

Plat Name: Fellowship
Plat #: 220150660

Location: Located on the north side of Fellowship Lane, 200 feet west of Quince Orchard Road.

Master Plan: Potomac Subregion Master Plan

Plat Details: R-200 zone; 1 lot

Applicant: Kelyn Chipman

The subdivision plat has been reviewed by M-NCPPC staff and determined that the plat complies with Preliminary Plan No. 120140080 (MCPB Resolution No. 14-77), 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 plan.

PLAT NO.

NUMBER OF LOTS	2
AREA OF LOTS	0.94927 AC.
AREA OF STREET DEDICATION	0.00000 AC.
TOTAL AREA THIS PLAT	0.94927 AC.

VICINITY MAP 1"=2000

INFORMATION CHART AND APPROVED PLANS	
ZONING	R000
CLASSIFICATION	ES62
TAX MAP NUMBER	2210K12
WSSC GRID	120140390
APPROVED PLANS	120140390
FINAL FOREST CONSERVATION PLAN	120140390

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY DESCRIBED HEREON, HEREBY ADAPT THIS SUBDIVISION TO PUBLIC USE AND GRANT TO MONTGOMERY COUNTY, MARYLAND, ALL RIGHTS AND EASEMENTS TO FUTURE ADJACENT CONTIGUOUS AND PARALLEL TO ALL STREET RIGHT OF WAY LINES AS REQUIRED BY THE PUBLIC IMPROVEMENTS ACT OF MONTGOMERY COUNTY, MARYLAND, AND WE AS THE OWNERS OF THE PROPERTY DESCRIBED HEREON, HEREBY ACCEPT FOR MAINTENANCE BY MONTGOMERY COUNTY.

FURTHER, WE GRANT TO THE PARTIES NAMED IN A CERTAIN DOCUMENT ENTITLED "DECLARATION OF SUBDIVISION" THE LAND RECORDS OF THE MONTGOMERY COUNTY DEPARTMENT OF RECORDS AND EVIDENCE, THE LAND RECORDS OF THE MONTGOMERY COUNTY DEPARTMENT OF RECORDS AND EVIDENCE, RESPECTIVE SUCCESSORS AND ASSIGNS, AN EASEMENT, IN, ON AND OVER THE LAND DESIGNATED HEREIN BY THIS REFERENCE, FOR THE PURPOSES OF THE PUBLIC IMPROVEMENTS ACT OF MONTGOMERY COUNTY, MARYLAND, AND ALL APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES.

FURTHER, WE AS THE OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY OWNER NAMES AND ANY OTHER REQUIRED INFORMATION TO BE SET BY THE MONTGOMERY COUNTY CODE.

THERE ARE NO RECORDED SUITS, ACTIONS AT LAW, LIENS, LEASES, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION EXCEPT A CERTAIN DEED OF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ITS SUCCESSORS, AND ASSIGNS AS NOTED FOR BUCKLEN LOANS, INC. ITS SUCCESSORS, AND ASSIGNS IN MONTGOMERY COUNTY, MARYLAND AND ALL PARTIES WITH AN INTEREST THEREIN INDICATED HEREIN ASSENT BELOW.

RELVE L. CHITMAN, OWNER
 DATE 5/11/2015

WITNESSES:
 MONTGOMERY COUNTY, MARYLAND
 DATE 5/11/2015

WITNESS: Robert Bowd
 DATE 5-11-15

WITNESS: [Signature]
 DATE 5-11-15

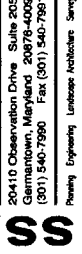
BY: [Signature]
 TITLE: ASST. CHIEF SECRETARY of MDOT

SUBDIVISION RECORD PLAT

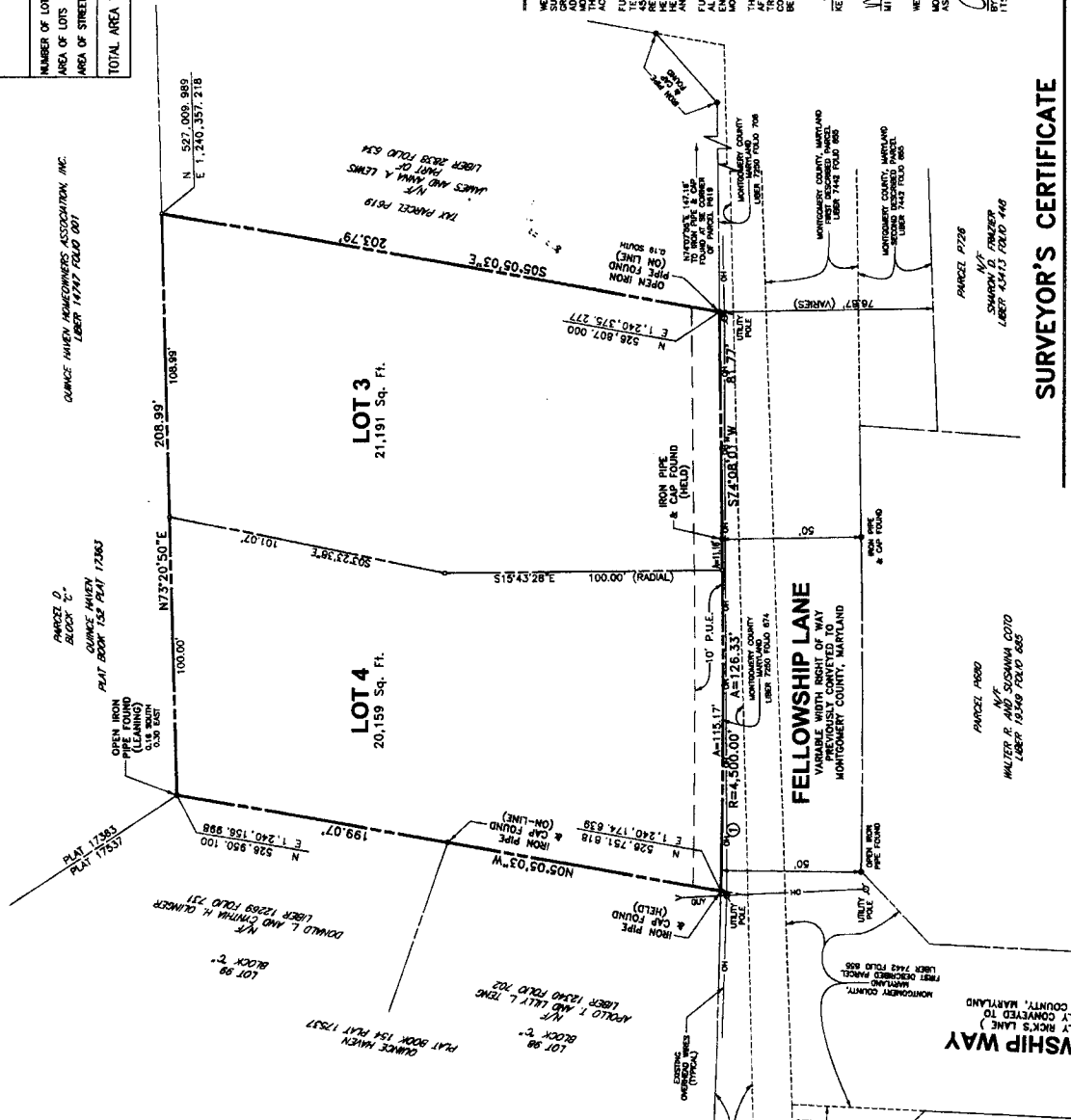
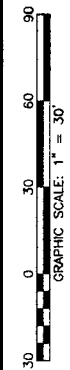
LOTS 3 and 4

FELLOWSHIP

DARNESTOWN ELECTION DISTRICT NO. 6
 MONTGOMERY COUNTY, MARYLAND



MAY 2015



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THE PLAT SHOWING THE SUBDIVISION OF THE PROPERTY DESCRIBED HEREIN INTO LOTS 3 AND 4, AND THE EASEMENTS AND INTERESTS THEREIN, WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF MARYLAND. I FURTHER CERTIFY THAT IF ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY OWNERS WILL BE SET IN ACCORDANCE WITH SECTION 50-24(c) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDES ON THIS PLAT IS 41,350 SQUARE FEET OR 0.94927 OF AN ACRE OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

DATE 06/11/2015
 TITLE: ASST. CHIEF SECRETARY of MDOT

DATE 5/11/2015
 TITLE: ASST. CHIEF SECRETARY of MDOT

CURVE DATA			
NO	RADIUS	ARC	TANGENT CHORD BEARING
1	4500.00'	128.33'	01°36'30" 63.17' S 89°56'16" W 128.32'

RECORDED
 DATE June 18, 2015
 PLAT NO.

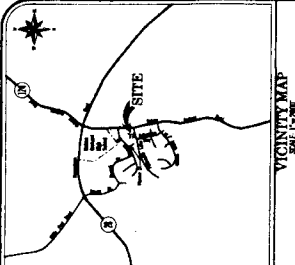
- NOTES:**
- THIS PLAT IS SUBJECT TO THE CONDITIONS OF ANY PLAT 120140390 ENTITLED "DECLARATION OF SUBDIVISION".
 - FOR PUBLIC WATER AND SEWER SYSTEMS ONLY.
 - THIS PLAT IS SUBMITTED TO RECORD IN ACCORDANCE WITH THE PROVISIONS OF THE PUBLIC IMPROVEMENTS ACT OF MONTGOMERY COUNTY, MARYLAND.
 - THE APPROXIMATE FIFTEEN FOOT (15') WIDE RIGHT OF WAY FOR THE FELLOWSHIP LANE AS SHOWN ON THIS PLAT IS A DEDICATED RIGHT OF WAY FOR THE FELLOWSHIP LANE AS SHOWN ON THIS PLAT. THE FELLOWSHIP LANE IS A DEDICATED RIGHT OF WAY FOR THE FELLOWSHIP LANE AS SHOWN ON THIS PLAT. THE FELLOWSHIP LANE IS A DEDICATED RIGHT OF WAY FOR THE FELLOWSHIP LANE AS SHOWN ON THIS PLAT.
 - THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSES AND DOES NOT CONSTITUTE AN EASEMENT OR INTEREST IN THE PROPERTY. THE FELLOWSHIP LANE IS A DEDICATED RIGHT OF WAY FOR THE FELLOWSHIP LANE AS SHOWN ON THIS PLAT.
 - ALL TERMS, CONDITIONS, AGREEMENTS, EASEMENTS, AND INTERESTS ARE SHOWN ON THIS PLAT. ANY EASEMENTS OR INTERESTS NOT SHOWN ON THIS PLAT ARE HEREBY WAIVED AND RELEASED.

2,20150660

The Maryland-National Capital Park & Planning Commission
 Montgomery County Planning Board

APPROVED: [Signature]
 DATE: [Blank]
 TITLE: SECRETARY-TREASURER

CHAIRMAN: [Blank]
 ASST. SECRETARY-TREASURER: [Blank]
 M-N-C-P & P.C. Record File No.:



SITE DATA

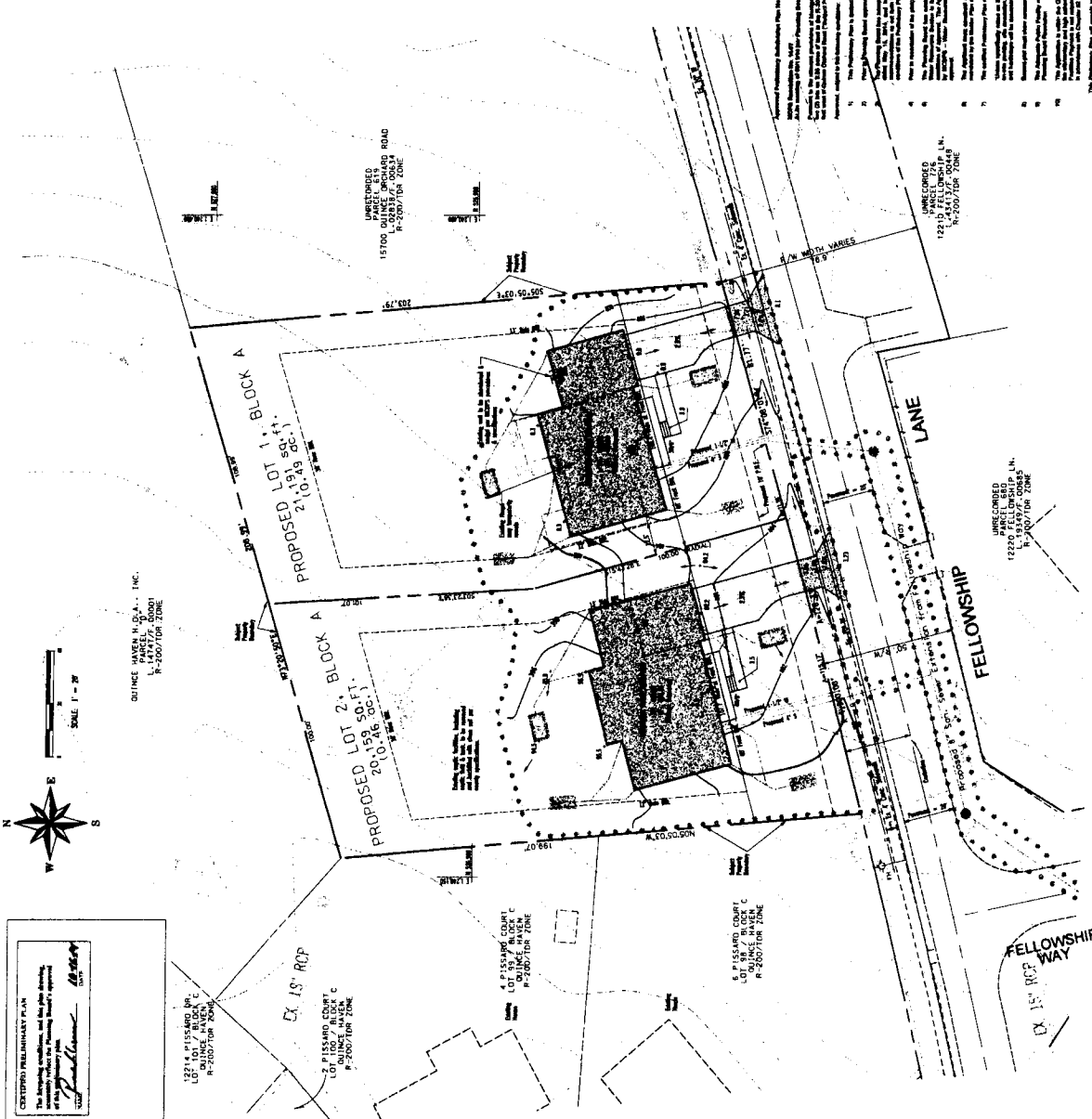
1. Survey: 8-2007/2008
2. Gross Tract Area: 0.9887 Ac. (43,399 sq. ft.)
3. Lot Area: 0.9887 Ac. (43,399 sq. ft.)
4. Net Tract Area: 0.9887 Ac. (43,399 sq. ft.)
5. Minimum Lot Area Permitted: 20,000 sq. ft.
6. Minimum Lot Area Proposed: 20,000 sq. ft.
7. Number of Lots Proposed: 2
8. Public water & public sewer proposed for both lots.
9. This property will be developed in one phase.
10. Existing Water & Sewer Service Connections: 30' and 24"
11. Property lies in the Ready-to-build zoned area (R-200).

R-200 DEVELOPMENT STANDARDS

REQUIREMENT	MINIMUM	MAXIMUM
Minimum Lot Area	20,000 sq. ft.	20,000 sq. ft.
Minimum Front Setback	25 feet	25 feet
Minimum Side Setback	10 feet	10 feet
Minimum Rear Setback	10 feet	10 feet
Minimum Front Yard Coverage	25%	25%
Maximum Building Height	35 feet to adjacent lot	35 feet to adjacent lot
Maximum Building Coverage	75%	75%

GENERAL NOTES

1. Boundary lines and areas shown on this map are based on a survey conducted by the applicant. The applicant warrants that the survey is accurate and that the boundaries shown are correct.
2. The applicant warrants that the information shown on this map is true and correct to the best of their knowledge and belief.
3. The applicant warrants that the information shown on this map is true and correct to the best of their knowledge and belief.
4. The applicant warrants that the information shown on this map is true and correct to the best of their knowledge and belief.



CERTIFIED PRELIMINARY PLAN
 The following conditions and data are shown for information only. The applicant warrants that the information shown is true and correct to the best of their knowledge and belief.

155 SITE SOLUTIONS, INC.
 8815 Observation Drive, Suite 100
 Rockville, Maryland 20850-4000
 (301) 484-2988 Fax (301) 484-2981
 Faxing: 1-800-833-8118
 www.site-solutions.com

APPLICANT:
 Mr. Kelly Chapman
 15305 Spring Meadows Drive
 Germantown, Md. 20874

NOTICE:
 This plan and certificate are subject to the provisions of the Subdivision Map Act, Md. Code, Title 87, Subtitle 10, and the provisions of the Subdivision Map Act, Md. Code, Title 87, Subtitle 10, and the provisions of the Subdivision Map Act, Md. Code, Title 87, Subtitle 10.

DATE: 7/27/14

SCALE: 1" = 20'

PROJECT: #120140080

PRELIMINARY PLAN
DYSON PROPERTY
 PARKED PCS / GAS MAP ESSO
 BOWLING GREEN ELECTRIC DISTRICT #6
 MONTGOMERY COUNTY, MARYLAND

DATE: 10-5-2014

SCALE: 1" = 20'

DATE: 10-5-2014

