

AREA TABULATION

LOT 23..... 13,551 SQ. FT. OR 0.3111 ACRES
 MASSACHUSETTS AVENUE ABANDONMENT..... 5,570 SQ. FT. OR 0.1279 ACRES
 TOTAL LOT 25..... 19,121 SQ. FT. OR 0.4390 ACRES

CURVE DATA						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	1820.00'	5°21'07"	170.00'	85.06'	169.94'	S 28°11'57" E
C2	1850.00'	6°13'59"	201.25'	100.73'	201.15'	S 27°35'50" E

NOTES

1. THE PROPERTY SHOWN HEREON IS ZONED R-60.
2. HORIZONTAL DATUM IS BASED ON NAD 83/91.
3. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
4. THIS PROPERTY IS AVAILABLE TO BE SERVED BY PUBLIC WATER & SEWER SYSTEMS ONLY. (W-1,S-1)
5. THIS PROPERTY IS AVAILABLE TO BE SERVED AT A MINIMUM BY PEPCO, VERIZON, COMCAST, AND WASHINGTON GAS
6. TAX MAP GRID HM122; WSSC 200 SHEET NUMBER 206NW05.
7. THE PROPERTY IS NOT LOCATED WITHIN A SPECIAL TAXING DISTRICT OR MUNICIPALITY
8. THE PROPERTY IS LOCATED IN THE LITTLE FALLS WATERSHED

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE INFORMATION SHOWN HEREON IS CORRECT; THAT IT IS A PROPERTY ACQUIRED BY:

PETER H. TURZA AND DALE C. TURZA FROM:
 (1) MARY S. HAVERBACK, TRUSTEE OF THE MARY S. HAVERBACK REVOCABLE TRUST BY A DEED DATED MARCH 22, 2021 AND RECORDED IN BOOK 62535 PAGE 252 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

ADAM S. BERNAT _____ DATE _____
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 21133
 EXPIRATION DATE 6/20/24

LEGEND

- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- EASEMENTS
- EXISTING BUILDINGS
- EXISTING SIDEWALKS
- EXISTING OVERHEAD ELECTRIC
- EXISTING TREELINE
- EXISTING DRIVEWAY/ROADWAY
- EXISTING FENCELINE
- PROPOSED MASSACHUSETTS AVENUE ABANDONMENT AREA

OWNER/APPLICANT

PETER AND DALE TURZA
 5102 CAMMACK DRIVE
 BETHESDA, MD 20816

		DRAWN <u>HBZ</u>
		COMPUTED <u>HBZ</u>
		CHECKED <u>ASB</u>
		DATE: _____
No.	REVISION	Plat No.: _____



Johnson • Bernat • Associates, Inc.

Engineering • Surveying • Planning

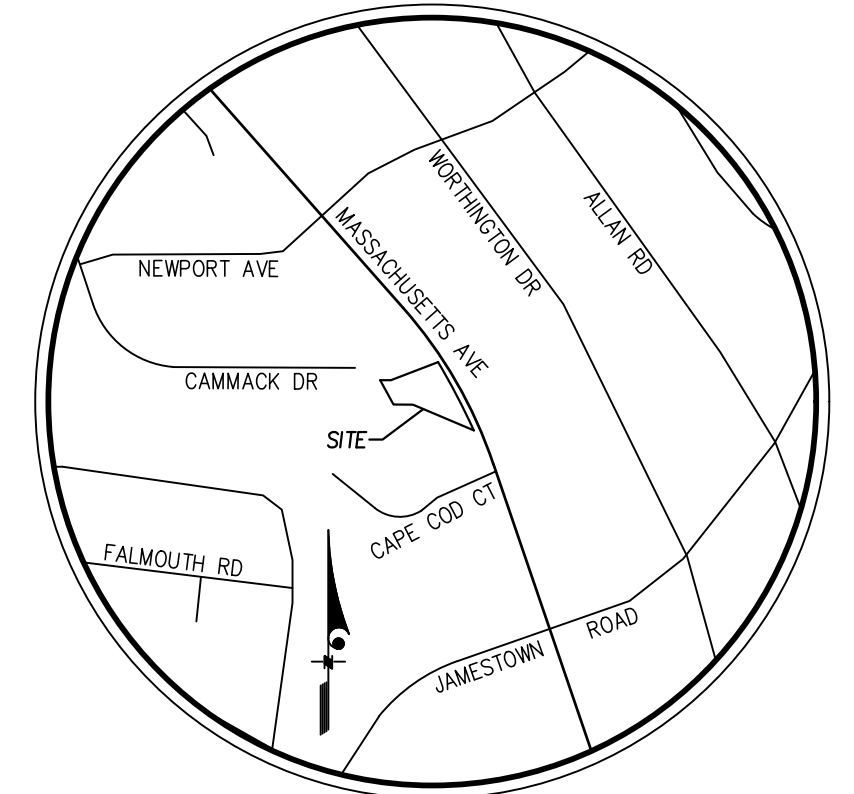
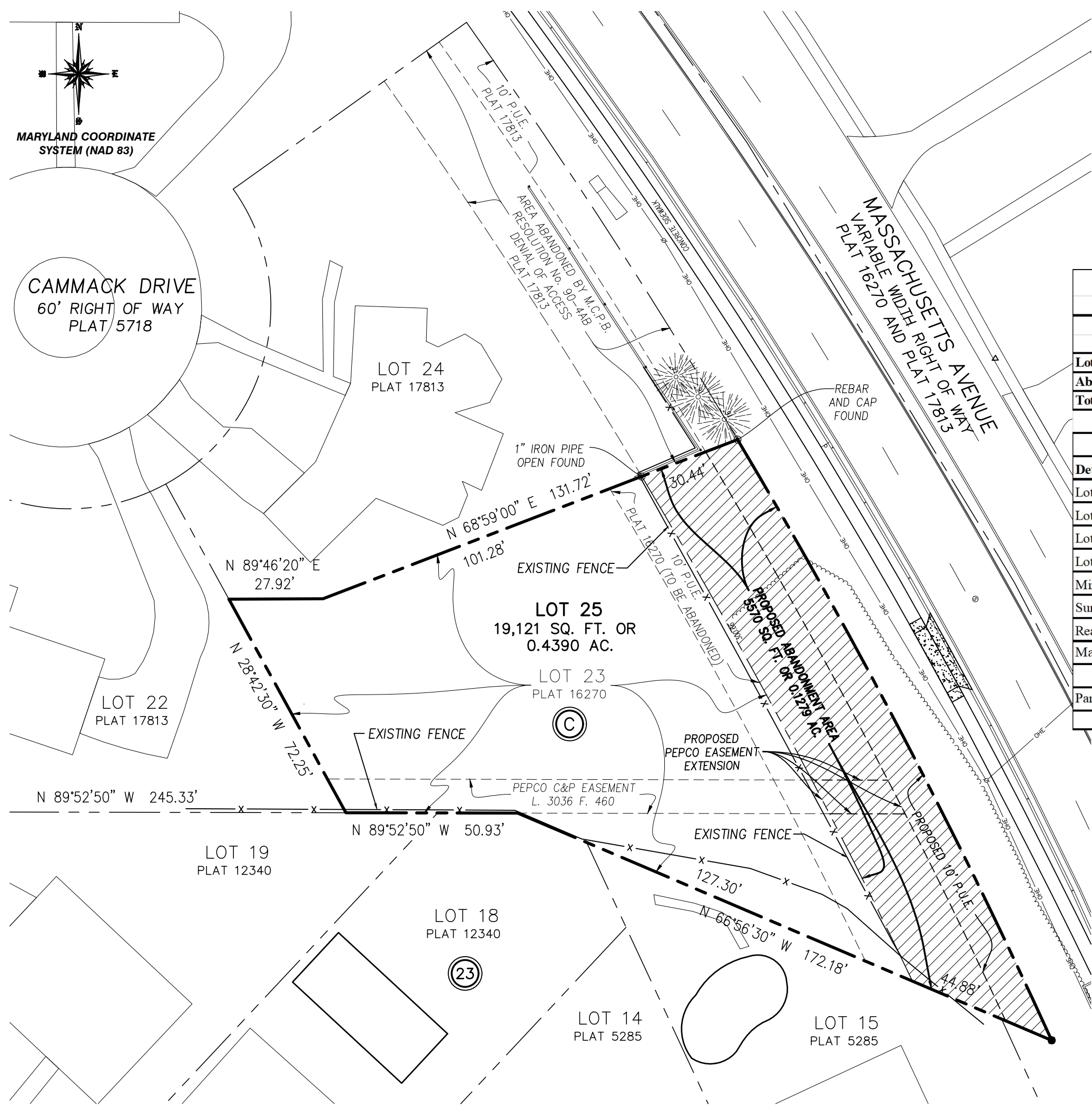
205 N. Frederick Ave. Suite 100
 Gaithersburg, MD 20877
 Tel. (301) 963-1133
 Fax: (301) 963-6306
 www.jba-inc.net

**PRELIMINARY PLAN/ AMENDMENT PLAN
 5212 MASSACHUSETTS AVENUE
 PRELIMINARY PLAN NO. 120220170
 FUTURE LOT 25, BLOCK C
 SUMNER PARK**

CURRENTLY
 LOT 23, PLAT 16270
 BETHESDA ELECTION DISTRICT NO. 7
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 30' JUNE, 2022
 TAX MAP GRID HM122, WSSC 206NW05



SHEET 1 OF 2
 PRELIMINARY PLAN #120220170
 Job No. 21-019



VICINITY MAP
 NOT TO SCALE

5212 Massachusetts Avenue		
DEVELOPMENT TABLE		
R-60	SF	AC.
Lot 23	13,551	0.3111
Abandonment Area	5,570	0.1279
Total Lot Area	19,121	0.4390
	Required	Proposed
Detached House, Principal Building		
Lot Area (Min), SF	6,000	19,121
Lot Width at Front Building Line (Min), FT	60	must meet min.
Lot width at Street (Min), FT	25	201
Lot Coverage (Max), Percent	35	must meet min.
Minimum Side Yard (Min), FT	8	must meet min.
Sum of 2 sideyards, FT	18	must meet min.
Rear Setback (Min), FT	20	must meet min.
Maximum Height, FT	30-35	must meet min.
Parking Spaces	2	must meet min.

EXHIBIT B

PLAT No 5718

Area dedicated for Streets and Paths is 261,115 sq. ft. or 5.994 ac.
 Area dedicated for widening of Mass. Ave and Service Drive is 71934 sq. ft. or 1.651 ac.

OWNERS' DEDICATION

We, W.C. & A.N. Miller Development Co., a Delaware Corp. by Allison N. Miller, President and Lewis W. Machir, Secretary, owners of the property shown and described hereon hereby adopt this plan of subdivision, establish the minimum building restriction lines and dedicate the streets and paths to public use.

Date: June 5th 1959

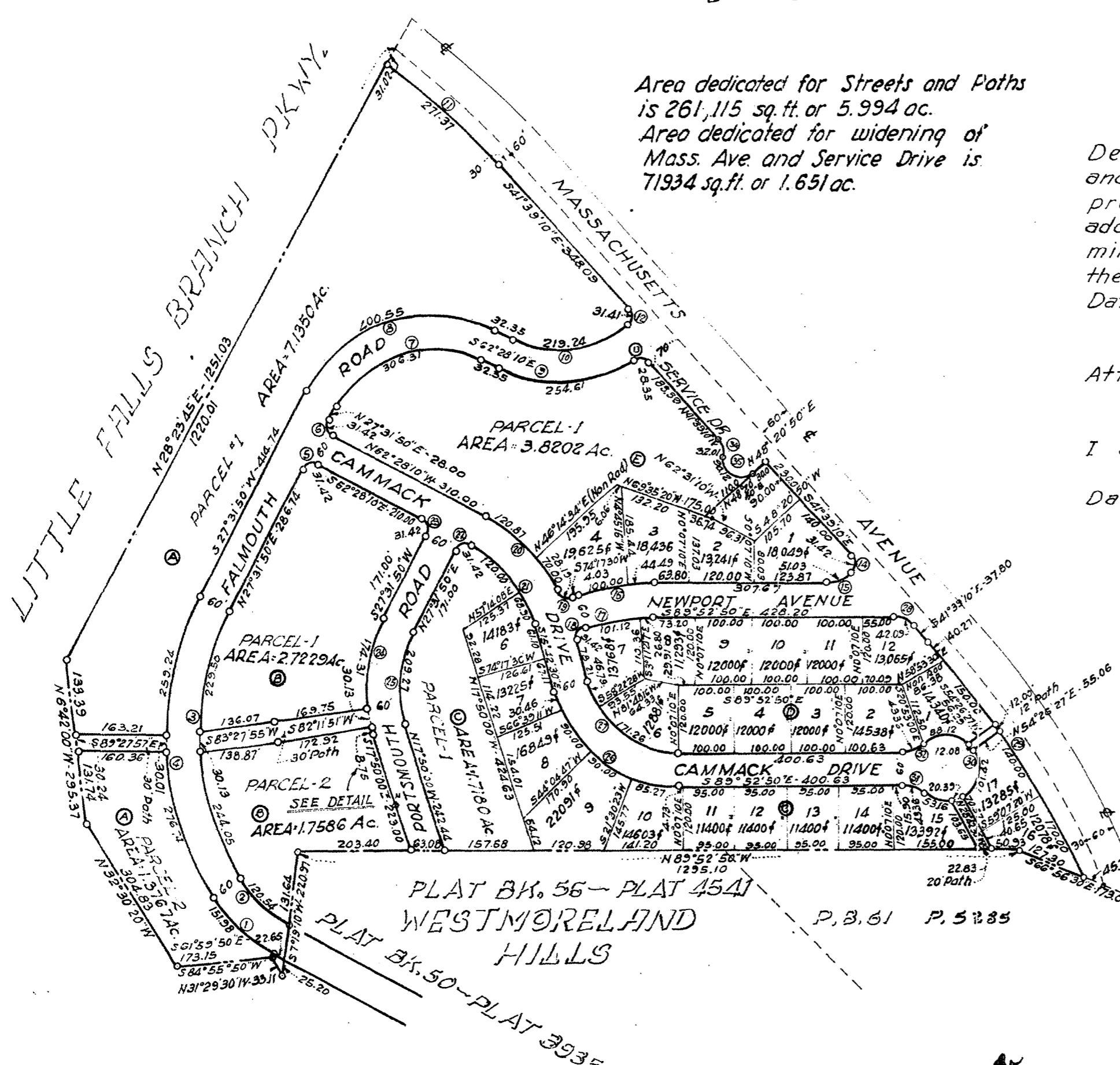
W.C. & A.N. MILLER DEVELOPMENT CO.

Attest: *Lewis W. Machir* By: *Allison N. Miller*
 Lewis W. Machir, Secretary Allison N. Miller, President

I assent to this plan of subdivision.

Date: June 5, 1959

Ralph V. Driver
 Ralph V. Driver
 (Surviving Trustee)



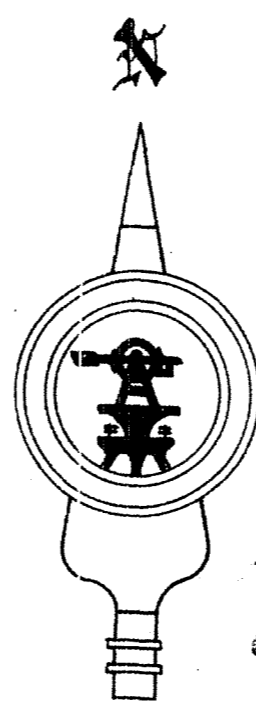
CURVE DATA					
No	RAD.	Δ	ARC	TAN.	CHD. BEARING
1	290.00	30°01'40"	151.98	77.78	150.25 N46°59'00"W
2	230.00	30°01'40"	120.54	61.69	119.16 N46°59'00"W
3	485.02	59°30'00"	503.68	277.21	481.35 N02°13'10"W
4	545.02	59°30'00"	565.99	311.50	540.90 N02°13'10"W
5	20.00	90°00'00"	31.42	20.00	28.28 N72°31'50"E
6	20.00	90°00'00"	31.42	20.00	28.28 N17°28'10"W
7	195.00	90°00'00"	306.31	195.00	275.77 N72°31'50"E
8	255.00	90°00'00"	400.55	255.00	360.62 N72°31'50"E
9	241.57	60°23'20"	254.61	140.57	242.99 N87°20'10"E
10	181.57	69°11'00"	219.24	125.22	206.16 N82°56'20"E
11	1342.00	11°35'09"	271.37	136.15	270.90 S47°26'45"E
12	20.00	90°00'00"	31.41	20.00	28.28 N03°20'50"E
13	20.00	81°12'50"	28.35	17.14	26.03 N82°15'20"W
14	20.00	90°00'00"	31.42	20.00	28.28 N03°20'40"E
15	70.00	41°46'20"	51.03	26.71	49.91 N69°14'00"E
16	523.06	15°49'40"	144.49	72.71	144.03 N82°12'20"E
17	463.06	15°49'40"	127.92	64.37	127.51 N82°12'20"E
18	20.00	90°00'00"	31.42	20.00	28.28 N29°17'30"E
19	20.00	60°45'40"	28.19	17.01	25.91 N65°19'40"W
20	291.46	37°31'20"	190.87	99.00	187.48 S43°42'30"E
21	231.46	46°45'40"	188.90	100.07	189.70 S39°05'20"E
22	20.00	90°00'00"	31.42	20.00	28.28 N72°31'50"E
23	20.00	90°00'00"	31.42	20.00	28.28 S17°28'10"E
24	269.27	45°21'50"	213.19	112.54	207.67 N04°50'55"E
25	209.27	45°21'50"	165.69	87.46	161.40 N04°50'55"E
26	226.44	74°10'20"	295.73	172.68	275.50 S52°47'40"E
27	168.44	74°10'20"	218.05	127.33	203.14 S52°47'40"E
28	50.00	48°13'40"	42.09	22.38	40.86 S65°46'00"E
29	1820.00	16°07'37"	512.27	257.84	510.58 S33°35'22"E
30	60.00	262°29'08"	275.22	-68.03	90.00 N 0°07'10"E
31	60.00	41°24'34"	43.36	22.68	42.43 S69°10'33"E
32	60.00	41°24'34"	43.36	22.68	42.43 N69°24'53"E

ENGINEERS' CERTIFICATE

We hereby certify that the plan shown hereon is correct; that it is a subdivision of all the land conveyed to W.C. and A.N. Miller Development Co. by the following deeds: (1) from Smoot Properties Inc. by deed dated June 1, 1950 and recorded in Liber 1386 at Folio 537, (2) from Louis E. Smoot by deed dated June 1, 1950 and recorded in Liber 1386 at Folio 543, (3) from Smoot Sand and Gravel Corp. by deed dated June 1, 1950 and recorded in Liber 543 at Folio 540 all among the Land Records of Montgomery County, Maryland and that iron pipes marked thus — are in place as shown hereon.

Date: June 20, 1959

MADDOX & HOPKINS
 By: *[Signature]*
 Page F. Hopkins
 Professional Engineer & Land Surveyor
 Maryland No. 1585



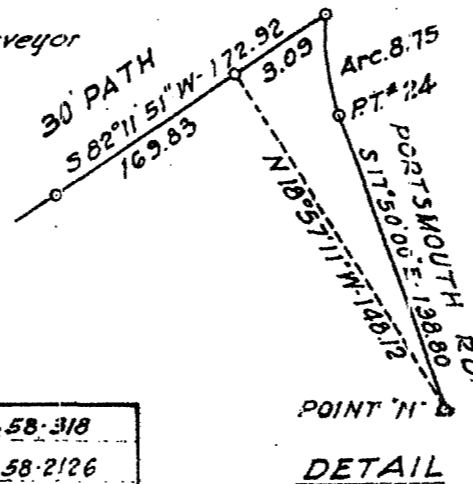
CURVE DATA					
No	RAD.	ARC	Δ	CHD. BEARING	CHORD TAN.
34	3700	32.01	49°35'40"	N16°52'20"W	31.02 17.08
35	3700	30.12	139°53'40"	N61°52'20"W	69.44 100.46

MARYLAND - NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED: JUNE 24, 1959
[Signature] CHAIRMAN
[Signature] SECRETARY-TREASURER

M.-N.C.P.&P.C. RECORD FILE No 171-17

FOLDER No: 58-318
 ORDER No: 58-2126
 ZONE:
 DRAWN BY: Haynes & Henry
 CHECKED BY: L.K.G.



BLOCKS A-B-C-D AND E

SUMNER PARK

MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 200'
 APRIL, 1959

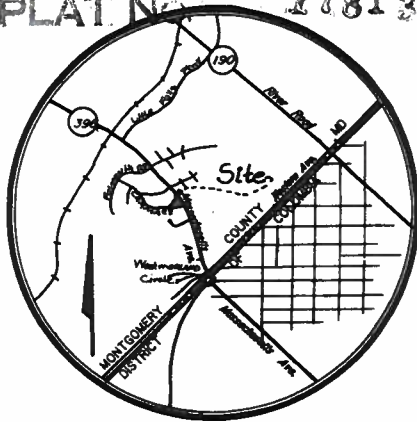
Maddox & Hopkins • Engineers
 Silver Spring, Maryland

MONTGOMERY COUNTY CIRCUIT COURT (Subdivision Plats, MO) Plat 5718, MSA 95-1249-1353 Date available 1959/10/08 Printed 04/11/2022
 Maryland State Archives

PLAT NO. 17813

CURVE DATA

	Radius	Delta	Arc	Tan	Chord	Ch. Bearing
1	1850.00	04°34'27"	147.67	73.87	147.63	S33°00'11"E
2	60.00	96°51'03"	101.42	67.64	89.77	N12°51'58"E



VICINITY MAP Scale: 1"=2000'

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my knowledge and belief that upon the recording of this plat among the Land Records, the survey information shown hereon is correct and this plan meets the subdivision Regulations of this zone, and being all of the land conveyed by Peter and Kathleen S. Weaver to Peter H. and Dale C. Turza by deed dated August 1, 1986 and recorded in Liber 7234 at Folio 375, and all the land abandoned by Montgomery County Planning Board Resolution No 90-4AB, dated Jun. 25, 1990, among the Land Records of Montgomery County, Maryland and that it includes a resubdivision of Lot 17, Block C in Sumner Park, recorded in Plat Book 64 Plat 5718 among the aforesaid Land Records.

Iron Pipes marked thus \odot and monuments marked thus \bullet will be set where indicated.

The total area of this plat is 16,125 square feet or 0.3702 acres of land. There is no dedication by this plat.

Date: Jan. 8, 1990

Rodney L. Hanson
 Rodney L. Hanson
 Reg. Land Surveyor, MD #3084



CAMMACK DRIVE

BLOCK C
 LOT 24
 16,125 sq
 or 0.3702 AC

MASSACHUSETTS AVENUE

OWNERS DEDICATION

We, the undersigned, Peter and Dale C. Turza, owners of the property shown and described hereon, hereby adopt this plan of resubdivision, establish a 10-foot wide public utilities easement shown as 10' P.U.E. and recorded in Liber 3634 at Folio 457, establish slope easements 20 feet wide along all streets as required by Montgomery County. Slope easements granted hereon shall be terminated after all required public improvements abutting said easements have been lawfully completed and have been accepted for maintenance by Montgomery County, Maryland.

There are no suits of action, leases, liens or trusts on the property included in this plan of resubdivision, except a certain note and deed of trust and the parties in interest thereto have hereon indicated their assent to this plan.

Date: 1/12/90
 Witness: *Richard S. Forde* Peter H. Turza
 Witness: *Richard S. Forde* Dale C. Turza

I hereby assent to this plan of resubdivision.
 The Palmar National Bank
 Perpetual American Bank F.S.B.
 Witnesses: *[Signatures]*

RECORDED: _____
 PLAT BOOK: _____
 PLAT NO.: _____

"The approval of this Plat is predicated on the adequacy and availability of public water and sewer."

Subdivision Record Plat
 LOT 24 BLOCK C
 SUMNER PARK

7th ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 Scale: 1"=30' Date: Nov. 1989

HANSON & DEN OUTER, LTD.

CIVIL ENGINEERS & LAND SURVEYORS
 LAND PLANNING CONSULTANTS
 172 ROLLINS AVE., ROCKVILLE, MD 20852
 (301) 881-8770

Zoning R-60
 FILE NO. RP 919

JOB NO. 1407-GI

THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD
 APPROVED: JANUARY 25, 1990
 Chairman: *[Signature]*
 MONT. SECRETARY - TREASURER: *[Signature]*

MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF TRANSPORTATION
 APPROVED: MARCH 1, 1990
 P&R DIRECTOR: *[Signature]*

Department of Environmental Protection
 MONTGOMERY COUNTY, MARYLAND
 APPROVED: MARCH 15, 1990
 DIRECTOR: *[Signature]*

MONTGOMERY COUNTY CIRCUIT COURT (Subdivision Plats, MC) Plat 17813
 MSJ_57248_24013 Date Replied 1990/04/09 Printed 11/21/2024 11

EXHIBIT D

August 19, 2022

Katherine Mencarini
Planner III
Downcounty Planning Division
Montgomery County Planning Department
2425 Reedie Drive, 13th Floor, Wheaton, MD 20902

Dear Ms. Mencarini:

Thank you for the opportunity to review the Preliminary Plan Application (120220170) for the proposed 5212 Massachusetts Avenue project, in Montgomery County, Maryland. The State Highway Administration (SHA) review is complete, and we are pleased to respond.

The current Massachusetts Avenue right of way is 150ft. The 1990 Chevy Chase Master Plan calls for 120ft of right of way along Massachusetts Avenue, which the SHA currently controls. The Applicant is requesting abandonment of previously dedicated, but unused, right of way (approximately 30ft) along Massachusetts Avenue, currently owned and controlled by Montgomery County. The SHA has no objection to the abandonment and recommends approval of the Preliminary Plan Application (120220170).

If you have any questions, or require additional information, please contact Mr. Kwesi Woodroffe at 301-513-7347, by using our toll free number (in Maryland only) at 1-800-749-0737 (x7347), or via email at kwoodroffe@mdot.maryland.gov or shaamdpermits@mdot.maryland.gov.

Sincerely,



for Derek Gunn, P.E.
Acting District Engineer, District 3, SHA

DG/kw

cc: Ms. Rebecca Torma, Montgomery County Department of Transportation



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher R. Conklin
Director

June 22, 2022

Ms. Katherine Mencarini, Planner Coordinator
Downcounty Planning Division
The Maryland-National Capital
Park & Planning Commission (M-NCPPC)
2425 Reddie Drive
Wheaton, Maryland 20902

RE: Preliminary Plan Letter
Preliminary Plan No. 120220170
5212 Massachusetts Avenue

Dear Ms. Mencarini:

We have completed our review of the preliminary plan uploaded on eplans dated May 26, 2022 and was reviewed by the Development Review Committee at its June 21, 2022, meeting.

The public streets fronting the subject property; Massachusetts Avenue (MD-396) is maintained by Maryland State Highway Administration (MDSHA). MCDOT does not have any jurisdiction and therefore, we do not have any comments.

If you have any questions or comments regarding this letter, please contact Mr. Deepak Somarajan, our Development Review Team Engineer for this project, at 240-777-7170 or at deepak.somarajan@montgomerycountymd.gov.

Sincerely,

Deepak Somarajan

Deepak Somarajan, Engineer III
Development Review
Office of Transportation Policy

Office of the Director

101 Monroe Street 10th Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178 FAX

www.montgomerycountymd.gov

Located one block west of the Rockville Metro Station

Ms. Katherine Mencarini
Preliminary Plan No. 120220170
June 15, 2022
Page 2

SharePoint\teams\DOT\Director's Office\Development Review\Deepak\Preliminary Plan\120220170-5212 Massachusetts Avenue\
Letter\ 120220170-5212 Massachusetts Avenue Ltr

cc: Sharepoint Correspondence FY-22

cc-e: Andrew Bradshaw	Johnson Bernat Associates, Inc
Kwesi Woodroffe	MDSHA District 3
Atiq Panjshiri	MCDPS RWPR
Sam Farhadi	MCDPS RWPR
Rebecca Torma	MCDOT OTP