

Plat Name: George P. Sack's Subdivision
Plat #: 220140390

Location: Located in the southwest quadrant of the intersection of Miller Avenue and Wisconsin Avenue (MD 355).

Master Plan: Bethesda CBD Sector Plan

Plat Details: CBD-R2 zone; 1 lot

Applicant: Wisconsin Project, LLC

The subdivision plat has been reviewed by M-NCPPC staff as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120130200 (MCPB Resolution No 13-101) and Site Plan No. 820130230 (Certified Site Plan dated January 3, 2014), 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.

NOTES

1. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
2. TAX MAP: W852 - W85C 200 FT. SHEET NO. 208WVA.
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 THE PROPERTY. IT IS REFERRED TO THE BACK MATTERS RECORD OF TITLE OR TO DEEDS OR TO ALL MATTERS AFFECTING TITLE.
4. SUBSURFACE DATA IS BASED ON COORDINATE SYSTEM AND 80% U.S. SURVEY FEET BASED ON GPS AND CONVENTIONAL SURVEY MEASUREMENTS. CONTROL POINTS ARE WASHINGTON SUBURBAN SANITARY COMMISSION CONTROL STATIONS 19853 AND 19854.
5. NORTHING: 01803.94; EASTING: 126679.498; 1985-; NORTHING: 01825.51; EASTING: 126680.650
6. THE PROPERTY IS LOCATED IN OTHER AREA ZONE X (AREA DETERMINED TO BE OUTSIDE THE D.Z.N. ZONE) OF THE MONTGOMERY COUNTY ZONING ORDINANCE, CHAPTER 17, ARTICLE 10, SECTION 10-101. THE PROPERTY IS LOCATED IN THE MONTGOMERY COUNTY ZONING DISTRICT OF 4807. COMMUNITY PANEL NUMBER 2403104550. MAP EFFECTIVE DATE SEPTEMBER 29, 2008.
7. THIS PLAT IS LIMITED TO THE USES AND CONDITIONS OF PRELIMINARY PLAN NO. 120130200 AND SITE PLAN 880130200, ENTITLED "1100 WISCONSIN AVENUE".
8. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PROJECT PLAN, PRELIMINARY PLAN, SITE PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY AND APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE SUCH AS THEY ARE CONTAINED IN THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE MONTGOMERY COUNTY PARK AND PLANNING COMMISSION AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
9. THE PROPERTY IS SUBJECT TO APPROVED FOREST CONSERVATION PLAN EXEMPTION NO. 42512184E, APPROVED JUNE 14, 2012.
10. LOT 28, BLOCK 1, INCLUDES PUBLIC USE SPACE, IN ACCORDANCE WITH SITE PLAN NO. 45112500, AND ANY AMENDMENTS THERE TO, WHICH SHALL BE MAINTAINED IN PERPETUITY BY THE OWNER OF THE PROPERTY.
11. THIS PLAT IS IN ACCORDANCE WITH THE COMMON OPEN SPACE COVENANT RECORDED AT LIBER 28045 FOLIO 576 (COVENANT).
12. THE POLES AND OVERHEAD POWER LINES ENCUMBER THE SOUTHEASTERN CORNER OF THE PROPERTY. NO EASEMENT DOCUMENTS COULD BE FOUND REGARDING THIS LINE.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, DEDICATE THE STREETS TO THE STATE OF MARYLAND AND TO MONTGOMERY COUNTY AS SHOWN TO PUBLIC USE, AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES.

AS OWNERS OF THIS SUBDIVISION, WE, OUR SUCCESSORS, AGENTS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A REGISTERED SURVEYOR IN ACCORDANCE WITH SECTION 86-24 (6) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO RECORDED SUITS, ACTIONS AT LAW, LIENS, LEASES, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION.

WISCONSIN PROJECT LLC
 A MARYLAND LIMITED LIABILITY COMPANY
 511
 A MARYLAND LIMITED LIABILITY COMPANY

BY: *Charles A. Nelson* DATE: 5/19/14
 PRINTED NAME: Charles A. Nelson
 TITLE: PRES

SURVEYOR'S CERTIFICATE

I, THE SURVEYOR, HAVE EXAMINED THIS PLAT OF SUBDIVISION AND CORRECTS THAT IT IS A SUBDIVISION OF PART OF THE LAND ACQUIRED BY WISCONSIN PROJECT LLC BY A DEED DATED 4/13/2011 AND RECORDED IN LIBER 11464 AT FOLIO 357, AND BY A DEED DATED APRIL 7, 2014, AND RECORDED IN LIBER 4837 AT FOLIO 382, ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THEREON WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH SECTION 86-24(6)(3) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF DEDICATED LAND TO PUBLIC USE ON THIS PLAT OF SUBDIVISION IS 3,914 SQUARE FEET OR 0.090 ACRES OF LAND. THE TOTAL AREA ON THIS PLAT OF SUBDIVISION IS 25,328 SQUARE FEET OR 0.581 ACRES OF LAND.

Charles A. Nelson DATE: 5/19/14
 CHARLES A. NELSON
 MONTGOMERY COUNTY PROFESSIONAL LAND SURVEYOR # 21587
 LICENCE EXPIRES JANUARY 15, 2016

MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

DATE: 2/20/10 3:30
 CHAIRMAN: _____ SECRETARY-TREASURER: _____
 M.N.C.P. & P.C. RECORD NO. _____

APPROVED ON: _____
 DIRECTOR: _____
 MONTGOMERY COUNTY MARYLAND
 DEPARTMENT OF PERMITTING SERVICES

PLAT NO. _____
 RECORDED

AREA TABULATION
 LOT 28
 21,414 SQUARE FEET OR 0.491 ACRES
 STREET DEDICATION: 3,914 SQUARE FEET OR 0.090 ACRES
 TOTAL AREA: 25,328 SQUARE FEET OR 0.581 ACRES



CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	191.74'	24.37'	S86°20'39"W	24.35'	7°16'51"	12.20'
C2	181.74'	24.37'	S86°32'44"W	24.35'	7°41'02"	12.20'

MILLER AVENUE

EXISTING 27' WIDE RIGHT-OF-WAY
 PLAT NO. 1100 WISCONSIN AVENUE
 MONTGOMERY COUNTY, MARYLAND
 2009-06-22, 2011-06-22, 2012-06-22

LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD	1	2	3	4
N85°47'31"E	7.30'	S20°39'29"E	86.63'	S85°47'31"W
N85°47'31"E	7.30'	S85°47'31"W	7.93'	N20°39'29"E
N85°47'31"E	7.30'	N20°39'29"E	86.63'	N85°47'31"E
820.50 FT. OR 0.018 ACRES, AS SHOWN THIS.				

LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD	5	6	7	8
N20°39'29"E	86.63'	N85°47'31"E	7.30'	S20°39'29"E
N20°39'29"E	86.63'	S20°39'29"E	86.16'	S85°47'31"W
N20°39'29"E	86.16'	S85°47'31"W	7.18'	N85°47'31"E
618.92 FT. OR 0.014 ACRES, AS SHOWN THIS.				

WISCONSIN AVE - MD RTE. 355
 VARIABLE WIDTH RIGHT OF WAY
 DENIED VEHICULAR ACCESS
 EXISTING RIGHT OF WAY LINE
 RIGHT OF WAY LINE & DEDICATION LINE
 78.20'
 177.19'
 78.20'

LOT 28, BLOCK 1
 21,414 SF. OR 0.491 AC.

WOODMONT AVE
 EXISTING 14' WIDE RIGHT-OF-WAY
 (FORMERLY WOODMONT STREET)
 PLAT NO. 1100 WISCONSIN AVENUE
 MONTGOMERY COUNTY, MARYLAND
 2009-06-22, 2011-06-22, 2012-06-22

SUBDIVISION RECORD PLAT
 LOT 28, BLOCK 1
GEORGE P. SACKS'S SUBDIVISION
 A RESUBDIVISION OF LOT 1, BLOCK 1
 GEORGE P. SACKS'S SUBDIVISION
 PLAT BOOK 5 PLAT NO. 435
 AND
 LOT 32 AND PART OF LOT 31 IN
 THE RESUBDIVISION OF LOTS 9-17 IN
 J.H. MILLERS ADDITION TO BETHESDA
 PLAT BOOK 3 PLAT NO. 282
 7TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=20' DATE: MAY 9, 2014

BOHLER ENGINEERING
 2085 PARKWAY, SUITE 200
 STEPHENS, VIRGINIA 22154
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 WWW.BOHLERENGINEERING.COM
 410.527.4920 • 410.527.4921 • 410.527.4922 • 410.527.4923 • 410.527.4924 • 410.527.4925

RECORD PLAT REVIEW SHEET

George P Sade's Subdivision
 Plat Name: Washington Property Co Plat Number: 220140390
 Plan Name: 7100 Wisconsin Avenue Plan Number: 120130200
 Plat Submission Date: 10/17/13
 DRD Plat Reviewer: H. Mayah
 DRD Prelim Plan Reviewer: R. Kronenberg Checked: HM Date 11/15

Background Review:

Signed Preliminary Plan - Date 9/24/13 Checked: Initial HM Date 11/15/2013
 Planning Board Resolution No. 12-152 Resolution Mailing Date 2/8/13
 Site Plan Required? Yes No Verified By: HM (initial)
 Site Plan Name: 7100 Wisconsin Avenue Site Plan Number: 820130250
 Site Plan Signature Set - Date 5/13/14 Checked: Initial SOS Date 4-8-14
 Planning Board Resolution No. 13-102
 Site Plan Reviewer Check: Initial RK Date 4/8/14

Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances
 Coordinates Plan # Road/Alley Widths Easements OK Open Space OK
 Non-standard BRLs N/A Adjoining Land Vicinity Map Septic/Wells N/A
 TDR note N/A Child Lot note N/A Surveyor Cert Owner Cert Tax Map

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson				
Research	Bobby Fleury				
SHA	Corren Giles				
PEPCO					
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up): Initial SOS Date 4-8-14
 Final Mylar & DXF/DWG Received: Initial SOS Date 5/12/14
 Final Mylar Review Complete: Initial SOS Date 5/12/14

Board Approval of Plat:

Plat Agenda: Initial SOS Date 5/22/14
 Planning Board Approval: _____
 Chairman's Signature: _____

MCDPS Approval of Plat:

Consultant Pick-up for DPS Signature: _____
 Final Mylar for Reproduction Rec'd: _____

Plat Reproduction:

Addressing: _____
 File Card Update: _____
 Final Zoning Book Check: _____
 Update Address Books with Plat #: _____
 Update Plat Books for Rest of Division: _____
 Complete Reproduction: _____
 Notify Consultant to Seal Plats: _____
 Surveyor's Seal Complete: _____
 Sent to Courthouse for Recordation: _____
 Recordation Info Entered in o Hansen: _____

No. _____

