

WESTWOOD SHOPPING CENTER

PRELIMINARY PLAN 120170170



WESTWOOD SHOPPING CENTER

7TH ELECTION DISTRICT
BETHESDA, MARYLAND
Applicant / Owner:
Equity One (Northeast Portfolio) LLC
c/o Regency Centers, L.P.

Regency Centers
1919 Gallows Road, Suite 1000
Vienna, VA 22182
703-442-4302
Sam Siebel

EYA
Residential Developer:
The Neighborhoods of EYA
4800 Hampden Lane, Suite 300
Bethesda, MD 20814
301-634-8600
Jack Lester

LINOWES AND BLOCHER LLP
ATTORNEYS AT LAW
Attorney:
Linows and Blocher LLP
7200 Wisconsin Avenue, Suite 800
Bethesda, MD 20814
301-654-0504
Erin Girard

J.B.A.
Johnson • Bernat • Associates, Inc.
Civil Engineer:
Johnson Bernat Associates, Inc.
205 N. Frederick Avenue, Suite 100
Gaithersburg, MD 20877
301-963-1133
Kevin Johnson

mv+a
Architect:
Mushinsky Voelzke Associates | MV+A
1200 G Street, NW Suite 250
Washington, DC 20005
202-682-2822
Jim Voelzke

LandDesign
Landscape Architect:
LandDesign
200 South Peyton Street
Alexandria, VA 22314
703.594.7784
Gabriela Canamar

Wells + Associates
Traffic Consultant:
Wells + Associates
8730 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-971-3415
Nancy Randall

PRELIMINARY PLAN NO. 120170170

COVER SHEET

MAY 14, 2018

DRAWN BY: **AMB** CHECKED BY: **KJJ**

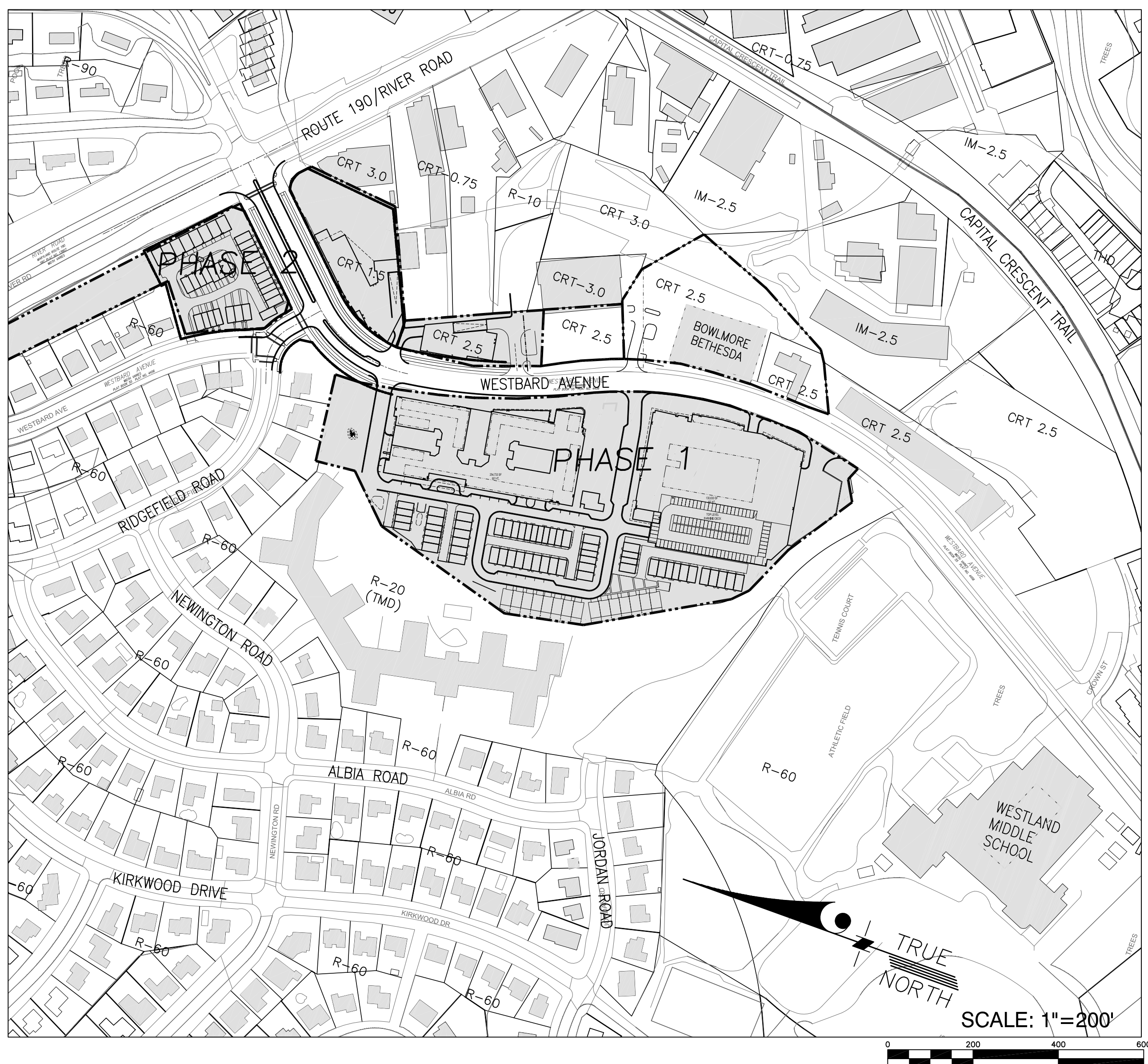
REV.	ISSUE	DATE

DRAWING STAMP

SHEET NUMBER **PP-1**

GENERAL NOTES

- The subject property is 18.91 AC Net Tract Area and is located on Tax Map #HM13, and zoned: CRT-1, C-0.25, R-1.0, H-45
CRT-1.5, C-0.5, R-1.5, H-75
CRT-2.5, C-0.5, R-2.0, H-75
CRT-2.0, C-0.75, R-1.25, H-60
- The subject property is located within two (2) Watersheds: Willett Branch and Little Falls. Both are Use Class I-P Watersheds.
- The subject property is located in the Bethesda Taxing District.
- The horizontal datum is based on Maryland State Grid North (NAD 83/ 2011)
- Field Survey was performed by VIKI in November 2015 and November 2016, based on a combination of field measurements, 3D Laser Scanning and GIS Information.
- The project is proposed to be served by WSSC Public Water & Sewer system and is currently in Water & Sewer Categories W-1 and S-1, respectively. Proposed townhouses to be served by a private water and sewer system.
- The project is proposed to be served by public utility companies Pepco and Washington Gas, via the existing infrastructure in the public right-of-way. New services will be brought to individual parcels as necessary.
- NRI/FSD 420161340 was approved on 9/2/16. This plan is subject to Forest Conservation requirements. See the Preliminary Forest Conservation Plan as part of this review.
- Final unit mix, parking counts to be set at each applicable site plan. Final locations and mix of MPDUs to be set at each applicable Site Plan. Overall project to meet a minimum of 12.5% MDPUs of the total number of units actually permitted and constructed.
- The Stream Valley Buffer lines which are not on subject property are estimated and may be reevaluated on future NRI submissions by others.
- Private Street 'A', Proposed Lot 2, Block A, subject to Private Street Covenant.
- Proposed right-of-way abandonment associated with the Westbard Avenue realignment to be initiated as part of Phase 2. Abandonment will be subject to the County Council right-of-way abandonment process.
- Parcel 'B' is included in this Preliminary Plan for the purpose of subdivision of existing tax parcels. No development is proposed on the 'HOC' property nor the 'Bowlmore' property.



WESTWOOD SHOPPING CENTER				
Phase 1				
LOT	BLOCK	AREA (SF)	AREA (AC)	DESCRIPTION
1	A	138,816	3.1868	RETAIL
2	A	57,996	1.3314	STREET 'A'
3	A	18,709	0.4295	PLAZA
4	A	92,266	2.1181	RETAIL/MULTI-FAMILY
5	A	18,734	0.4301	SPRINGFIELD PARK
6	A	67,408	1.5475	HOA PARCEL
THI-72	A	76,986	1.7674	TH LOTS 1-72
DEDICATION		25,181	0.5781	WESTBARD AVE. ROW DED.
TOTAL		496,096	11.3888	
Subdivision of Parcel "B" - Plat No. 4456 Only				
LOT	BLOCK	AREA (SF)	AREA (AC)	DESCRIPTION
1	B	24,918	0.5720	HOC 'A'
2	B	37,517	0.8613	HOC 'B'
3	B	108,654	2.4944	BOWLMOR
TOTAL		171,089	3.9277	
Phase 2				
LOT	BLOCK	AREA (SF)	AREA (AC)	DESCRIPTION
1	B	24,918	0.5720	RETAIL/MULTI-FAMILY
1	C	59,921	1.3756	MULTI-FAMILY
2	C	102,544	2.3541	HOA PARCEL (TH LOTS 1-34)

WESTWOOD SHOPPING CENTER										
SECTOR PLAN SITE	SITE	ZONE	NET LOT AREA	EXISTING GFA	TRACT (GTA)	MAXIMUM TOTAL FAR	TOTAL ALLOWED PROJECT DENSITY UNDER STANDARD METHOD			
							MAXIMUM TOTAL GFA	PROPOSED NON-RESIDENTIAL GFA	PROPOSED RESIDENTIAL GFA	PROPOSED TOTAL GFA
1	WESTWOOD I	CRT-2.0, C-0.75, R-1.25, H-60'	496,096	101,637	540,524	1.00	540,524	171,232	369,292	540,524
2	MANOR CARE	CRT-1.0, C-0.25, R-1.0, H-45'	93,681	41,243	121,389	1.00	121,389	0	74,950	74,950
3	WESTWOOD II	CRT-1.5, C-0.5, R-1.5, H-75'	98,010	64,651	127,280	1.00	127,280	0	138,136	138,136
4b	WESTWOOD II (p/o PARCEL B)	CRT-2.5, C-0.5, R-2.0, H-75'	24,918	0	34,417	1.00	34,417	5,000	65,000	70,000
4b	WESTWOOD TOWERS/HOC (p/o PARCEL B)	CRT-2.5, C-0.5, R-2.0, H-75'	37,517	0	47,053					
5	BOWLMOR	CRT-2.5, C-0.5, R-2.0, H-110'	108,654	29,305	125,481			SEE NOTE (1)		
							858,876	236,836	996,144	
							TOTAL PROPOSED PROJECT DENSITY UNDER STANDARD METHOD			
							823,610	176,232	647,378	823,610
							NOTE (1) AREA DOES NOT INCLUDE 29,305 SF OF EXISTING COMMERCIAL SPACE ON BOWLMOR			

SHEET INDEX

- PP-1 COVER SHEET
- PP-1A PRELIMINARY PLAN RESOLUTION 120170170
- PP-2 PROPOSED LOT PLAN
- PP-4 COMPOSITE PRELIMINARY PLAN
- PFCP-1 PRELIMINARY FCP
- PFCP-2 PRELIMINARY FCP

SUPPORTING EXHIBITS

- PP-EXIST EXISTING CONDITIONS PLAN
- APPROVED NRI/FSD
- PP-COLOR COLOR CODED UTILITY PLAN
- PP-OS OPEN SPACE PLAN
- PP-CIRC PEDESTRIAN AND BICYCLIST CIRCULATION PLAN
- PP-TRUCK TRUCK TURNING PLAN
- PP-FIRE FIRE DEPARTMENT ACCESS PLAN
- SD-1 EXISTING DRAINAGE AREA MAP
- SD-2 PROPOSED DRAINAGE AREA MAP
- SWM-1 CONCEPT STORMWATER MANAGEMENT PLAN
- SWM-2 CONCEPT STORMWATER MANAGEMENT DETAILS
- PP-SIGHT SITE DISTANCE EVALUATIONS
- PPGE-1 WESTBARD AVE GRADE ESTABLISHMENT PLAN
- PPGE-3 STREET A GRADE ESTABLISHMENT PLAN
- PPGE-4 RIDGEFIELD ROAD GRADE ESTABLISHMENT PLAN

DEVELOPMENT PROGRAM

This project will be developed in multiple phases. Each phase will be constructed proportionally with applicable parking, and necessary open space improvements. Phasing will be established at site plan.