



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

MCPB
Item # 1B
5-25-2017


MEMORANDUM

DATE: May 15, 2017

TO: Montgomery County Planning Board

FROM: Stephen Smith, Senior Planner
Jay Beatty, Planner
D.A.R.C. Division
(301) 495-4522 & (301) 495-2178

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board Agenda for May 25, 2017

A handwritten signature in black ink, appearing to be 'SS' with 'JRB' written below it.

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:

220170550	J.H. Millers Addition to Bethesda
220170590	Battery Park, Section 3

Plat Name: J.H. Millers Addition to Bethesda
Plat #: 220170550

Location: Located in the northwest quadrant of the intersection of Wisconsin Avenue (MD 355) and Bethesda Avenue

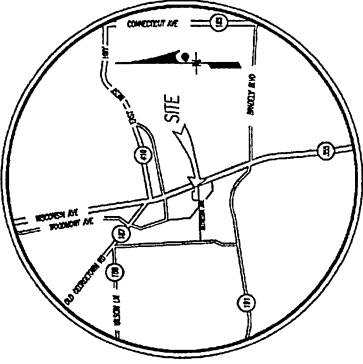
Master Plan: Bethesda CBD Sector Plan

Plat Details: CR zone; 1 lot

Owner: JBG/Bethesda Avenue LLC

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in conformance with Preliminary Plan No. 11983015A (MCPB Resolution No. 16-010), and Site Plan No. 81984002B (Certified Site Plan dated December 8, 2016) 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 plan.

LINE	BEARING	DISTANCE
1	N 02°37'25" W	10.50'
2	S 87°22'35" W	50.00'
3	S 02°37'25" E	0.50'
4	N 56°39'03" E	71.19'



VICINITY MAP
1"=50.000'

LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD

REC'D LIBER	FOLIO
1	S 85°53'40" W 22.33'
2	S 87°22'35" W 6.73'
3	N 33°08'05" E 29.22'
4	N 21°08'25" W 122.01'
5	N 87°22'35" E 5.27'
6	S 21°06'25" E 140.15'

DEDICATED AREA= 951 SQ. FT. OR 0.0218 ACRES ±
SHOWN THUS:

AREA TABULATION

LOT 1..... 104,754 SQ. FT. OR 2.4048 ACRES
 STREET DEDICATION..... 951 SQ. FT. OR 0.0218 ACRES
 TOTAL BY THIS PLAT..... 105,705 SQ. FT. OR 2.4266 ACRES

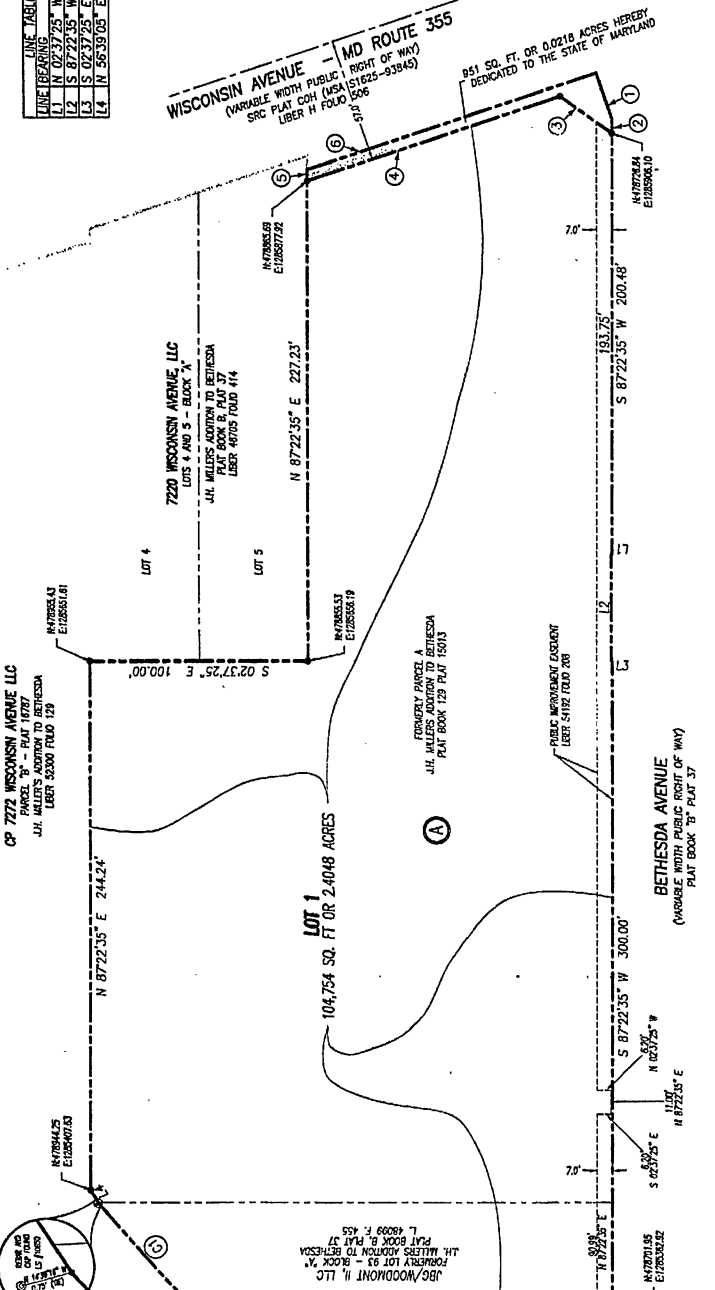
JOB/COMPANY: JBC/COMPANY, MONTGOMERY COUNTY, L.L.C.
 115 MANNING ROAD
 GAITHERSBURG, MD 20878
 BY: Kevin P. Reynolds
 TITLE: Authorized Signatory

CURVE TABLE

CURVE DATA	TRADIUS	LENGTH	CH. BEARING	CH. LENGTH
C1	2,437.19'	1,399.50'	66.48'	13.25'
C2	1,399.50'	66.48'	13.25'	45.56'
C3	45.56'	13.25'	45.56'	66.48'

SUBDIVISION RECORD PLAT
 LOT 1, BLOCK A
 J.H. MILLER'S ADDITION TO BETHESDA
 BEING A SUBDIVISION OF

PARCEL A, PLAT BOOK 129, PLAT 15013 AND
 LOT 93 - PLAT BOOK 'B', PLAT 37
 BETHESDA ELECTION DISTRICT NO. 7
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 40' APRIL, 2017



OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE LAND DESCRIBED HEREIN, HEREBY ADOPT THIS PLAT OF RESUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, DEDICATE THE STREET TO THE STATE OF MARYLAND, AND ADOPT THE LOTS AND BLOCKS AS SHOWN HEREON WITH THE CURVE TABLE AND DIMENSIONS AS SHOWN HEREON. AS A CONDITION OF THE PUBLIC RECORDS, WE AGREE TO THE TERMS AND PROVISIONS OF SAID GRANT BEING SET FORTH IN A CERTAIN DOCUMENT ENTITLED "DECLARATION OF PUBLIC IMPROVEMENTS EASEMENT" RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 54192 AT FOLIO 208 WHICH SAID TERMS ARE INCORPORATED BY THIS REFERENCE HEREON. AS OWNER OF THIS SUBDIVISION, WE, OUR SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER SUBDIVISION MONUMENTS, TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH CHAPTER 50, SECTION 24 (f)(2) OF THE MONTGOMERY COUNTY CODE. IN WITNESS WHEREOF, WE HAVE SIGNED AND PLACED OUR HANDS AND SEALS HEREON AT THE OFFICE OF THE MONTGOMERY COUNTY PLANNING BOARD, 205 N. FREDERICK AVENUE, SUITE 100, GAITHERSBURG, MARYLAND, THIS 15TH DAY OF APRIL, 2017. THE SIGNATURES OF EACH OF US ARE INCLUDED IN THIS PLAT OF RESUBDIVISION, EXCEPT FOR DEED OF TRUST HELD BY WELLS FARGO BANK, NATIONAL ASSOCIATION AS RECORDED IN LIBER 46958 AT FOLIO 128 AND DEED OF TRUST HELD BY SUNTRUST BANK AS RECORDED IN LIBER 46654 AT FOLIO 120

JOHN BETHESDA AVENUE, L.L.C.
 A DELAWARE LIMITED LIABILITY COMPANY
 BY: Elizabeth C. Anderson
 NAME: ELIZABETH C. ANDERSON
 TITLE: VICE PRESIDENT

WELLS FARGO BANK, NATIONAL ASSOCIATION
 BY: Elizabeth C. Anderson
 NAME: ELIZABETH C. ANDERSON
 TITLE: VICE PRESIDENT

WELLS FARGO BANK, NATIONAL ASSOCIATION
 BY: Kevin P. Reynolds
 NAME: KEVIN P. REYNOLDS
 TITLE: AUTHORIZED SIGNATORY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE INFORMATION SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF THE PROPERTY ACQUIRED BY:
 1. JBC/COMPANY, MONTGOMERY COUNTY, L.L.C.
 (11) JAY M. EISENBERG, ROBERT B. CANTER AND GAIL H. KAUFMANN, CO-TRUSTEES OF THE KAUFMANN MARTIAL TRUST
 (11) JAY M. EISENBERG, ROBERT B. CANTER AND GAIL H. KAUFMANN, CO-TRUSTEES OF THE KAUFMANN BYPASS TRUST
 BY A DEED DATED DECEMBER 12, 2013 AND RECORDED IN LIBER 48099 AT FOLIO 455
 2. JBC/WISCONSIN AVENUE, L.L.C. FROM PLAZA WEST LIMITED PARTNERSHIP BY A DEED DATED APRIL 12, 2008 AND RECORDED IN LIBER 32148 AT FOLIO 393
 3. JBC/BETHESDA AVENUE, L.L.C. FROM PLAZA WEST LIMITED PARTNERSHIP, FORMERLY KNOWN AS ARTERY PLAZA ASSOCIATES LIMITED PARTNERSHIP BY A DEED DATED MAY 17, 2001 AND RECORDED IN LIBER 19171 AT FOLIO 612
 ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS SHOWN THUS WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH CHAPTER 50, SECTION 24 (f)(2) OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA INCLUDED ON THIS PLAT IS 105,705 SQUARE FEET OR 2.4266 ACRES OF WHICH 951 SQUARE FEET IS DEDICATED TO PUBLIC USE.

ADAM S. BERWALD AND SURVEYOR
 MARYLAND REGISTRATION NO. 21153
 EXPIRES 06/20/2018
 DATE: 4/26/17

NOTES
 1. THE PROPERTY SHOWN HEREON IS ZONED CR-5.0, C5.0, RS-0, IS-0, I-1-15.
 2. HORIZONTAL DATUM IS BASED ON NAD 83/91.
 3. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO BE APPLIED TO THE PROJECT AS SHOWN ON THIS PLAT. THESE REQUIREMENTS ARE HEREBY COMPLETED BY THE PLAN AS SHOWN ON THIS PLAT. THE OFFICIAL PUBLIC UTILITIES FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE MONTGOMERY COUNTY PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
 4. THE 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. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF THE RECORDS OF THE MONTGOMERY COUNTY PLANNING BOARD AND THE MONTGOMERY COUNTY RECORDS.
 5. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
 6. THE PARCEL SHOWN HEREON IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY SKETCH PLAN NO. 320150059, PRELIMINARY PLAN NO. 11963015A, AND SITE PLAN NO. 61860028B, ENTITLED "ARTERY PLAZA" (AS AMENDED).
 7. TAX MAP LOCATION H1122 AND H1042; WSSS 200 SHEET NUMBER 208004 & 208005.
 8. THIS SUBDIVISION IS SUBJECT TO EASEMENTS, EGRESS AND ACCESS AGREEMENTS RECORDED IN LIBER 46959 AT FOLIO 128 AND ACCESS AGREEMENT RECORDED IN LIBER 46959 AT FOLIO 128, AND DECLARATION OF COVENANTS RECORDED IN LIBER 52845 AT FOLIO 24 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

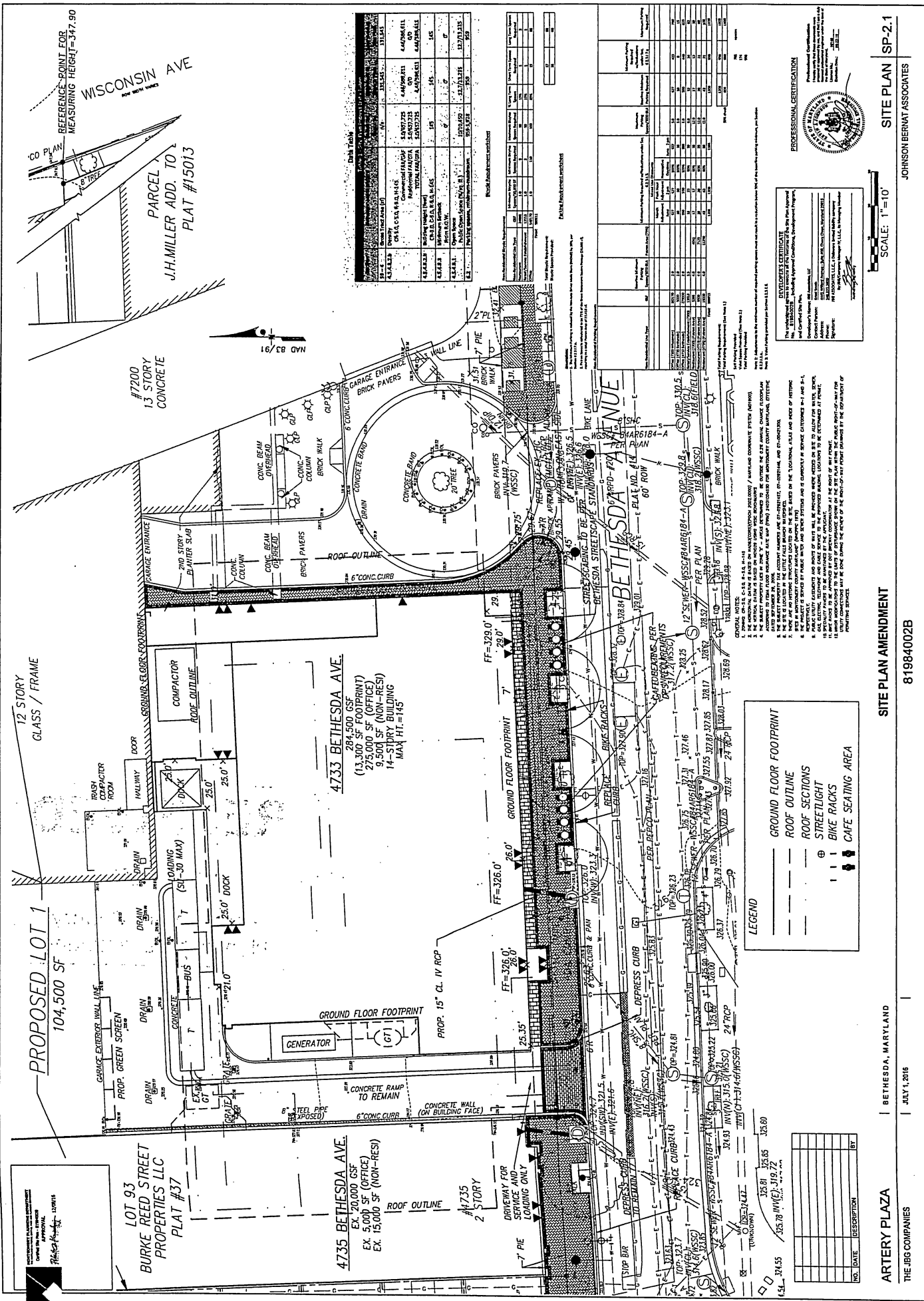
APPROVED: MAY 9, 2017
 DIRECTOR
 SECRETARY-TREASURER

MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES
 DRAWN: ASB
 COMPUTED:
 CHECKED: ASB
 DATE:
 Plat No.:

JOHN BETHESDA AVENUE, L.L.C.
 BY: Kevin P. Reynolds
 NAME: KEVIN P. REYNOLDS
 TITLE: AUTHORIZED SIGNATORY

J.B.A.
 Johnson • Bernat • Associates, Inc.
 Engineering • Surveying • Planning

205 N. Frederick Ave. Suite 100
 Gaithersburg, MD 20877
 Tel: (301) 963-1133
 Fax: (301) 963-6306
 www.jba-inc.net



PROPOSED LOT 1
104,500 SF

LOT 93
BURKE REED STREET
PROPERTIES LLC
PLAT #37

4735 BETHESDA AVE.
EX. 20,000 GSF
EX. 5,000 SF (OFFICE)
EX. 15,000 SF (NON-RES)

4733 BETHESDA AVE.
284,500 GSF
(13,300 SF FOOTPRINT)
275,000 SF (OFFICE)
9,500 SF (NON-RES)
14-STORY BUILDING
MAX. HT. = 145'

12 STORY
GLASS / FRAME

#7200
13 STORY
CONCRETE

J.H. MILLER ADD. TO
PARCEL
PLAT #15013

WISCONSIN AVE
REFERENCE POINT FOR
MEASURING HEIGHT = 347.90

TABLE 1: MATERIALS AND FINISHES

ITEM	DESCRIPTION	QUANTITY	UNIT
1	CONCRETE	100	CU YD
2	BRICK	100	SQ YD
3	GLASS	100	SQ FT
4	STEEL	100	TON

TABLE 2: FINISHES

ITEM	DESCRIPTION	QUANTITY	UNIT
1	CONCRETE	100	CU YD
2	BRICK	100	SQ YD
3	GLASS	100	SQ FT
4	STEEL	100	TON

TABLE 3: FINISHES

ITEM	DESCRIPTION	QUANTITY	UNIT
1	CONCRETE	100	CU YD
2	BRICK	100	SQ YD
3	GLASS	100	SQ FT
4	STEEL	100	TON

TABLE 4: FINISHES

ITEM	DESCRIPTION	QUANTITY	UNIT
1	CONCRETE	100	CU YD
2	BRICK	100	SQ YD
3	GLASS	100	SQ FT
4	STEEL	100	TON

TABLE 5: FINISHES

ITEM	DESCRIPTION	QUANTITY	UNIT
1	CONCRETE	100	CU YD
2	BRICK	100	SQ YD
3	GLASS	100	SQ FT
4	STEEL	100	TON

TABLE 6: FINISHES

ITEM	DESCRIPTION	QUANTITY	UNIT
1	CONCRETE	100	CU YD
2	BRICK	100	SQ YD
3	GLASS	100	SQ FT
4	STEEL	100	TON

TABLE 7: FINISHES

ITEM	DESCRIPTION	QUANTITY	UNIT
1	CONCRETE	100	CU YD
2	BRICK	100	SQ YD
3	GLASS	100	SQ FT
4	STEEL	100	TON

TABLE 8: FINISHES

ITEM	DESCRIPTION	QUANTITY	UNIT
1	CONCRETE	100	CU YD
2	BRICK	100	SQ YD
3	GLASS	100	SQ FT
4	STEEL	100	TON

TABLE 9: FINISHES

ITEM	DESCRIPTION	QUANTITY	UNIT
1	CONCRETE	100	CU YD
2	BRICK	100	SQ YD
3	GLASS	100	SQ FT
4	STEEL	100	TON