

Shires, Edward

From: Kaye, Josh
Sent: Friday, June 17, 2022 12:42 PM
To: Shires, Edward
Cc: Bogdan, Grace; Brian Keeler (brian.keeler@montgomerycountymd.gov)
Subject: FW: Crescent @ Chevy Chase, Follow Up (820180130)
Attachments: County Submittal June 16.pdf

Hi Grace, please include Ed on these so he can add the correspondence and redline into eplans. Thank you.

From: Bogdan, Grace <grace.bogdan@montgomeryplanning.org>
Sent: Friday, June 17, 2022 8:40 AM
To: Greg.Nichols@montgomerycountymd.gov
Cc: Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>; Kaye, Josh <josh.kaye@montgomeryplanning.org>; Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>; Kronenberg, Robert <robert.kronenberg@montgomeryplanning.org>; Jeff Parana <jparana@potomacdevgrp.com>; Ben Mahoney <bmahoney@potomacdevgrp.com>
Subject: FW: Crescent @ Chevy Chase, follow up

Hi Greg-

Staff has determined that the changes listed below are in substantial conformance with approved Site Plan 820180130 and no amendments are required.

Please feel free to reach out with any questions.

Grace



Grace Bogdan, AICP
Planner III, DownCounty Planning Division

Montgomery County Planning Department
2425 Reddie Drive, 13th Floor, Wheaton, MD 20902
grace.bogdan@montgomeryplanning.org
o: 301.495.4533



WE'VE MOVED!

THE NEW PARK AND PLANNING HEADQUARTERS IS NOW LOCATED AT
2425 REEDIE DRIVE, WHEATON, MD 20902

From: Rob Bindeman <rob@landmarkdmv.com>
Sent: Thursday, June 16, 2022 10:11 AM
To: Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>; Dickel, Stephanie

<Stephanie.Dickel@montgomeryplanning.org>; Bogdan, Grace <grace.bogdan@montgomeryplanning.org>
Cc: Jeff T. Parana <jparana@potomacdevgrp.com>; Ben Mahoney <bmahoney@potomacdevgrp.com>
Subject: Crescent @ Chevy Chase, follow up

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Elza, Grace & Stephanie

Attached please find the exhibits that shared this morning detailing the minor changes to the Crescent design plan. As discussed, they were:

- Changing Glass Front Doors on Landmark Court (former Newdale Rd) for solid unit entry door with glass lites on top of the door and on the side
- Removing transoms above windows for traditional double hung windows. Transoms above first floor entry doors shall remain. Window opening side shall remain the same.
- Pull back balconies (seven per building) to Juliette's. In doing so, remove privacy screens that were accommodating the balconies
- Material Changes:
 - Remove Metal on balcony fascia, replace with fiber cement, paint undercarriage
 - Remove Metal Pilasters between 4th floor balconies, replace with fiber cement pilasters

Thank you for your support of these changes as we deliver *The best building in Montgomery County!* (Thats trademarked. Not really, but we should)

Hope to see you soon.

Rob

Rob Bindeman
Landmark Realty, Inc.
8401 Connecticut Ave. Suite 710
Chevy Chase, MD 20815
Ofc: (301) 652-7077
Cell: (301) 529-1772
Web: LandmarkDMV.com



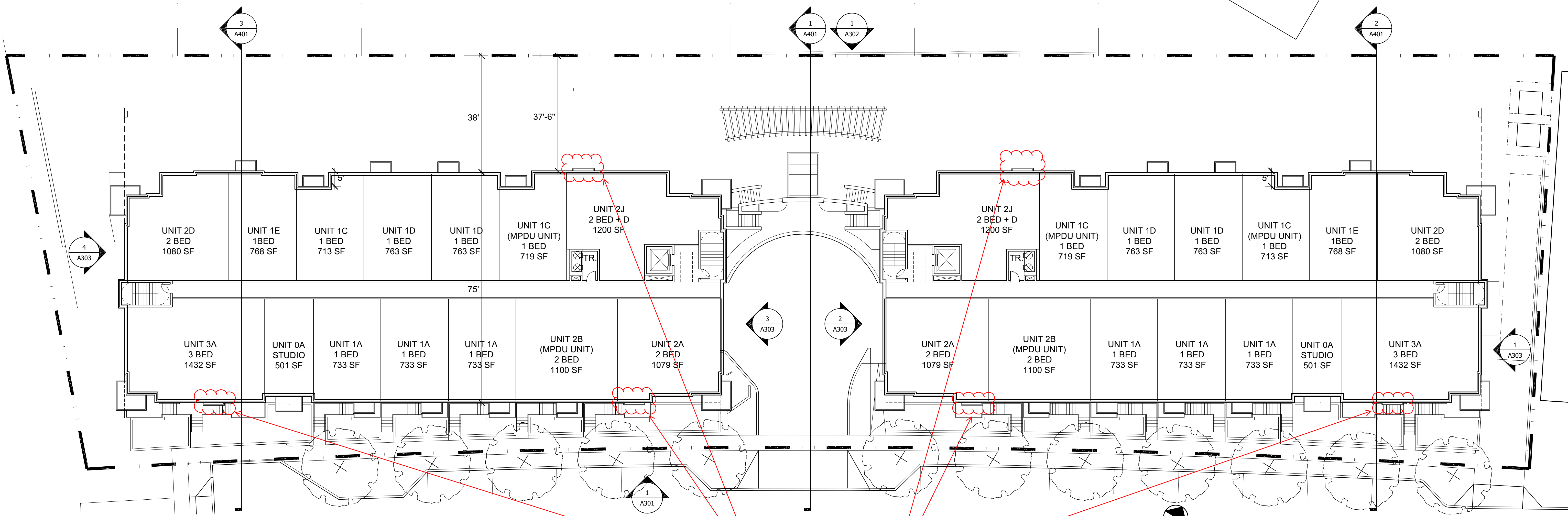
Please note our new office address:
8401 Connecticut Avenue, Suite 710, Chevy Chase MD 20815



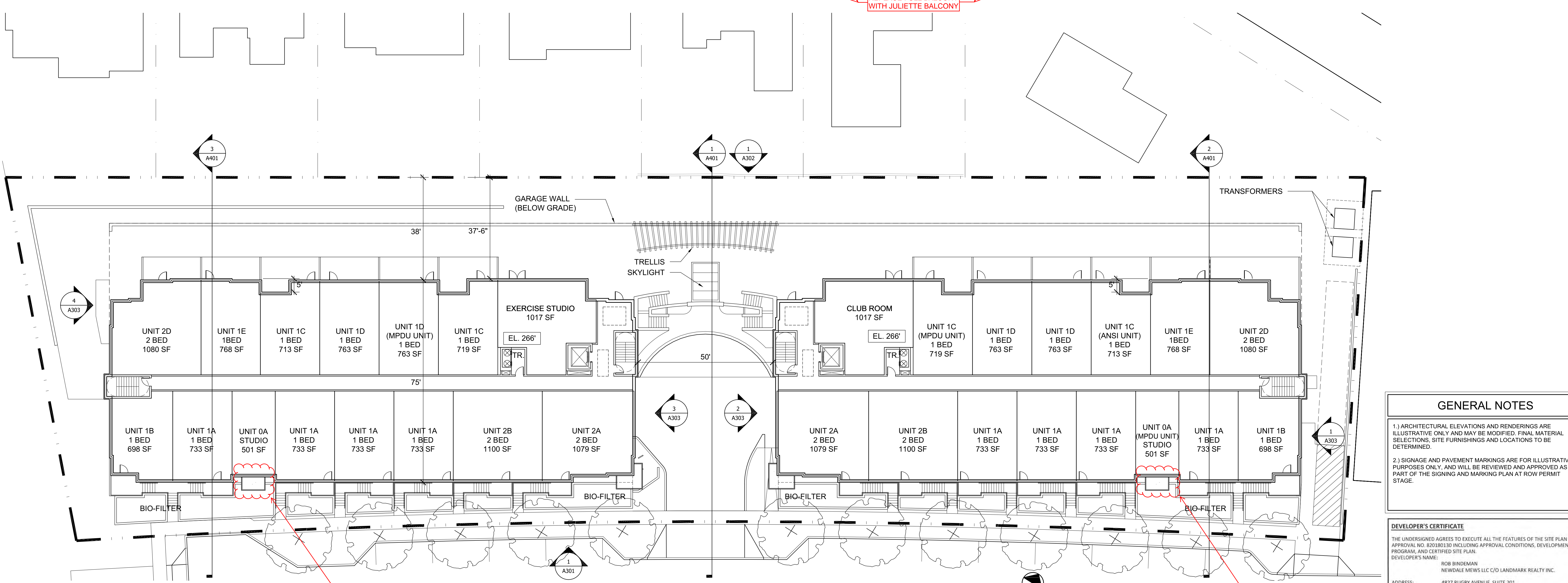








SECOND - THIRD LEVEL PLAN
 SCALE: 1/16" = 1'-0"



FIRST LEVEL PLAN
 SCALE: 1/16" = 1'-0"

GENERAL NOTES

- 1) ARCHITECTURAL ELEVATIONS AND RENDERINGS ARE ILLUSTRATIVE ONLY AND MAY BE MODIFIED. FINAL MATERIAL SELECTIONS, SITE FURNISHINGS AND LOCATIONS TO BE DETERMINED.
- 2) SIGNAGE AND PAVEMENT MARKINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY, AND WILL BE REVIEWED AND APPROVED AS PART OF THE SIGNING AND MARKING PLAN AT ROW PERMIT STAGE.

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXCLUDE ALL THE FEATURES OF THE SITE PLAN APPROVAL NO. 820180130 INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM, AND CERTIFIED SITE PLAN.

DEVELOPER'S NAME: ROB BINDEMAN
 NEWDALE MEWS LLC C/O LANDMARK REALTY INC.
 ADDRESS: 4827 RUGBY AVENUE, SUITE 201
 BETHESDA, MD, 20814
 PHONE: 301.652.7077
 SIGNATURE: *Rob Bindeman*

SEAL:

PROJECT:
CRESCENT AT CHEVY CHASE

LOCATION:
CHEVY CHASE, MD

SCALE: AS NOTED

DATE: SEPTEMBER 18, 2018

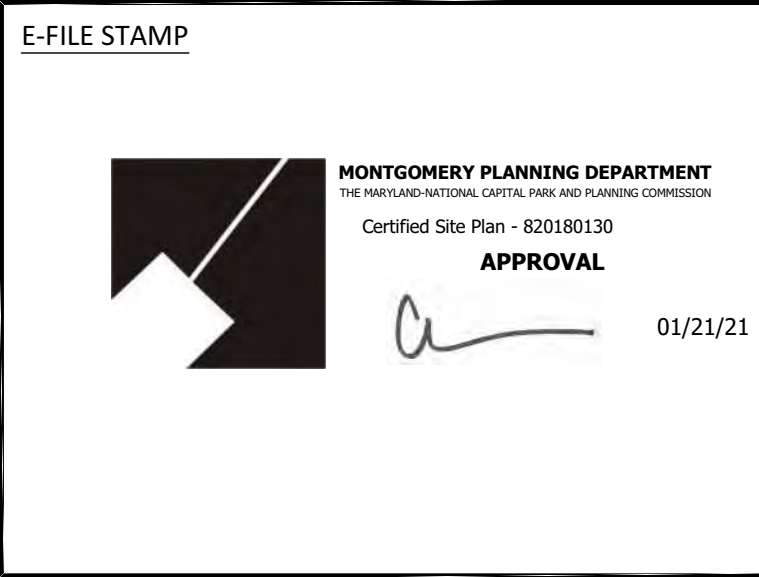
PROJECT #: 16-108

PHASE: SITE PLAN SUBMISSION

REVISIONS:

DRAWING TITLE:
FIRST AND SECOND - THIRD LEVEL PLANS

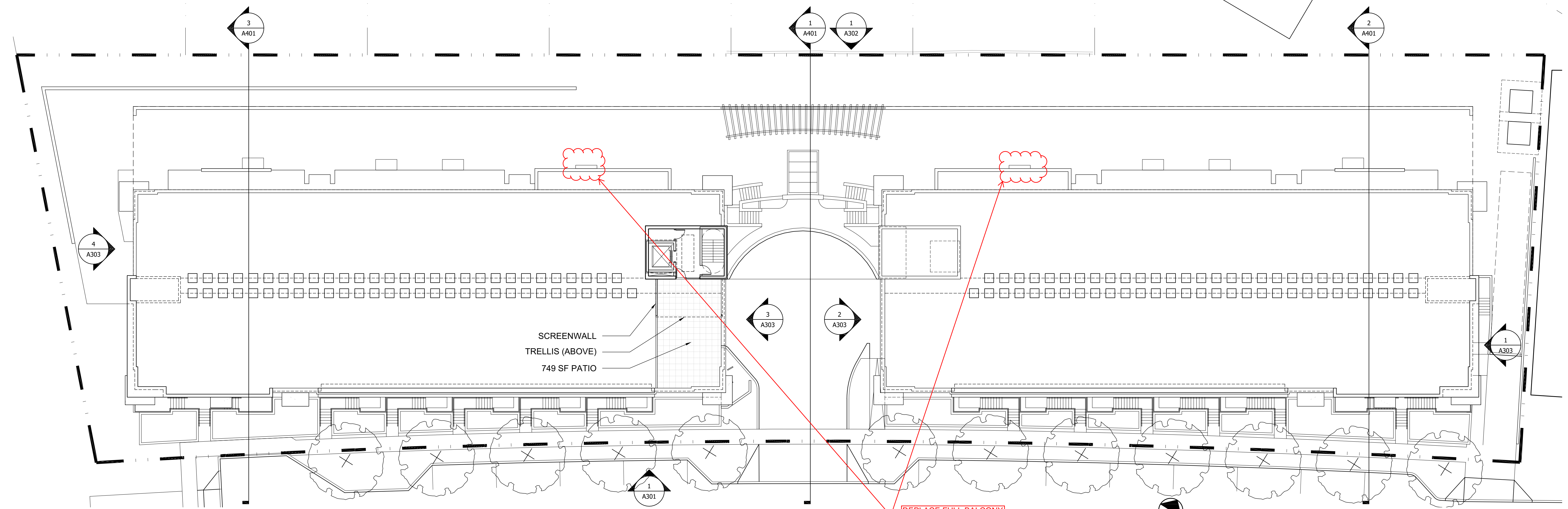
SHEET NUMBER:
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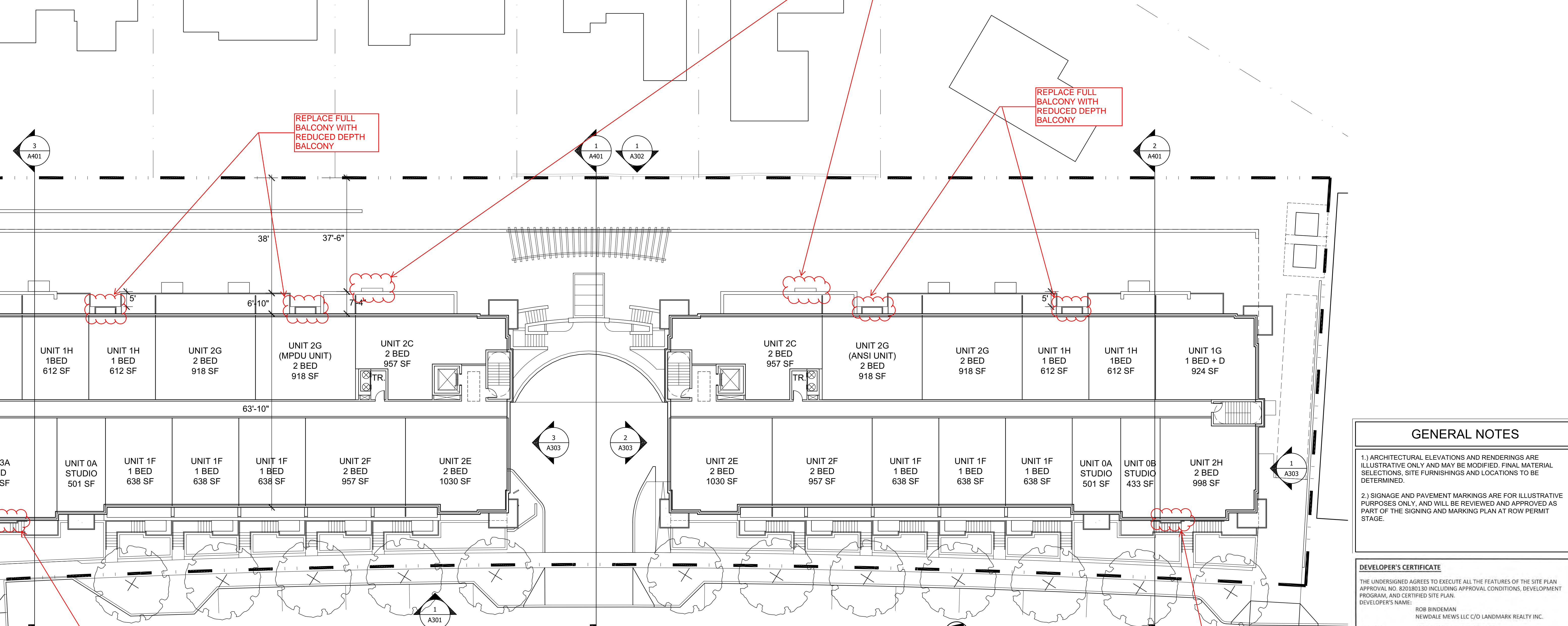
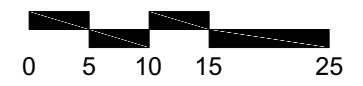
OWNER / DEVELOPER:
 NEWDALE MEWS LLC
 C/O ROB BINDEMAN
 LANDMARK REALTY, INC
 4827 RUGBY AVE - SUITE 201
 BETHESDA, MD 20814

DEVELOPMENT MANAGER:
 POTOMAC DEVELOPMENT GROUP
 4500 DALY DR - SUITE 300
 CHANTILLY, VA 20151

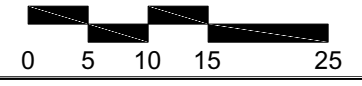
CIVIL ENGINEER / LANDSCAPING:
 VIKA MARYLAND, LLC
 20251 CENTURY BLVD - SUITE 400
 GERMANTOWN, MD 20874



ROOF LEVEL PLAN
 SCALE: 1/16" = 1'-0"



FOURTH LEVEL PLAN
 SCALE: 1/16" = 1'-0"



REPLACE FULL BALCONY WITH JULIETTE BALCONY

REPLACE FULL BALCONY WITH REDUCED DEPTH BALCONY

REPLACE FULL BALCONY WITH REDUCED DEPTH BALCONY

REPLACE FULL BALCONY WITH JULIETTE BALCONY

REPLACE FULL BALCONY WITH JULIETTE BALCONY

SEAL:



PROJECT:
 CRESCENT AT CHEVY CHASE

LOCATION:
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SCALE: AS NOTED

DATE: SEPTEMBER 18, 2018

PROJECT #: 16-108

PHASE: SITE PLAN SUBMISSION

REVISIONS:

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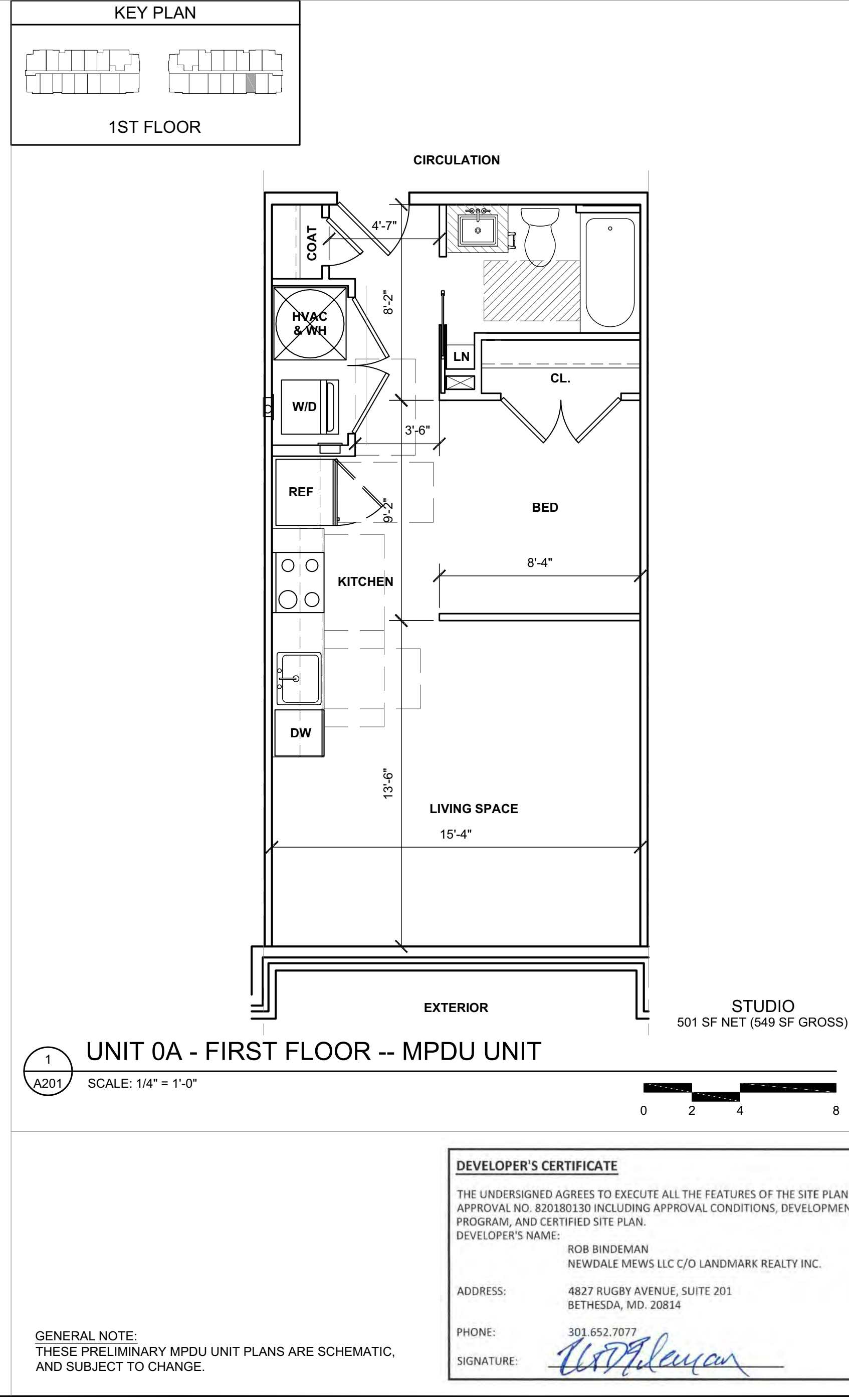
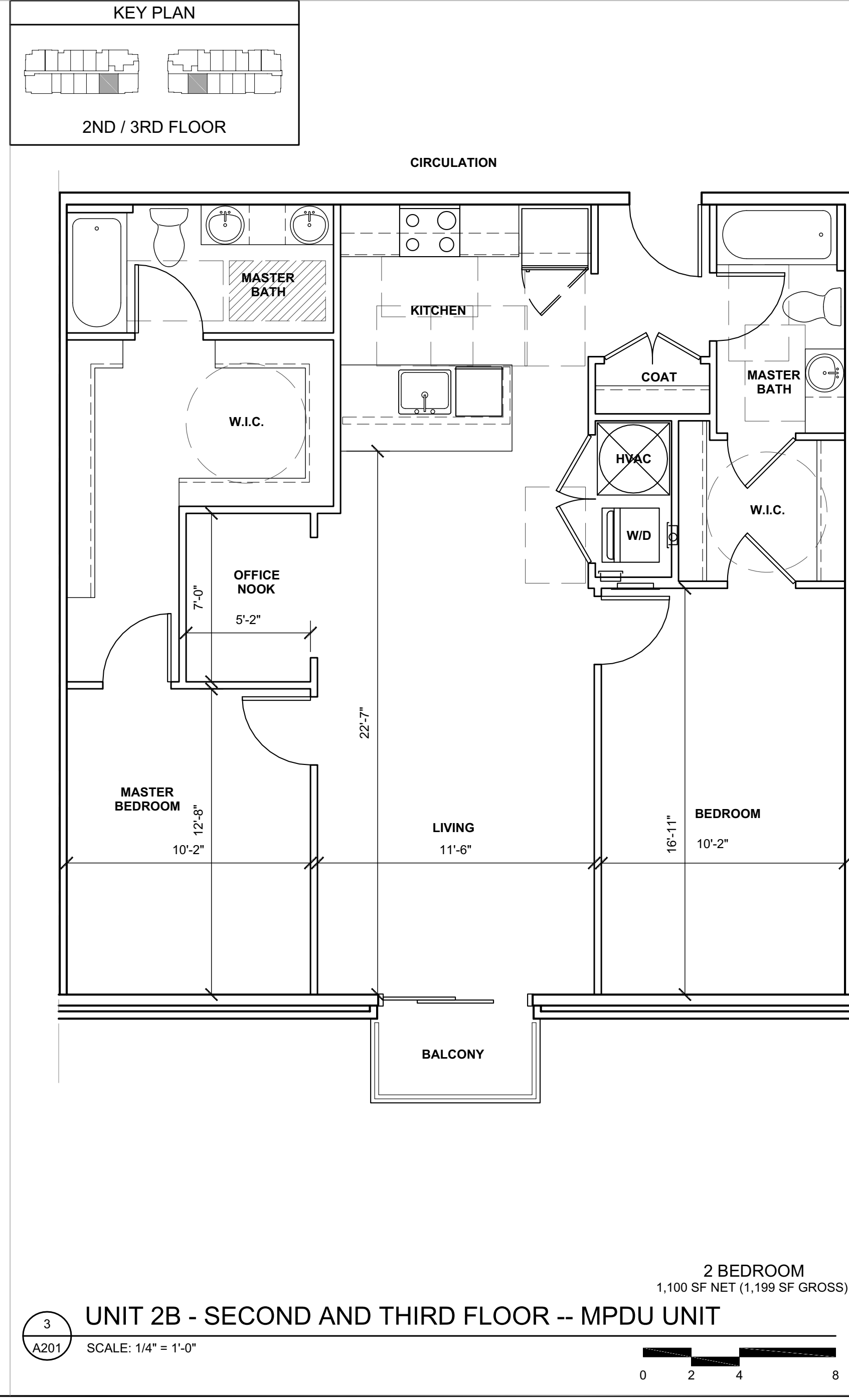
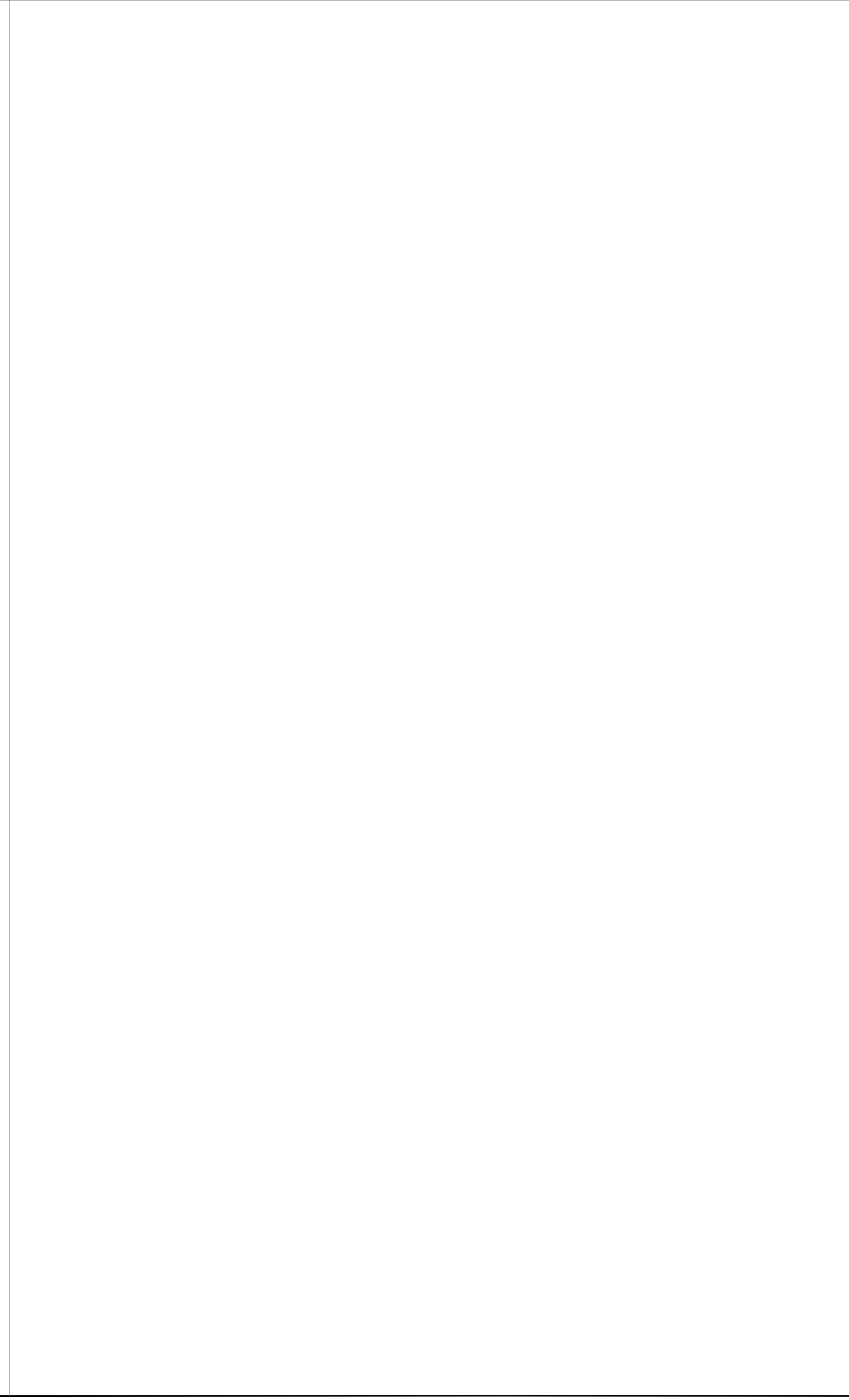
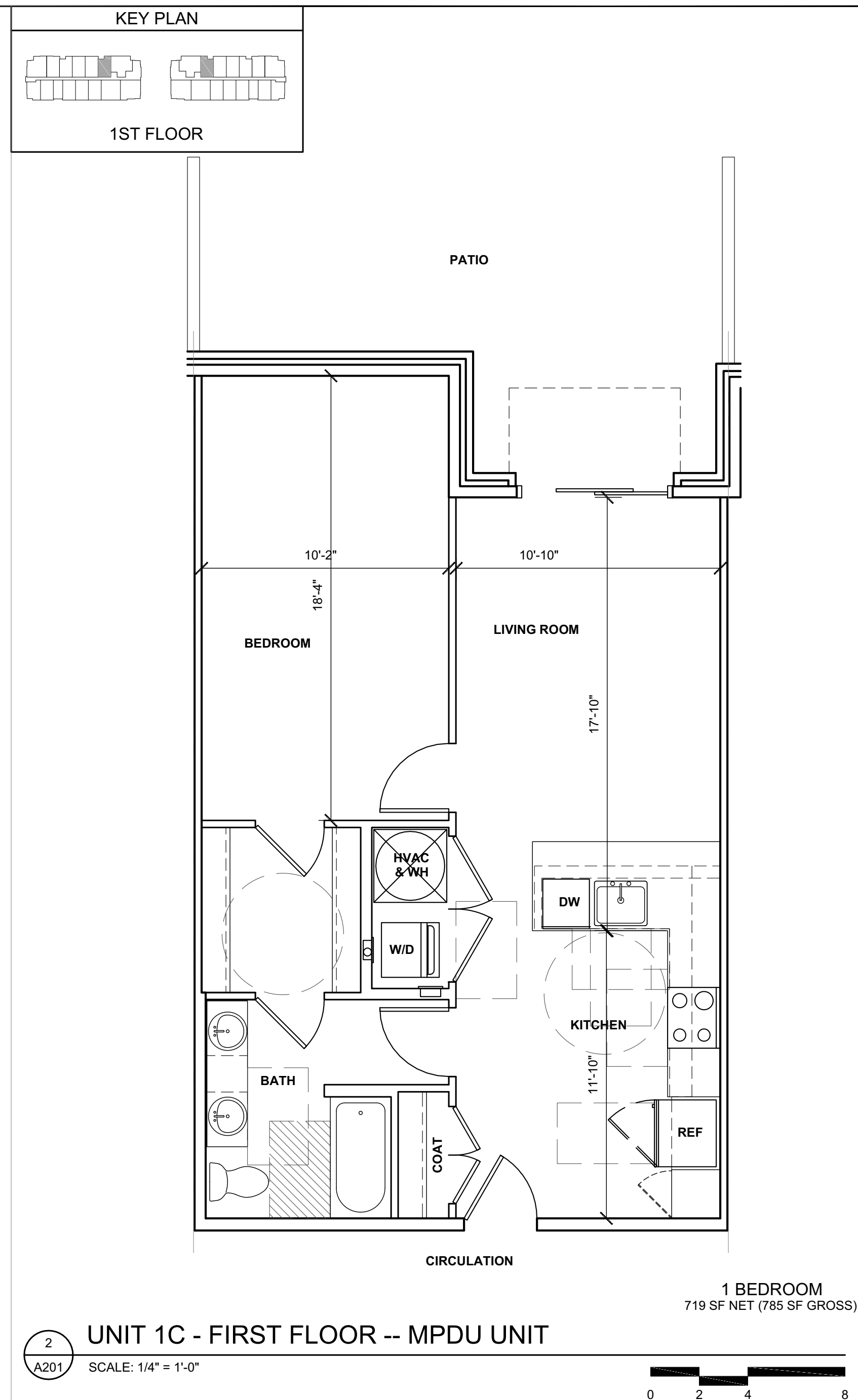
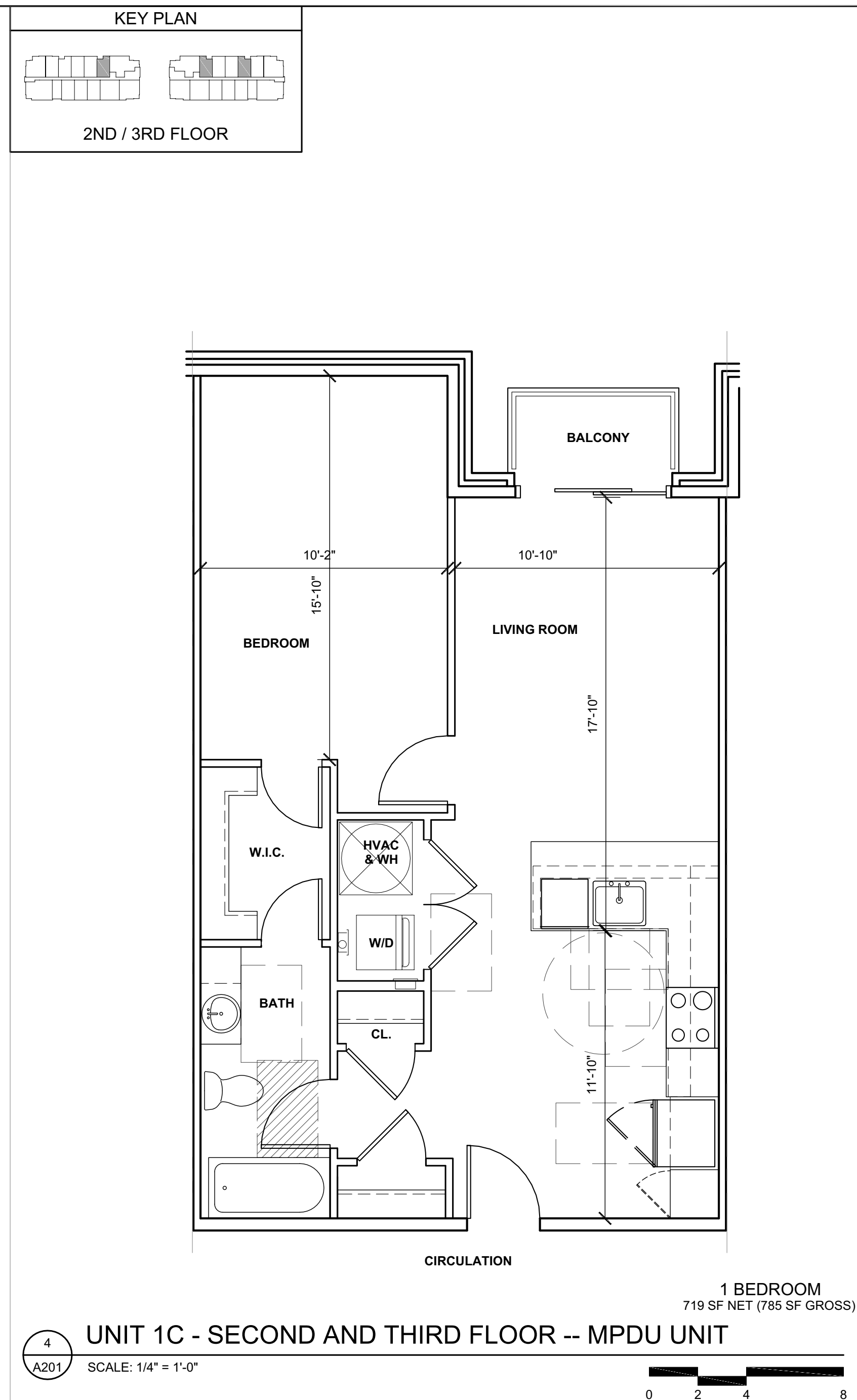
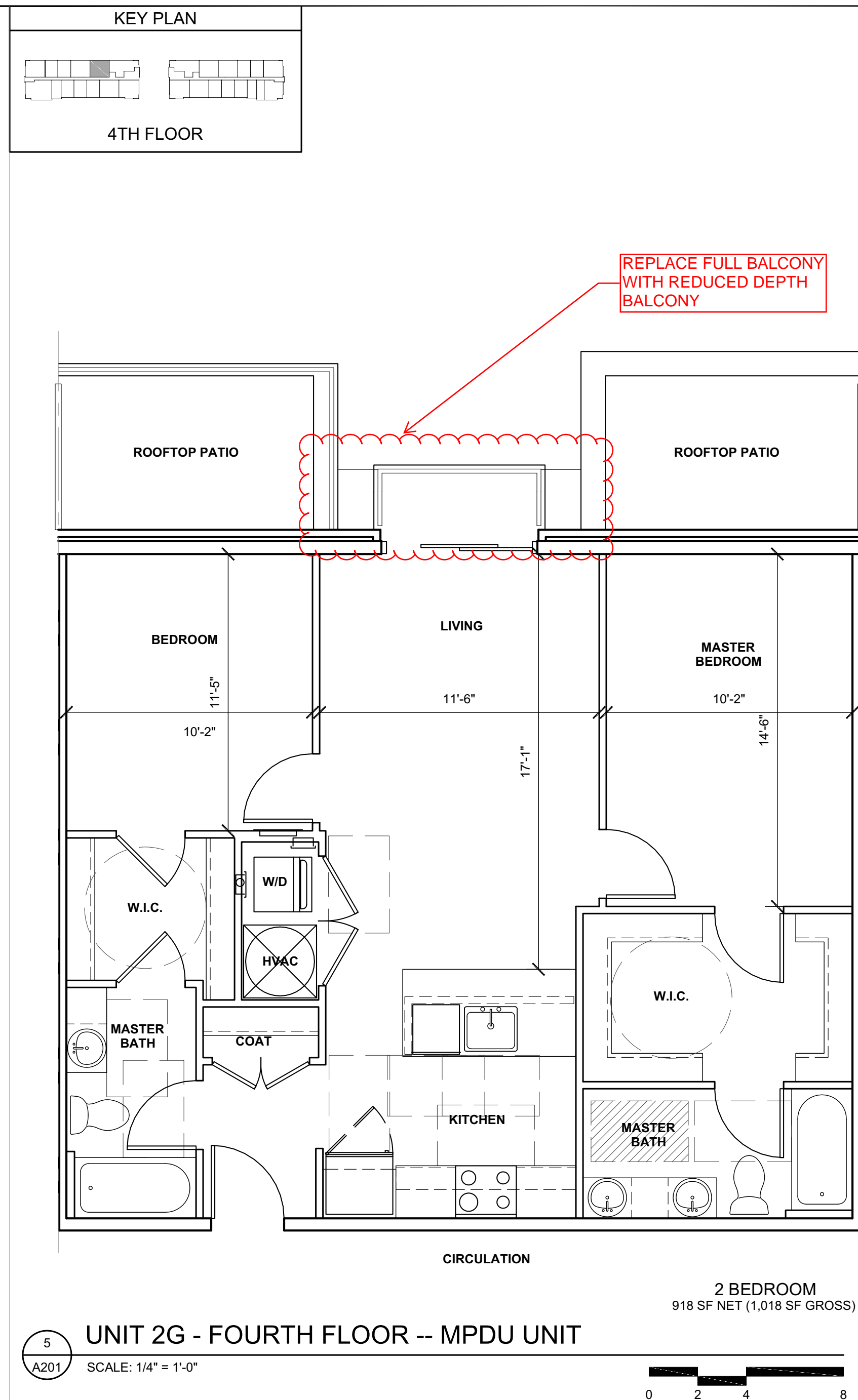
DEVELOPER'S CERTIFICATE

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 NEWDALE MEWS LLC C/O LANDMARK REALTY INC.
 ADDRESS: 4827 RUGBY AVENUE, SUITE 201
 BETHESDA, MD. 20814
 PHONE: 301.652.7077
 SIGNATURE: *Rob Bindeman*

DRAWING TITLE:
 FOURTH AND ROOF LEVEL PLANS

SHEET NUMBER:

A103



ARCHITECT & PLANNER: TEG
the eisen group
economics - architecture - design - interiors
THE EISEN GROUP
623 H ST NW - 2nd FLOOR
WASHINGTON, DC 20001 202.595.1900

OWNER / DEVELOPER:
NEWDALE MEWS LLC
C/O ROB BINDEMAN
LANDMARK REALTY, INC
4827 RUGBY AVE - SUITE 201
BETHESDA, MD 20814

DEVELOPMENT MANAGER:
POTOMAC DEVELOPMENT GROUP
4500 DALY DR - SUITE 300
CHANTILLY, VA 20151

CIVIL ENGINEER / LANDSCAPING:
VIKA MARYLAND, LLC
20251 CENTURY BLVD - SUITE 400
GERMANTOWN, MD 20874

SEAL:
STATE OF MARYLAND
JONATHAN B. EISEN
No. 15882
ARCHITECT

PROJECT:
CRESCENT AT
CHEVY CHASE

LOCATION:
CHEVY CHASE, MD

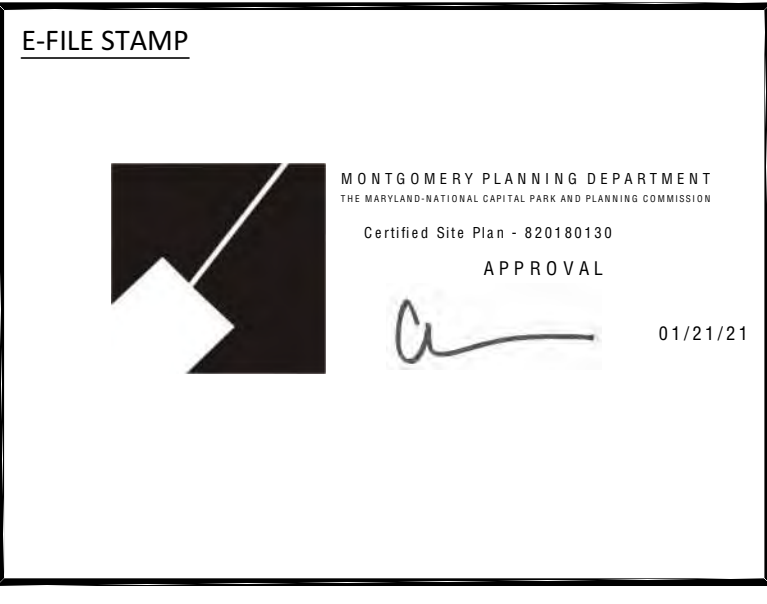
SCALE: AS NOTED
DATE: SEPTEMBER 18, 2018
PROJECT #: 16-108
PHASE: SITE PLAN SUBMISSION
REVISIONS:

DRAWING TITLE:
MPDU - PRELIMINARY UNIT PLANS

SHEET NUMBER:
A201

DEVELOPER'S CERTIFICATE
THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE SITE PLAN APPROVAL NO. 820180130 INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM, AND CERTIFIED SITE PLAN.
DEVELOPER'S NAME: ROB BINDEMAN, NEWDALE MEWS LLC C/O LANDMARK REALTY INC.
ADDRESS: 4827 RUGBY AVENUE, SUITE 201, BETHESDA, MD, 20814
PHONE: 301.652.7077
SIGNATURE: [Signature]

GENERAL NOTE:
THESE PRELIMINARY MPDU UNIT PLANS ARE SCHEMATIC, AND SUBJECT TO CHANGE.



OWNER / DEVELOPER:
 NEWDALE MEWS LLC
 C/O ROB BINDEMAN
 LANDMARK REALTY, INC
 4827 RUGBY AVE - SUITE 201
 BETHESDA, MD 20814

DEVELOPMENT MANAGER:
 POTOMAC DEVELOPMENT GROUP
 4500 DALY DR - SUITE 300
 CHANTILLY, VA 20151

CIVIL ENGINEER / LANDSCAPING:
 VIKI MARYLAND, LLC
 20251 CENTURY BLVD - SUITE 400
 GERMANTOWN, MD 20874



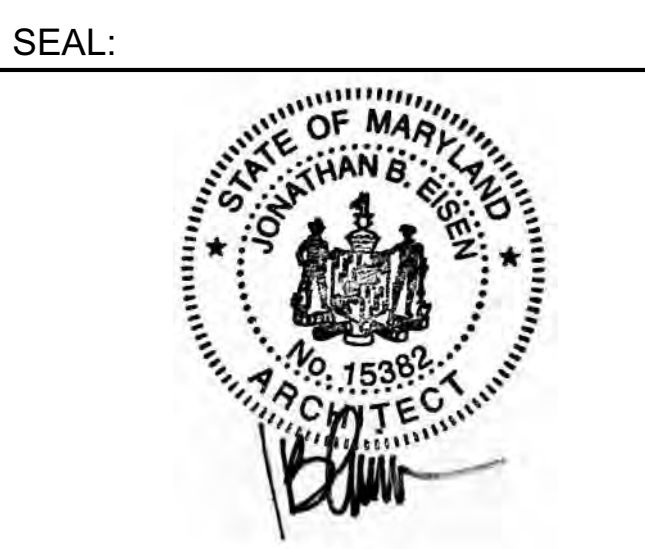
3 WEST BUILDING - SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



2 EAST BUILDING - SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



1 OVERALL SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"



PROJECT:
CRESCENT AT CHEVY CHASE
 LOCATION:
CHEVY CHASE, MD

SCALE: AS NOTED
 DATE: SEPTEMBER 18, 2018
 PROJECT #: 16-108
 PHASE: SITE PLAN SUBMISSION
 REVISIONS:

GENERAL NOTES

- CONDITION 7.D.1 OF SITE PLAN RESOLUTION STATES THAT THE EXTERIOR ARCHITECTURAL CHARACTER, PROPORTION, MATERIALS, AND ARTICULATION MUST BE SUBSTANTIALLY SIMILAR TO THE SCHEMATIC ELEVATIONS SHOWN ON THE CSP, AS DETERMINED BY M-NCPPC STAFF.
- SIGNAGE AND PAVEMENT MARKINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY, AND WILL BE REVIEWED AND APPROVED AS PART OF THE SIGNING AND MARKING PLAN AT ROW PERMIT STAGE.

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DEVELOPER'S NAME: ROB BINDEMAN
 NEWDALE MEWS LLC C/O LANDMARK REALTY INC.
 ADDRESS: 4827 RUGBY AVENUE, SUITE 201
 BETHESDA, MD. 20814
 PHONE: 301 652.7077
 SIGNATURE: *Rob Bindeman*

DRAWING TITLE:
 SOUTH ELEVATION
 SHEET NUMBER:
A301



ARCHITECT & PLANNER: TEG



THE EISEN GROUP
623 H ST NW - 2nd FLOOR
WASHINGTON, DC 20001 202.595.1900

OWNER / DEVELOPER:
NEWDALE MEWS LLC
C/O ROB BINDEMAN
LANDMARK REALTY, INC
4827 RUGBY AVE - SUITE 201
BETHESDA, MD 20814

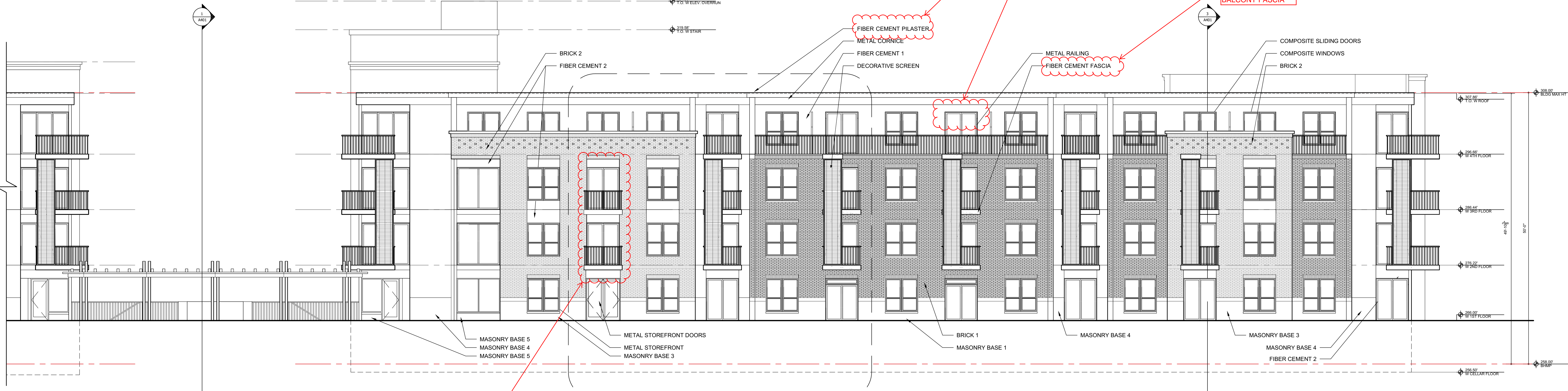
DEVELOPMENT MANAGER:
POTOMAC DEVELOPMENT GROUP
4500 DALY DR - SUITE 300
CHANTILLY, VA 20151

CIVIL ENGINEER / LANDSCAPING:
VIKA MARYLAND, LLC
20251 CENTURY BLVD - SUITE 400
GERMANTOWN, MD 20874



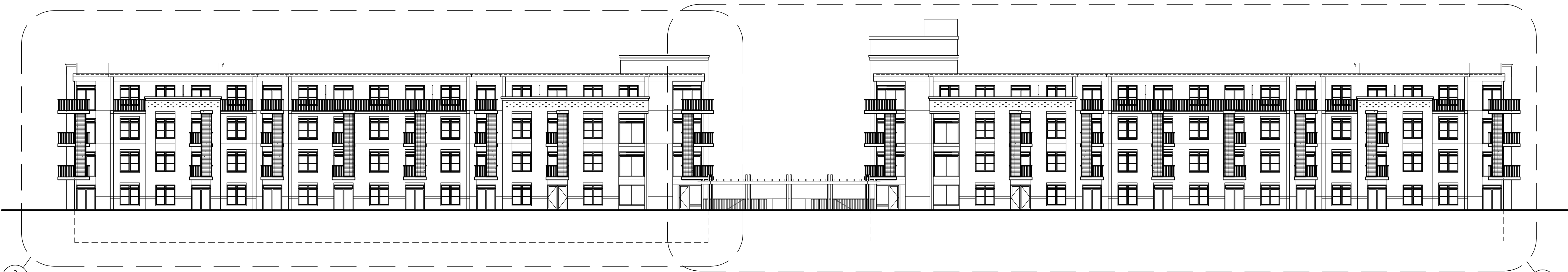
3 EAST BUILDING - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

REPLACE METAL W/ FIBER CEMENT AT PILASTERS
DELETE TRANSOM WINDOW AT DOUBLE-HUNG WINDOWS & SLIDING DOORS (TYP.)
DELETE DECORATIVE PRIVACY SCREEN AT JULIETTE BALCONIES
REPLACE METAL W/ FIBER CEMENT AT BALCONY FASCIA



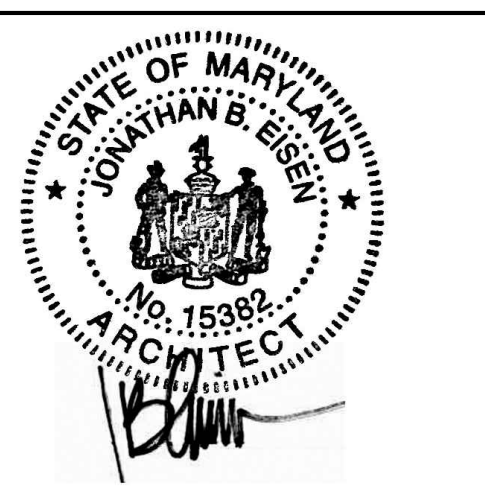
2 WEST BUILDING - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

DELETE DECORATIVE PRIVACY SCREEN AT JULIETTE BALCONIES



1 OVERALL NORTH ELEVATION
SCALE: 1/16" = 1'-0"

SEAL:



PROJECT:
CRESCENT AT
CHEVY CHASE

LOCATION:
CHEVY CHASE, MD

SCALE: AS NOTED

DATE: SEPTEMBER 18, 2018

PROJECT #: 16-108

PHASE: SITE PLAN SUBMISSION

REVISIONS:

DRAWING TITLE:
NORTH ELEVATION

SHEET NUMBER:

A302

GENERAL NOTES

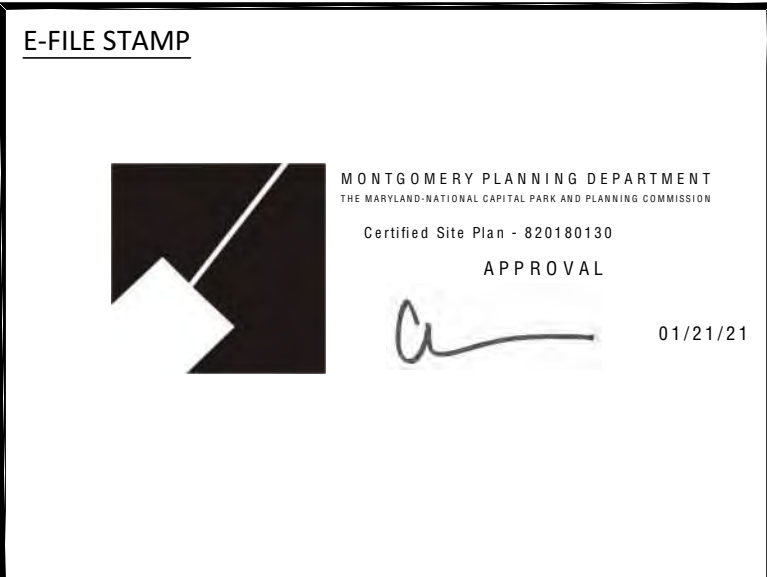
1.) CONDITION 7.D.1 OF SITE PLAN RESOLUTION STATES THAT THE EXTERIOR ARCHITECTURAL CHARACTER, PROPORTION, MATERIALS, AND ARTICULATION MUST BE SUBSTANTIALLY SIMILAR TO THE SCHEMATIC ELEVATIONS SHOWN ON THE CSP, AS DETERMINED BY M-NCPPC STAFF.

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DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE SITE PLAN APPROVAL NO. 820180330 INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM, AND CERTIFIED SITE PLAN.

DEVELOPER'S NAME: ROB BINDEMAN
NEWDALE MEWS LLC C/O LANDMARK REALTY INC.
ADDRESS: 4827 RUGBY AVENUE, SUITE 201
BETHESDA, MD 20814
PHONE: 301.652.7077
SIGNATURE: *Rob Bindeman*

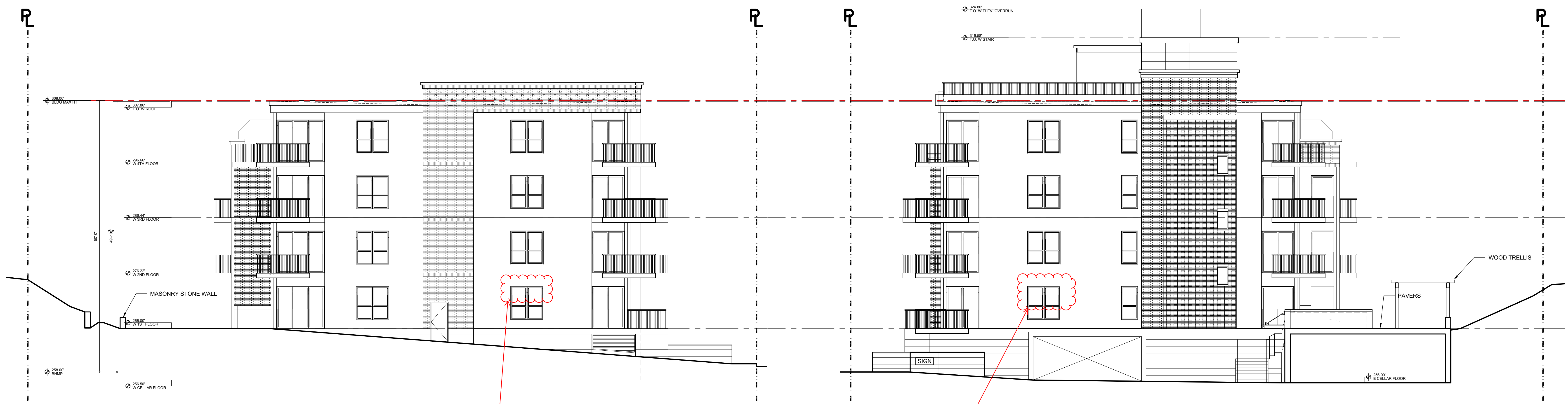


ARCHITECT & PLANNER: TEG
the eisen group
 economics - architecture - design - interiors
 THE EISEN GROUP
 623 H ST NW - 2nd FLOOR
 WASHINGTON, DC 20001 202.595.1900

OWNER / DEVELOPER:
 NEWDALE MEWS LLC
 C/O ROB BINDEMAN
 LANDMARK REALTY, INC
 4827 RUGBY AVE - SUITE 201
 BETHESDA, MD 20814

DEVELOPMENT MANAGER:
 POTOMAC DEVELOPMENT GROUP
 4500 DALY DR - SUITE 300
 CHANTILLY, VA 20151

CIVIL ENGINEER / LANDSCAPING:
 VIKI MARYLAND, LLC
 20251 CENTURY BLVD - SUITE 400
 GERMANTOWN, MD 20874

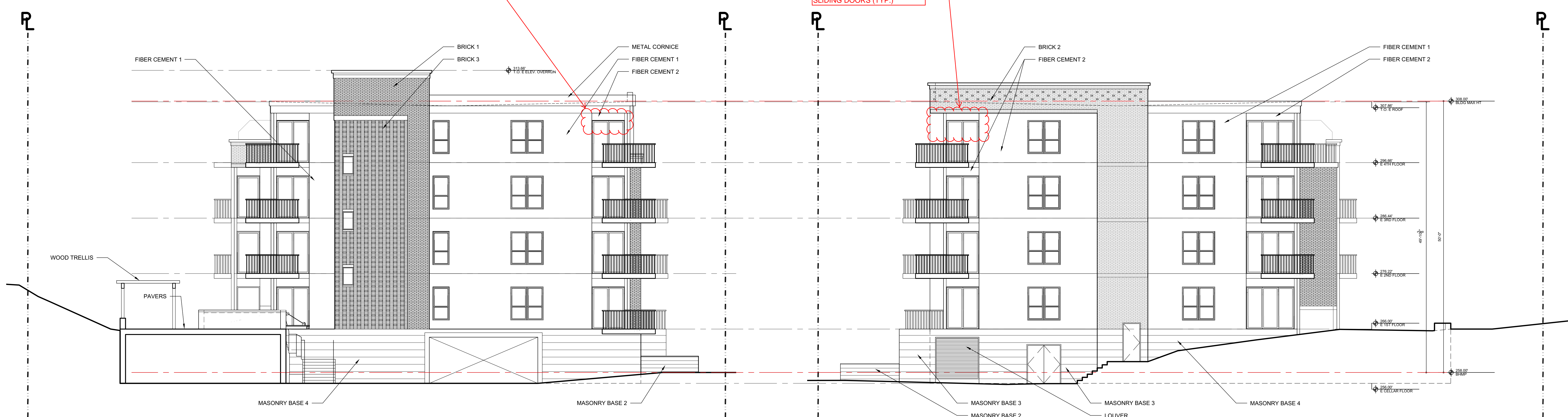


4 WEST BUILDING - WEST ELEVATION
 SCALE: 1/8" = 1'-0"

3 WEST BUILDING - EAST ELEVATION
 SCALE: 1/8" = 1'-0"

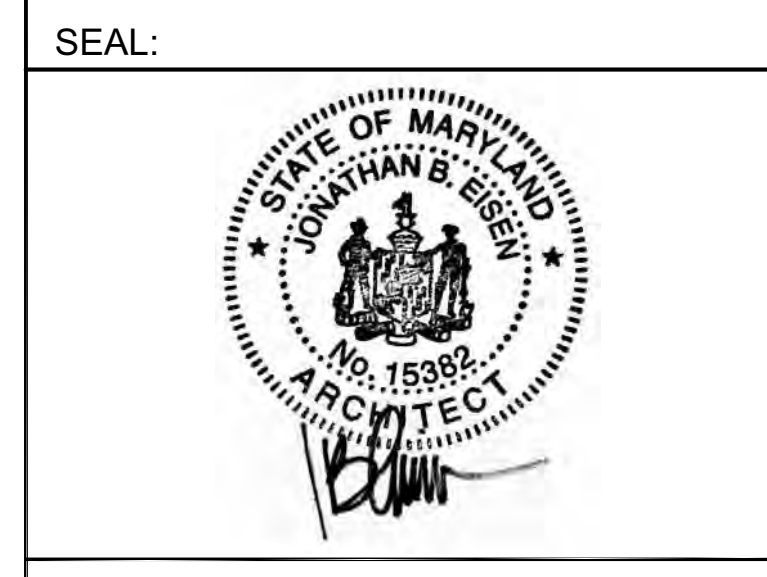
DELETE TRANSOM WINDOW AT
 DOUBLE-HUNG WINDOWS &
 SLIDING DOORS (TYP.)

DELETE TRANSOM WINDOW AT
 DOUBLE-HUNG WINDOWS &
 SLIDING DOORS (TYP.)



2 EAST BUILDING - WEST ELEVATION
 SCALE: 1/8" = 1'-0"

1 EAST BUILDING - EAST ELEVATION
 SCALE: 1/8" = 1'-0"



PROJECT:
 CRESCENT AT
 CHEVY CHASE

LOCATION:
 CHEVY CHASE, MD

SCALE: AS NOTED
 DATE: SEPTEMBER 18, 2018
 PROJECT #: 16-108
 PHASE: SITE PLAN SUBMISSION
 REVISIONS:

DEVELOPER'S CERTIFICATE
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 ADDRESS: 4827 RUGBY AVENUE, SUITE 201
 BETHESDA, MD. 20814
 PHONE: 301.652.7077
 SIGNATURE: *Rob Bindeman*

DRAWING TITLE:
 EAST AND WEST ELEVATIONS

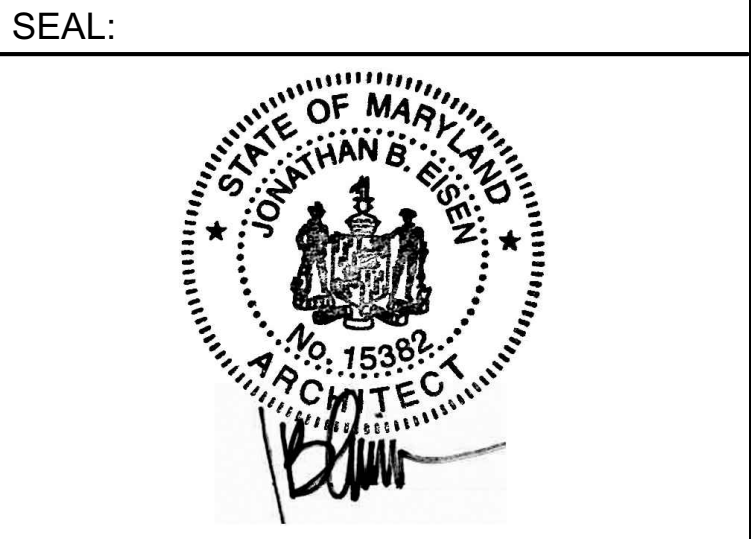
SHEET NUMBER:
A303



OWNER / DEVELOPER:
 NEWDALE MEWS LLC
 C/O ROB BINDEMAN
 LANDMARK REALTY, INC
 4827 RUGBY AVE - SUITE 201
 BETHESDA, MD 20814

DEVELOPMENT MANAGER:
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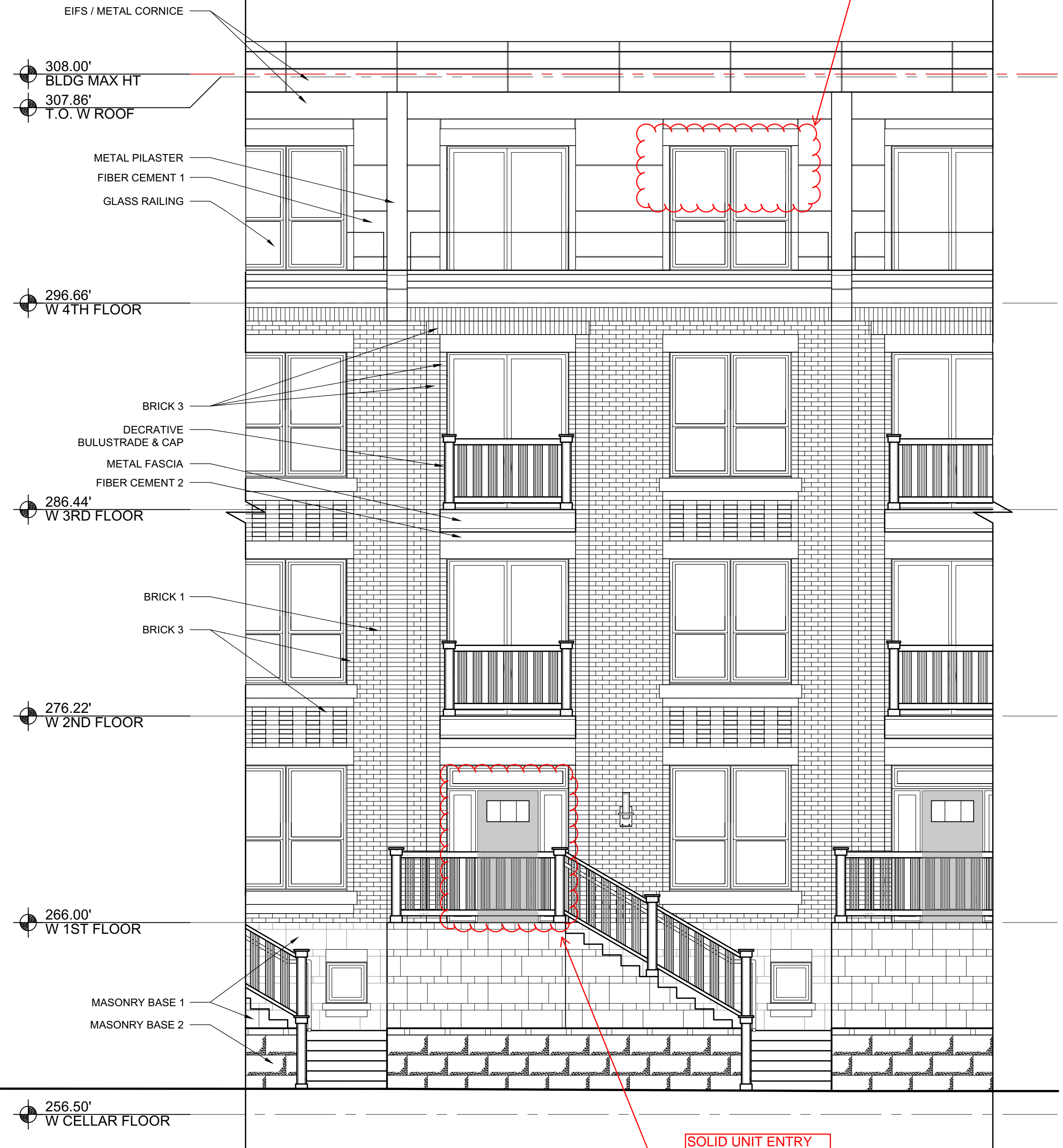
PROJECT:
CRESCENT AT CHEVY CHASE

LOCATION:
 CHEVY CHASE, MD

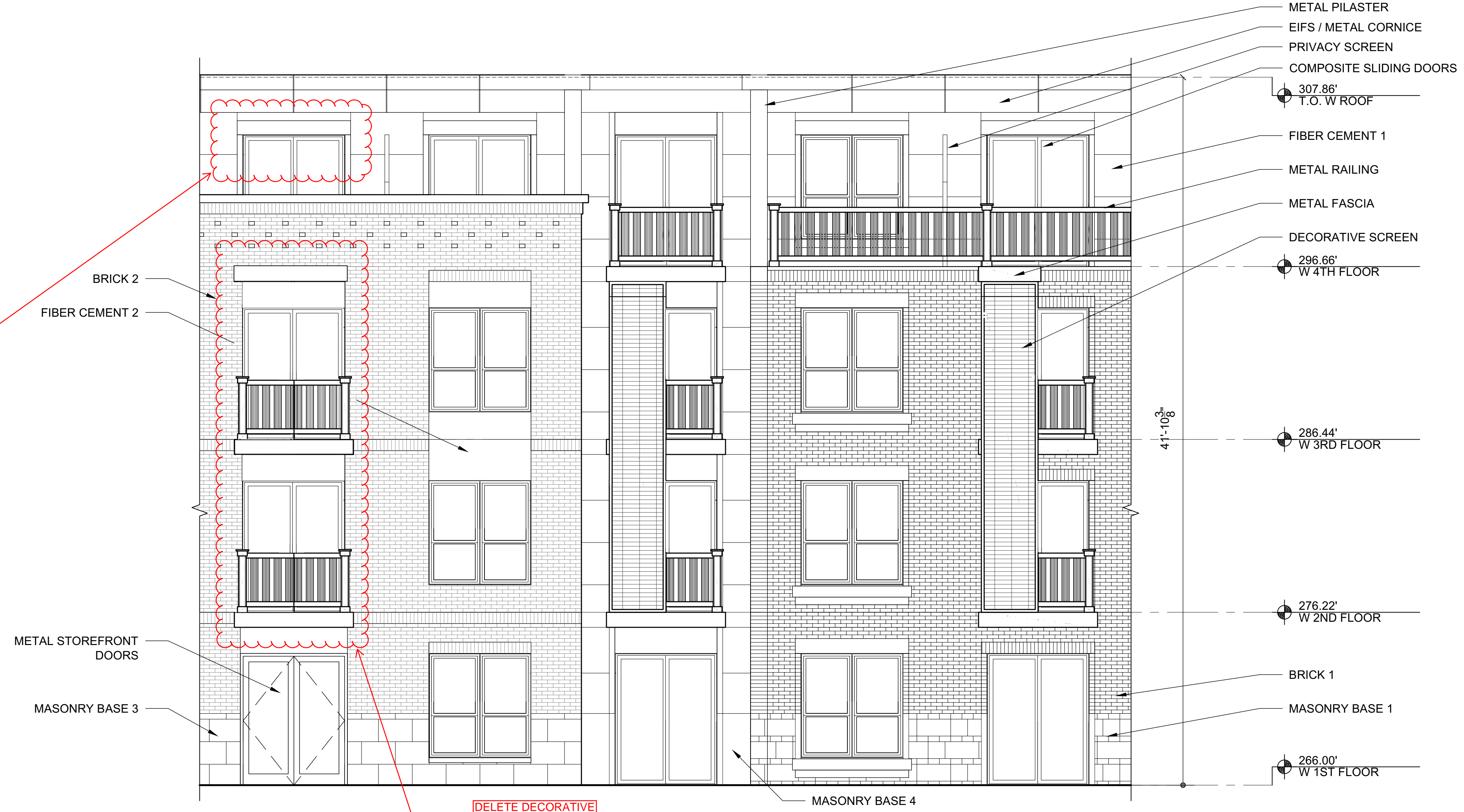
SCALE: AS NOTED
 DATE: SEPTEMBER 18, 2018
 PROJECT #: 16-108
 PHASE: SITE PLAN SUBMISSION
 REVISIONS:

DRAWING TITLE:
 ENLARGED ELEVATIONS

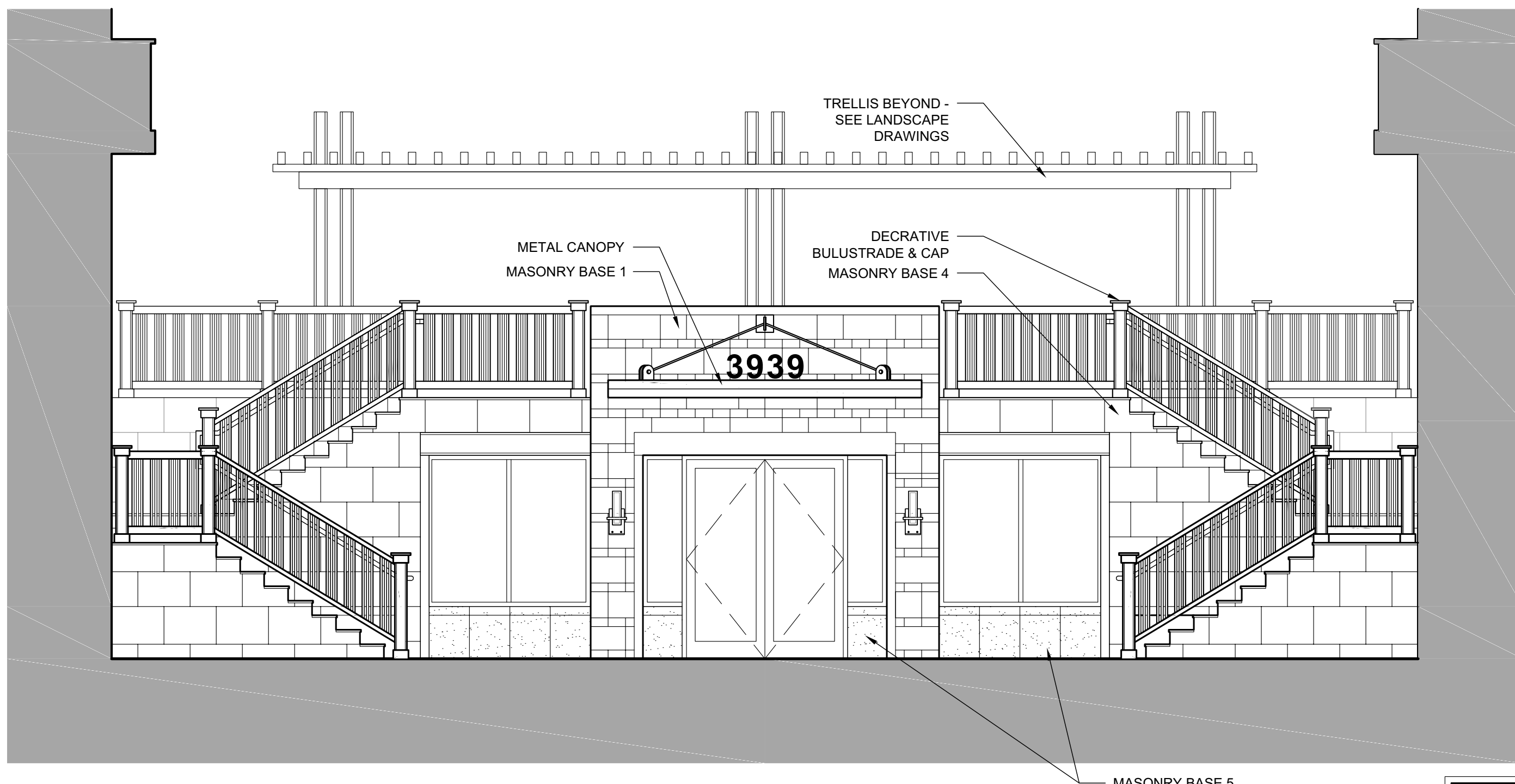
SHEET NUMBER:
A310



3 ENLARGED BAY AT SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



2 ENLARGED NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



1 ENLARGED ENTRANCE AT SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

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 ADDRESS: 4827 RUGBY AVENUE, SUITE 201
 BETHESDA, MD, 20814
 PHONE: 301.452.7077
 SIGNATURE: *Rob Bindeman*

Balcony Undercarriage

- EXAMPLE
 - Cantilevered wood balconies
 - Wood framing painted black
 - With hardy trimmed board instead of metal;
 - CSP allows for 'or similar materials'

