

4702 CHEVY CHASE DRIVE

SKETCH PLAN No. 320210010

SITE DATA

Existing Gross Site Area: 20,125 SF 0.46 Ac.
 Previous R/W Dedication Area: 2,455 SF 0.06 Ac.
 Proposed R/W Dedication Area: 1,000 SF 0.02 Ac.
 Proposed Net Tract Area: 17,210 SF 0.40 Ac.

Legal Description: Part of Lots 3 & 4, Bradley Hills, Section 1
 Tax ID: 07-00442836

Existing Zoning: CR-1.5, C-0.25, R-1.5 & H-70
 CR (Commercial Residential) 0.42 Ac

Existing Use: Office
 Proposed Use: Residential-Condominium
 Proposed Development Type: Optional Method

Development Program
 Existing Office: 3,536 SF
 Proposed Condominium Complex: 85,000 GSF (1 Stories)

DEVELOPMENT STANDARDS - CR ZONE

FAR (Floor Area Ratio)	Allowed/Required	Proposed	(Commercial Residential)
Commercial:	0.25 FAR (5,181 SF)	0 FAR (0 SF)	
		Ex. Office	3,536 SF
		Office Removed	3,536 SF
		Proposed Condos	85,000 SF
		Total	85,000 SF
Residential:	1.5 FAR (31,081 SF)	4.65 FAR (85,000 SF)*	
TOTAL FAR:	1.5 FAR (31,081 SF)	4.65 FAR (85,000 SF)*	
B.O.Z. Density Requested:		53,913 SF	
*NOTE: Additional Density from Bethesda Overlay Zone to be obtained.			
Building Height:	70' max.	70' max.	
Open Space:	0% min.	0%	
Lot Coverage:	N/A	N/A	
Green Cover:	35% (6,045 SF)	35% (6,045 SF) MIN.	
Residential			
Right-of-Way (Chevy Chase Drive, Nottingham Drive):	0' min.	0' min.	
Side:	0' min.	0' min.	

PARKING ANALYSIS

Vehicle Parking (Residential):	Min./Max. Rate	No. of Units	Min. Req'd	Max. Req'd
Studios Residential Units:	0.8/1.0	26	21 Sp.	26 Sp.
1 BR Residential Units:	0.8/1.25	26	21 Sp.	33 Sp.
2 BR Residential Units:	0.8/1.50	15	12 Sp.	23 Sp.
3 BRs (PH) Residential Units:	0.8/2.00	3	3 Sp.	6 Sp.
Subtotal - All Residential Units:		70	57 Sp.	88 Sp.

Total Parking Required: 57 Sp. min. - 88 Sp. max.
 Total Parking Provided: 63 Sp.

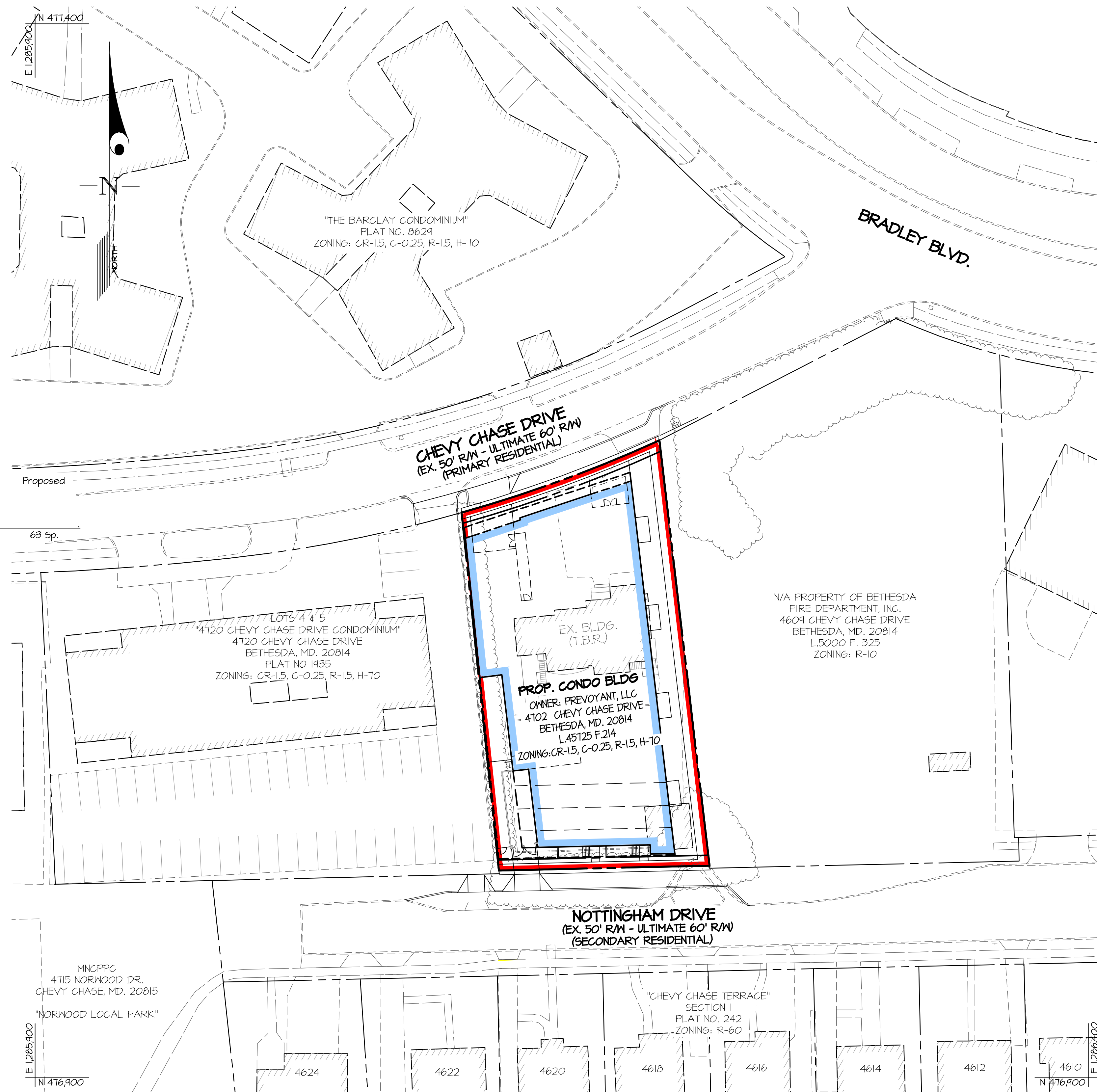
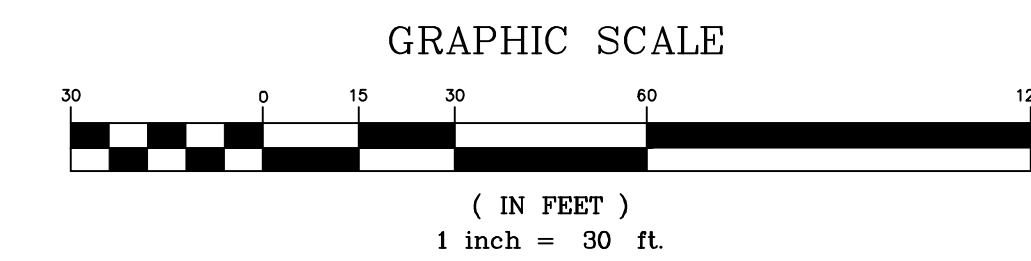
*Note: The NADMS percentage goal recommended in the Master Plan ALLOWS the minimum parking required to be reduced by 20%.

Bicycle Parking:	Req. Minimum:	Total Provided:	% Long Term Required:	% Long Term Provided:
Area:	Requirements:	(Maximum):		
Residential: (20+ dwelling units)	0.50 min. (100 max.)	35	95%	34

Loading Space Requirements:
 Required (50+ dwelling units & above): 1 Sp.
 Provided: 1 Sp.

PUBLIC BENEFIT TABLE

Public Benefit	Total Points Possible	Total Points Achieved
Connectivity and Mobility: Minimum Parking	20	1.74
Diversity of Uses and Activities: Enhanced Accessibility for the Disabled	20	8.51
Quality Building and Site Design: Architectural Elevations Exceptional Design Structured Parking	30 30 20	30 30 20
Protection and Enhancement of the Natural Environment: ELTs Recycling Facility Plan Vegetated Wall Vegetated Roof	30 10 10 20	1.54 10 1.5 7.5
TOTAL POINTS		122.4
TOTAL NUMBER OF CATEGORIES		4



AREA MAP
 SCALE: 1" = 30'

48 Hours
 Before You Dig
 Call
"MISS UTILITY"
 Service Protection Center

MEMBER
 ONE CALL SYSTEMS INTERNATIONAL

CALL TOLL FREE
 1-800-257-7777

WSSC GRID: 208NW04
 TAX MAP GRID: HN-341

EXISTING UTILITY NOTES

- FOR MARKING LOCATIONS OF EXISTING UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
- INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATIONS AND ELEVATIONS OF THE UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. IF CLEARANCES ARE LESS THAN SPECIFIED ON THIS PLAN OR LESS THAN 12 INCHES WHEN NOT SPECIFIED, CONTACT THE ENGINEER AND THE OWNER OF THE OTHER INVOLVED UTILITY BEFORE PROCEEDING WITH CONSTRUCTION.
- FOR FIELD LOCATION OF GAS LINE SERVICES, NOTIFY WASHINGTON GAS LIGHT CO., 703-750-1000, 48 HOURS PRIOR TO THE START OF ANY EXCAVATION OR CONSTRUCTION.
- OMISSIONS AND/OR ADDITIONS OF UTILITIES FOUND DURING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF ANY CONTRACTOR ENGAGED IN EXCAVATION AT THIS SITE. GUTSCHICK, LITTLE & WEBER, P.A., SHALL BE NOTIFIED IMMEDIATELY OF ANY AND ALL UTILITY INFORMATION, OMISSIONS AND ADDITIONS FOUND BY ANY CONTRACTOR.
- DUE TO THE PROXIMITY OF LIVE UNDERGROUND AND OVERHEAD UTILITIES, WE ARE NOT RESPONSIBLE FOR ANY DAMAGE OR INJURY SUSTAINED DURING CONSTRUCTION BY ANY PERSONS, TRUCKS, TRAILERS, OR EQUIPMENT USED ON OR ADJACENT TO THE SITE.

LEGEND

[Symbol]	EX. BUILDING
[Symbol]	PROP. BUILDING
[Symbol]	EX. STREAM
[Symbol]	EX. CURB
[Symbol]	PROP. CURB
[Symbol]	EX. SIDEWALK
[Symbol]	PROP. SIDEWALK
[Symbol]	PROP. LOD
[Symbol]	EX. OVER HEAD WIRE
[Symbol]	SITE PROPERTY LINE BOUNDARY

SHEET INDEX

SHEET No.	TITLE
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SK2	EXISTING SITE CONDITIONS MAP
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L.01-L.03	LANDSCAPE PLANS

MNCPPC SKETCH PLAN No. 320210010

DESIGNED BY:	DATE	REVISION	BY	APP'R.
WDN				
DRAWN BY:				
WDN				
CHECKED BY:				
TML				

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 23114, EXPIRATION DATE: JANUARY 20, 2022.



PREPARED FOR:
 WINTHROP INVESTMENT GROUP
 PO BOX 1134
 MCLEAN, VA. 22101
 ATTN: HANS SCHMIDT
 TEL: (703) 356-7975

SCALE	ZONING
1" = 30'	CR-1.5, C-0.25, R-1.5, H-70
DATE	TAX MAP - GRID
AUG., 2020	HN-341

COVER SHEET

4702 CHEVY CHASE DRIVE
 PART OF LOTS 3 & 4, "BRADLEY HILLS"
 L. 45795 F. 214

G. L. W. FILE No. 19123
 SHEET SK1
 MONTGOMERY COUNTY, MARYLAND
 BETHESDA ELECTION DISTRICT No. 07