

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

*8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org*

**MCPB
Item #6
9/22/05**

MEMORANDUM

DATE: September 16, 2005

TO: Montgomery County Planning Board

FROM: Catherine Conlon
Development Review Division
(301) 495-4542

SUBJECT: Informational Maps and Summary of Record Plat for the Planning Board
Agenda for September 22, 2005

Attached are staff recommendations and copies of plat drawings for record plats being presented for Planning Board conditional approval on September 22, 2005. All plats depict creation of lots through the minor subdivision process. As such, there are no associated preliminary or site plans.

PLAT NO. 220060140

Martin's 2nd Addition to Chevy Chase
North side of Turner Lane, approximately 100 feet east of Brookville Road
R-60 Zone, 1 Lot
Community Water, Community Sewer
Planning Area: Bethesda-Chevy Chase
McCullough Residential, LLC, Applicant

Staff Recommendation:

Pursuant to section 50-35A, the following minor subdivision plat is recommended for conditional approval subject to any applicable conditions of previous preliminary plans approvals and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code as will be determined during detailed agency review of the record plats prior to signature.

Staff recommends approval of this minor subdivision plat pursuant to section 50-35A(3) of the Subdivision Regulations, which states:

Consolidation of Two or More Lots or a Part of a lot into One Lot. Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

- a. Any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
- b. Any consolidation involving a part of a lot may occur under the minor subdivision process if the part of a lot was created by deed recorded prior to June 1, 1958.

Staff applied the above-noted minor subdivision criteria for one lot (previously known as part of lot 74) and concludes that the proposed minor subdivision to create part of a lot into a lot complies with the criteria of Section 50-35A (3) of the subdivision regulations. Staff further finds that the resulting lot, which has 50 feet of frontage, complies with Section 59-B-5.2 of the Zoning Ordinance which permits lots which had less than 180 feet of frontage before June 1, 1958, to be resubdivided into lots with frontage of not less than 50 feet and an area of not less than 5,000 square feet if the majority of lots in the same block have frontages of less than 60 feet or areas of less than 6,000 square feet. Therefore, staff recommends approval of this minor subdivision record plat.

NOTES

- TOTAL AREA INCLUDED ON THIS PLAT IS 5.066 S.F. (0.117 ACRES).
- TOTAL AREA OF DEDICATION FOR TURNER LANE ROAD IS 0 ACRES.
- WATER CATEGORY: 1 SEWER CATEGORY: 1
- THE PROPERTY WHICH IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-60 ZONE, AS OF THE DATE OF PLAT RECORDED.
- 197/795 - IRON PIPE FOUND ON IRON PIN SET.
- PUBLIC WATER AND SEWER.
- THE APPROVAL OF THIS PLAT IS PREDICATED ON THE AVAILABILITY OF PUBLIC WATER AND SEWER.
- THIS PROPERTY IS SHOWN ON TAX MAP 14862.
- THIS PROPERTY IS SHOWN ON M.S.C. 200-FOOT SHEET 204 NH 03.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS OF THE MONTGOMERY COUNTY PLANNING BOARD AND THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO APPLY TO THIS PLAT. ANY OTHER PLAN ALONG WITH THIS PLAT OR OTHER PLAN ALONG WITH DEVELOPMENT OF THIS PROPERTY AND ANY OTHER PLAN ALONG WITH DEVELOPMENT OF THIS PROPERTY AND ANY OTHER PLAN ALONG WITH DEVELOPMENT OF THIS PROPERTY ARE INTENDED TO APPLY TO THIS PLAT. ANY OTHER PLAN ALONG WITH DEVELOPMENT OF THIS PROPERTY AND ANY OTHER PLAN ALONG WITH DEVELOPMENT OF THIS PROPERTY ARE INTENDED TO APPLY TO THIS PLAT.
- THIS PLAT CONFORMS WITH THE REQUIREMENTS FOR MINOR SUBDIVISION, SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE MONTGOMERY COUNTY CODE. THIS PLAT INVOLVES CONSOLIDATION OF TWO OR MORE LOTS OR PARTS OF LOTS INTO ONE LOT OR PART OF A LOT AS PROVIDED BY SECTION 10-201 OF THE MONTGOMERY COUNTY CODE.
- THIS PLAT CONFORMS WITH THE REQUIREMENTS OF RESUBDIVISION OF R-60 LOTS PREDATING 1989 CONTAINED IN SECTION 54-B-5.2 OF THE MONTGOMERY COUNTY CODE.
- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY DETAIL OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN INSTRUMENT RESPECTING THE OWNERSHIP AND USE OF THIS PROPERTY. THE INSTRUMENT RESPECTING THE OWNERSHIP AND USE OF THIS PROPERTY IS THE INSTRUMENT CURRENTLY OF RECORD IN THE MONTGOMERY COUNTY CLERK'S OFFICE.
- THIS PROPERTY IS EXEMPT FROM THE MONTGOMERY COUNTY FOREST CONSERVATION LAW OF 2001.
- THIS PROPERTY IS LOCATED ON A F.I.A. FLOODED INSURANCE MAP NUMBER 26089 019 5, FLOODED ZONE 17A.
- ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS TO BE IN ACCORDANCE WITH THE MONTGOMERY COUNTY ZONING ORDINANCE. CURRENT ZONE CLASSIFICATION IS R-60.

OWNER'S CERTIFICATE

WE, REGULATION CONSTRUCTION, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, HEREBY CERTIFY THAT THE INFORMATION HEREON AS 'NO' P.L.E.' TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED 'DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY DESIGNATION' AS RECORDED IN LIBER BOOK AT 7010 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, IS TRUE AND CORRECT. THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT AS INDICATED BELOW.

DATE: _____ WITNESS: _____
 GREGORY DAVIS
 REGULATION CONSTRUCTION

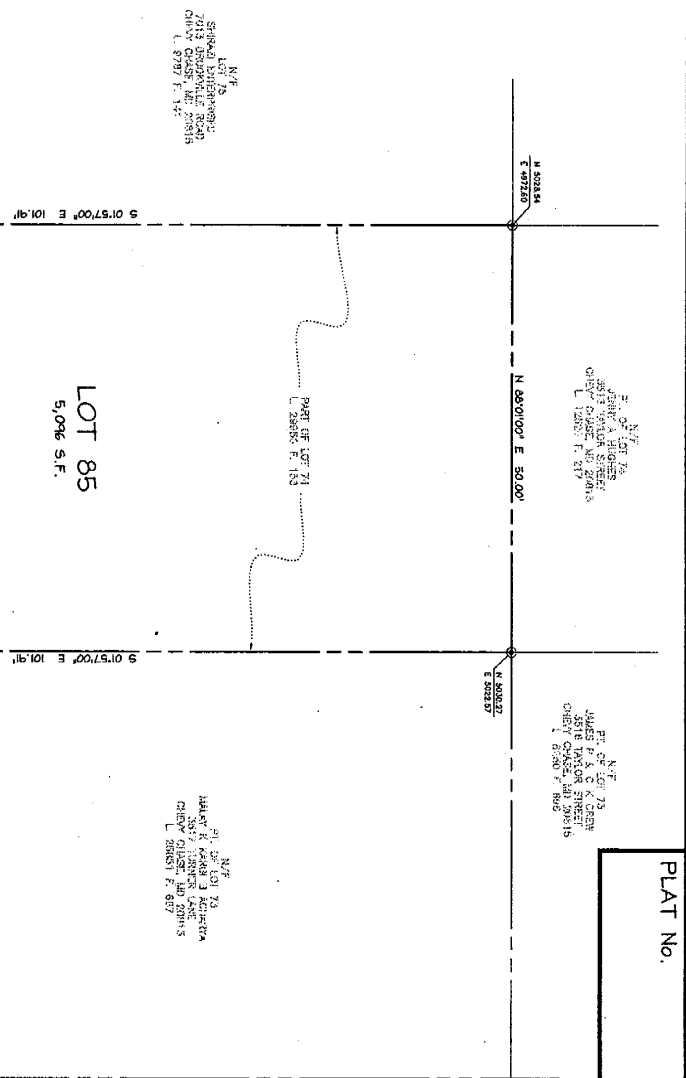
DATE: _____ WITNESS: _____
 EDWARD F. BARBER OR
 WILLIAM S. FISLER

WE, BRANCH BANKING AND TRUST COMPANY (BBT), HEREBY CONSENT TO THIS PLAN OF SUBDIVISION.

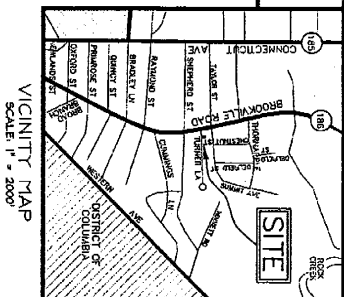
Department of
 Permitting Services
 Montgomery County, Maryland

The Maryland National Capital Park and Planning Commission
 Montgomery County Planning Board

Approved: _____
 M.N.C.P. & P.C. Record File No. _____



PLAT NO. _____



PLAT DATUM:
 SCALE: 1" = 100'
 P.B. '89' PLAT '89'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A RESUBDIVISION OF ALL OF THE LANDS CONVERTED BY NASSER H. SHIBAZI, ET AL, UNTO HOLLIDAY CONSTRUCTION, LLC, BY A DEED DATED _____ AND RECORDED _____ RESUBDIVISION 2005 IN LIBER BOOK AT 7010 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND IN ADDITION TO CHEVY CHASE AS RECORDED IN PLAT BOOK '89' PLAT '64', AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT ALL PROPERTY CORNERS MARKED THIS ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 50-202 OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

DATE: 2/16/2005
 STEVEN R. PETERS
 PROFESSIONAL LAND SURVEYOR
 MD REG. NO. 582

SUBDIVISION RECORD PLAT
 LOT 85

MARTIN'S 2ND ADDITION
 TO CHEVY CHASE

A RESUBDIVISION OF PART OF LOT 74
 BETHESDA (7TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 100' JULY 2005

ES ENGINEERING
 CIVIL ENGINEERING AND PLANNING
 DIVISION OF CAS ENTERPRISES, INC.
 108 Wood Ridge Road, Suite 100
 DC Metro (301) 507-3031 Fax (301) 507-4848

PLAT NO. 220060540

Huntington Terrace

Southwest quadrant of the intersection of Lincoln Street and Grant Street

R-60 Zone, 1 Lot

Community Water, Community Sewer

Planning Area: Bethesda-Chevy Chase

Suneel Kapur, Applicant

Staff Recommendation:

Pursuant to section 50-35A, the following minor subdivision plat is recommended for conditional approval subject to any applicable conditions of previous preliminary plans approvals and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code as will be determined during detailed agency review of the record plats prior to signature.

Staff recommends approval of this minor subdivision plat pursuant to section 50-35A(3) of the Subdivision Regulations, which states:

Consolidation of Two or More Lots or a Part of a lot into One Lot. Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

- a. Any condition applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
- b. Any consolidation involving a part of a lot may occur under the minor subdivision process if the part of a lot was created by deed recorded prior to June 1, 1958

Staff applied the above-noted minor subdivision criteria for the two lots (previously known as lots 13 and part of lot 14) and concludes that the proposed minor subdivision to combine them into one lot complies with the criteria of Section 50-35A (3) of the subdivision regulations and supports this minor subdivision record plat.

PLAT NO.

OWNERS' CERTIFICATE

WE, SUNEEL KAPUR AND RENU KAPUR, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND ESTABLISH THE TEN (10) FOOT PUBLIC UTILITY EASEMENT SHOWN HEREON AS 10' P.U.E. FOR THE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" RECORDED IN LIBER 3034 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. THERE ARE NO LEASES, LIENS, OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION.

DATE	SUNEEL KAPUR, OWNER	WITNESS
DATE	RENU KAPUR, OWNER	WITNESS

GENERAL NOTES

1. 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 UNLESS MODIFIED BY FURTHER ACTIONS BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. THIS PLAT CONFORMS WITH REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-35 A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, REVISION 10/18/02. THE SUBDIVISION IS NOT INTENDED TO BE CONSIDERED AS ONE OF THE SQUARE LOTS OR PARTS OF LOTS INTO ONE LOT AS PROVIDED FOR IN SECTION 50-35 A (a)(2).
3. 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 THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPRESENT THE EXHAUSTIVE TITLE OR TO DENY OR NOTE ALL MATTERS AFFECTING TITLE.
4. THERE IS NO ADDITIONAL DEDICATION TO PUBLIC USE PER THIS PLAT.

5. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER.
6. THIS PROPERTY IS CURRENTLY ZONED R-60.
7. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDINANCE R-60 ZONE, EXCEPT THAT THE SIDE BUILDING RESTRICTION LINE CAN CONFORM TO THE ZONING DEVELOPMENT STANDARDS IN EFFECT AT THE TIME OF THE ORIGINAL PLAT RECORDATION.
8. THE EXISTING SINGLE FAMILY DWELLING ON THE LOT SHOWN AND DESCRIBED HEREON IS RECORD PLAT CONFORMS TO THE REQUIREMENTS OF SECTION 50-51 OF THE MONTGOMERY COUNTY ZONING ORDINANCE. THE EXISTING DWELLING MAY BE ALTERED, RENOVATED, OR REPLACED BY A NEW DWELLING BY APPLYING THE ZONING DEVELOPMENT STANDARDS IN EFFECT AT THE TIME OF THE ORIGINAL LOT(S) RECORDATION. THIS PROVISION DOES NOT EXEMPT THE SUBJECT PROPERTY FROM GOVERNMENTAL OTHER LEGAL REQUIREMENTS IMPOSED BY OTHER GOVERNMENTAL AGENCIES FOR REVIEW AND APPROVAL FOR RESIDENTIAL DEVELOPMENT.
9. LOTS SHOWN HEREON APPEAR ON MONTGOMERY COUNTY TAX MAP NH-13, W.S.C. SHEET # 210 NW 05.
10. THIS PROPERTY IS EXEMPT FROM THE MONTGOMERY COUNTY FOREST CONSERVATION LAW OF 2002.

206054

SUBDIVISION RECORD PLAT

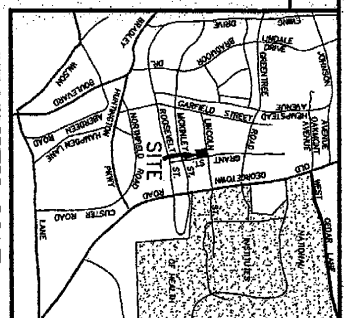
LOT 26, BLOCK 10

A RESUBDIVISION OF

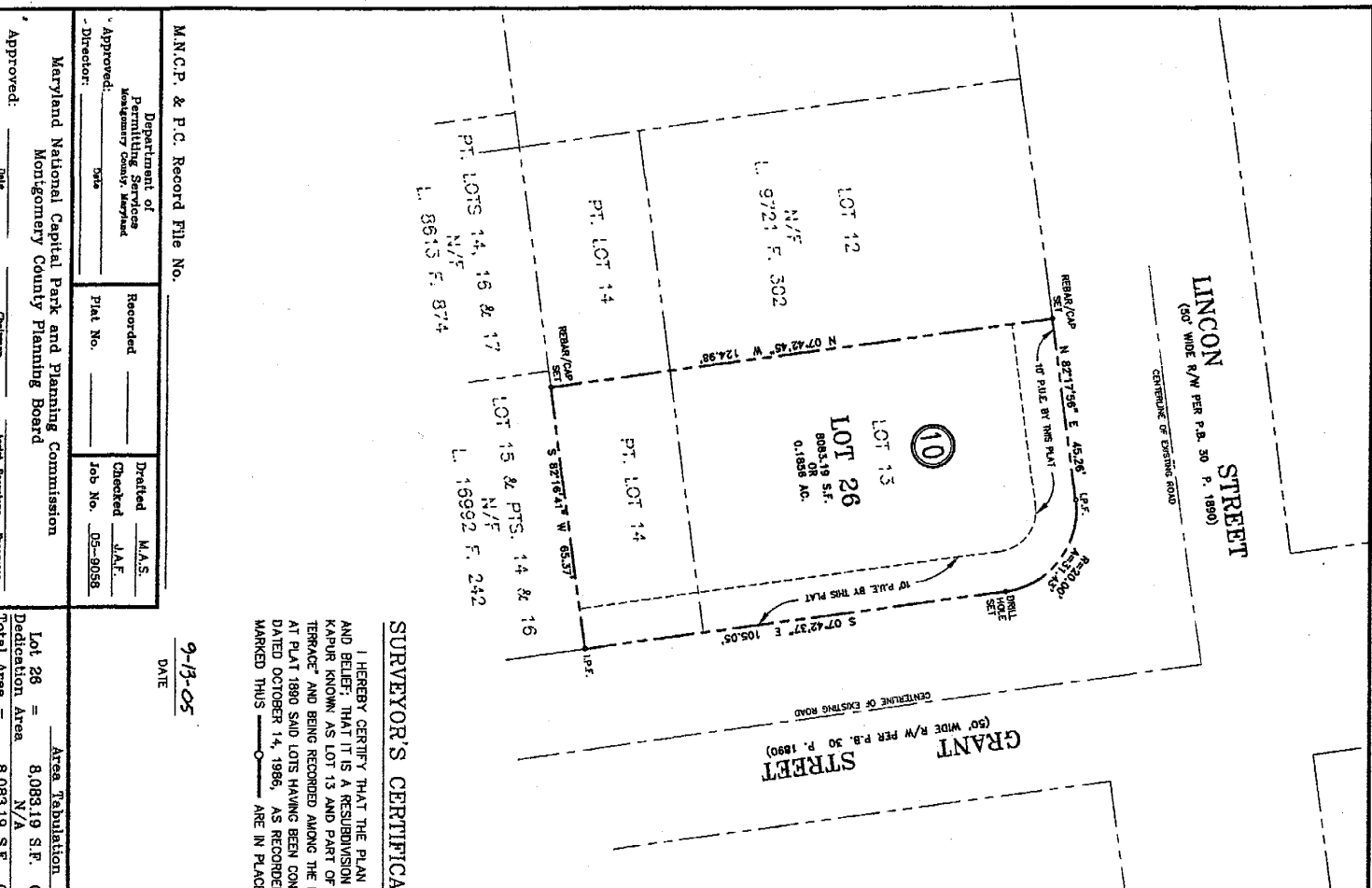
HUNTINGTON TERRACE

ELECTION DISTRICT No. 7
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 20'
SEPTEMBER 2005

Prepared by
SNIDER & ASSOCIATES
SURVEYORS & ENGINEERS
LAND PLANNING CONSULTANTS
2 Professional Drive, Suite 216
Gaithersburg, Maryland 20879
301-948-5100



VICINITY MAP
ADC MAP PAGE 36 GRID H-9
SCALE: 1" = 2000'



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A RESUBDIVISION OF ALL OF THE LANDS CONVEYED TO SUNEEL KAPUR AND RENU KAPUR KNOWN AS LOT 13 AND PART OF LOT 14, BLOCK 10 AS SHOWN ON A PLAT TITLED "HUNTINGTON TERRACE" AND BEING RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN PLAT BOOK 30 AT PLAT 1880 SAID LOTS HAVING BEEN CONVEYED BY CURTIS W. SARGOSKY AND LAUREL K. SARGOSKY BY DEED DATED OCTOBER 14, 1986, AS RECORDED IN LIBER 7347 AT FOLIO 334, AND THAT PROPERTY OWNERS MARKED THUS ARE IN PLACE AS SHOWN HEREON.

9-13-05
DATE

Jeffrey A. Foster
JEFFREY A. FOSTER
MARYLAND PROPERTY LINE
SURVEYOR REG. NO. 587

MANCP & P.C. Record File No. _____

Department of Permitting Services
Montgomery County, Maryland

Approved: _____ Date: _____

Director: _____

Recorded: _____ Plat No. _____

Drafted: _____ M.A.S.
Checked: _____ J.A.F.

Job No. 05-9058

Maryland National Capital Park and Planning Commission
Montgomery County Planning Board

Approved: _____ Date: _____

Chairman: _____

Assistant Secretary - Treasurer: _____

Area Tabulation:

Lot 26 =	8,083.19 S.F.	OR	0.1856 AC.
Dedication Area =	N/A	OR	0.1856 AC.
Total Area =	8,083.19 S.F.	OR	0.1856 AC.

PLAT NO. 220060550

Chevy Chase Manor
Southeast quadrant of the intersection of Turner Lane and Pomander Lane
R-60 Zone, 1 Lot
Community Water, Community Sewer
Planning Area: Bethesda-Chevy Chase
ACT-Chris Papadopoulos, Applicant

Staff Recommendation:

Pursuant to section 50-35A, the following minor subdivision plat is recommended for conditional approval subject to any applicable conditions of previous preliminary plans approvals and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code as will be determined during detailed agency review of the record plats prior to signature.


Staff recommends approval of this minor subdivision plat pursuant to section 50-35A(3) of the Subdivision Regulations, which states:

Consolidation of Two or More Lots or a Part of a lot into One Lot. Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

- c. Any condition applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
- d. Any consolidation involving a part of a lot may occur under the minor subdivision process if the part of a lot was created by deed recorded prior to June 1, 1958.

Staff applied the above-noted minor subdivision criteria for the two lots (previously known as lot 5 and part of lot 6) and concludes that the proposed minor subdivision to combine them into one lot complies with the criteria of Section 50-35A (3) of the subdivision regulations and supports this minor subdivision record plat.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A RESUBDIVISION OF ALL OF THE LANDS CONVERTED TO CHRIS PAPAIOPOULOS AND NICOLETTA PAPAIOPOULOS KNOWN AS LOT 5 AND PART OF LOT 6, BLOCK B, AS SHOWN ON A PLAT TITLED "CHEVY CHASE MANOR" AND BEING RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN PLAT BOOK 34 AT PLAT 2277. SAID LOTS HAVING BEEN CONVERTED BY PATRICK J. O'BRIEN BY DEED DATED MARCH 1, 2002, AS RECORDED IN LIBER 20798 AT FOLIO 398; AND THAT PROPERTY CORNERS MARKED THUS  ARE IN PLACE AS SHOWN HEREON.

9-19-05
DATE

Debra A. Foster
DEBRA A. FOSTER
MARYLAND PROPERTY LINE
SURVEYOR REG. NO. 987

OWNERS' CERTIFICATE

WE, CHRIS AND NICOLETTA PAPAIOPOULOS, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND ESTABLISH THE TEN (10) FOOT PUBLIC UTILITY EASEMENT SHOWN HEREON AS 10' P.U.E. FOR THE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" RECORDED IN LIBER 354 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

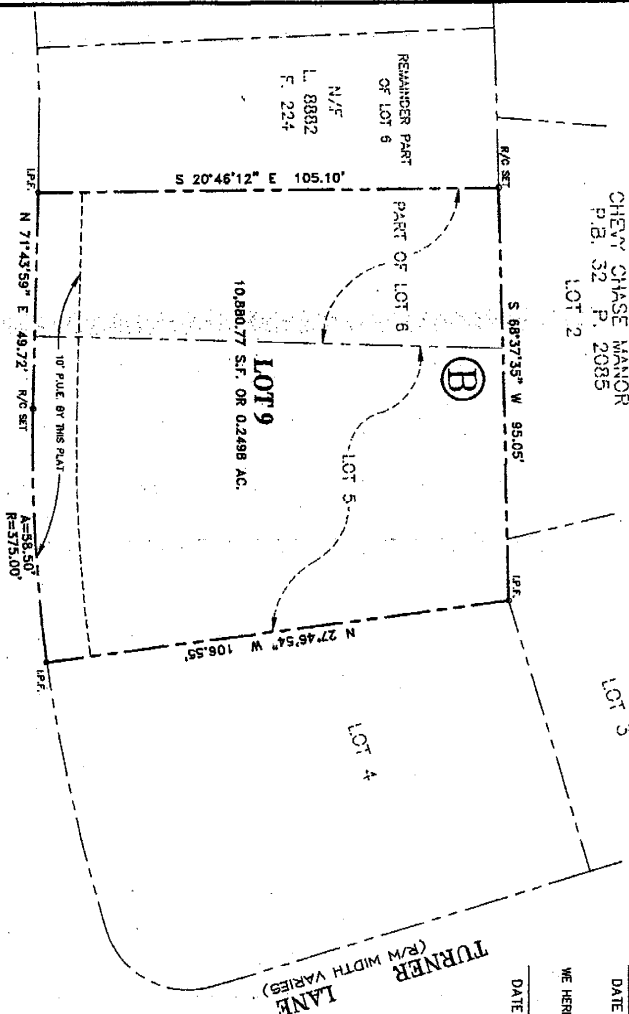
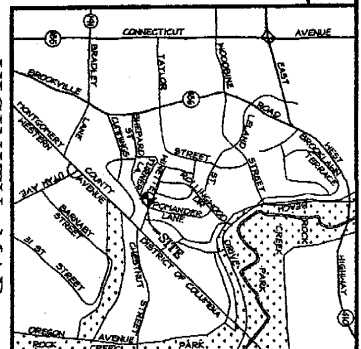
THERE ARE NO LEASES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION, EXCEPT FOR A CERTAIN LEASE, AND THE PARTIES IN INTEREST THERE TO HAVE HEREON INDICATED THEIR ASSENT:

DATE	OWNER	WITNESS
_____	CHRIS PAPAIOPOULOS, OWNER	_____
_____	NICOLETTA PAPAIOPOULOS, OWNER	_____

WE HEREBY ASSENT TO THIS PLAN OF SUBDIVISION

DATE	(BANK REPRESENTATIVE) (NAME AND TITLE)	WITNESS
_____	_____	_____

PLAT NO.



GENERAL NOTES

- 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 UNLESS MODIFIED BY FURTHER ACTIONS BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- THIS PLAT CONFORMS WITH REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-35 A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES A CONSOLIDATION OF TWO OR MORE LOTS OR PARTS OF LOTS INTO ONE LOT AS PROVIDED FOR IN SECTION 50-35 A (G)(3).
- 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 THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE THE EXAMINATION OF TITLE OR TO DEPORT OR NOTE ALL MATTERS AFFECTING TITLE.
- THERE IS NO ADDITIONAL DEDICATION TO PUBLIC USE PER THIS PLAT.
- THE APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER.
- THIS PROPERTY IS CURRENTLY ZONED R-60.
- ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDINANCE R-60 ZONE.
- LOTS SHOWN HEREON APPEAR ON MONTGOMERY COUNTY TAX MAP HH-92 W.S.S.C. SHEET # 209 NW 03.
- THIS PROPERTY IS EXEMPT FROM THE MONTGOMERY COUNTY FOREST CONSERVATION LAW OF 2002.

POMANDER LANE
(50' WIDE R/W PER P.B. 34, P. 2277)

TURNER LANE
(R/W WIDTH VARIES)

SUBDIVISION RECORD PLAT
LOT 9, BLOCK B

A RESUBDIVISION OF
LOT 5 & PART OF LOT 6, BLOCK B
CHEVY CHASE MANOR

ELECTION DISTRICT No. 7
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 20'
SEPTEMBER 2005

Prepared by
SNIDER & ASSOCIATES
SURVEYORS • ENGINEERS
LAND PLANNING CONSULTANTS
2 Professional Drive, Suite 216
Gathersburg, Maryland 20879
301-948-6100

M.N.C.P. & P.C. Record File No. _____

Department of Planning Services Montgomery County, Maryland	Recorded _____	Printed _____	M.A.S.
Approved: _____ Director	Plat No. _____	Checked _____ Job No. _____	M.A.F. 02-1029 02-1803

*Maryland National Capital Park and Planning Commission
Montgomery County Planning Board

Approved: _____ Date _____

Area Tabulation
Lot 9 = 10,880.77 S.F. OR 0.2498 AC.
Dedication Area = N/A
Total Area = 10,880.77 S.F. OR 0.2498 AC.

