

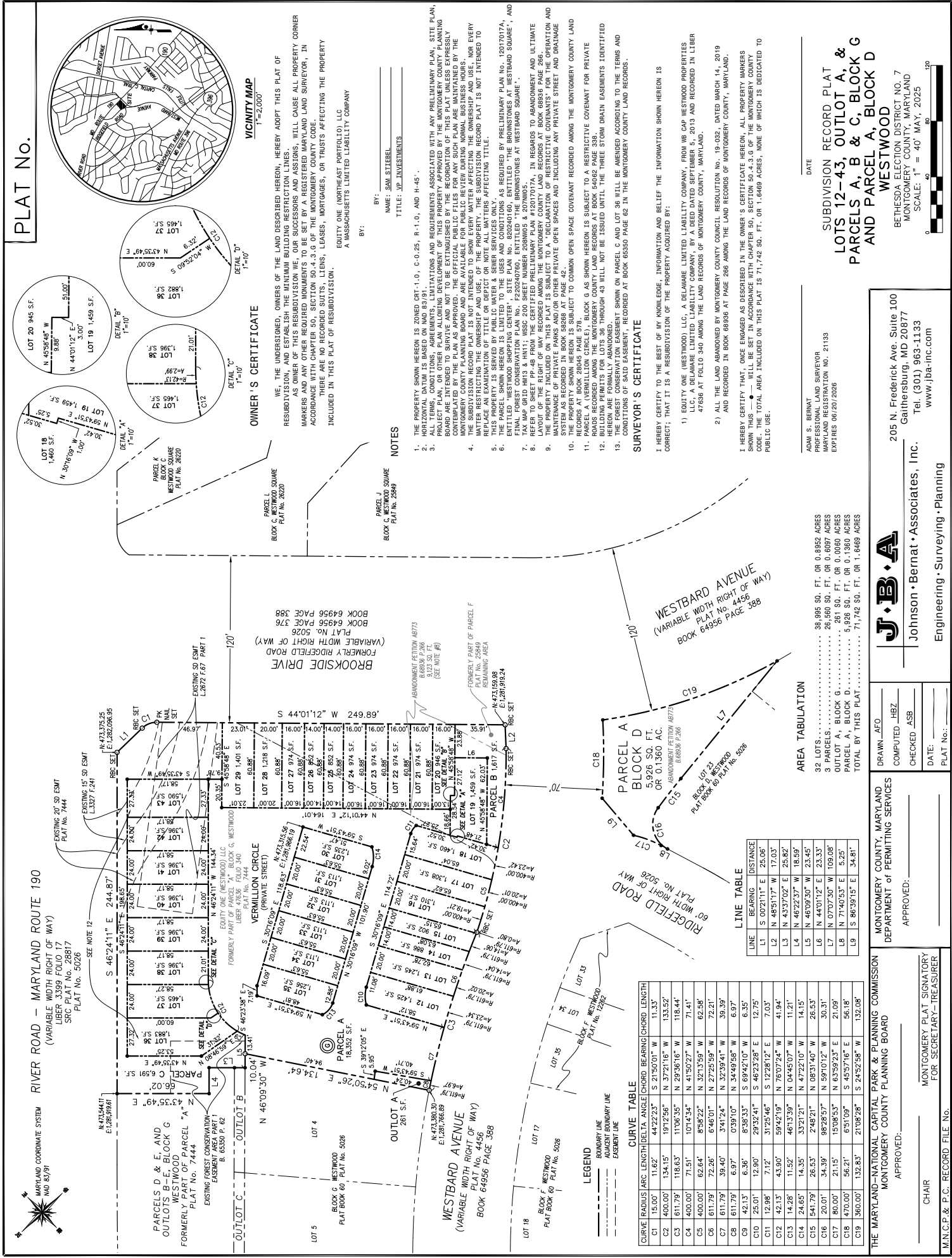
Plat Name: Westwood
Plat #: 220250570 & 220250580

Location: Located on the south side of River Road (MD 190), 900 feet southeast of Westbard Avenue
Master Plan: Westbard Sector Plan
Plat Details: CRT zone; 32 lots, 6 parcels, 5 outlots
Owner: Equity One (Northeast Portfolio) LLC

These 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 Site Plan No. 820240160 (Certified Site Plan dated April 8, 2025), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's approval of the aforesaid plans. Staff recommends approval of the proposed plat, conditioned upon the following:

Applicant to submit plat mylar containing all necessary signatures.

Following completion of the above item staff will forward the plat to the Chair for signature.



PLAT No.

LOT 18
1,460 S.F.
N 37°10'00" W
1,460 S.F.

LOT 19
1,459 S.F.
N 69°43'51" E
1,459 S.F.

LOT 20
945 S.F.
N 45°58'48" W
9,385 S.F.

LOT 36
1,882 S.F.
N 43°53'49" E
60.00' S.F.

LOT 37
1,966 S.F.
N 43°53'49" E
60.00' S.F.

LOT 38
1,966 S.F.
N 43°53'49" E
60.00' S.F.

LOT 39
1,966 S.F.
N 43°53'49" E
60.00' S.F.

LOT 40
1,966 S.F.
N 43°53'49" E
60.00' S.F.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE LAND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF RESUBDIVISION, AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. AS OWNER OF THIS RESUBDIVISION, WE, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS TO BE PLACED AND MAINTAINED IN ACCORDANCE WITH THE MONTGOMERY COUNTY CODE. THERE ARE NO UNRECORDED SUILS, LIENS, LEASES, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF RESUBDIVISION.

EDITY ONE (NORTHEAST PORTFOLIO) LLC
A MASSACHUSETTS LIMITED LIABILITY COMPANY

BY: NAME: SAM STIEBEL
TITLE: VP INVESTMENTS

NOTES

1. THE PROPERTY SHOWN HEREON IS ZONED OPT-1.0, C-0.25, R-1.0, AND H-45.
2. 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 HEREBY INCORPORATED BY REFERENCE INTO THIS RESUBDIVISION PLAN. THIS RESUBDIVISION PLAN IS HEREBY SUBMITTED TO THE MONTGOMERY COUNTY PLANNING BOARD FOR REVIEW AND APPROVAL. THE FINAL MAP FILED WITH THE MONTGOMERY COUNTY PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
3. THE SUBDIVISION RECORD PLAN 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 PLAN 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 PLAN IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER AFFECTING THE OWNERSHIP AND USE, OF THE PROPERTY.
4. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICES ONLY.
5. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN NO. 1207017A, ENTITLED "WESTWOOD SHOPPING CENTER", SITE PLAN NO. 02040160, ENTITLED "THE BROWNSTONES AT WESTBARD SQUARE", AND TAX MAP GRID NW13 & HN11; NSDC 200 SHEET NUMBER 208000 & 207000.
6. REFER TO SHEET PP-48 FROM THE CERTIFIED PRELIMINARY PLAN 41207017A, IN REGARDS TO ABANDONMENT AND ULTIMATE LAYOUT OF THE RIGHT OF WAY RECORDED AMONG THE MONTGOMERY COUNTY LAND RECORDS AT BOOK 64956 PAGE 266.
7. TAX MAP GRID NW13 & HN11; NSDC 200 SHEET NUMBER 208000 & 207000.
8. MAINTENANCE OF PRIVATE PAVES AND/OR OTHER PRIVATE OPEN SPACES AND INCLUDING ANY PRIVATE STREET AND DRAINAGE SYSTEM AS RECORDED IN BOOK 58288 AT PAGE 42.
9. THE PROPERTY SHOWN HEREON IS SUBJECT TO COMMON OPEN SPACE CONVEYANT AMONG THE MONTGOMERY COUNTY LAND RECORDS AT BOOK 58288 AT PAGE 42.
10. PARCEL A (VERMILION CIRCLE) BLOCK G AS SHOWN HEREON IS SUBJECT TO A RESTRICTIVE COVENANT FOR PRIVATE ROADS RECORDED AMONG THE MONTGOMERY COUNTY LAND RECORDS AT BOOK 54052 PAGE 338.
11. BUILDING PERMITS FOR LOTS 36 THROUGH 43 WILL NOT BE ISSUED UNTIL THE THREE STORM DRAIN EASEMENTS IDENTIFIED HEREON ARE CONSISTENTLY RECORDED AMONG THE MONTGOMERY COUNTY LAND RECORDS.
12. CONDITIONS OF SAID EASEMENT, RECORDED AT BOOK 65550 PAGE 62 IN THE MONTGOMERY COUNTY LAND RECORDS.

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) EDITY ONE (WESTWOOD) LLC, A DELAWARE LIMITED LIABILITY COMPANY, FROM WB CAP WESTWOOD PROPERTIES LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY A DEED DATED SEPTEMBER 5, 2013 AND RECORDED IN LIBER 47636 AT FOLIO 340 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- 2) ALL THE LAND ABANDONED BY MONTGOMERY COUNTY COUNCIL RESOLUTION NO. 19-032, DATED MARCH 14, 2019 AND RECORDED IN BOOK 64938 AT PAGE 266 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 SHALL BE PLACED AND MAINTAINED IN ACCORDANCE WITH THE MONTGOMERY COUNTY CODE. THE TOTAL AREA INCLUDED ON THIS PLAN IS 71,742 SQ. FT. OR 1,649 ACRES, MORE OF WHICH IS DEDICATED TO PUBLIC USE.

ADAM S. BERNAT
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 21133
EXPIRES 06/20/2026

DATE

SUBDIVISION RECORD PLAT
LOTS 12-43, OUTLOT A, &
PARCELS A, B & C, BLOCK G
AND PARCEL A, BLOCK D
WESTWOOD
BETHESDA ELECTION DISTRICT NO. 7
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 40' 2025

205 N. Frederick Ave. Suite 100
Gathersburg, MD 20877
Tel. (301) 963-1133
www.jba-inc.com



Johnson • Bernat • Associates, Inc.
Engineering • Surveying • Planning

AREA TABULATION

32 LOTS..... 38,995 SQ. FT. OR 0.8952 ACRES
3 PARCELS..... 26,560 SQ. FT. OR 0.6097 ACRES
OUTLOT A, BLOCK G..... 261 SQ. FT. OR 0.0060 ACRES
PARCEL A, BLOCK D..... 5,926 SQ. FT. OR 0.1360 ACRES
TOTAL BY THIS PLAT..... 71,742 SQ. FT. OR 1.649 ACRES

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°21'11" E	25.08'
L2	S 00°21'11" E	25.08'
L3	N 43°53'49" E	25.92'
L4	N 43°53'49" E	25.92'
L5	N 43°53'49" E	25.92'
L6	N 43°53'49" E	25.92'
L7	N 43°53'49" E	25.92'
L8	N 43°53'49" E	25.92'
L9	N 43°53'49" E	25.92'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	15.00'	11.62'	44°22'23"	S 21°50'01" W	11.33'
C2	400.00'	134.15'	191°25'56"	N 37°21'16" W	133.92'
C3	611.79'	118.63'	110°36'56"	N 29°36'16" W	118.44'
C4	400.00'	71.51'	109°43'54"	N 41°50'27" W	71.41'
C5	400.00'	62.64'	85°56'22"	N 32°13'59" W	62.58'
C6	611.79'	72.26'	64°46'01"	N 32°39'41" W	72.21'
C7	611.79'	39.40'	34°14'24"	N 32°39'41" W	39.39'
C8	611.79'	6.97'	0°39'10"	N 34°49'58" W	6.97'
C9	421.3'	6.36'	8°38'33"	S 69°42'10" W	6.35'
C10	25.01'	12.90'	29°32'41"	S 46°23'28" E	12.75'
C11	12.98'	7.12'	31°25'46"	S 12°28'12" E	7.03'
C12	421.3'	43.90'	59°42'19"	N 76°07'24" W	41.94'
C13	14.28'	11.50'	46°13'59"	N 04°45'07" W	11.91'
C14	24.65'	14.35'	33°21'21"	N 47°22'10" W	14.15'
C15	1541.79'	26.53'	2°48'21"	N 08°31'40" W	26.53'
C16	20.01'	34.39'	99°29'57"	N 59°10'12" W	30.31'
C17	80.00'	21.15'	15°08'53"	N 63°59'23" E	21.09'
C18	470.00'	56.21'	67°10'09"	S 45°57'16" E	56.18'
C19	360.00'	132.83'	21°08'28"	S 24°52'58" W	132.08'

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

APPROVED: _____

CHAIR _____

M.N.C.P. & P.C. RECORD FILE NO. _____

APPROVED: _____

COMPUTED HBZ _____

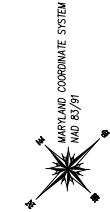
CHECKED ASB _____

DATE: _____

PLAT NO.: _____

DRAWN-AFO _____

MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER _____



RIVER ROAD - MARYLAND ROUTE 190
(VARIABLE WIDTH RIGHT OF WAY)
LIBER 3399 FOLIO 17
SRC PLAT No. 22817
PLAT No. 3026



VICINITY MAP
1"=2,000'

LEGEND



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 43°50'30" W	7.59'
L2	S 46°22'37" E	18.59'
L3	S 43°37'02" W	18.23'
L4	S 46°09'30" E	70.00'
L5	S 43°50'30" W	7.59'
L6	N 46°09'30" W	70.00'
L7	S 46°09'30" E	70.00'
L8	S 43°50'30" W	7.59'
L9	N 46°09'30" W	70.00'
L10	S 46°09'30" E	80.08'
L11	S 48°17'04" W	7.61'
L12	N 46°09'30" W	79.49'
L13	S 46°09'30" E	74.84'
L14	S 43°37'02" W	7.59'
L15	N 46°09'30" W	75.46'

AREA TABULATION

PARCEL D..... 33,135 SQ. FT. OR 0.7607 ACRES
PARCEL E..... 4,458 SQ. FT. OR 0.1023 ACRES
4 OUTLOTS..... 2,137 SQ. FT. OR 0.0514 ACRES
TOTAL BY THIS PLAT..... 39,630 SQ. FT. OR 0.9144 ACRES

NOTES

1. THE PROPERTY SHOWN HEREON IS ZONED RT-1-0, C-0-25, R-1-0, H-45, AND R-60.
2. TAX MAP GRID HM13 AND HM11; WSSC 200 SHEET NUMBER 208W05 & 207W05.
3. HORIZONTAL DATUM IS BASED ON NAD 83/91 DATUMS 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 RECORDED OF THIS PLAT UNLESS EXPRESSLY CONTAINED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE MONTGOMERY COUNTY PLANNING BOARD.
4. THE SUBDIVISION RECORD PLAT IS MOVED TO THE PUBLIC FILES FOR THE MONTGOMERY COUNTY PLANNING BOARD. THE SUBDIVISION RECORD PLAT IS MOVED TO THE PUBLIC FILES FOR THE MONTGOMERY COUNTY PLANNING BOARD. THE SUBDIVISION RECORD PLAT IS MOVED TO THE PUBLIC FILES FOR THE MONTGOMERY COUNTY PLANNING BOARD.
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6. THE PROPERTY IS SERVED BY PUBLIC WATER & SEWER SERVICES ONLY, AS REQUIRED BY PRELIMINARY PLAN No. 12017017A, AND FINAL FOREST CONSERVATION PLAN No. F220240760, ENTITLED "THE BROWNSTONES AT WESTWARD SQUARE".
7. THE PROPERTY SHOWN HEREON IS SUBJECT TO COMMON OPEN SPACE COVENANT RECORDED AMONG THE MONTGOMERY COUNTY LAND ENTITLED "WESTWOOD SHOPPING CENTER", SITE PLAN No. 802040160, ENTITLED "THE BROWNSTONES AT WESTWARD SQUARE".
8. ACCESS TO OUTLOTS B, C, D & E IS TO BE PROVIDED THROUGH LOTS 4, 5, 6 AND 7, BLOCK G, RESPECTIVELY VIA A PRIVATE EASEMENT BETWEEN THE TWO PARTIES TO BE RECORDED HEREFTER.
9. THE FOREST CONSERVATION EASEMENT SHOWN ON PARCELS D AND E AND OUTLOTS B-E WILL BE AMENDED ACCORDING TO THE TERMS AND CONDITIONS OF SAID EASEMENT, RECORDED AT BOOK 65350 PAGE 62 IN THE MONTGOMERY COUNTY LAND RECORDS.

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

APPROVED: _____

CHAIR _____ MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER _____

M.N.C.P. & P.C. RECORD FILE No. _____

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED: _____

DRAWN: AFO _____ COMPUTED: HBZ _____ CHECKED: ASB _____ DATE: _____ PLAT No.: _____



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

ADAM S. BERNAT
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 21133
EXPIRES 06/20/2026

DATE

SUBDIVISION RECORD PLAT
PARCELS D & E, AND
OUTLOTS B-E, BLOCK G
WESTWOOD

BETHESDA ELECTION DISTRICT NO. 7
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 40' MAY, 2025



OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE LAND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF RESUBDIVISION, AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. AS OWNER OF THIS RESUBDIVISION WE, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS WITH CHAPTER 50, SECTION 50.4.3.6 OF THE MONTGOMERY COUNTY CODE ACCORDANCE WITH CHAPTER 50, SECTION 50.4.3.6 OF THE MONTGOMERY COUNTY CODE. THERE ARE NO RECORDED SUITS, LIENS, LEASES, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF RESUBDIVISION.

EQUITY ONE (NORTHEAST PORTFOLIO) LLC
A MASSACHUSETTS LIMITED LIABILITY COMPANY

BY: _____
NAME: SAM STIEBEL
TITLE: VP, INVESTMENTS

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	5166.80'	135.31'	1°30'02"	S 51°19'25" E	135.31'
C2	5166.80'	351.11'	3°53'37"	S 48°21'00" E	351.05'

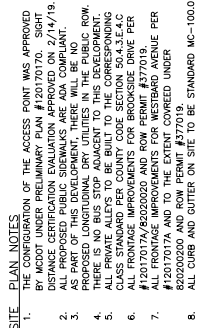
SURVEYOR'S CERTIFICATE

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) EQUITY ONE (WESTWOOD) LLC, A DELAWARE LIMITED LIABILITY COMPANY, FROM JBA GAP WESTWOOD PROPERTIES LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY A DEED DATED SEPTEMBER 5, 2013 AND RECORDED IN LIBER 47536 AT FOLIO 340 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 THIS PLAT WILL BE SET IN ACCORDANCE WITH CHAPTER 50, SECTION 50.4.3.6 OF THE MONTGOMERY COUNTY CODE. THE AREA INCLUDED ON THIS PLAT IS 39,630 SQ. FT. OR 0.9144 ACRES, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

C1-01



BHP Chart			
	Grade 1	Grade 2	Average Grade
Building 1	Ln 19	250.19	251.25
	Ln 20	250.20	251.30
	Ln 21	250.21	251.35
	Ln 22	250.22	251.40
	Ln 23	250.23	251.45
	Ln 24	250.24	251.50
	Ln 25	250.25	251.55
	Ln 26	250.26	251.60
	Ln 27	250.27	251.65
	Ln 28	250.28	251.70
Building 2	Ln 29	250.29	251.75
	Ln 30	250.30	251.80
	Ln 31	250.31	251.85
	Ln 32	250.32	251.90
	Ln 33	250.33	251.95
	Ln 34	250.34	252.00
	Ln 35	250.35	252.05
	Ln 36	250.36	252.10
	Ln 37	250.37	252.15
	Ln 38	250.38	252.20
Building 3			
Median Average BHP = 251.65			
Building 4	Ln 39	250.39	252.25
	Ln 40	250.40	252.30
	Ln 41	250.41	252.35
	Ln 42	250.42	252.40
	Ln 43	250.43	252.45
	Ln 44	250.44	252.50
	Ln 45	250.45	252.55
	Ln 46	250.46	252.60
	Ln 47	250.47	252.65
	Ln 48	250.48	252.70

LEGEND

PROPERTY LINE
PROP. CURB & GUTTER
PROP. CONCRETE
PROP. ASPHALT
PROP. RETAINING WALL
PROP. BUILDING
PROP. STORM
PROP. WATER
PROP. SEWER
PROP. GAS
PROP. ELECTRIC
BUILDING HEIGHT
MEASURING POINT

BHMP BUILDING HEIGHT MEASURING POINT

SCALE: 18-001