

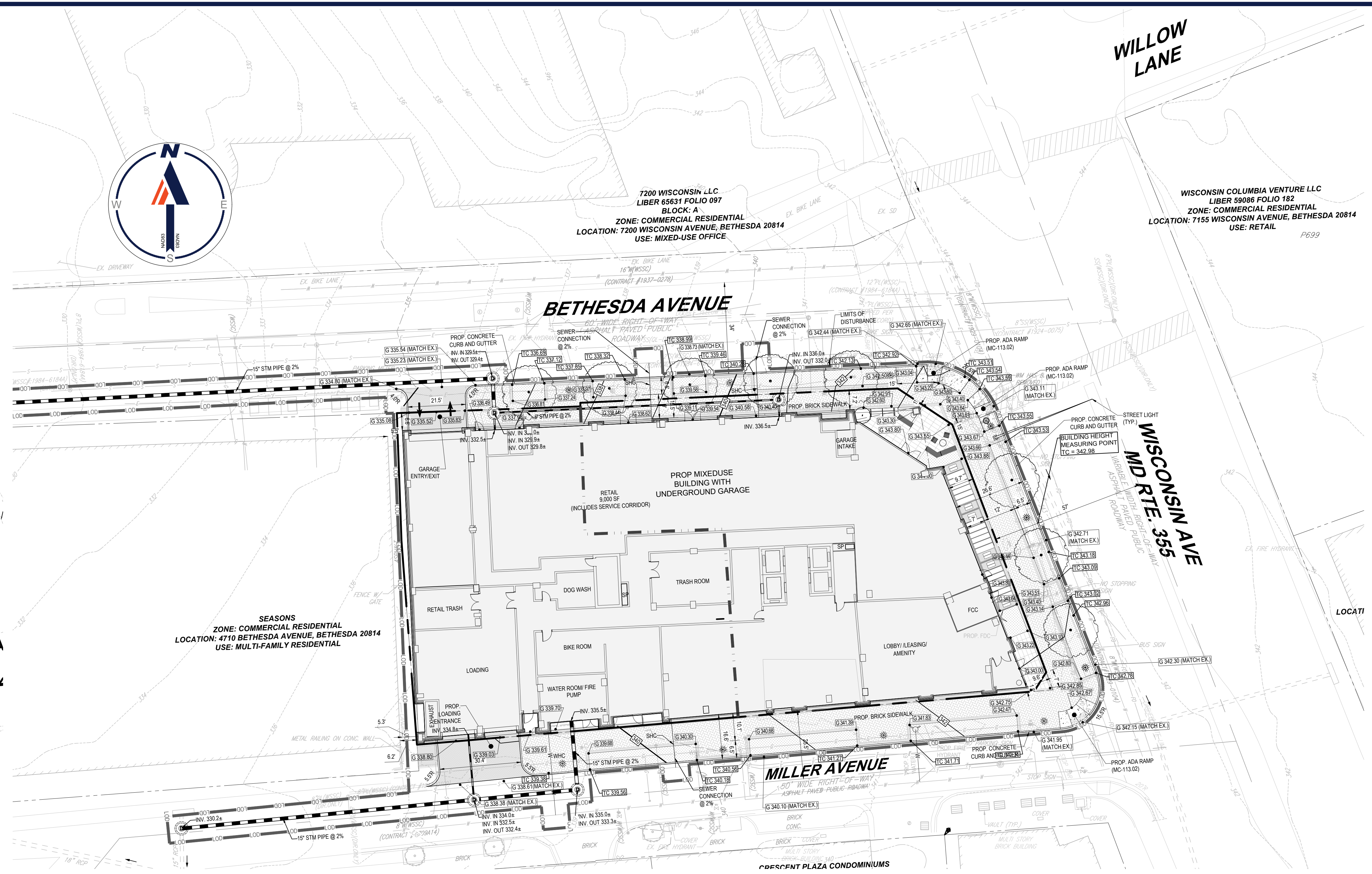
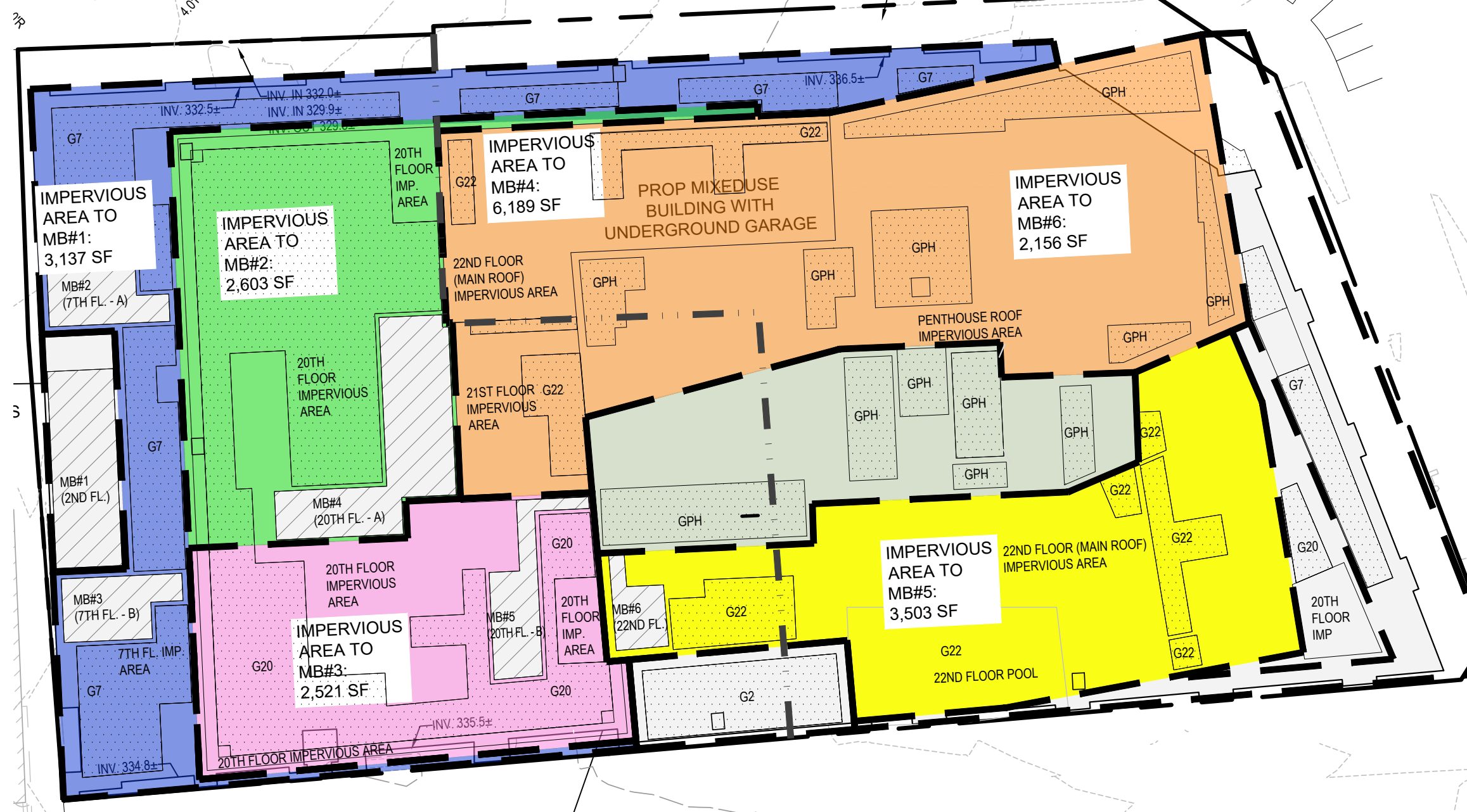
LEGEND	
[Pattern]	PROP. BRICK SIDEWALK
[Pattern]	PROP. CONCRETE SIDEWALK
[Pattern]	AT-GRADE PLANTER
[Pattern]	PROP. BRICK DRIVEWAY
[Symbol]	LIMITS OF DISTURBANCE
[Symbol]	PROPERTY LINE
[Symbol]	ADJACENT PROPERTY LINE
[Pattern]	PROP. GREEN ROOF AREA
[Pattern]	PROP. MICROBIORETENTION PLANTER BOX
[Symbol]	ZONING LINE



7200 WISCONSIN LLC
LIBER 65631 FOLIO 097
BLOCK: A
ZONE: COMMERCIAL RESIDENTIAL
LOCATION: 7200 WISCONSIN AVENUE, BETHESDA 20814
USE: MIXED-USE OFFICE

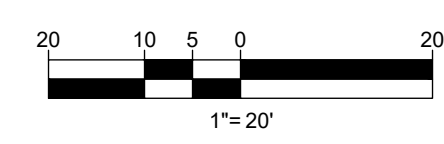
WISCONSIN COLUMBIA VENTURE LLC
LIBER 59065 FOLIO 182
ZONE: COMMERCIAL RESIDENTIAL
LOCATION: 7155 WISCONSIN AVENUE, BETHESDA 20814
USE: RETAIL

ROOFTOP ESD EXHIBIT



SEASONS
ZONE: COMMERCIAL RESIDENTIAL
LOCATION: 4710 BETHESDA AVENUE, BETHESDA 20814
USE: MULTI-FAMILY RESIDENTIAL

MILLER AVENUE



REQUIRED PARKING TABULATION					
Use Category	Permitted/Required Per Zoning Ordinance	Required for Sketch / Preliminary / Site Plan			Provided Spaces
		Proposed Site	Min (# Spaces)	Max (# Spaces)	
Residential	1 Space (Min or Max / Studio DU)	MPDU: 50 Units	MPDU: 25 Spaces	MPDU: 25 Spaces	Prop. Parking Garage: 261
	1 Space (Min) or 1.25 Space (Max) / 1 BR DU	1 BR: 115 Units	1 BR: 58 Spaces	1 BR: 144 Spaces	
	1 Space (Min) or 1.5 Space (Max) / 2 BR DU	2 BR: 120 Units	2 BR: 90 Spaces	2 BR: 180 Spaces	
	1 Space (Min) or 2.0 Space (Max) / 3 BR DU	3 BR: 45 Units	3 BR: 34 Spaces	3 BR: 90 Spaces	
	MPDU Adjustment Factor = 0.50 (Section 6.2.31.2.b.)				
Vehicle Parking	Unbundled Space Reduction 1 BR DU / 0.50 2 BR DU / 0.75 3 BR DU / 0.75 (Section 6.2.31.5)				
	Total Parking		207 Spaces	439 Spaces	261 Spaces ¹
	a. ADA Parking	261 Total Spaces = 7 ADA (of Which 1 Van Accessible)	5 Spaces	--	5 Spaces
	b. ADA Van Accessible Parking	1 Space / 4 ADA Spaces	--	1 Space	2 Spaces
	c. Motorcycle	Minimum: 2% of Total Spaces: 6 Spaces	--	--	6 Spaces
d. Electric Vehicles	Minimum: 2% of Total Spaces: 6 Spaces	--	--	6 Spaces	
e. Compact Spaces	Maximum: 20% of Total Spaces: 53 Spaces	--	--	53 Spaces	
Bicycle Parking	Minimum: 0.50 Spaces / DU, 95% Long Term Maximum: 100 Spaces per Building	330 Units	100 Spaces (95 Long Term, 5 Short Term)	106 Spaces (95 Long Term, 11 Short Term)	
Loading Spaces	1 Space for 50 DU's and Above 1 Space up to 25,000 SF of GFA	330 Units 9,000 SF	2 Spaces	2 Spaces	2 Spaces

TABLE NOTES:
¹ TOTAL PROPOSED VEHICULAR PARKING SPACES (261 SPACES) CALCULATED USING 189 STANDARD SPACES, 7 ADA SPACES (2 OF WHICH ARE VAN ACCESSIBLE), 6 MOTORCYCLE SPACES, 6 ELECTRIC SPACES, AND 53 COMPACT SPACES

	PROJECT DATA TABLE			
	ORDINANCE OPTIONAL METHOD SECTION	PROPOSED BY SKETCH PLAN 32019003A	PROPOSED BY PRELIMINARY PLAN 120230020	PROPOSED FOR THIS SITE PLAN
Subject Property				
TRACT AREA	59.4.5.4	45,945 SF / 1.05 AC.	45,945 SF / 1.05 AC.	45,945 SF / 1.05 AC.
PRIOR DEDICATIONS	-	17,470 SF / 0.401 AC.	17,470 SF / 0.401 AC.	17,470 SF / 0.401 AC.
PROPOSED DEDICATIONS	-	2,241 SF / 0.051 AC.	2,241 SF / 0.051 AC.	2,241 SF / 0.051 AC.
LOT AREA	-	26,234 SF / 0.602 AC.	26,234 SF / 0.602 AC.	26,234 SF / 0.602 AC.
MAPPED DENSITY (SECTION 59.4.5.4)				
Residential (GFA/FAR)	126,348 SF (2.75)	Up to 406,845 / 8.8 ⁴	Up to 406,845 / 8.8 ⁴	Up to 406,845 / 8.8 ⁴
Commercial (GFA/FAR)	137,835 SF (3.0)	At Least 11,487 / 0.3 ⁴	At Least 11,487 / 0.3 ⁴	At Least 11,487 / 0.3 ⁴
Subject Property Mapped Density (GFA/FAR)	137,835 SF (3.0)	137,835 SF / 3.0 ⁴	137,835 SF / 3.0 ⁴	137,835 SF / 3.0 ⁴
Total GFA/FAR	-	Total Not To Exceed 418,332 SF / 9.1 ⁴	Total Not To Exceed 418,332 SF / 9.1 ⁴	Total Not To Exceed 418,332 SF / 9.1 ⁴
BETHESDA OVERLAY ZONE (BOZ) DENSITY	-	DENSITY TO BE PURCHASED FROM BOZ = 280,497 SF	DENSITY TO BE PURCHASED FROM BOZ = 280,497 SF	DENSITY TO BE PURCHASED FROM BOZ = 280,497 SF
MINIMUM SETBACKS (FT) (SECTION 59.4.5.4)	PERMITTED/REQUIRED	PROPOSED BY SKETCH PLAN 32019003A	PROPOSED BY PRELIMINARY PLAN 120230020	PROPOSED FOR THIS SITE PLAN
Bethesda Avenue	0'	6'	6'	6'
Wisconsin Avenue	0'	8'	8'	8'
Miller Avenue	0'	0'	0'	0'
BUILDING HEIGHT (SECTION 59.4.5.4)	PERMITTED/REQUIRED	PROPOSED BY SKETCH PLAN 32019003A	PROPOSED BY PRELIMINARY PLAN 120230020	PROPOSED FOR THIS SITE PLAN
Maximum*	225 FEET	225 FEET ¹	225 FEET ¹	225 FEET ¹
OPEN SPACE (SECTION 59.6.3.6)³	PERMITTED/REQUIRED	PROPOSED BY SKETCH PLAN 32019003A	PROPOSED BY PRELIMINARY PLAN 120230020	PROPOSED FOR THIS SITE PLAN
Public Open Space (Min.)	10% of Lot Area (2,623 SF)	11.7% (3,069 SF)	11.7% (3,069 SF)	11.7% (3,069 SF)
GREEN COVER	PERMITTED/REQUIRED	PROPOSED BY SKETCH PLAN 32019003A	PROPOSED BY PRELIMINARY PLAN 120230020	PROPOSED FOR THIS SITE PLAN
Green Cover (Min.)	35% of Site Area (9,236 SF)	35% of Site Area (9,236 SF)	35% of Site Area (9,236 SF)	35% of Site Area (9,236 SF)
RESIDENTIAL UNIT SUMMARY		PROPOSED BY SKETCH PLAN 32019003A	PROPOSED BY PRELIMINARY PLAN 120230020	PROPOSED FOR THIS SITE PLAN
Standard Units (%)		280	280	280
MPDUs (15% Based on Total Units Proposed)		50	50	50
Total Units		330	330	330

NOTES:
¹ Maximum building height on the 4708 Bethesda Avenue and 4705 Miller Avenue Portion is 200 Feet
² Park Impact Payment (PIP) Calculation: (Total Project Density - Mapped Density) = BOZ Density - MPDU(SF) = SF Subject to PIP Payment x \$11.41
(418,332 SF - 137,835 SF) = 280,497 SF BOZ Density - 45,000 MPDU SF = 235,497 SF x \$11.41 = \$2,687,020.77
³ A Public Open Space Plan delineating areas for public use can be found within this plan set as Sheet C-07.
⁴ The Site Plan is limited to a maximum of 418,332 SF of total development on the Subject Property, including up to 406,845 SF of Residential Uses for 330 Multi-Family dwelling Units (of which up to 130 may be short term rental units), with at least a total of 11,487 SF of Commercial Uses that may include a combination of ground floor retail uses and live/work units. The Commercial Use space can be changed to other Commercial Uses if there is no adverse impact on the Site Plan and APF findings, and it is approved by M-NCPPC Staff.

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
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SUSTAINABLE DESIGN
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REVISIONS			
REV	DATE	COMMENT	DRAWN BY

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THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT. NO ENGINEER RESPONSIBILITY.

PROJECT NO.: MD202164
DRAWN BY: LJC/EH
CHECKED BY: AMH/MBN
DATE: 03/06/2023
CAD I.D.: SITE

SITE PLAN
#820230020
FOR
WISCONSIN AVE. PROPERTIES, LLC.
LOCATION OF SITE
7126 WISCONSIN AVENUE
MONTGOMERY COUNTY
BETHESDA, MARYLAND 20814
WSSC GRID: 209N/W04
TAX MAP HNSZ: GRID 00, PARCEL 00

BOHLER
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21284
PHONE: (410) 821-7800
FAX: (410) 821-7887
MD@BohlerEng.com

B.R. ROWE
PROFESSIONAL ENGINEER
MONTGOMERY COUNTY, MARYLAND
LICENSE NO. 40968, EXPIRES 04/01/2023
I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 40968, EXPIRES 04/01/2023

Developer's Certificate
The undersigned agrees to execute all the features of the Site Plan Approval No. including Approval Conditions, Development Program, and Certified Site Plan.
Developer: WISCONSIN AVE. PROPERTIES LLC
JOSH ETTER
Address: 12435 PARK POTOMAC AVENUE, SUITE 200, POTOMAC, MD 20854
Phone: 240-499-9626
Signature:

APPLICANT: WISCONSIN AVE PROPERTIES LLC
12435 PARK POTOMAC AVENUE, SUITE 200
POTOMAC, MD 20854
PHONE: 240-499-9626
CONTACT: JOSH ETTER

SHEET TITLE:
SITE PLAN
SHEET NUMBER:
C-05
ORG. DATE: 10/19/2022