



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

**MCPB**  
**Item # 1B**  
**1-11-2018**

**MEMORANDUM**

**DATE:** January 2, 2018

**TO:** Montgomery County Planning Board

**FROM:** Stephen Smith, Senior Planner  
Jay Beatty, Planner  
D.A.R.C. Division  
(301) 495-4522 & (301) 495-2178

*SJS*  
*JRB*

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for January 11, 2018

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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:

<b>220140580</b>	<b>Woodmont</b>
<b>220141180</b>	<b>Club Hollow</b>
<b>220170930</b>	<b>Matheiu Subdivision</b>

**Plat Name:** Woodmont  
**Plat #:** 220140580

**Location:** Located in between Wisconsin Avenue (MD 355) and Woodmont Avenue, 170 feet north of Fairmont Avenue

**Master Plan:** Bethesda Downtown Sector Plan

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

**Owner:** 7900 Wisconsin Residential, LLC

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120120200 (MCPB Resolution No. 13-18) and with Site Plan No. 820130170 (Certified Site Plan dated September 26, 2017), 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.



7900 WISCONSIN AVENUE Bethesda, Maryland

Applicant/Owner: 156 Wisconsin Development, LLC 4435 Wisconsin Avenue, Suite 400 Bethesda, MD 20814 Contact: Holly J. Lee

Architect: F.H. G. & P. 22094 150A Street New York, NY 10021 Contact: Joseph Palumbo

Attorney: 3 Bethesda Metro Center Bethesda, MD 20814 301.953.1300 Contact: Steve Robles

Landscape Architect: 7470 Street, SE Renton, WA 98059 Contact: Pam Oleson

Traffic Engineer: 1400 Spring Hill Road Suite 400 McLean, VA 22102 Contact: Shaheen Chaudhry

Civil Engineer: 2025 Century Boulevard Germantown, MD 20874 Contact: Huss Vega

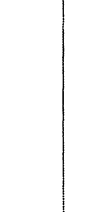
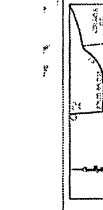
Architectural Lighting: The Theory Architects Washington, DC 20007 Suite 321 Contact: Marlene Brown

PROJECT DEVELOPMENT TABLE

Item No.	Description	Quantity	Unit
1	Site Plan	1	Sheet
2	Site Plan	1	Sheet
3	Site Plan	1	Sheet
4	Site Plan	1	Sheet
5	Site Plan	1	Sheet
6	Site Plan	1	Sheet
7	Site Plan	1	Sheet
8	Site Plan	1	Sheet
9	Site Plan	1	Sheet
10	Site Plan	1	Sheet

GROSS TRACT AREA & DENSITY TRANSFER TABLE

Area	Area	Area	Area	Area	Area	Area	Area	Area	Area
1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50



RESTAURANT WEST VIRGINIA AVENUE

COMMERCIAL/RETAIL WISCONSIN AVENUE

CHASE AVENUE

WOODMONT AVENUE

ST. ELMO AVENUE

COMMERCIAL/RETAIL

COMMERCIAL/RETAIL

COMMERCIAL/RETAIL

PROPOSED LOT 1  
46,949 SF 1.07 AC  
BUILDING 1  
17 STORY RESIDENTIAL (412,370 SF)  
GROUND FLOOR RETAIL (21,630 SF)  
PARKING BELOW  
FEES \$7.30

GENERAL NOTES:  
1. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE FOLLOWING CONDITIONS:  
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE DISTRICT OF COLUMBIA DEPARTMENT OF GENERAL SERVICES AND THE DISTRICT OF COLUMBIA DEPARTMENT OF ENVIRONMENTAL AND PLANNING AFFAIRS.  
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE DISTRICT OF COLUMBIA DEPARTMENT OF GENERAL SERVICES AND THE DISTRICT OF COLUMBIA DEPARTMENT OF ENVIRONMENTAL AND PLANNING AFFAIRS.

DEVELOPMENT SEQUENCE:  
1. EXISTING UTILITIES TO BE MAINTAINED AND PROTECTED.  
2. EXISTING UTILITIES TO BE MAINTAINED AND PROTECTED.  
3. EXISTING UTILITIES TO BE MAINTAINED AND PROTECTED.

WAIVERS & MODIFICATIONS:  
1. THE DEVELOPER WAIVES ANY CLAIMS TO THE LAND UNDER THE SURFACE RIGHTS.  
2. THE DEVELOPER WAIVES ANY CLAIMS TO THE LAND UNDER THE SURFACE RIGHTS.

PROFESSIONAL CERTIFICATION:  
I, the undersigned, certify that I am a duly licensed Professional Engineer in the State of Maryland and that I am duly qualified to prepare and seal the accompanying plans and specifications.

CERTIFIED PRELIMINARY PLAN:  
THE DEVELOPER CERTIFIES AND WARRANTS THAT THIS PRELIMINARY PLAN IS ACCURATE AND COMPLETE AS SHOWN ON THESE PLANS AND THAT ALL INFORMATION REQUIRED BY THE DISTRICT OF COLUMBIA DEPARTMENT OF GENERAL SERVICES AND THE DISTRICT OF COLUMBIA DEPARTMENT OF ENVIRONMENTAL AND PLANNING AFFAIRS HAS BEEN PROVIDED.

Professional Engineer: [Signature]

Date: 6/13/2007  
Project Name: 7900 Wisconsin Avenue

7900 WISCONSIN AVENUE

156 Wisconsin Development, LLC  
4435 Wisconsin Avenue, Suite 400  
Bethesda, MD 20814  
Contact: Holly J. Lee

F.H. G. & P.  
22094 150A Street  
New York, NY 10021  
Contact: Joseph Palumbo

3 Bethesda Metro Center  
Bethesda, MD 20814  
301.953.1300  
Contact: Steve Robles

7470 Street, SE  
Renton, WA 98059  
Contact: Pam Oleson

1400 Spring Hill Road  
Suite 400  
McLean, VA 22102  
Contact: Shaheen Chaudhry

2025 Century Boulevard  
Germantown, MD 20874  
Contact: Huss Vega

The Theory Architects  
Washington, DC 20007  
Suite 321  
Contact: Marlene Brown

RESTAURANT WEST VIRGINIA AVENUE  
COMMERCIAL/RETAIL WISCONSIN AVENUE  
CHASE AVENUE  
WOODMONT AVENUE  
ST. ELMO AVENUE  
COMMERCIAL/RETAIL  
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Professional Engineer: [Signature]

Date: 6/13/2007  
Project Name: 7900 Wisconsin Avenue

1 OF 2

**7900 WISCONSIN AVENUE**  
 Project/Address:  
 8001 Wisconsin Avenue,  
 Bethesda, Maryland  
 Applicant/Owner:  
 JHC Wisconsin Developer, L.L.C.  
 4455 Wisconsin Avenue,  
 Suite 400  
 Chevy Chase, MD 20815  
 301.251.2005  
 Contact: Joseph J. Hester  
 Attorney:  
 E F F O W L E  
 3000 Wisconsin Avenue,  
 Suite 400  
 Chevy Chase, MD 20815  
 301.251.2005  
 Contact: Joseph J. Hester

**Architect:**  
 JHC Wisconsin Developer, L.L.C.  
 4455 Wisconsin Avenue,  
 Suite 400  
 Chevy Chase, MD 20815  
 301.251.2005  
 Contact: Joseph J. Hester

**Interior Architect:**  
 3 Bethesda Metro Centre  
 Suite 400  
 Bethesda, MD 20814  
 Contact: Steve Roberts

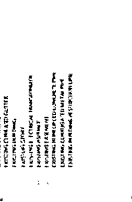
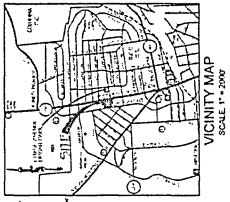
**Landscape Architect:**  
 714 7th Street, SE  
 Washington, DC 20003  
 202.543.6500  
 Contact: John C. O'Brien

**Traffic Engineer:**  
 1400 Stone Hill Road  
 Suite 600  
 McLean, VA 22102  
 703.762.6020  
 Contact: Robert G. Brink

**Civil Engineer:**  
 2020 Century Boulevard  
 Suite 400  
 Germantown, MD 20894  
 Contact: William Landier

**Architectural Lighting:**  
 mcia  
 1000 Potomac Street, NW  
 Suite 200  
 Washington, DC 20007  
 202.728.8002  
 Contact: Matthew Moore

SP 7.1.201  
 10/15/2010  
 10/15/2010



**CBQ-R2 Optional Method Project Data Table:**

Category	Item	Value
General	Site Area (Acres)	1.00
	Site Area (Sq. Ft.)	43,560
	Site Area (Sq. Ft.)	43,560
Floor Area Ratio (FAR) Information	FAR	2.00
	FAR	2.00
	FAR	2.00
Maximum Building Height	Maximum Building Height (ft.)	40
	Maximum Building Height (ft.)	40
	Maximum Building Height (ft.)	40
Other Information	Other Information	Other Information
	Other Information	Other Information
	Other Information	Other Information

**PROFESSIONAL CERTIFICATION**

I, the undersigned, being a duly licensed Professional Engineer in the State of Maryland, do hereby certify that the foregoing information is true and correct to the best of my knowledge and belief, and that I am a duly licensed Professional Engineer in the State of Maryland.

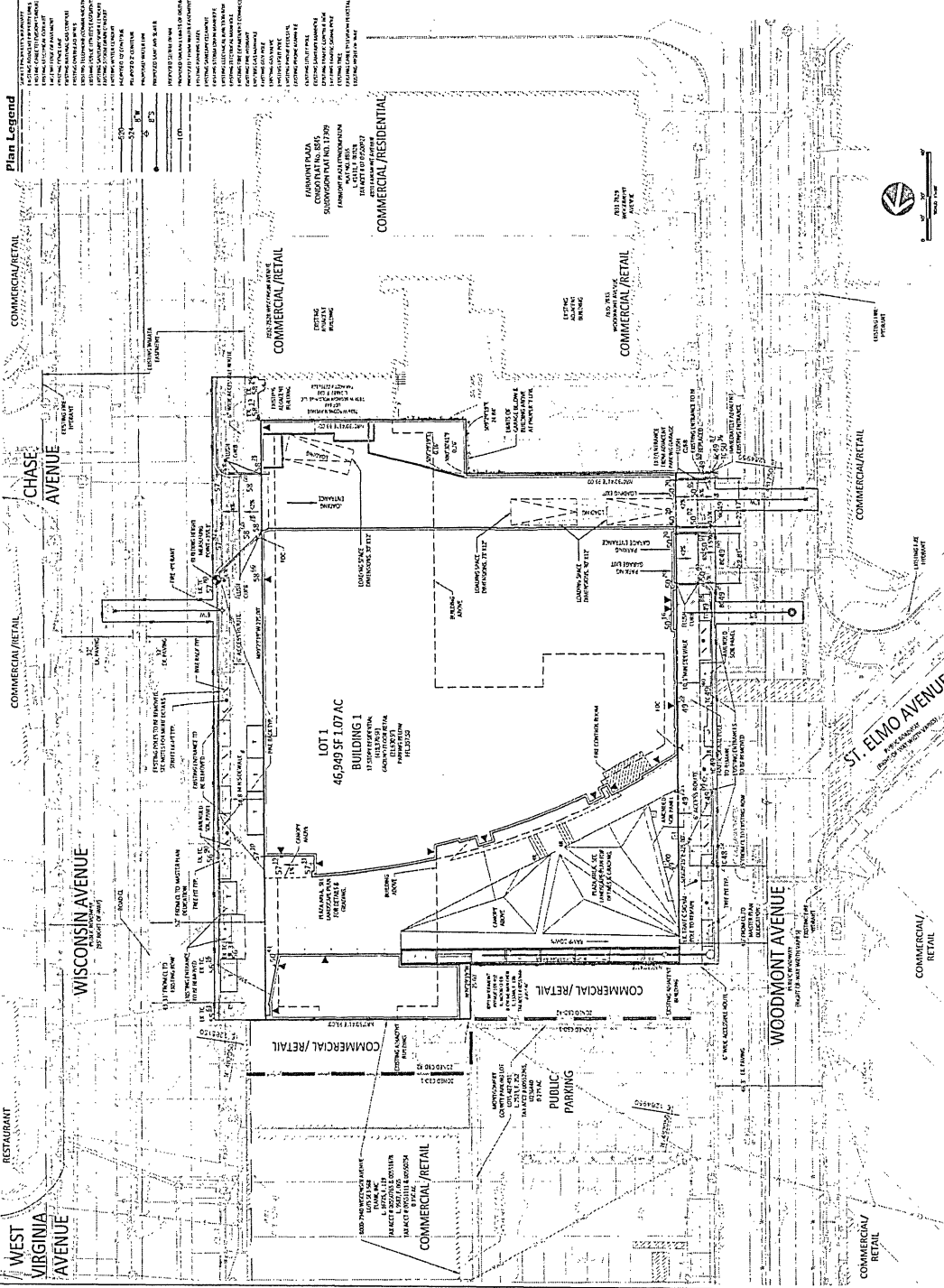
**Professional Engineer:** [Signature]  
 State of Maryland License No. [Number]

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**Professional Engineer:** [Signature]  
 State of Maryland License No. [Number]

**SEAL:** [Seal]



**General Notes**

1. THE INFORMATION CONTAINED HEREIN IS FOR THE EXCLUSIVE USE OF THE CLIENT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.
2. THE ENGINEER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED BY THE CLIENT AND HAS FOUND IT TO BE REASONABLY ACCURATE. THE ENGINEER HAS NOT CONDUCTED A SURVEY OF THE SITE AND HAS NOT VERIFIED THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.
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**Parking Tabulations**

Category	Item	Value
Total Parking	Total Parking	100
	Total Parking	100
	Total Parking	100
Other Information	Other Information	Other Information
	Other Information	Other Information
	Other Information	Other Information

**LOADING TABLE**

Category	Item	Value
Loading Area	Loading Area	100
	Loading Area	100
	Loading Area	100
Other Information	Other Information	Other Information
	Other Information	Other Information
	Other Information	Other Information