

Plat Name: Blair Park
Plat #: 220151290

Location: Located in the easterly quadrant of the intersection of Colesville Road (MD 384) and Eastern Avenue.

Master Plan: Silver Spring CBD Sector Plan

Plat Details: CR zone; 4 parcels
Community Water, Community Sewer

Owner: Blair Towers LLC, et al

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120130220 (MCPB Resolution No. 13-110) and with Site Plan No. 820140170 (Certified Site Plan dated April 15, 2015), 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.

Staff notes for the Planning Board that the subject plat contains blank Liber/folio reference for Public Access Easements which have been approved, but not recorded, as of the date of this memorandum. Prior to obtaining Chairman Anderson's signature on the mylar, staff will assure the appropriate recording reference has been added to the mylar.

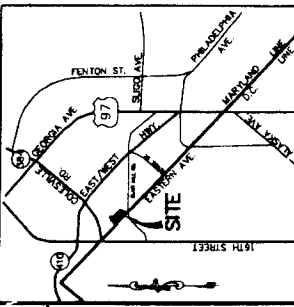
PLAT NO.

AREA TABULATION

PARCELS 161,310 SQ FT OR 3.7016 ACRES
STREET DEDICATION 249,307 FT. OR 0.0037 ACRES
TOTAL AREA OF PLAT 161,559 SQ FT. OR 3.7088 ACRES

7) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A TOTALIZATION OF
COMMENTS FOR THE OPERATION AND MAINTENANCE OF PRIVATE STORM DRAINS AND
OPEN SPACE AREAS AS RECORDED IN LIBR... AT FILED
8) THE PROPERTY DESCRIBED HEREIN IS SUBJECT TO THE ZONING REGULATIONS AS
CONTROLLED BY THE TERMS AND CONDITIONS AS DETERMINED BY APPROVAL BY THE
PLANNING BOARD AND THE SUBDIVISION RECORD PLAN, AS MAY BE AMENDED.
9) THIS PLAT INCLUDES THE DESIGN OF PARCELS A-1 THROUGH A-15 IN ACCORDANCE
WITH THE APPROVED PRELIMINARY PLAN (L-1000) AND THE DESIGN OF TWO INTERIOR
OWNERSHIP LOTS (22-A AND 22-B) WITHIN PARCEL 23 PURSUANT TO MARYLAND
CODE SECTION 28-116 (A) (4) AND (5) OF THE MONTGOMERY COUNTY
RECORD DEVELOPMENT OF EIGHT OWNERSHIP LOTS. WITH RESPECT TO BOTH THE EXISTING
REGULATIONS AND ANY FUTURE IMPROVEMENTS, IS SUBJECT TO ALL OF THE LAWS AND
REGULATIONS AND APPROVALS OF THE MONTGOMERY COUNTY PLANNING BOARD, AND THAT SUCH
APPROVALS OR APPROVALS AND THE MONTGOMERY COUNTY CODE APPLY TO
THE EXISTING AND ANY FUTURE IMPROVEMENTS AND FOR THE PURPOSES OF RECORDING
AND FUTURE DEVELOPMENT APPROVALS AND FOR RECORD COASTLINE AND THE
COMPLETION OF THE INTERNAL OWNERSHIP LINES ARE NOT TO BE TREATED AS PRECEDENT
ESTABLISHING CONCEPTS OF RECORDING OR RECORDING STRATEGIES OR FOR
SUBSEQUENT RECORDATIONS AND ANY OTHER LAWS, RULES OR REGULATIONS. PROVIDED
RECORDS OF SECTION 28-116 OF THE MONTGOMERY COUNTY CODE SHALL SUPERSEDE
THE ESTABLISHMENT OF THE OWNERSHIP LINES FOR THE PURPOSES EXPRESSED HEREON SHALL
BE THE BASIS OF RECORDING AND RECORDING STRATEGIES AND OTHER APPROVALS
IN ORDER TO DEVELOP, USE OR OCCUPY ANY OF THE OWNERSHIP LOTS AND STRUCTURES
ON SUCH PARCELS.

1) THE PROPERTY SHOWN HEREON IS LOCATED ON THE ASSESSMENT MAP NO. 2007 AND IS ZONED TO S-C-13 (M-SR H-200).
2) THE HORIZONTAL CONTROL (MARYLAND STATE PLANE MARK) IS BASED ON THE FOLLOWING CONTROL STATIONS:
WELLS CONTROL POINT STATION - STANFORD WELLS BRASS BORN STAMPAID LOCATED AT THE CORNER OF HENRY STREET AND SPRING STREET IN MEDINA
WELLS CONTROL POINT STATION - WELLS CONTROL POINT STATION - WELLS CONTROL POINT STATION - WELLS CONTROL POINT STATION - WELLS CONTROL POINT STATION
WELLS CONTROL POINT STATION - WELLS CONTROL POINT STATION - WELLS CONTROL POINT STATION - WELLS CONTROL POINT STATION - WELLS CONTROL POINT STATION
3) THIS SUBDIVISION RECORD PLAN IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESPECTING THE
MATTERS AFFECTING TITLE. THE SUBDIVISION RECORD PLAN IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPEND ON ANY
4) ALL TERMS, CONDITIONS, AGREEMENTS, COVENANTS AND RESTRICTIONS ASSOCIATED WITH ANY PROJECT OR OTHER PLAN ARE
AS AMENDED, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, AND THAT SUCH
APPROVALS OR APPROVALS AND THE MONTGOMERY COUNTY CODE APPLY TO THE EXISTING AND ANY FUTURE IMPROVEMENTS AND FOR THE PURPOSES OF RECORDING
AND FUTURE DEVELOPMENT APPROVALS AND FOR RECORD COASTLINE AND THE COMPLETION OF THE INTERNAL OWNERSHIP LINES ARE NOT TO BE TREATED AS PRECEDENT
ESTABLISHING CONCEPTS OF RECORDING OR RECORDING STRATEGIES OR FOR SUBSEQUENT RECORDATIONS AND ANY OTHER LAWS, RULES OR REGULATIONS.
5) THIS PROPERTY IS OWNED BY PUBLIC WATER AND SEWER SYSTEMS INC.
6) PARCELS A-16 AND A-17 SHOWN HEREON ARE SUBJECT TO EASEMENTS AS SHOWN ON L-1000.
7) THIS PROPERTY IS SUBJECT TO THE STREET AND LAINE EASEMENTS AS SHOWN ON L-1000.
8) THE PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPEND ON ANY



VICINITY MAP
SCALE: 1" = 200'

OWNERS CERTIFICATE

I, THE UNDERSIGNED, OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY CERTIFY
THAT THE INFORMATION CONTAINED IN THE FOREGOING CERTIFICATE IS TRUE AND CORRECT AND
THAT I HAVE MADE AND ESTABLISHED THE NECESSARY RECORDS FOR THE PROPERTY SHOWN
HEREON. I HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THE FOREGOING
CERTIFICATE IS TRUE AND CORRECT AND THAT I HAVE MADE AND ESTABLISHED THE
NECESSARY RECORDS FOR THE PROPERTY SHOWN HEREON.

BLAIR TOMORS, LLC
BY *David J. Abrams*
Gary M. Abramson
DATE: 7/13/15
WITNESSES:
Robert M. [Name]
[Name]

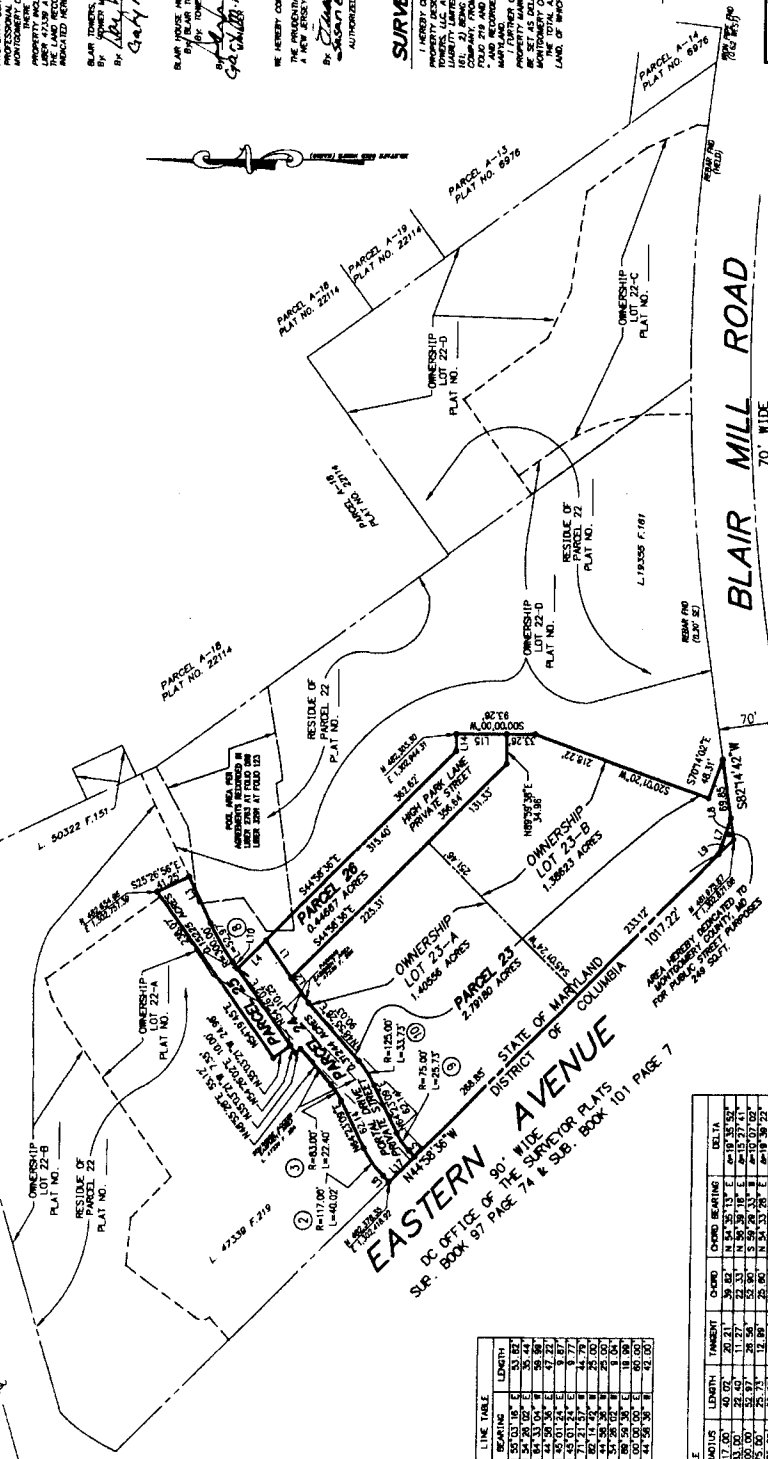
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT. THAT IT IS A PLAT OF PART OF THE
PROPERTY SHOWN AND DESCRIBED HEREON. THAT THE INFORMATION CONTAINED IN THE
FOREGOING CERTIFICATE IS TRUE AND CORRECT AND THAT I HAVE MADE AND
ESTABLISHED THE NECESSARY RECORDS FOR THE PROPERTY SHOWN HEREON.

D. Dwyer
DATE: 7/13/15

DAVID J. ABRAMS, SURVEYOR
LICENSE EXPIRES JANUARY 18, 2017

SUBDIVISION RECORD PLAT
PARCELS 23 THROUGH 28
BLAIR PARK
(BEING A RESUBDIVISION OF PART OF PARCEL 22)
13TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 100' DATE: JULY 10, 2015

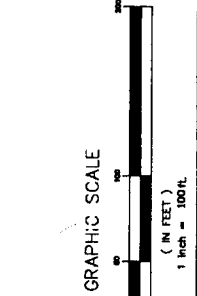


LINE TABLE

NO.	BEARING	LENGTH	TARRANT	DELTA
1	N 27° 00' 00" E	100.00	0.00	100.00
2	S 89° 59' 59" E	99.99	0.00	100.00
3	S 89° 59' 59" E	99.99	0.00	100.00
4	N 00° 00' 00" E	100.00	0.00	100.00
5	N 89° 59' 59" E	99.99	0.00	100.00
6	S 89° 59' 59" E	99.99	0.00	100.00
7	N 00° 00' 00" E	100.00	0.00	100.00
8	N 89° 59' 59" E	99.99	0.00	100.00
9	S 89° 59' 59" E	99.99	0.00	100.00
10	N 00° 00' 00" E	100.00	0.00	100.00
11	N 89° 59' 59" E	99.99	0.00	100.00
12	S 89° 59' 59" E	99.99	0.00	100.00
13	N 00° 00' 00" E	100.00	0.00	100.00
14	N 89° 59' 59" E	99.99	0.00	100.00
15	S 89° 59' 59" E	99.99	0.00	100.00
16	N 00° 00' 00" E	100.00	0.00	100.00
17	N 89° 59' 59" E	99.99	0.00	100.00
18	S 89° 59' 59" E	99.99	0.00	100.00
19	N 00° 00' 00" E	100.00	0.00	100.00
20	N 89° 59' 59" E	99.99	0.00	100.00
21	S 89° 59' 59" E	99.99	0.00	100.00
22	N 00° 00' 00" E	100.00	0.00	100.00
23	N 89° 59' 59" E	99.99	0.00	100.00
24	S 89° 59' 59" E	99.99	0.00	100.00
25	N 00° 00' 00" E	100.00	0.00	100.00
26	N 89° 59' 59" E	99.99	0.00	100.00
27	S 89° 59' 59" E	99.99	0.00	100.00
28	N 00° 00' 00" E	100.00	0.00	100.00

ARC TABLE

ANGLE	CHORD	HEIGHT	DELTA
0	0.0000	0.0000	0.0000
1	0.0174	0.0000	0.0174
2	0.0349	0.0000	0.0349
3	0.0523	0.0000	0.0523
4	0.0698	0.0000	0.0698
5	0.0872	0.0000	0.0872
6	0.1047	0.0000	0.1047
7	0.1221	0.0000	0.1221
8	0.1396	0.0000	0.1396
9	0.1570	0.0000	0.1570
10	0.1745	0.0000	0.1745
11	0.1919	0.0000	0.1919
12	0.2094	0.0000	0.2094
13	0.2268	0.0000	0.2268
14	0.2443	0.0000	0.2443
15	0.2617	0.0000	0.2617
16	0.2792	0.0000	0.2792
17	0.2966	0.0000	0.2966
18	0.3141	0.0000	0.3141
19	0.3315	0.0000	0.3315
20	0.3490	0.0000	0.3490
21	0.3664	0.0000	0.3664
22	0.3839	0.0000	0.3839
23	0.4013	0.0000	0.4013
24	0.4188	0.0000	0.4188
25	0.4362	0.0000	0.4362
26	0.4537	0.0000	0.4537
27	0.4711	0.0000	0.4711
28	0.4886	0.0000	0.4886
29	0.5060	0.0000	0.5060
30	0.5235	0.0000	0.5235
31	0.5409	0.0000	0.5409
32	0.5584	0.0000	0.5584
33	0.5758	0.0000	0.5758
34	0.5933	0.0000	0.5933
35	0.6107	0.0000	0.6107
36	0.6281	0.0000	0.6281
37	0.6456	0.0000	0.6456
38	0.6630	0.0000	0.6630
39	0.6805	0.0000	0.6805
40	0.6979	0.0000	0.6979
41	0.7153	0.0000	0.7153
42	0.7328	0.0000	0.7328
43	0.7502	0.0000	0.7502
44	0.7677	0.0000	0.7677
45	0.7851	0.0000	0.7851
46	0.8026	0.0000	0.8026
47	0.8200	0.0000	0.8200
48	0.8375	0.0000	0.8375
49	0.8549	0.0000	0.8549
50	0.8723	0.0000	0.8723
51	0.8898	0.0000	0.8898
52	0.9072	0.0000	0.9072
53	0.9247	0.0000	0.9247
54	0.9421	0.0000	0.9421
55	0.9596	0.0000	0.9596
56	0.9770	0.0000	0.9770
57	0.9944	0.0000	0.9944
58	1.0119	0.0000	1.0119
59	1.0293	0.0000	1.0293
60	1.0467	0.0000	1.0467
61	1.0642	0.0000	1.0642
62	1.0816	0.0000	1.0816
63	1.0990	0.0000	1.0990
64	1.1165	0.0000	1.1165
65	1.1339	0.0000	1.1339
66	1.1513	0.0000	1.1513
67	1.1688	0.0000	1.1688
68	1.1862	0.0000	1.1862
69	1.2037	0.0000	1.2037
70	1.2211	0.0000	1.2211
71	1.2385	0.0000	1.2385
72	1.2560	0.0000	1.2560
73	1.2734	0.0000	1.2734
74	1.2908	0.0000	1.2908
75	1.3083	0.0000	1.3083
76	1.3257	0.0000	1.3257
77	1.3431	0.0000	1.3431
78	1.3606	0.0000	1.3606
79	1.3780	0.0000	1.3780
80	1.3954	0.0000	1.3954
81	1.4129	0.0000	1.4129
82	1.4303	0.0000	1.4303
83	1.4477	0.0000	1.4477
84	1.4652	0.0000	1.4652
85	1.4826	0.0000	1.4826
86	1.5000	0.0000	1.5000
87	1.5175	0.0000	1.5175
88	1.5349	0.0000	1.5349
89	1.5523	0.0000	1.5523
90	1.5698	0.0000	1.5698
91	1.5872	0.0000	1.5872
92	1.6046	0.0000	1.6046
93	1.6221	0.0000	1.6221
94	1.6395	0.0000	1.6395
95	1.6569	0.0000	1.6569
96	1.6744	0.0000	1.6744
97	1.6918	0.0000	1.6918
98	1.7092	0.0000	1.7092
99	1.7267	0.0000	1.7267
100	1.7441	0.0000	1.7441



GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND
APPROVED: *[Signature]*
DIRECTOR

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



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THE TOWER CONSULTANTS
1500 Tower Drive, Suite 100
Baltimore, MD 21202
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Fax: 410.528.1001
www.thetower.com

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LAWSON
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Baltimore, MD 21201
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LAWSON
1000 North Charles Street
Baltimore, MD 21201
Tel: 410.528.1000
Fax: 410.528.1001
www.lawson.com

DATE
DATE

REVISIONS

THE BLAIRS
CENTRE SITE PLAN
Baltimore, MD
MNCPPC
820140170

DETAILED SITE PLAN

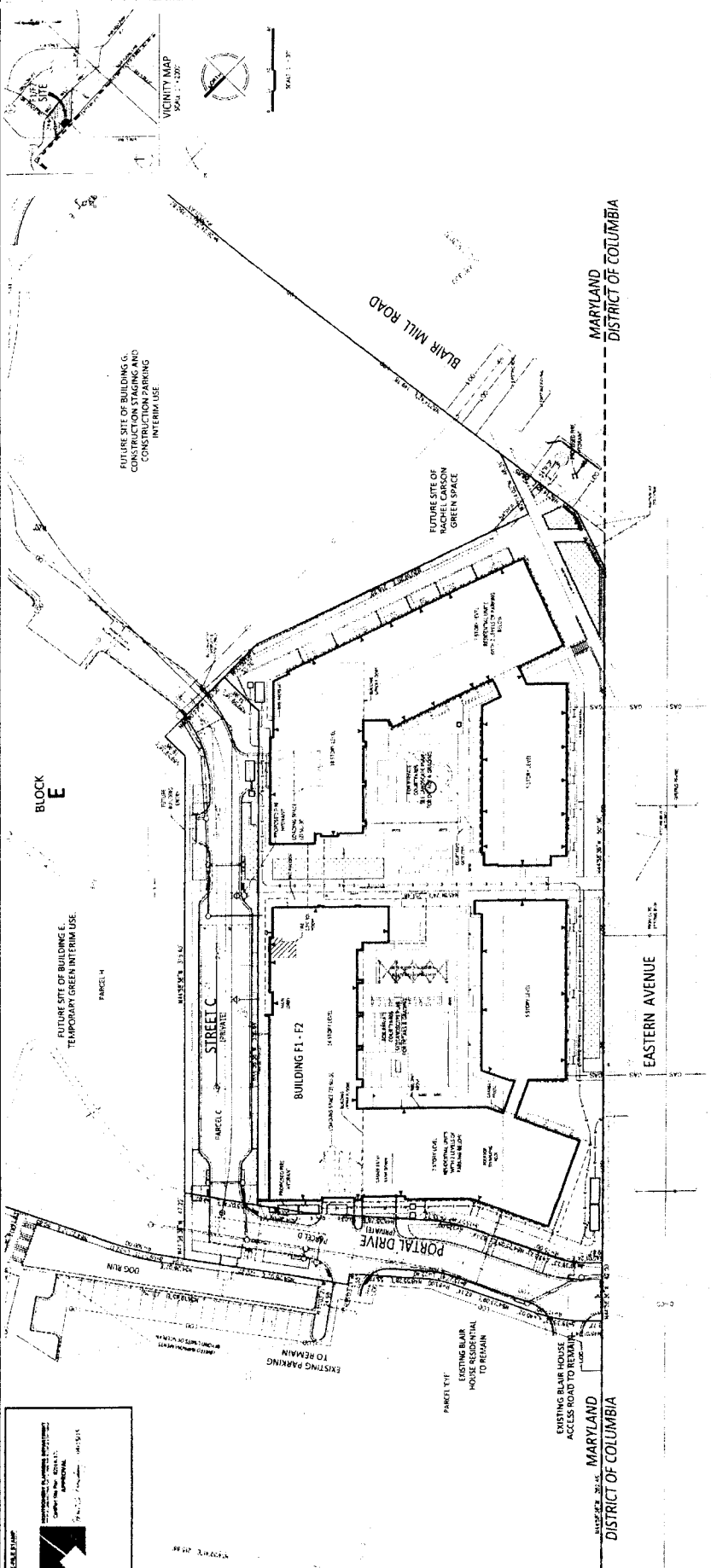
DATE
DATE

REVISIONS

THE BLAIRS
CENTRE SITE PLAN
Baltimore, MD
MNCPPC
820140170

DETAILED SITE PLAN

DATE
DATE



DATA TABLE FOR THE GRID/OPTIONAL METHOD

Development	Area (sq ft)	Volume (cu ft)	Weight (lb)	Value
Building	1,000,000	1,000,000	1,000,000	1,000,000
Other

Public Use Space

Category	Area (sq ft)	Volume (cu ft)	Weight (lb)	Value
Public Use Space

Restroom/F1/F2

Category	Area (sq ft)	Volume (cu ft)	Weight (lb)	Value
Restroom/F1/F2

Loading F1

Category	Area (sq ft)	Volume (cu ft)	Weight (lb)	Value
Loading F1

Loading F2

Category	Area (sq ft)	Volume (cu ft)	Weight (lb)	Value
Loading F2

Combined F1/F2 Residential Unit Mix

Unit Type	Area (sq ft)	Volume (cu ft)	Weight (lb)	Value
Residential Unit Mix

DEVELOPMENT REGULATIONS

Area Tabulation

Category	Area (sq ft)	Volume (cu ft)	Weight (lb)	Value
Area Tabulation

Maximum Density of Development

Category	Area (sq ft)	Volume (cu ft)	Weight (lb)	Value
Maximum Density of Development

Building Height for Approved Structures

Building Height for Approved Structures: 200 feet. Building Height for Structures: 200 feet. Building Height for Structures: 200 feet.

PLAN LEGEND

EXISTING BUILDING FOOTPRINT
EXISTING CURB
EXISTING DRIVEWAY
EXISTING SIDEWALK
EXISTING STREET LIGHT
EXISTING UTILITY
EXISTING FENCE
EXISTING SIGN
EXISTING LANDSCAPE
EXISTING PAVEMENT
EXISTING CONCRETE
EXISTING BRICK
EXISTING STONE
EXISTING METAL
EXISTING WOOD
EXISTING OTHER

DEVELOPMENT REGULATIONS

Area Tabulation

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PLAN LEGEND

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