

Plat Name: Mar Thoma Church of Greater Washington

Plat #: 220210720

Location: Located on the west side of New Hampshire Avenue (MD 650), 1100 feet north of Norwood Road.

Master Plan: Cloverly Master Plan

Plat Details: RE-2 zone; 1 lot

Owner: Mar Thoma Church of Greater Washington

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120200080 (MCPB Resolution No. 20-102), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's approval of the aforesaid plan.

OWNER'S CERTIFICATE

Ms. Mar Thoma Church of Greater Washington, owners of the property shown hereon, hereby adopt this plat of subdivision, establish the minimum building restriction lines, dedicate the easement area for MD 650 to New Hampshire Avenue as shown hereon to the State of Maryland for the purposes of a public road, hereby grant Public Utilities Easements as shown hereon to the State of Maryland, and hereby certify that the survey was conducted in accordance with the Maryland Surveying and Mapping Act, Code of Regulations thereunder, and any other 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 50-4.3.01(2) of the Montgomery County Code.

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

Mar Thoma Church of Greater Washington

05/25/2022
Date

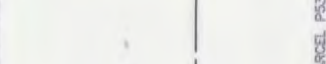
Shibu, Senthil, Owner's Representative

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 59°21'4" E	17.83'
L2	S 42°29'04" W	195.89'
L3	N 49°16'46" W	14.00'
L4	S 46°32'46" W	217.21'
L5	S 45°23'23" E	7.80'
L6	N 42°11'17" E	143.60'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	4541.16'	195.91'	278.18'	S 42°29'04" W	195.89'	
C2	4521.66'	138.31'	195.03'	S 83.18'	138.30'	
C3	4521.66'	138.31'	195.03'	S 83.18'	138.30'	
C4	4521.66'	138.31'	195.03'	S 83.18'	138.30'	



VICINITY MAP
SCALE 1" = 2,000'
TAX MAP No. JS 562

SURVEYOR'S CERTIFICATE

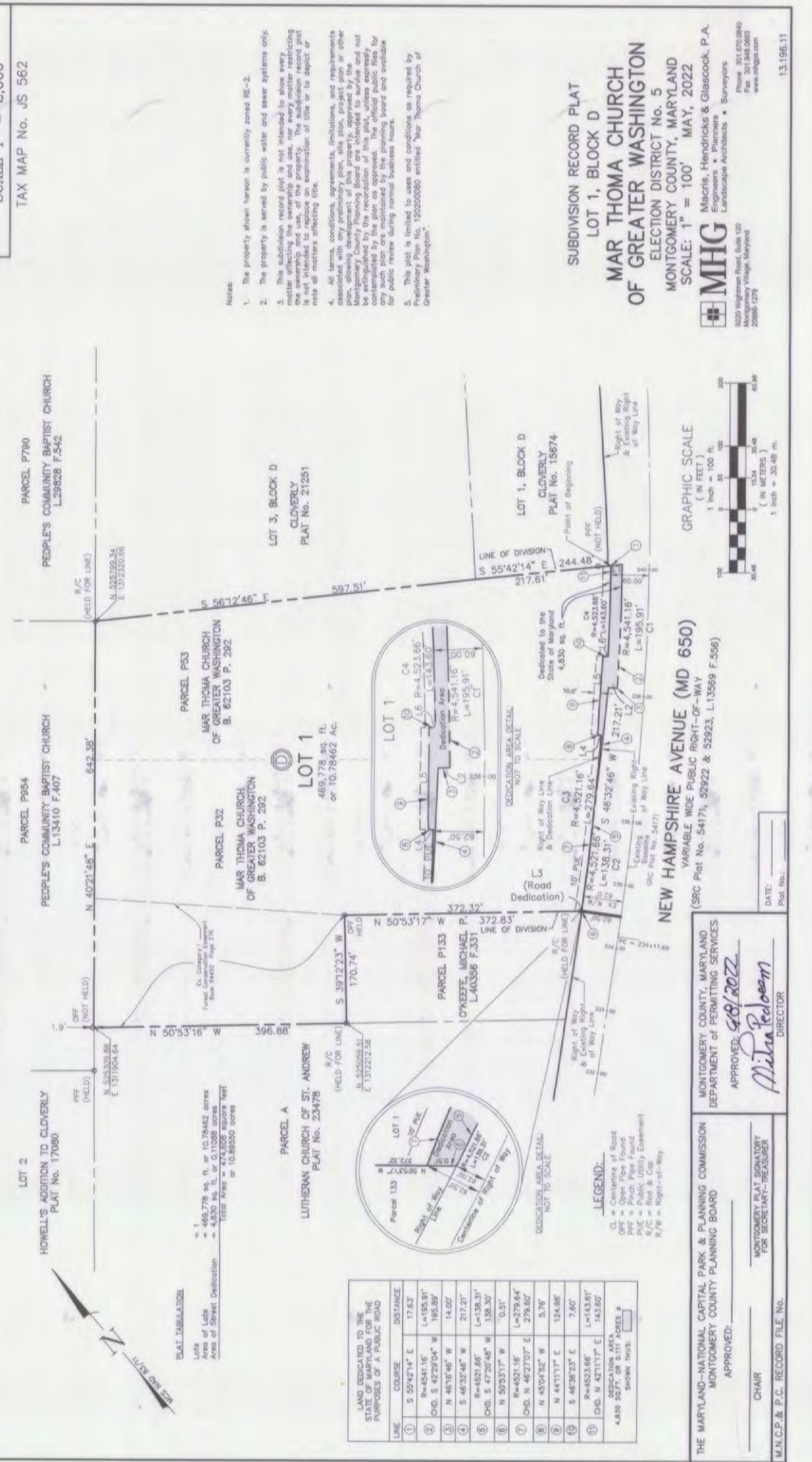
I hereby certify that it is a subdivision of all of the land conveyed by Jennifer T. Bugges, Trustee of the Buddy O'Keefe Family Trust, a trust agreement formed under the will of Buddy O'Keefe, deceased, to the Montgomery County, Maryland, Office of the Montgomery County Department of Health and Human Services, recorded in the Land Records of Montgomery County, Maryland, in Book 62103 at Folio 292. I hereby certify on behalf of Morris, Hendricks & Glascock, P.A. that, once mapped as indicated in this certificate, the subdivision and all property interests and all property located thereon are in compliance with the provisions of the Montgomery County Code, Section 50-4.3.01 of the Montgomery County Code. I hereby certify that this document was prepared by me or under my responsible charge. The total area included on this plan is 469,778 square feet, of which 10,784 square feet, or 2.3% of the total area is a public easement for a public road, of which 4,836 square feet, or 1.0% of the total area is a public easement for a public road.

By *[Signature]*
Wayne F. Asherlin
Professional Land Surveyor
MD. Reg. No. 21330
License Expires: January 7, 2023

5/31/22
Date

PLAT NO. _____
DATE _____
BY _____

Lot Area = 469,778 sq. ft. or 10,784.62 acres
Area of Street Dedication = 10,800 sq. ft. or 0.24648 acres
Area of Public Easement = 4,836 sq. ft. or 0.110855 acres



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

LINE	COURSE	DISTANCE
1	S 59°21'4" E	17.83'
2	R=4541.16' L=195.91'	195.89'
3	N 49°16'46" W	14.00'
4	S 46°32'46" W	217.21'
5	R=4521.66' L=138.31'	138.30'
6	N 50°53'17" W	0.31'
7	R=4521.16' L=279.64'	279.60'
8	N 49°04'52" E	5.78'
9	N 49°17'17" E	124.88'
10	S 46°32'23" E	7.80'
11	R=4523.66' L=143.60'	143.60'

APPROVED: 08/2022
[Signature]
DIRECTOR

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____
CHAIR

MONTGOMERY PLAT DIVISION
FOR SECRETARY-TREASURER

SUBMISSION RECORD PLAT
LOT 1, BLOCK D
MAR THOMA CHURCH
OF GREATER WASHINGTON
ELECTION DISTRICT No. 5
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 100' MAY, 2022

MHG
Morris, Hendricks & Glascock, P.A.
Engineers & Planners
Landscape Architects • Surveyors
9220 Whitepine Road, Suite 120
Montgomery Village, Maryland
20886-1279
Phone: 301 670 0940
Fax: 301 946 0989
www.mhg.com

NOTICE: 1. The property shown hereon is currently zoned RE-2.
2. The property is served by public water and sewer systems only.
3. This subdivision record plat is not intended to show any matter affecting the ownership and use, nor any matter restricting the ownership and use, of the property. The subdivision record plat is intended to show only the administration of title or to depict or note all matters affecting title.
4. All terms, conditions, agreements, limitations, and requirements are set forth in the subdivision record plat and in any other plan, showing development of this property, approved by the Montgomery County Planning Board as intended to survive and not be extinguished by the recordation of this plan, unless expressly stated otherwise. The provisions of any such plan shall be enforceable for public review during normal business hours.
5. This plat is limited to use and conditions as required by Preliminary Plan No. 120200080 entitled "Mar Thoma Church of Greater Washington".

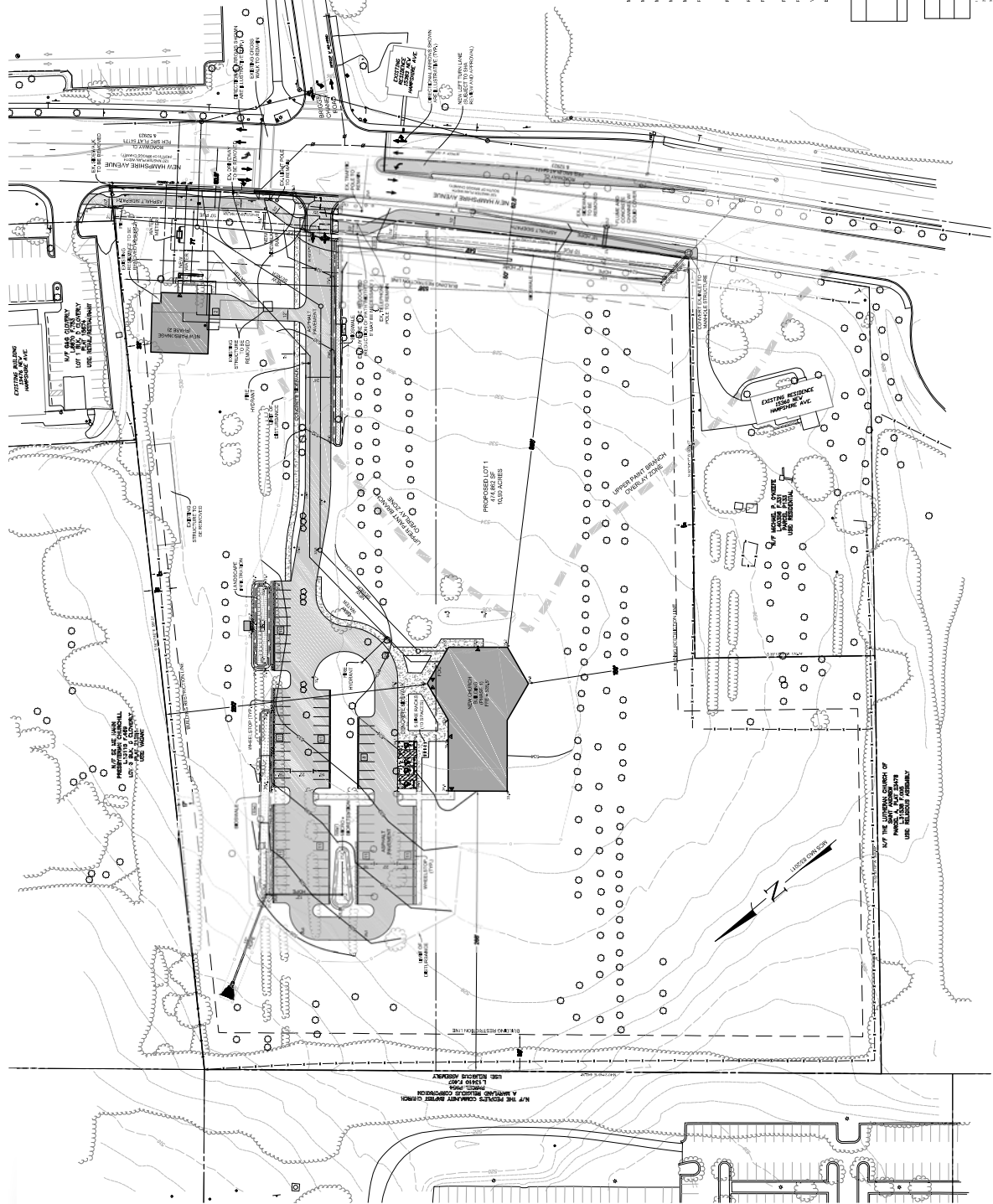
GRAPHIC SCALE
1 inch = 100 feet
1 inch = 30.48 meters

REVISIONS	DESCRIPTION	DATE

NO.	DATE	DESCRIPTION
1	10/02/2020	PRELIMINARY PLAN
2	06/02/2021	REVISIONS

ENLARGED	SCALE	DRAWN BY	NO.

DATE	2/17/21
SCALE	1"=40'
DRAWN BY	JCH
NO.	217021



**DEVELOPMENT STANDARDS - RES-ZONE
 59-4.4.4
 PROPOSED LOT 1**

REQUIREMENT	REQUIREMENT	REQUIREMENT	REQUIREMENT
MINIMUM LOT AREA	2 ACRES	MINIMUM FRONT YARD SETBACK	25 FT
MINIMUM FRONT YARD SETBACK	25 FT	MINIMUM SIDE YARD SETBACK	5 FT
MINIMUM SIDE YARD SETBACK	5 FT	MINIMUM REAR YARD SETBACK	5 FT
MINIMUM REAR YARD SETBACK	5 FT	MINIMUM FRONT PORCH SETBACK	5 FT
MINIMUM FRONT PORCH SETBACK	5 FT	MINIMUM SIDE PORCH SETBACK	5 FT
MINIMUM SIDE PORCH SETBACK	5 FT	MINIMUM REAR PORCH SETBACK	5 FT
MINIMUM REAR PORCH SETBACK	5 FT	MINIMUM FRONT DRIVEWAY SETBACK	5 FT
MINIMUM FRONT DRIVEWAY SETBACK	5 FT	MINIMUM SIDE DRIVEWAY SETBACK	5 FT
MINIMUM SIDE DRIVEWAY SETBACK	5 FT	MINIMUM REAR DRIVEWAY SETBACK	5 FT
MINIMUM REAR DRIVEWAY SETBACK	5 FT	MINIMUM FRONT SETBACK TO DRIVEWAY	5 FT
MINIMUM FRONT SETBACK TO DRIVEWAY	5 FT	MINIMUM SIDE SETBACK TO DRIVEWAY	5 FT
MINIMUM SIDE SETBACK TO DRIVEWAY	5 FT	MINIMUM REAR SETBACK TO DRIVEWAY	5 FT
MINIMUM REAR SETBACK TO DRIVEWAY	5 FT	MINIMUM FRONT SETBACK TO DRIVEWAY	5 FT
MINIMUM FRONT SETBACK TO DRIVEWAY	5 FT	MINIMUM SIDE SETBACK TO DRIVEWAY	5 FT
MINIMUM SIDE SETBACK TO DRIVEWAY	5 FT	MINIMUM REAR SETBACK TO DRIVEWAY	5 FT
MINIMUM REAR SETBACK TO DRIVEWAY	5 FT	MINIMUM FRONT SETBACK TO DRIVEWAY	5 FT
MINIMUM FRONT SETBACK TO DRIVEWAY	5 FT	MINIMUM SIDE SETBACK TO DRIVEWAY	5 FT
MINIMUM SIDE SETBACK TO DRIVEWAY	5 FT	MINIMUM REAR SETBACK TO DRIVEWAY	5 FT
MINIMUM REAR SETBACK TO DRIVEWAY	5 FT	MINIMUM FRONT SETBACK TO DRIVEWAY	5 FT

VEHICLE TRAVEL SCHEDULE	VEHICLE TRAVEL SCHEDULE	VEHICLE TRAVEL SCHEDULE	VEHICLE TRAVEL SCHEDULE
USE CATEGORY	VEHICLE TRAVEL SCHEDULE	VEHICLE TRAVEL SCHEDULE	VEHICLE TRAVEL SCHEDULE
VEHICLE TRAVEL SCHEDULE	VEHICLE TRAVEL SCHEDULE	VEHICLE TRAVEL SCHEDULE	VEHICLE TRAVEL SCHEDULE
VEHICLE TRAVEL SCHEDULE	VEHICLE TRAVEL SCHEDULE	VEHICLE TRAVEL SCHEDULE	VEHICLE TRAVEL SCHEDULE
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