

**Plat Name:** Sunnyside  
**Plat #:** 220200810

**Location:** Located on the northeast side of Old Georgetown Road (MD 187), 550 feet west of Wisconsin Avenue (MD 355).

**Master Plan:** Bethesda Downtown Plan

**Plat Details:** CR zone; 1 lot

**Owner:** Drayton/Taylor/Rea, L.L.C.

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120190050 (MCPB Resolution No. 19-011) and with Site Plan No. 820190030 (Certified Site Plan dated June 18, 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.

PLAT No.

# OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, AND HEREBY DEDICATE LAND AS SHOWN ON THIS PLAT TO THE STATE OF MARYLAND FOR PUBLIC USE.


AS OWNERS OF THIS SUBDIVISION WE, OUR SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTS, TO BE SET BY A REGISTERED LAND SURVEYOR, IN ACCORDANCE WITH 50.4.3.6 OF THE MONTGOMERY COUNTY CODE.

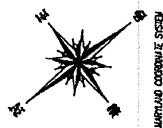
THERE ARE NO RECORDED SUITS, LIENS, LEASES, MORTGAGES, AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

DRAYTON/TAYLOR/REA, L.L.C.,  
A MARYLAND LIMITED LIABILITY COMPANY

BY: OLD GEORGETOWN RD PROJECT, LLC  
A MARYLAND LIMITED LIABILITY COMPANY

BY: WASHINGTON PROPERTY COMPANY, L.L.C.,  
A MARYLAND LIMITED LIABILITY COMPANY

BY:   
DARRIC SOUTH  
SENIOR VICE PRESIDENT



LOT 19 SUNNYSIDE - BETHESDA  
BETHESDA PLACE II ASSOCIATES, LLC  
Book 48518, PAGE 190

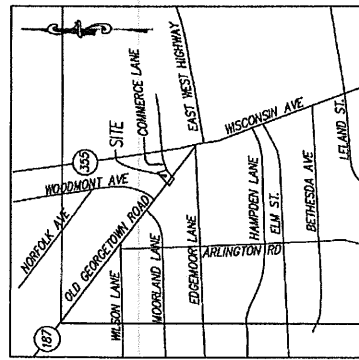
LOT 17, SUNNYSIDE, BETHESDA  
BETHESDA PLACE LTD. PARTNERSHIP  
PLAT #16280

LOT 22  
13,746 SQUARE FEET OR 0.31556 ACRE

LOT 16, SUNNYSIDE, BETHESDA  
SAFEWAY STORES HOLDING CORP.  
PLAT #16280

COMMERCIAL PLACE  
VARIABLE WIDTH PUBLIC RIGHT OF WAY

OLD GEORGETOWN ROAD, ROUTE 187  
VARIABLE WIDTH PUBLIC RIGHT OF WAY  
PLAT 37



NEIGHBORHOOD MAP  
SCALE 1" = 200'


## NOTES

1. THE PROPERTY SHOWN HEREON IS ZONED CR-5.0, C-6.0, R-4.75, H-225.
2. HORIZONTAL DATUM IS BASED ON MARYLAND COORDINATE SYSTEM MD 83, USING TOPNET LIVE GNSS CORRECTION SERVICE.
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 SURVIVE AND NOT TO BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. FOR THE PURPOSES OF THIS NOTE, THE PLAN IS THE PRELIMINARY PLAN.
4. THE SUBDIVISION RECORD PLAN IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER OF TITLE OR DEPTIC OR NOTE ALL MATTERS AFFECTING TITLE.
5. THIS PROPERTY IS SERVED BY PUBLIC WATER & SEWER SYSTEMS ONLY.
6. THE PARCEL SHOWN HEREON IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY CONDITIONAL USE 16-14, PRELIMINARY PLAN NO. 20130000 AND THE PLAN NO. 82019000, ENTITLED "7807 OLD GEORGETOWN ROAD".
7. TAX MAP LOCATION #1222, ASSC 200 SHEET NUMBER 209M05.

## 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 SUBDIVISION OF THE ENTIRE PROPERTY ACQUIRED BY DRAYTON/TAYLOR/REA, L.L.C., A MARYLAND LIMITED LIABILITY COMPANY FROM ELIZABETH DRAYTON TAYLOR, TRUSTEE OF THE ELIZABETH DRAYTON TAYLOR REVOCABLE TRUST DATED FEBRUARY 15, 1980, BY A DEED DATED OCTOBER 3, 1987 AND RECORDED IN LIBER 18213 AT FOLIO 143, ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS SHOWN ON THIS PLAT, AS DELINEATED HEREIN IN ACCORDANCE WITH 50.4.3.6 OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA INCLUDED ON THIS PLAT IS 17,687 SQUARE FEET OR 0.40603 ACRE OF LAND OF WHICH 3,641 SQUARE FEET IS DEDICATED TO PUBLIC USE.

  
JOHN S. BERNAT  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 21133  
LICENSE RENEWAL DATE: 06/20/2022

11/4/2020  
DATE

## AREA TABULATION

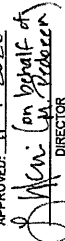
LOT 22 ..... 13,746 SQ. FT. OR 0.31556 ACRE  
STREET DEDICATION ..... 3,641 SQ. FT. OR 0.08347 ACRE  
TOTAL BY THIS PLAT ..... 17,687 SQ. FT. OR 0.40603 ACRE



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

Johnson • Bernat • Associates, Inc.

Engineering • Surveying • Planning

MONTGOMERY COUNTY, MARYLAND  
DEPARTMENT OF PERMITTING SERVICES  
APPROVED: 11-9-2020  
  
DIRECTOR

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION  
MONTGOMERY COUNTY PLANNING BOARD  
APPROVED: \_\_\_\_\_  
CHAIRMAN SECRETARY-TREASURER  
M.N.C.P. & P.C. RECORD FILE NO.

DRAWN: ASB  
COMPUTED: \_\_\_\_\_  
CHECKED: ASB  
DATE: \_\_\_\_\_  
Plot No.:

LOT 22  
A RESUBDIVISION OF  
PART OF LOT 3  
"SUNNYSIDE"

BETHESDA ELECTION DISTRICT NO. 7  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 20' OCTOBER 2020

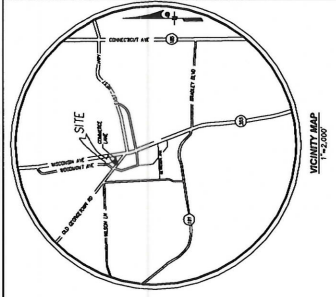
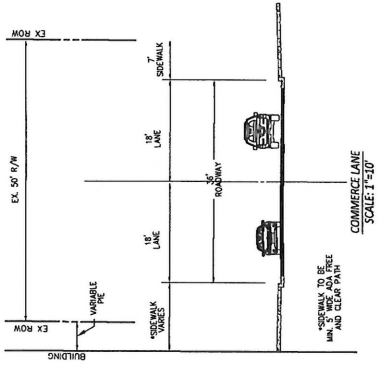
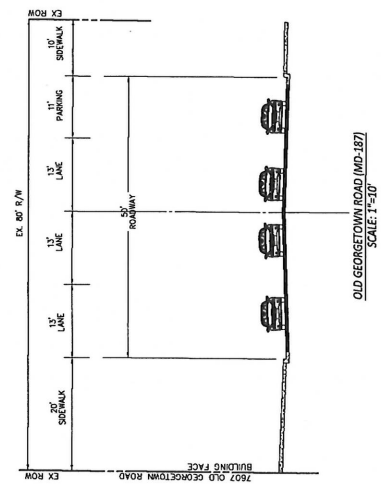
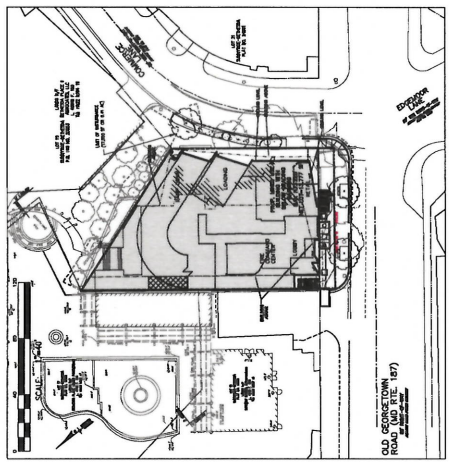


JOHN BERNAT ASSOCIATES, INC.  
 205 N. Frederick Ave., Suite 100  
 Gaithersburg, Maryland 20877  
 TEL: (301) 963-1133  
 FAX: (301) 963-6306  
 WWW.JBA-INC.NET

# 7607 OLD GEORGETOWN ROAD

## PRELIMINARY PLAN 120190050

NO.	DATE	REVISIONS PRIOR TO APPROVAL
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- GENERAL NOTES:**
1. TOWNSHIP OR C-S-D R-4-TS M-225
  2. GROSS TRACT AREA IS 18,229 SF. NET TRACT AREA IS 13,777 SF
  3. THE INFORMATION CONTAINED HEREON IS BASED ON FIELD-SURVEY DATA
  4. THE INFORMATION CONTAINED HEREON IS BASED ON FIELD-SURVEY DATA
  5. THE INFORMATION CONTAINED HEREON IS BASED ON FIELD-SURVEY DATA
  6. THE INFORMATION CONTAINED HEREON IS BASED ON FIELD-SURVEY DATA
  7. THERE ARE NO HISTORIC STRUCTURES LOCATED ON THE SITE BASED ON THE "LOCAL ATLAS AND INDEX OF HISTORIC SITES IN MONTGOMERY COUNTY MARYLAND" (M-HOSPIC 1975)
  8. THERE ARE NO COUNTY CHAMPION TREES ON THE SUBJECT PROPERTY.
  9. NO TREE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON THE SUBJECT PROPERTY.
  10. THE SITE IS LOCATED WITHIN THE BETHESDA PARKING LOT DISTRICT.
  11. THE SITE IS LOCATED WITHIN THE LITTLE FALLS BRANCH INTERDISTRICT.
  12. (LOADING TO BE SERVED BY SINGLE-LANE TRUCKS (SU-20))
  13. TOP A CORNER LOT OF A LOT EXTENDING THROUGH FROM STREET TO STREET, THE HEIGHT IS MEASURED FROM THE LOW GROUND (EXCEPT THE WHOLE OF THE BUILDING PLACED ALONG STREET FRONT-UP-WENT)
  14. INTERFERING WITH COMMERCIAL USE TO BE FOR BUSINESS PRESENTATION PURPOSES
  15. NO LOT LINES OR BOUNDARIES SHOWN WITHIN THE COMMERCIAL LANE (SU-20) DISTRICT

- SHEET INDEX:**
- PP-0.0 TITLE SHEET
  - PP-0.1 SKETCH PLAN RESOLUTION
  - PP-0.2 PRELIMINARY PLAN RESOLUTION
  - PP-1.0 PRELIMINARY PLAN
  - SUPPORTING DRAWINGS
    - 1 OF 1 FOREST CONSERVATION EXEMPTION
    - 1 OF 1 LAND ACQUISITION
    - 1 OF 1 ASCENDING OF STREET VIEW
    - 1 OF 1 STORMWATER CONCEPT
    - 1 OF 1 FIRE DEPARTMENT ACCESS AREA PLAN
    - 1 OF 1 FIRE DEPARTMENT ACCESS PLAN
    - 1 OF 1 COLOR CODED UTILITY PLAN
    - 1 OF 1 EXISTING CONDITIONS PLAN

