



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

MCPB
Item #1B
7-29-2021

MEMORANDUM

DATE: July 19, 2021

TO: Montgomery County Planning Board

FROM: Stephen Smith, Coordinator *SS*
Jay Beatty, Senior Planner *JB*
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 July 29, 2021

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:

220200300, 220200340, 220200350	Westwood Square
220200570	Amalyn Bethesda
220200930	R. Holt Easley's Subdivision
220210680	Unity

Plat Name: Westwood Square
Plat #: 220200300, 220200340 and 220200350

Location: Located along the east and west sides of Westbard Avenue, south of Ridgefield Road
Master Plan: Westbard Sector Plan
Plat Details: CR zone; 8 parcels and 1 outlot
Owner: Equity One LLC, Housing Opportunities Commission of Montgomery County and Regency Kensington Bethesda Owner, LLC

The subdivision plats have been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120170170 (MCPB Resolution No. 19-032) and with Site Plan No. 820180190 (Certified Site Plan dated May 4, 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.

PLAT No.



VICINITY MAP
1"=2,000'

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 REGENCY KENNINGTON BETHESDA OWNER, LLC, A MARYLAND LIMITED LIABILITY COMPANY FROM EQUITY ONE (NORTHEAST PORTFOLIO) LLC, A MASSACHUSETTS LIMITED LIABILITY COMPANY BY A DEED DATED JULY 20, 2020 AND RECORDED IN LIBER 60446 AT FOLIO 172 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 THEREON WILL BE SET IN ACCORDANCE WITH CHAPTER 50, SECTION 50.4.3 OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA INCLUDED ON THIS PLAT IS 84,164 SQUARE FEET OR 1.9321 ACRES OF WHICH NONE IS DEDICATED TO PUBLIC USE.

DATE

ADAM S. BERNAT
PROFESSIONAL LAND SURVEYOR
MONTGOMERY COUNTY, MARYLAND
REGISTRATION NO. 21133
EXPIRES 06/20/2022

OWNER'S CERTIFICATE
I, THE UNDERSIGNED, OWNER OF THE LAND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AS OWNER OF THIS SUBDIVISION. MY SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTS, TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH CHAPTER 50, SECTION 50.4.3 OF THE MONTGOMERY COUNTY CODE. THERE ARE NO UNRECORDED SUITS, LIENS, LEASES, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

REGENCY KENNINGTON BETHESDA OWNER, LLC
A MARYLAND LIMITED LIABILITY COMPANY

BY: *[Signature]*
NAME: SUB SETTERS
TITLE: VICE PRESIDENT, INVESTMENTS

AREA TABULATION

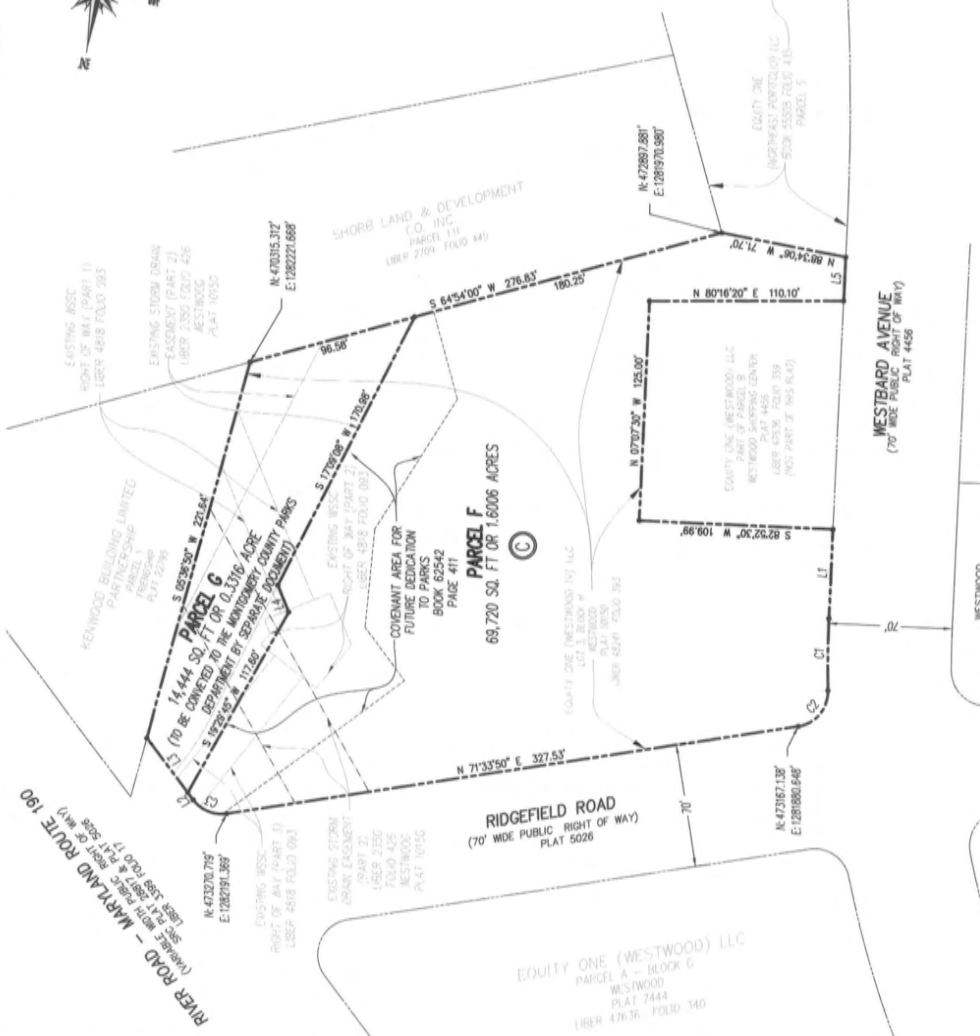
PARCEL F..... 89,720 SQ. FT OR 1.6006 ACRES
PARCEL G..... 14,444 SQ. FT OR 0.3316 ACRES
TOTAL BY THIS PLAT..... 84,164 SQ. FT OR 1.9321 ACRES

**SUBMISSION RECORD PLAT
PARCELS F AND G, BLOCK C
WESTWOOD SQUARE
BEING A RESUBDIVISION OF
LOT J - BLOCK H
PLAT 10150**

BETHESDA ELECTION DISTRICT NO. 7
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 50'
JUNE 2021



Job No. 17-055 #220200350



- NOTES**
- PROPERTY SHOWN HEREON IS ZONED CRT-1.5, C-0.5, R-1.5, H-75'.
 - HORIZONTAL DATUM IS BASED ON NAD 83.
 - 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 RECOGNITION OF THIS PLAT UNLESS OTHERWISE STATED BY THE JUDGE APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE MONTGOMERY COUNTY PLANNING BOARD.
 - 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 TITLE OR DEEDS OR NOTE ALL MATTERS AFFECTING TITLE.
 - THE PROPERTY IS SERVED BY PUBLIC WATER & SEWER SYSTEMS ONLY.
 - THE PARCELS SHOWN HEREON ARE SUBJECT TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN NO. 120170170, ENTITLED "WESTWOOD SHOPPING CENTER".
 - TAX MAP LOCATION MH123; MSSC 200 SHEET NUMBER 209M04 & 209M05
 - PARCEL F SHOWN ON THIS PLAT IS SUBJECT TO A COVENANT FOR FUTURE DEDICATION TO PARKS RECORDED IN MONTGOMERY COUNTY BOOK 6056 PAGE 411.
 - PARCEL G IS TO BE DEDICATED TO THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION.
 - NO NEW DEVELOPMENT IS ALLOWED ON PARCEL F AS SHOWN ON THIS PLAT UNTIL APPROVAL OF AN APPROPRIATE SITE PLAN BY THE PLANNING BOARD. AT THAT TIME REPLATTING WILL BE NECESSARY TO ALLOW NEW DEVELOPMENT.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD	CHORD BEARING	DELTA ANGLE
C1	81.70'	48.98'	29.90'	N 83°01'40" E	40.59°
C2	20.00'	20.00'	0.00'	N 90°00'00" E	0.00°
C3	20.00'	21.65'	6.00'	S 72°21'11" E	20.31°

LINE TABLE

LINE	LENGTH	BEARING	DELTA ANGLE
L1	10.00'	S 00°00'00" E	0.00°
L2	85.94'	E 15°19'00" E	15.19°
L3	8.97'	S 89°47'00" E	74.61°
L4	11.00'	S 00°00'00" E	0.00°
L5	11.00'	S 00°00'00" E	0.00°

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

DRAWN: ASB
COMPUTED: _____
CHECKED: ASB
DATE: _____
Plot No.: _____

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES
APPROVED: *[Signature]*

Mitra Pedersen 7/12/21
DIRECTOR

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

WESTWOOD SHOPPING CENTER

7TH ELECTION DISTRICT
BETHESDA, MARYLAND
Applicant / Owner:
Earth One (Northern Potomac) LLC
c/o Regency Centers, L.P.

1919 Columbia Pike, Suite 1000
Washington, DC 20006
703-442-4302
Sam Shestak

EYA
Residential Developer:
The Neighborhoods of EYA
4800 Old Branch Road, Suite 800
Bethesda, MD 20814
3011-631-8600
Jack Lerner

LINOWES AND BLOCHER LLP
Attorney:
Linowes and Blocher LLP
7700 Old Branch Road, Suite 800
Bethesda, MD 20814
301-654-0504
Elin Glorand

J.B.A.
Johnson Benar Associates, Inc.
Civil Engineer:
Johnson Benar Associates, Inc.
205 N. Frederick Avenue, Suite 100
Gaithersburg, MD 20878
301-952-1133
Kevin Johnson

mv+a
Architect:
Mushinsky Voelke Associates | MV+A
1700 Wisconsin Avenue, Suite 200
Washington, DC 20005
202-682-2822
Jim VanDier

LandDesign.
Landscape Architect:
LandDesign
200 Southridge Street
Alexandria, VA 22314
703-597-7184
Christine Cooper

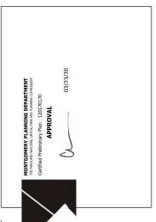
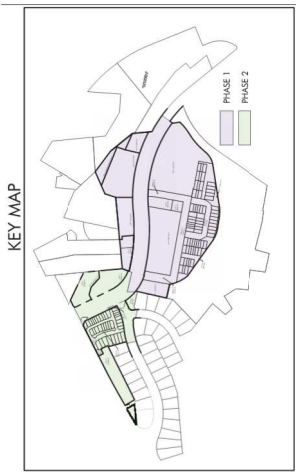
MA
Traffic Consultant:
Traffic Consultants
8730 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-588-8888
Nancy Barndt

PRELIMINARY PLAN NO.
120170170

**PRELIMINARY PLAN
PHASE 1**

MARCH 17, 2020

DATE	ISSUE	BY
		KUJ



WESTWOOD SHOPPING CENTER
 7TH ELECTION DISTRICT
 BETHESDA, MARYLAND
 Applicant / Owner:
 Earth One (Northern Potomac) LLC
 c/o Regency Centers, L.P.

1919 Columbia Ave, Suite 1000
 703-442-4302
 Sam Siskel

EYA
 Residential Developer:
 The Neighborhoods of EYA
 4600 Rockville Pike, Suite 300
 Bethesda, MD 20814
 301-634-8600
 Jack Carter

MILES & STOCKBRIDGE
 Attorney:
 Miles & Stockbridge
 11 N. N. Street
 Rockville, MD 20850
 301-762-1600
 Erin Girard

J.B.A.
 Johnson Benar Associates, Inc.
 Civil Engineer:
 Johnson Benar Associates, Inc.
 205 N. Frederick Avenue, Suite 100
 Gaithersburg, MD 20878
 301-954-1133
 Kevin Johnson

mv+a
 Architect:
 MultiCity Visuals Associates | mv+a
 1700 Wisconsin Avenue, Suite 200
 Washington, DC 20005
 202-682-2822
 Jim Yenicker

LandDesign.
 Landscape Architect:
 LandDesign
 200 Southridge Street
 Alexandria, VA 22314
 703-947-7784
 Christine Cooper

Traffic Consultant:
 8730 Georgia Avenue, Suite 200
 Silver Spring, MD 20919
 301-588-8888
 Nancy Barshall

SITE PLAN NO. 808180190
CERTIFIED SITE PLAN

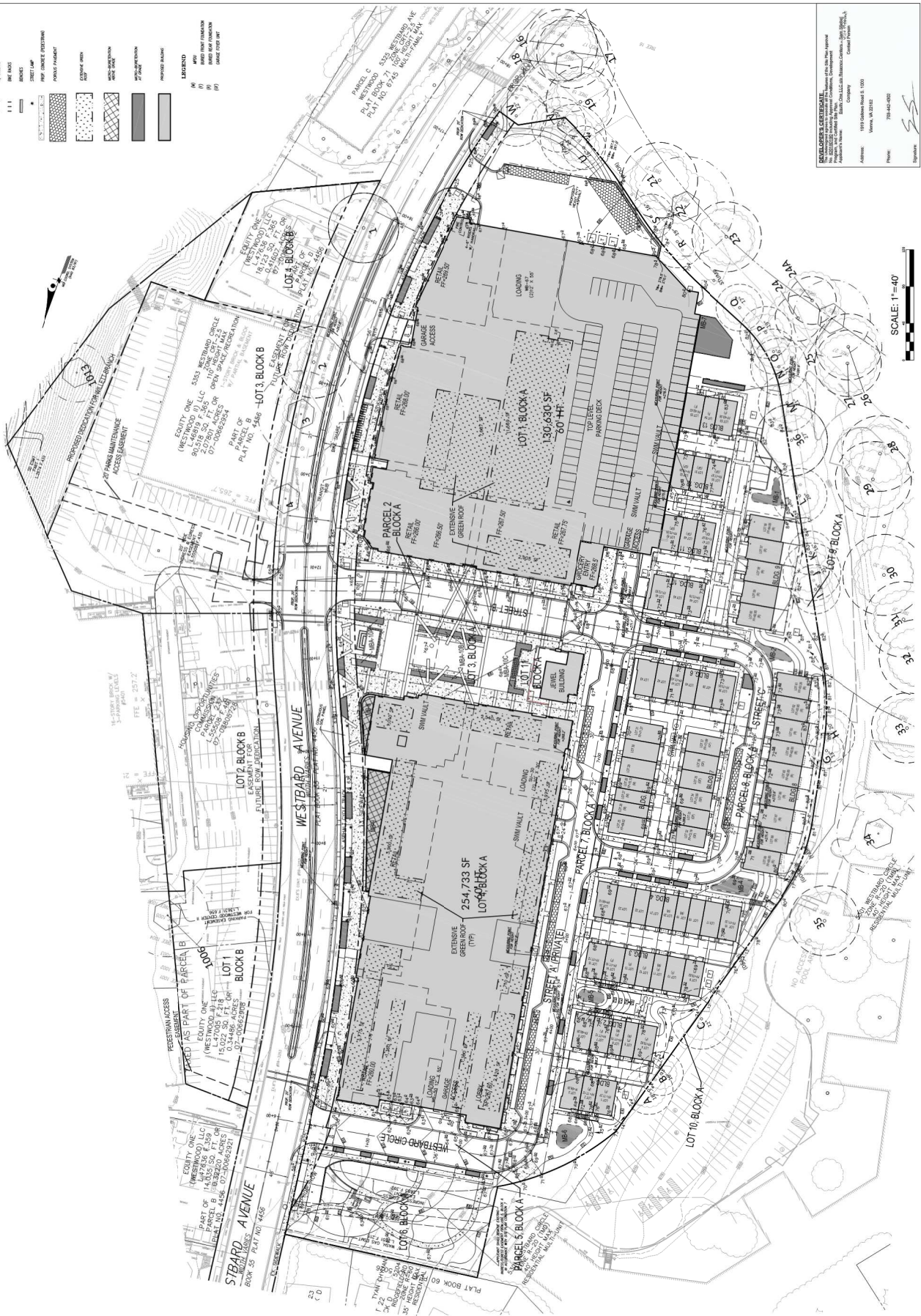
SITE PLAN - COMPOSITE
MARCH 24, 2020

DATE	ISSUE	BY
		KUJ

SEAL OF THE DISTRICT OF COLUMBIA
Professional Certification
 I hereby certify that the above information is true and correct to the best of my knowledge and belief, and that I am duly qualified to practice as a Professional Engineer in the District of Columbia.
 Signature: _____
 Title: _____
 License No.: _____

LEGEND

PROPERTY LINE	EXISTING SIDEWALK	EXISTING DRIVEWAY	EXISTING DRIVE	EXISTING SIDEWALK	EXISTING DRIVEWAY	EXISTING DRIVE	EXISTING SIDEWALK	EXISTING DRIVEWAY	EXISTING DRIVE
PROPOSED SIDEWALK	PROPOSED DRIVEWAY	PROPOSED DRIVE	PROPOSED SIDEWALK	PROPOSED DRIVEWAY	PROPOSED DRIVE	PROPOSED SIDEWALK	PROPOSED DRIVEWAY	PROPOSED DRIVE	PROPOSED SIDEWALK
PROPOSED SIDEWALK	PROPOSED DRIVEWAY	PROPOSED DRIVE	PROPOSED SIDEWALK	PROPOSED DRIVEWAY	PROPOSED DRIVE	PROPOSED SIDEWALK	PROPOSED DRIVEWAY	PROPOSED DRIVE	PROPOSED SIDEWALK



DEVELOPER CERTIFICATE
 I hereby certify that the above information is true and correct to the best of my knowledge and belief, and that I am duly qualified to practice as a Professional Engineer in the District of Columbia.
 Signature: _____
 Title: _____
 License No.: _____