



MEMORANDUM

DATE: May 19, 2023

TO: Montgomery County Planning Board

FROM: Stephen Smith, Coordinator, IRC Division (301)-495-4522

Jay Beatty, Senior Planner, IRC Division (301)-495-2178

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board
Agenda for June 1, 2023.

The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

220200940 Woodmont

Plat Name: Woodmont

Plat #: 220200940

Location: Located on the west side of Wisconsin Avenue (MD 355), 150 feet south of Cordell Avenue

Master Plan: Bethesda Downtown Sector Plan

Plat Details: CR zone; 1 lot

Owner: Artena Bethesda 8000, LLC and Montgomery County, Maryland

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120190060 (MCPB Resolution No. 19-090), and with Site Plan No. 820190040 (Certified Site Plan dated November 4, 2020), 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.

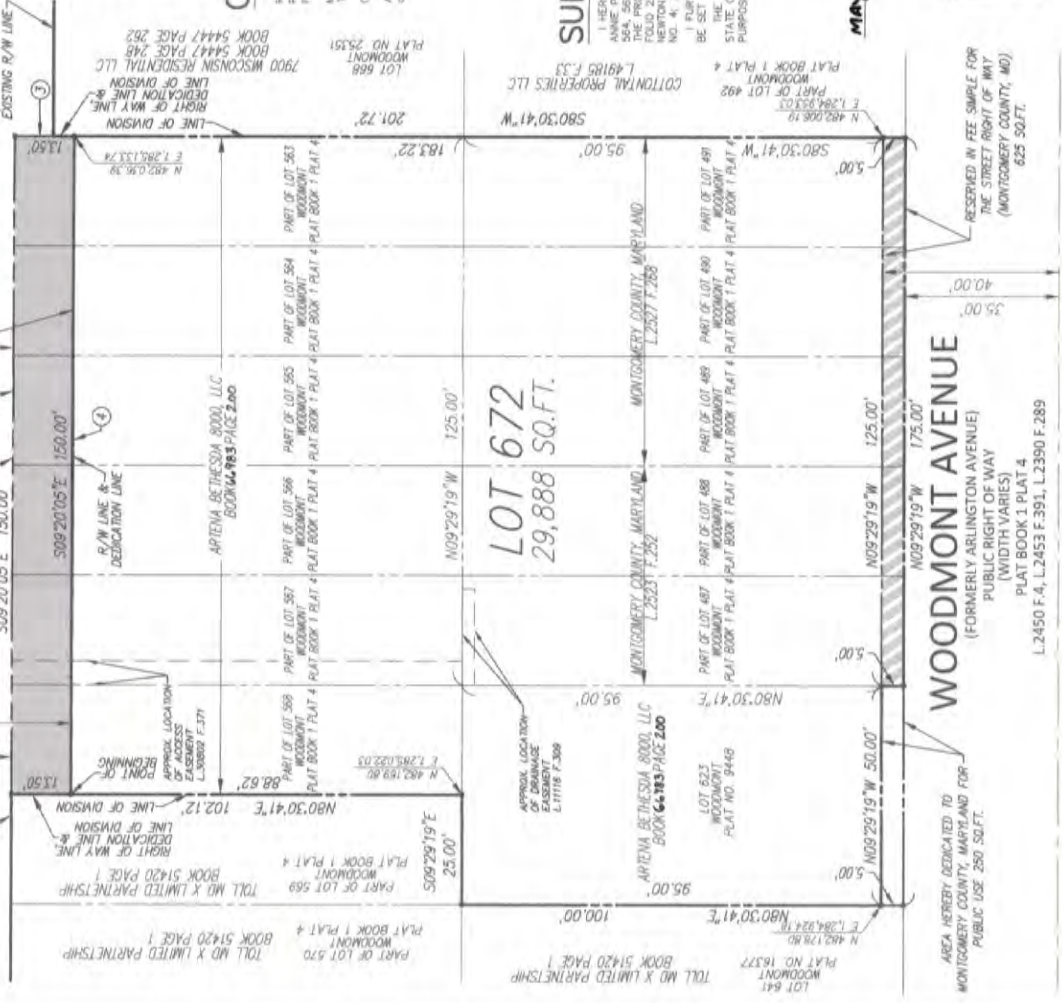
BASE LINE OF RIGHT OF WAY PER SHA PLAT NO. 7142

WISCONSIN AVENUE - MD 355

(WIDTH VARIES)
STATE ROADS COMMISSION PLAT NO. 7142
L.1463 F.174

DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD = 2,025 SQ.FT.

EXISTING R/W LINE
509'20'05"E 150.00'



ROADWAY CENTERLINE PER THIS PLAT

L.2450 F.4, L.2453 F.393, L.2390 F.289

APPROVED: *[Signature]* DIRECTOR

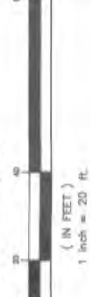
CHAIR: MONTGOMERY PLANNING BOARD SECRETARY-TREASURER

APPROVED: *[Signature]* 5-15-2023

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

RESERVED IN FEE SIMPLE FOR THE STREET RIGHT OF WAY (MONTGOMERY COUNTY, MD) 625 SQ.FT.

GRAPHIC SCALE



LAND DEDICATED TO THE STATE PURPOSES OF A PUBLIC ROAD	AREA
1	1,987'00"41"E 13.50'
2	509'20'05"E 150.00'
3	580'30'41"W 13.50'
4	509'20'05"W 150.00'

DEDICATION AREA
2,025 SQ.FT. OR 0.0468 ACRES

SHOW THIS:

AREA TABULATION

LOT 672
WOODMONT AVENUE DEDICATION
RESERVED IN FEE SIMPLE WOODMONT AVE.
TOTAL AREA OF THIS PLAT

39,888 SQ.FT. OR 0.918013 ACRES
2,025 SQ.FT. OR 0.0468 ACRES
625 SQ.FT. OR 0.01435 ACRES
32,788 SQ.FT. OR 0.75271 ACRES



[Signature]
JOSEPH P. PAPPALARDO
PROFESSIONAL SURVEYOR
STATE OF MARYLAND
LICENSE EXPIRES: MAY 31, 2024

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A PLAT OF ALL OF THE PROPERTY ACQUIRED BY ARTEMA BETHESDA 8000, LLC FROM ARBIT NORSBAN, GRANTED BY ANNE PAPPALARDOS, CHARLES ANDREWS, & STEVE HERRON BY DEED DATED **06/11/2023**, AND RECORDED IN BOOK **64-183** AT PAGE **200** AND ALSO BEING PART OF LOTS 563, 564, 565, 566, 567, & 568 WOODMONT, RECORDED IN PLAT NO. 4 AND ALSO BEING ALL OF LOT 624 WOODMONT, RECORDED AS PLAT NO. 8448, AND ALSO BEING PART OF LOTS 563, 564, 565, 566, 567, & 568 WOODMONT, RECORDED IN PLAT NO. 4, BEING BY DEED DATED OCTOBER 29, 1958 AND RECORDED IN LIBER 2923 AT FOLIO 578, AND ALSO BEING PART OF LOTS 489, 490, & 491, RECORDED IN LIBER 2527 AT FOLIO 28A, AND ALSO BEING PART OF LOTS 489, 490 & 491, RECORDED IN PLAT BOOK 1 AS PLAT NO. 4, ALL BEING THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

FURTHER CERTIFY THAT, ONCE ENGAGED AS SECTION 50.4.1.G OF THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THIS PLAT BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50.4.1.G OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA THIS PLAN OF SUBDIVISION IS 29,888 SQUARE FEET OR 0.75271 ACRES OF LAND, OF WHICH 2,025 SQUARE FEET OR 0.0468 ACRES IS DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD (WOODMONT AVENUE, MD) FOR PUBLIC STREET RIGHT OF WAY.

DATE: **MAY 9, 2023**

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, DEDICATE THE STREET TO PUBLIC USE TO MONTGOMERY COUNTY, MARYLAND (PORTION OF WOODMONT AVENUE, 250 SQ.FT.), DEDICATE PUBLIC STREET FOR PUBLIC STREET PURPOSES TO THE STATE OF MARYLAND (PORTION OF WISCONSIN AVENUE), AND RESERVE TO MONTGOMERY COUNTY, MARYLAND IN FEE SIMPLE THE AREA SHOWN FOR THE STREET RIGHT OF WAY (PORTION OF WOODMONT AVENUE, 625 SQ.FT.).

FURTHER CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A PLAT OF ALL OF THE PROPERTY ACQUIRED BY ARTEMA BETHESDA 8000, LLC FROM ARBIT NORSBAN, GRANTED BY ANNE PAPPALARDOS, CHARLES ANDREWS, & STEVE HERRON BY DEED DATED OCTOBER 29, 1958 AND RECORDED IN LIBER 2923 AT FOLIO 578, AND ALSO BEING PART OF LOTS 489, 490 & 491, RECORDED IN PLAT BOOK 1 AS PLAT NO. 4, ALL BEING THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, EASES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.

MONTGOMERY COUNTY, MARYLAND

BY: *[Signature]*
ARTEMA BETHESDA 8000, LLC
DELAWARE LIMITED LIABILITY COMPANY
BY ANSOULU PROPERTIES, LLC, MANAGER
OF VIRGINIA LIMITED LIABILITY COMPANY

BY: *[Signature]*
NAME: AHMET B. ANSOULU
TITLE: MANAGER

TITLE: ASSISTANT CHIEF ADMINISTRATIVE OFFICER
COUNTY RECORDS OFFICE FOR MONTGOMERY COUNTY, MARYLAND
A BODY CORPORATE AND POLITICAL ENTITY

VICINITY MAP

SCALE: 1" = 2000'

MSSC GRID: 2100005



PLAT NO.

- ### NOTES
- 1) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. HMT23.
 - 2) THE SUBJECT PROPERTY IS CURRENTLY ZONED CR-3.0, C-3.0, R-2.75, H-17.5 AND CR-5.0, C-5.0, H-5.0, H-775.
 - 3) THE HORIZONTAL DATUM IS MARYLAND STATE PLANE GRID NORTH (NAD83/99). BASED ON OBSERVATIONS OF NATIONAL GEODETIC CONTROL STATIONS #F9502 AND #J7153.
 - 4) THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER AFFECTING THE OWNERSHIP AND USE OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEFLECT OR NOTE ALL MATTERS AFFECTING TITLE.
 - 5) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, OR ANY OTHER INSTRUMENTS WHICH MAY BE AFFECTED BY THIS PLAT SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS EXPRESSLY CONTRADICTED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
 - 6) THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER ONLY.
 - 7) THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE M.C.P. & P.C. PRELIMINARY PLAN #70191068 AND SITE PLAN #70191094, ENTITLED "WOOD WISCONSIN", AS MAY BE AMENDED.
 - 8) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" FOR THE OPERATION AND MAINTENANCE OF PRIVATE PARKS AND/OR OTHER PRIVATE OPEN SPACES AND INCLUDING ANY PRIVATE STREET AND DRAINAGE SYSTEM AS RECORDED IN BOOK 5068 AT PAGE 42.
 - 9) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "COMMON OPEN SPACE COVENANT WITH THE M.C.P. & P.C." RECORDED IN LIBER 2945 AT FOLIO 578 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
 - 10) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "DECLARATION OF COVENANTS AND CROSS EASEMENTS" RECORDED ON APRIL 11, 2022 IN LIBER 2394 AT FOLIO 422 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

8000 WISCONSIN

CERTIFIED PRELIMINARY PLAN NO. 120190060

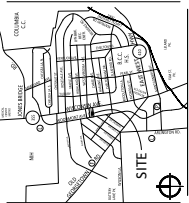


HINOWES & BLOCHER
 7280 WISCONSIN AVE.
 SUITE 200
 WISCONSIN, WI 53030
 CONTACT: AMY@AKSOLU.COM

SKY ARCHITECTS
 4600 EAST WEST HWY.
 SUITE 400
 WISCONSIN, WI 53034
 CONTACT: NEW@SKYARCH.COM

VINKA MARIYAND, LLC
 2051 CENTURY BLVD.
 SUITE 400
 WISCONSIN, WI 53034
 CONTACT: VINKA@VINKA.COM

TRANSPORTATION PLANNING
 5900 FRANKLIN
 SQUARE DR., SUITE H
 WISCONSIN, WI 53034
 CONTACT: J@CAGDESIGN.COM



GENERAL NOTES

- THE SUBJECT PROPERTY IS LOCATED IN MAP 11523 AND COMPRISES OF 1.00 ACRES OF LAND IN THE CITY OF MADISON, WISCONSIN.
- THE HORIZONTAL PLAN IS BASED ON THE 2008 DATUM AND THE VERTICAL CURVE DATA IS BASED ON THE 2008 DATUM.
- THE HORIZONTAL PLAN IS BASED ON THE 2008 DATUM AND THE VERTICAL CURVE DATA IS BASED ON THE 2008 DATUM.
- THE HORIZONTAL PLAN IS BASED ON THE 2008 DATUM AND THE VERTICAL CURVE DATA IS BASED ON THE 2008 DATUM.
- THE HORIZONTAL PLAN IS BASED ON THE 2008 DATUM AND THE VERTICAL CURVE DATA IS BASED ON THE 2008 DATUM.
- THE HORIZONTAL PLAN IS BASED ON THE 2008 DATUM AND THE VERTICAL CURVE DATA IS BASED ON THE 2008 DATUM.
- THE HORIZONTAL PLAN IS BASED ON THE 2008 DATUM AND THE VERTICAL CURVE DATA IS BASED ON THE 2008 DATUM.
- THE HORIZONTAL PLAN IS BASED ON THE 2008 DATUM AND THE VERTICAL CURVE DATA IS BASED ON THE 2008 DATUM.
- THE HORIZONTAL PLAN IS BASED ON THE 2008 DATUM AND THE VERTICAL CURVE DATA IS BASED ON THE 2008 DATUM.
- THE HORIZONTAL PLAN IS BASED ON THE 2008 DATUM AND THE VERTICAL CURVE DATA IS BASED ON THE 2008 DATUM.
- THE HORIZONTAL PLAN IS BASED ON THE 2008 DATUM AND THE VERTICAL CURVE DATA IS BASED ON THE 2008 DATUM.
- THE HORIZONTAL PLAN IS BASED ON THE 2008 DATUM AND THE VERTICAL CURVE DATA IS BASED ON THE 2008 DATUM.
- THE HORIZONTAL PLAN IS BASED ON THE 2008 DATUM AND THE VERTICAL CURVE DATA IS BASED ON THE 2008 DATUM.
- THE HORIZONTAL PLAN IS BASED ON THE 2008 DATUM AND THE VERTICAL CURVE DATA IS BASED ON THE 2008 DATUM.
- THE HORIZONTAL PLAN IS BASED ON THE 2008 DATUM AND THE VERTICAL CURVE DATA IS BASED ON THE 2008 DATUM.

ROAD SECTIONS

WOODMONT AVENUE
 SCALE: 1" = 10'

WISCONSIN AVENUE
 SCALE: 1" = 100'

ROAD SECTIONS

WOODMONT AVENUE
 SCALE: 1" = 10'

WISCONSIN AVENUE
 SCALE: 1" = 100'

ROAD SECTIONS

WOODMONT AVENUE
 SCALE: 1" = 10'

WISCONSIN AVENUE
 SCALE: 1" = 100'

ROAD SECTIONS

WOODMONT AVENUE
 SCALE: 1" = 10'

WISCONSIN AVENUE
 SCALE: 1" = 100'

ROAD SECTIONS

WOODMONT AVENUE
 SCALE: 1" = 10'

WISCONSIN AVENUE
 SCALE: 1" = 100'

ROAD SECTIONS

WOODMONT AVENUE
 SCALE: 1" = 10'

WISCONSIN AVENUE
 SCALE: 1" = 100'

ROAD SECTIONS

WOODMONT AVENUE
 SCALE: 1" = 10'

WISCONSIN AVENUE
 SCALE: 1" = 100'

ROAD SECTIONS

WOODMONT AVENUE
 SCALE: 1" = 10'

WISCONSIN AVENUE
 SCALE: 1" = 100'

ROAD SECTIONS

WOODMONT AVENUE
 SCALE: 1" = 10'

WISCONSIN AVENUE
 SCALE: 1" = 100'

ROAD SECTIONS

WOODMONT AVENUE
 SCALE: 1" = 10'

WISCONSIN AVENUE
 SCALE: 1" = 100'

ROAD SECTIONS

WOODMONT AVENUE
 SCALE: 1" = 10'

WISCONSIN AVENUE
 SCALE: 1" = 100'

ROAD SECTIONS

WOODMONT AVENUE
 SCALE: 1" = 10'

WISCONSIN AVENUE
 SCALE: 1" = 100'

ROAD SECTIONS

WOODMONT AVENUE
 SCALE: 1" = 10'

WISCONSIN AVENUE
 SCALE: 1" = 100'

ROAD SECTIONS

WOODMONT AVENUE
 SCALE: 1" = 10'

WISCONSIN AVENUE
 SCALE: 1" = 100'

ROAD SECTIONS

WOODMONT AVENUE
 SCALE: 1" = 10'

WISCONSIN AVENUE
 SCALE: 1" = 100'

ROAD SECTIONS

WOODMONT AVENUE
 SCALE: 1" = 10'

WISCONSIN AVENUE
 SCALE: 1" = 100'

ROAD SECTIONS

WOODMONT AVENUE
 SCALE: 1" = 10'

WISCONSIN AVENUE
 SCALE: 1" = 100'

ROAD SECTIONS

WOODMONT AVENUE
 SCALE: 1" = 10'

WISCONSIN AVENUE
 SCALE: 1" = 100'

ROAD SECTIONS

WOODMONT AVENUE
 SCALE: 1" = 10'

WISCONSIN AVENUE
 SCALE: 1" = 100'

ROAD SECTIONS

WOODMONT AVENUE
 SCALE: 1" = 10'

WISCONSIN AVENUE
 SCALE: 1" = 100'

ROAD SECTIONS

WOODMONT AVENUE
 SCALE: 1" = 10'

WISCONSIN AVENUE
 SCALE: 1" = 100'

ROAD SECTIONS

WOODMONT AVENUE
 SCALE: 1" = 10'

WISCONSIN AVENUE
 SCALE: 1" = 100'

ROAD SECTIONS

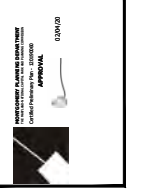
WOODMONT AVENUE
 SCALE: 1" = 10'

WISCONSIN AVENUE
 SCALE: 1" = 100'

ROAD SECTIONS

WOODMONT AVENUE
 SCALE: 1" = 10'

WISCONSIN AVENUE
 SCALE: 1" = 100'



DEVELOPMENT TABULATIONS

Property Area Data	CF 12.01.01.01.01.01.01.01	CF 12.01.01.01.01.01.01.01	CF 12.01.01.01.01.01.01.01
Total Area	37.824	0.867	2.234
Permitted Area	2.750	0.1364	0.800
Site Area	27.125	0.8227	1.2100
Open Space	0.000	0.000	0.000
Green Cover	0.000	0.000	0.000

Proposed (1)	CF 12.01.01.01.01.01.01.01	CF 12.01.01.01.01.01.01.01	CF 12.01.01.01.01.01.01.01
Open Space	0.000	0.000	0.000
Green Cover	0.000	0.000	0.000
Permitted Area	2.750	0.1364	0.800
Site Area	27.125	0.8227	1.2100
Open Space	0.000	0.000	0.000
Green Cover	0.000	0.000	0.000

Parking Tabulations (1)	CF 12.01.01.01.01.01.01.01	CF 12.01.01.01.01.01.01.01	CF 12.01.01.01.01.01.01.01
Permitted Area	2.750	0.1364	0.800
Site Area	27.125	0.8227	1.2100
Open Space	0.000	0.000	0.000
Green Cover	0.000	0.000	0.000

Bicycle Spaces	CF 12.01.01.01.01.01.01.01	CF 12.01.01.01.01.01.01.01	CF 12.01.01.01.01.01.01.01
Permitted Area	2.750	0.1364	0.800
Site Area	27.125	0.8227	1.2100
Open Space	0.000	0.000	0.000
Green Cover	0.000	0.000	0.000

Loading Spaces	CF 12.01.01.01.01.01.01.01	CF 12.01.01.01.01.01.01.01	CF 12.01.01.01.01.01.01.01
Permitted Area	2.750	0.1364	0.800
Site Area	27.125	0.8227	1.2100
Open Space	0.000	0.000	0.000
Green Cover	0.000	0.000	0.000

NOTES:
 [1] The project is subject to the Wisconsin State Engineer's approval of the proposed plan.
 [2] The project is subject to the Wisconsin State Engineer's approval of the proposed plan.
 [3] The project is subject to the Wisconsin State Engineer's approval of the proposed plan.
 [4] The project is subject to the Wisconsin State Engineer's approval of the proposed plan.
 [5] The project is subject to the Wisconsin State Engineer's approval of the proposed plan.
 [6] The project is subject to the Wisconsin State Engineer's approval of the proposed plan.
 [7] The project is subject to the Wisconsin State Engineer's approval of the proposed plan.
 [8] The project is subject to the Wisconsin State Engineer's approval of the proposed plan.
 [9] The project is subject to the Wisconsin State Engineer's approval of the proposed plan.
 [10] The project is subject to the Wisconsin State Engineer's approval of the proposed plan.

