



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. 35198 Exp. Date: 01.05.2026

LOT 25 ASSOCIATES LLC
750 17TH ST. NW, SUITE 1100
WASHINGTON DC, 20006

NO.	DESCRIPTION	DATE

TAX MAP #N23 WSSC 210N05

PLAT 186

7TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

LOTS 7 to 26
BLOCK 1
WEST CHEVY CHASE HEIGHTS

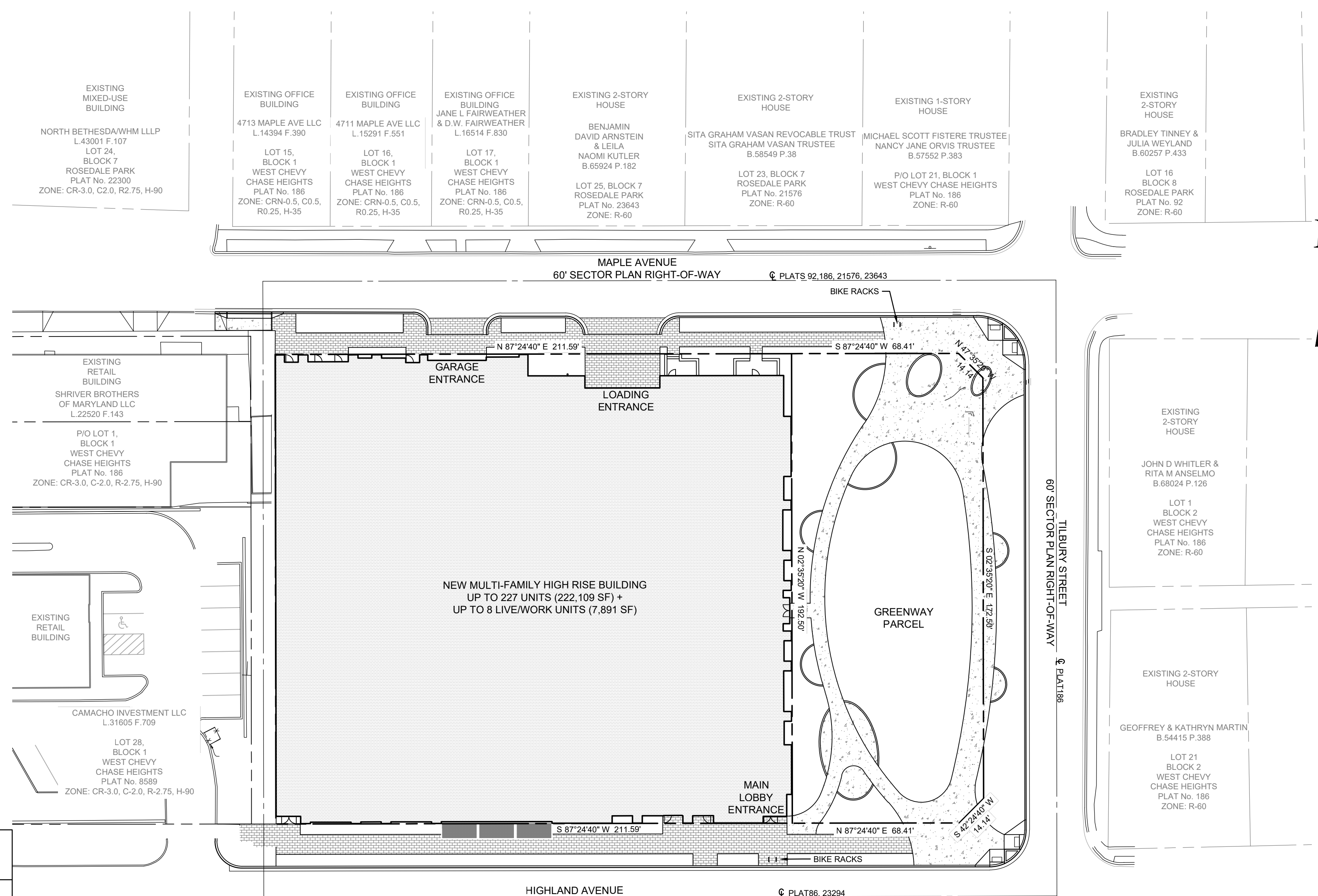
PROJ. MGR PGL
DRAWN BY PGL
SCALE 1"=30'
DATE 01.17.2025

PLD LOT 25
REDEVELOPMENT
MR2025005

DEVELOPMENT DATA
MR2.01

PROJECT NO. 2022.240.21

SHEET NO. 1 OF 1



SITE DATA					
SUBJECT PROPERTY	BLOCK 1 LOTS 25,23,21,19,17,15,13,11,9,7 PLAT NO. 186				
PROPERTY OWNER:	MONTGOMERY COUNTY EOB 101 MONROE STREET ROCKVILLE, MD 20850				
TRACT AREA 1:	31,563 SF (0.72 AC)				
TRACT AREA 2:	50,500 SF (1.16 AC)				
TOTAL TRACT AREA:	82,063 (1.88 AC)				
PRIOR DEDICATIONS:	22,063 SF (0.48 AC)				
EXISTING SITE AREA:	60,000 SF (1.38 AC)				
PROPOSED ALLEY ABANDONMENT:	2,900 SF (0.07 AC)				
PROPOSED RIGHT-OF-WAY DEDICATION:	7,175 SF (0.17 AC)				
PROPOSED PARK DEDICATION:	14,994 SF (0.34 AC)				
PROPOSED SITE AREA:	40,731 SF (0.94 AC)				
PROPOSED NUMBER OF LOTS:	1 LOT, 1 PARCEL				
ZONING CLASSIFICATIONS:	CR-3.0, C-2.0, R-2.75, H-70 (TRACT 1) CRT-0.5, C-0.25, R-0.5, H-70 (TRACT 2) BETHESDA OVERLAY ZONE				
EXISTING USES:	PARKING PUBLIC SURFACE PARKING				
PROPOSED USES:	MULTI-FAMILY RESIDENTIAL (227 UNITS) LIVE / WORK UNITS (8 UNITS)				

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		
DEVELOPMENT STANDARD	PERMITTED/REQUIRED	PROPOSED
MINIMUM PUBLIC BENEFIT POINTS	100 POINTS (2 CATEGORIES) ⁵	165 POINTS (3 CATEGORIES)
MINIMUM PUBLIC OPEN SPACE	10.0% (4,073 SF)	26.9% (14,995 SF) ¹
MINIMUM GREEN COVER	35%	35%
MAXIMUM COMMERCIAL DENSITY (FAR) - TRACT 1	2.0 (63,126 SF)	0.25 (7,891 SF)
MAXIMUM RESIDENTIAL DENSITY (FAR) - TRACT 1	2.75 (86,798 SF)	2.75 (86,798 SF)
MAXIMUM COMMERCIAL DENSITY (FAR) - TRACT 2	0.25 (12,625 SF)	0.00 (0 SF)
MAXIMUM RESIDENTIAL DENSITY (FAR) - TRACT 2	0.50 (25,250 SF)	0.5 (25,250 SF)
MAXIMUM TOTAL DENSITY, MAPPED	1.46 (119,939 SF)	1.46 (119,939 SF)
BOZ DENSITY ²	N/A	110,061 SF ²
MAXIMUM TOTAL DENSITY (FAR)	1.46 (142,349 SF)	2.80 (230,000 SF)
MINIMUM MPDUS	15.0%	20.0%
MAXIMUM BUILDING HEIGHT	70 FT	82 FT ³
MINIMUM VEHICLE PARKING SPACES REQUIRED	0 SPACES	0 SPACES ⁴
MAXIMUM VEHICLE PARKING SPACES ALLOWED	305 SPACES	100 SPACES ⁴
MINIMUM BICYCLE PARKING SPACES REQUIRED	100 SPACES	108 SPACES

- PUBLIC OPEN SPACE REQUIREMENT PERCENTAGE SHOWN IS BASED ON COMBINED AREA OF SITE AND GREENWAY PARCEL.
- A PARK IMPACT PAYMENT (PIP) CONTRIBUTION FOR BOZ DENSITY WILL BE MADE IN ACCORDANCE WITH 59-4.9.2 C.2 AND ADJUSTED PER 59-4.9.2 C.3c.
- MAXIMUM HEIGHT IS BEING INCREASED BY 12 FEET IN ACCORDANCE WITH 59-4.5.2 A.2.e.
- 145 PUBLIC PARKING SPACES ARE BEING CONSTRUCTED AND CONVEYED TO MONTGOMERY COUNTY DOT FOR OPERATION AS A PUBLIC PARKING FACILITY SEPARATE FROM THIS RESIDENTIAL PROJECT. THIS SITE PLAN INCLUDES AN OPTION FOR UP TO 100 ON-SITE PARKING SPACES IN THE GARAGE P3 LEVEL. THE APPLICANT RESERVES THE RIGHT TO ELIMINATE THE GARAGE P3 LEVEL AT THE TIME OF CERTIFIED SITE PLAN SUCH THAT THIS PROJECT WILL NOT PROVIDE ANY ON-SITE PARKING AS ALLOWED BY 59-6.2.3.1.8.
- THE PROJECT WILL PROVIDE 20% MPDUS, THEREFORE PER 59-4.9.2 C.3.d.iv. OTHER PLOT CATEGORIES ARE NOT REQUIRED EXCEPT FOR EXCEPTIONAL DESIGN AND ENERGY CONSERVATION & GENERATION (WHEN LOCATED IN THE HIGH PERFORMANCE AREA). THE PROJECT IS NOT LOCATED IN THE HIGH PERFORMANCE AREA.
- LONG TERM SPACES (100) TO BE PROVIDED IN THE PARKING GARAGE AND SHORT TERM SPACES (8) TO BE PROVIDED IN BIKE RACKS ON MAPLE AVENUE AVE/HIGHLAND AVENUE.
- THE PROJECT IS LOCATED WITHIN THE BETHESDA PARKING LOT DISTRICT (PLD) AND IS ALSO A RESIDENTIAL PROJECT WITHIN 0.5 MILES OF THE BETHESDA METRO STATION. THEREFORE, THE PROJECT IS EXEMPT FROM THE BASELINE PARKING MINIMUMS.

VEHICLE PARKING CALCULATIONS (MAXIMUM ALLOWED)			
USE	DENSITY	METRIC	REQUIREMENT
RES. UNITS (STUDIO)	19 UNITS	1.00/UNIT	19.00
RES. UNITS (1 BR)	151 UNITS	1.25/UNIT	188.75
RES. UNITS (2 BR)	43 UNITS	1.50/UNIT	64.50
RES. UNITS (3 BR)	14 UNITS	1.75/UNIT	24.50
LIVE/WORK UNITS	8 UNITS	1.00/UNIT	8.00
TOTAL			305 SPACES
LONG TERM BICYCLE PARKING CALCULATIONS (MINIMUM)			
USE	DENSITY	METRIC	REQUIREMENT
MULTIFAMILY RES UNITS	227 UNITS	0.475/UNIT (95 MAX PER BLDG)	95.00
LIVE/WORK UNITS	8 UNITS	0.475/UNIT (95 MAX PER BLDG)	0.00
TOTAL			95 SPACES
SHORT TERM BICYCLE PARKING CALCULATIONS (MINIMUM)			
USE	DENSITY	METRIC	REQUIREMENT
MULTIFAMILY RES UNITS	227 UNITS	0.025/UNIT (5 MAX PER BLDG)	5.00
LIVE/WORK UNITS	8 UNITS	0.025/UNIT (5 MAX PER BLDG)	0.00
TOTAL			5 SPACES

RESIDENTIAL PARKING PROVIDED	
STANDARD	91 SPACES
STANDARD ACCESSIBLE	2 SPACES
VAN ACCESSIBLE	0 SPACES
COMPACT	5 SPACES
CAR SHARE	0 SPACES
ELECTRIC VEHICLE READY	2 SPACES
ELECTRIC VEHICLE CAPABLE	0 SPACES
MOTORCYCLE	1 SPACE
TOTAL	101 SPACES
PUBLIC PARKING PROVIDED	
STANDARD	100 SPACES
STANDARD ACCESSIBLE	5 SPACES
VAN ACCESSIBLE	2 SPACES
COMPACT	7 SPACES
CAR SHARE	2 SPACES
ELECTRIC VEHICLE READY	8 SPACES
ELECTRIC VEHICLE CAPABLE	14 SPACES
MOTORCYCLE	7 SPACES
TOTAL	145 SPACES

PUBLIC BENEFIT POINT CALCULATIONS	
MAJOR PUBLIC FACILITY	
NET LOT AREA (N) = 55,725 SF	
LAND AREA CONVEYED (L) = 18,468 SF	
FLOOR AREA CONVEYED (F) = 0 SF	
CONSTRUCTED AREA OF FACILITY (C) = 18,468 SF	
FORMULA: $[(L+F)/N] \times 2 + [(C/N) \times 100 + [(18,468 + 0) / 55,725] \times 2] + [(18,468 / 55,725) \times 4] \times 100 = 199$	
POINTS PROPOSED = 70	
DIVERSITY OF USES AND ACTIVITIES	
AFFORDABLE HOUSING: PER THE CR INCENTIVE DENSITY GUIDELINES & BETHESDA OVERLAY ZONE, THERE IS NO LIMITATION ON THE NUMBER OF POINTS FOR PROVIDING MORE THAN 15.0% MPDUS. AT LEAST ONE MORE MPDU THAN WOULD BE REQUIRED AT 15.0% MUST BE PROVIDED. TOTAL UNITS PROVIDED = 235 UNITS MPDUS AT 15.0% = 36 UNITS TOTAL MPDUS PROVIDED = 47 (20.0%) FORMULA = $(20.0 - 15.0) \times 15.0 = 75$ POINTS POINTS PROPOSED = 75	
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	

PUBLIC BENEFIT POINTS SUMMARY		
PUBLIC BENEFIT (SEE CALCULATIONS)	POINTS POSSIBLE	POINTS REQUESTED
MAJOR PUBLIC FACILITY	70	70
DIVERSITY OF USES & ACTIVITIES AFFORDABLE HOUSING	N/A	75
QUALITY BUILDING & SITE DESIGN EXCEPTIONAL DESIGN	30	20
TOTAL POINTS, ROUNDED (4 CATEGORIES)	-	165

Greenway PIP Credit Math					
Property	Appraised Value ¹	Square Footage	Land allocated to greenway	Percentage of total	Land value dedicated to Greenway
4700 Maple Avenue	\$800,000	6,000			
4701 Highland Ave	\$800,000	6,000			
4702 Maple Avenue	\$800,000	6,000			
4703 Highland Avenue	\$800,000	6,000			
Subtotal	\$3,200,000				
Plus Paper Alley	\$0	879 sq. ft.	17,687	879 sq. ft.	
Abandonment					
Less area dedicated for Library, Maple and Highland right-of-way			3,571		
Total	\$3,200,000	24,000	14,995	62.47%	\$1,999,040
Total Greenway Value					14,995 sq. ft.
					Per square foot basis value = \$133.31 (i.e., \$1,999,040 / 14,995 SF)
Less Base Density mitigation					(14,995 x 0.5 FAR, x PIP rate \$12.49) = -933,643.77
Less public open space, i.e., 10% of lot area (5,573 sq. ft.)					(5,573 SF x \$133.31) = \$742,551.27
5,572.50 public open space					(\$645,370.77)
Net Greenway Value					\$1,353,669.23
MPDUs (estimated to be finished at)	Total MPDU Gross Floor Area exclusive	5% additional MPDUs GFA	Total excludable MPDU GFA from PIP		

¹ MCDOT engaged an independent third party to prepare an appraisal for disposition of PLD Lot 25. The appraisal established a fair market value for the entire site of \$6,000,000. The entire site consists of 10 separate tax account parcels, which amount to \$800,000 per tax account parcel. The Applicant is proposing to dedicate portions of 4 separate tax account parcels (i.e., \$3,200,000) as described in the chart above.

Preliminary Plan & Site Plan	% of proportional share of common area as permitted:	feet (exclusive of proportional share of common area as permitted):	\$3.875 sq. ft. exclusive of proportional share of GFA	\$951,563.14
Required Park Impact Payment	BOZ Density (230,000) = 110,061	Less MPDU square footage, 20% GFA, plus additional 5%: 33,275	Applicable PIP exclusive of MPDUs: 110,061 - 33,275 = 76,786 SF x \$12.49	
Surplus Land Value of Greenway (note that Applicant will also be providing value in the form of design and construction costs)				\$402,106.09

05084376.1



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LOT 25 ASSOCIATES LLC
750 17TH ST. NW, SUITE 1100
WASHINGTON DC, 20006

NO.	DESCRIPTION	DATE

TAX MAP HN23 WSSC 210N055

PLAT 186

7TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

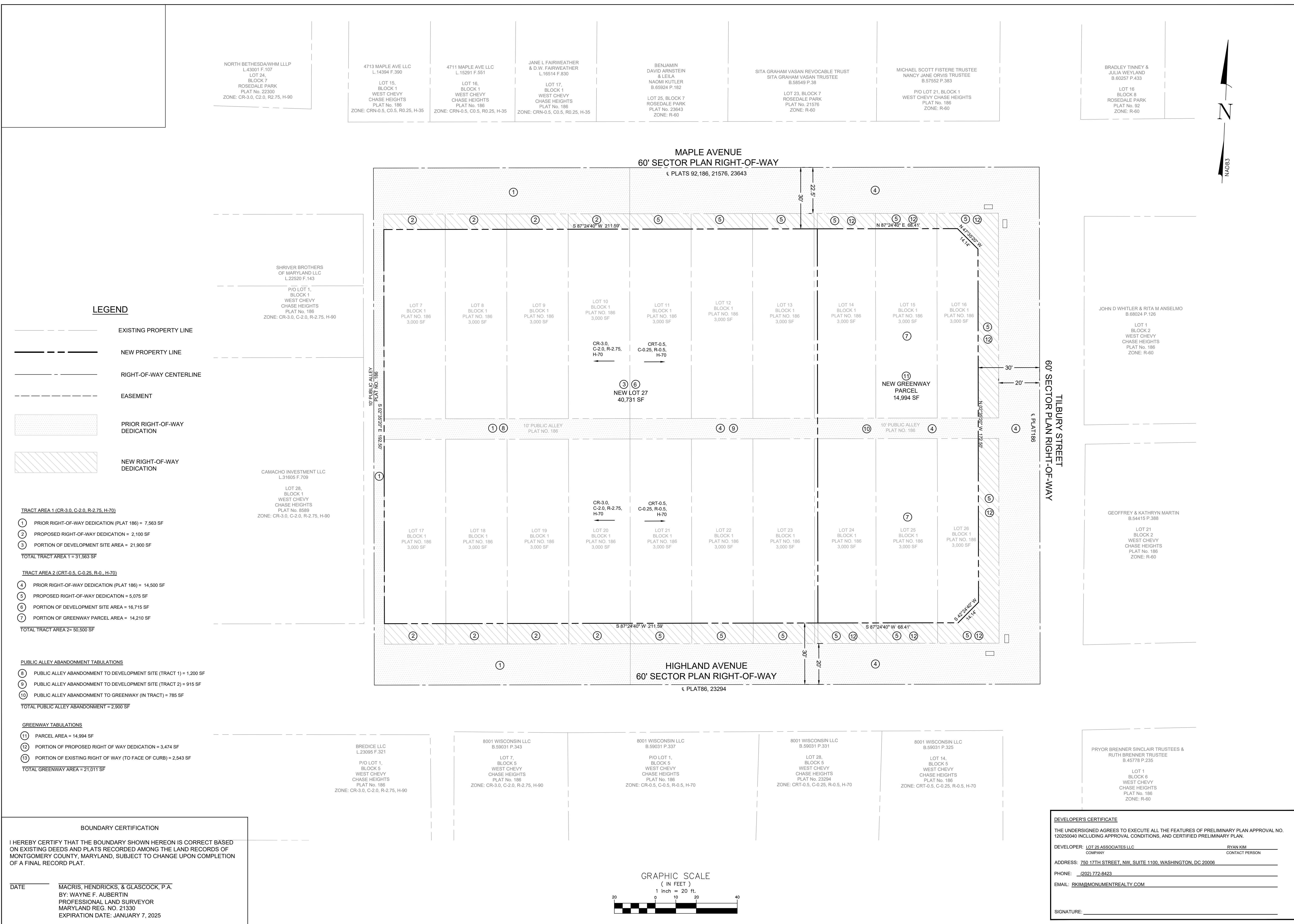
**LOTS 7 to 26
BLOCK 1
WEST CHEVY CHASE HEIGHTS**

PROJ. MGR	PGL
DRAWN BY	PGL
SCALE	1"=20'
DATE	11.06.2024

**PLD LOT 25
REDEVELOPMENT
120250040**

**LOT & TRACT DIAGRAM
PP1.01**

PROJECT NO.	2022.240.21
SHEET NO.	4 OF 6



NORTH BETHESDAWHM LLLP
L43001 F.107
LOT 24,
BLOCK 7
ROSEDALE PARK
PLAT No. 22300
ZONE: CR-3.0, C-2.0, R-2.75, H-90

4713 MAPLE AVE LLC
L.14394 F.300
LOT 15,
BLOCK 1
WEST CHEVY
CHASE HEIGHTS
PLAT No. 186
ZONE: CRN-0.5, C0.5, R0.25, H-35

4711 MAPLE AVE LLC
L.15281 F.551
LOT 16,
BLOCK 1
WEST CHEVY
CHASE HEIGHTS
PLAT No. 186
ZONE: CRN-0.5, C0.5, R0.25, H-35

JANE L FAIRWEATHER
& D.W. FAIRWEATHER
L.16514 F.830
LOT 17,
BLOCK 1
WEST CHEVY
CHASE HEIGHTS
PLAT No. 186
ZONE: CRN-0.5, C0.5, R0.25, H-35

BENJAMIN
DAVID ARNSTEIN
& LEILA
NAOMI KUTLER
B.59924 P.182
LOT 25, BLOCK 7
ROSEDALE PARK
PLAT No. 21576
ZONE: R-60

SITA GRAHAM VASAN REVOCABLE TRUST
SITA GRAHAM VASAN TRUSTEE
B.58549 P.38
LOT 23, BLOCK 7
ROSEDALE PARK
PLAT No. 21576
ZONE: R-60

MICHAEL SCOTT FISTERE TRUSTEE
NANCY JANE ORVIS TRUSTEE
B.57552 P.383
PIO LOT 21, BLOCK 1
WEST CHEVY CHASE HEIGHTS
PLAT No. 186
ZONE: R-60

BRADLEY TWINE &
JULIA WEYLAND
B.60257 P.433
LOT 16
BLOCK 8
ROSEDALE PARK
PLAT No. 92
ZONE: R-60

SHRIVER BROTHERS
OF MARYLAND LLC
L.22520 F.143
PIO LOT 1,
BLOCK 1
WEST CHEVY
CHASE HEIGHTS
PLAT No. 186
ZONE: CR-3.0, C-2.0, R-2.75, H-90

CAMACHO INVESTMENT LLC
L.31605 F.709
LOT 28,
BLOCK 1
WEST CHEVY
CHASE HEIGHTS
PLAT No. 8589
ZONE: CR-3.0, C-2.0, R-2.75, H-90

JOHN D WHITLER & RITA M ANSELMO
B.68024 P.126
LOT 1
BLOCK 2
WEST CHEVY
CHASE HEIGHTS
PLAT No. 186
ZONE: R-60

GEOFFREY & KATHRYN MARTIN
B.54415 P.388
LOT 21
BLOCK 2
WEST CHEVY
CHASE HEIGHTS
PLAT No. 186
ZONE: R-60

BREDICE LLC
L.23095 F.321
PIO LOT 1,
BLOCK 5
WEST CHEVY
CHASE HEIGHTS
PLAT No. 186
ZONE: CR-3.0, C-2.0, R-2.75, H-90

8001 WISCONSIN LLC
B.59031 P.343
LOT 7,
BLOCK 5
WEST CHEVY
CHASE HEIGHTS
PLAT No. 186
ZONE: CR-3.0, C-2.0, R-2.75, H-90

8001 WISCONSIN LLC
B.59031 P.337
PIO LOT 1,
BLOCK 5
WEST CHEVY
CHASE HEIGHTS
PLAT No. 23294
ZONE: CR-0.5, C-0.5, R-0.5, H-70

8001 WISCONSIN LLC
B.59031 P.331
LOT 28,
BLOCK 5
WEST CHEVY
CHASE HEIGHTS
PLAT No. 23294
ZONE: CRT-0.5, C-0.25, R-0.5, H-70

8001 WISCONSIN LLC
B.59031 P.325
LOT 14,
BLOCK 5
WEST CHEVY
CHASE HEIGHTS
PLAT No. 186
ZONE: CRT-0.5, C-0.25, R-0.5, H-70

PRYOR BRENNER SINCLAIR TRUSTEES &
RUTH BRENNER TRUSTEE
B.45778 P.235
LOT 1
BLOCK 6
WEST CHEVY
CHASE HEIGHTS
PLAT No. 186
ZONE: R-60

DEVELOPER'S CERTIFICATE
THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF PRELIMINARY PLAN APPROVAL NO. 120250040 INCLUDING APPROVAL CONDITIONS, AND CERTIFIED PRELIMINARY PLAN.

DEVELOPER: LOT 25 ASSOCIATES LLC RYAN KIM
CONTACT PERSON

ADDRESS: 750 17TH STREET, NW, SUITE 1100, WASHINGTON, DC 20006

PHONE: (202) 772-8423

EMAIL: RKIM@MONUMENTREALTY.COM

SIGNATURE: _____

1/22/24/04/Dwg/PP_21_01.dwg, PPI.01, 11/06/2024 3:22:00 PM, lavyepa, ARCH D (24.00 x 36.00 Inches), Copyright © 2024 Macris, Hendricks & Glascock, P.A.



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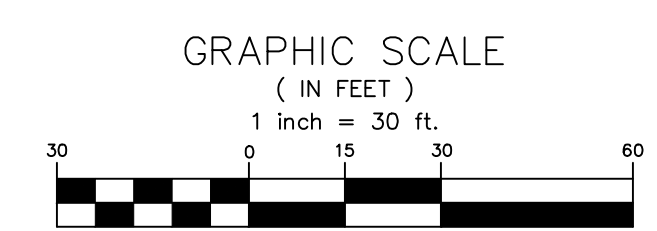
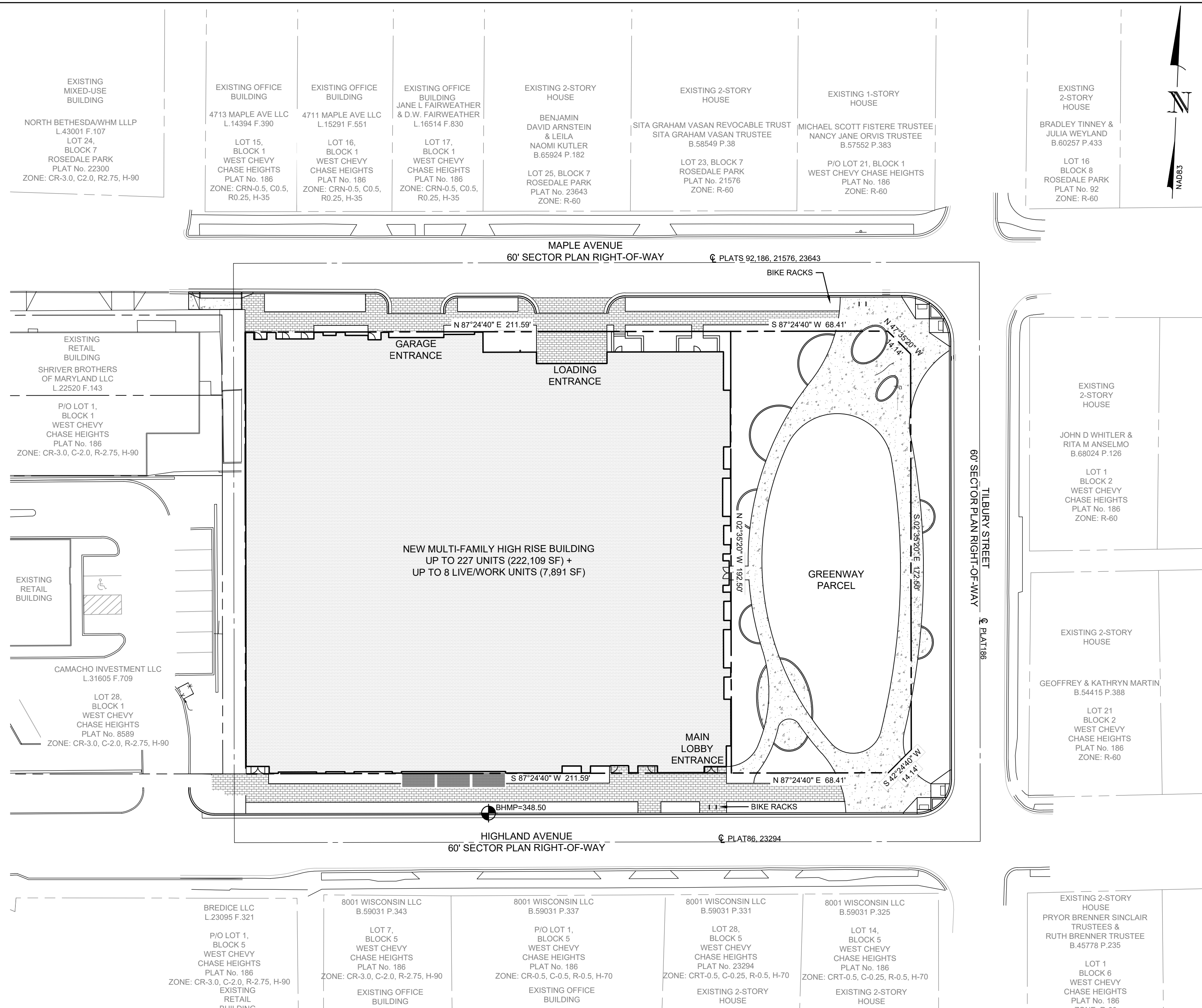
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820250030**

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SP2.01**

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SHEET NO. 1 OF 1



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RES. UNITS (1 BR)	151 UNITS	1.25/UNIT	188.75
RES. UNITS (2 BR)	43 UNITS	1.50/UNIT	64.50
RES. UNITS (3 BR)	14 UNITS	1.75/UNIT	24.50
LIVE/WORK UNITS	8 UNITS	1.00/UNIT	8.00
TOTAL			305 SPACES
LONG TERM BICYCLE PARKING CALCULATIONS (MINIMUM)			
USE	DENSITY	METRIC	REQUIREMENT
MULTIFAMILY RES UNITS	227 UNITS	0.475/UNIT (95 MAX PER BLDG)	95.00
LIVE/WORK UNITS	8 UNITS	0.475/UNIT (95 MAX PER BLDG)	0.00
TOTAL			95 SPACES
SHORT TERM BICYCLE PARKING CALCULATIONS (MINIMUM)			
USE	DENSITY	METRIC	REQUIREMENT
MULTIFAMILY RES UNITS	227 UNITS	0.025/UNIT (5 MAX PER BLDG)	5.00
LIVE/WORK UNITS	8 UNITS	0.025/UNIT (5 MAX PER BLDG)	0.00
TOTAL			5 SPACES

RESIDENTIAL PARKING PROVIDED	
STANDARD	91 SPACES
STANDARD ACCESSIBLE	2 SPACES
VAN ACCESSIBLE	0 SPACES
COMPACT	5 SPACES
CAR SHARE	0 SPACES
ELECTRIC VEHICLE READY	2 SPACES
ELECTRIC VEHICLE CAPABLE	0 SPACES
MOTORCYCLE	1 SPACE
TOTAL	101 SPACES
PUBLIC PARKING PROVIDED	
STANDARD	100 SPACES
STANDARD ACCESSIBLE	5 SPACES
VAN ACCESSIBLE	2 SPACES
COMPACT	7 SPACES
CAR SHARE	2 SPACES
ELECTRIC VEHICLE READY	8 SPACES
ELECTRIC VEHICLE CAPABLE	14 SPACES
MOTORCYCLE	7 SPACES
TOTAL	145 SPACES

PUBLIC BENEFIT POINT CALCULATIONS	
MAJOR PUBLIC FACILITY	<p>NET LOT AREA (N) = 55,725 SF LAND AREA CONVEYED (L) = 18,468 SF FLOOR AREA CONVEYED (F) = 0 SF CONSTRUCTED AREA OF FACILITY (C) = 18,468 SF FORMULA: $[(L+F)/N] \times 2 + [(C/N) \times 100] + [(18,468 + 0) / 55,725 \times 2] + [(18,468 / 55,725) \times 4] \times 100 = 199$ POINTS PROPOSED = 70</p>
DIVERSITY OF USES AND ACTIVITIES	<p>AFFORDABLE HOUSING: PER THE CR INCENTIVE DENSITY GUIDELINES & BETHESDA OVERLAY ZONE, THERE IS NO LIMITATION ON THE NUMBER OF POINTS FOR PROVIDING MORE THAN 15.0% MPDUS. AT LEAST ONE MORE MPDU THAN WOULD BE REQUIRED AT 15.0% MUST BE PROVIDED. TOTAL UNITS PROVIDED = 235 UNITS MPDUS AT 15.0% = 36 UNITS TOTAL MPDUS PROVIDED = 47 (20.0%) FORMULA = $(20.0 - 15.0) \times 15.0 = 75$ POINTS POINTS PROPOSED = 75</p>
QUALITY BUILDING AND SITE DESIGN	<p>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 PROGRAMMATIC 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</p>

PUBLIC BENEFIT POINTS SUMMARY		
PUBLIC BENEFIT (SEE CALCULATIONS)	POINTS POSSIBLE	POINTS REQUESTED
MAJOR PUBLIC FACILITY	70	70
DIVERSITY OF USES & ACTIVITIES AFFORDABLE HOUSING	N/A	75
QUALITY BUILDING & SITE DESIGN EXCEPTIONAL DESIGN	30	20
TOTAL POINTS, ROUNDED (4 CATEGORIES)	-	165

DEVELOPER'S CERTIFICATE
THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF SITE PLAN APPROVAL NO. 820250030 INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM AND CERTIFIED SITE PLAN.
DEVELOPER: LOT 25 ASSOCIATES LLC RYAN KIM CONTACT PERSON
ADDRESS: 750 17TH STREET, NW, SUITE 1100, WASHINGTON, DC 20006
PHONE: (202) 772-8423
EMAIL: RKIM@MONUMENTREALTY.COM
SIGNATURE: _____

Greenway PIP Credit Math					
Property	Appraised Value ¹	Square footage	Land allocated to greenway	Percentage of total	Land value dedicated to Greenway
4700 Maple Avenue	\$800,000	6,000			
4701 Highland Ave	\$800,000	6,000			
4702 Maple Avenue	\$800,000	6,000			
4703 Highland Avenue	\$800,000	6,000			
Subtotal	\$3,200,000				
Plan Paper Alley	\$0	879 sq. ft.	17,687	879 sq. ft.	
Abandonment					
Low area dedicated for Library, Maple and Highland right-of-way			3,571		
Total	\$3,200,000	24,000	14,995	62.47% (\$1,995,24,000) \$1,999,040	\$1,999,040
Total Greenway Value					14,995 sq. ft.
Less Base Density Utilization					
Less public open space, i.e., 10% of lot area (5,573 sq. ft.)					
5,573.50 public open space					
Net Greenway Value (estimated to be finalized #)					
Total MPDU Gross Floor Area exclusive					
5% additional MPDU GFA					
Total excludable MPDU GFA from PIP					
Per square foot basis value = \$133.31 (i.e., \$1,999,040 / 14,995 SF)					
Less PIP rate (\$12.49) - \$93,643.77					
Less public open space, i.e., 10% of lot area (5,573 SF x \$133.31) = \$551,727					
5,573.50 public open space					
Net Greenway Value					\$1,353,693.23

Preliminary Plan & Site Plan	% of proportional share of common area as permitted:	feet (exclusive of proportional share of common area as permitted):	33,875 sq. ft. (exclusive of proportional share of GFA)		
Required Park Impact Payment	BOZ Density (230,000) + 110,061	Less MPDU square footage, plus additional 5%: 33,875	Applicable PIP to BOZ density exclusive of MPDU's: 33,875 = \$4,186 SF x \$12.49	\$93,643.74	
Surplus Land Value of Greenway (note that Applicant will also be providing value in the form of design and construction costs)				\$402,106.09	



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FRANK C. JOHNSON
11/05/2024

DATE RECOGNIZED AS QUALIFIED PROFESSIONAL BY MD DEPT. OF NATURAL RESOURCES COMAR 08.19.08.01

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.

APPLICANT:
Lot 25 Associates, LLC
750 17th St., NW, Suite 1100
Washington DC, 20006
PHONE: 202-772-8423
rkim@monumentrealty.com

OWNER:
Montgomery County
EOB 101 Monroe St
Rockville, MD 20850

NO.	DESCRIPTION	DATE

TAX MAP H123 WSSC 210N05

PLAT 186

7TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

WEST CHEVY CHASE HEIGHTS BLOCK 1 LOTS 7-26 PLD LOT 25 REDEVELOPMENT

PROJ. MGR PL

DRAWN BY FCJ

SCALE 1" = 30'

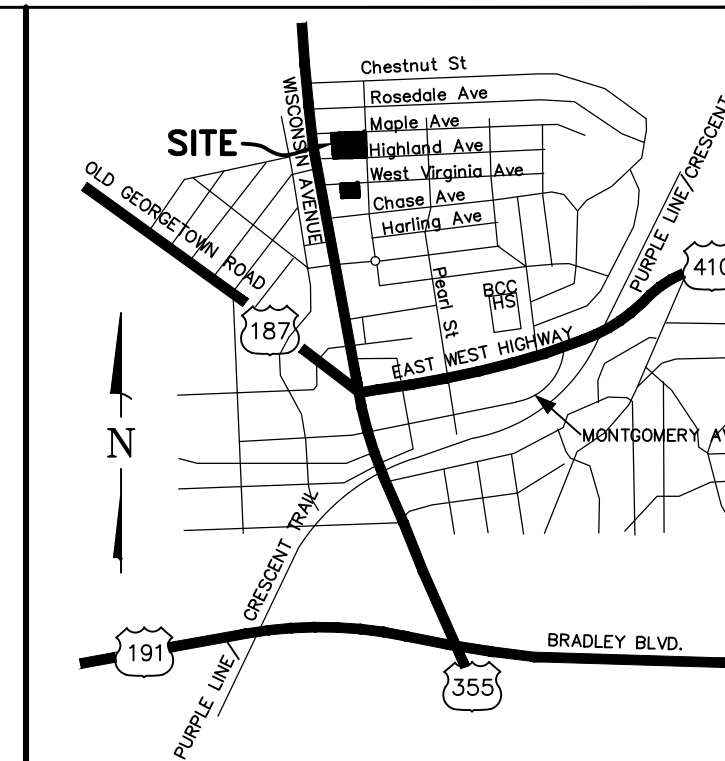
DATE 08/08/2024

PRELIMINARY/FINAL FOREST CONSERVATION PLAN F20250110

L9.03

PROJECT NO. 2022.240.21

SHEET NO. 3 OF 4



VICINITY MAP
SCALE 1" = 2,000'

TREE ID#	COMMON NAME	BOTANICAL NAME	SIZE (DIAMETER)	CONDITION
1	PIN OAK	QUERCUS PALUSTRIS	33	POOR - ALMOST DEAD, DIEBACK
2	RED OAK	QUERCUS RUBRA	31	POOR - DIEBACK
3	PIN OAK	QUERCUS PALUSTRIS	27	FAIR - DIEBACK
4	RED OAK	QUERCUS RUBRA	43	FAIR/GOOD - DEADWOOD, MINOR VINES
5	RED MAPLE	ACER RUBRUM	45	FAIR - DEADWOOD, CAVITIES, SIDEWALK REBUILD AROUND FLARE
6	SILVER MAPLE	ACER SACCHARINUM	49	FAIR/GOOD - AGAINST SIDEWALK AND RETAINING WALL ENDS AT TRUNK, DEADWOOD, ROOT SCARS
7	SILVER MAPLE	ACER SACCHARINUM	38	FAIR/GOOD - DEADWOOD, CAVITY BEHIND STONE WALL RAISED ABOVE SIDEWALK

SOIL KEY

2UB - Glenelg-Urban land complex; 0 to 8% slopes (Hydrologic Soil Group B)
Not hydric; Not highly erodible

400 - Urban Land; (Hydrologic Soil Group D)
Not hydric; Not highly erodible

Tree ID#	DBH	Species	% Impacted	Condition	Mitigation
5	45	Red Maple	28	Fair	stress reduction measures
6	49	Silver Maple	16	Good	stress reduction measures

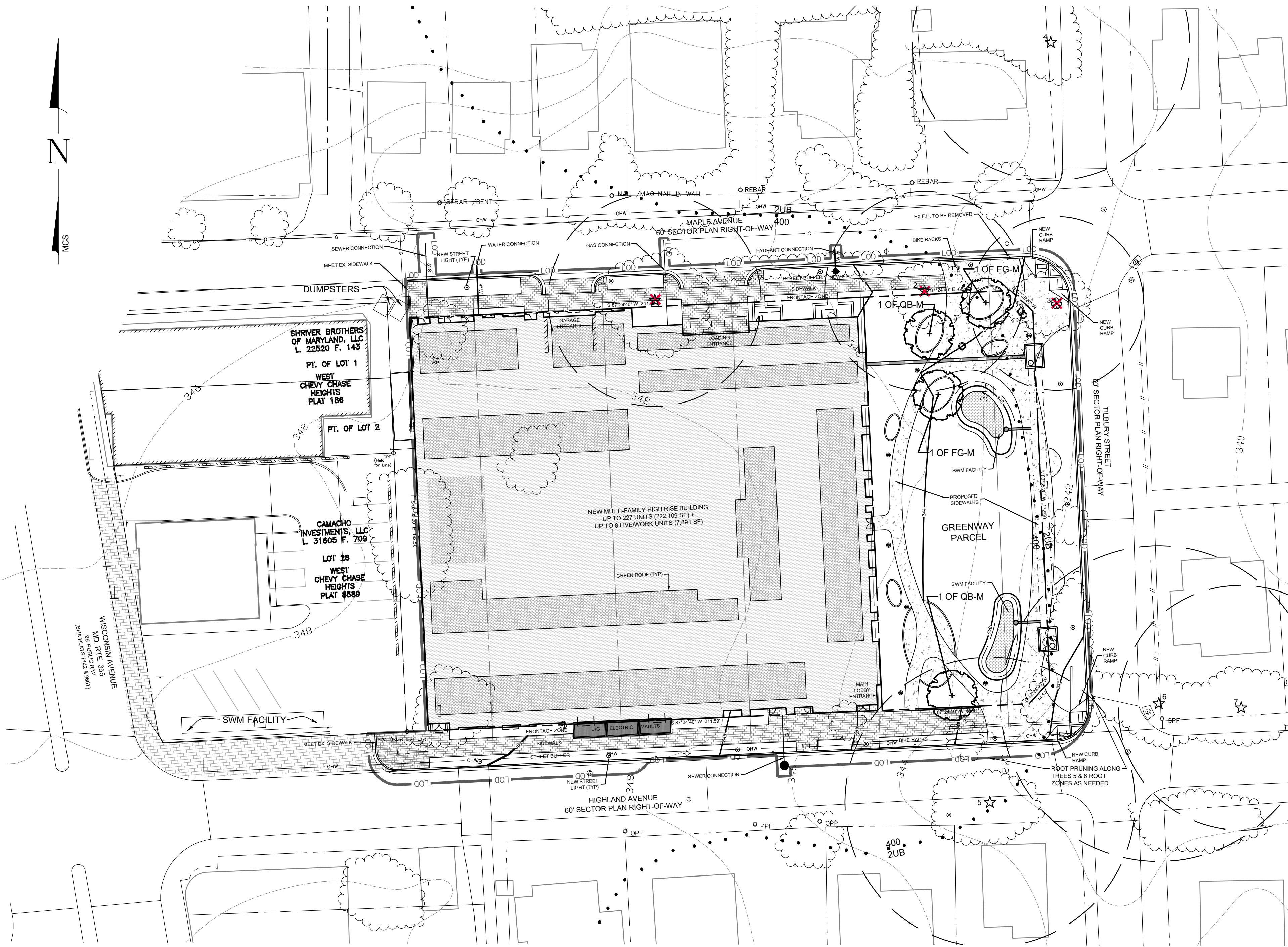
Tree ID#	DBH	Species	Condition	Mitigation
1	33	Pin Oak	Poor	33"
2	31	Red Oak	Poor	31"

64" removed/4 = 16" to be met via 4 trees at 4" dbh

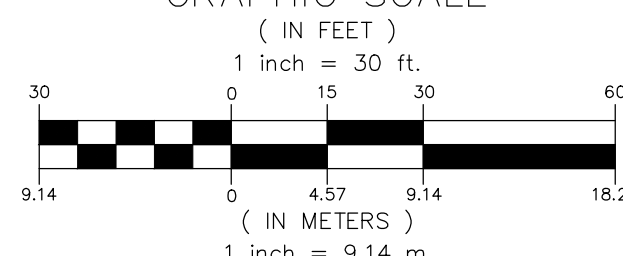
KEY	QTY	BOTANICAL NAME	VARIANCE MITIGATION COMMON NAME	SIZE (CAL.)	ROOT	SPACING	NOTES
QB-M	2	Quercus bicolor	Swamp White Oak	4"	B&B	as shown	Single Stem
FG-M	2	Fagus grandifolia	American Beech	4"	B&B	as shown	Single Stem

LEGEND

- SPECIMEN TREE
- SIGNIFICANT TREE
- TREE CANOPY
- SOIL BOUNDARY
- LIGHT
- SEWER
- STORM DRAIN
- WATER
- GAS
- EXISTING CONTOUR
- ADJACENT PROPERTY BOUNDARY
- SUBJECT PROPERTY BOUNDARY
- CURB & GUTTER
- CONCRETE
- SIGN
- FIRE HYDRANT
- OVERHEAD WIRES
- FENCE
- GUARDRAIL
- PAVERS
- ASPHALT
- CRITICAL ROOT ZONE
- LIMITS OF DISTURBANCE
- TREE TO BE REMOVED
- PROPOSED TREE FOR VARIANCE MITIGATION



GRAPHIC SCALE



NOTES

- TOTAL SITE AREA = 1.38 ACRES (60,000 S.F.) AND CONSISTS OF LOTS 7-26 OF BLOCK 1 WEST CHEVY CHASE HEIGHTS. THE OWNER IS MONTGOMERY COUNTY, EOB 101 MONROE ST, ROCKVILLE, MD 20850. SITE IS IN THE BETHESDA OVERLAY ZONE. PROPERTY INFO AS FOLLOWS:

TAX ID	LOT	ADDRESS	ZONE
00543884	25, 26	4701 Highland Ave	CR1-0.5 C-0.25 R-0.5 H-70
00544707	23, 24	4703 Highland Ave	CR1-0.5 C-0.25 R-0.5 H-70
00544161	21, 22	4705 Highland Ave	CR1-0.5 C-0.25 R-0.5 H-70
00544786	19, 20	Highland Ave	CR-3.0 C-2.0 R-2.75 H-70
00544753	17, 18	Highland Ave	CR-3.0 C-2.0 R-2.75 H-70
00545393	15, 16	4700 Maple Ave	CR1-0.5 C-0.25 R-0.5 H-70
00544946	13, 14	4702 Maple Ave	CR1-0.5 C-0.25 R-0.5 H-70
00545108	11, 12	4704 Maple Ave	CR1-0.5 C-0.25 R-0.5 H-70
00544775	9, 10	Maple Ave	CR-3.0 C-2.0 R-2.75 H-70
00544764	7, 8	Maple Ave	CR-3.0 C-2.0 R-2.75 H-70
- SURVEY BY MACRIS, HENDRICKS, & GLASCOCK P.A. AND TOPOGRAPHY FROM 210NW05.
- BOUNDARY INFORMATION FROM DEEDS OF RECORD.
- SOILS ON-SITE ARE MAPPED ACCORDING TO SOIL SURVEY STAFF, NATURAL RESOURCES CONSERVATION SERVICE, 1995 SOIL SURVEY OF MONTGOMERY COUNTY, MARYLAND, PREPARED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE. WEB SOIL SURVEY. AVAILABLE ONLINE AT <https://websoilsurvey.sc.egov.usda.gov/>. ACCESSED [10/27/2023].
- NO SLOPES GREATER THAN 25% EXIST ON-SITE. NO SLOPES 15-25% ON HIGHLY ERODIBLE SOILS EXIST ON-SITE.
- THE SITE DRAINS TO LOWER ROCK CREEK. THIS PORTION OF THE LOWER ROCK CREEK WATERSHED IS DESIGNATED AS USE 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 PANEL #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 ON MCATLAS.ORG. NO STRUCTURE OR EVIDENCE SUGGESTING HISTORICAL OR ARCHAEOLOGICAL SIGNIFICANCE WAS OBSERVED DURING SITE INVESTIGATIONS. LITTLE TAVERN - MASTER PLAN HISTORIC SITE (RESOURCE NUMBER 35/014-003A) IS LOCATED ON THE WESTERN SIDE OF WISCONSIN AVENUE.
- INDIVIDUAL TREE LOCATIONS ARE IN APPROXIMATED LOCATIONS. TREE DBH WAS MEASURED USING A DIAMETER TAPE.
- FIELDWORK FOR THIS INVENTORY WAS CONDUCTED ON 09/21/2023 BY FRANK JOHNSON.
- NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON-SITE.
- THERE ARE NO NATIONAL STATE OR COUNTY CHAMPION TREES ON-SITE. NO TREES ON-SITE ARE 75% OR GREATER 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.

MINOR MODIFICATIONS TO THE LIMITS OF DISTURBANCE SHOWN ON THE PLAN WITHIN THE PUBLIC RIGHT-OF-WAY MAY BE DONE DURING THE REVIEW OF THE RIGHT-OF-WAY PERMIT DRAWINGS BY THE AUTHORITIES HAVING JURISDICTION.

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. F20250110, including financial bonding, forest planting, maintenance and all other applicable agreements.

Developer's Name: Lot 25 Associates, LLC Ryan Kim
Company Contact Person

Address: 750 17th St., NW Suite 1100, Washington, DC 20006

Phone: 202-772-8423

Email: rkim@monumentrealty.com

Signature: _____

811 FOR UTILITY LOCATIONS CONTACT "ONE CALL" AT 811 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION

Know what's below. Call before you dig.