



CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
LAND PLANNING

9220 Wightman Road, Suite 120
Montgomery Village, MD 20886
Phone: 301.670.0840
www.mhga.com

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Professional 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. Lic. No. 16905 Exp. Date: 04/21/2026

APPLICANT:
BB 4702 HOLDING LLC
7201 WISCONSIN AVE, SUITE 440
BETHESDA, MD 20814
202-768-1757

REVISIONS

NO.	DESCRIPTION	DATE

TAX MAP H23 WSSC 210N05

PLATS 186 & 23734

7TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

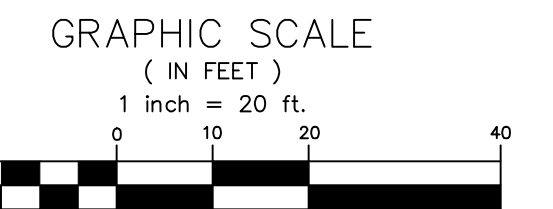
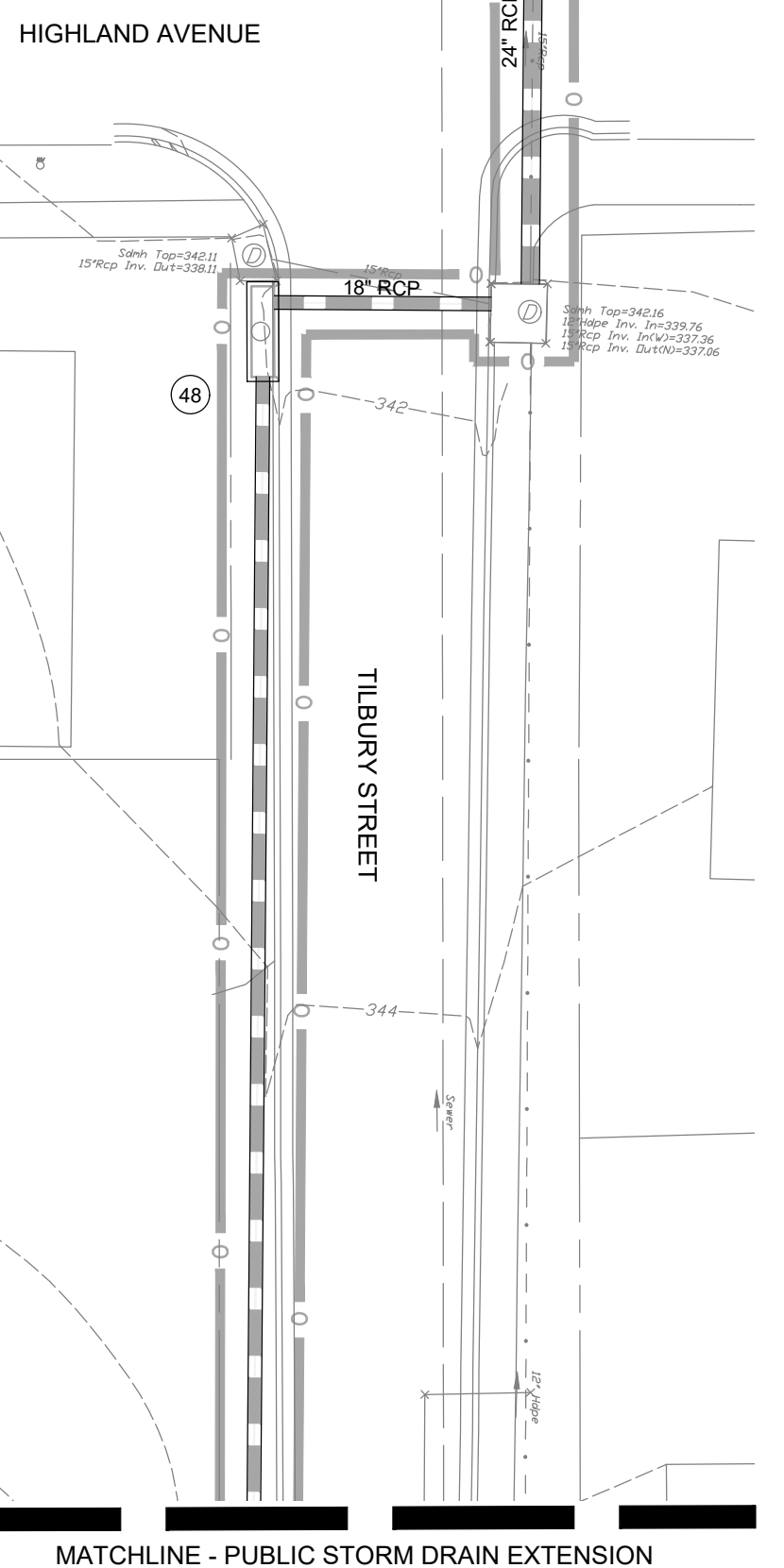
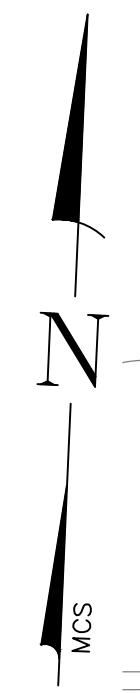
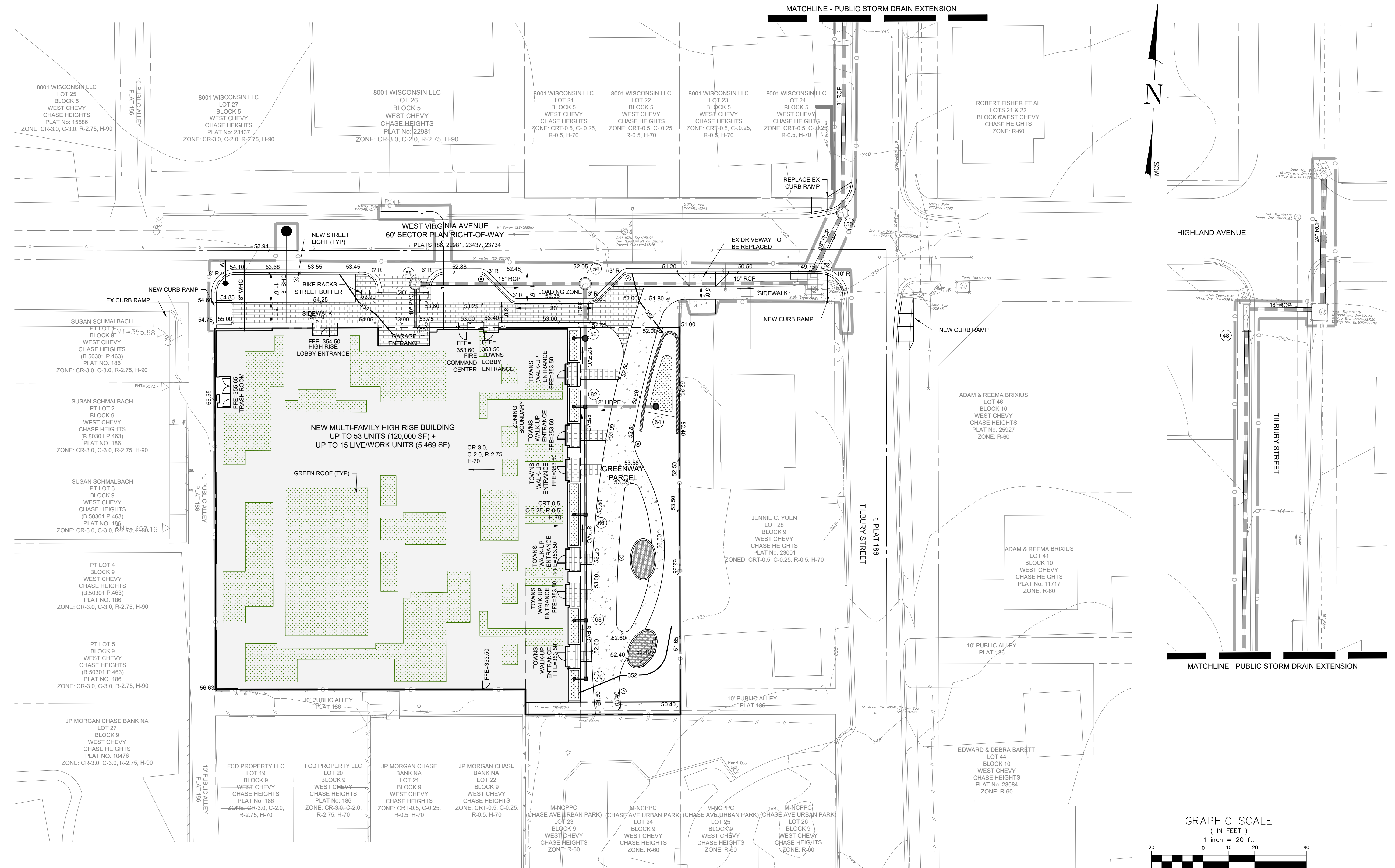
**LOTS 11-14 & 29, BLOCK 9
WEST CHEVY CHASE
HEIGHTS
PLD LOT 44 & 4702 WEST
VIRGINIA AVENUE**

PROJ. MGR _____ PGL _____
DRAWN BY _____ PGL _____
SCALE _____ NTS _____
DATE _____ 06.10.2024

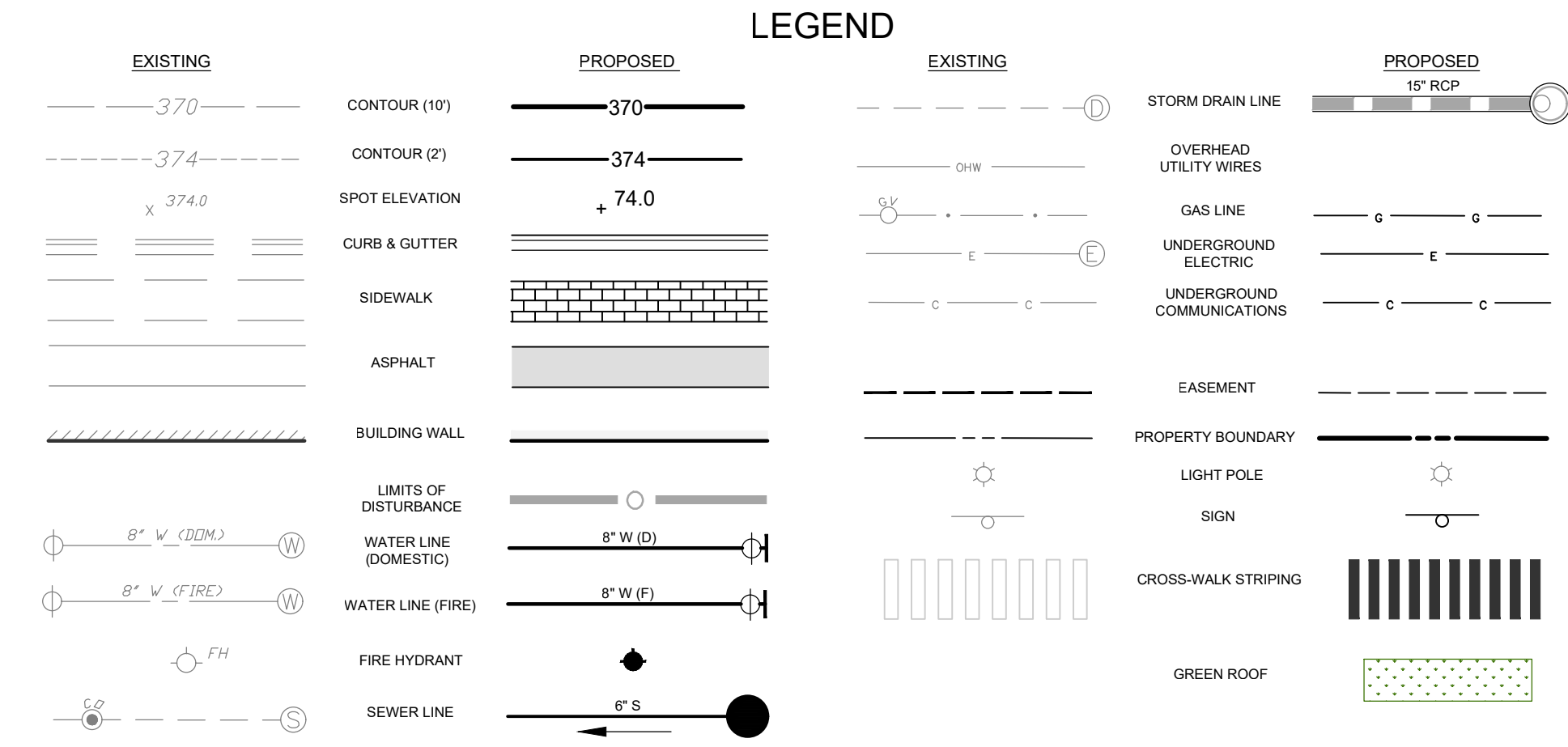
**MANDATORY REFFERAL
MR2024021
SITE PLAN**

MR2.02

PROJECT NO. 18.243.13
SHEET NO. 2 OF 2



- PUBLIC RIGHT-OF-WAY NOTES**
- NEW DRIVEWAY SHALL MAINTAIN CONSISTENT PAVEMENT DESIGN AND GRADE ACROSS GARAGE ENTRANCE.
 - NEW DRIVEWAY IS FOR PASSENGER VEHICLES ONLY. TRUCK ACCESS AND LOADING WILL OCCUR AS SHOWN ALONG WEST VIRGINIA AVENUE.
 - ALL NEW PUBLIC SIDEWALK CONSTRUCTION SHALL COMPLY WITH THE U.S. ACCESS BOARD PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES.
 - ALL NEW STREETSCAPE WORK ALONG THE PROJECT FRONTAGE SHALL COMPLY WITH THE LATEST EDITION OF THE BETHESDA STREETSCAPE STANDARDS. THIS DOES NOT INCLUDE THE SIDEWALK EXTENSION ALONG THE ADJACENT PROPERTY AT 4700 WEST VIRGINIA AVENUE.
 - SIDEWALK RAMP LOCATIONS AND ALIGNMENTS SHOWN ARE CONCEPTUAL AND SUBJECT TO REFINEMENT AT THE TIME OF RIGHT OF WAY PERMIT.
 - ALL PUBLIC SIGNING AND PAVEMENT MARKING WILL BE DETERMINED AT THE TIME OF RIGHT-OF-WAY PERMIT.
 - ALL NON-WOODY LANDSCAPING IN PUBLIC RIGHT OF WAY SHALL MEET MCDOT STANDARD NUMBER MC-704.01.



WEST VIRGINIA AVENUE

TILBURY STREET

CHASE AVENUE URBAN PARK

ALLEY RIGHT-OF-WAY

10' - 0"

101' - 8"

34' - 8 1/2"

MAIL / PACKAGE

LOBBY +354.50'

GARAGE ENTRANCE

FCR

TOWNHOUSE

TH TRASH

TOWNHOUSE

TOWNHOUSE

TOWNHOUSE

TOWNHOUSE

TOWNHOUSE

EXISTING HOUSE TO REMAIN

EASTERN GREENWAY

EXISTING BUILDING

EXISTING PARKING LOT

DN 10%

DN 6.5%

DN 8.33%

16.67%

UP 8.33%

GARAGE EXHAUST

1:12 ACCESSIBLE RAMP

VAN

LOADING AREA

PROPERTY LINE



0ft 10ft 20ft 40ft

GROUND FLOOR PLAN

32019006B | LOT 44 | 4702 WEST VIRGINIA AVE





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APPLICANT:
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202-768-1757

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TAX MAP HN23 WSSC 210NW05

PLATS 186 & 23734

7TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

**LOTS 11-14 & 29, BLOCK 9
WEST CHEVY CHASE
HEIGHTS
PLD LOT 44 & 4702 WEST
VIRGINIA AVENUE**

PROJ. MGR	PGL
DRAWN BY	PGL
SCALE	1" = 20'
DATE	08.24.2024

**PRELIMINARY PLAN
120240110
LOT & TRACT DIAGRAM**

PP1.01

PROJECT NO. 18.243.13
SHEET NO. 4 OF 6

LEGEND

- EXISTING PROPERTY LINE
- NEW PROPERTY LINE
- RIGHT-OF-WAY CENTERLINE
- EASEMENT
- PRIOR RIGHT-OF-WAY DEDICATION
- NEW RIGHT-OF-WAY DEDICATION

TRACT AREA 1 (CR-3.0, C-2.0, R-2.75, H-70)

- ① PRIOR RIGHT-OF-WAY DEDICATION (PLAT 186) = 3,875 SF
- ② PROPOSED RIGHT-OF-WAY DEDICATION = 1,188 SF
- ③ PORTION OF DEVELOPMENT SITE AREA = 16,801 SF
- TRACT DIFFERENTIAL (ADDITIONAL): RECORDED VS. MEASURED = 11 SF
- TOTAL TRACT AREA 1 = 21,875 SF

TRACT AREA 2 (CRT-0.5, C-0.25, R-0, H-70)

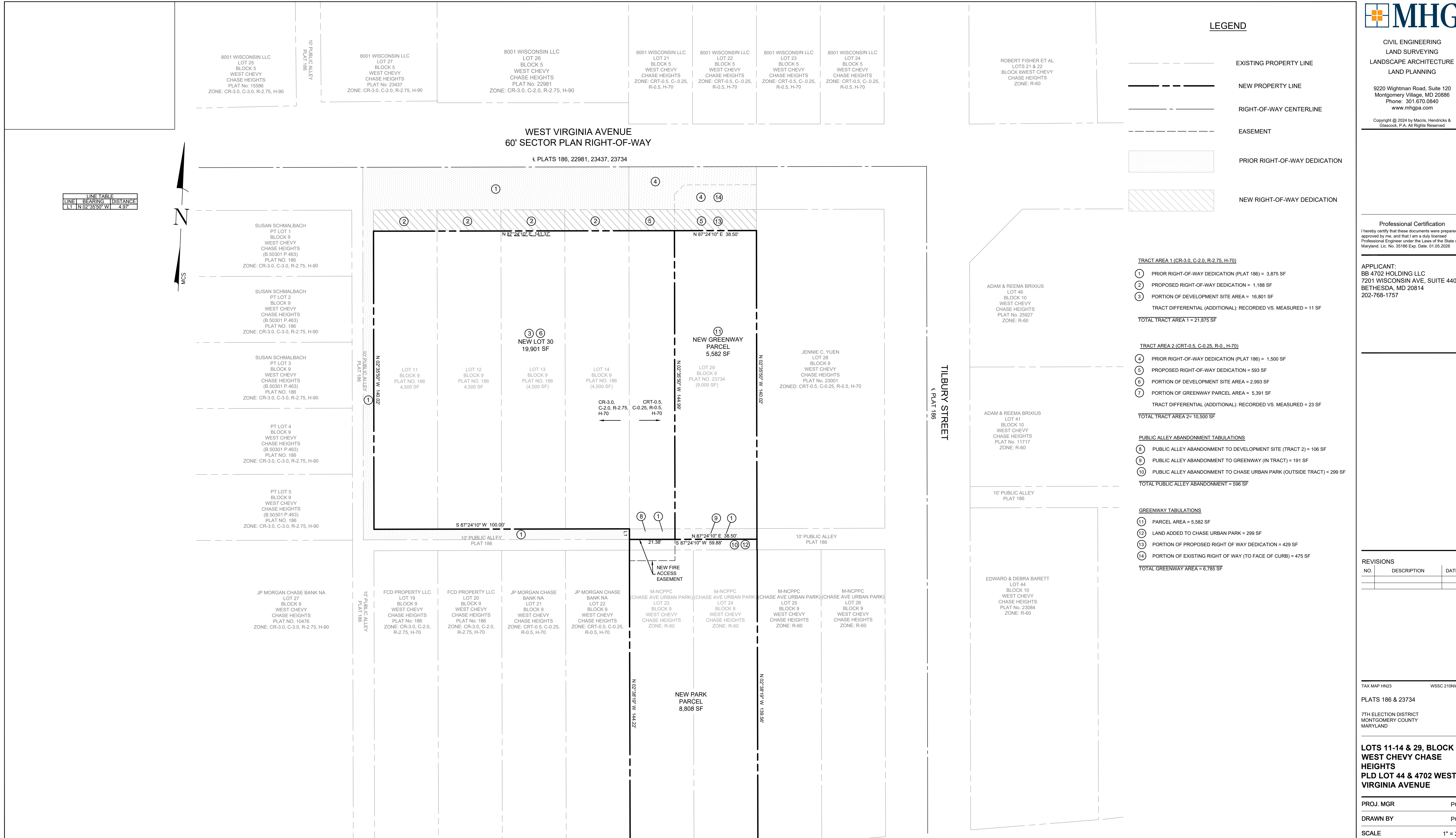
- ④ PRIOR RIGHT-OF-WAY DEDICATION (PLAT 186) = 1,500 SF
- ⑤ PROPOSED RIGHT-OF-WAY DEDICATION = 593 SF
- ⑥ PORTION OF DEVELOPMENT SITE AREA = 2,993 SF
- ⑦ PORTION OF GREENWAY PARCEL AREA = 5,391 SF
- TRACT DIFFERENTIAL (ADDITIONAL): RECORDED VS. MEASURED = 23 SF
- TOTAL TRACT AREA 2 = 10,500 SF

PUBLIC ALLEY ABANDONMENT TABULATIONS

- ⑧ PUBLIC ALLEY ABANDONMENT TO DEVELOPMENT SITE (TRACT 2) = 106 SF
- ⑨ PUBLIC ALLEY ABANDONMENT TO GREENWAY (IN TRACT) = 191 SF
- ⑩ PUBLIC ALLEY ABANDONMENT TO CHASE URBAN PARK (OUTSIDE TRACT) = 299 SF
- TOTAL PUBLIC ALLEY ABANDONMENT = 596 SF

GREENWAY TABULATIONS

- ⑪ PARCEL AREA = 5,582 SF
- ⑫ LAND ADDED TO CHASE URBAN PARK = 299 SF
- ⑬ PORTION OF PROPOSED RIGHT OF WAY DEDICATION = 429 SF
- ⑭ PORTION OF EXISTING RIGHT OF WAY (TO FACE OF CURB) = 475 SF
- TOTAL GREENWAY AREA = 6,785 SF



LINE TABLE

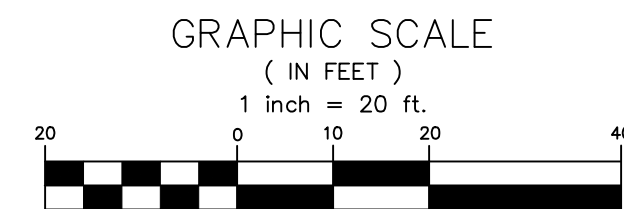
LINE	BEARING	DISTANCE
L1	N 02° 55' 50" W	4.97'



BOUNDARY CERTIFICATION

I HEREBY CERTIFY THAT THE BOUNDARY SHOWN HEREON IS CORRECT BASED ON EXISTING DEEDS AND PLATS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, SUBJECT TO CHANGE UPON COMPLETION OF A FINAL RECORD PLAT.

DATE _____
MACRIS, HENDRICKS, & GLASCOCK, P.A.
BY: WAYNE F. AUBERTIN
PROFESSIONAL LAND SURVEYOR
MARYLAND REG. NO. 21330
EXPIRATION DATE: JANUARY 7, 2025



DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF PRELIMINARY PLAN APPROVAL NO. 120240110 INCLUDING APPROVAL CONDITIONS, AND CERTIFIED PRELIMINARY PLAN.

DEVELOPER: BB 4702 HOLDING LLC COMPANY SHANE CROWLEY CONTACT PERSON
ADDRESS: 7201 WISCONSIN AVENUE, SUITE 440, BETHESDA, MD 20814
PHONE: (202) 768-1757
EMAIL: SCROWLEY@BROADBRANCHDMV.COM

SIGNATURE: _____



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PLATS 186 & 23734

7TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

**LOTS 11-14 & 29, BLOCK 9
WEST CHEVY CHASE
HEIGHTS
PLD LOT 44 & 4702 WEST
VIRGINIA AVENUE**

PROJ. MGR PGL
DRAWN BY PGL

SCALE 1"=20'
DATE 07.25.2024

**DEVELOPMENT DATA
820240140**

SP2.01

PROJECT NO. 18.243.13
SHEET NO. 1 OF 1

Greenway PIP Credit Calculation
Lot 44 and 4702 West Virginia Avenue

Property	Land Value (purchase price per SDAT)	Square footage	Percent of land dedicated to Greenway	Greenway value dedicated	Greenway SF
4702 West Virginia Avenue	\$2,400,000	9,000	62.02%	\$1,488,480	5,582 SF
Total Greenway Value				\$1,488,480	5,582 SF*
* (approximately 191 sq. ft. of additional land is being dedicated from the applicant via paper alley abandonment)					
Less Base Density Utilization				(9,000 x 0.5 FAR x PIP rate \$12.49) = \$56,205	
Less public open space, i.e., 0% of lot area (0 sq. ft.). No public open space req.					
Net Greenway Value				\$1,432,275	
Required Park Impact Payment	BOZ Density (125,469 - 70,875) = 54,594	Less MPDU square footage (if it unnecessary to calculate MPDU GFA due to the large surplus of land value dedicated; however, the gross floor area of the MPDU would be exempt from any PIP due)	Applicable PIP to BOZ density = \$681,879.06 [54,594 SF x \$12.49]	\$681,879.06	
Surplus Land Value of Greenway (cost of improvements by applicant not included)				\$750,395.94	

PUBLIC BENEFIT POINTS SUMMARY		
PUBLIC BENEFIT (SEE CALCULATIONS)	POINTS POSSIBLE	POINTS REQUESTED
MAJOR PUBLIC FACILITY	70	70
QUALITY BUILDING & SITE DESIGN EXCEPTIONAL DESIGN STRUCTURED PARKING	30 20	20 11
DIVERSITY OF ACTIVITIES & USES LIVE/WORK UNITS	15	15
PROTECTION & ENHANCEMENT OF THE NATURAL ENVIRONMENT BUILDING LOT TERMINATIONS (BLT)	30	2
TOTAL POINTS, ROUNDED (4 CATEGORIES)	--	118

PUBLIC BENEFIT POINT CALCULATIONS

MAJOR PUBLIC FACILITY
NET LOT AREA (N) = 20,000 SF
LAND AREA CONVEYED (L) = 6,011 SF
FLOOR AREA CONVEYED (F) = 0 SF
CONSTRUCTED AREA OF FACILITY (C) = 6,011 SF
FORMULA: $[(L+F)/N] \times 2 + [(C/N) \times 100 + [(6.011 + 0) / 20,000] \times 2] + [(6.011 / 20,000) \times 4] \times 100 = 180.33$
POINTS PROPOSED = 70

QUALITY BUILDING AND SITE DESIGN
EXCEPTIONAL DESIGN:
PER CR INCENTIVE GUIDELINES, 10 POINTS IS APPROPRIATE FOR DEVELOPMENT THAT MEETS ALL OF THE FOLLOWING CRITERIA. THE APPLICANT SEEKS ADDITIONAL POINTS FOR BEING LOCATED IN THE BETHESDA OVERLAY ZONE AND GAINING SUPPORT OF THE DESIGN ADVISORY PANEL (DAP). REFER TO ARCHITECTURAL AND DESIGN NARRATIVE IN THE STATEMENT OF JUSTIFICATION FOR DETAILS
*PROVIDING INNOVATIVE SOLUTIONS IN RESPONSE TO THE IMMEDIATE CONTEXT.
*CREATING A SENSE OF PLACE AND SERVES AS A LANDMARK.
*ENHANCING THE PUBLIC REALM IN A DISTINCT AND ORIGINAL MANNER
*INTRODUCING MATERIALS, FORMS OR BUILDING METHODS UNIQUE TO THE IMMEDIATE VICINITY OR APPLIED IN A UNIQUE WAY.
*DESIGNING COMPACT, INFILL DEVELOPMENT SO LIVING, WORKING AND SHOPPING ENVIRONMENTS ARE MORE PLEASURABLE AND DESIRABLE ON A PROBLEMATIC SITE.
*INTEGRATING LOW-IMPACT DEVELOPMENT METHODS INTO THE OVERALL DESIGN OF THE SITE AND BUILDING, BEYOND GREEN BUILDING OR SITE REQUIREMENTS.

POINTS APPROVED = 20 POINTS
STRUCTURED PARKING:
PER CR INCENTIVE GUIDELINES, UP TO 20 POINTS IS APPROPRIATE FOR DEVELOPMENT THAT SEEKS TO MINIMIZE CONFLICTS BETWEEN VEHICLES, PEDESTRIANS, AND CYCLISTS AND REDUCE THE VISUAL IMPACTS OF VEHICLE ACCESS AND PARKING ON THE PUBLIC REALM. ALL PARKING FOR PLANNED DEVELOPMENT WILL BE BELOW GRADE.
ABOVE GRADE SPACES (A) = 81 SPACES
BELOW GRADE SPACES (B) = 18 SPACES
TOTAL SPACES (T) = 99 SPACES
FORMULA: $[(A \times 10) + (B \times 20)] = [(81/99) \times 10] + [(18/99) \times 20] = 11.8$
POINTS PROPOSED = 11 POINTS

DIVERSITY OF USES AND ACTIVITIES
LIVE/WORK UNITS:
PER CR INCENTIVE GUIDELINES, 15 POINTS IS APPROPRIATE FOR PROVIDING 10% OF THE TOTAL UNITS AS LIVE/WORK IN A DEVELOPMENT THAT IS LOCATED IN A ZONE MAPPED WITH AN FAR GREATER THAN 2.0.
TOTAL UNITS: 59
LIVE/WORK UNITS: 6
LIVE/WORK PERCENTAGE: 10%
POINTS PROPOSED = 15 POINTS

PROTECTION & ENHANCEMENT OF THE NATURAL ENVIRONMENT
BUILDINGS LOT TERMINATION: REQUIRED ONLY ON CR ZONED PORTION OF SITE:
OVERALL PROJECT DENSITY (D) = 125,469 SF
OVERALL MAPPED DENSITY (OM) = 70,875 SF
BOZ DENSITY (BOZ) = 54,594 SF
CR MAPPED DENSITY (CRMD) = 5,250 SF
BOZ DENSITY ATTRIBUTED TO CRT (CRTBOZ) = $(CRMD / OM) \times BOZ = (5,250 / 70,875) \times 54,594 = 4,044$ SF
CR INCENTIVE DENSITY (CRID) = $OM - CRTMD - CRTBOZ = 125,469 - 5,250 - 4,044 = 116,175$ SF
CR STANDARD METHOD DENSITY (CRSMD) = 10,938 SF
CR INCENTIVE DENSITY FOR BLT CALCULATION = $CRID - CRSMD = 116,175 - 10,938 = 105,237$ SF
7.5% OF INCENTIVE DENSITY = 7,892.81 SF
EQUIVALENT PAYMENT = 7,892.81 SF / 31,500.00 SF = 0.2506 BLT
FORMULA = $0.2506 \text{ BLT} \times 9 \text{ POINTS PER BLT} = 2.26$ POINTS
POINTS PROPOSED = 2 POINTS

CR-3.0 C-2.0 R-2.75 H-70 ZONE & CRT-0.5 C-0.25 R-0.5 H-70 ZONE DEVELOPMENT STANDARDS
OPTIONAL METHOD OF DEVELOPMENT / BETHESDA OVERLAY ZONE
ZONING ORDINANCE SECTIONS 59-4.5.4 & 59-4.9.2

TRACT AREA 1 (CR-3.0, C-2.0, R-2.75, H-70) = 21,875 SF
TRACT AREA 2 (CRT-0.5, C-0.25, R-0.5, H-70) = 10,500 SF
DEVELOPMENT SITE AREA = 19,901 SF

DEVELOPMENT STANDARD	PERMITTED/REQUIRED	PROPOSED
MINIMUM PUBLIC BENEFIT POINTS	100 POINTS (4 CATEGORIES)	118 POINTS (4 CATEGORIES)
MINIMUM PUBLIC OPEN SPACE	0.0%	0.0%
MINIMUM GREEN AREA	35% (7,000 SF) ³	35% (7,000 SF) ³
MAXIMUM COMMERCIAL DENSITY (FAR) - TRACT 1	2.0 (43,750 SF)	0.25 (5,469 SF)
MAXIMUM RESIDENTIAL DENSITY (FAR) - TRACT 1	2.75 (60,156 SF)	2.75 (60,156 SF)
MAXIMUM COMMERCIAL DENSITY (FAR) - TRACT 2	0.25 (2,625 SF)	0.00 (0 SF)
MAXIMUM RESIDENTIAL DENSITY (FAR) - TRACT 2	0.5 (5,250 SF)	0.5 (5,250 SF)
BOZ DENSITY ¹	N/A	54,594 SF
MAXIMUM TOTAL DENSITY (FAR)	2.19 (70,875 SF)	3.24 (125,469 SF)
MINIMUM MPDUS	15.0%	15.0%
MAXIMUM BUILDING HEIGHT	70 FT	114 FT ²
MINIMUM FRONT SETBACK (WEST VIRGINIA AVE)	0 FT	0 FT
MINIMUM FRONT SETBACK (PUBLIC ALLEY)	0 FT	0 FT
MINIMUM SIDE SETBACK	0 FT	4 FT
MINIMUM VEHICLE PARKING SPACES REQUIRED	0 SPACES ⁴	99 SPACES
MAXIMUM VEHICLE PARKING SPACES ALLOWED	104 SPACES	99 SPACES
MINIMUM BICYCLE PARKING SPACES REQUIRED	30 SPACES	37 SPACES ⁵

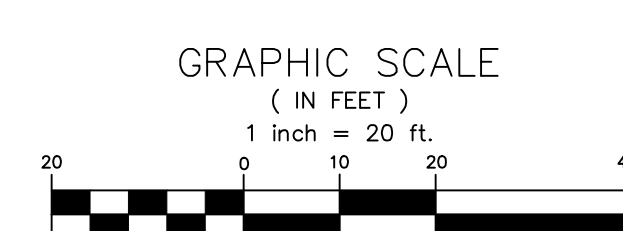
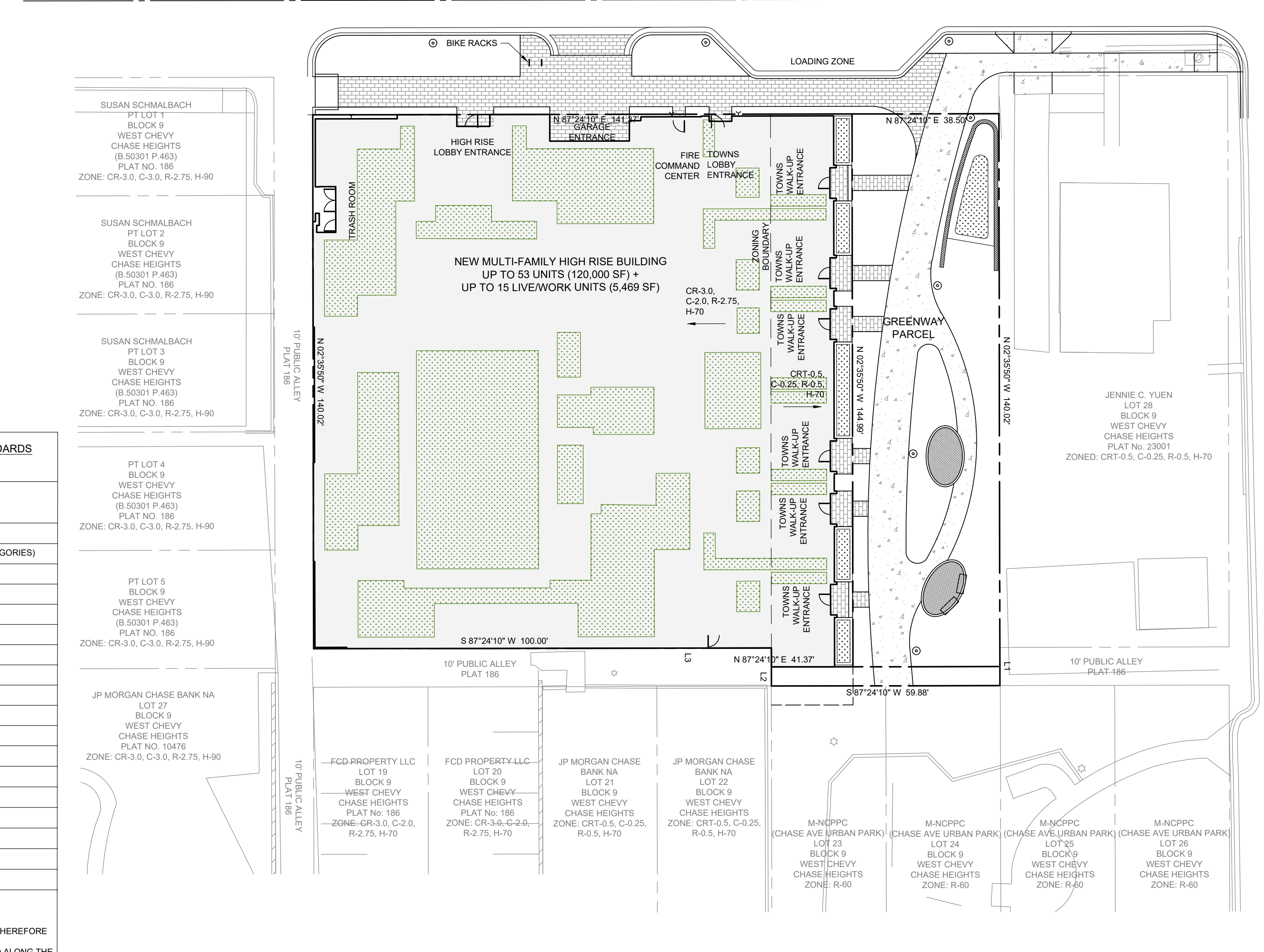
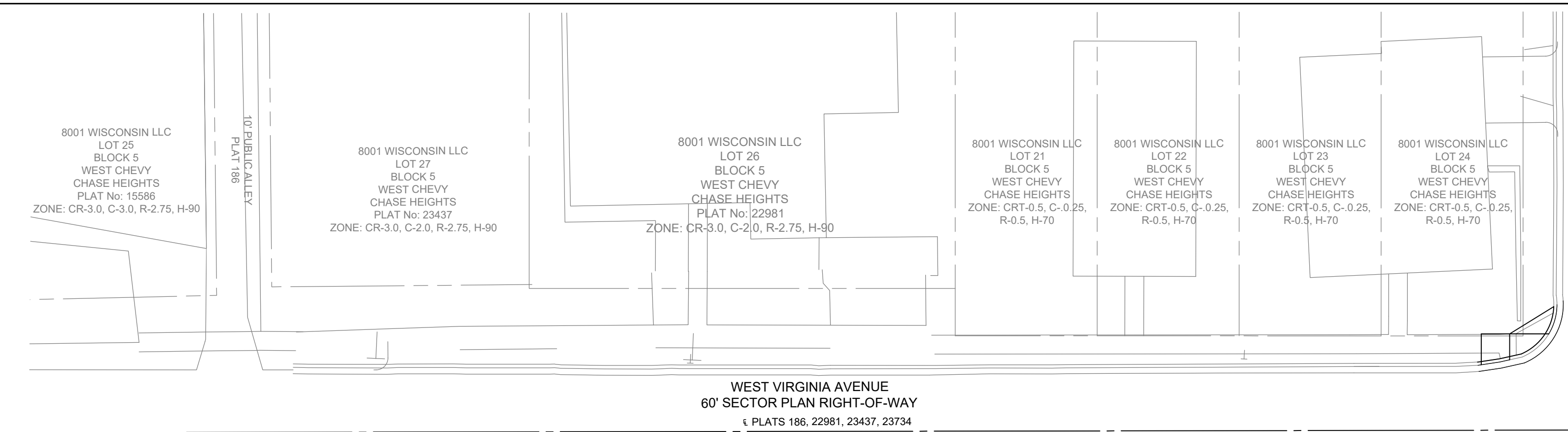
- A CONTRIBUTION FOR BOZ DENSITY WILL BE MADE IN ACCORDANCE WITH 59-4.9.2.C.2.
- MAXIMUM HEIGHT IS BEING INCREASED BY 34 FEET IN ACCORDANCE WITH 59-4.5.2.A.2.e.
- GREEN AREA REQUIREMENT IS BASED ON DEVELOPMENT SITE AREA ONLY.
- THE PROJECT IS A RESIDENTIAL USE AND THE SITE IS LOCATED WITHIN 0.5 MILES OF A METRO STATION, THEREFORE THE PROJECT IS EXEMPT FROM THE BASELINE PARKING MINIMUM.
- LONG TERM BIKE PARKING IS LOCATED IN THE GARAGE (33 SPACES). SHORT TERM PARKING IS PROVIDED ALONG THE STREETSCAPE (4 SPACES).

VEHICLE PARKING CALCULATIONS (MINIMUM REQUIRED WITHIN BETHESDA OVERLAY ZONE, WITH ADJUSTMENTS PER 59-6.2.3.1) USE					
USE	DENSITY	BASELINE	NADMS	MPDU	UNBUNDLED
RES. UNITS (MPDUS)	7 UNITS	0.8/UNIT	0.64/UNIT	0.52/UNIT	N/A
RES. UNITS (STUDIO, MARKET)	0 UNITS	0.8/UNIT	0.64/UNIT	N/A	0.32/UNIT
MF RES. UNITS (1BR, MARKET)	6 UNITS	0.8/UNIT	0.64/UNIT	N/A	0.32/UNIT
MF RES. UNITS (2BR, MARKET)	6 UNITS	0.8/UNIT	0.64/UNIT	N/A	0.60/UNIT
MF RES. UNITS (3BR, MARKET)	34 UNITS	0.8/UNIT	0.64/UNIT	N/A	0.60/UNIT
RESIDENTIAL SUBTOTAL	53 UNITS	42.40	--	--	28.16
LIVE/WORK UNITS	6 UNITS	0.8/UNIT	0.64/UNIT	N/A	3.84
TOTAL (ROUNDED)					32 SPACES

VEHICLE PARKING CALCULATIONS (MAXIMUM ALLOWED) USE					
USE	DENSITY	METRIC	REQUIREMENT		
RES. UNITS (STUDIO)	0 UNITS	1.00/UNIT	0.60		
RES. UNITS (1 BR)	6 UNITS	1.25/UNIT	7.50		
RES. UNITS (2 BR)	7 UNITS	1.50/UNIT	10.50		
RES. UNITS (3 BR+)	40 UNITS	2.00/UNIT	80.00		
LIVE/WORK UNITS	6 UNITS	1.00/UNIT	6.00		
TOTAL (ROUNDED)			104 SPACES		

LONG TERM BICYCLE PARKING CALCULATIONS (MINIMUM) USE					
USE	DENSITY	METRIC	REQUIREMENT		
MULTIFAMILY RES UNITS	53 UNITS	0.475/UNIT (95 MAX)	25.175		
LIVE/WORK UNITS	6 UNITS	0.475/UNIT (95 MAX)	2.850		
TOTAL			28 SPACES		

SHORT TERM BICYCLE PARKING CALCULATIONS (MINIMUM) USE					
USE	DENSITY	METRIC	REQUIREMENT		
MULTIFAMILY RES UNITS	53 UNITS	0.025/UNIT (5 MAX)	1.355		
LIVE/WORK UNITS	6 UNITS	0.025/UNIT (5 MAX)	0.150		
TOTAL			2 SPACES		



DEVELOPER'S CERTIFICATE
THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE PLAN APPROVAL NO. 820240140 INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM, AND CERTIFIED SITE PLAN.
DEVELOPER: BB 4702 HOLDINGS, LLC COMPANY MR. SHANE CROWLEY CONTACT PERSON
ADDRESS: 7201 WISCONSIN AVE., SUITE 440, BETHESDA, MD 20814
PHONE: 240-507-1884
EMAIL: SHANE@BROADBRANCHDEV.COM
SIGNATURE: _____

11/24/2024 10:01 AM, DESK DATA, 12/25/2024 2:38:27 PM, Images, Copyright © 2024 Macris, Hendicks & Glascock, P.A.



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FRANK C. JOHNSON
06/13/2024

DATE RECOGNIZED AS QUALIFIED PROFESSIONAL BY MD DEPT. OF NATURAL RESOURCES COMAR 08.19.06.01

Qualified Professional Certification
I hereby certify that the information shown hereon is correct and that this plan has been prepared in accordance with the requirements of the existing state and county forest conservation legislation.

OWNER (LOT 29)/APPLICANT:
BB 4702 Holding, LLC
C/O MR. SHANE CROWLEY
7201 WISCONSIN AVE, SUITE 440
BETHESDA, MD 20814
202-768-1757
SHANE@BROADBRANCHDEV.COM

OWNER (LOTS 11 & 13):
MONTGOMERY COUNTY, MD
EOB 101 MONROE ST
ROCKVILLE, MD 20850

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NO.	DESCRIPTION	DATE

TAX MAP H23 WSSC 210NW05

PLAT 23734

7TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

WEST CHEVY CHASE HEIGHTS LOT 11, 13, & 29 BLOCK 9 PLD LOT 44 & 4702 WEST VIRGINIA AVE

PROJ. MGR PGL

DRAWN BY FCJ

SCALE 1" = 20'

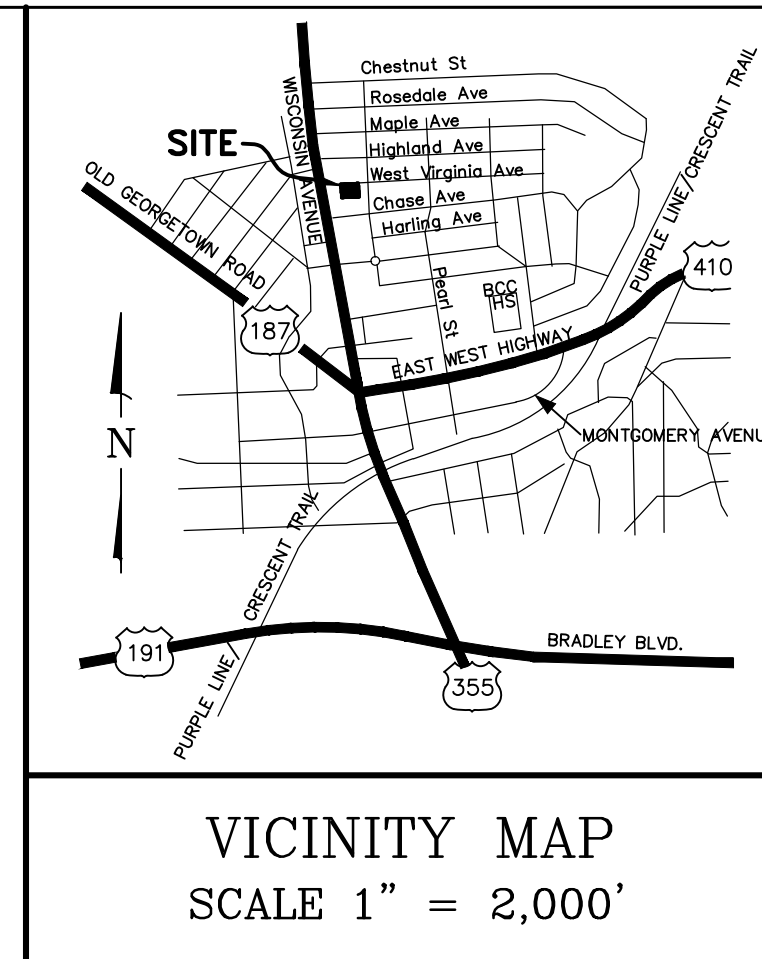
DATE 03.12.2024

PRELIMINARY/FINAL FOREST CONSERVATION PLAN MNCPPC #F20240720

L9.03

PROJECT NO. 18.243.13

SHEET NO. 3 OF 4



NOTES

- TOTAL SITE AREA = 0.62 ACRES (27,000 S.F.) AND CONSISTS OF LOT 29 (9000 S.F.), 11 (9000 S.F.), AND 13 (9000 S.F.) OF WEST CHEVY CHASE HEIGHTS. PROPERTY ADDRESS IS 4702 WEST VIRGINIA AVENUE WITH TAX ID#07-03622647, 07-0544797, AND 07-0544800. ZONING LOT 29 IS CRT-0.5 C-0.25 R-0.5 H-70 AND LOTS 11 AND 13 ARE CR-3.0 C-2.0 R-2.75 H-70
- ON-SITE TOPOGRAPHY FROM SURVEY BY MACRIS, HENDRICKS, & GLASCOCK P.A. OFF-SITE TOPOGRAPHY FROM 210NW05.
- BOUNDARY INFORMATION FROM DEEDS OF RECORD.
- SOILS ON-SITE ARE MAPPED AS URBAN LAND (MAPPING UNIT 400) AND GLENELG URBAN LAND COMPLEX (MAPPING UNIT 208) ACCORDING TO SOIL SURVEY STAFF, NATURAL RESOURCES CONSERVATION SERVICE, UNITED STATES DEPARTMENT OF AGRICULTURE. WEB SOIL SURVEY, AVAILABLE ONLINE AT <https://websoilsurvey.sc.egov.usda.gov/>, ACCESSED [11/10/2018].
- NO SLOPES GREATER THAN 25% EXIST ON-SITE. NO SLOPES 15-25% ON HIGHLY ERODIBLE SOILS EXIST ON-SITE.
- THE SITE DRAINS TO THE LOWER ROCK CREEK. THIS PORTION OF THE LOWER ROCK CREEK WATERSHED IS DESIGNATED AS CLASS I WATERS BY THE STATE OF MARYLAND.
- PROPERTY IS NOT LOCATED WITHIN A SPECIAL PROTECTION AREA (SPA) OR A PRIMARY MANAGEMENT AREA (PMA). PER SITE VISIT NO WETLANDS, STREAMS, SEEPS, OR SPRINGS WERE FOUND TO EXIST ON SITE. NO STREAM VALLEY BUFFERS EXIST ON SITE. NO WETLANDS PER NATIONAL WETLANDS INVENTORY ONLINE MAPPING TOOL. NO FLOODPLAIN EXISTS PER FEMA PANELS #24031C0455D.
- UTILITIES (I.E. WATER, SEWER, STORM DRAIN, CULVERTS, ELECTRIC, PHONE) ARE SHOWN IN SURVEYED LOCATIONS.
- THERE IS NO FOREST AREA ON-SITE.
- THE PROPERTY IS NOT LISTED AS A HISTORIC SITE PER MCATLAS.ORG. NO STRUCTURE OR EVIDENCE SUGGESTING HISTORICAL OR ARCHAEOLOGICAL SIGNIFICANCE WAS OBSERVED DURING SITE INVESTIGATIONS.
- INDIVIDUAL TREE LOCATIONS ARE IN SURVEYED LOCATIONS. TREE DBH WAS MEASURED USING A DIAMETER TAPE.
- FIELDWORK FOR THIS INVENTORY WAS CONDUCTED ON 10/23/2023 BY FRANK JOHNSON.
- NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON-SITE. PER MD DNR LETTER DATED DECEMBER 6, 2023 THE WILDLIFE AND HERITAGE SERVICE HAS NO OFFICIAL RECORDS FOR STATE OR FEDERAL LISTED, CANDIDATE, PROPOSED, OR RARE PLANT OR ANIMAL SPECIES WITHIN THE PROJECT AREA.
- THERE ARE NO NATIONAL STATE OR COUNTY CHAMPION TREES ON-SITE. NO TREES ON-SITE ARE 75% OR GREATER OF THE CURRENT STATE CHAMPION. OFF-SITE TREE #3 IS 75% OF THE CURRENT STATE CHAMPION.
- THIS INVENTORY IN NO WAY CONSTITUTES A HAZARD TREE SURVEY. TREE CONDITIONS ARE GENERALLY ACCURATE BASED ON VISUAL OBSERVATION PER USUAL AND CUSTOMARY PRACTICE IN ACCORD WITH STATE AND COUNTY FOREST CONSERVATION LEGISLATION. THE EXAMINATION DETAIL REQUIRED TO PROVIDE A COMPREHENSIVE ANALYSIS OF BIOLOGICAL AND STRUCTURAL HEALTH IS BEYOND THE SCOPE OF THIS INVESTIGATION. CONDITION RATINGS ARE THE OPINION OF THE UNDERSIGNED PREPARER AND NOT THE APPROVING AGENCY. MHG ASSUMES NO LIABILITY FOR INJURY OR PROPERTY DAMAGE THAT MAY OCCUR AS A RESULT OF TREE FAILURE ON THIS PROPERTY.

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. F20240720, including financial bonding, forest planting, maintenance and all other applicable agreements.
Developer's Name: BB 4702 Holding, LLC Mr. Shane Crowley
Company Contact Person
Address: 7201 Wisconsin Ave, Suite 440 Bethesda, MD 20814
Phone: 202-768-1757
Email: Shane@broadbranchdev.com
Signature: _____

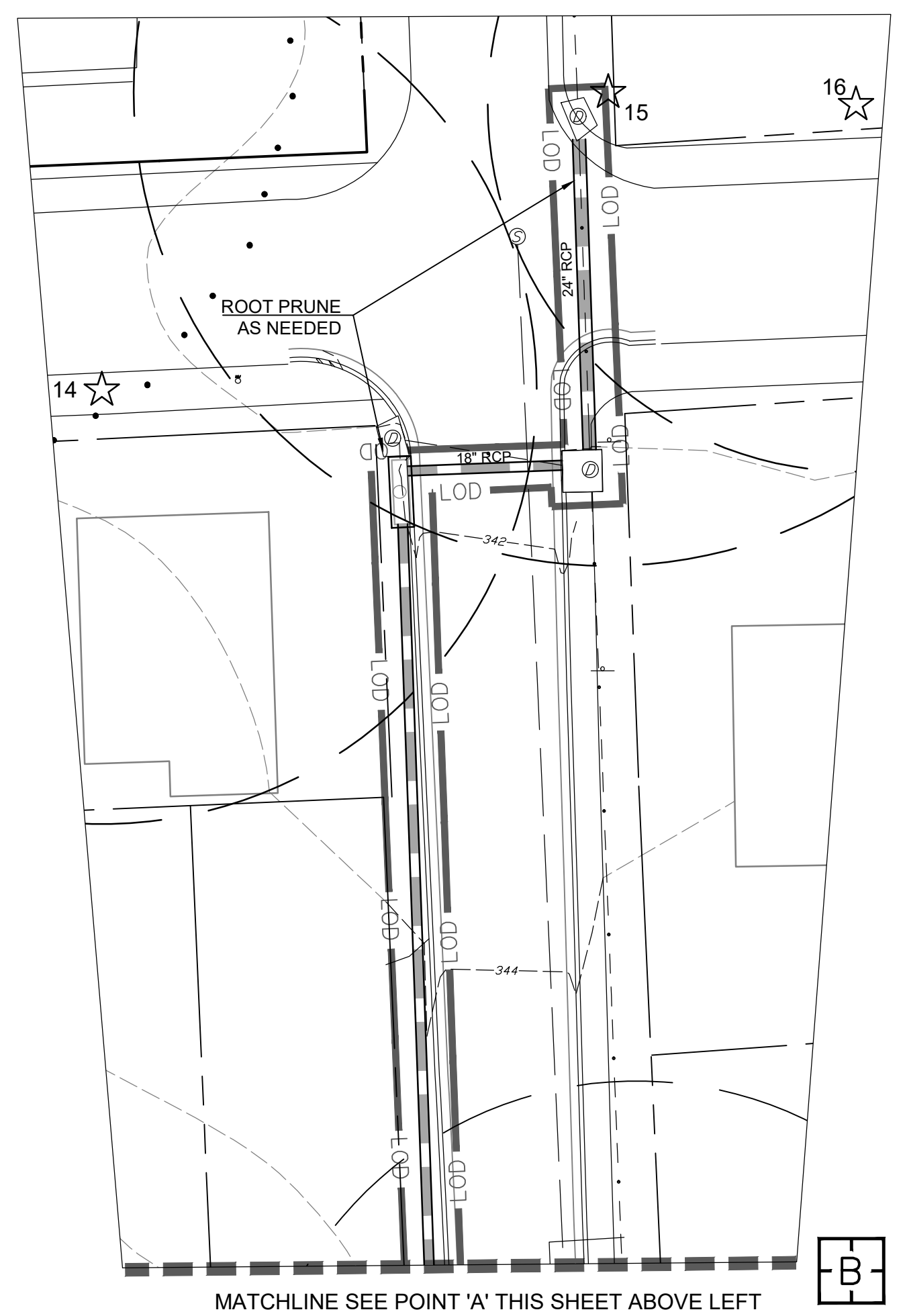
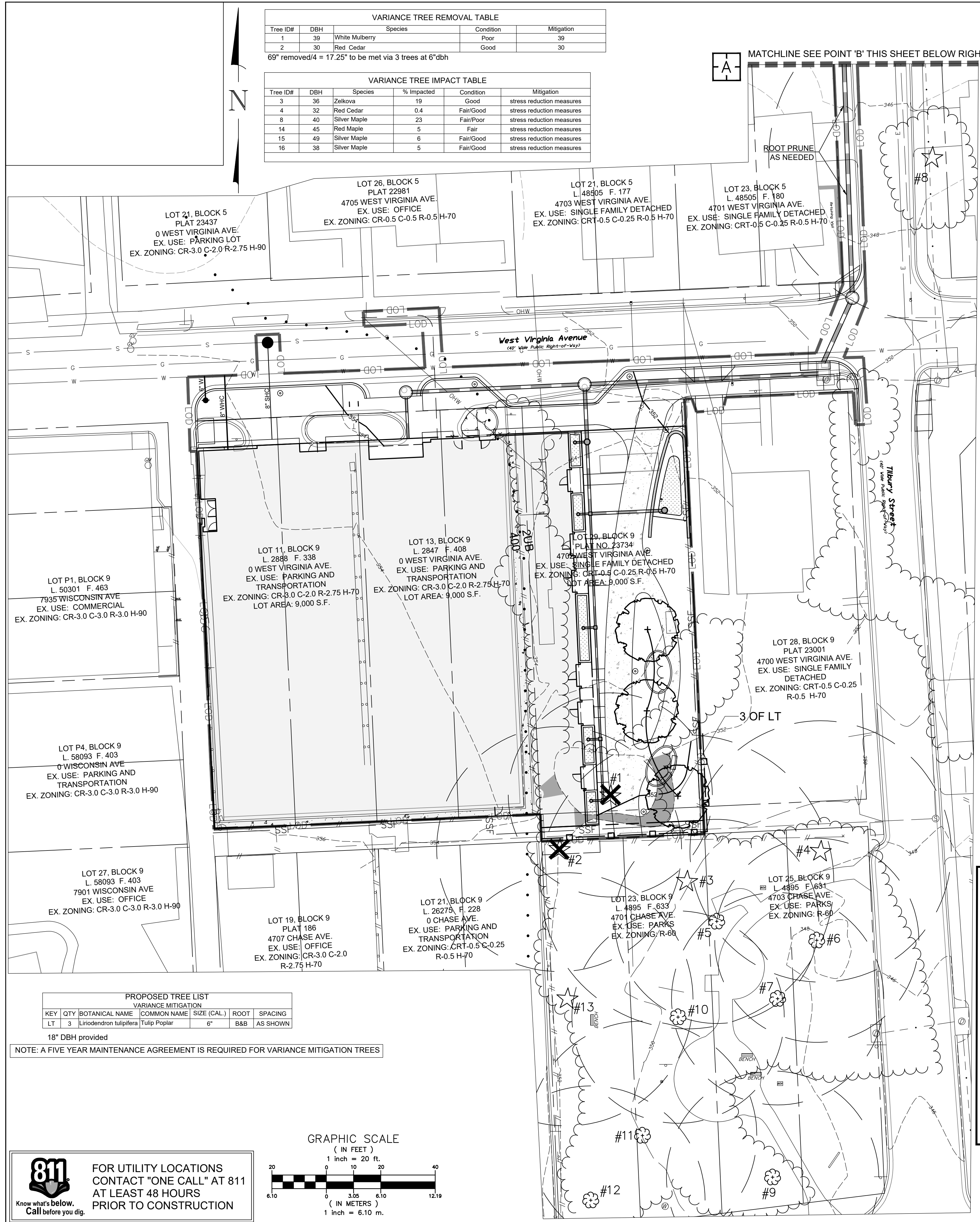
VARIANCE TREE REMOVAL TABLE

Tree ID#	DBH	Species	Condition	Mitigation
1	39	White Mulberry	Poor	39
2	30	Red Cedar	Good	30

69" removed/4 = 17.25" to be met via 3 trees at 6" dbh

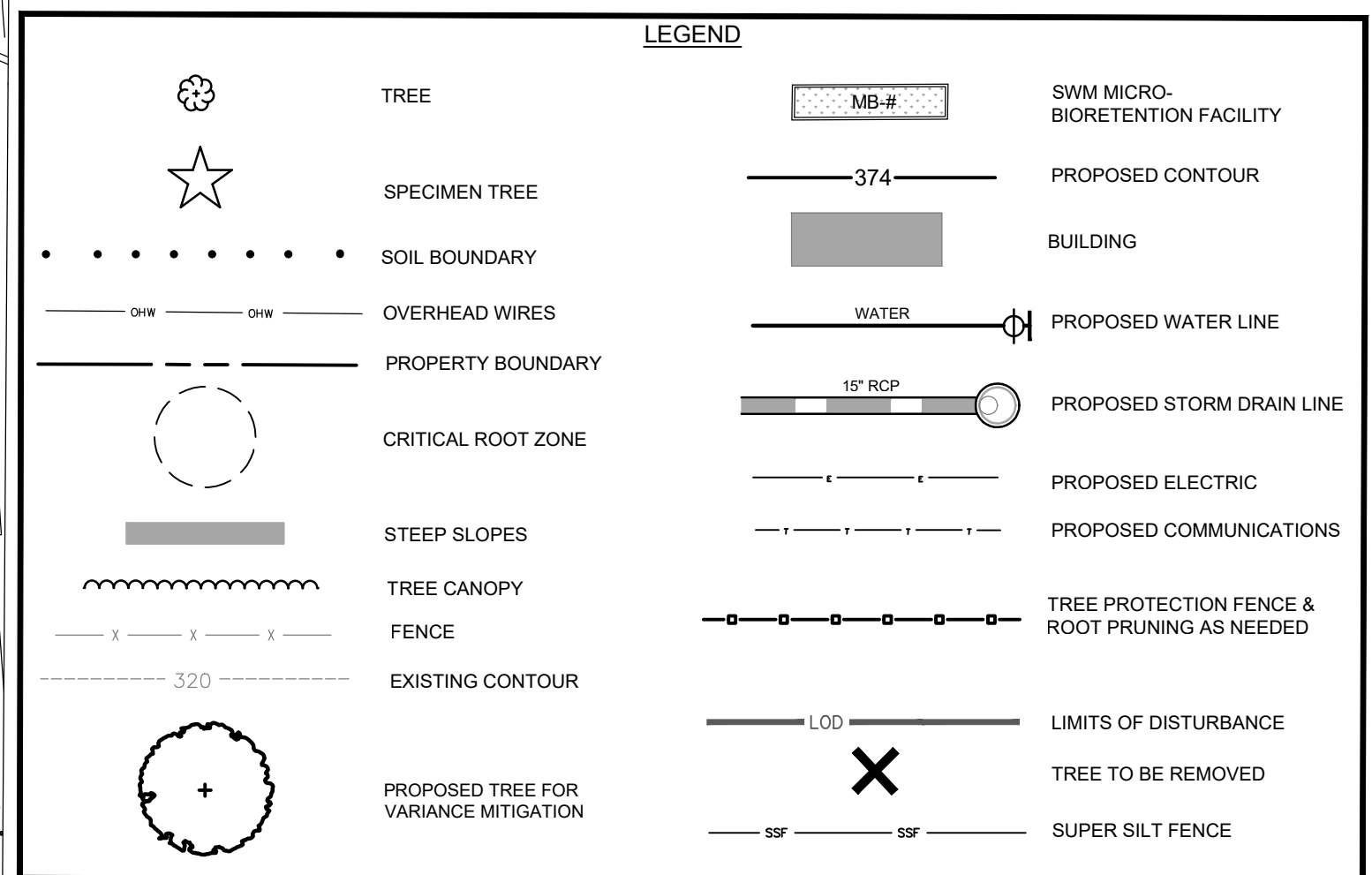
VARIANCE TREE IMPACT TABLE

Tree ID#	DBH	Species	% Impacted	Condition	Mitigation
3	36	Zelkova	19	Good	stress reduction measures
4	32	Red Cedar	0.4	Fair/Good	stress reduction measures
8	40	Silver Maple	23	Fair/Poor	stress reduction measures
14	45	Red Maple	5	Fair	stress reduction measures
15	49	Silver Maple	6	Fair/Good	stress reduction measures
16	38	Silver Maple	5	Fair/Good	stress reduction measures



TREE TABLE

TREE ID#	COMMON NAME	BOTANICAL NAME	SIZE (DIAMETER)	CONDITION
*1	WHITE MULBERRY	MORUS ALBA	39"	POOR - PARTIALLY TOPPED, DEADWOOD, HEAVY E. IVY, CAVITIES, ROT
*2	RED CEDAR	JUNIPERUS VIRGINIANA	30"	GOOD - DEADWOOD
*3	ZELKOVA	ZELKOVA SERRATA	38"	GOOD - INCLUDED BARK
*4	RED CEDAR	JUNIPERUS VIRGINIANA	32"	FAIR/GOOD - DEADWOOD
5	ZELKOVA	ZELKOVA SERRATA	25"	GOOD - GIRDLED ROOTS
6	ZELKOVA	ZELKOVA SERRATA	25"	GOOD
7	ZELKOVA	ZELKOVA SERRATA	26"	GOOD
*8	SILVER MAPLE	ACER SACCHARINUM	40"	FAIR/POOR - DIEBACK
9	ZELKOVA	ZELKOVA SERRATA	28"	GOOD/FAIR - ROOT FLARE RAISED, GIRDLING, DEADWOOD
10	ZELKOVA	ZELKOVA SERRATA	26"	FAIR - GIRDLED ROOTS, CRACK
11	ZELKOVA	ZELKOVA SERRATA	28"	GOOD/FAIR - GIRDLING, DEADWOOD
12	RED CEDAR	JUNIPERUS VIRGINIANA	28"-7"	FAIR/GOOD - DEADWOOD
*13	RED CEDAR	JUNIPERUS VIRGINIANA	34"	FAIR/GOOD - DEADWOOD
*14	RED MAPLE	ACER RUBRUM	45	FAIR - DEADWOOD, CAVITIES, SIDEWALK REBUILD AROUND FLARE
*15	SILVER MAPLE	ACER SACCHARINUM	49	FAIR/GOOD - AGAINST SIDEWALK AND RETAINING WALL ENDS AT TRUNK, DEADWOOD, ROOT SCARS
*16	SILVER MAPLE	ACER SACCHARINUM	38	FAIR/GOOD - DEADWOOD, CAVITY, BEHIND STONE WALL RAISED ABOVE SIDEWALK



SOILS TABLE

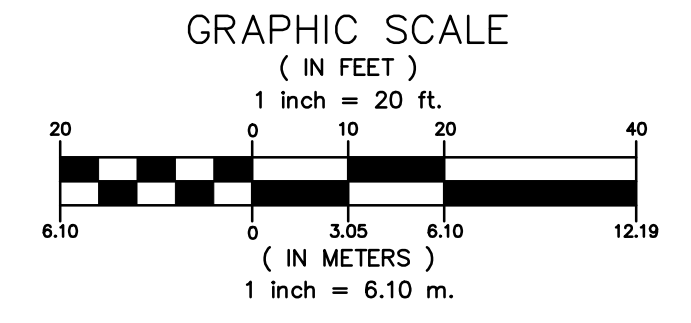
MAP UNIT	MAP UNIT NAME	HYDROLOGIC SOIL GROUP	HYDRIC	HIGHLY ERODIBLE	PRIME FARMLAND	SERPENTINITE
ZUB	Glencig-Urban land complex; 0 to 8% slopes	B	NO	NO	NO	NO
400	Urban Land	D	NO	NO	NO	NO

PROPOSED TREE LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE (CAL.)	ROOT	SPACING
LT	3	Liriodendron tulipifera	Tulip Poplar	6"	B&B	AS SHOWN

18" DBH provided

NOTE: A FIVE YEAR MAINTENANCE AGREEMENT IS REQUIRED FOR VARIANCE MITIGATION TREES



811
FOR UTILITY LOCATIONS CONTACT "ONE CALL" AT 811 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION
Know what's below. Call before you dig.