

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 11307 Mountain View Road **Meeting Date:** 10/10/2018

Resource: Purdum Locational Atlas Historic District (#10-24) **Report Date:** 10/3/2018

Applicant: Pleasant Grove Community Church
(Rev. Lawrence Bryant, Agent) **Public Notice:** 9/26/2018

Review: Preliminary Consultation **Staff:** Rebeccah Ballo, Brian Crane

PROPOSAL: Building Demolition, new building construction, associated hardscape construction and site grading.

STAFF RECOMMENDATION

Staff recommends that the applicant make any revisions based on the HPC's recommendations and return for a Historic Area Work Permit.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Purdum Locational Atlas Historic District (#10-24)
STYLE: Rural Vernacular
DATE: c.1800-1900

Purdum is significant as representative of the rural communities that sprang up amidst the Damascus farmlands during the late nineteenth-early twentieth centuries. This was a collection of tobacco farms during the nineteenth century. The early community includes a school and church, but no commercial enterprises until close to the turn of the twentieth century. The Purdum Locational Atlas Historic District consists of a collection of rural vernacular structures typical of those built in rural Montgomery County during this time period including Victorian influenced farm houses, agricultural buildings, bungalow style houses, and small community churches with associated graveyards.

11307 Mountain View Road was surveyed as part of the 1976 Locational Atlas Historic District MIHP form. The survey notes only that it is an "older home which has been extensively remodeled. The present structure, covered with siding and with two added side wings, now has the appearance of a modern, traditional style home. Only the two brick, older looking center chimneys suggest its possible age." Historic Preservation staff conducted reconnaissance level field surveys in 2015 and again in 2017 as part of the background research for a preliminary plan of subdivision for this property. Staff concurred with the original survey assessment that this was a vernacular farmhouse dating to the first half of the twentieth century, with no additional architectural or historical significance noted. There is also a small gambrel roofed garage/outbuilding with two enclosed, side flanking bays, located to the rear of the house. This outbuilding appears to date to the mid-late twentieth century and is of no particular significance

individually, nor does it add significance to the historic district.

The adjacent property (owned by the applicant) contains the Pleasant Grove Community church and cemetery. This historically African American congregation and church have worshipped at this site since the late 1860s. The church graveyard is located to the west of the existing church, on a shallow hillside, with a ridgeline at the western boundary. The subject parcel, and related new construction, would be located just to the west of the cemetery, on the western side of the ridge.



Figure 1: 11307 Mountain View Road is located in the center of the Purdum LA District, adjacent to Pleasant Grove Community Church.



Figure 2: 11307 Mountain View Road aerial view of the parcel. Pleasant Grove Church is adjacent.

PROPOSAL

This proposal has come in for review under a condition of the approved Preliminary Plan of Subdivision No.120130160 dated April 20, 2017. The adjacent Pleasant Grove Community Church has purchased the property and has proposed to demolish the house and outbuilding, and construct a new church on this parcel. The project requires Site Plan review in addition to the approved Preliminary Plan due to the Rural Village Overlay Zone on the parcel. The parcel is also located on Mountain View Road, a designated Rustic Road, with an existing 50' wide right of way and a pavement width of approximately 20'. Since Mountain View Road is classified as a rustic road, the proposed access has been reviewed by the Rustic Roads Advisory Committee in addition to MCDOT, and M-NCPPC Staff. The Preliminary Plan from 2017 allowed for the construction of a 200 seat, 8,600 square foot religious institution on this site. All other Master Plan, Rustic Roads, and Zoning requirements are being met through the Site Plan review process.

APPLICABLE GUIDELINES

When applications for permits for historic resources on the *Locational Atlas* are submitted, the application must be reviewed under the procedures in Section 24A-7 (Historic Area Work Permits) of Chapter 24A, if the *Locational Atlas* resource is not being considered either for consideration as a Master Plan District or for removal from the *Locational Atlas*. This applicant is seeking review under Section 24A-7 and has been conditioned to seek this review by the previously approved Preliminary Plan No.120130160.

Proposed alterations to Locational Atlas Historic District are reviewed under Montgomery County Code Chapter 24A (*Chapter 24A*) and the Secretary of the Interior's Standards for Rehabilitation (*Standards*). Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

Montgomery County Code; Chapter 24A-8

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or

- (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship.

Secretary of Interior's Standards for Rehabilitation

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

In the Preliminary Plan No.120130160 staff report dated April 20, 2017, Historic Preservation staff made the following suggestions concerning design of the new construction:

- To achieve compatibility with the characteristics of this rural and linear historic district, Historic Preservation Staff recommends at the time of Site Plan, that hardscaped areas and parking surfaces be paved with tinted, exposed aggregate paving or permeable materials and that the church's primary façade be oriented towards the street.

Additional comments were provided by Planning staff regarding appropriate setbacks and compatibility with the adjacent Rustic Road and with the Village Overlay Zone, as follows:

- This Master Plan recommends, "using a modified version of the Rural Village Overlay Zone to provide a mixed-use zone approach appropriate for rural communities to protect villages that may become subject to potential development pressures. The Rural Village Overlay Zone is designed to create attractive, cohesive, and pedestrian-friendly rural village centers and prohibits land uses otherwise allowed in the underlying zone that would be inappropriate in rural villages. Amendments to this zone are proposed to prohibit additional uses that would be inappropriate in these villages, allow certain uses only by special exception, and allow the Montgomery County Planning Board to modify setback and green area requirements if necessary to better replicate existing development patterns. The purpose of this zoning is to maintain the existing scale of development. New development should be consistent with the historical character and community lifestyles" (p.40). The Master Plan also provides additional guidance for development within the Rural Village Overlay Zone (p.41). Much of the guidance in the Master Plan regarding the Rural Village Overlay zone is intended for commercial development which does not apply to this Application.

- The Damascus Master Plan states that residents in the Rural Village Communities “often have historical ties to their communities. These communities feature local institutions like post offices, retail stores, or churches.” The Pleasant Grove Community Church congregation has been part of Purdum since 1869. The new church will accommodate the expansion of the congregation and continued connection to the community in the same general location. The scale and size of the proposed building, with only 200 seats, are compatible with the surrounding rural community.
- The Preliminary Plan conforms to Master Plan recommendations on compatibility with the surrounding community. Those recommendations were specifically taken into consideration when determining the building’s location, and parking lot design. The building is setback 81 feet from Mountain View Road, which provides a large, open, green area between the building and road. The green area provides ample area for landscaping and limits the visual impact of the building from the rustic road. Most of the parking for the church is behind the building, which limits visibility from the road. Only a single row of parking is proposed along the west side of the building and landscaping along the frontage will screen the parking from Mountain View Road. Building massing and architecture was not reviewed as part of the Preliminary Plan, but based on the footprint of the building, parking lot design, and improvements shown on the Preliminary Plan, the Application conforms to the recommendations of the Master Plan.

Demolition

Staff does not have issues with the proposed demolition of the house and outbuilding at 11307 Mountain View Road. Research of primary source materials including maps, a limited title search, and a field survey do not indicate that this house is of any particular or noteworthy significance to the Purdum Historic District. It is not historically associated with the adjacent Pleasant Grove Community church or the historically African American congregation. The demolition of these structures will not negatively impact the district, and should be approved with conditions on documentation and salvage.

New Construction

The applicant is proposing to construct a new religious assembly building on this parcel. The new building would have a footprint of approximately 8,500 square feet, and would measure 33.5’ tall at the ridgeline of the gable over the main sanctuary space. The sanctuary is proposed as a three-bay structure, with a brick-faced watertable, pronounced brick faced center bay with quoining and a returned cornice at the eaveline. Further material details and specifications are not available at the time, but can be reviewed at the HAWP stage. A small, side addition, measuring approximately 12’ high at the ridgeline is proposed to the west of the sanctuary space. The new building is set back approximately 75’ from the rustic road. The new structure has two associated parking lots, one for handicapped accessibility and loading to the west, and an additional lot to the north. The western and northern portions of the property will contain the proposed septic field.

A small path is proposed to connect the new church with the existing historic sanctuary to the

east. The path would be handicapped accessible, with handrails, to allow parishioners access to both buildings without needing to traverse either the hillside containing the historic graveyard, or the road. The path would be located outside the known boundaries of the historic cemetery.

STAFF RECOMMENDATION

Staff finds that both the proposal for demolition and new construction are largely compatible with the historic district. The size, scale, and massing of the new church are modest for a modern building. The proposed location of the church—well back from the rustic road, and over the small ridgeline at the rear of the historic cemetery—will mitigate any potential disruption to the viewshed or historic setting. The parking lots are proposed to be sited almost entirely at the rear of the property, where they will not be visible from other locations within the historic district. The new building will buffer the majority of potential disruptions to the viewshed of the historic cemetery. The small number of handicapped spaces adjacent to the side elevation of the church are also placed at least 60' back from the road, and will not have an adverse impact on the viewshed of the historic district.

The architecture of the church itself fits well within the rural, vernacular character of the Purdum historic district. The spare use of siding, with select elevation and details in brick, the use of simplified Roman-arched window openings, and other details with the cornice, cornerboards, and quoins, add visual interest without ostentation. The new building will complement its immediate neighbors, and will not adversely affect the rural nature of this district.

Considerations should be given to the potential for adverse effects to the adjacent historic cemetery. Historic Preservation staff recommend that the following to help protect the cemetery during ground disturbance and construction:

- The cemetery should be staked at the known corners, and snow fencing should be installed prior to ground disturbance and maintained until issuance of a Certificate of Occupancy for the new building;
- Limits of disturbance should be broadly shown for the new path to accommodate for the potential that unanticipated finds of grave shafts during construction may necessitate that the path be shifted to avoid disturbing human remains;
- The limits of disturbance for the path within the present church lot or within 50 feet of the lot line should be investigated by by a qualified archaeologist according to a workplan approved by Historic Preservation staff to verify that no unmarked graves are present, or other significant archaeological features associated with the early church community;
- If any unanticipated finds are discovered while constructing the path, work should cease until the site can be evaluated by Historic Preservation staff;
- New tree plantings should be placed far enough away from known burials so that the root systems will not displace grave markers or damage graves.

Staff would also recommend the following conditions for the site:

- Prior to demolition of the house and garage, historic preservation staff should be allowed full access to both properties to document the buildings, and to create a list of salvageable architectural materials;
- The applicant should work to make these items available for salvage or donation to a

- charitable organization, prior to the issuance of demolition permits for the property.
- The applicant should review the lighting plan with historic preservation staff and the HPC to ensure that light levels are adequate without impacting the rural character of the district.

Staff recommends the applicant make revisions based on the guidance and feedback provided by the HPC and staff and return for a second preliminary consultation or HAWP as recommend.

Prelim



DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: lwbrya52@gmail.com Contact Person: Rev. Lawrence Bryant

Tax Account No.: 12-00933911

Name of Property Owner: Pleasant Grove Christ. Comm Church Daytime Phone No.: _____

Address: 11225 Mountain View Rd, Damascus, MD 20872
Street Number City State Zip Code

Contractor: Dominion Construction Group c/o Phil Clark Phone No.: 540-428-3612 x114

Contractor Registration No.: _____ Contractor License: 02306335, Registered Agent: 132384

Agent for Owner: MHG c/o Lauren Wirth Daytime Phone No.: 301-670-0840
lwirth@mhgpa.com

LOCATION OF BUILDING/PREMISE

House Number: 11307 Street: Mountain View Rd

Town/City: Damascus Nearest Cross Street: Johnson Drive

Lot: _____ Block: _____ Subdivision: _____

Liber: 13917 Folio: 221 Parcel: 088

282158

PART ONE: TYPE OF PERMIT/ACTIVITY AND USE

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate
- Move Install Wreck/Raze
- Revision Repair Revocable

CHECK ALL APPLICABLE:

- A/C Slab Room Addition Porch Deck Shed
- Solar Fireplace Woodburning Stove Single Family
- Fence/Wall (complete Section 4) Other: Religious Assembly

1B. Construction cost estimate: \$ 1.5 million

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY ON FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent

7/7/18

Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

a. **Description of existing structure(s) and environmental setting, including their historical features and significance:**

The subject property is located in the Purdum Historic District (#10-24) per the Locational Atlas and Index of Historic Sites in Montgomery County, MD. The property is improved with a residence which was constructed in 1900 according to tax records and a barn. A survey of the property for the Locational Atlas states: "This appears to be an older home which has been extensively remodeled. The present structure, covered with siding and with two added side wings, now has the appearance of a modern, traditional style home. Only the two brick, older looking chimneys suggest its possible age."

b. **General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:**

Pleasant Grove Community Church (PGCC) proposes the demolition of the existing single family home and barn and construction of an 8,600 SF church. The existing PGCC is currently located on the adjacent property and was constructed in 1869 as a school. Almost 150 years later, the congregation is inadequately served by the existing church building, and in order to maintain this historical church community, additional space is necessary to allow the younger families to grow. Historic Preservation staff conducted a preliminary review of the site during the Preliminary Plan of Subdivision process and did not object to the demolition of the existing structures. Per the staff report dated 4/20/17, "Historic Preservation staff recommends at the time of Site Plan, that hardscaped areas and parking surfaces be paved with tinted, exposed aggregate paving or permeable materials and that the church's primary facade be oriented towards the street.

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. **Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. **Elevations (facades)**, with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings. Concrete slab on grade, wood frame structure and engineered wood trusses. Exterior finishes to be masonry veneer and siding. Roof to be asphalt shingles with aluminum gutters.

5. **PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

Rev. Bryant
Pleasant Grove Community Church
11225 Mountain View Rd
Damascus, MD 20872

Owner's Agent's mailing address

Lauren Wirth
MHG
9220 Wightman Rd, Suite 120
Montgomery Village, MD 20886

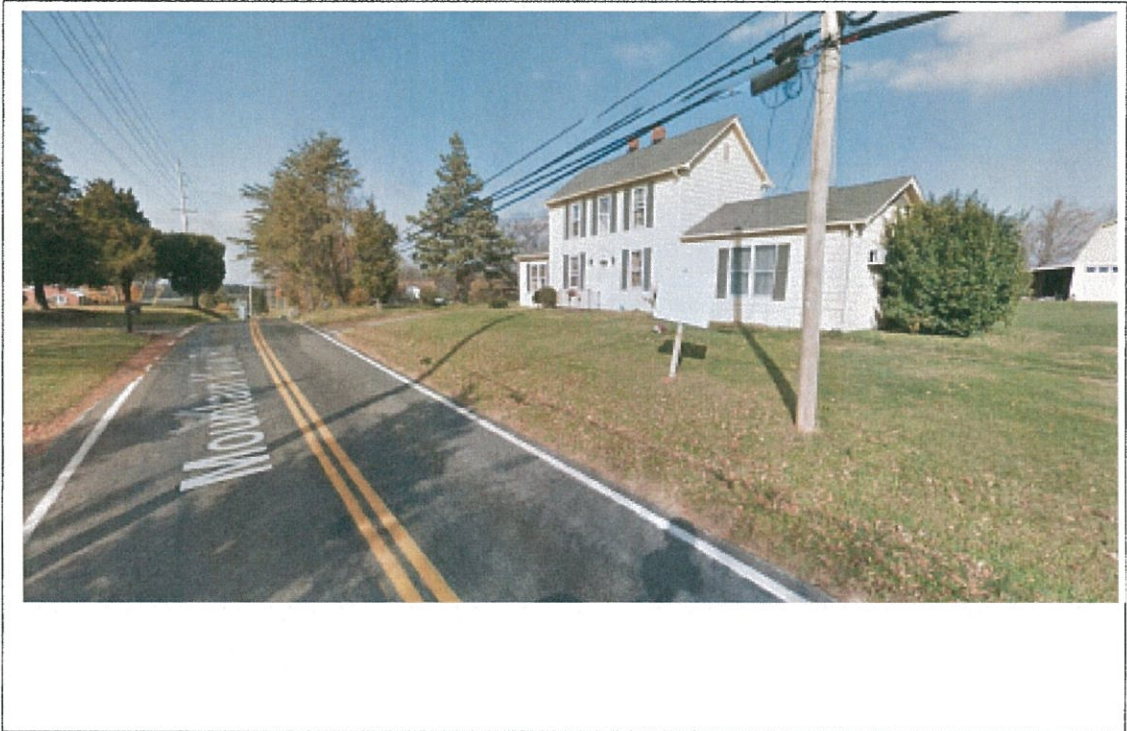
Adjacent and confronting Property Owners mailing addresses

See attached

Existing Property Condition Photographs (duplicate as needed)



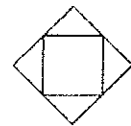
Detail: Aerial View - Structures to be removed



Detail: House - to be removed

Site Plan

See attached



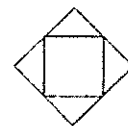
Shade portion to indicate North

Applicant: _____

Page: __

Site Plan

See attached



Shade portion to indicate North

Applicant: _____

Page: __



LETTER OF TRANSMITTAL

To: Department of Permitting Services
255 Rockville Pike, 2nd Floor
Rockville, MD 20850

Attn: Historic Work Commission

From: Lauren Wirth
Email: lwirth@mhgpa.com

Project: Pleasant Grove Community Church
MHG #: 97.305.33
MNCPPC# 820190010
Date: 9/7/2018

Subject: Site Plan - Application and Fee

We are sending you the attached items via: **Maryland Delivery Consultant**

Copies	Dwg/Doc Date	Description
1		Submission Package

THESE ITEMS ARE TRANSMITTED as checked below:

- For Approval Approval As Submitted For Your Records For Your Information
 For Your Use For Review and Comment As Requested Returned After Use

CC:

Please let me know if you need any additional information.

Thank you,

Lauren Wirth

LINE	BEARING	DISTANCE
L1	S 38°31'42" W	20.31'
L2	N 32°52'54" E	17.23'
L3	S 84°29'35" E	7.44'

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	2865.00'	109.52'	2°08'59"	54.76'	S 71°34'57" E	109.51'
C2	1465.00'	294.53'	11°31'09"	147.76'	S 78°44'09" E	294.04'

TEST	RATE	DEPTH
A	13Min.	2.5 & 6.5
B	10Min.	2.5 & 6.5
T1	22Min.	2.5
T2	19Min.	2.5
T3	10Min.	2.5
T4	27Min.	2.5
T5	13Min.	2.5
T7	27Min.	2.5
T8	15Min.	2.5

9 Tests @ 18Min. Avg. Rate Depths 2.5 & 6.5
0.248 Gal./s./Day Max. Application Rate
0.248 Gal./s./Day x 3 s.f. (Sidewalk Absorption Area) = 0.744 Gal./s./Day
200 Seats @ 3 Gal./Seat = 600 Gal./Day
(no Kitchen Facilities)
600 Gal./Day = 0.744 Gal./s./Day = 806 l.f. Initial Trench
806 l.f. x 4 Recovery Systems = 3224 l.f. Total Required Trench

LEGEND

	EXISTING 370		PROPOSED 370
	EXISTING 374		PROPOSED 374
	EXISTING SPOT ELEVATION		PROPOSED SPOT ELEVATION
	EXISTING CURB & GUTTER		PROPOSED CURB & GUTTER
	EXISTING CONCRETE		PROPOSED CONCRETE
	EXISTING ASPHALT		PROPOSED ASPHALT
	EXISTING 2" MILL & OVERLAY		PROPOSED 2" MILL & OVERLAY
	EXISTING BUILDING WALL		PROPOSED BUILDING WALL
	EXISTING RETAINING WALL		PROPOSED RETAINING WALL
	EXISTING LIMITS OF DISTURBANCE		PROPOSED LIMITS OF DISTURBANCE
	EXISTING WATER LINE (DOMESTIC)		PROPOSED WATER LINE (DOMESTIC)
	EXISTING WATER LINE (FIRE)		PROPOSED WATER LINE (FIRE)
	EXISTING FIRE HYDRANT		PROPOSED FIRE HYDRANT
	EXISTING SEWER LINE		PROPOSED SEWER LINE
	EXISTING STORM DRAIN LINE		PROPOSED STORM DRAIN LINE
	EXISTING OVERHEAD UTILITY WIRES		PROPOSED OVERHEAD UTILITY WIRES
	EXISTING GAS LINE		PROPOSED GAS LINE
	EXISTING UNDERGROUND ELECTRIC		PROPOSED UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND COMMUNICATION		PROPOSED UNDERGROUND COMMUNICATION
	EXISTING FENCING		PROPOSED FENCING
	EXISTING EASEMENT		PROPOSED EASEMENT
	EXISTING PROPERTY BOUNDARY		PROPOSED PROPERTY BOUNDARY
	EXISTING LIGHT POLE		PROPOSED LIGHT POLE
	EXISTING TREE		PROPOSED TREE
	EXISTING SIGN		PROPOSED SIGN

ABBREVIATIONS

ANCH	ANCHOR
ARC	ARCHITECTURAL
BLDG	BACK OF CURB
BS	BUILDING
BY	BOTTOM OF STAIR
CB	CURB & GUTTER
CONC	CONCRETE
CP	CURB & GUTTER
ELEC	ELECTRIC
EDG	EDGE OF PAVING
EX	EXISTING
FC	FOREST CONSERVATION
FDC	FIRE DEPARTMENT CONNECTION
FFE	FINISHED FLOOR ELEVATION
FL	FLOW LINE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
MB	MICROBRETHERN
MECH	MECHANICAL
PLMB	PRECAST CONCRETE PIPE
REN	REMOVE
R/W	RIGHT-OF-WAY
SD	STORM DRAIN
SB	SANITARY BENCH
SW	STORMWATER MANAGEMENT
TW	TOP OF WALL
TC	TOP OF CURB
TS	TOP OF STAIR
TW	TOP OF WALL
TR	TYPICAL
W	WATER

REVISIONS

NO.	DESCRIPTION	DATE

TALK MAP #112 WDC 399911
L 13317 F 221

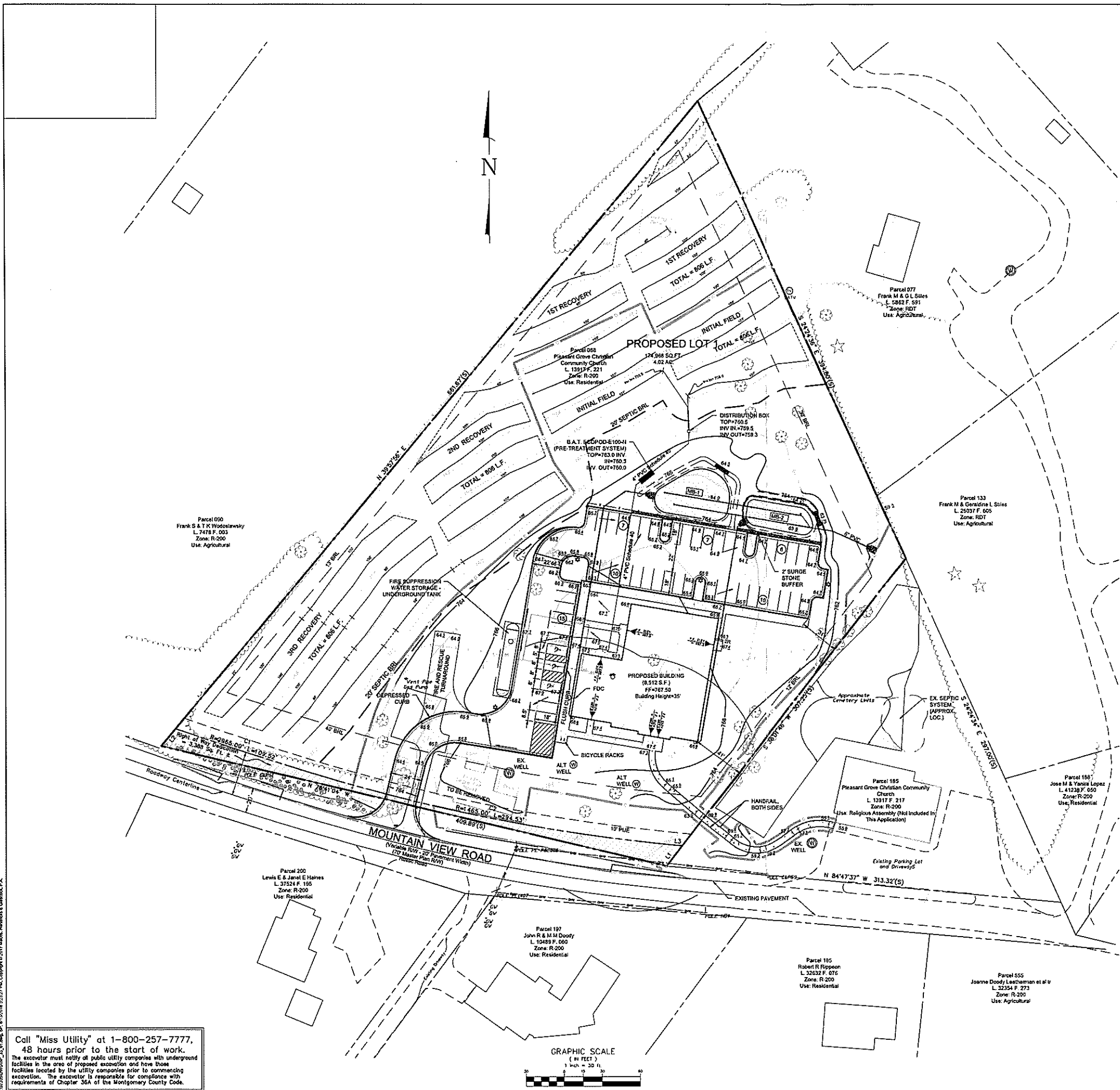
12TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

**PARCEL 88
PLEASANT GROVE
COMMUNITY CHURCH**

PROJ. MGR. LEW
DRAWN BY. LEW
SCALE 1" = 30'
DATE 07/30/16

SITE PLAN
820190010

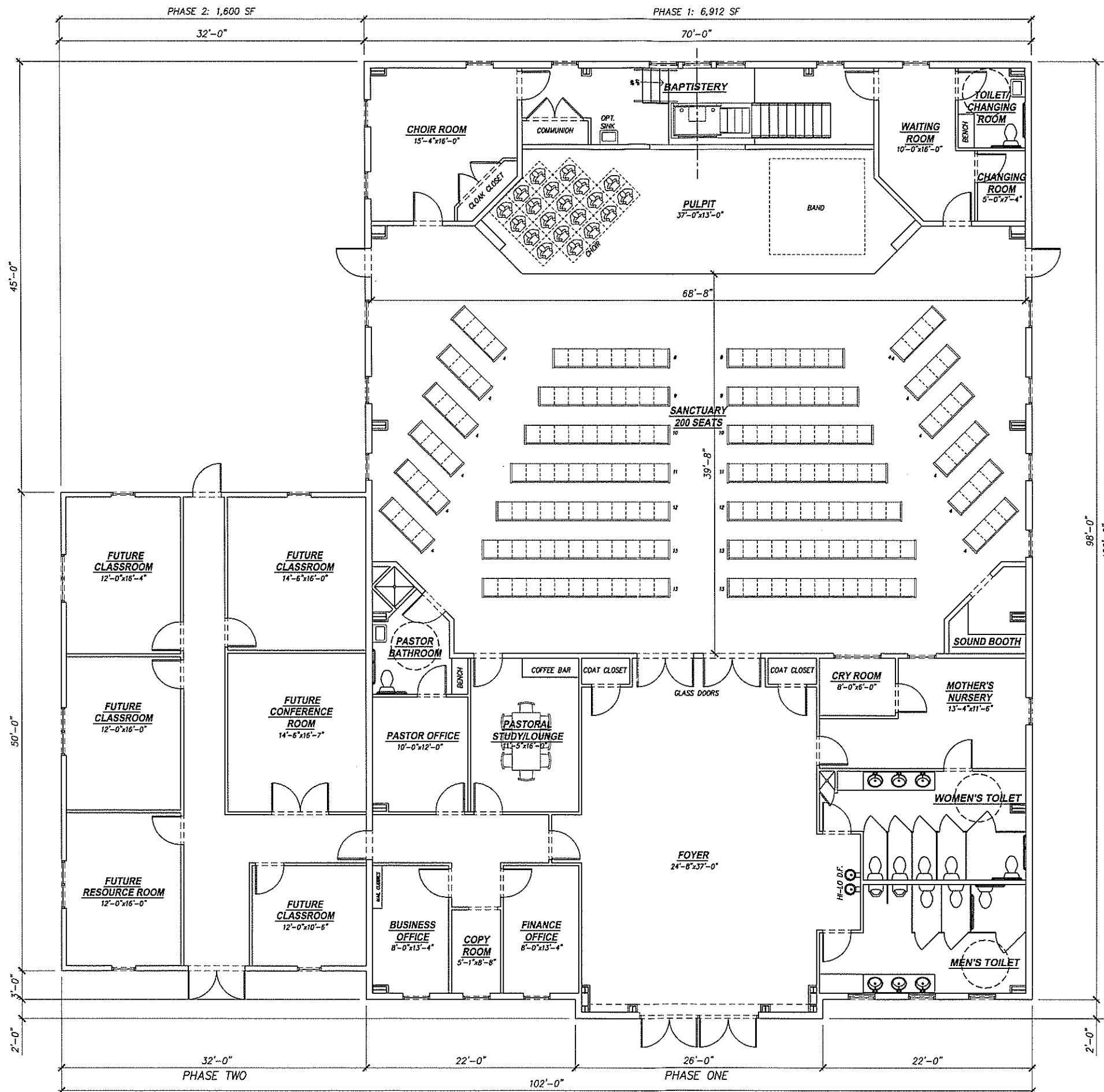
C2.01
PROJECT NO. 8730533
SHEET NO. 3 OF 3



Call "Miss Utility" at 1-800-257-7777,
48 hours prior to the start of work.
The excavator must notify all public utility companies with underground
facilities in the area of proposed excavation and have those
facilities located by the utility companies prior to commencing
excavation. The excavator is responsible for compliance with
requirements of Chapter 36A of the Montgomery County Code.

DEVELOPER'S CERTIFICATE
The undersigned agrees to ensure all the features of the Site Plan Approval
No. 820190010, including Approval Conditions, Development Program,
and Certified Site Plan.
Developer's Name: Pleasant Grove Community Church
Company: _____
Contact Person: _____
Address: 11225 Mountain View Rd, Damascus, MD 20872
Phone: 201-831-1951
Signature: _____

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FLOOR PLAN
SCALE: 3/16" = 1'-0"

SEAL

ISSUED FOR REVIEW
11-27-17

THIS DRAWING IS THE PROPERTY OF
S.E. Wagner, Architect
4282 MANOR DR
MANASSAS, VA 20108
P: 540.364.0399
S: 540.364.0446
sew@sew.com

1304 SAVANNAH RD
LEWES, DE 19958
P: 302.644.8884
F: 302.644.8885
design@sew.com

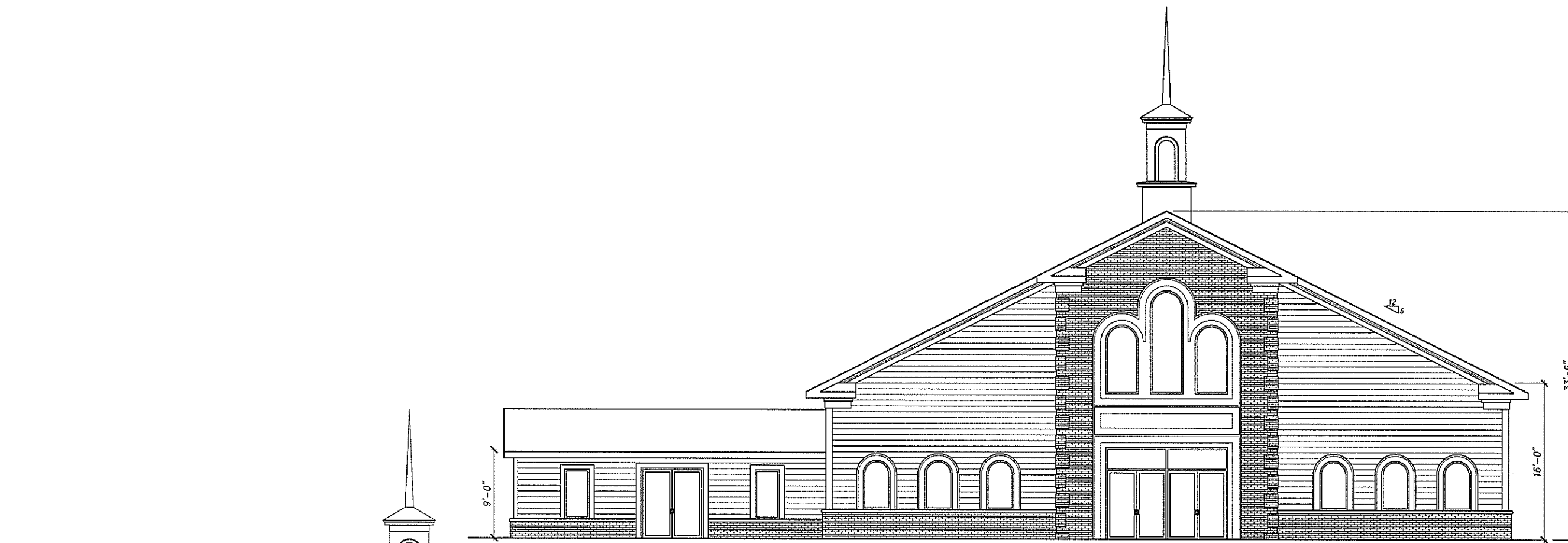
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Dominion Construction Group
680A INDUSTRIAL ROAD
WARRENTON, VA 20186
PH: 540.428.3612
F: 540.428.3009

**PLEASANT GROVE
COMMUNITY CHURCH**
11225 MOUNTAIN VIEW ROAD
DAMASCUS, MARYLAND
7000 SF FLOOR PLAN

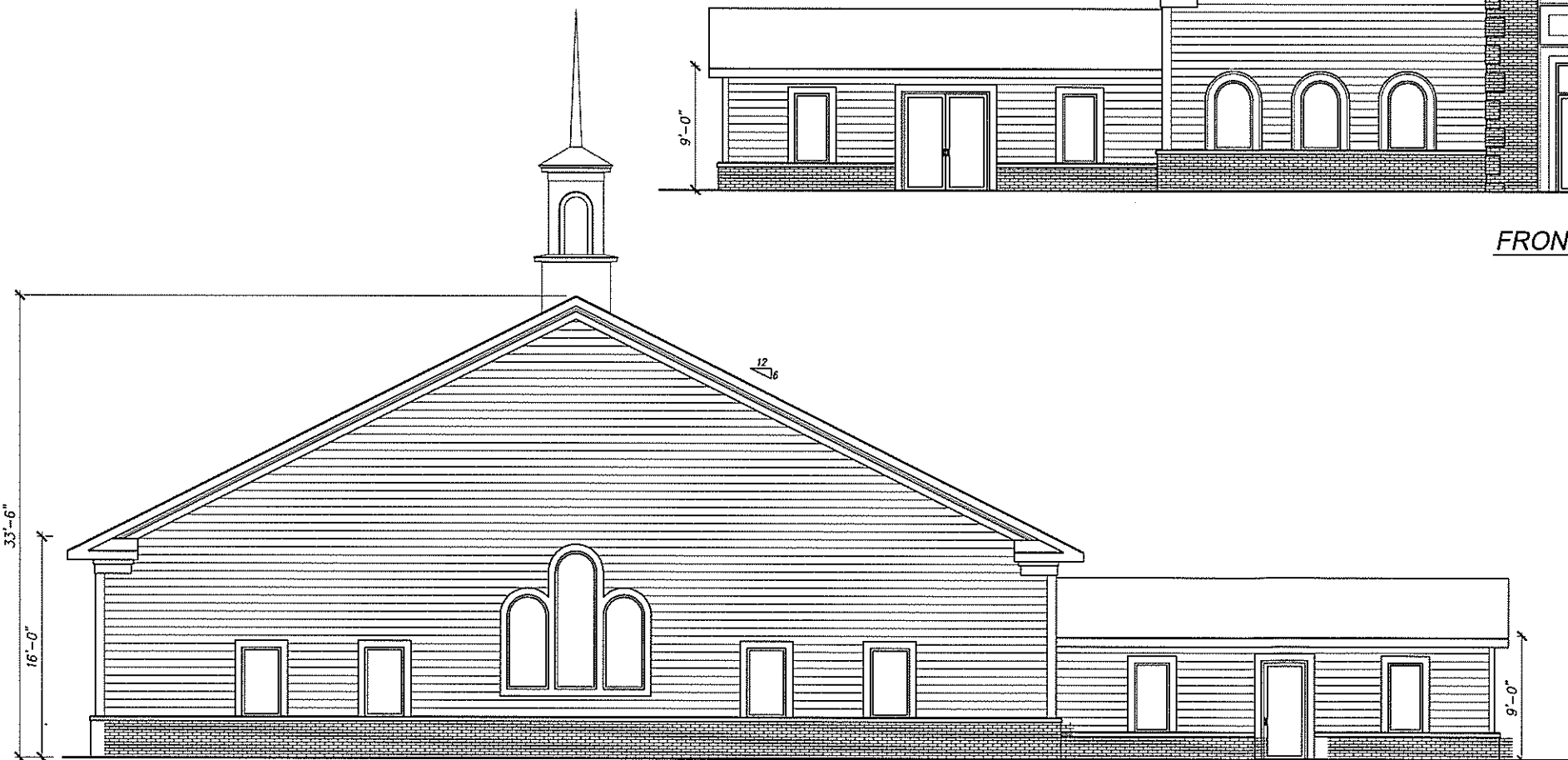
DATE: 9-01-15
SHEET NO.: A1

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FRONT ELEVATION

SCALE: 3/16"=1'-0"



REAR ELEVATION

SCALE: 3/16"=1'-0"

SEAL

ISSUED FOR REVIEW
11-27-17

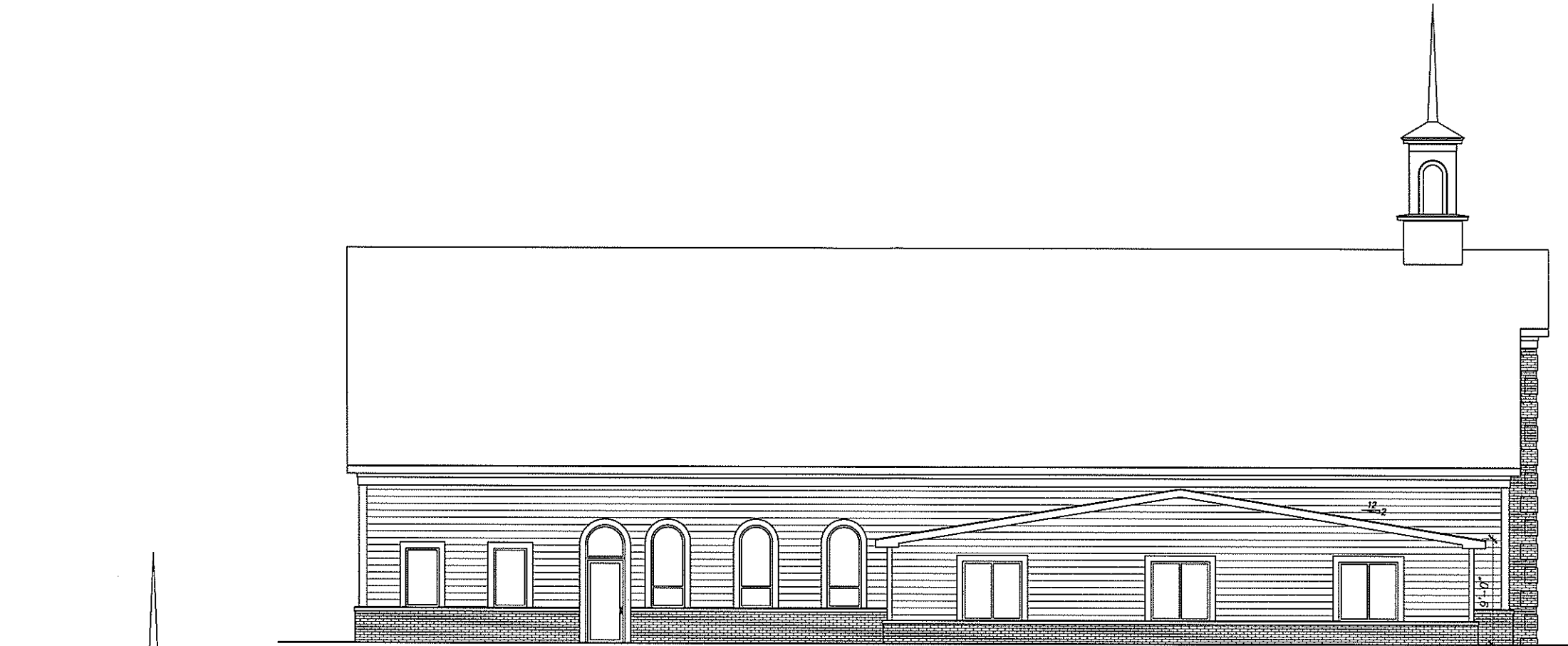
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Dominion Construction GROUP
680A INDUSTRIAL ROAD
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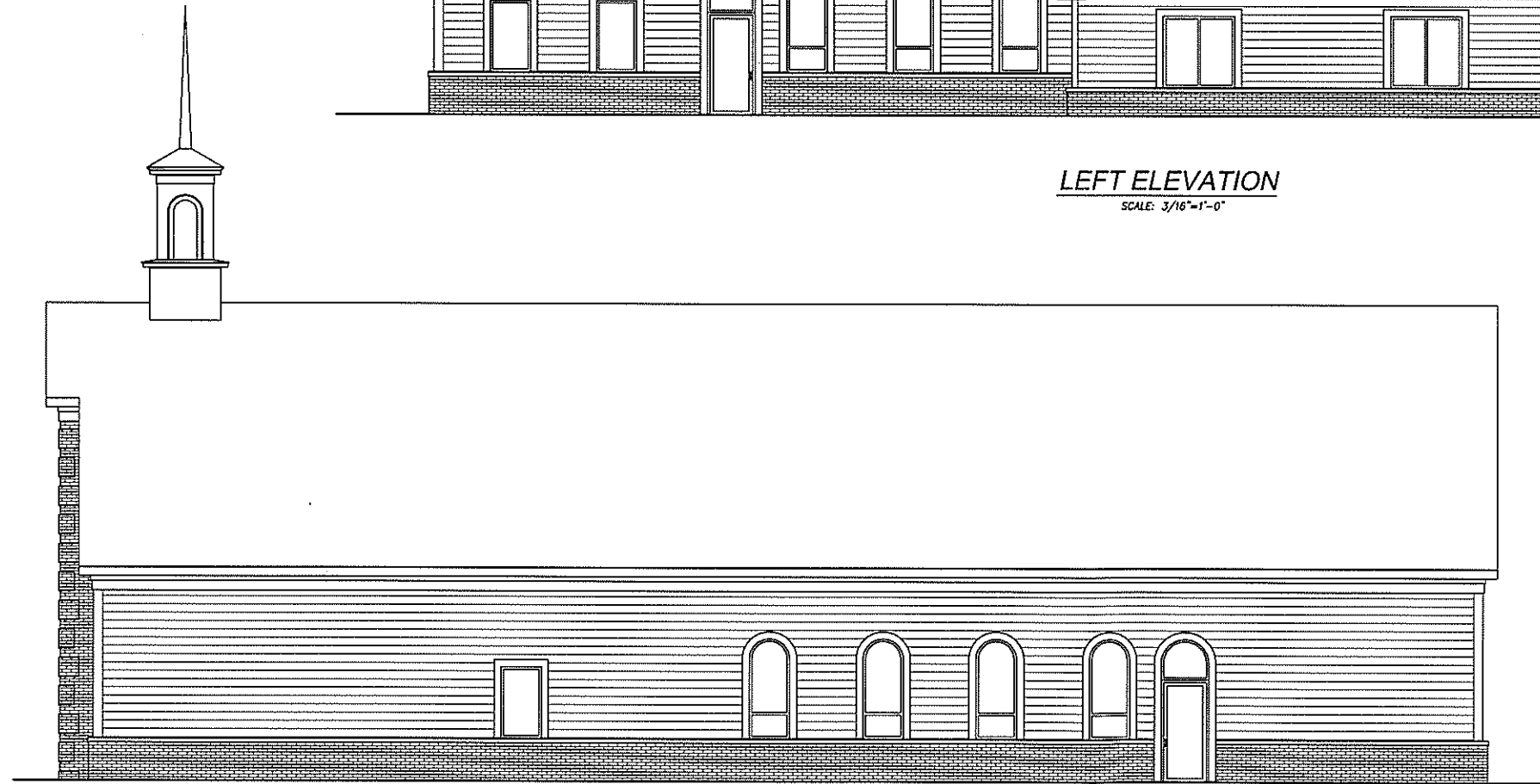
**PLEASANT GROVE
COMMUNITY CHURCH**
11225 MOUNTAIN VIEW ROAD
DAMASCUS MARYLAND
FRONT & REAR ELEVATIONS
PHASE ONE & TWO

DATE 9-01-15 SHEET NO. **A2**

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LEFT ELEVATION
SCALE: 3/16"=1'-0"



RIGHT ELEVATION
SCALE: 3/16"=1'-0"

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**PLEASANT GROVE
COMMUNITY CHURCH**
11225 MOUNTAIN VIEW ROAD
DAMASCUS MARYLAND

LEFT & RIGHT ELEVATIONS
PHASE ONE & TWO

DATE
9-01-15

SHEET NO.
A3

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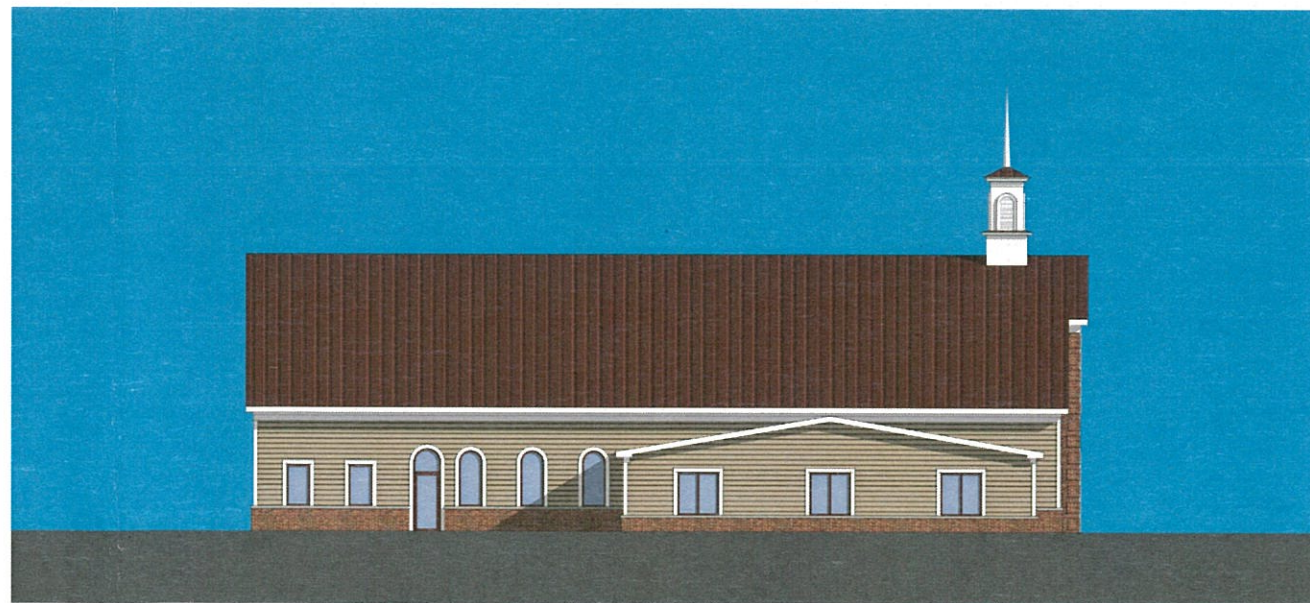
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PLEASANT GROVE
COMMUNITY CHURCH
11225 MOUNTAIN VIEW ROAD
DAMASCUS MARYLAND
PHASE ONE RENDERINGS

DATE
9-01-15
SHEET NO.
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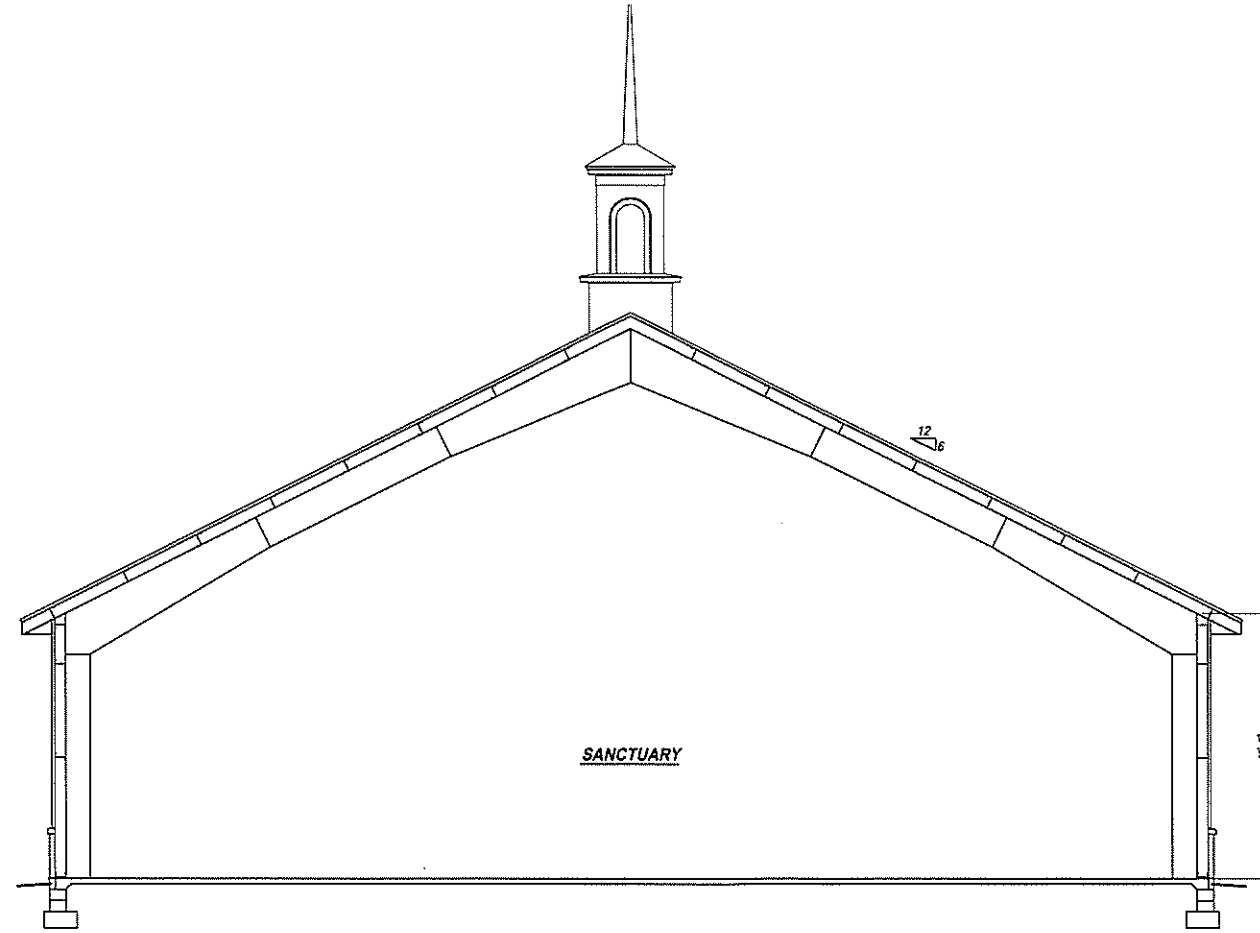
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**PLEASANT GROVE
COMMUNITY CHURCH**
11225 MOUNTAIN VIEW ROAD
DAMASCUS MARYLAND
PHASE TWO RENDERINGS

DATE
9-01-15
SHEET NO.
A5

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CROSS SECTION
SCALE: 3/16"=1'-0"

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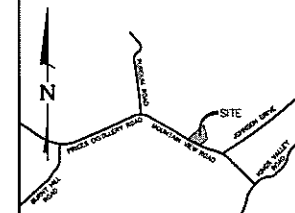
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**PLEASANT GROVE
COMMUNITY CHURCH**
11225 MOUNTAIN VIEW ROAD
DAMASCUS MARYLAND

CROSS SECTION

DATE: 9-01-15
SHEET NO.: A6



VICINITY MAP
SCALE 1" = 2,000'

FOREST CONSERVATION DATA TABLE

DESCRIPTION	SIZE
Total Tract Area (Includes 0.14 acres offsite LUD)	4.16 Acres
Tract remaining in Agricultural Use	0.00 Acres
Road & utility ROW (unimproved)	0.07 Acres
Existing Forest	0.00 Acres
Total Forest Retention	0.00 Acres
Total Forest Cleared	0.00 Acres
Land Use Category	High-Density Residential (R-200)
Afforestation Threshold	15%
Reforestation Threshold	20%
Forest in Wetlands Retained	0.00 Acres
Cleared	0.00 Acres
Planted	0.00 Acres
Forest in 100-year Floodplain Retained	0.00 Acres
Cleared	0.00 Acres
Planted	0.00 Acres
Forest in Stream Valley Buffer Retained	0.00 Acres
Cleared	0.00 Acres
Planted	0.00 Acres
Forest in other Priority Areas Retained	0.00 Acres
Cleared	0.00 Acres
Planted	0.00 Acres
Stream Valley Buffer Length	0 Feet
Avg. Width	0 Feet

Sequence of Events for Properties Required to Comply With Forest Conservation Plans, Exemptions from Submitting Forest Conservation Plans, and Tree Save Plans

The property owner is responsible for ensuring all tree protection measures are performed in accordance with the approved final forest conservation plan or tree save plan, and as modified in the field by a Planning Department Forest Conservation Inspector. The measures must meet or exceed the most recent standards published by the American National Standards Institute (ANSI A300)

Pre-Construction

- An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged and before any land disturbance.
- The property owner must arrange for the meeting and the following people must participate at the preconstruction meeting: the property owner or their representative, construction superintendent, International Society of Arboriculture (ISA) certified arborist/MD Licensed Tree Expert (representing owner) that will implement the tree protection measures, The Planning Department Forest Conservation Inspector, and Montgomery County Department of Permitting Services (DPS) Sediment Control Inspector. The purpose of this meeting is to verify the limits of disturbance and discuss specific tree protection and tree care measures shown on the approved plan. No land disturbance shall begin before tree protection and stress-reduction measures have been implemented and approved by the Planning Department's Forest Conservation Inspector.
 - Typical tree protection devices include:
 - Chain link fence (four feet high)
 - Super silt fence with wire strung between the support poles (minimum 4 feet high) with high visibility flagging.
 - 14 gauge 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.
 - Typical stress reduction measures may include, but are not limited to:
 - Root pruning with a root cutter or vibratory plow designed for that purpose. Trenchers are not allowed, unless approved by the Forest Conservation Inspector
 - Crown Reduction or pruning
 - Watering
 - Fertilizing
 - Vertical mulching
 - Root aeration systems

Measures not specified on the Forest Conservation Plan may be required as determined by the Forest Conservation Inspector in coordination with the property owner's arborist.

During Construction

- Periodic inspections will be made by the Forest Conservation Inspector. Corrections and repairs to all tree protection devices must be completed within the timeframe given by the Inspector.
- The property owner must immediately notify the Forest Conservation Inspector of any damage to trees, forests, understorey, ground cover, and any other undisturbed areas shown on the approved plan. Remedial actions, and the relative timeliness to restore these areas, will be determined by the Forest Conservation Inspector.

Post-Construction

- After construction is completed, but before tree protection devices have been removed, the property owner must request a final inspection with the Forest Conservation Inspector. At the final inspection, the Forest Conservation Inspector may require additional corrective measures, which may include:
 - Removal, and possible replacement, of dead, dying, or hazardous trees
 - Pruning of dead or declining limbs
 - Soil aeration
 - Fertilization
 - Watering
- Wound repair
- Clean up of retention areas, including trash removal

INSPECTIONS

All field inspections must be requested by the applicant.

Field inspections must be conducted as follows:

Tree Save Plans and Forest Conservation Plans without Planting Requirements

- After the limits of disturbance have been staked and flagged, but before any clearing or grading begins.
- After necessary stress reduction measures have been completed and protection measures have been installed, but before any clearing and grading begins.
- After completion of all construction activities, but before removal of tree protection fencing, to determine the level of compliance with the provision of the forest conservation.

Additional Requirements for Plans with Planting Requirements

- Before the start of any required reforestation and afforestation planting
- After the required reforestation and afforestation planting has been completed to verify that the planting is acceptable and prior to the start of the maintenance period
- At the end of the maintenance period to determine the level of compliance with the provisions of the planting plan, and if appropriate, release of the performance bond

FOREST CONSERVATION WORKSHEET
Pleasant Grove Community Church

NET TRACT AREA	VALUE
A. Total tract area	4.16
B. Land dedication (state, county, utility, etc.)	0.00
C. Land dedication for roads or utilities (not being constructed by this plan)	0.07
D. Area to remain in commercial agricultural production use	0.00
E. Other deductions (specify)	0.00
F. Net Tract Area	4.09

LAND USE CATEGORY (from Tree Technical Manual)	AREA (D)	MIN (D)	ISA (D)	HDR (D)	MPO (D)	CA (D)	VALUE
G. Afforestation Threshold					15%	F =	0.61
H. Conservation Threshold					20%	F =	0.82

EXISTING FOREST COVER	VALUE
I. Existing forest cover	0.00
J. Area of forest above afforestation threshold	0.00
K. Area of forest above conservation threshold	0.00

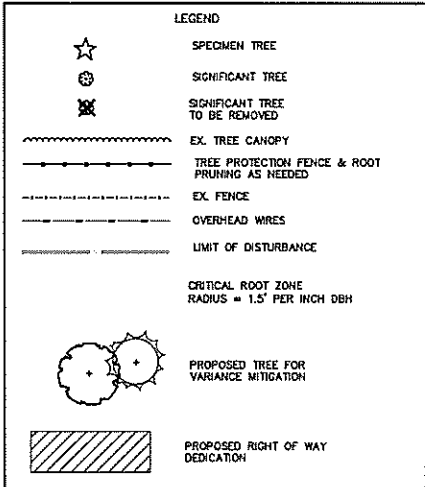
BREAK EVEN POINT	VALUE
L. Forest retention above threshold with no mitigation	0.00
M. Clearing permitted without mitigation	0.00

PROPOSED FOREST CLEARINGS	VALUE
N. Total area of forest to be cleared	0.00
O. Total area of forest to be retained	0.00

PLANTING REQUIREMENTS	VALUE
P. Reforestation by clearing above conservation threshold	0.00
Q. Reforestation by clearing below conservation threshold	0.00
R. Credit for retention above conservation threshold	0.00
S. Total reforestation required	0.00
T. Total mitigation required	0.61
U. Credit for landscaping (may not exceed 20% of "S")	0.00
V. Total reforestation and afforestation required	0.61

AFFORESTATION SUMMARY

Total Afforestation Requirement: 0.61 acres
Total Area to be met in a forest mitigation bank: 0.61 acres



OWNER:
Pleasant Grove Christian Community Church
c/o Pastor Lawrence Bryant
11225 Mountain View Road
Damascus, MD 20872
301-831-1851
reverendbryant@aol.com

REVISIONS

NO.	DESCRIPTION	DATE

11225 Mountain View Rd
L 11225 F 221

12TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

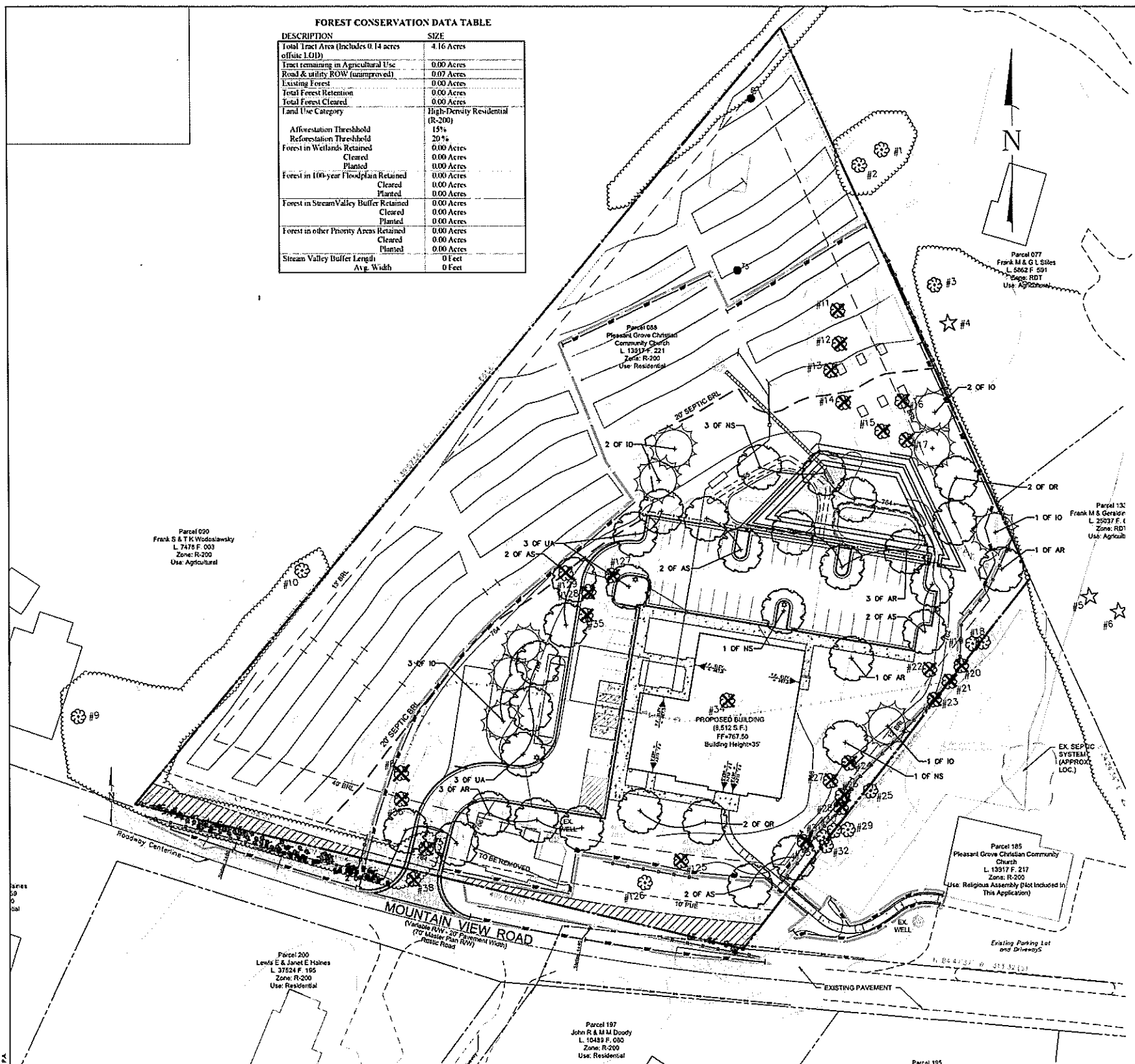
PARCEL 88
PLEASANT GROVE COMMUNITY CHURCH

PROJ. MGR. LEW
DRAWN BY. FCJ
SCALE 1" = 30'
DATE 7/30/2018

FINAL FOREST CONSERVATION PLAN

820190010

PROJECT NO. 97-265-33
SHEET NO. 1 OF 2



VARIANCE MITIGATION TREE LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	MITIGATION PROVIDED (caliper inches)
SHADE TREES					
AR	8	Acer rubrum	Red Maple	3"	24
AS	8	Acer saccharum	Sugar Maple	3"	24
NS	5	Nyssa sylvatica	Black Gum	3"	15
QR	6	Quercus rubra	Red Oak	3"	18
IO	9	Ilex opaca	American Holly	3"	27
UA	6	Ulmus americana 'Valley Forge'	Valley Forge Elm	3"	18
Total:	42		TOTAL TREE MITIGATION PROVIDED:		126

Mitigation provided = Qty. x 3.0 Caliper inches

QUALIFIED PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT AND THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF EXISTING STATE AND COUNTY FOREST CONSERVATION LEGISLATION.

DATE _____ FRANK C. JOHNSON
RECOGNIZED AS QUALIFIED PROFESSIONAL BY MD DEPT. OF NATURAL RESOURCES COMAR 08.19.06.01

DEVELOPER CERTIFICATE

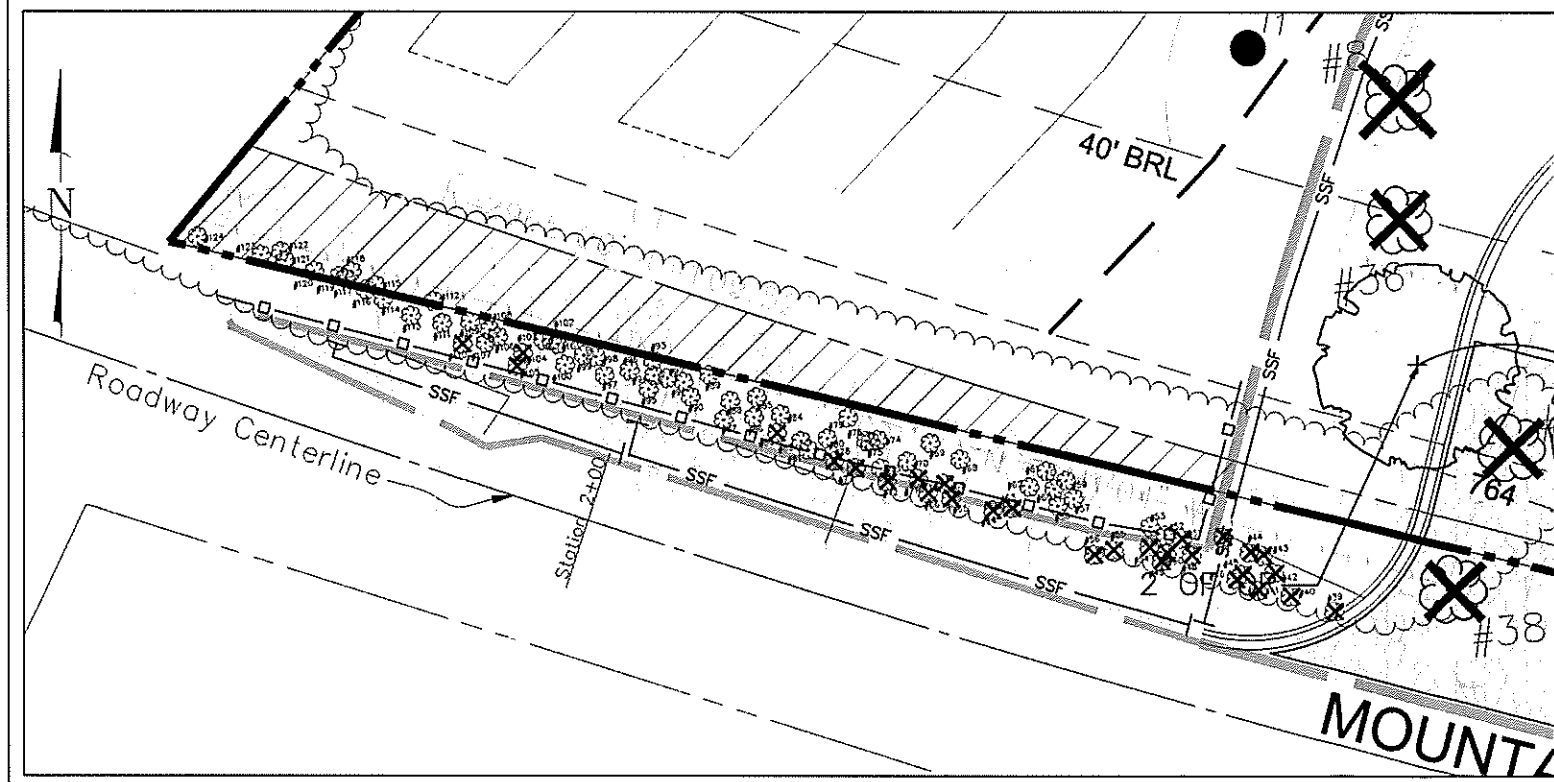
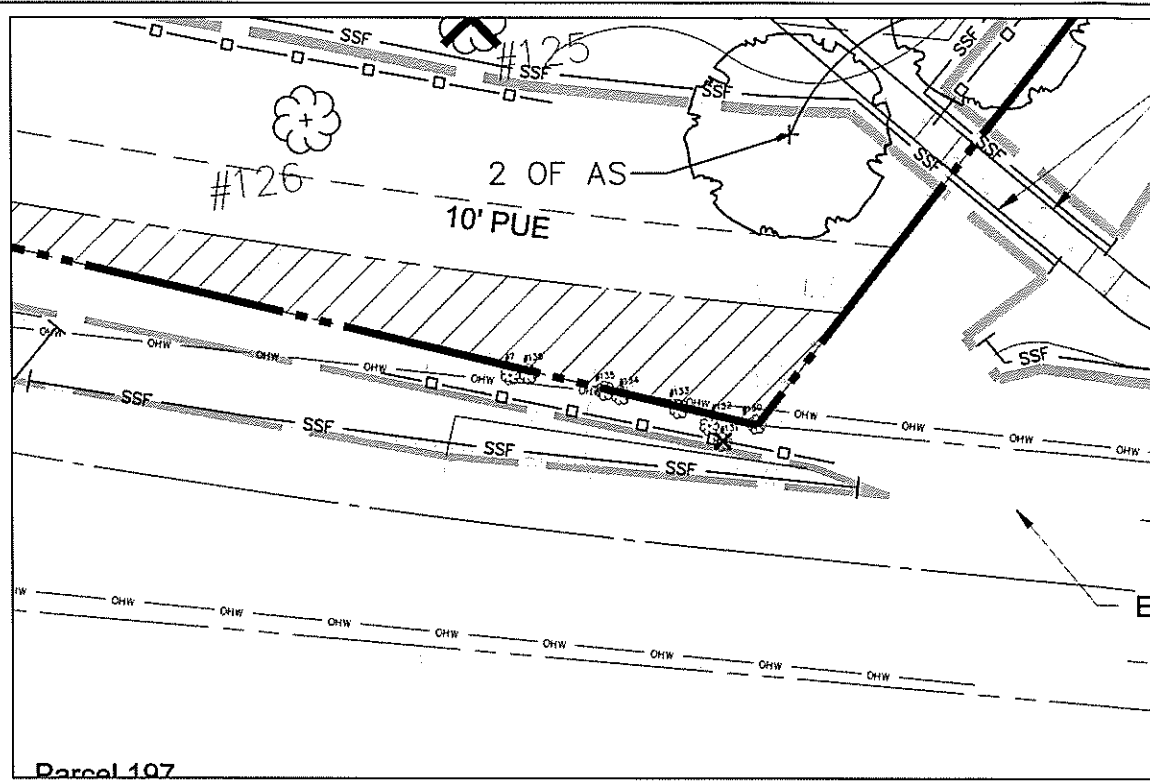
The undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. 820190010, including financial bonding, forest planting, maintenance and all other applicable agreements.

Developer's Name: Pleasant Grove Community Church, Pastor Lawrence Bryant
Company: Reverend Bryant
Address: 11225 Mountain View Rd Damascus, MD 20872
Phone: 301-831-1951
Email: reverendbryant@aol.com

Signature _____

Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work. The superior level utility of public utility companies with underground facilities in the area of proposed excavation and tree preservation. Contact the utility companies prior to commencing excavation. See Chapter 54a of the Montgomery County Code, Department of Public Works, Utility Division.

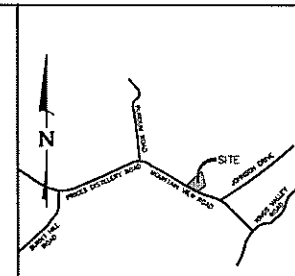
OWNER:
Pleasant Grove Christian
Community Church
c/o Pastor Lawrence Bryant
11225 Mountain View Road
Damasco, MD 20872
301-831-1951
reverendbryant@aol.com



TABLE

ID#	Common Name	Botanical Name	DBH	CRZ (ft)	CRZ (m)	CRZ (in)	Condition	Remarks
1	Red Oak	Quercus rubra	26	876	26.8	87.6	19 Good	OK
2	Red Oak	Quercus rubra	21	692	21.0	69.2	26 Good	OK
3	Black Cherry	Prunus serotina	26	876	26.8	87.6	19 Good	OK
4	Black Cherry	Prunus serotina	21	692	21.0	69.2	26 Good	OK
5	Black Cherry	Prunus serotina	16	521	16.1	52.1	48 Good	OK
6	Black Cherry	Prunus serotina	11	357	11.1	35.7	65 Good	OK
7	Black Cherry	Prunus serotina	8	262	8.0	26.2	51 Good	OK
8	Black Cherry	Prunus serotina	4	131	4.0	13.1	12 Fair	OK
9	Black Cherry	Prunus serotina	22	713	6.6	71.3	11 Good	OK
10	Black Cherry	Prunus serotina	29	927	8.8	92.7	8 Good	OK
11	Black Cherry	Prunus serotina	26	838	7.9	83.8	9 Good	OK
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96	Black Cherry	Prunus serotina	16	521	16.1	52.1	48 Good	OK
97	Black Cherry	Prunus serotina	11	357	11.1	35.7	65 Good	OK
98	Black Cherry	Prunus serotina	8	262	8.0	26.2	51 Good	OK
99	Black Cherry	Prunus serotina	4	131	4.0	13.1	12 Fair	OK
100	Black Cherry	Prunus serotina	22	713	6.6	71.3	11 Good	OK
101	Black Cherry	Prunus serotina	29	927	8.8	92.7	8 Good	OK
102	Black Cherry	Prunus serotina	26	838	7.9	83.8	9 Good	OK
103	Black Cherry	Prunus serotina	16	521	16.1	52.1	48 Good	OK
104	Black Cherry	Prunus serotina	11	357	11.1	35.7	65 Good	OK
105	Black Cherry	Prunus serotina	8	262	8.0	26.2	51 Good	OK
106	Black Cherry	Prunus serotina	4	131	4.0	13.1	12 Fair	OK
107	Black Cherry	Prunus serotina	22	713	6.6	71.3	11 Good	OK
108	Black Cherry	Prunus serotina	29	927	8.8	92.7	8 Good	OK
109	Black Cherry	Prunus serotina	26	838	7.9	83.8	9 Good	OK
110	Black Cherry	Prunus serotina	16	521	16.1	52.1	48 Good	OK
111	Black Cherry	Prunus serotina	11	357	11.1	35.7	65 Good	OK
112	Black Cherry	Prunus serotina	8	262	8.0	26.2	51 Good	OK
113	Black Cherry	Prunus serotina	4	131	4.0	13.1	12 Fair	OK
114	Black Cherry	Prunus serotina	22	713	6.6	71.3	11 Good	OK
115	Black Cherry	Prunus serotina	29	927	8.8	92.7	8 Good	OK
116	Black Cherry	Prunus serotina	26	838	7.9	83.8	9 Good	OK
117	Black Cherry	Prunus serotina	16	521	16.1	52.1	48 Good	OK
118	Black Cherry	Prunus serotina	11	357	11.1	35.7	65 Good	OK
119	Black Cherry	Prunus serotina	8	262	8.0	26.2	51 Good	OK
120	Black Cherry	Prunus serotina	4	131	4.0	13.1	12 Fair	OK
121	Black Cherry	Prunus serotina	22	713	6.6	71.3	11 Good	OK
122	Black Cherry	Prunus serotina	29	927	8.8	92.7	8 Good	OK
123	Black Cherry	Prunus serotina	26	838	7.9	83.8	9 Good	OK
124	Black Cherry	Prunus serotina	16	521	16.1	52.1	48 Good	OK
125	Black Cherry	Prunus serotina	11	357	11.1	35.7	65 Good	OK
126	Black Cherry	Prunus serotina	8	262	8.0	26.2	51 Good	OK
127	Black Cherry	Prunus serotina	4	131	4.0	13.1	12 Fair	OK
128	Black Cherry	Prunus serotina	22	713	6.6	71.3	11 Good	OK
129	Black Cherry	Prunus serotina	29	927	8.8	92.7	8 Good	OK
130	Black Cherry	Prunus serotina	26	838	7.9	83.8	9 Good	OK
131	Black Cherry	Prunus serotina	16	521	16.1	52.1	48 Good	OK
132	Black Cherry	Prunus serotina	11	357	11.1	35.7	65 Good	OK
133	Black Cherry	Prunus serotina	8	262	8.0	26.2	51 Good	OK
134	Black Cherry	Prunus serotina	4	131	4.0	13.1	12 Fair	OK
135	Black Cherry	Prunus serotina	22	713	6.6	71.3	11 Good	OK
136	Black Cherry	Prunus serotina	29	927	8.8	92.7	8 Good	OK

Tree ID#	Species	DBH	Impact/Count	% Removed	Condition	Mitigation
1	Black Cherry	26	Impact Only	35%	Good	stress reduction measures
2	Black Cherry	21	Impact Only	29%	Fair	stress reduction measures
3	Black Cherry	26	Impact Only	27%	Fair	stress reduction measures
4	Black Cherry	21	Impact Only	27%	Fair	stress reduction measures
5	Black Cherry	16	Remove	100%	Good	22
6	Black Cherry	11	Remove	100%	Good	16
7	Black Cherry	8	Remove	100%	Good	12
8	Black Cherry	4	Remove	100%	Good	12
9	Black Cherry	22	Remove	100%	Good	22
10	Black Cherry	29	Remove	100%	Good	29
11	Black Cherry	26	Remove	100%	Good	26
12	Black Cherry	16	Remove	100%	Good	16
13	Black Cherry	11	Remove	100%	Good	11
14	Black Cherry	8	Remove	100%	Good	8
15	Black Cherry	4	Remove	100%	Good	4
16	Black Cherry	22	Remove	100%	Good	22
17	Black Cherry	29	Remove	100%	Good	29
18	Black Cherry	26	Remove	100%	Good	26
19	Black Cherry	16	Remove	100%	Good	16
20	Black Cherry	11	Remove	100%	Good	11
21	Black Cherry	8	Remove	100%	Good	8
22	Black Cherry	4	Remove	100%	Good	4
23	Black Cherry	22	Remove	100%	Good	22
24	Black Cherry	29	Remove	100%	Good	29
25	Black Cherry	26	Remove	100%	Good	26
26	Black Cherry	16	Remove	100%	Good	16
27	Black Cherry	11	Remove	100%	Good	11
28	Black Cherry	8	Remove	100%	Good	8
29	Black Cherry	4	Remove	100%	Good	



VICINITY MAP
 SCALE 1" = 2,000'

OWNER:
 Pleasant Grove Christian
 Community Church
 c/o Pastor Lawrence Bryant
 11225 Mountain View Road
 Damascus, MD 20872
 301-831-1951
 reverendbryant@aol.com

Sequence of Events for Properties Required To Comply With Forest Conservation Plans, Exemptions from Submitting Forest Conservation Plans, and Tree Save Plans

The property owner is responsible for ensuring all tree protection measures are performed in accordance with the approved final forest conservation plan or tree save plan, and as modified in the field by a Planning Department Forest Conservation Inspector. The measures must meet or exceed the most recent standards published by the American National Standards Institute (ANSI A300).

Pre-Construction

1. An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged and before any land disturbance.
2. The property owner must arrange for the meeting and the following people must participate at the pre-construction meeting: the property owner or their representative, construction superintendent, International Society of Arboriculture (ISA) certified arborist/MD Licensed Tree Expert (representing owner) that will implement the tree protection measures, The Planning Department Forest Conservation Inspector, and Montgomery County Department of Permitting Services (DPS) Sediment Control Inspector. The purpose of this meeting is verify the limits of disturbance and discuss specific tree protection and tree care measures shown on the approved plan. No land disturbance shall begin before tree protection and stress-reduction measures have been implemented and approved by the Planning Department's Forest Conservation Inspector.
 - a. Typical tree protection devices include:
 - i. Chain link fence (four feet high)
 - ii. Super silt fence with wire strung between the support poles (minimum 4 feet high) with high visibility flagging.
 - iii. 14 gauge 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.
 - b. Typical stress reduction measures may include, but are not limited to:
 - i. Root pruning with a root cutter or vibratory plow designed for that purpose. Trenchers are not allowed, unless approved by the Forest Conservation Inspector.
 - ii. Crown Reduction or pruning
 - iii. Watering
 - iv. Fertilizing
 - v. Vertical mulching
 - vi. Root aeration systems
3. A Maryland Licensed Tree expert must perform, or directly supervise, the implementation of all stress reduction measures. Documentation of the process (including photographs)

Page 1 of 3

February 2017

may be required by the Forest Conservation Inspector, and will be determined at the preconstruction meeting.

4. Temporary protection devices must be installed per the approved Forest Conservation Plan, Exemption Plan, or Tree Save Plan and prior to any land disturbance. The Forest Conservation Inspector, in coordination with the DPS Sediment Control Inspector, may make field adjustments to increase the survivability of trees and forest shown as saved on the approved plan.
5. Tree protection fencing must be installed and maintained by the property owner for the duration of construction project and must not be altered without prior approval from the Forest Conservation Inspector. All construction activity within protected tree and forest areas is prohibited. This includes the following activities:
 - a. Parking or driving equipment, machinery, or vehicles of any type.
 - b. Storage of any construction materials, equipment, stockpiling, fill, debris, etc.
 - c. Dumping or any chemicals (i.e., paint thinner), mortar or concrete remainder, trash, garbage, or debris of any kind.
 - d. Felling of trees into a protected area.
 - e. Trenching or grading for utilities, irrigation, drainage, etc.
6. Forest and tree protection signs must be installed as required by the Forest Conservation Inspector. The signs must be waterproof and wording provided in both English and Spanish.

During Construction

7. Periodic inspections will be made by the Forest Conservation Inspector. Corrections and repairs to all tree protection devices must be completed within the timeframe given by the Inspector.
8. The property owner must immediately notify the Forest Conservation Inspector of any damage to trees, forests, understory, ground cover, and any other undisturbed areas shown on the approved plan. Remedial actions, and the relative timeliness to restore these areas, will be determined by the Forest Conservation Inspector.

Post-Construction

9. After construction is completed, but before tree protection devices have been removed, the property owner must request a final inspection with the Forest Conservation Inspector. At the final inspection, the Forest Conservation Inspector may require additional corrective measures, which may include:
 - a. Removal, and possible replacement, of dead, dying, or hazardous trees
 - b. Pruning of dead or declining limbs
 - c. Soil aeration
 - d. Fertilization
 - e. Watering
10. After the final inspection and completion of all corrective measures the Forest Conservation Inspector will request all temporary tree and forest protection devices be removed from the site. Removal of tree protection devices that also operate for erosion and sediment control must be coordinated with both DPS and the Forest Conservation Inspector. No additional grading, sodding, or burial may take place after the tree protection fencing is removed.
11. Long-term protection measures, including permanent signage, must be installed per the approved plan. Installation will occur at the appropriate time during the construction project. Refer to the approved plan drawing for the long-term protection measures to be installed.

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February 2017

AFFORESTATION SUMMARY

Total Afforestation Requirement: 0.61 acres
 Total Area to be met in a forest mitigation bank: 0.61 acres

LEGEND

- ☆ SPECIMEN TREE
- ⊗ SIGNIFICANT TREE
- ⊗ SIGNIFICANT TREE TO BE REMOVED
- EX. TREE CANOPY
- TREE PROTECTION FENCE & ROOT PRUNING AS NEEDED
- EX. FENCE
- OVERHEAD WIRES
- LIMIT OF DISTURBANCE
- CRITICAL ROOT ZONE RADIUS = 1.5' PER INCH DBH
- ⊗ PROPOSED TREE FOR VARIANCE MITIGATION
- ▨ PROPOSED RIGHT OF WAY DEDICATION

REVISIONS

NO.	DESCRIPTION	DATE

14334674122 WSC 2204711

L 13017 F.221

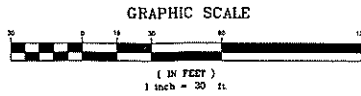
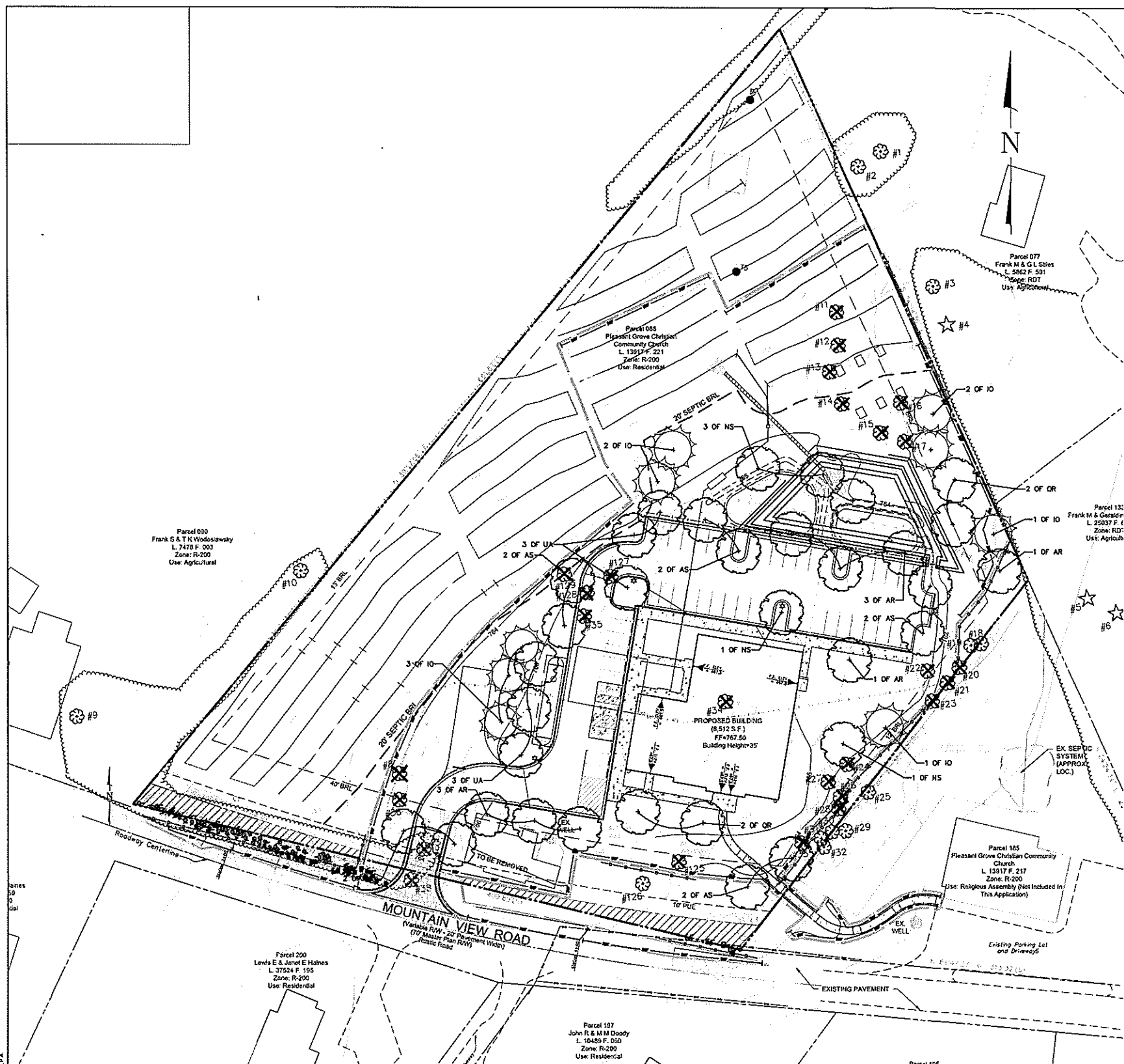
12TH ELECTION DISTRICT
 MONTGOMERY COUNTY
 MARYLAND

**PARCEL 88
 PLEASANT GROVE
 COMMUNITY CHURCH**

PROJ. MGR. LEW
 DRAWN BY. FCJ
 SCALE. 1" = 30'
 DATE. 7/30/2018

**FINAL FOREST
 CONSERVATION PLAN**
 820190010

PROJECT NO. 97.265.33
 SHEET NO. 1 OF 2



KEY	QTY	B
SHADE TREES		
AR	8	Act
AS	8	Act
NS	5	Ny
QR	6	QU
IO	9	Ille
UA	6	Ulr
	6	Ys
Total:	42	

Mitigation provided = Q

QUALIFIED PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT AND THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF EXISTING STATE AND COUNTY FOREST CONSERVATION LEGISLATION.

DATE: _____ FRANK C. JOHNSON
 RECOGNIZED AS QUALIFIED PROFESSIONAL BY MD DEPT. OF NATURAL RESOURCES CDMAR 08.19.06.01

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all of the features of the Approved Final Forest Conservation Plan No. 8201900010, including financial bonding, forest planting, maintenance and all other applicable agreements.

Developer's Name: Pleasant Grove Community Church, Pastor Lawrence Bryant
 Company: _____ Contact Person: _____

Address: 11225 Mountain View Rd Damascus, MD 20872
 Phone: 301-831-1951
 Email: reverendbryant@aol.com

Signature: _____

Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work. The accuracy and safety of public utility companies with underground facilities is the responsibility of the utility companies. No excavation shall be undertaken until the utility companies have been notified by the utility companies prior to commencing excavation. The utility companies shall be responsible for the requirements of Chapter 56A of the Montgomery County Code.

132020702/FC_31_01.dwg, 14.2.17, 11:11:21 AM, Copyright © 2017 MGCA, Harrisburg, PA.

OWNER:
Pleasant Grove Christian
Community Church
c/o Pastor Lawrence Bryant
11225 Mountain View Road
Damascus, MD 20872
301-831-1951
reverendbryant@aol.com

REVISIONS

NO.	DESCRIPTION	DATE

L13017.F.221
15TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

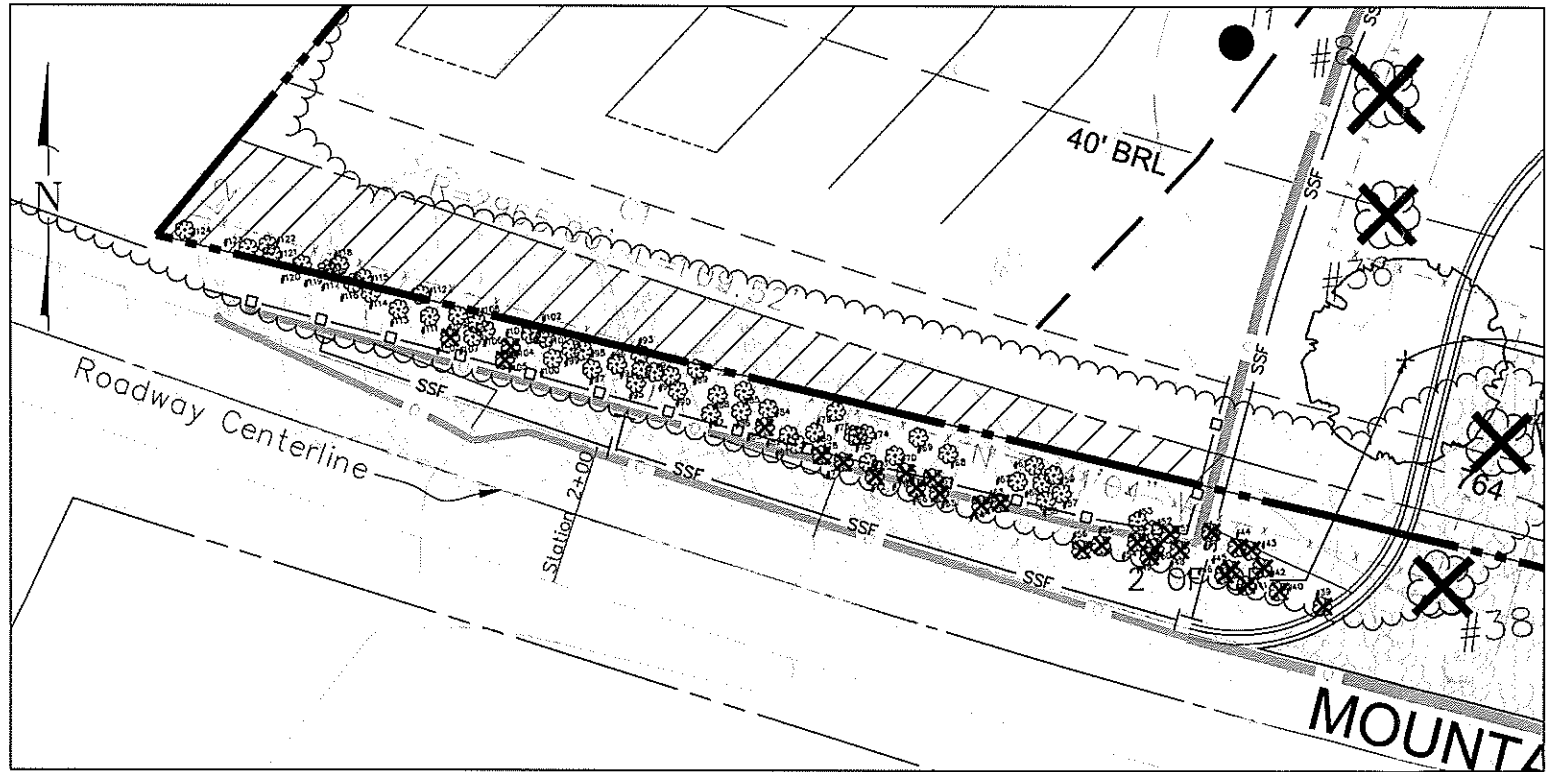
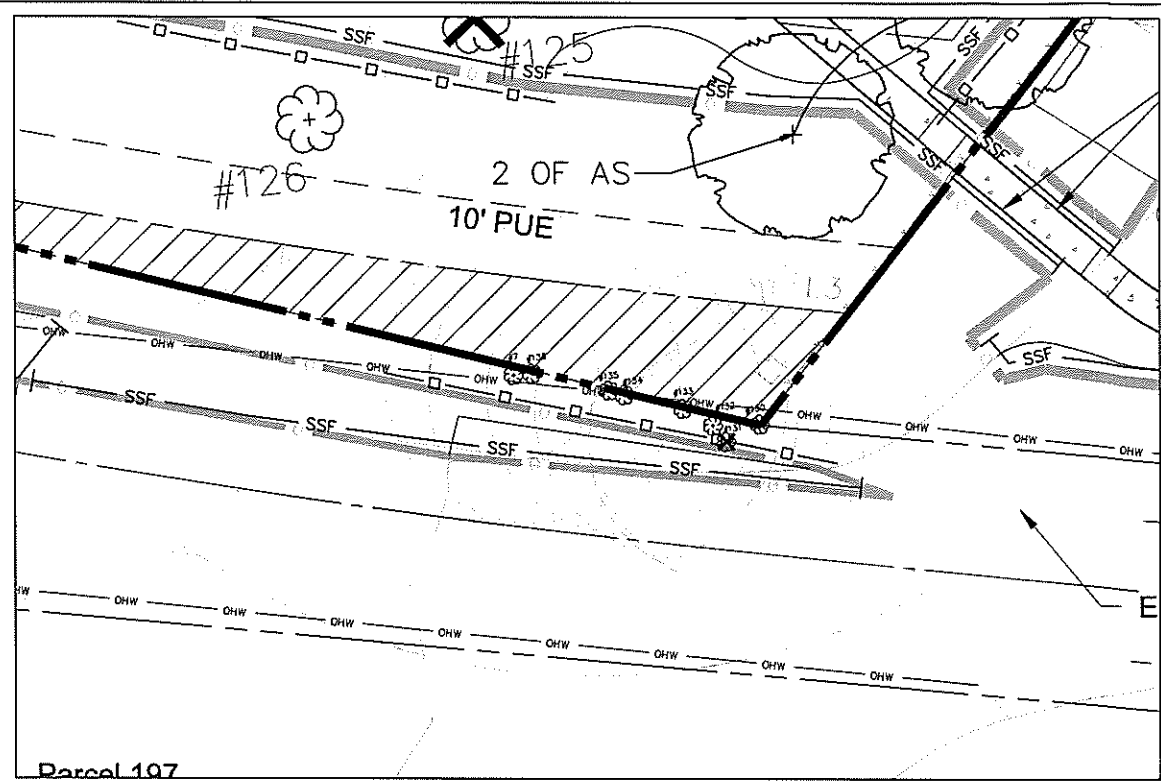
PARCEL 88
PLEASANT GROVE
COMMUNITY CHURCH

PROJ. MGR. LEW
DRAWN BY FCJ
SCALE 1" = 10'
DATE 7/30/2016

FINAL FOREST
CONSERVATION PLAN

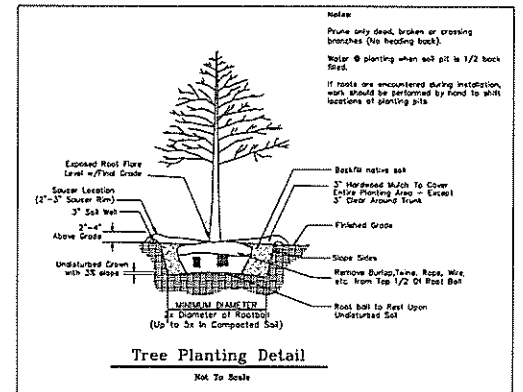
820190010

PROJECT NO. 17.205.33
SHEET NO. 2 OF 2

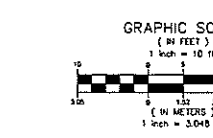
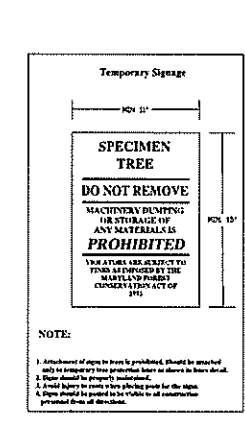
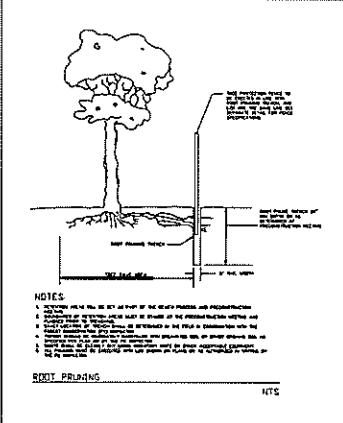
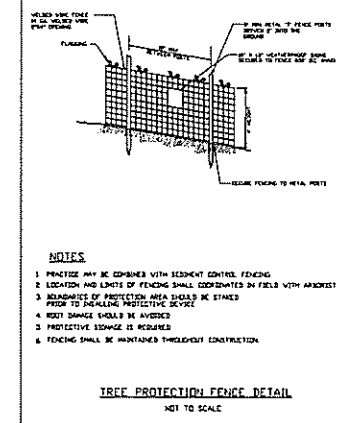


Tree ID #	Species	DBH	Impact/Count as Removed	% Impacted	Condition	Mitigation
3	Sassafras	26	Impact Only	15%	Good	stress reduction measures
4	Chestnut Oak	32	Impact Only	23%	Good	stress reduction measures
7	Black Cherry	8	Impact Only	27%	Fair	stress reduction measures
8	Mulberry	22	Remove	100%	Good	22
11	Red Maple	16-18	Remove	100%	Good	16
12	Red Oak	12-10	Remove	100%	Good	14
13	Red Maple	14-8	Remove	100%	Good	14
14	Silver Maple	12-10	Remove	100%	Good	12
15	Virginia Pine	12	Remove	100%	Fair	12
16	Eastern Redcedar	8	Remove	100%	Good	8
17	Norway Spruce	6-6	Remove	100%	Good	6
19	Black Cherry	10	Impact Only	16%	Good	stress reduction measures
20	Mulberry	10	Remove	100%	Good	10
21	Ash	19-13	Remove	100%	Good	19
22	Flowering Dogwood	2	Remove	100%	Good	2
23	Ash	21-17	Remove	100%	Good	21
24	Pear	10-9	Remove	100%	Good	10
25	Blackberry	22	Impact Only	30%	Good	stress reduction measures
26	Mulberry	6-4	Remove	100%	Good	6
27	Cherry	6	Remove	100%	Good	6
28	Black Locust	14	Remove	100%	Good	14
29	Am. Elm	17-8	Impact Only	30%	Good	stress reduction measures
30	Ash	15	Impact Only	26%	Good	stress reduction measures
31	Mulberry	14	Impact Only	33%	Good	stress reduction measures
32	Black Locust	10-6	Impact Only	9%	Good	stress reduction measures
33	Sweet Cherry	16	Remove	100%	Good	16
34	Silver Maple	14	Remove	100%	Good	14
35	Red Maple	10	Remove	100%	Good	10
36	Sweet Cherry	23	Remove	100%	Fair	23
37	Eastern Redcedar	12	Remove	100%	Good	12
38	Eastern Redcedar	7	Remove	100%	Good	7
39	Virginia Pine	11	Remove	100%	Good	11
40	Virginia Pine	4	Remove	100%	Good	4
41	Virginia Pine	9	Remove	100%	Good	9
42	Black Cherry	1	Remove	100%	Good	1
43	Black Cherry	1	Remove	100%	Good	1
44	Black Locust	6	Remove	100%	Good	6
45	Black Cherry	1	Remove	100%	Good	1
46	Black Cherry	1	Remove	100%	Good	1
47	Black Locust	12	Remove	100%	Good	12
48	Red Maple	1	Remove	100%	Good	1
49	Virginia Pine	3	Remove	100%	Good	3
50	Black Cherry	1	Remove	100%	Good	1
51	Red Maple	3	Remove	100%	Good	3
52	Black Cherry	1	Impact Only	37%	Good	stress reduction measures
54	Black Cherry	1	Remove	100%	Good	1
55	Virginia Pine	8	Remove	100%	Good	8
56	Virginia Pine	3	Remove	100%	Good	3
61	Red Maple	20	Impact Only	29%	Good	stress reduction measures
62	Eastern Redcedar	6	Impact Only	23%	Good	stress reduction measures
63	Virginia Pine	7	Remove	100%	Good	7
64	Virginia Pine	6	Remove	100%	Good	6
65	Red Oak	2	Remove	100%	Good	2
66	Red Oak	2	Remove	100%	Good	2
67	Virginia Pine	6	Remove	100%	Good	6
68	Red Maple	9	Impact Only	25%	Good	stress reduction measures
69	Virginia Pine	7	Impact Only	13%	Good	stress reduction measures
70	Virginia Pine	6	Impact Only	44%	Good	stress reduction measures
71	Virginia Pine	10	Remove	100%	Good	10
72	Red Maple	2	Remove	100%	Good	2
73	Red Maple	2	Impact Only	23%	Good	stress reduction measures
77	Virginia Pine	5	Remove	100%	Good	5
78	Virginia Pine	7	Remove	100%	Good	7
79	Red Maple	21	Impact Only	35%	Good	stress reduction measures
80	Virginia Pine	6-6	Impact Only	25%	Good	stress reduction measures
83	Virginia Pine	8	Remove	100%	Good	8
85	Virginia Pine	6	Impact Only	7%	Good	stress reduction measures
87	Virginia Pine	6	Impact Only	3%	Good	stress reduction measures
89	Red Maple	8	Impact Only	10%	Good	stress reduction measures
90	Virginia Pine	9	Impact Only	29%	Good	stress reduction measures
91	Red Maple	8	Impact Only	18%	Good	stress reduction measures
92	Virginia Pine	6	Impact Only	10%	Good	stress reduction measures
93	Red Maple	10	Impact Only	17%	Good	stress reduction measures
94	Eastern Redcedar	11	Impact Only	27%	Good	stress reduction measures
95	Red Maple	5	Impact Only	16%	Good	stress reduction measures
100	Red Maple	10	Impact Only	21%	Good	stress reduction measures
104	Eastern Redcedar	14	Remove	100%	Good	14
105	Red Maple	12	Remove	100%	Good	12
109	Black Cherry	14	Impact Only	29%	Good	stress reduction measures
110	Virginia Pine	16	Remove	100%	Good	16
114	Red Maple	14	Impact Only	29%	Good	stress reduction measures
120	Red Maple	17	Impact Only	27%	Good	stress reduction measures
121	Red Maple	7	Impact Only	4%	Good	stress reduction measures
123	Eastern Redcedar	18	Impact Only	16%	Good	stress reduction measures
125	Pear	10	Remove	100%	Good	10
126	Pear	12	Impact Only	14%	Good	stress reduction measures
127	Red Oak	13	Remove	100%	Good	13
128	Red Oak	10	Remove	100%	Good	10
129	Flowering Dogwood	6-4	Remove	100%	Good	6
130	Bowlder	16-11	Remove	38%	Fair	stress reduction measures
131	Mulberry	11	Remove	100%	Good	11
132	Bowlder	8	Impact Only	35%	Good	stress reduction measures
133	Bowlder	14	Impact Only	37%	Good	stress reduction measures
134	Ash	13	Impact Only	35%	Good	stress reduction measures
135	Black Walnut	17	Impact Only	38%	Good	stress reduction measures
136	Ash	14	Impact Only	35%	Good	stress reduction measures
		Total		503		

503/4+ 125.75' to be replanted with 3" trees = 42 trees



Coil "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work. The contractor must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The contractor is responsible for supplying all requirements of Chapter 26A of the Montgomery County Code.



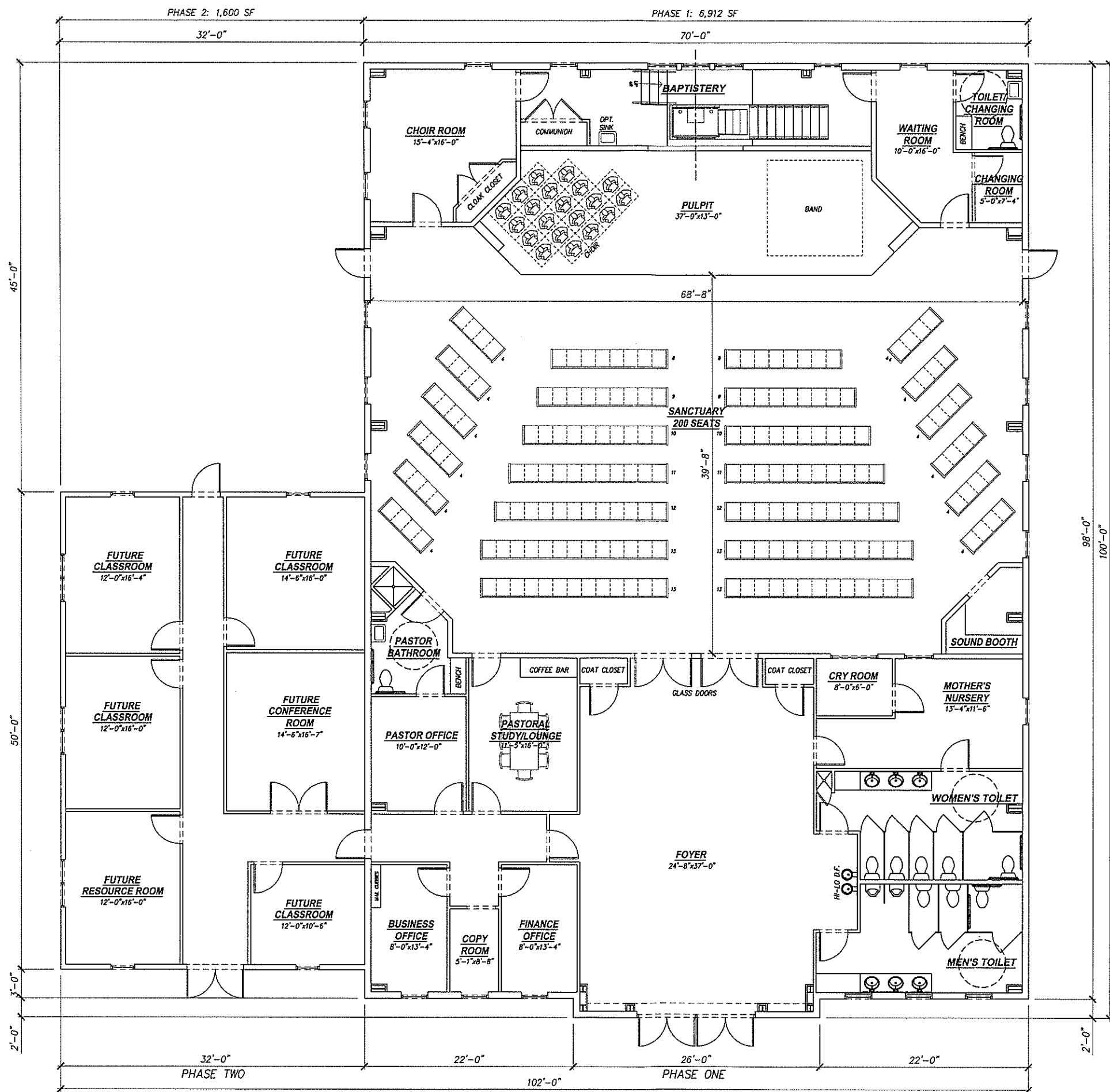
DEVELOPER'S CERTIFICATE
The undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. 820190010, including financial bonding, forest planting, maintenance and of other applicable agreements.
Developer's Name: Pleasant Grove Community Church, Pastor Lawrence Bryant
Company: _____
Contact Person: _____
Address: 11225 Mountain View Rd Damascus, MD 20872
Phone: 301-831-1951
Email: reverendbryant@aol.com
Signature: _____

QUALIFIED PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT AND THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF EXISTING STATE AND COUNTY FOREST CONSERVATION LEGISLATION.
DATE: _____
FRANK C. JOHNSON
RECOGNIZED AS QUALIFIED PROFESSIONAL BY MD DEPT. OF NATURAL RESOURCES COMAR 08.19.06.01

197820190010_C-31_01.dwg, 2/12/2016 10:13:31 AM, Copyright © 2017 Merico, Newberry & Gonzalez, P.A.

Name	Name 2	Title	Address	Address 2	City	St	zip
STILES DUEAN	STILES KEVIN LEE		1103 SPRING RUN CT		FREDERICK	MD	21702
RIPPEON ROBERT R			11220 MOUNTAIN VIEW RD		DAMASCUS	MD	20872
LAWRENCE AMY	STILES KRIS LEE		11209 MOUNTAIN VIEW RD		DAMASCUS	MD	20872
PLEASANT GROVE CHRISTIAN	COMM CHURCH		11225 MOUNTAIN VIEW RD		DAMASCUS	MD	20872
DOODY JOHN R & M M			11300 MOUNTAIN VIEW RD		DAMASCUS	MD	20872
HAINES LEWIS E & J E			11310 MOUNTAIN VIEW ROAD		DAMASCUS	MD	20872
WODOSLAWSKY FRANK S & T K			11401 MT VIEW RD		DAMASCUS	MD	20872
LOPEZ JOSE M	LOPEZ YANIRA		CONFIDENCE TITLE & ESCRW	600 JEFFERSON PLZ STE 204	ROCKVILLE	MD	20852
HAINES LEWIS E & JANET E			11310 MOUNTAIN VIEW ROAD		DAMASCUS	MD	20872
LOPEZ JOSE M	LOPEZ YANIRA		CONFIDENCE TITLE & ESCROW	702 RISSELL AVE SUITE 303	GAITHERSBURG	MD	20877
LEATHERMAN JOANNE			11306 MOUNTAIN VIEW ROAD		DAMASCUS	MD	20872
PLEASANT GROVE CHRISTIAN	COMM CHURCH		11225 MOUNTAIN VIEW ROAD		DAMASCUS	MD	20872
Damascus Community Alliance	Treasurer	Gary Richard	26819 Ridge Road		Damascus	MD	20872
Damascus Community Alliance	Chairman	Randy Scritchfield	Montgomery Financial	26005 Ridge Road #201	Damascus	MD	20872
East County Citizens Advisory Board			3300 Briggs Chaney Road		Silver Spring	MD	20904
Montgomery County Civic Federation	President	Carol Ann Barth	10602 Lockridge Drive		Silver Spring	MD	20901
Montgomery County Renters Alliance Inc.	Chair	Hermoine Freeman	PO Box 7773		Silver Spring MD		20907
Montgomery County Renters Alliance Inc.	Director	Matthew Losak	1001 Spring Street #316		Silver Spring	MD	20910
Montgomery County Taxpayers League	President	Joan Fidler	7400 Pyle Road		Bethesda	MD	20817
Montgomery Preservation, Inc.	Director	Judith Christensen	6 Walker Avenue		Gaithersburg	MD	20877
Northern Montgomery County Alliance	Chair	Julius Cinque	22300 Slidell Road		Boysds	MD	20841
Washington Metro Area Transit Authority	Managing Director Offc of Planning	Shyam Kannan	600 Fifth Street NW		Washington	DC	20001
Damascus Elementary School	Mr. Bill Collins	Principal	10201 Bethesda Church Rd.		Damascus	MD	20872
John T. Baker Middle School	Dr. Louise Worthington	Principal	25400 Oak Dr.		Damascus	MD	20872
Damascus High School	Ms. Casey Crouse	Principal	25921 Ridge Road		Damascus	MD	20872
	Damascus Library		9701 Main Street		Damascus	MD	20872
	MNCPPC	Intake	8787 Georgia Ave.		Silver Spring	MD	20910

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FLOOR PLAN
 SCALE: 3/16"=1'-0"

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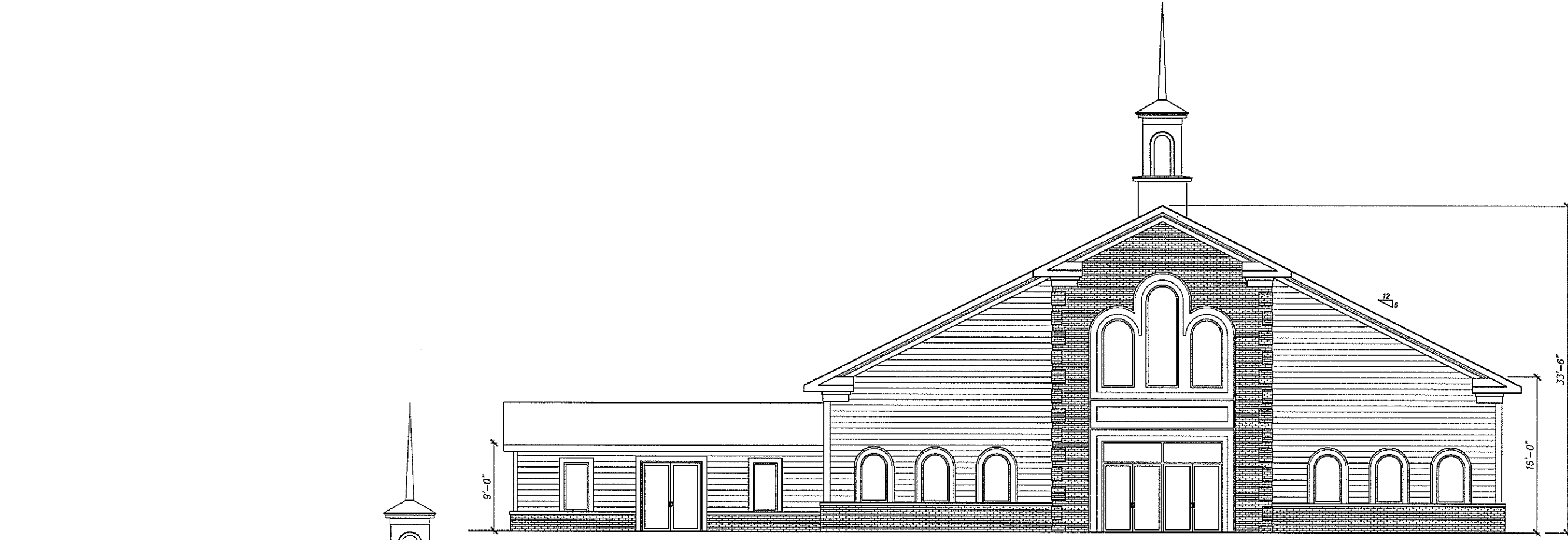
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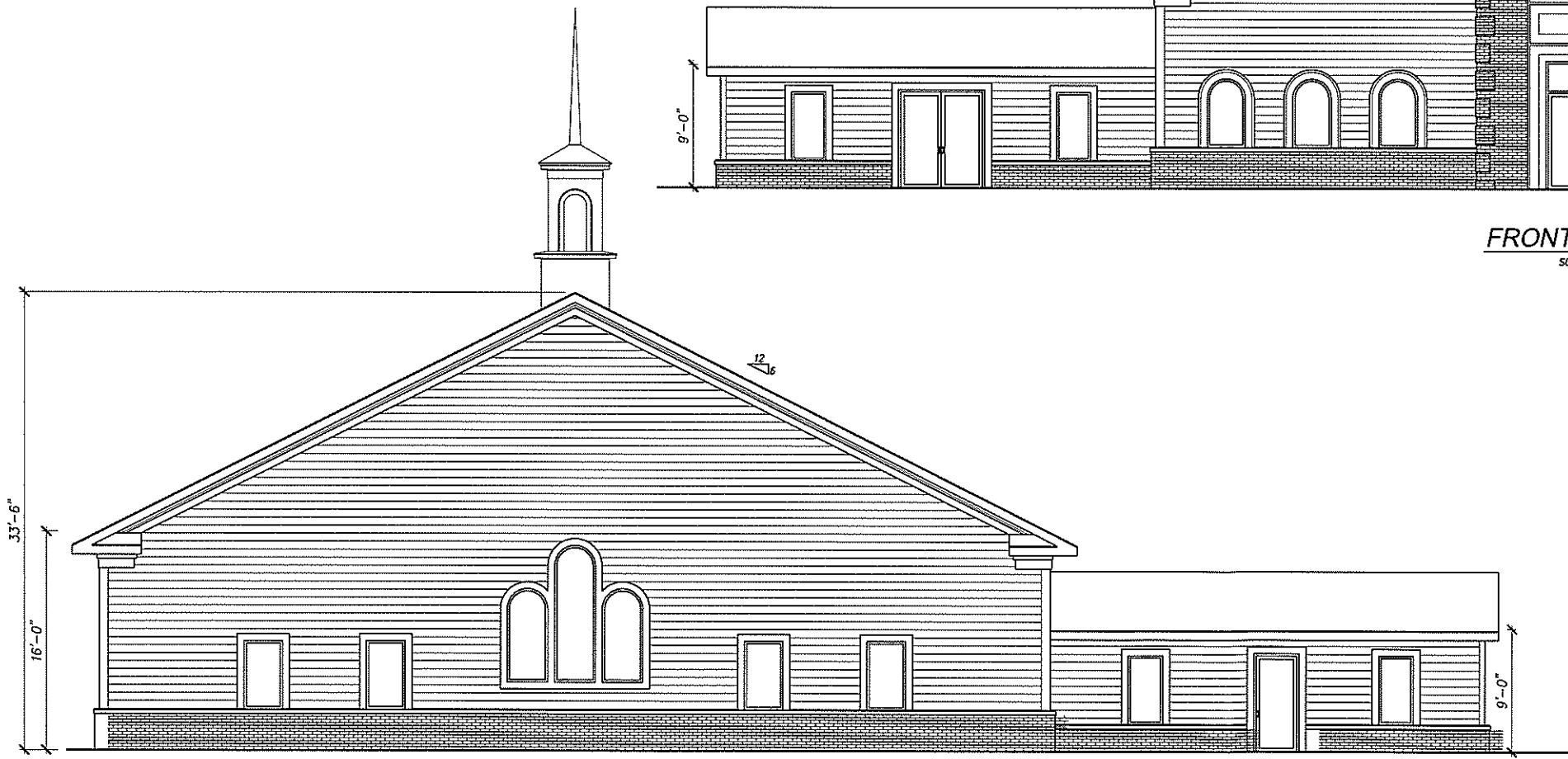
PLEASANT GROVE COMMUNITY CHURCH
 11225 MOUNTAIN VIEW ROAD
 DAMASCUS, MARYLAND
 7000 SF FLOOR PLAN

DATE 9-01-15
 SHEET NO. **A1**

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FRONT ELEVATION
SCALE: 3/16"=1'-0"



REAR ELEVATION
SCALE: 3/16"=1'-0"

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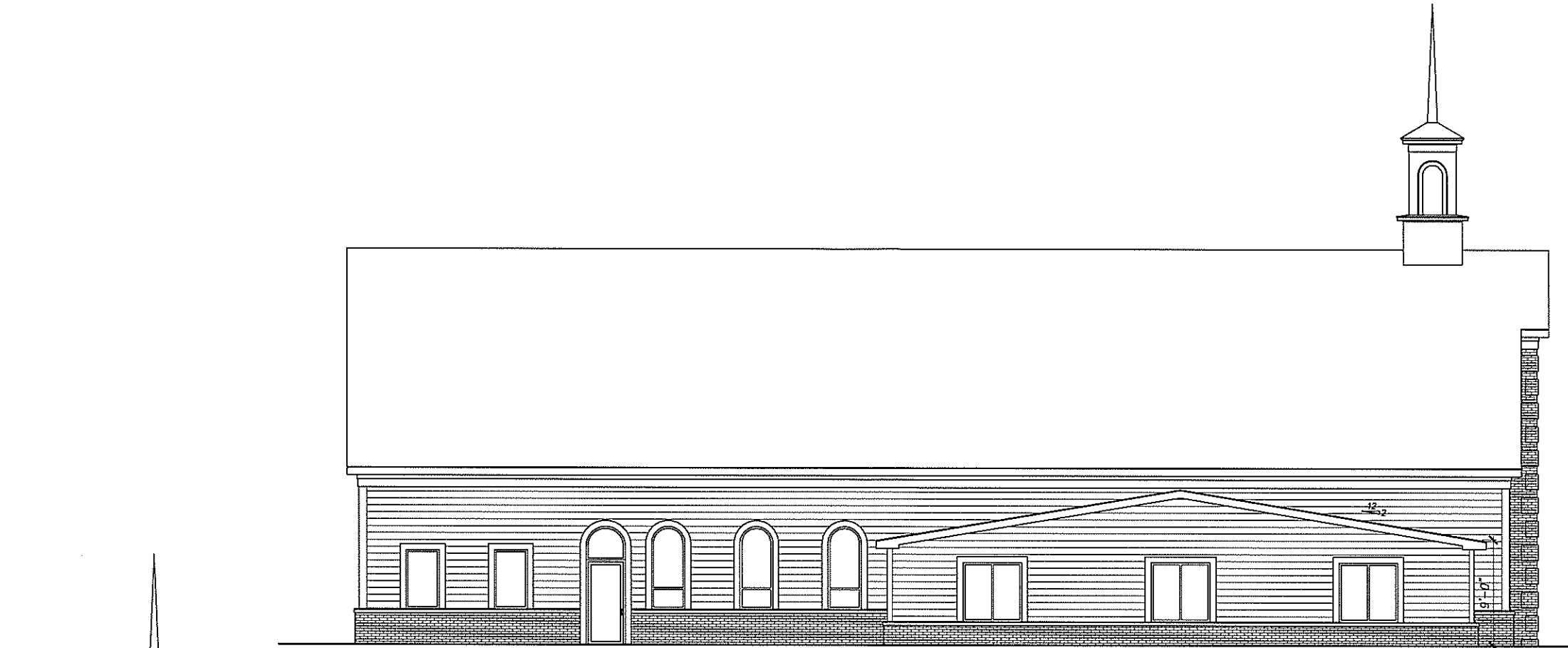
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**PLEASANT GROVE
COMMUNITY CHURCH**
11225 MOUNTAIN VIEW ROAD
DAMASCUS MARYLAND
FRONT & REAR ELEVATIONS
PHASE ONE & TWO

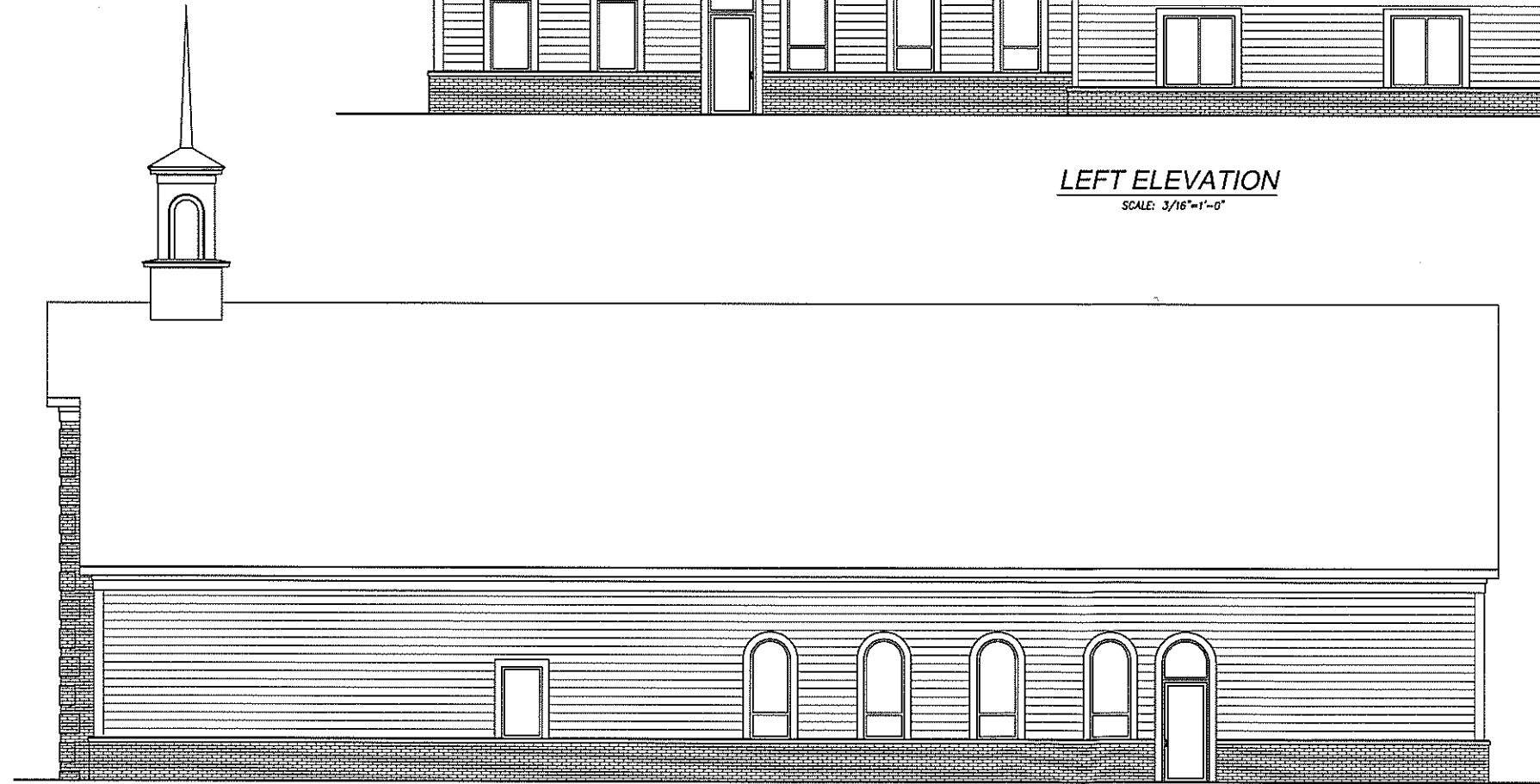
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LEFT ELEVATION
SCALE: 3/16"=1'-0"



RIGHT ELEVATION
SCALE: 3/16"=1'-0"

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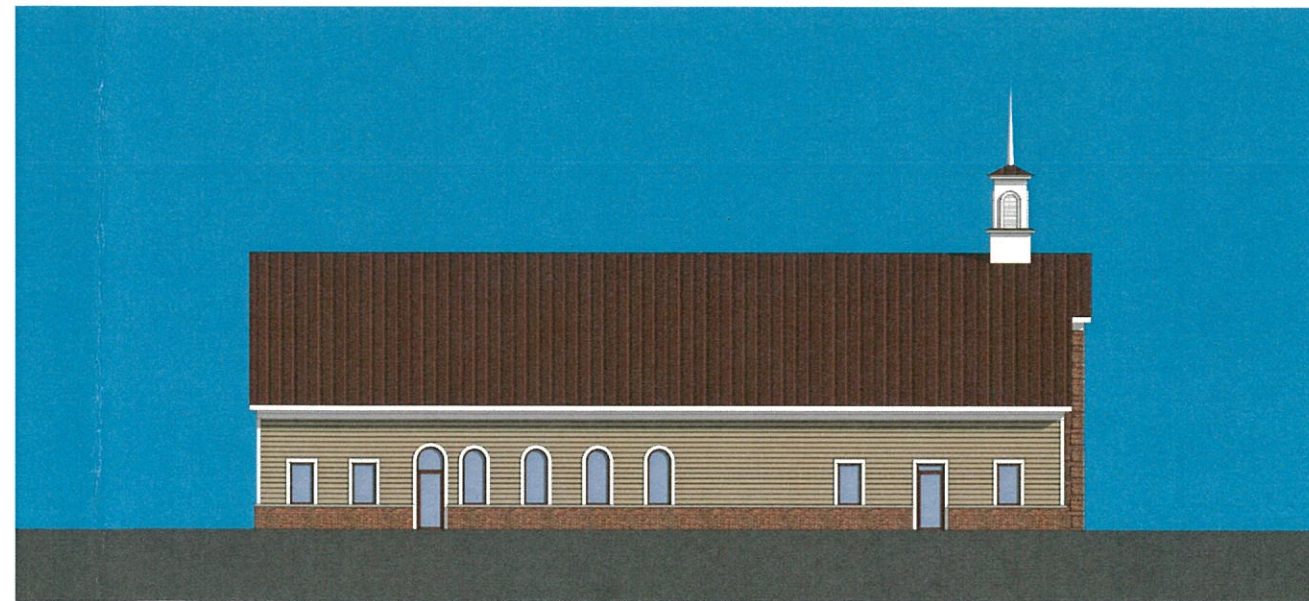
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**PLEASANT GROVE
COMMUNITY CHURCH**
11225 MOUNTAIN VIEW ROAD
DAMASCUS MARYLAND
LEFT & RIGHT ELEVATIONS
PHASE ONE & TWO

DATE
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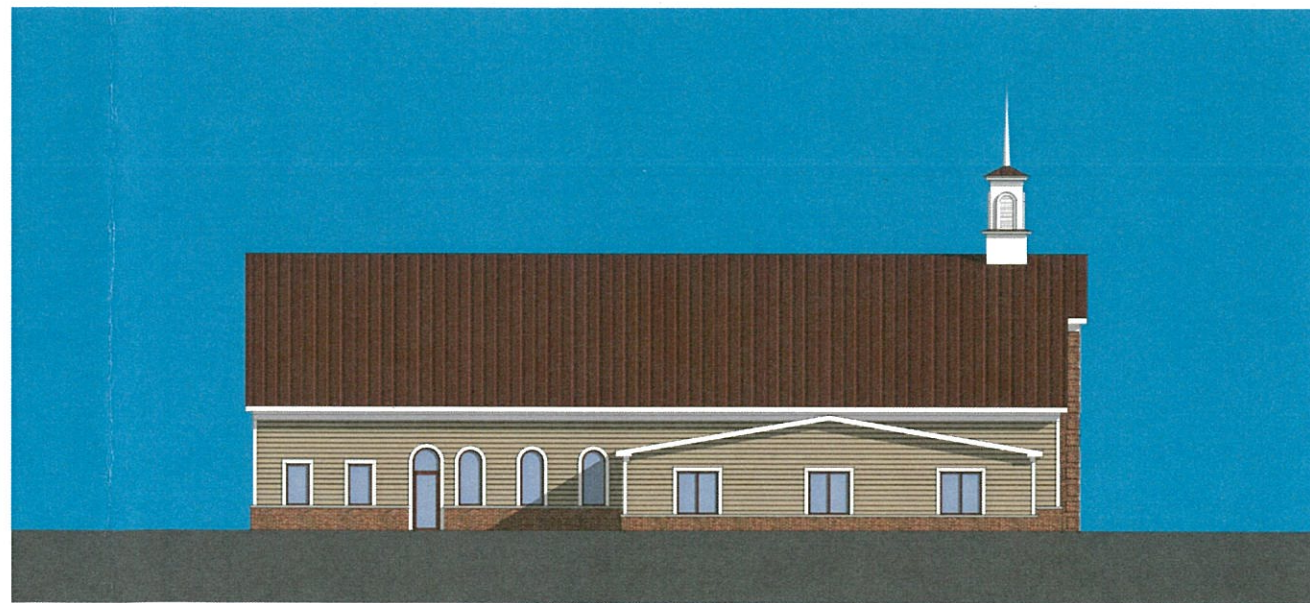
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COMMUNITY CHURCH**
11225 MOUNTAIN VIEW ROAD
DAMASCUS MARYLAND

PHASE ONE RENDERINGS

DATE
9-01-15

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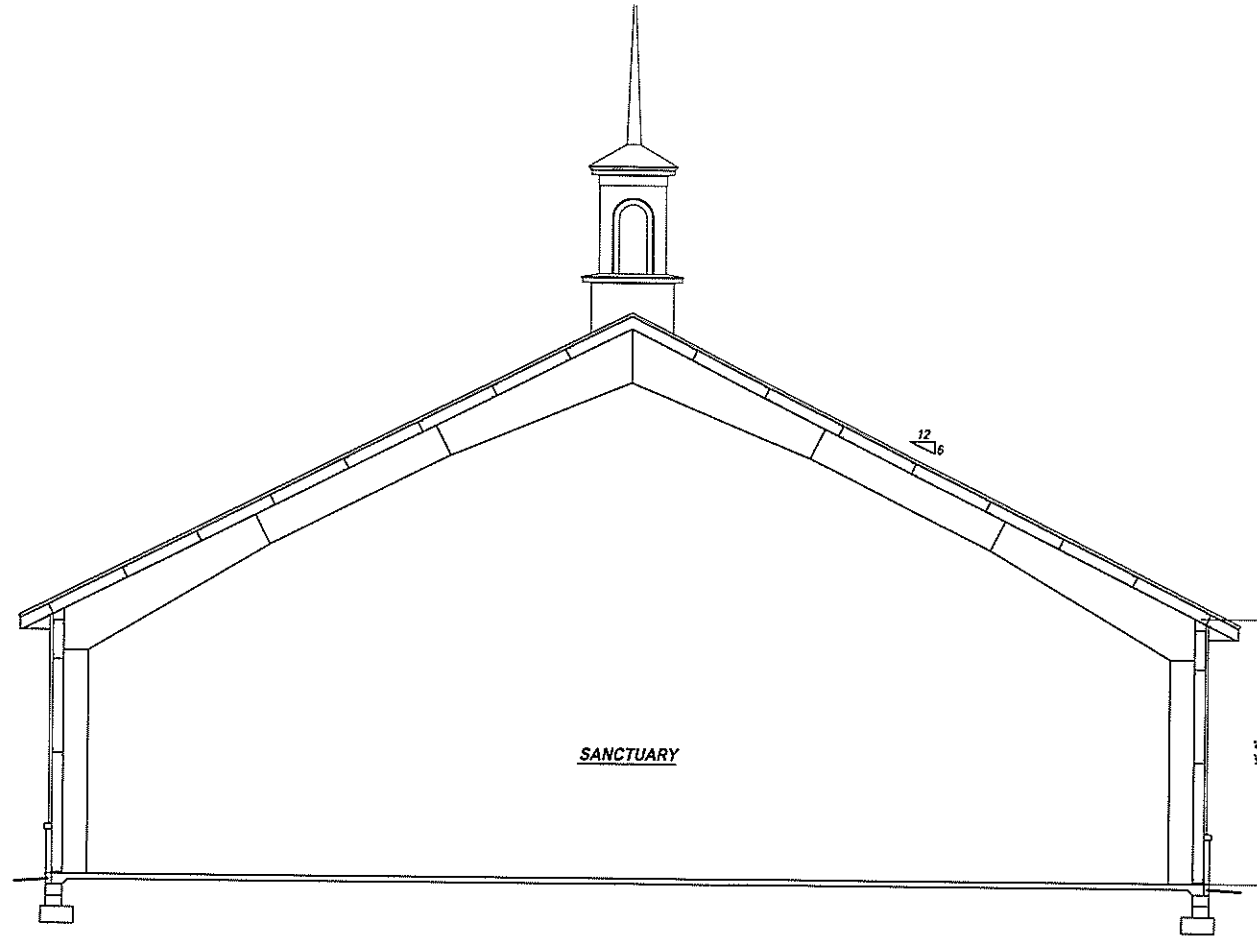
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11225 MOUNTAIN VIEW ROAD
DAMASCUS MARYLAND

PHASE TWO RENDERINGS

DATE
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CROSS SECTION
SCALE: 3/16"=1'-0"

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**PLEASANT GROVE
COMMUNITY CHURCH**
11225 MOUNTAIN VIEW ROAD
DAMASCUS, MARYLAND
CROSS SECTION

DATE: 9-01-15
SHEET NO.: A6