

Plat Name: Higgins Estate

Plat #: 220240980

Location: Located in the northwest quadrant of the intersection of Executive Boulevard and Rockville Pike (MD 355)

Master Plan White Flint Sector Plan

Plat Details: CR zone; 4 lots

Owner: Woodglen East Fee Owner LLC, Woodglen North Fee Owner LLC and Woodglen South Fee Owner LLC

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 12012006D (MCPB Resolution No. 25-057) and Site Plan No. 82012004E (Certified Site Plan dated July 7, 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 items staff will forward the plat to the Chair for signature.

mv+a

OWNERS
Woodlawn Master Owner, LLC
Woodlawn Master Owner II, LLC
800 Independence Avenue, Suite 800
Baltimore, MD 21201-1414
Tel: 301.657.7325

ARCHITECT
MVA-A | Mushinsky Vasilev & Assoc. CHTD.
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Tel: 202.682.2822

CIVIL ENGINEER
Johnson + Bernal Associates, Inc.
205 N. Frederick Ave., Suite 100
Gaithersburg, MD 20877
Tel: 301.943.1121

ATTORNEY
Lorch, Early & Brewer, Child
7400 Wisconsin Ave., Suite 700
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ISSUED FOR: _____ DATE: _____
PRELIMINARY PLAN AMENDMENT 5/27/2025



PRELIMINARY PLAN #12012006D
NORTH BETHESDA MARKET II
LOT 33, HODGINS ESTATE
2435 WOODLAWN AVENUE, BALTIMORE, MD 21201-1414
4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

PRELIMINARY PLAN
PHASE I

PP-1

- LEGEND**
- PROPOSED BUILDING FOOTPRINT
 - AT GRADE FOOTPRINT
 - BUILDING OVERLAP
 - PROPOSED MALL
 - PROPOSED TRASH/LOADING
 - PROPOSED TRASH RECEPTACLE
 - PROPOSED BIKE RACK
 - PROPOSED STORMWATER FACILITY
 - PROPOSED MICROBIO FACILITY
 - LIMIT OF RESERVANCE
- PROPOSED BUILDING LEGEND**
- BELOW GRADE FOOTPRINT
 - AT GRADE FOOTPRINT
 - BUILDING OVERLAP
 - PROPOSED MALL
 - PROPOSED TRASH/LOADING
 - PROPOSED TRASH RECEPTACLE
 - PROPOSED BIKE RACK
 - PROPOSED STORMWATER FACILITY
 - PROPOSED MICROBIO FACILITY
 - LIMIT OF RESERVANCE

- AMENDMENT SUMMARY #12012006D**
1. MINOR SHIFT TO THE ROCKVILLE PIKE SITE ACES TO ACCOMMODATE AN EXISTING UTILITY POLE (TO REMAIN);
 2. MINOR MODIFICATIONS TO BUILDING ARCHITECTURE AND DEMONSTRATIONS TO REFLECT INTERIOR UNIT LAYOUT
 3. CONVERSION OF GROUND FLOOR RESIDENTIAL UNITS TO AMENITY SPACE;
 4. ADJUSTMENT TO LOADING, TRASH AND BIKE ROOM DESIGN ALONG PRIVATE STREET A.

THE SIZE, LOCATION, AND CONFIGURATION OF BUILDINGS SHALL BE THE SAME AS SHOWN AT THE TIME OF SITE PLAN.

