

Plat Name: Sunnyside
Plat #: 220140900

Location: Located in the southeast quadrant of the intersection of **Commerce Lane** and Old Georgetown Road (MD 187).

Master Plan: Bethesda CBD Sector Plan

Plat Details: CBD-2 zone; 1 lot

Applicant: Bethesda Commerce, LLC

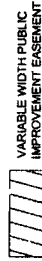
The subdivision plat has been reviewed by M-NCPPC staff as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120130240 (MCPB Resolution No 13-136) and Site Plan No. 820130240 (Certified Site Plan dated January 3, 2014), as approved 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.

OWNERS CERTIFICATE

WE, BETHESDA COMMERCE, LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ABANDON THE 5' BUILDING RESTRICTION LINE RECORDED IN PUBLIC RECORDS OF MONTGOMERY COUNTY, MARYLAND, AS SHOWN ON PLAT NO. 13659, AND (PRE) SHOWN HEREON IS RECORDED AT LIBER 48511 FOLIO 502, AND FURTHER WILL CAUSE PROPERTY MARKERS SHOWN IN THIS PLAT TO BE PLACED IN ACCORDANCE WITH SECTION 50-24(E)(2) OF THE MONTGOMERY COUNTY CODE. THERE ARE NO SUITS, LIENS, LEASES, MORTGAGES, OR TRUSTS, AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

BY: BETHESDA COMMERCE JV LLC, ITS MANAGER
 BY: KF BETHESDA COMMERCE LLC, ITS MANAGING MEMBER
 BY: KETTLER INC., ITS MANAGER

BY:  ANDREW CHOHAN, PRESIDENT
 DATE: 5/1/14



VARIABLE WIDTH PUBLIC IMPROVEMENT EASEMENT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THE LAND COMVEYED TO BETHESDA COMMERCE, LLC BY DEED DATED FEBRUARY 20, 2014 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 48337 AT FOLIO 154 AND THAT THE LAND IS LOT 10, AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "LOTS 10 & 11 - A RESUBDIVISION OF PART OF LOT 3 - SUNNYSIDE" AND RECORDED AMONG THE AFORESAID LAND RECORDS IN PLAT BOOK 59 PLAT NO. 4718, AS AMENDED IN LIBER 6517 FOLIO 257 AND THAT THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 14,029 SQUARE FEET OR 0.322 ACRES OF LAND, OF WHICH 0 SQUARE FEET OR 0.000 ACRES IS DEDICATED TO PUBLIC USE BY THIS PLAT.

I FURTHER CERTIFY THAT IF ENGAGED, I WILL SET ALL PROPERTY CORNER MARKERS IN ACCORDANCE WITH SECTION 50-24(E) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.


 ROBERT O. KETTLER, JR., PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 11387
 EXP. DATE 01-16-2015
 DATE: 4-28-14

22040402

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

APPROVED: _____
 CHAIRMAN
 ASST. SECRETARY - TREASURER

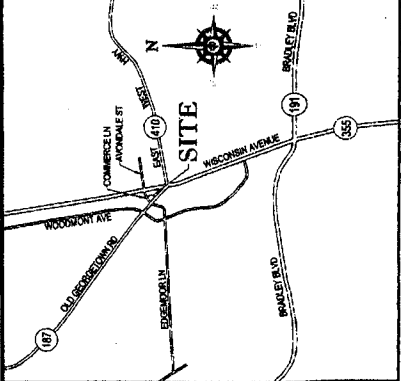
M.N.C.P. & P.C. RECORD FILE NO.

DEPARTMENT OF PERMITTING SERVICES
 MONTGOMERY COUNTY, MARYLAND

APPROVED ON _____
 DIRECTOR

RECORDED: _____
 PLAT NO.:

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	100.00'	89.36'	N83°08'00"E	86.42'	051°12'07"	47.91'
C2	95.00'	94.90'	S83°08'00"W	92.10'	061°12'07"	45.52'



VICINITY MAP
 SCALE: 1"=200'

- NOTES:
1. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
 2. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE CBD-2 ZONE.
 3. THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS ZONE X IS SUBJECT TO THE FLOOD HAZARD RISK AS SHOWN ON FLOODPLAIN FIRM MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, MARYLAND AND INCORPORATED AREAS, PANEL 458 OF 487, MAP NUMBER 240310485D, MAP EFFECTIVE DATE SEPTEMBER 26, 2008
 4. THIS PROPERTY IS SHOWN ON TAX MAP HM122.
 5. THIS PROPERTY IS SHOWN ON W.S.S.C. 200-FOOT SHEET 208 NW 05.
 6. THE REMOVAL OF THE BUILDING RESTRICTION LINE DOES NOT AFFECT THE PROPERTY DESCRIPTION.
 7. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, DEVELOPMENT OF THIS PROPERTY AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTION BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
 8. 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. SUCH MATTERS SHOULD BE RESEARCHED AND INTENDED TO BE REPEASE AN EXAMINATION OF TITLE OR TO DEPCT OR NOTE ALL MATTERS AFFECTING TITLE.
 9. THIS PLAT WAS PREPARED IN REFERENCE TO ARTS 51, ANO. 20130240, ENTITLED BETHESDA COMMERCE, RESOLUTION - MCPB NO. 13-137.
 10. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE USE AND CONDITIONS OF PRELIMINARY PLAN NO. 120100240 ENTITLED BETHESDA COMMERCE, RESOLUTION - MCPB NO. 13-138.
 11. THE PROPERTY IS SUBJECT TO THE DECLARATION OF SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

SUBDIVISION RECORD PLAT
 LOT 21

SUNNYSIDE

7TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=20' DATE: APRIL 14, 2014

BOHLER
 ENGINEERING
 2000 OAKS DRIVE, SUITE 200
 STEUBENS, MARYLAND 21781
 703.793.8800 - 703.793.8071 FAX
 WWW.BE.ESEI.COM
 410.427.1100
 410.427.1101
 410.427.1102
 410.427.1103
 410.427.1104
 410.427.1105
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 410.427.1120

RECORD PLAT REVIEW SHEET

Plat Name: Sunyside Lot 10 Plat Number: 220140900
 Plan Name: Bethesda Commerce Plan Number: 8-20130240 / 12013 0240
 Plat Submission Date: 12/9/2013
 DRD Plat Reviewer: Candy Buyag
 DRD Prelim Plan Reviewer: T. Schneider Checked: _____ Date _____

Background Review:

Signed Preliminary Plan - Date 11/26/13 Checked: Initial Candy Date 2/6/14
 Planning Board Resolution No. 13-136 Resolution Mailing Date 10/21/2013
 Site Plan Required? Yes No _____ Verified By: CB (initial)
 Site Plan Name: Bethesda Commerce Site Plan Number: 820130240
 Site Plan Signature Set - Date 11/3/2014 Checked: Initial Candy Date 2/6/14
 Planning Board Resolution No. 13-137
 Site Plan Reviewer Check: Initial SGS Date 5/7/14

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

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	12-20-13	1-3-14		N/A
Research	Bobby Fleury				No Comments
SHA	Corren Giles				
PEPCO					
Parks	Doug Powell				
DRD	Kelona Clark				OK

Final DRD Review:

Consultant Notified (Final Mark-up): Initial SGS Date 5/16/14
 Final Mylar & DXF/DWG Received: Initial SGS Date 5-7-14
 Final Mylar Review Complete: Initial SGS Date 5-8-14

Board Approval of Plat:

Plat Agenda: Initial SGS 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. _____

