



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**MCPB**  
**Item # 1B**  
**3-22-2012**

**MEMORANDUM**

**DATE:** March 14, 2012

**TO:** Montgomery County Planning Board

**VIA:** Catherine Conlon, Supervisor  
D.A.R.C. Division *CC*  
(301) 495-4542

**FROM:** Stephen Smith, Senior Planner *SS*  
D.A.R.C. Division  
(301) 495-4522

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for March 22, 2012

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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:

220120230 **Northwest Park**  
220120240 **Woodmont**  
220120610 **Seven Oaks**

**Plat Name: Northwest Park**  
**Plat #: 220120230**

**Location:** Located in the southwest quadrant of the intersection of Battery Lane and Wisconsin Avenue (MD 355)  
**Master Plan:** Bethesda CBD Sector Plan  
**Plat Details:** CBD-1 zone; 1 lot  
Community Water, Community Sewer  
**Owner:** Icabod LLC

**Plat Name: Woodmont**  
**Plat #: 220120240**

**Location:** Located in the southwest quadrant of the intersection of Rugby Avenue and Del Ray Avenue  
**Master Plan:** Bethesda CBD Sector Plan  
**Plat Details:** CBD-R2 zone; 1 lot  
Community Water, Community Sewer  
**Owner:** MPM Investment Company LLC, et al

The two subdivision plats listed above (220120230 and 220120240) have been reviewed by M-NCPPC staff as documented on the attached Plat Review Checklist. Staff has determined that the plats comply with Preliminary Plan No. 12009014A (MCPB Resolution No. 11-31) and with Site Plan No. 820110020 (Certified Site Plan dated January 3, 2012), 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 plan.



No.	Delta	Radius	Arc	Tangent	Chord
1	87°30'30"	25.00	38.24	23.99	5.5377337 E 34.82

LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD	
R=50.00'	L=38.24'
1	CH=5.5377337 E 34.82
2	N 82°53'12" E 25.95
3	S 67°28'18" E 155.80
4	S 80°08'42" W 1.96
5	S 87°28'18" E 132.00

LOT 51, BLOCK 2, NORTHWEST PARK, PLAT 23515

BATTERY LANE (70' R/W)  
DEDICATED BY PLAT BOOK 114 PLAT 13461, PLAT BOOK 114 PLAT 13462, PLAT BOOK 175 PLAT 19628

LOT 63  
19,122 SQ. FT. OR 0.4390 ACRES

LOT 60, BLOCK 1, NORTHWEST PARK, PLAT BOOK 175 PLAT 19628

PARCEL D NORTHWEST PARK THE MONOCLE BUILDING A COMMERCIAL CONDOMINIUM PLAT BOOK 27 PLAT 2833-2833 et seq.

PARCEL C NORTHWEST PARK, PLAT BOOK 62 PLAT 5415

WOODMONT AVENUE (70' R/W)  
LIBER 2009 FOLIO 340

LOT 53 NORTHWEST PARK, PLAT BOOK 72 PLAT 6898

STATE HIGHWAY AREA DEDICATED TO PUBLIC USE 427 SQ. FT. OR 0.0098 ACRES

AREA TABULATION  
Lot 63 ..... 19,122 Square Feet or 0.4390 Acres  
Street Dedication ..... 427 Square Feet or 0.0098 Acres  
Total by this Plat ..... 19,549 Square Feet or 0.4488 Acres

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_  
SECRETARY TREASURER  
CHARRIAN

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_  
DIRECTOR

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

# PLAT NO.

## OWNER'S CERTIFICATE

We, the undersigned owners of the property described herein, hereby adopt this subdivision record plat, dedicate the streets to public use and grant to Montgomery County, Maryland, its successors and assigns, forever, as a condition to, and in part of, the land herein identified as "Public Improvement Easement" and identified as P/E herein, with the terms and provisions of said grant being set forth in that certain document entitled "Declaration of Public Improvement Easement" recorded among the aforesaid Land Records, in Liber \_\_\_\_\_ at Folio \_\_\_\_\_ which said terms are incorporated herein by this reference.

As owner(s) of this subdivision, we, our successors, agents and assigns will cause all property owner matters and any other required communication to be set by a registered surveyor in accordance with Section 50-24(a)(2) 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, except a certain Deed of Trust and Security Agreement, recorded among the Land Records of Montgomery County, Maryland in Liber 26939 Folio 708, and all parties in interest, therein have indicated their assent.

ICAD900 LLC, a Maryland limited liability company

By: Donald A. Angel Marilyn J. ...  
Date: 3/1/12  
Witness/Alibi: ...

## NOTES:

- 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. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- All terms, conditions, agreements, limitations, and requirements associated with the preliminary plan, site plan, project plan or other plan, showing development of this property, as approved by the Montgomery County Planning Board, are intended to be incorporated by reference into this subdivision record plat, unless expressly contemplated by the plan as approved. The official site plan for any such plan are maintained by the Planning Board and are available for public review during normal business hours.
- The property shown herein is subject to the requirements of Chapter 22A of the Montgomery County Forest Conservation Law, including approval of a Final Forest Conservation Plan and appropriate agreements prior to the issuance of a sediment control permit.
- This plat is subject to the terms and provisions of a Declaration of Covenants, for the operation and maintenance of private streets, storm drain systems, and/or open space areas, to be recorded among the Land Records of Montgomery County, Maryland, prior to issuance of a building permit.
- This plat is subject to the terms and provisions of a Declaration of Covenants, for maintenance and liability within a public right of way, to be recorded among the Land Records of Montgomery County, Maryland, prior to issuance of a building permit.
- This plat is limited to the uses and conditions of Preliminary Plan No. 120080144 entitled "Woodmont Center" Resubdivision dated September 22, 2011 and Site Plan No. 820110020, entitled "Woodmont Center" as amended.
- The property shown herein is subject to Public Use Space requirements in accordance with Preliminary Plan No. 120080144 and Site Plan No. 820110020 and any amendments thereto.
- The property shown herein is subject to a Density Transfer Area Easement to be recorded in the Land Records of Montgomery County, Maryland prior to the issuance of any building permits for Lot 63, Block 1, Northwest Park, and Lot 603, Woodmont.
- This plat is subject to a Traffic Mitigation Agreement recorded in Liber \_\_\_\_\_ at Folio \_\_\_\_\_.
- The Stormwater Management Easement and its associated easement and devoted herein as "SWM ESMAT, L12960 F.372" will be released prior to issuance of a building permit, by a "TERMINATION OF STORMWATER MANAGEMENT EASEMENT" and a "TERMINATION OF STORMWATER MANAGEMENT COVENANT" recorded among the Land Records of Montgomery County, Maryland.
- A "Deed of Donation" will be recorded among the Land Records of Montgomery County, Maryland, for the land dedicated to the State of Maryland for the purposes of a public road, shown herein.
- The land shown herein lies within the CBD-1 Zone (Central Business District, 1.0).
- This property appears on Tax Map: HN123.

## ROSEDALE AVENUE

60' R/W  
DEDICATED BY  
PLAT BOOK 114 PLAT 92  
& PLAT 22300

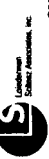
WISCONSIN AVENUE  
(MD RTE 355)  
R/W WIDTH VARIES  
SRC PLAT 7142 &  
PLAT BOOK 176 PLAT 19628

LOT 24, BLOCK 7  
ROSEDALE PARK,  
PLAT 22300

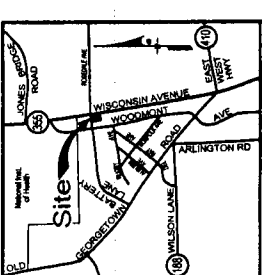
## SUBDIVISION RECORD PLAT LOT 63, BLOCK 1 NORTHWEST PARK

(Being a Resubdivision Lot 60, Block 1,  
Plat Book 175 Plat 19628)  
BETHESDA (7TH) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 30'  
DATE: AUGUST, 2011



SOOCHVILLE OFFICE  
2 Howard Plaza, Suite 100, Rockville, MD 20850 1.301.948.2750 1.301.948.9397  
www.LSAAssociates.net  
Engineering, Planning, Surveying, Environmental Sciences



VICINITY MAP  
SCALE: 1" = 200'

# RECORD PLAT REVIEW SHEET

Plat Name: Woodmont Northwest Park Plat Number: 220120240  
 Plan Name: Woodmont Central Plan Number: 220120230  
 Plat Submission Date: 9-2-2011  
 DRD Plat Reviewer: S. Smith  
 DRD Prelim Plan Reviewer: N. Braunstein Checked: SOS Date 3/1/12

## Background Review:

Signed Preliminary Plan - Date 12-9-11 Checked: Initial SOS Date 3/1/12  
 Planning Board Resolution No. 11-31 Resolution Mailing Date 9-22-2011  
 Site Plan Required? Yes  No  Verified By: S. Smith (initial)  
 Site Plan Name: Woodmont Central Site Plan Number: 820110020  
 Site Plan Signature Set - Date 1-3-12 Checked: Initial SOS Date 3-1-2012  
 Planning Board Resolution No. 11-32  
 Site Plan Reviewer Check: Initial \_\_\_\_\_ Date \_\_\_\_\_

**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	9-9-11	9-21-11	9-28-11	No REVISIONS
Research	Bobby Fleury			9-12-11	OK
SHA	Corren Giles				
PEPCO					
Parks	Doug Powell				
DRD	Keiona Clark				

## Final DRD Review:

	Initial	Date
Consultant Notified (Final Mark-up):	<u>SOS</u>	<u>3-1-2012</u>
Final Mylar & DXF/DWG Received:	<u>SOS</u>	<u>3-9-12</u>
Final Mylar Review Complete:	<u>SOS</u>	<u>3/14/12</u>

## Board Approval of Plat:

Plat Agenda:	<u>SOS</u>	<u>3/22/12</u>
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 Resubdivision:	_____	_____
Complete Reproduction:	_____	_____
Notify Consultant to Seal Plats:	_____	_____
Surveyor's Seal Complete:	_____	_____
Sent to Courthouse for Recordation:	_____	_____
Recordation Info Entered into Hansen	_____	_____

No. \_\_\_\_\_

**FIGURE 18.A.2**

General Notes

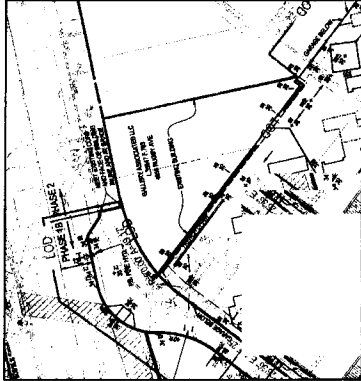
- Existing Zoning Ordinance (repealed) prepared by Underman Software Associates, Inc. September 18, 2009.
- Boundary information by Underman Software Associates, Inc. September 18, 2009.
- Zoning: CBD-32 Central Business District, Residential, 2.0
- Site: 59,338 SQ. FT. (LOT 663), 59,338 SQ. FT. (LOT 664), 59,338 SQ. FT. (LOT 665), 59,338 SQ. FT. (LOT 666), AND ADJACENT AREAS.

**Phase 1B - Proposed for Approval**

<b>Millwright Units</b>	11
<b>Market Rate:</b>	3
<b>One Bedroom:</b>	120
<b>Two Bedroom:</b>	21
<b>Three Bedroom:</b>	17
<b>MPDU:</b>	158
<b>MPDU:</b>	0
<b>MPDU:</b>	0
<b>Total Dwelling Units:</b>	258 units*
<b>Overall Square Footage:</b>	5,380 SF
<b>Garage:</b>	194 spaces
<b>Recreation:</b>	154 spaces
<b>Total Spaces provided:</b>	348 spaces

\* From lot count and unit types provided by MPDU shall be determined at building permit.

- NOTES:**
- THE AREA OF 4850 RUGBY AVENUE WILL BE INCLUDED AS PART OF PHASE 1B UNLESS TENANT CANNOT RELOCATE IN TIME. IN WHICH CASE, THIS AREA WILL BE CONSTRUCTED AS PART OF PHASE 2.
  - BUILDING SETBACK FOR 2ND FLOOR AND ABOVE = 0 FEET.
  - P.I.E. ALONG BUILDING FRONTAGE MUST BE FREE AND CLEAR FOR A MINIMUM OF:
    - 1) 17' FOR REMOVABLE CANOPY.
    - 2) 15' FOR 2ND FLOOR OVERHANG / BALCONY.



ALTERNATIVE PHASING PLAN



SCALE: 1" = 20'

**DESIGNED BY:** [Signature]  
**DATE:** 11/11/2011  
**PROJECT:** WOODMONT CENTRAL PHASES 1A, 1B, & 2  
**CLIENT:** [Signature]  
**ADDRESS:** 2000 MONTGOMERY AVENUE, SUITE 100, ROCKVILLE, MD 20850  
**PHONE:** (301) 761-1000  
**FAX:** (301) 761-1001  
**WWW:** www.undermansoftware.com

**APPROVED BY:** [Signature]  
**DATE:** 11/11/2011  
**PROJECT:** WOODMONT CENTRAL PHASES 1A, 1B, & 2  
**CLIENT:** [Signature]  
**ADDRESS:** 2000 MONTGOMERY AVENUE, SUITE 100, ROCKVILLE, MD 20850  
**PHONE:** (301) 761-1000  
**FAX:** (301) 761-1001  
**WWW:** www.undermansoftware.com

**WOODMONT CENTRAL PHASES 1A, 1B, & 2**  
 (BONUS DENSITY)

**PROPOSED FOR APPROVAL**

**DATE:** 11/11/2011  
**PROJECT:** WOODMONT CENTRAL PHASES 1A, 1B, & 2  
**CLIENT:** [Signature]  
**ADDRESS:** 2000 MONTGOMERY AVENUE, SUITE 100, ROCKVILLE, MD 20850  
**PHONE:** (301) 761-1000  
**FAX:** (301) 761-1001  
**WWW:** www.undermansoftware.com

**UNDERMAN SOFTWARE**  
 2000 MONTGOMERY AVENUE, SUITE 100, ROCKVILLE, MD 20850  
 (301) 761-1000  
 (301) 761-1001  
 www.undermansoftware.com

**REVISIONS:**

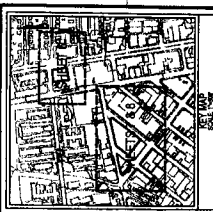
NO.	DATE	DESCRIPTION
1	11/11/2011	ISSUED FOR PERMIT

**APPROVALS:**

DESIGNED BY:	[Signature]
CHECKED BY:	[Signature]
DATE:	11/11/2011

**PERMIT INFORMATION:**

PROJECT NO.:	11111
DATE:	11/11/2011
SCALE:	1" = 20'
PROJECT:	WOODMONT CENTRAL PHASES 1A, 1B, & 2
CLIENT:	[Signature]
ADDRESS:	2000 MONTGOMERY AVENUE, SUITE 100, ROCKVILLE, MD 20850
PHONE:	(301) 761-1000
FAX:	(301) 761-1001
WWW:	www.undermansoftware.com



SCALE: 1" = 20'

- Legend:**
- 1. Lot Lines
  - 2. Building Footprints
  - 3. Easements
  - 4. Utility Lines
  - 5. Proposed Building Footprints
  - 6. Proposed Easements
  - 7. Proposed Utility Lines
  - 8. Proposed Driveways
  - 9. Proposed Parking Spaces
  - 10. Proposed Landscaping
  - 11. Proposed Fences
  - 12. Proposed Signage
  - 13. Proposed Stormwater Management
  - 14. Other

**Material List:**

Asphalt	15,000 SF
Concrete	10,000 SF
Gravel	5,000 SF
Landscaping	10,000 SF
Signage	10,000 SF
Stormwater Management	10,000 SF
Other	10,000 SF

**NOTES:**

1. BUILDING SETBACK FOR 2ND FLOOR AND ABOVE = 8 FEET.
2. P.I.E. ALONG BUILDING FRONTAGE MUST BE FREE AND CLEAR FOR A MINIMUM OF:
  - 1) 12' FOR REMOVABLE CANOPY.
  - 2) 15' FOR 2ND FLOOR OVERHANG / BALCONY.



**WOODMONT CENTRAL**  
PHASES 1A, 1B, & 2

APPROVED FOR SUBMITTAL

APPROVED FOR CONSTRUCTION

APPROVED FOR OCCUPANCY

**MONTECALMO ENGINEERING & ARCHITECTURE**

1000 N. 10TH AVENUE, SUITE 100  
BOZEMAN, MT 59717

PHONE: (406) 552-1111  
FAX: (406) 552-1112

PROJECT: WOODMONT CENTRAL PHASES 1A, 1B, & 2

DATE: 12/15/2011

BY: [Signature]

**MISS UTILITY NOTE**

1. THE LOCATION OF ALL UTILITIES IS SHOWN ON THIS PLAN.

2. THE LOCATION OF ALL UTILITIES IS SHOWN ON THIS PLAN.

3. THE LOCATION OF ALL UTILITIES IS SHOWN ON THIS PLAN.

4. THE LOCATION OF ALL UTILITIES IS SHOWN ON THIS PLAN.

5. THE LOCATION OF ALL UTILITIES IS SHOWN ON THIS PLAN.

**CONTRACTOR'S OBLIGATION**

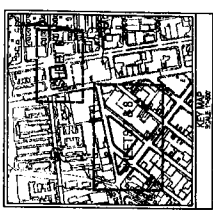
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.



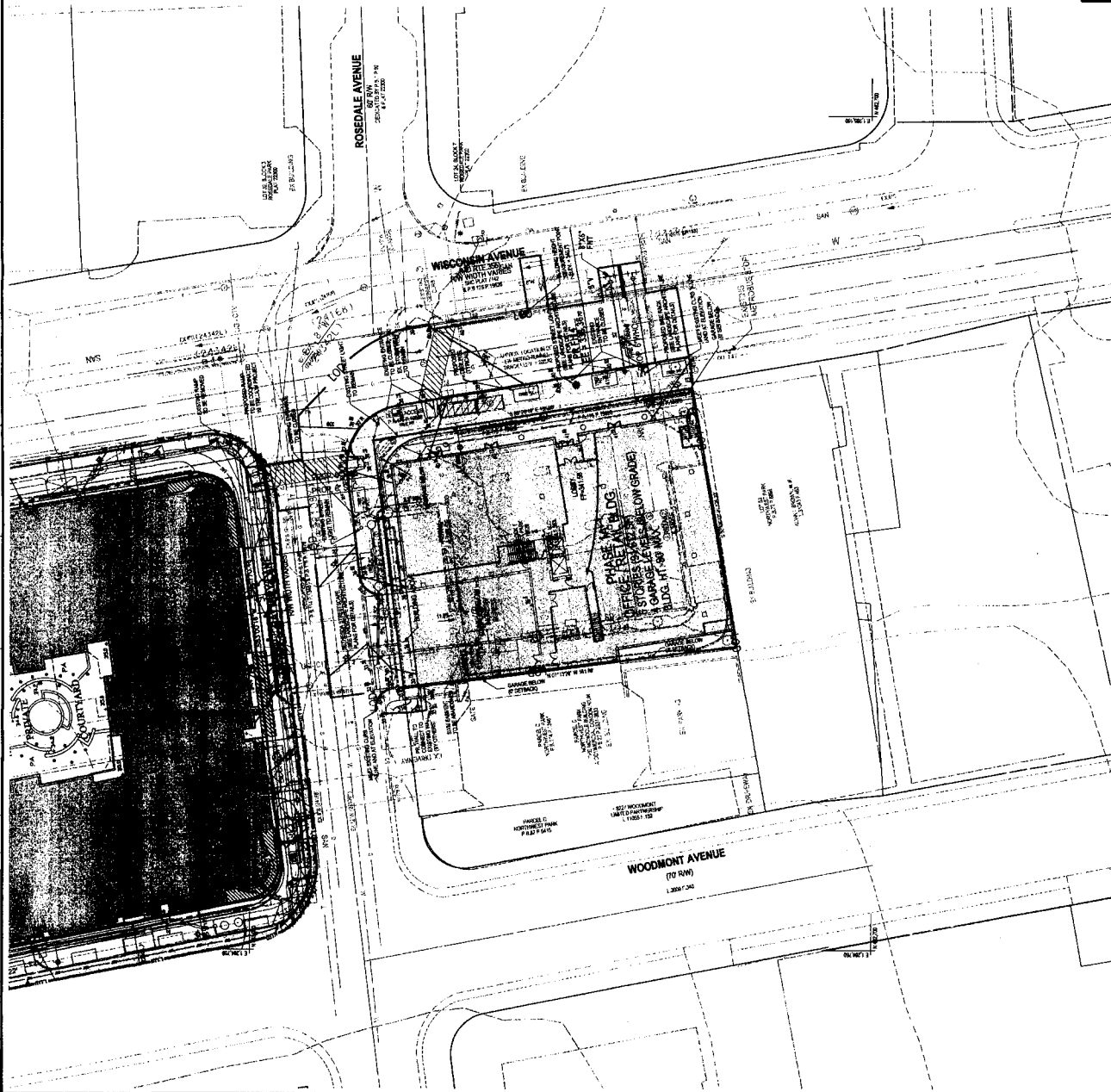
**Phases 1A**

General Notes  
 1. Existing 2' contour topography prepared by Landmark Solutions  
 2. Boundary information by Landmark Solutions Associates, Inc. March 11, 2010  
 3. zoning, CSD-1, Central Business District, 1.0.

Proposed for Approval  
 Office Square Footage: 181,074 SF  
 Floor Area Ratio: 1.01  
 Floor Square Footage: 181,074 SF  
 Parking Provided: 168 spaces

**NOTES**

- 1. BUILDING SETBACK FOR 2ND FLOOR AND ABOVE = 0 FEET
- 2. PILE ALONG BUILDING FRONTAGE MUST BE FREE AND CLEAR FOR A MINIMUM OF:
  - 1) 12' FOR REMOVABLE CANOPY.
  - 2) 15' FOR 2ND FLOOR OVERHANG/BALCONY.



**PLANNING DEPARTMENT**  
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 Baltimore, MD 21202  
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**SITE PLAN PHASE 1A (BONUS DENSITY)**

**WOODMONT CENTRAL PHASES 1A, 1B, & 2**

APPLICANT: **WOODMONT CENTRAL PHASES 1A, 1B, & 2**  
 PROJECT NO: **1-3-12**

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**15**

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