

Plat Name: George P. Sacks' Subdivision
Plat #: 220210710

Location: Located on the western side of Wisconsin Avenue (MD-355), 290 feet south of the intersection with Woodmont Avenue

Master Plan: Bethesda Downtown Plan

Plat Details: CR zone; 1 lot

Owner: Simpson Woodfield 7000 Wisconsin, LLC

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120200900 (MCPB Resolution No. 20-029) and with Site Plan No. 820200090 (Certified Site Plan dated December 10, 2020), as approved by the Board, and that any minor modifications reflected on the plats do not alter the intent of the Board's previous approval of the aforesaid plans.

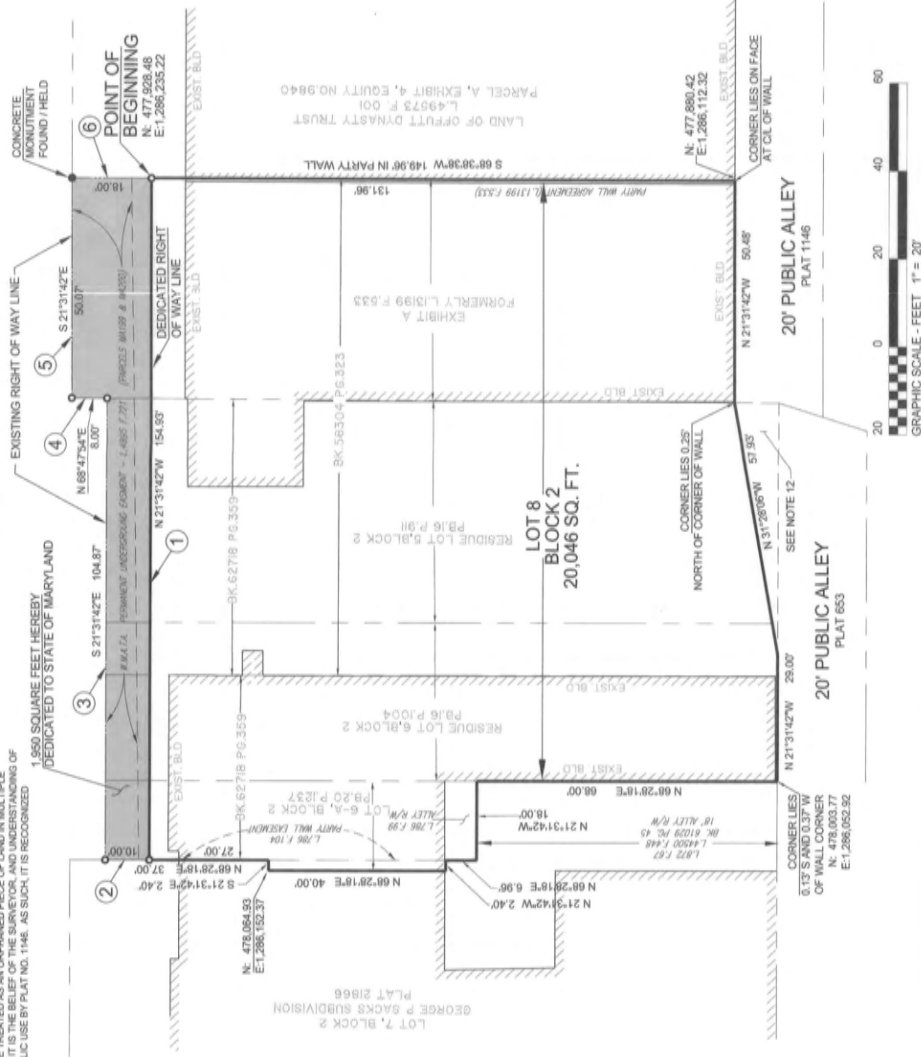
1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDED OF THIS PLAT. UNLESS EXPRESSLY CONTAMINATED BY A NOTE OR INSTRUMENT OF RECORD, THE OFFICIALS OF PUBLIC UTILITIES SHALL NOT BE RESPONSIBLE FOR ANY SUCH PLAN AS MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW. ANY SUCH PLAN SHALL BE DEEMED TO BE THE PROPERTY OF THE PUBLIC UTILITIES.

2. THE LOT/HOUSE HEREON IS SERVED BY PUBLIC WATER AND SEWER SERVICES ONLY.

3. THE LOT/HOUSE HEREON IS ZONED: CR3-C, C3.0, R2.1S, H120

- [illegible]

VARIABLE WIDTH RIGHT-OF-WAY - SEE NOTE 11



AREA TABULATION	
LOTS	1
PARCELS	0
OUTLOTS	0
TOTAL LOT AREA	20,048 SQ. FT. OR 0.4602 AC.
DEDICATED AREA	1,950 SQ. FT. OR 0.0448 AC.
TOTAL PLAT AREA	21,998 SQ. FT. OR 0.5050 AC.

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

CHAIRMAN	SECRETARY TREASURER
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MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED: 8/23/2001
BY: M. Palacem
DIRECTOR

RECORDED

DATE	PLAT NO
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Dewberry®

Dewberry
Engineers, Inc.

321 BALLENGER CENTER DRIVE
SUITE 103
FREDERICK, MD 21703-4565
301.963.3158
301.963.3679 (FAX)
www.dewberry.com

SUBDIVISION RECORD PLAT

George P. Sacks' Subdivision - Lot 8, Block 2
A RE-SUBDIVISION OF THE RESIDUE OF LOTS 5 & 6 AND LOT 6A, BLOCK 2,
GEORGE P. SACKS' SUBDIVISION, AND THAT CERTAIN PARCEL OF LAND
DESCRIBED AS CONTAINING 7 468 SQUARE FEET IN BK. 58304 AT PG. 323
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"= 20' DATE: MAY 2020

SCALE: 1"= 20' DATE: MAY 2020

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE THE INDICATED LAND FOR WISCONSIN AVENUE (MD RTE 355) TO THE USE OF THE STATE OF MARYLAND.

AS OWNER(S) OF THIS SUBDIVISION WE HAVE CAUSED PROPERTY CORNER MARKERS TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH SECTION 50-4.3G OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES ON THIS PROPERTY EXCEPT A DEED OF TRUST (Bk 62718 Pg. 394) AND ALL PARTIES HAVING INTEREST IN THE PROPERTY HAVE INDICATED THEIR ASSENT BELOW.

FOR: Wells Fargo Bank, National Association, a national banking association

Name, Title Jeffrey M. Mullen, Managing Director

BY: Elizabeth C. Lee, Trustee
Elizabeth C. Lee, Trustee

By: _____

FOR: Simpson Woodfield 7000 Wisconsin, LLC, a Delaware limited liability company

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREIN IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND INFORMATION, AND THAT IT IS A SUBDIVISION OF THE LAND SHOWN ON THE PLAT, AND THAT THE SAME IS NOT SUBJECT TO ANY OTHER PLAT, RECORD OR INTEREST. THE TOTAL AREA OF THE PLAT IS 21,560 SQUARE FEET OR 0.4929 ACRES OF LAND, OF WHICH 1,350 SQUARE FEET OR 0.0448 ACRES IS DESIGNATED TO THE STATE OF MARYLAND BY THIS PLAT. FOR DEMUREY ENGINEERS.

ERIC V. DAY
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10771
EXP. 02/13/2022

Eric V. Day August 04, 2021
DATE

GRAPHIC SCALE - FEET 1" = 20'

SHEET INDEX

APPLICATION DRAWINGS	
PP 000	# COVER SHEET
PP 001	# APPROVAL SHEET
PP 002	# APPROVAL SHEET
PP 003	# PRELIMINARY PLAN

Approved

[illegible][illegible][illegible][illegible]

Project Category	Percentage of Projects Completed by End of 2007
Prepaid Security	95
Adjusted Priority	90
Existing New Control	85
Existing New Control	80
Existing New Control	75
Existing New Control	70
Existing New Control	65
Existing New Control	60
Existing New Control	55
Existing New Control	50
Existing New Control	45
Existing New Control	40
Existing New Control	35
Existing New Control	30
Existing New Control	25
Existing New Control	20
Existing New Control	15
Existing New Control	10
Existing New Control	5
Existing New Control	0

VEH	Water Valve	Gas Valve
1	Water Motor	Light Fuse
2	Water Manhole	Electric Manhole
3	Fire Hydrant	Electric Transformer
4	Sanitary Manhole	Telephone Junction Box
5	Chimney	Telephone Machine
6	Storm Drain Manhole	Power Pole
7	Gas Meter	City Well
8	Gas Manhole	Building Entrance Curb
9	Fire Alarm Drift	

Official Preliminary Plan Notes:
 Any specification noted on the plan drawing or in the planning board conditions precedent, the building footprint, building height, set-back parking, site area, and other information shown on the preliminary plan are illustrative. The final location of all buildings, structures, and landscape will be determined at the time of the Plan Commission. Please refer to the zoning city table for development standards such as lot area, lot width, lot depth, lot coverage, building height, and lot coverage for each lot.

Certificate of Registered Owner*

I HEREBY CERTIFY THAT THE FOLLOWING ARE DATE AND TOPONOMIMIC DATA ARE ACCURATE AS INDICATED HEREON. EVIDENCE FROM A RECORDED PLAT IS PROVIDED DATED AUGUST 2018. TOPONYMIC FROM AN AERIAL SURVEY PROVIDED BY AIR SURVEY CORPORATION DATED JUNE 1986.

[Signature]

ERIC S GARY PROFESSIONAL LAND SURVEYOR
MARTIN AND ASSOCIATES INC. 19771

DATE _____

PRELIMINARY PLAN
7000 Wisconsin Avenue
Block 2 Lots 5, 6, 6-A and Parcel P-1 L. 13199 F. 533
George P. Sacks' Subdivision
MONTGOMERY COUNTY, MARYLAND
7th Edition District
JOURNAL, TAX MAP RECORD



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
 License No. ME-10095
 Expiration Date 01/04/2022

Ian Barney
 THE ENGINEERING BOARD
 PROFESSIONAL ENGINEERS
 10000 WOODBURN AVE
 SUITE 100
 WOODBURN, MD 21797
 410-261-1000

AS SHOWN

ANSWERS

COVER SHEET
PROJECT NO. S011153
PP-000

SKET NO 07.PREL-12020000.000

