

# 4702 CHEVY CHASE DRIVE

## SKETCH PLAN No. 320210010

### SITE DATA

Existing Gross Tract Area: 20,125 SF 0.48 Ac.  
 Previous R/M Dedication Area: 2,455 SF 0.06 Ac.  
 Proposed R/M Dedication Area: 1,000 SF 0.02 Ac.  
 Proposed Net Site Area: 17,270 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 (31,087 SF)	4.10 FAR (85,000 SF)*	
TOTAL FAR:	1.5 FAR (31,087 SF)	4.10 FAR (85,000 SF)*	
B.O.Z. Density Requested:		53.913 SF	
*NOTE: Additional Density from Bethesda Overlay Zone to be obtained at the time of Site Plan.			
Building Height:	70' max.	70' max.	
Open Space:	0% min.	0%	
Lot Coverage:	N/A	N/A	
Green Cover:	35% (6,044 SF)	35% (6,048 SF)	
Residential			
Right-of-Way (Chevy Chase Drive, Nottingham Drive):			
Side:	0' min.	0' min.	
	0' min.	0' min.	

### PARKING ANALYSIS

Vehicular Parking (Residential):	Min./Max. Rate	No. of Units	Min. Req'd**	Max. Req'd
Studios Residential Units:	1.0/1.0	25	20 Sp.	25 Sp.
1 BR Residential Units:	1.0/1.25	25	20 Sp.	32 Sp.
2 BR Residential Units:	1.0/1.50	16	13 Sp.	24 Sp.
3 BRs (PH) Residential Units:	1.0/2.00	4	4 Sp.	8 Sp.
Subtotal - All Residential Units:		70	56 Sp.**	84 Sp.

Total Parking Required: 56 Sp. min. - 84 Sp. max.  
 Total Parking Provided: 63 Sp.

\*\*Note: Per the BOZ, the minimum parking requirement is 80% of the otherwise required minimum.

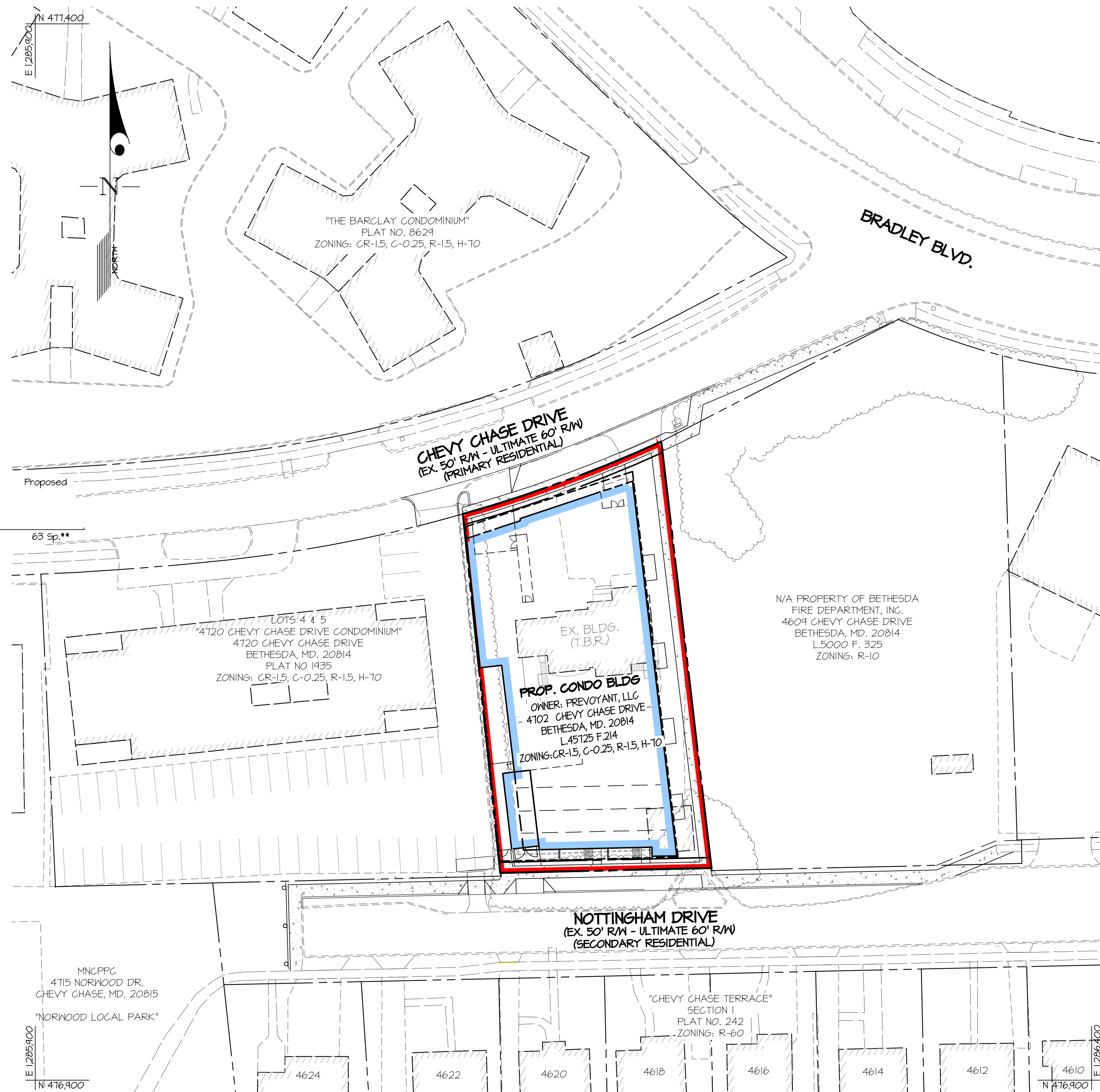
### Bicycle Parking:

Area:	Requirements:	Req. Minimum (Maximum):	Total Provided:	% Long Term Required:	% Long Term Provided:
Residential: (20+ dwelling units)	0.50 min. (100 max.)	35 (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 [(A-P)/(A-R)]*10 [(84-63)/(84-56)]*10 Streetscape (5/N)*100 (2,280/1,210)*100	20	18.21
Diversity of Uses and Activities: Enhanced Accessibility for the Disabled (A/T)*300 (2/70)*300	20	8.57
Quality Building and Site Design: Architectural Elevations Exceptional Design Structured Parking [(A/T)*10]+[(B/T)*20] [(0/63)*10]+[(63/63)*20]	30	30
Protection and Enhancement of the Natural Environment: BLTs Recycling Facility Plan Vegetated Wall	30	15.15
TOTAL POINTS	100	128.73
TOTAL NUMBER OF CATEGORIES	4	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

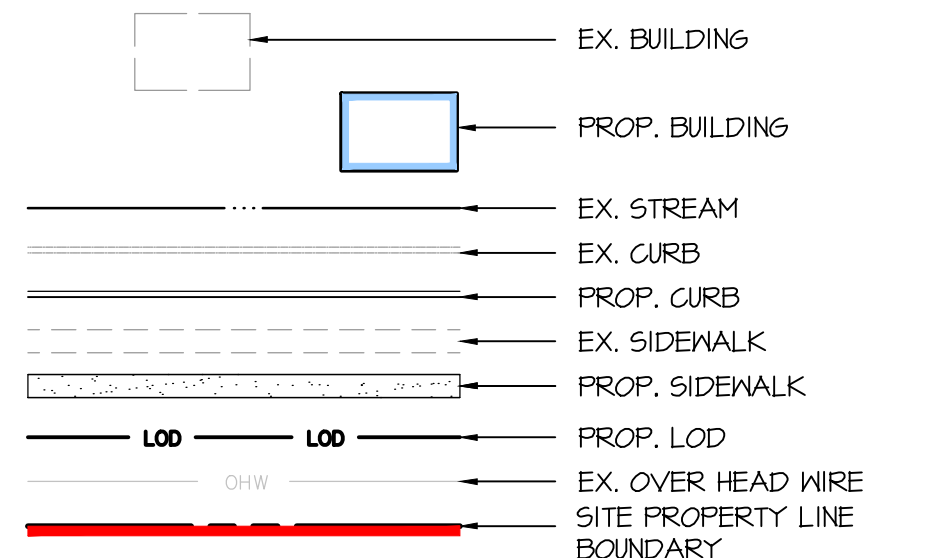
VICINITY MAP  
 SCALE: 1" = 2,000'

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

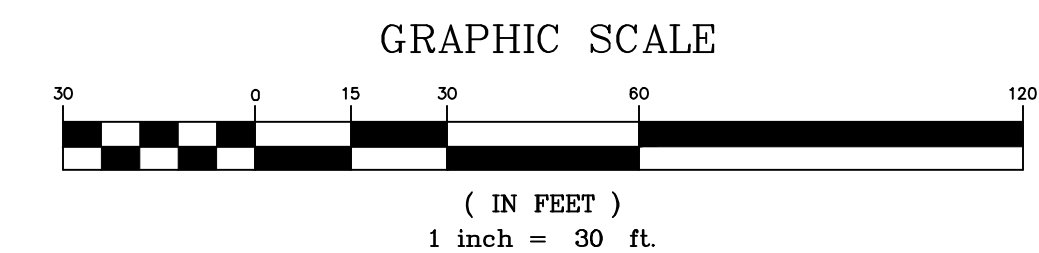


### SHEET INDEX

SHEET No.	TITLE
SK1	COVER SHEET
SK2	EXISTING SITE CONDITIONS MAP
SK3	LOCAL AREA MAP
SK4	SKETCH PLAN
SK5	GREEN COVER PLAN
SK6	PEDESTRIAN/BIKE/VEHICLE CIRCULATION
A.01-A.04	ARCHITECTURE PLANS
L.01-L.03	LANDSCAPE PLANS

### GENERAL NOTES

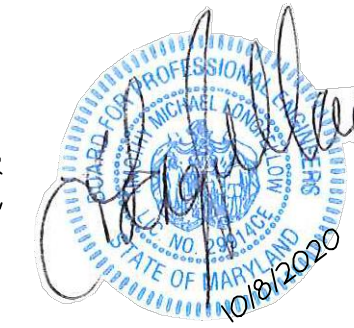
- RIGHT OF WAY DEDICATION FOR AN ADDITIONAL 5 FEET PROVIDED ALONG CHEVY CHASE DRIVE AND NOTTINGHAM DRIVE.
- CHEVY CHASE DRIVE AND NOTTINGHAM DRIVE WILL BE IMPROVED ACCORDING TO BETHESDA DOWNTOWN PLAN AND STREETScape STANDARDS EXCEPT AS NOTED IN ITEM #3.
- EXISTING AERIAL UTILITIES ALONG CHEVY CHASE DRIVE WILL BE RELOCATED UNDERGROUND DURING CONSTRUCTION.



MNCPPC SKETCH PLAN No. 320210010

DESIGNED BY	DATE	REVISION	BY	APP'R.
WDN				
WDN				
TML	10/8/2020	ADDRESSED DRG COMMENTS	WDN	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
OCT., 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

BETHESDA ELECTION DISTRICT No. 07

MONTGOMERY COUNTY, MARYLAND