K.
WODOSLAWSKY
L7478 F.3

PARCEL P77
SEAN D. LAWRENCE,
AMY LAWRENCE
& KRIS LEE STILES
L51470 F.494

PARCEL P133
DUEAN STILES
& KEVIN LEE STILES
L51907 F.315

FORMERLY PARCEL P88
PLEASANT GROVE
CHRISTIAN COMMUNITY CHURCH
LOT 1
L13917 P.221
171,580 sq. ft.
or 3.93894 Ac.

PLAT TABULATION

Lots
Area of Lots
Area of Street Dedication
Total Area = 171,580 sq. ft.
= 3,388 sq. ft.
or 0.07778 acres

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
APPROVED: _____
CHAIRMAN _____ SECRETARY-TREASURER _____
M.N.C.P. & P.C. RECORD FILE No. _____

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES
APPROVED: 4/20/2022
Mitro Pedersen
DIRECTOR

DATE: _____
Plot No: _____

Notes:

- This property shown hereon is currently zoned R-200 (Rural Village Center Overlay).
- The property shown hereon is served by private water & sewer only. Water & sewer category W-6 & S-6, respectively.
- Septic Building Restriction Lines subject to change only with Montgomery County Department of Permitting and Inspections and Enforcement (DPIE) and subject to a minimum of 600 gallon per day with 200 septic and No Kitchen Facilities.
- This subdivision record plot is not intended to show every detail of the property. The subdivision record plot is not intended to replace an examination of title or to depict or note all matters affecting title.
- All terms, conditions, agreements, limitations, and requirements of any deed, agreement, or other plan, project plan or other plan, planning development of this property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the subdivision record. The subdivision record is intended to be maintained by the planning board and available for public review during normal business hours.
- This plot is limited to uses and conditions as required by Preliminary Plan No. 120130160 and Site Plan No. 820190010 entitled "Pleasant Grove Community Church".
- The right of way dedication was established holding thirty five (35) feet from the centerline of Mountain View Road.
- The portion of the dedication within Mountain View Road is subject to whatever rights Montgomery County has previously obtained.
- The septic setback line is subject to change with the approval of the Department of Permitting Services and Septic Section.
- Coordinates shown hereon are based on the Maryland Coordinate System NAD 83(2011) Datum as projected by NGS. The SmartNet North America Virtual Reference Station System (VRS) was used to establish the horizontal control for this site. The VRS station ID is 120130160. The VRS station ID is 0.99995261635625. The distances shown on this plot are as measured on the ground/surface.

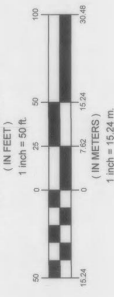
SUBDIVISION RECORD PLAT
LOT 1
PLEASANT GROVE
COMMUNITY CHURCH
ELECTION DISTRICT No. 12
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 50' MARCH, 2022



Mcarris, Hendricks & Glascock, P.A.
Engineers • Planners
Landscape Architects • Surveyors
9220 Wighman Road, Suite 120
Montgomery Village, Maryland
20886-1279
Phone: 301.670.0640
Fax: 301.548.0693
www.mhga.com

97.305.32

GRAPHIC SCALE





LINE TABLE	
LINE	DISTANCE
1	0.00
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