

# PRELIMINARY PLAN AMENDMENT

CAS JOB NO.:	23-0801
DATE:	12/2023
DATE	REVISION
12/07/23	EST - Draft PP Amendment to Court for Review & Comment.
03/01/24	EST - PP Amendment to MNCPC for DRG Review
05/30/24	EST - To MC Fire Rescue Services for Approval

VICINITY MAP  
ADC MAP 5407, GRID E-4, SCALE: 1" = 2000'



ERIC B. TIDD, P.E.  
05/30/2024

PROFESSIONAL ENGINEER CERTIFICATION:  
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 33350, expiration date 07/11/2024.

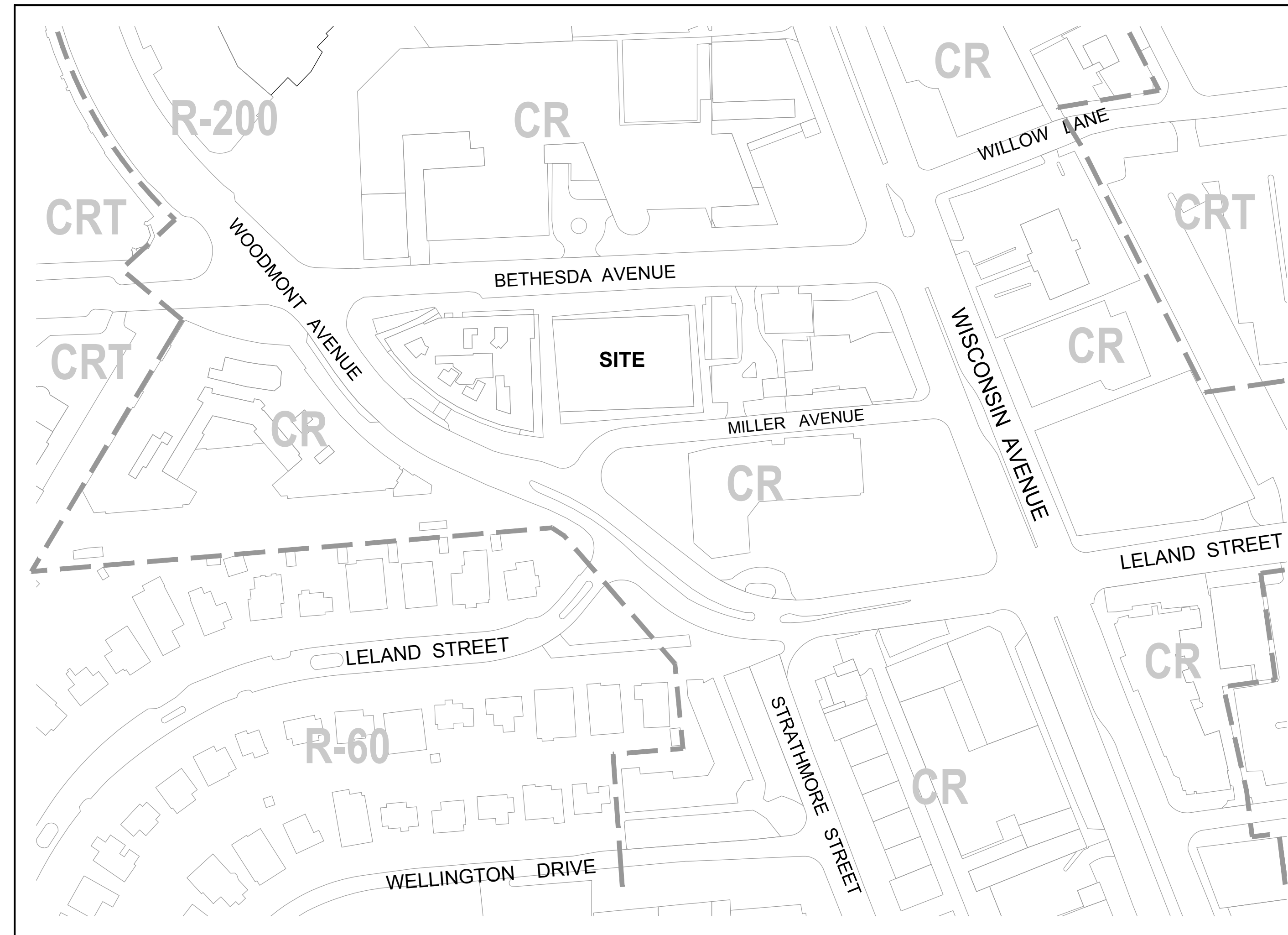
## GENERAL NOTES

- Boundary information based upon available MNCPPC digital surveys.
- Total lot area: Parcel C = 25,076 sq. ft.
- Property is located on Tax Map HN 122 and WSSC 2007 Sheet 209 NW 05.
- Property is located on Montgomery County soils survey map number 27. Soil type(s): 400 (Urban land) Hydrologic Soil Group "D".
- Flood zone "X" per F.E.M.A. Firm Maps, Community Panel Number 24031C0455D.
- Property is located in the Little Falls Branch Watershed.
- Water Category - 1, Sewer Category - 1
- Local utilities include:  
Water / Sewer - Washington Suburban Sanitary Commission  
Electric - PEPSCO  
Telephone - Verizon  
Gas - Washington Gas
- This site is within the limits of the Bethesda Streetscape Plan.
- This plan was created without the benefit of a title report.

## ZONING DATA

- Zoning: CR-3.0; C-3.0; R-2.75; H-200  
Maximum FAR = 3.0  
Maximum Height = 200 ft.  
Front B.R.L. = 0 ft. (1)  
Rear B.R.L. = 0 ft. (1)  
Side B.R.L. = 0 ft. (1)

[1] Per Montgomery County Code Section 4.5.3.C.3, the side and rear setbacks are dependent on the zoning of the abutting properties.



LOCAL AREA MAP  
SCALE: 1" = 100'

# THE SEASONS 4710 BETHESDA AVENUE M-NCP&PC No. 11989193A

## UTILITY INFORMATION

EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED. UTILITY LOCATIONS ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY.

FOR LOCATION OF UTILITIES, CALL "MISS DIG" AT 1-800-368-7777 OR LOG ON TO WWW.MISSDIG.NET/DC 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THESE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE.

## OWNER/APPLICANT

The Seasons Limited Partnership  
Attn: David Landow  
4710 Bethesda Avenue  
Bethesda, MD 20814  
(301) 657-4600 Phone  
dlandow@landowco.com

## ATTORNEY

Seizer Gurvich Rabin Wertheimer & Polott, P.C.  
Attn: Matthew Gordon  
4416 East West Highway, Fourth Floor  
Bethesda, MD 20814  
(301) 634-3150 Phone  
mgordon@sgslaw.com

4710 Bethesda Avenue  
Parcel C  
J.H. Miller's Addition to Bethesda  
Preliminary Plan Amendment  
Cover Sheet  
MNCPPC 11989193A (The Seasons)

## INDEX OF DRAWINGS

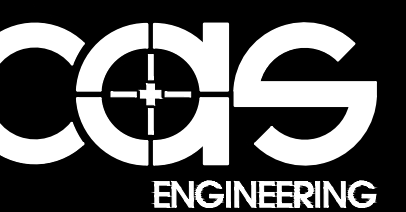
NO.	SHEET TITLE
PP-1	Cover Sheet
PP-2	Approval Sheet
PP-3	Amended Preliminary Plan
FDAP-1	Fire Department Access Plan

## LIST OF PLAN AMENDMENTS

- Revision to Condition No. 1 of Preliminary Plan No. 1-19891930 to allow for up to 265 multi-family dwelling units and up to 18,627 square feet of commercial uses, and release from the associated APFO Agreement dated July 30, 1990, and
- Conversion of the 2nd floor office space (15,343 square feet) to up to 18 multi-family dwelling units.

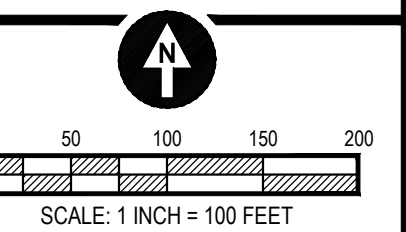
Parcel C, J.H. Miller's Addition to Bethesda  
Plat Book 158, Plat No. 17951, Recorded 07/10/1990  
Bethesda (7th) Election District, Montgomery County, MD

MNCPPC 11989193A (The Seasons)  
4710 Bethesda Avenue  
Bethesda, Maryland 20814



CAS ENGINEERING-MD  
10 South Davis Street  
Frederick, Maryland 21701  
301-607-6031 Phone  
info@casengineering.com  
www.casengineering.com

CAS ENGINEERING-DC, LLC  
4836 MacArthur Boulevard, NW, 2nd Floor  
Washington, DC 20007  
202-393-7200 Phone  
info@cas-dc.com  
www.cas-dc.com



SHEET TITLE:  
Preliminary Plan  
Amendment  
Cover Sheet

PP-1

# PRELIMINARY PLAN AMENDMENT - M-NCP&PC No. 11989193A

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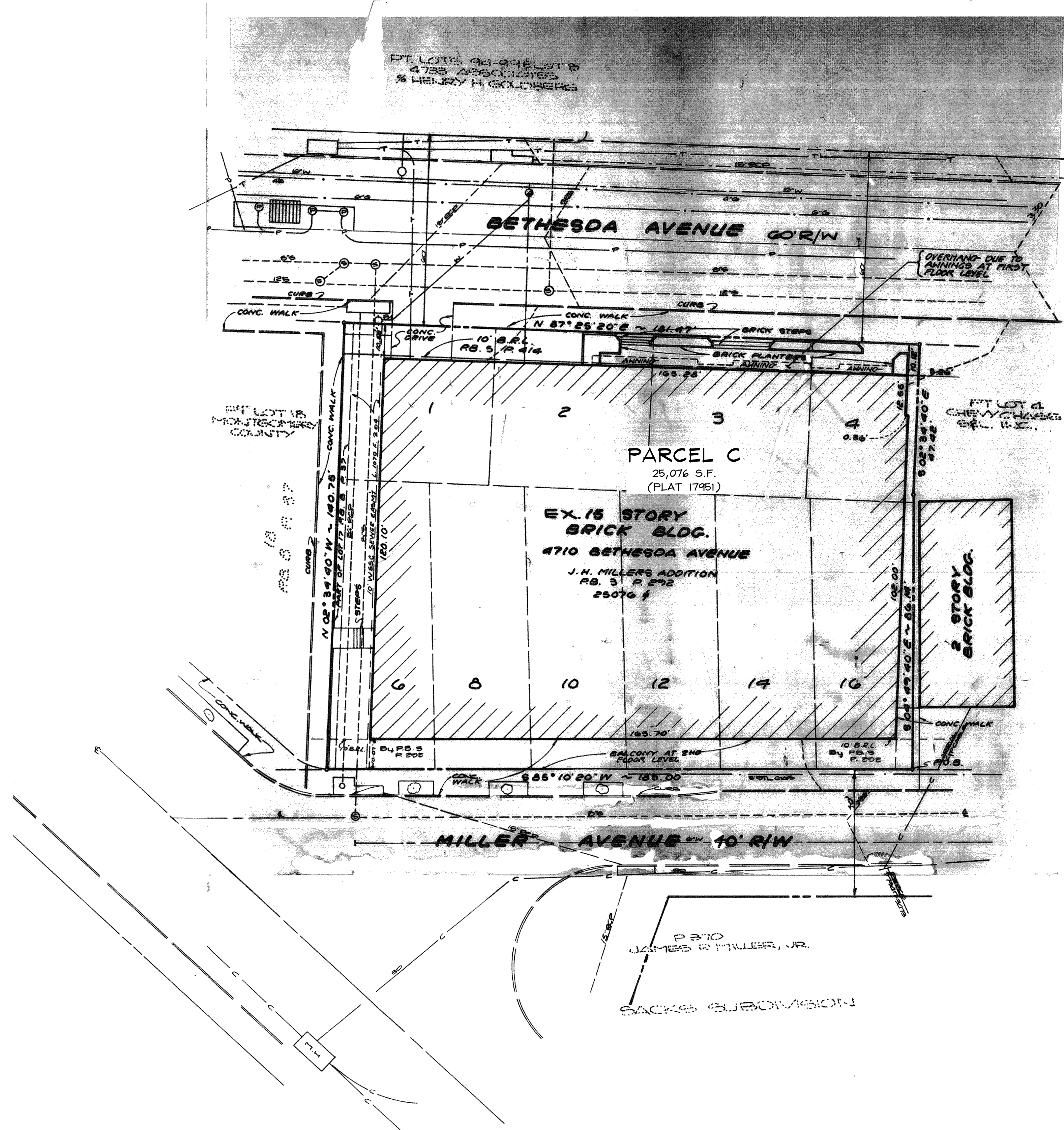


*Curt A. Schreffler*  
CURT A. SCHREFFLER, PE  
03/04/2024

**PROFESSIONAL ENGINEER CERTIFICATION:**  
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 19598, expiration date 03/31/2026, and that this plan meets MCDPS criteria for building and sediment control permit applications.

**PLAN NOTE**

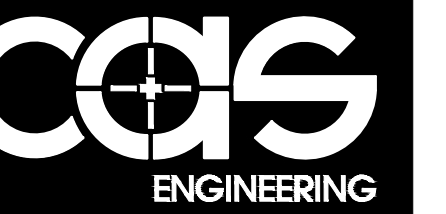
- Topography and improvements shown hereon taken from June 1989 Preliminary Plan (1198901530) drawing prepared by Kilde Consultants, Inc.



**LIST OF PLAN AMENDMENTS**

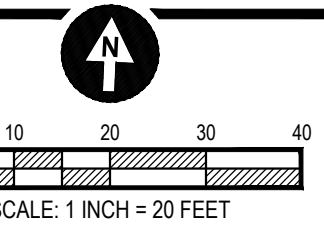
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**SHEET TITLE:**  
Preliminary Plan  
Amendment

**PP-3**

**OWNER/APPLICANT**

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