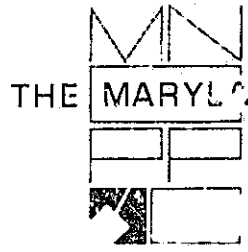


file copy



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Action: Approved Staff Recommendation, (Motion of Comm. Floreen, seconded by Comm. Henry, with a vote of 4-0; Commissioners Floreen, Henry, Keeney and Hewitt voting in favor, with Comm. Bauman being absent).

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-89193
NAME OF PLAN: MILLERS ADDITION TO BETHESDA

On 07-20-89, SEASONS, submitted an application for the approval of a preliminary plan of subdivision of property in the CBD1 zone. The application proposed to create 1 lots on 25076.00 SQ FEET of land. The application was designated Preliminary Plan 1-89193. On 02-08-90, Preliminary Plan 1-89193 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-89193 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-89193, subject to the following conditions:

1. Agreement with Planning Board limiting the development to the existing 33,970 square feet of office/retail and 247-unit multi-family development
2. Necessary easements

Date of Mailing: February 12, 1990

PRELIMINARY SUBDIVISION PLAN APPLICATION FILE NO: 1-89193
withdrew or superseded: N another plan on property? fileno: -
NAME OF SUBDIVISION: MILLERS ADDITION TO BETHESDA DATE OF APPLIC: 07-20-89
SPECIAL EXCEPTION OR ZONING CASE NO: DATE OF SRC: 07-20-89
THRESHOLD: 5564 PRE-PRELIMINARY PLAN FOR THIS PROPERTY, ENTER IT: -
LOCATION

A. OF BETHESDA AVENUE , 250 FEET W OF WISCONSIN AVENUE
200 BASE MAP NO: 209NW04 MPDUS PROPOSED: 0
NO. LOTS PROPOSED: 1 NUMBER OF RESIDENTIAL UNITS PROPOSED: 0
TYPE OF UNITS: CM, ZONING: CBD1
NUMBER OF UNITS: 1 0 0 0 ZONING:
PROPOSED SANITARY FACILITIES: WATER: PUBLIC SEWER: PUBLIC
NUMBER OF TDRS: 0 REQUEST CLUSTER OPT: N REQUEST MPDU WAIVER: N
REQUEST STORM WATER MANAGEMENT WAIVER: N HISTORIC SITE OR DISTRICT?: N
OWNER NAME: SEASONS

ADDRESS: 4710 BETHESDA SUITE 200 AVE TELEPHONE NO: 301-657-4600
BETHESDA ,MD,20814

CONTRACT PURCHASER NAME:
ADDRESS: 0

TELEPHONE NO: - -

CONVEY AREA: 25076.00 SQ FEET INCLUDE AREA: 25076.00 SQ FEET PLAN FEE: \$264.00

RESTRICTIONS:
NONE

ENGINEER OR SURVEYOR: KIDDE CONSULTANTS, INC.
ADDRESS: 50 WEST MONTGOMERY AVE TELEPHONE: 301-762-7910
ROCKVILLE ,MD,20850

MPDU REQUIRED: 0 MPDU APPROVED: 0 NO. OF LOTS APPROVED: 1
UNITS APPROVED: TYPE OF UNITS: CM,
NUMBER OF UNITS: 1 0 0 0
DATE OF PLAN ACTION: 02-08-90 PLANNING BOARD ACTION: APPROVED
PLAN EXTENSION: DATE GRANTED: 00-00-00 EXPIRATION: 00-00-00
STAGING SCHEDULE? YEAR:
NUMBER OF LOTS:

200 BASE MAP NO: 209NW04 MASTER PLAN AREA: 35 TAX MAP NO: HN122
X COORDINATE TAX MAP YEAR: CENSUS TRACT & BLOCK: 48022130
Y COORDINATE PLANNING AREA: 35 TRAFFIC ZONE: 111

SEWERSHED NO: SEWER AUTHORIZATION NO:
STORM WATER MGMT. WAIVER GRANTED: STREAM CHANNEL MODIFICATION:
WRA PERMIT NEEDED:
PARKLAND ACRES: REC FACIL: PLAYGROUND: PLAYFIELD: OTHER:

APPLICATION CHECKLIST

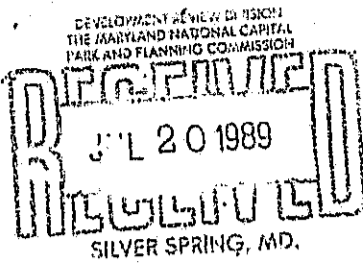
ITEM

	TO BE COMPLETED BY APPLICANT		STAFF USE ONLY			
	Submitted	N/A	Acc.	Not Acc	Checked by	Date
1. Completed Application	X					
2. Appropriate Fee	X					
3. List of Property Owners	X					
4. Preliminary Plan (35 prints & reproducible)	X					
a. Scale drawing	X					
b. Title information & notes	X					
c. Vicinity location map	X					
d. Certificate of Registered Engineer or Surveyor	X					
e. Names of adjacent subdivisions	X					
f. Construction details for existing roads, ROWs & easements		X				
g. Existing and proposed utilities	X					
h. Existing topography (5')	X					
i. 100 year floodplain and 25' building restriction line		X				
j. Existing natural features	X					
k. Zoning line if more than one zone		X				
l. Proposed lot and block layout	X					
m. Existing lot layout if resubdivision	X					
n. Proposed streets						
o. Proposed ROWs and easements		X				
p. Proposed wells and existing wells w/in 100 feet		X				
q. Proposed septic systems & existing systems within 100 feet		X				
r. Areas for open space and recreational use		X				
s. Proposed trails, side-walks, etc.		X				
t. Staging sequence		X				
u. Minimum setbacks		X				
5. Stormwater Mgmt. Concept						
a. On-site with computations (7) or		X				
b. Waiver requested or		X				
c. Exempt		X				
6. Storm drainage plan (7 copies)		X				
7. Tentative street profiles (5 copies)		X				
8. Traffic study (5 copies)		X				

Date Application Complete

Date Sub. Review Comm. Mtg.

PRELIMINARY SUBDIVISION PLAN APPLICATION
TO MONTGOMERY COUNTY PLANNING BOARD



For M-NCPPC Use Only	
File No.	<u>1-89193</u>
Appl. Date	<u>7-20-89</u>
SRC Date	_____

NAME OF SUBDIVISION: J.H. Millers Addition to Bethesda

- IF PREVIOUS PRE-PRELIMINARY PLAN ON THIS PROPERTY, ENTER FILE NUMBER(S): N/A
- IF PREVIOUS PRELIMINARY PLAN ON THIS PROPERTY, ENTER FILE NUMBER(S): N/A
- ENTER SPECIAL EXCEPTION OR ZONING CASE NUMBER, IF APPLICABLE: N/A

LOCATION: (PICK EITHER A OR B)

A. Bethesda Avenue 250 ft. W of Wisconsin Avenue
 Street Name Distance Direction
 (feet, yards)

B. _____ quadrant of intersection of _____
 Direction Street Name
 and _____
 Street Name

EXISTING ZONING CBD-1

200' WSSC OR ZONING SHEET 209NW4&5

TOTAL AREA INCLUDED ON PLAN 25,076 sq.ft.

TOTAL NUMBER OF LOTS PROPOSED 1

IF NOT INDIVIDUAL LOTS, NUMBER OF UNITS PROPOSED N/A

NUMBER OF MODERATELY PRICED DWELLING UNITS N/A

NUMBER OF TRANSFER DEVELOPMENT RIGHTS N/A

ARE YOU REQUESTING CLUSTER OPTION? N/A

ARE YOU REQUESTING MPDU WAIVER? N/A

ARE YOU REQUESTING STORMWATER MGMT. WAIVER? N/A

IS YOUR SUBDIVISION IDENTIFIED IN THE LOCATIONAL ATLAS OF HISTORIC SITES OR THE INDEX OF HISTORIC SITES IN MONTGOMERY COUNTY, MARYLAND, OR DESIGNATED IN THE MASTER PLAN FOR HISTORIC PRESERVATION IN MONTGOMERY COUNTY? No

FOR M-NCPPC USE ONLY		
Accepted or Corrected	Checked by	Date
✓	<u>V.</u>	<u>8/2</u>
✓	<u>V.</u>	<u>8/2</u>
✓	<u>CRP</u>	
✓		
✓		
✓		
✓		
✓		
✓		
✓		
✓	<u>JH</u>	<u>7-20-89</u>

FEE \$264.00 ✓

TYPE OF UNITS SF = Single Family HI = High Rise DP = Duplex or
 TW = Townhouse IN = Industrial Semi Detached
 CM = Commercial GR = Garden Apt. QP = Quadplex
 PB = Piggyback OT = Other (Church,

C M

NO. OF UNITS:

1

PROPOSED SANITARY FACILITIES:

WATER

P

SEWER

P

P = Public

W = Well

S = Septic

LEGAL OWNER OF PROPERTY:

Seasons

4710 Bethesda Avenue, Suite 200

Number Street Name

Bethesda,

MD

20814

City

State

Zip

657-4600

Telephone Number

CONTRACT PURCHASER:

(If Applicable)

Number Street Name

City

State

Zip

Telephone Number

ARE THERE ANY LEGAL RESTRICTIONS ON THIS PLAN OTHER THAN THOSE SHOWN ON THIS PLAN: Y = Yes (N) = No

IF YES, DESCRIBE:

TAX ACCOUNT NUMBER(S) ASSOCIATED WITH THIS PLAN: 1. 00426712

2.

3.

4.

5.

(List others if necessary)

ENGINEER OR SURVEYOR:

Kidde Consultants, Inc.

Name

50 West Montgomery Avenue

Number Street Name

Rockville,

MD

20850

City

State

Zip

762-7910

Telephone Number

Applicant hereby acknowledges that the sixty-day time limit for action by the Planning Board, as set forth in Section 50-35(f) of the Subdivision Regulations, will not commence until all supporting information necessary for a decision on the subject application is provided to the Montgomery County Planning Board so that it can be referred to the appropriate agencies for comment.

7/18/89

Date

Eugene T. L...

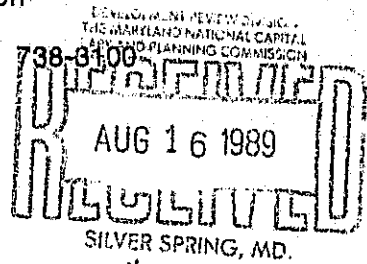
Signature of Applicant or Agent

SCHEDULING CHECKLIST
 (Items to be completed before plan is taken to Board)

ITEM	Completed	N/A or no comment	Checked By
1. Application Completed			
a. Application checklist complete			
b. Copy of notice to adjacent property owners received			
2. Agency Comments Received			
a. DOT			
b. SHA			
c. Health Dept. (approval of well & septic)			
d. DEP (appropriate water and sewer category)			
e. SCD (approval of SWM concept)			
f. DEP (stormwater)			
g. WSSC			
h. Board of Ed.			
i. DFRS			
j. Police			
k. HPC			
l. DHCD			
m. C & P			
n. PEPCO			
3. Traffic Study Reviewed			
4. Additional Issues Raised at Subdivisor Review Committee			

plan

Montgomery County Department of Environmental Protection
Stormwater Management (SM)
250 Hungerford Drive, 2nd Floor, Rockville, Maryland 20850-4153



X Charles Loehr, Chairman
Subdivision Review Committee
Maryland-National Capital Park and Planning Commission
8787 Georgie Avenue
Silver Spring, Maryland 20910

SUBJECT: Stormwater Management Concept Plan
Preliminary Plan # 1-89193, MILLER'S ADDN TO BETHESDA, PAR C
Subdivision Review Committee Meeting of 8/7/1989

Dear Mr. Loehr:

The subject plan has been reviewed to determine if it meets the requirements of Executive Regulation 37-86, Stormwater Management Regulation. The following summarizes our findings:

Area covered by plan 0.58 AC (= 25,076#) Number of lots proposed 1 LOT
Zone CBDL Proposed use: SAME - 15 STORY APT. Bldg

SM CONCEPT PLAN PROPOSED:

- On-site or Central:
 Existing, Design approved or Proposed
- Type of facility:
 Infiltration Flow attenuation Retention
 Detention Other _____
- Waiver:
 Approved on _____
 Pending - requested on _____
 Exempt Other _____

SUBMISSION ADEQUACY COMMENTS:

- Adequate as submitted Inadequate for evaluation
 Downstream notification Floodplain
 The following additional information is required for review:

RECOMMENDATIONS:

- Approved as submitted
 Approved with conditions (see comments below).
 Disapprove (see reasons under comments below).
 Hold for future recommendations.
 Comments/Recommendations:
RESIDENTIAL LOTS (APTS) CONSOLIDATION, NO NEW DEVELOPMENT, SM EXEMPT

X Joseph Stormwater Management, MCDEP Date 8/2/89

X cc: Nazir Baig, Environmental Planning Division, M-NCP&PC
2947M (3/86) X KIDDE CONSULTANTS, INC.

WASHINGTON SUBURBAN SANITARY COMMISSION
PRELIMINARY PLAN WATER & SEWER REVIEW

COUNTY <input type="checkbox"/> PG <input checked="" type="checkbox"/> MONT	PLAN NO. 1-89193	200' NO. 209NW 4-5	BASIN															
DEVELOPMENT--LOCATION MILLER'S ADDITION - BETHESDA			EST. FLOW (GPD)															
			FLOW AVAILABLE <input type="checkbox"/> YES <input type="checkbox"/> NO															
RESIDENTIAL USAGE		BUSINESS/OTHER USAGE (SPECIFY)																
<table border="1"> <thead> <tr> <th></th> <th colspan="2">NO. OF UNITS</th> </tr> <tr> <th></th> <th>PROPOSED</th> <th>EXISTING</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> HOUSES</td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> TOWNHOUSES</td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> MULTI-UNITS</td> <td></td> <td></td> </tr> </tbody> </table>			NO. OF UNITS			PROPOSED	EXISTING	<input type="checkbox"/> HOUSES			<input type="checkbox"/> TOWNHOUSES			<input type="checkbox"/> MULTI-UNITS			SQUARE FOOTAGE	
	NO. OF UNITS																	
	PROPOSED	EXISTING																
<input type="checkbox"/> HOUSES																		
<input type="checkbox"/> TOWNHOUSES																		
<input type="checkbox"/> MULTI-UNITS																		
SERVICE WILL ENTAIL:																		
<input type="checkbox"/> WATER EXTENSION		<input type="checkbox"/> CIP	<input type="checkbox"/> WATER CONNECTION															
<input type="checkbox"/> SEWER EXTENSION		<input type="checkbox"/> CIP	<input type="checkbox"/> SEWER CONNECTION															
COMMENTS																		

RESUB. LOTS TO PARCELS
 NO COMMT.



PREPARED BY <i>E. L. James</i>	DATE 8-3-89
-----------------------------------	----------------

SEE "TYPICAL WATER & SEWER REQUIREMENTS / CONDITIONS" ON REVERSE SIDE

7-20

TYPICAL WATER & SEWER REQUIREMENTS/CONDITIONS

1. ANY RIGHTS-OF-WAY ACROSS AN APPLICANT'S PROPERTY FOR WSSC PIPELINE PLACEMENT MUST BE PROVIDED FREE. WHERE WATER AND/OR SEWER PIPES, ETC. MUST BE BUILT IN OTHER THAN DEDICATED STREETS, (PRIVATE DRIVES, GREEN OR OPEN SPACES, ETC.) THE RECORDED PLAT MUST INDICATE SAME FOR WSSC PURPOSES.
2. NO STREET OR ROADWAY PAVING, BEYOND THAT NOW EXISTING, CAN BE INSTALLED UNTIL WSSC PIPELINE CONSTRUCTION WORK HAS BEEN COMPLETED. OTHER UTILITY WORK MUST WAIT!
3. AN APPROVED DEVELOPMENT SEDIMENT CONTROL PLAN IS COMMON TO ALL PROJECTS; THE PLAN MUST BE COORDINATED WITH FINAL PIPELINE DESIGN/CONSTRUCTION AND A PIPELINE SEDIMENT CONTROL PLAN.
4. IN ADVANCE OF FINAL WSSC WATER/SEWER PLAN DESIGN, A STOPM DRAINAGE CONSTRUCTION PLAN IS REQUIRED. UNLESS APPROVED BEFOREHAND, STORMDRAIN SEGMENTS CAN NOT BE INSTALLED AHEAD OF WATER/SEWER PIPES.
5. ON-SITE EJECTOR OR GRINDER PUMPS MAY BE REQUIRED FOR SEWER SERVICE IF TOPOGRAPHIC ELEVATION WILL NOT ALLOW GRAVITY SEWERS.
6. STREET GRADES, PATHS OR RIGHTS-OF-WAY MUST BE GRADED TO WITHIN 8" ABOVE OR 12" BELOW THE ESTABLISHED GRADE. BUILDING(S) SHOULD BE DESIGNED AND BUILT SO THAT SEWER SERVICE CAN BE PROVIDED AT AN 8-10' DEPTH (OTHERWISE EXTRA COST IS INCURRED BY APPLICANT).
7. ON-SITE PLANS ARE REQUIRED BY WSSC FOR WATER LINES GREATER THAN 2" AND/OR SEWER LINES GREATER THAN 4".
8. FOR COMMERCIAL, INDUSTRIAL OR PUBLIC TYPE BUILDINGS, TO INCLUDE MULTI-UNIT DESIGNS, FIRE SPRINKLER SYSTEM HYDRAULIC DATA, INCLUDING ESTIMATED FLOW RATE IN GALLONS PER MINUTE AND BUILDING TOP AND LOWEST FLOOR ELEVATIONS, ARE REQUIRED BY WSSC.
9. A PLAT MUST BE RECORDED PRIOR TO SUBMITTING WSSC "SERVICE CONNECTION APPLICATIONS". (THIS TRIGGERS RELEASE OF BUILDING PERMITS.)
10. AN APPLICANT MUST SELECT THE LOCATION FOR THE "SERVICE CONNECTION" IN TERMS OF DIMENSIONS FROM PERMANENT STRUCTURES (FIRE HYDRANT, NUMBERED TELEPHONE POLES, MANHOLES, OR EXISTING BUILDING CORNERS).
11. IF ONE WSSC SERVICE CONNECTION IS PLANNED TO SERVICE TWO OR MORE BUILDINGS ON A SINGLE LOT/PARCEL A "COVENANT" WITH WSSC IS REQUIRED--IF THE BUILDINGS ARE INDIVIDUAL WATER/SEWER CONNECTIONS WILL BE INSTALLED IF THE BUILDINGS ARE INDIVIDUALLY SOLD IN THE FUTURE.
12. IF THIS PROJECT WILL ENTAIL CAPITAL IMPROVEMENT PROJECT CONSTRUCTION, COUNTY FUNDING APPROVAL WILL BE ENTAILED; THE DESIGN AND CONSTRUCTION TIME-STAGING COULD THEREFORE BE A LENGTHY PROCESS.
13. THE LIKELY ROUTING OF PIPELINES FOR THIS DEVELOPMENT WILL CROSS PARK & PLANNING PROPERTY. CONSTRUCTION WILL THEREFORE ENTAIL A 30/35-FOOT WIDTH, ALSO REQUIRING MNCP&PC PERMITTING APPROVAL.
14. ALL NECESSARY WSSC RIGHTS-OF-WAY AND/OR CONSTRUCTION STRIPS ACROSS LAND TO BE CONVEYED TO THE MNCP&PC MUST BE TRANSFERRED TO WSSC BEFORE PROPERTY CONVEYANCE. NO WSSC CONSTRUCTION CAN BEGIN BEFORE LAND OWNERSHIP IS TRANSFERRED TO MNCP&PC.
15. ANY GRADING AND/OR FILL OVER EXISTING WSSC FACILITIES MUST BE APPROVED BY WSSC IN ADVANCE OF SUCH WORK. ADJUSTMENT, RELOCATIONS AND/OR ABANDONMENT OF WSSC FACILITIES, NECESSITATED BY THE DEVELOPMENT, IS DONE AT THE SOLE EXPENSE OF THE BUILDER/DEVELOPER.

DEP/DEPM SUBDIVISION REVIEW FORM

M-NCPPC/Planning Board File No.: 1-89193 SRC Meeting Date: 8/7/89

Subdivision Name: Miller's Addition to Bethesda

Location: Bethesda Ave., Miller Ave

Planning Area: Bethesda - Chevy Chase

Proposed Development: 1 lot/parcel Zoning: CBD-1

Water Supply and Wastewater Disposal (as specified on the preliminary site plan):

Water Supply: public water service wells not specified
Wastewater Disposal: public sewer service septic systems not specified

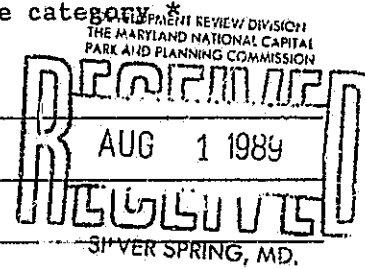
Existing Service Categories: Water: W-1 Sewer: S-1

Comments: The proposed method of water supply ...
 is consistent with the existing water service category.
 is not consistent with the existing water service category.*

The proposed method of wastewater disposal ...
 is consistent with the existing sewer service category.
 is not consistent with the existing sewer service category.*

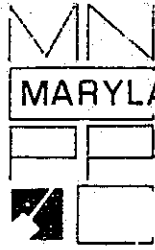
* see additional comments section below

Additional Comments: _____



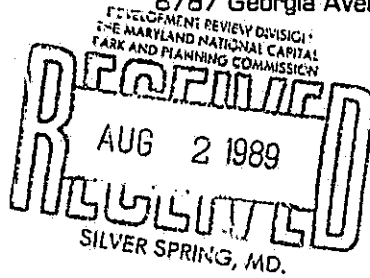
Prepared By: Alan Soukup Date: 7/28/89

Montgomery County Department of Environmental Protection
Division of Environmental Planning and Monitoring
Executive Office Building - 6th Floor, 101 Monroe St., Rockville, Maryland 20850
(301) 217-2380



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20907



Don

FROM: Subdivision Office - M-NCPPO

NAME: Miller's Addition
to Bethesda

FILE NO.: 1-89193

Enclosed please find the information checked below. This material will be discussed at the Subdivision Review Committee Meeting of Aug. 7, 1989 (no meeting scheduled if blank).

- New preliminary plan application with supporting material as appropriate
- Supporting material for previously reviewed preliminary plan
- Revised preliminary plan drawing
- New pre-preliminary plan application

8/2/89

- Limit any additional floor area to 4,700 sq ft, per Beth. CBD Sector Plan.

Don D.

TRANSPORTATION DIVISION COMMENTS

Subdivision Review Meeting: 8/7/89
Preliminary Plan No. 1- 89193
Policy Area: B-CBD

Zone: CBD-1
Lots: 1

I. APF

- No capacity remaining
- Traffic study submitted and acceptable
- Traffic study submitted but not acceptable
- Traffic study required but not submitted
- No traffic study required
- No traffic study required if development limited to

II. R/W

- Provide Street Connection to
- Place in Reservation
- Property was previously in Reservation
- No dedication required
- Dedication required as shown on attached plan
- Dedication required as follows

- Dedicate 45 feet from the center line of pavement on Miller Avenue
- Dedicate 30 feet from the center line of pavement on Bethesda Avenue

WSSC No.: 209 NW 4¹/₂ E 5

Tax Map No.: HN-122
HN-342

ADDITIONAL COMMENTS:

MINUTES
SUBDIVISION REVIEW COMMITTEE
MEETING OF AUGUST 7, 1989

In Attendance:

M. Shaneman - M-NCPPC	S. Federline - M-NCPPC
M. Scholl - DOT	R. Titus - Consumer Affairs
B. Hamilton - DFRS	M.P. Wilson - MCPS
B. James - WSSC	B. Church - Health Dept.
G. Campbell - DEP	

*** DOES NOT REFLECT SHA COMMENTS

1-89194 SILVER TRIANGLE - 1 Lot - CBD-3 Zone
Silver Triangle Assoc. Part. - Applicant

Committee Action:

1. Traffic study update not acceptable
2. Identify driveways for closing per DOT
3. Dedication as shown
4. Address Environmental Planning Division concerns re concept of ventilation and layout of amenity space at site plan
5. Need copies of abandonment action by Council
6. Resolve loading dock location and circulation
7. Show Dickson site conditions to DOT
8. Address Fire and Rescue concerns
9. Stormwater management waiver approved but reconfirmation needed
10. Application incomplete (#1)

~~1-89193~~ MILLERS ADD. TO BETHESDA - 1 Lot - CBD-1 Zone
Seasons - Applicant

Committee Action:

1. Limit use to existing; supply statement for file
2. Need covenant for future widening of Miller Ave. 45' off opposite side
3. Bethesda Avenue requires 60' dedication
4. Stormwater management exempt
5. Application complete


THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

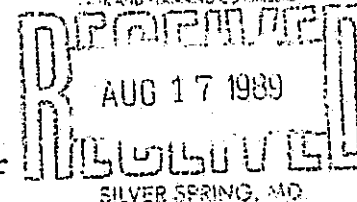
August 16, 1989

MEMORANDUM

TO: Charlie Loehr, Coordinator
Development Review Division

FROM: Mary Ann Rolland, Historic Preservation Planner
Urban Design Division

SUBJECT: Review of Subdivision Plans



I have reviewed the following subdivision plans and found them not to involve any identified historic resources:

#7-89033 Kramer Property
#7-89034 Rivers Edge
#7-89036 Beverly Farms
#7-89037 Bradley Farms
#7-89038 College View
#1-89135 Rosedale (Revised)
#1-89192 Wilson Property (In vicinity of Spencerville
Historic District, Atlas
Resource #15/54. No impact
likely.)

#1-89193 Miller's Addition to Bethesda
#1-89195 Kensington Heights
#1-89196 Takoma Park, Carroll's Addition
#1-89197 Springbrook Manor
#1-89199 The Hills
#1-89200 Geneva Addition to White Oak
#1-89201 355 Partnership/Miller Property (In vicinity of
Derwood Historic
District, Atlas
Resource #22/33.
No impact likely.)

#1-89204 Vangrack/McNeill Property (In vicinity of
Spencerville Historic
District, Atlas
Resource #15/54. No
impact likely.)

#1-89205 Leibig's Subdivision
#1-8920C Episcopal Church of the Transfiguration



Montgomery County Government

Mr. Charles Loehr, Subdivision Coordinator
Development Review Division
Maryland-National Capital Park
& Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20907



RE: Preliminary Plan No. 1-89193
Millers Addition to Bethesda

Dear Mr. Loehr:

We return herewith one copy of the above referenced plan recommended for approval subject to:

1. Necessary slope and drainage easements. Slope easements are to be as determined by study or to the building restriction line.
2. Submit storm drainage and/or flood plain studies with computations, based on proposed plan. Limit of flood plain and building restriction line to be shown on the plat where applicable. Flood plain is to be dimensioned from property lines.
3. Necessary dedication for future widening of Bethesda Avenue in accordance with the master plan.
4. Covenant for Miller Avenue dedication & construction.
5. Permanent monuments and property line markers, as required by Section 50-24(e), are certified on the record plat.

Sincerely,

For Robert C. Merryman, Chief
Division of Transportation Engineering

RCM:DAB;jy:9F06Q
Enclosure(s)

cc: Kidde Consultants
Seasons

File

LAW OFFICES

LINOWES AND BLOCHER

1010 WAYNE AVENUE
P.O. BOX 8728
SILVER SPRING, MARYLAND 20907
(301) 588-8580
TELECOPIER (301) 495-3044

SUITE 200
14 W. PATRICK STREET

FREDERICK, MARYLAND 21701

(301) 695-0244

SUITE 600
6411 IVY LANE
GREENBELT, MARYLAND 20770
(301) 982-3382
TELECOPIER (301) 982-0595

SUITE 400
655 FIFTEENTH STREET, N.W.
WASHINGTON, D.C. 20005
(202) 872-9080
TELECOPIER (202) 347-7712

TELECOPIER (301) 695-0247

145 MAIN STREET
P.O. BOX 31
DEVELOPMENT REVIEW DIVISION
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING BOARD
SILVER SPRING, MARYLAND 21104
(301) 268-0851
TELECOPIER (301) 261-2603

October 31, 1989

RECEIVED
NOV 3 1989
SILVER SPRING, MD.

Mr. Malcolm Shaneman
Development Review Division
M-NCPPC
8787 Georgia Avenue
Silver Spring, Maryland 20910

RE: Preliminary Plan No. 1-89193;
Seasons Building Subdivision

Dear Mr. Shaneman:

The referenced Preliminary Plan is pending before the Montgomery County Planning Board. As the Preliminary Plan was filed to bring The Seasons Building property into conformance with the current Subdivision Regulations, we are accepting a condition that development of the property will not exceed that which currently exists (and has existed since the late 1960's). Accordingly, please find enclosed information relating to the uses and the gross floor area of The Seasons Building.

I believe that you now have in your possession all information necessary to bring this Preliminary Plan before the Planning Board. Please schedule this matter for the soonest available date.

Please contact me if additional information is necessary or if you have any questions. Thank you for your cooperation.

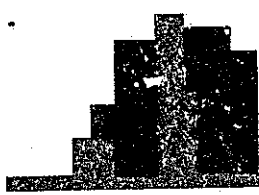
Very truly yours,

LINOWES AND BLOCHER

C. Robert Dalrymple
C. Robert Dalrymple

CRD:mlf
Enclosure
cc: Mr. David Landow

Tom Smith - Kelle
762-7910



LANDOW & Co. BUILDERS

4710 BETHESDA AVENUE, BETHESDA, MARYLAND 20814 • 301/657-4600
October 26, 1989

C. Robert Dalrymple, Esquire
Linowes and Blocher
14 West Patrick Street
Suite #200
Frederick, MD 21701

RE: SEASONS BUILDING SUBDIVISION;
PRELIMINARY PLAN NO. 1-89193

Dear Bob:

The following is the information that you requested relative to the gross floor area of The Seasons Building:

First Floor	20,243 s.f.
Second Floor	21,088 s.f.
Typical Floor 16,071 @ 13 floors	208,923 s.f.
Penthouse Machine Room	<u>4,049 s.f.</u>
Total Gross Area (excluding garages)	<u>254,308 s.f.</u>

These measurements are certified by The Weihe Partnership, Architects (see attached compilations).

Very truly yours,

David Landow
LANDOW AND COMPANY

DL:mg

cc: Tom Smith, Kidde Consultants

Architecture 1601 K Street NW
Planning Washington DC 20006
Interior Design 202 462 8300
Space Planning 202 462 2198 (FAX)

The **Weihe** Partnership

October 23, 1989

Partners
Byron Black
Roger Strassman
George Dove
Mark Bellonby
Marc Nathanson

Assoc. Partner
Jeffrey Morris

Directors
Joel Rudt
Bill Brenneke

Mr. David Landow
Landow & Company
4710 Bethesda Avenue
Bethesda, MD 20814

Re: Gross Area Compilations
The Seasons

Dear Mr. Landow:

In response to your October 12, 1989 correspondence with George Dove, the gross area of The Seasons Apartment Building is as follows:

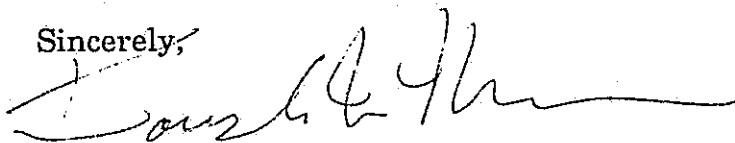
1.	6th Garage Level		10,598 SF
2.	5th Garage Level		10,565 SF
3.	4th Garage Level		10,598 SF
4.	3rd Garage Level		10,565 SF
5.	2nd Garage Level		10,598 SF
6.	1st Garage Level		10,565 SF
7.	First Floor		20,248 SF
	Lobby	943 SF	
	Common Corridor	709 SF	
8.	Second Floor (Including Balconies)		21,088 SF
	Enclosed Area	15,343 SF	
	Balcony Area	5,745 SF	
9.	Typical Floor (Including Balconies)		16,071 SF
	Enclosed Area	15,241 SF	
	Balcony Area	830 SF	
10.	Penthouse Machine Room		4,049 SF

The figures above were based upon Donald Hudson Drayer's drawings for the garage levels, typical floor and penthouse. The first and second floor areas were based on William H. Doggett's drawings dated 4/22/86 and 11/25/86.

Mr. David Landow
October 23, 1989
Page Two

I hope this information meets your needs.

Sincerely,

A handwritten signature in cursive script, appearing to read "Doug Martin", written over a horizontal line.

- Doug Martin
THE WEIHE PARTNERSHIP

DM/tmc

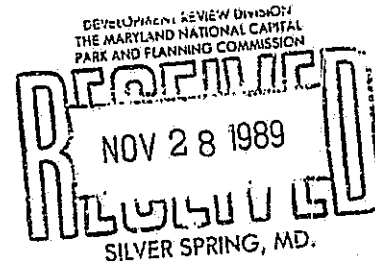
cc: George Dove

KIDDE CONSULTANTS, INC.
Subsidiary of Kidde, Inc.

50 West Montgomery Ave.
Rockville, MD 20850
(301) 762-7910

November 27, 1989

Mr. Malcolm Shaneman
Maryland National Capital Park &
Planning Commission
Development Review
8787 Georgia Avenue
Silver Spring, Maryland 20910



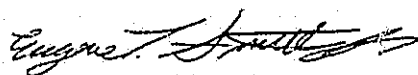
Dear Mr. Shaneman:

Subject: Preliminary Plan Nos.: 1-88306 Woodmont; Exxon
1-89097 Kensington Heights
1-89190 Bonifant Acres
✓ 1-89193 Miller's Addition to
Bethesda; Seasons
Building
1-89242 Woodmont; Landow
Building

Our Job Nos.: 11-85-109, 11-89-008A, 11-89-012,
11-87-026 and 11-87-097

The above referenced Preliminary Plans have been revised to address all the outstanding subdivision review questions and comments. If any additional information should be required, please do not hesitate to contact me. At this time we would like to request that the above Preliminary Plans be placed on the Board's agenda for review.

Very truly yours,



Eugene T. Smith, Jr.
Project Manager

plg

cc: Jody Kline,
Miller, Miller & Canby
David Landow,
Landow & Company
Wei M. Wu
William Schneider

KIDDE CONSULTANTS, INC.

Subsidiary of Kiddle, Inc.

50 West Montgomery Ave.
Rockville, MD 20850
(301) 762-7910

July 31, 1989

Dear Sir/Madam:

Subject: Subdivision Application
Name of Plan - Parcel "C", J.H. Miller's Addition
to Bethesda
Current Zoning - CBD-1
Number of Proposed Lots - 1
Geographical Location - Bethesda Avenue 250 Feet West
of Wisconsin Avenue
File No. - 1-89193
Our Job No.. 11-87-026

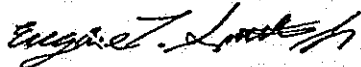
The above referenced subdivision application has been filed with the Montgomery County Planning Board on this date and is being reviewed by the Planning Board Staff under the provisions of chapter 50 of the Montgomery County Code.

A copy of the proposed subdivision is enclosed. The Montgomery County Planning Board would appreciate any written comments you would have within 30 days of receipt of this notice so that any comments may be taken into consideration for the eventual presentation to the Planning Board. Please address your comments to the

Maryland National Capital Park and Planning Commission
Subdivision Office
Development Review Division
8787 Georgia Avenue
Silver Spring, Maryland 20907

You will receive written notification of the Planning Board hearing 10 days prior to the hearing. If you have any further questions, please contact the Subdivision Office at 301/565-7440.

Very truly yours,



Eugene T. Smith, Jr.
Project Manager

11g

Enclosure

LAW OFFICES

LINOWES AND BLOCHER

1010 WAYNE AVENUE
P.O. BOX 8728
SILVER SPRING, MARYLAND 20907
(301) 588-8580
TELECOPIER (301) 495-9044

SUITE 400
355 FIFTEENTH STREET, N.W.
WASHINGTON, D.C. 20005
(202) 872-9080
TELECOPIER (202) 347-7342

SUITE 200

14 W. PATRICK STREET

FREDERICK, MARYLAND 21701

(301) 695-0244

TELECOPIER (301) 695-0247

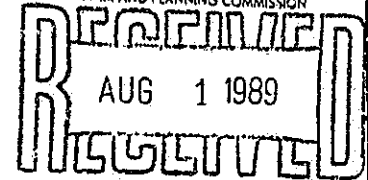
July 27, 1989

SUITE 600
6411 IVY LANE
GREENBELT, MARYLAND 20770
(301) 982-3382
TELECOPIER (301) 982-0595

145 MAIN STREET
P.O. BOX 31
ANNAPOLIS, MARYLAND 21404
ANNAPOLIS (301) 268-0881
TELECOPIER (202) 261-2603

Mr. Charles Loehr
Development Review Division
M-NCPPC
8787 Georgia Avenue
Silver Spring, Maryland 20910

DEVELOPMENT REVIEW DIVISION
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION



SILVER SPRING, MD.

RE: Parcel C, J.H. Miller's Addition to Bethesda;
4710 Bethesda Avenue; the "Seasons Building"

Dear Mr. Loehr:

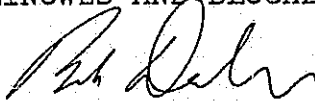
A Preliminary Plan of Subdivision was recently filed for the referenced property. The Preliminary Plan is a consolidation of several existing lots, and the entire property is improved with an existing fifteen story residential building known as the Seasons Building. The Seasons Building was constructed in the mid to late 1960's. As the building was constructed across several lots, the property is not in conformance with current subdivision regulations. The purpose of this subdivision plan is to bring this property into conformance with current requirements.

Because the property is already improved, we do not believe it is necessary to provide a transportation study. Additionally, many of the normal reviews (e.g. stormwater management, environmental, etc.) will not be necessary. The applicant, Landow and Company, is prepared to accept a condition that development of the property is restricted to the existing improvements unless a full Adequate Public Facilities Ordinance review is undertaken.

Please do not hesitate to contact me if you have any questions. I would appreciate being notified of the subdivision review date and of the Planning Board hearing date as well as any correspondence which you receive relating to this matter. Thank you for your attention to this matter.

Very truly yours,

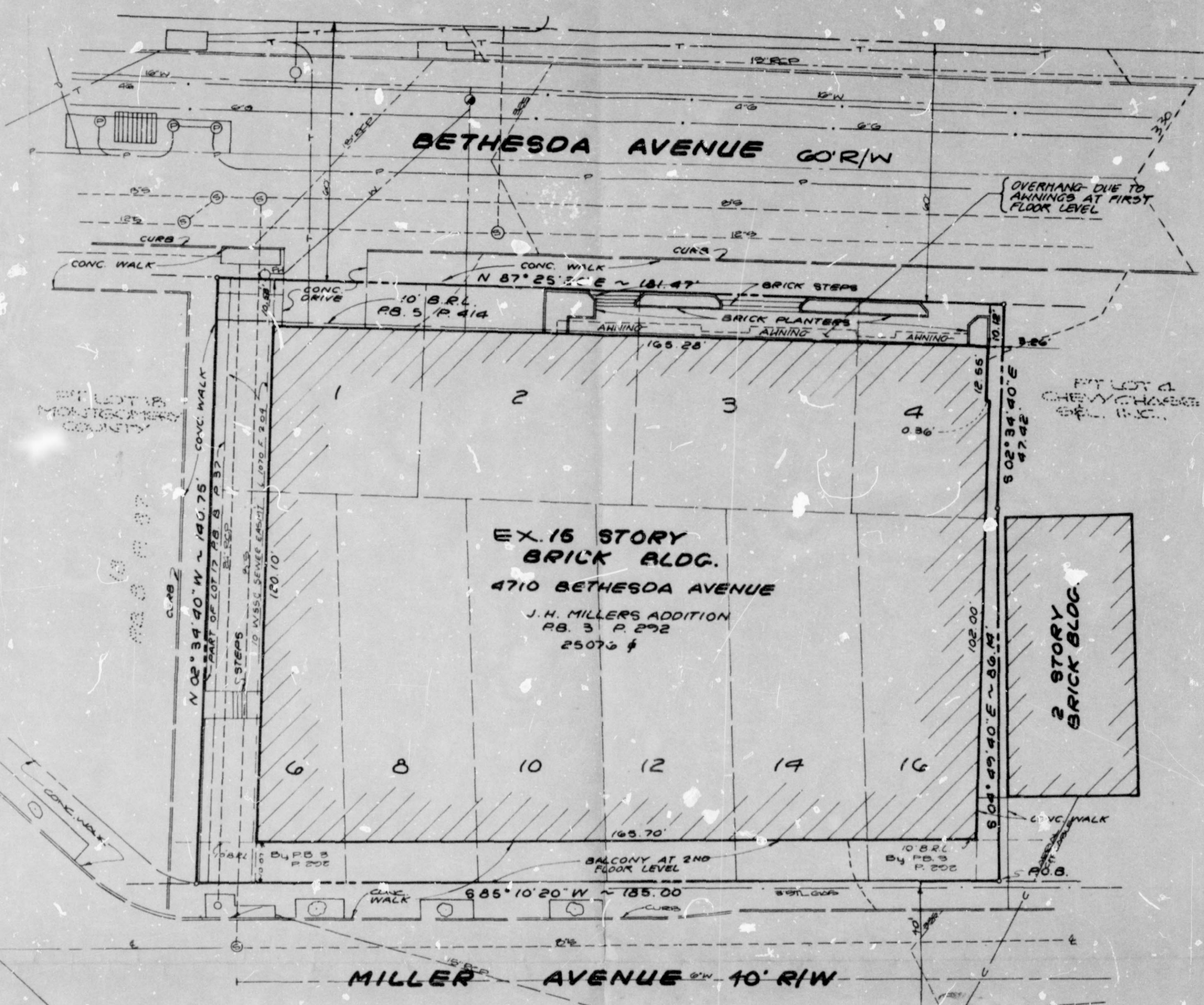
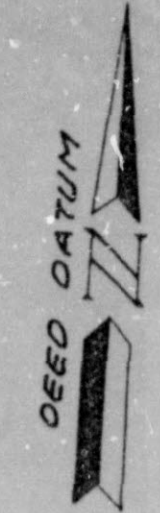
LINOWES AND BLOCHER


C. Robert Dairymple

CPD:mlf

cc. Mr. David Landow
Mr. Richard Kehr

PT. LOTS 9-11-12-13-14-15-16-17-18
 4785 ASSOCIATES
 % W. J. H. MILLER, JR.



PRELIMINARY PLAN NOTES

1. Boundary information from Kidde Consultants, Inc.
2. Topography from MNCP&PC.
3. This property is located on Tax Plate HM122 WSSC 200 scale, Sheet No. 209NW445.
4. Zone: CBD-1
5. Total Area of Subdivision: 25,076 sq. ft.
6. Lots 6, 8, 10, 12, 14, 16 and part of Lots 1, 2, 3, 4 and 17, J.H. Miller's Additio. to Bethesda to be resubdivided into Parcel "C", J.H. Miller's Addition to Bethesda.

I hereby certify that this Preliminary Plan has been prepared in accordance with the subdivision regulations adopted October 17, 1961 and amendments thereto.

7/15/89
 Date
 Richard H. Kehr
 Signature

KIDDE CONSULTANTS, INC.
 ROCKVILLE, MD.
 JUL 18 1989
 PRINTED



Drawing Check Design Check	DATE 	REVISIONS 	KIDDE CONSULTANTS, INC. ENGINEERS • PLANNERS • SURVEYORS 50 WEST MONTGOMERY AVE ROCKVILLE, MARYLAND 301-762-7910	CLIENT LONDON AND COMPANY 4710 BETHESDA AVENUE BETHESDA, MD 20814	PRELIMINARY PLAN PARCEL 'C' J.H. MILLER'S ADDITION TO BETHESDA MONTGOMERY COUNTY, MARYLAND - ELECTION DIST. 7	SHEET 1 OF 1	DATE JUNE 1989 SCALE 1" = 120'	JOB NUMBER 11-87-039
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1-89193

