

MEMORANDUM

DATE: January 16, 2026

TO: Montgomery County Planning Board

FROM: Stephen Smith, West County Planning Division (301)-495-4522 
Jay Beatty, West County Planning Division (301)-495-2178 

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board
Agenda for January 29, 2026

The following record plats are recommended for APPROVAL in accordance with the requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations, along with any conditions for the completion of administrative items that may remain outstanding, and copies of plan drawings for the record plat. The following plats are included:

220250140 H.B.K.Y.'s Addition to Bradford's Rest

Plat Name: H.B.K.Y.'s Addition to Bradford's Rest

Plat #: 220250140

Location: Located on the northeast side of Muncaster Mill Road (MD 115), 700 feet northwest of Norbeck Road (MD 28)

Master Plan: Olney Master Plan

Plat Details: RE-1 zone; 1 lot

Owner: Hamere Berhan Kedus Yohannes Metmek Ye Ethiopia Orthodox Tewahido Betekrstian,
A Maryland Religious Corporation

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120230080 (MCPB Resolution No. 23-128), 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. Staff recommends approval of the proposed plat, conditioned upon the following:

Applicant to submit plat mylar containing all necessary signatures.

Following completion of the above items staff will forward the plat to the Chair for signature.

PLAT No.

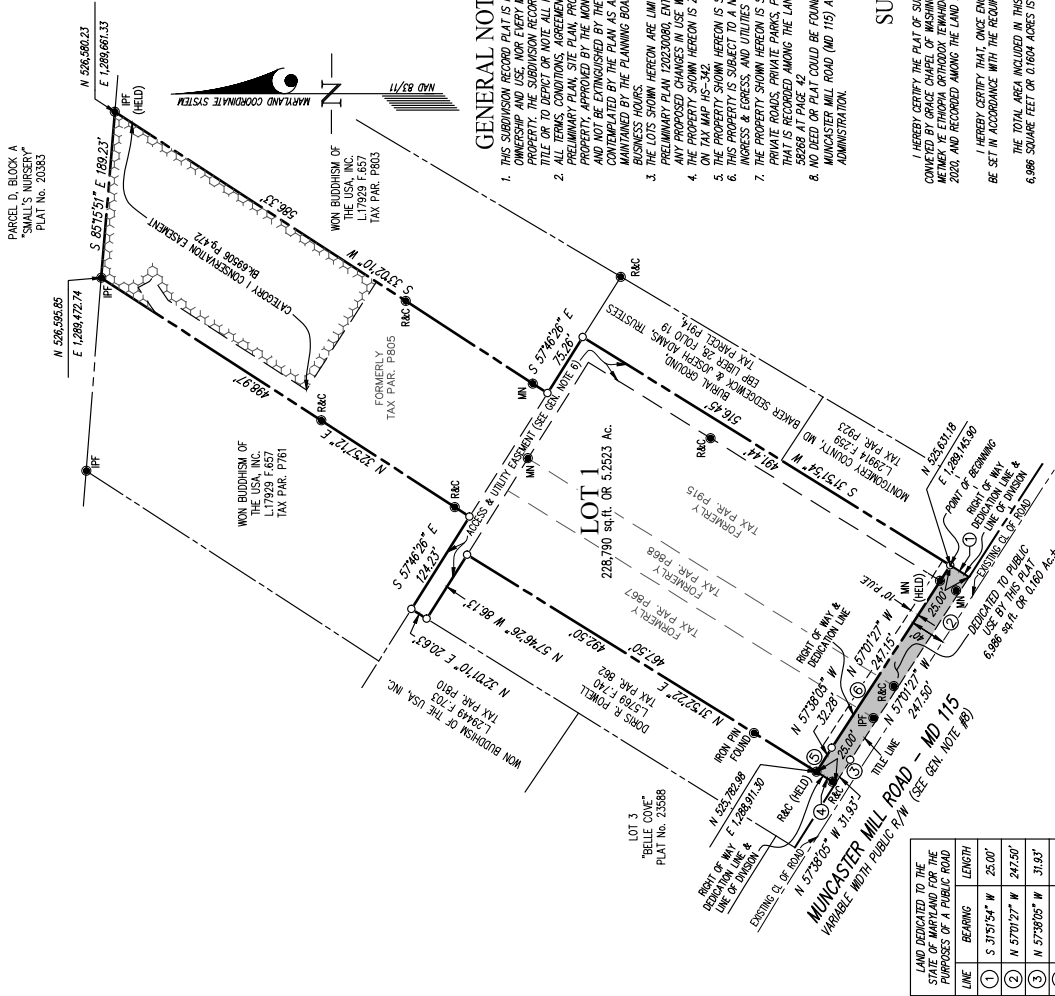
AREA TABULATION

1 LOT	228,790 sq.ft.
0 PARCELS	0 sq.ft.
ROAD DEDICATION	6,986 sq.ft.
TOTAL AREA OF PLAT	235,776 sq.ft.

APPROVALS/INFORMATION

PRELIMINARY PLAN:	#120230080
CONVEYANCE PLAN:	#120230140
ZONING:	RS-1
TAX MAP:	HS342
W.S.S.C. 200 SHEETS	221NW04

PARCEL D, BLOCK A
"SMALL'S NURSERY"
PLAT No. 20383



LINE	BEARING	LENGTH
1	S 31°51'54\"	25.00'
2	N 57°01'27\"	24.50'
3	N 57°38'05\"	31.93'
4	N 31°52'22\"	25.00'
5	S 57°38'05\"	32.28'
6	S 57°01'27\"	24.71'
DEDICATION AREA 6,986 sq.ft. OR 0.000 AC±		
SHOW TRUSS		

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THE PLAT OF SUBDIVISION SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL THAT LAND CONVEYED BY GRACE CHAPEL OF WASHINGTON, D.C., A MARYLAND RELIGIOUS CORPORATION, TO HAMRE BERHAN KEDUS YOHANNES METNEK YE ETHIOPIA ORTHODOX TEMAHADO BETERSTHAN, A MARYLAND RELIGIOUS CORPORATION, BY A DEED DATED JANUARY 21, 2020, AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 59113 AT PAGE 93.

I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS' CERTIFICATE HEREON, ALL PROPERTY MARKERS WILL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 20-43.6 OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 235,776 SQUARE FEET OR 5.4127 ACRES OF LAND, OF WHICH 6,986 SQUARE FEET OR 0.1604 ACRES IS DEDICATED TO THE STATE OF MARYLAND FOR PUBLIC USE.

FOR: GUTSCHK, LITTLE & WEBER, P.A.
JAMES GUTSCHK, JR.
PROFESSIONAL LAND SURVEYOR
MD. REGISTRATION No. 21542 (Exp./RENEWAL 12/31/2027)

GRAPHIC SCALE



THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION	MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES
Approved _____	Approved _____
CHAIR _____	DATE _____
MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER _____	BY: _____
M.N.C.P. & P.C. RECORD FILE No. _____	DIRECTOR _____

PLAT No.

LEGEND

- P.U.E. PUBLIC UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- sq.ft. SQUARE FEET
- BR BOX
- RAC REBAR & CAP FOUND
- MN MAG-NAIL FOUND
- IFF IRON PIPE FOUND
- CORNER TO BE SET

VICINITY MAP

SCALE: 1"=2000'

NSSC GRID: 221 NW 04

OWNER'S CERTIFICATE

WE, HAMRE BERHAN KEDUS YOHANNES METNEK YE ETHIOPIA ORTHODOX TEMAHADO BETERSTHAN, A MARYLAND RELIGIOUS CORPORATION, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE TO THE STATE OF MARYLAND THE STREET FOR PUBLIC USE.

FURTHER, GRANT PUBLIC UTILITY EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS "P.U.E." TO THE PARTIES LISTED AND WITH THE TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THE TERMS AND PROVISIONS OF THE MONTGOMERY COUNTY CODE, TO THE PARTIES LISTED AND AS OWNERS THE UNDERSIGNED OR THEIR 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 20-43.6 OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUTS OR ACTIONS OF LAW, TRUSTS, LEASES, MORTGAGES OR LENS INCLUDED IN THIS PLAT OF SUBDIVISION, EXCEPT A CERTAIN DEED AS TRUST HELD BY FREDERICK BULLIG, NOW KNOWN AS ATLANTIC UNION BANK, RECORDED IN BOOK 59113 AT PAGE 108 AND THE PARTY OF INTEREST HAS INDICATED THEIR ASSENT BELOW.

FOR: HAMRE BERHAN KEDUS YOHANNES METNEK YE ETHIOPIA ORTHODOX TEMAHADO BETERSTHAN

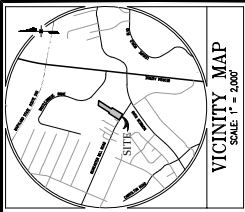
BY: KESSI BELACHEW DARGIE
HARRY CHURCH ADMINISTRATOR & BOARD CHAIR
WE HEREBY ASSENT TO THIS PLAT OF SUBDIVISION
FOR: ATLANTIC UNION BANK.

DATE _____ WITNESS _____

DATE _____ ATTEST _____

GENERAL NOTES:

- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THE PROPERTY SHOWN HEREON. THE SUBDIVISION RECORD PLAT IS INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPECT OR NOTE ALL MATTERS AFFECTING TITLE.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND BE ENFORCED BY THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY STATED OTHERWISE. SUCH PLANS ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- THE LOTS SHOWN HEREON ARE LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN 120230080, ENTITLED "HARRY MEMORIAL ETHIOPIAN ORTHODOX TEMAHADO CHURCH". ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
- THE PROPERTY SHOWN HEREON IS ZONED RS-1 AT THE TIME OF THIS SUBDIVISION AND LOCATED ON TAX MAP HS-342.
- THIS PROPERTY IS SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS & EGRESS, AND UTILITIES PER L38788 F.106 & DESCRIBED IN L. 18002 F. 713.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO A DECLARATION OF RESTRICTIVE COVENANTS (FOR TRAILER ROADS, PRIVATE PHASES, PRIVATE OPEN SPACES AND PRIVATE STORM DRAIN SYSTEMS) DESCRIBED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, IN BOOK 58988 AT PAGE 40.
- NO DEED OR PLAT COULD BE FOUND THAT ESTABLISHES THE RIGHT-OF-WAY FOR THE EXISTING MUNSTER MILL ROAD (MD 115) AND THE ROAD IS MAINTAINED BY THE STATE HIGHWAY ADMINISTRATION.



EXISTING UTILITY NOTES

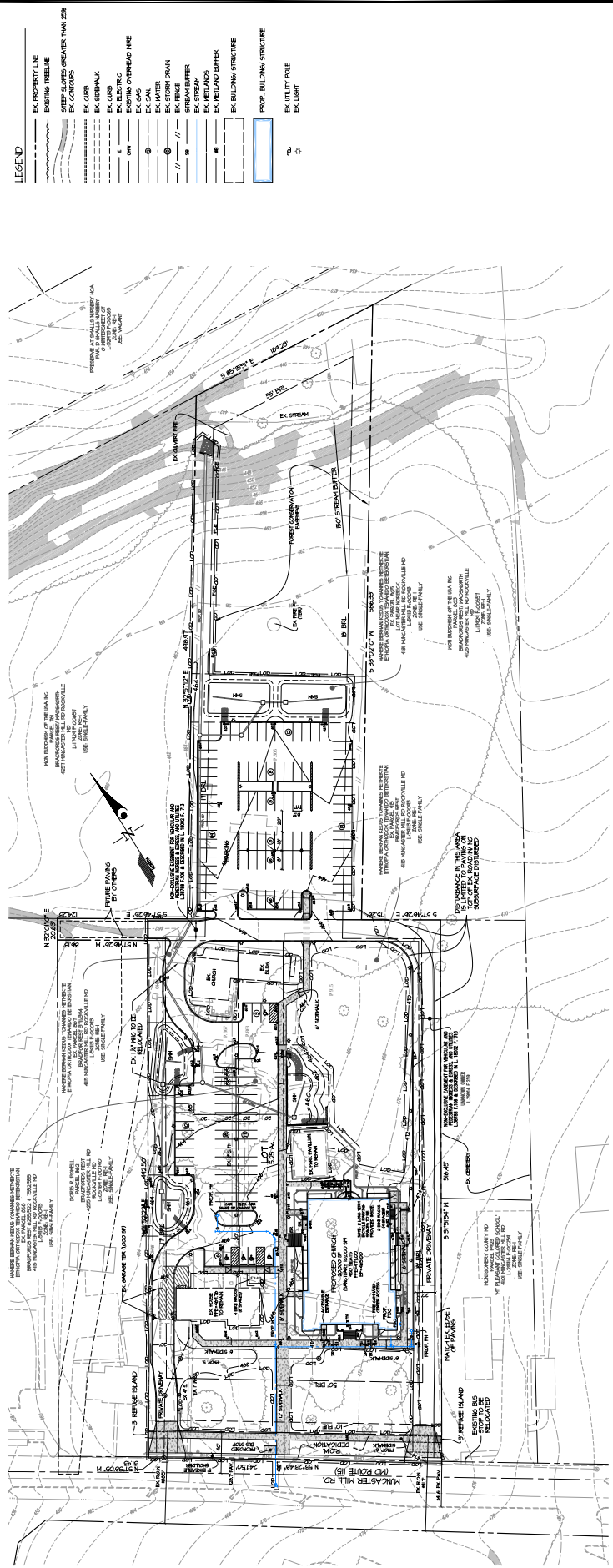
- FOR MAJOR LOCATIONS OF EXISTING UTILITIES, NOTIFY "MIS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
- INFORMATION CONCERNING UNDERGROUND UTILITIES HAS BEEN OBTAINED FROM AVAILABLE RECORDS AND FIELD SURVEY. THE LOCATION OF UTILITIES IS BASED ON THE INFORMATION PROVIDED BY THE UTILITY OWNERS. THE LOCATION OF UTILITIES IS BASED ON THE INFORMATION PROVIDED BY THE UTILITY OWNERS. THE LOCATION OF UTILITIES IS BASED ON THE INFORMATION PROVIDED BY THE UTILITY OWNERS.
- FOR FIELD LOCATION OF GAS LINE SERVICES, NOTIFY "MAGNASTAR GAS LIGHT CO." AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF ANY EXCAVATION OR CONSTRUCTION.
- CHANGES AND/OR ADDITIONS OF UTILITIES DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF UTILITIES AND FOR THE LOCATION OF UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF UTILITIES AND FOR THE LOCATION OF UTILITIES.
- DUE TO THE PROXIMITY OF LIVE UNDERGROUND AND OVERHEAD UTILITIES, WE ARE NOT RESPONSIBLE FOR ANY DAMAGE OR INJURY SUSTAINED DURING CONSTRUCTION BY ANY PERSON, VEHICLE, BUILDING, OR EQUIPMENT USED OR ADJACENT TO THE SITE.

Before You Dig
Call

"MISS UTILITY"
Service Protection Center

1-800-257-7777

CALL TOLL FREE
1-800-257-7777



PROFESSIONAL CERTIFICATION
I, the undersigned, being a duly Licensed Professional Engineer, do hereby certify that I am a duly Licensed Professional Engineer under the laws of the Commonwealth of Pennsylvania, License No. 2944, Expiration Date: January 20, 2028.
Date: December 21, 2023
The Engineer
Christopher L. Fisher, P.E.

PRELIMINARY PLAN
MINCPD PRELIMINARY PLAN No. 12023000
HBKY Mamiq Ethiopian Orthodox Tewahedo Church
4115 MUNCASTER MILL ROAD
PARKERSBURG, WV 26104
COUNTY: WASHINGTON COUNTY, WEST VIRGINIA
SHEET 3 OF 5

SCALE
1"=40'
DATE: DEC. 2023
ZONE: RE-1
1/4" MW - 080
HS-342

PREPARED FOR:
Harvey Brian Kline, Tolsonen Mamiq
Ethiopian Orthodox Tewahedo Church
4115 MUNCASTER MILL ROAD
PARKERSBURG, WV 26104
PHONE: 301-924-4259

GRAPHIC SCALE
1"=40'
1"=40'

EXISTING MUNCASTER MILL ROAD
VARIABLE WIDTH R/W
MASTER PLAN WIDTH IS 60'

TYPICAL PRIVATE DRIVEWAY
NOT TO SCALE

GLW
Geotechnical Engineering & Landmarking
1000 E. MAIN STREET, SUITE 100
PARKERSBURG, WV 26104
TEL: 301-924-4259
WWW.GEOTECHNICAL-ENGINEERING.COM

APPROVAL
[Signature]
[Stamp]