Certified Site Plan

File No. 82015001B

Montgomery County Planning Board Approval

Chair or Designee:____________________ Date:__________

EvolutionLabs North Bethesda

Phase 1 Site Plan
M-NCPPC 82015001B

Development Tabulations			Phase 1	Remaining
	SF	ACRES		
Parcel A, Plat 25095 (includes reservation area, Plat 25095)	124,130	2.84963		
portion of previous Executive Boulevard alignment R/W from County	17,812	0.40891		
VOB Land Swap	2,607	0.05985		
County's Revenue Land Authority Land Swap	22,119	0.50778	SF	SF
Applicant Net Lot Area (less reservation area, Plat 25095)	154,183	3.53955	100,293	53,890
Additional Parcels				
Reservation Area, Plat 25095	12,485	0.28662		
previous Old Georgetown Road R/W	27,153	0.62335		
Gross Tract Area (For Density)	**193,821**	**4.44952**		

Allowable Development		
	SF	ACRES
Gross Tract Area (For Density) CR-3, C-1.5, R-2.5, H-70'	181,336	4.16290
Gross Tract Area (For Density) CR-4, C-2.0, R-3.5, H-250'	12,485	0.28662
Total Combined Gross Tract Area	**193,821**	**4.44952**
	FAR	GFA (sf)
CR Zone Base Density Allowed	**0.50**	**96,911**
Density Allowed from CR4 Portion of Property	**4.00**	**164,656**
Density Allowed from CR3 Portion of Property	**3.00**	**544,740**
Total Allowed Density for Project	**3.18**	**709,396**

Proposed Development CR-3, C-1.5, R-2.5, H-70'/CR-4, C-2.0, R-3.5, H-250'			Tower A	Future
	FAR	GFA (sf)	GFA (sf)	GFA (sf)
Research & Development	**3.18**	**709,396**	236,466	472,930

Building Height	Maximum Allowed	Proposed
Tower A, and Phase 1 of garage	150'	150'

Public Open Space (Tower A) *(% of Approved Net Lot Area)*	
Public Open Space % On Site Required	10.00%
Public Open Space SF On Site Required	10,029
Public Open Space % Proposed in Phase 1	11.96%
Public Open Space SF Proposed in Phase 1 Net Lot	12,000
Right of Way Streetscape % Provided for Phase 1 Net Lot (Not Required)	4.99%
Right of Way Streetscape SF Provided for Phase 1 Net Lot (Not Required)	5,000

Note: Public Use Space provided for the overall project not to be less than 10% as required for entire development. However, public use space provided in each individual site plan phase may be higher or lower than 10%. The Open Space provided is exclusive of the Public Use Space provided - any Public Benefit Points calculated are based on the amount of Public Open Space provided.

Setbacks	Minimum Required	Proposed
From a street right-of-way	0'	0'
From an adjoining lot line	0'	0'

Vehicle Parking	GFA/Units	Min Parking Required	Max Parking Allowed	Parking Provided
Tower A: Research & Development (1 min, 3 max per 1,000 GFA)	236,466	236.47	709.40	591
Totals		**236.47**	**709.40**	**591**
			Wall Park Spaces (Phase 1)	**101**
Note: Provided includes 10 EV spaces, 6 car share spaces, to satisfy entire development, not just Phase 1			**Total:**	**692**

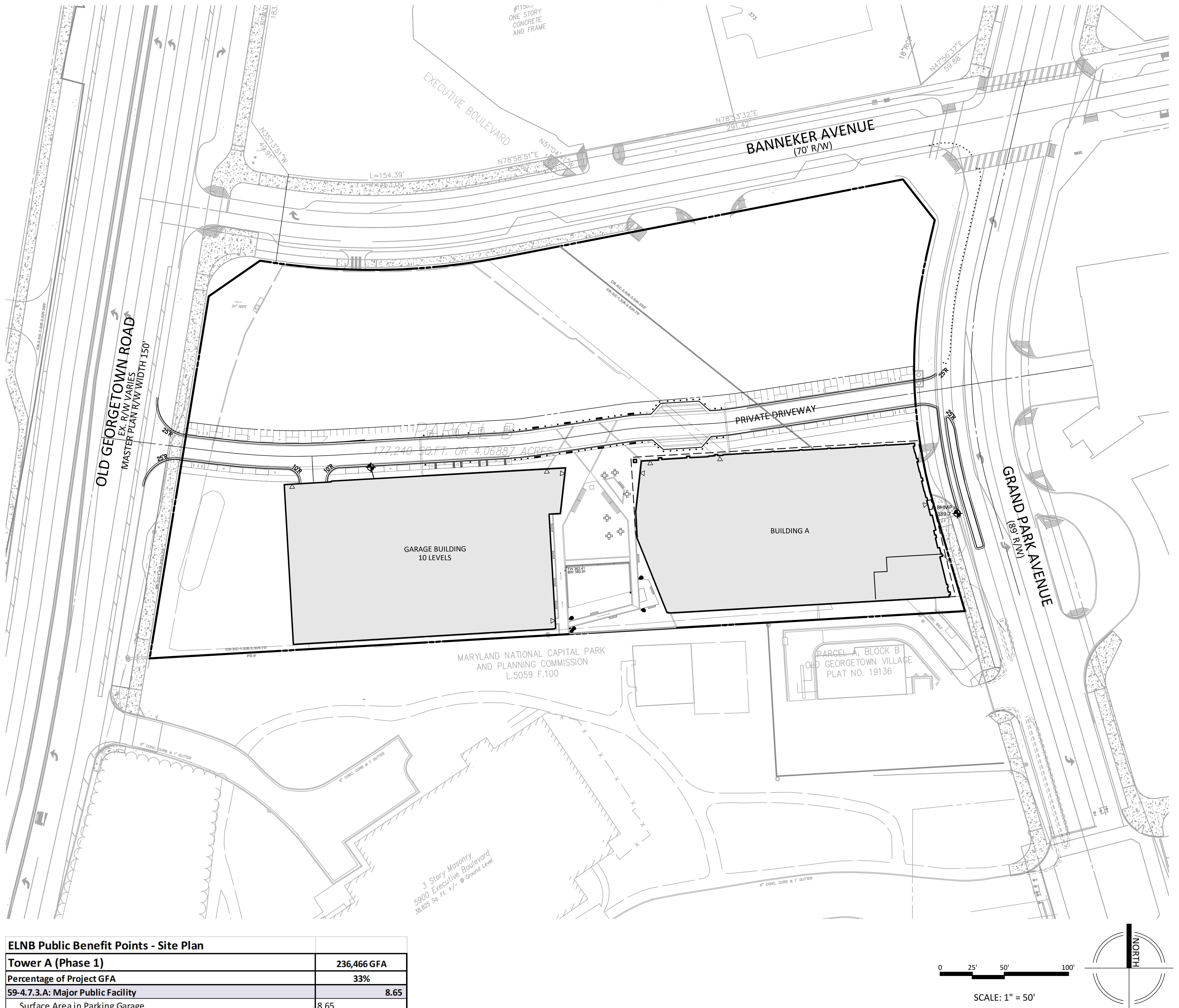
ADA Accessible Parking Spaces - Commercial	Required	Provided
Accessible Spaces (including Van)	14	19
Van Accessible Spaces	4	5

Motorcycle Spaces	Required	Provided
Commercial Motorcycle Spaces (10 maximum)	14	12

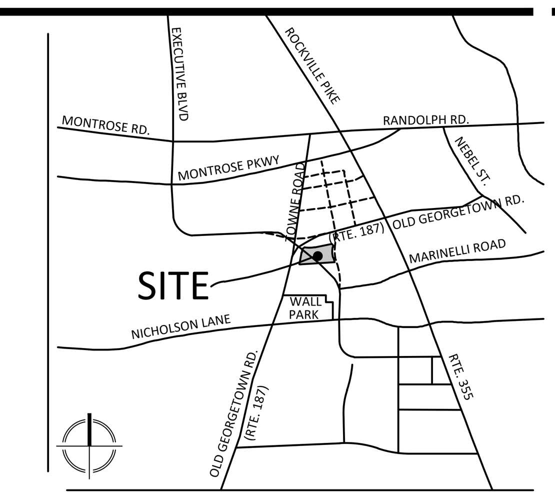
Note" Motorcycle spaces provided at 12 to satisfy entire development and Wall Park.

Bicycle Spaces	Required	Provided
Research & Development (1/5,000 SF GFA, 100 max)	47.29	83
Research & Development, Long Term is 85% of Total	40.20	75

Note: Provided bicycle spaces based on entire development.



ELNB Public Benefit Points - Site Plan		
Tower A (Phase 1)		**236,466 GFA**
Percentage of Project GFA		**33%**
59-4.7.3.A: Major Public Facility		**8.65**
Surface Area in Parking Garage	8.65	
59-4.7.3.B: Transit Proximity		**6.89**
Full Site within 1/2 mile of White Flint Metro Entrance	6.89	
59-4.7.3.C: Connectivity & Mobility		**6.16**
B. Minimum Parking	2.86	
E. Through-Block Connections	3.30	
59-4.7.3.D: Diversity of Uses & Activities		**2.50**
A. Adaptive Buildings	2.50	
59-4.7.3.E: Quality Building & Site Design		**7.97**
B. Exceptional Design	3.33	
D. Public Open Space	0.92	
F. Structured Parking	3.71	
59-4.7.3.F: Protection & Enhancement of the Natural Environment		**5.90**
A. Building Lot Termination (BLT)	4.2289	
B. Cool Roof	1.6667	
Total Public Benefit Points, this phase		**38.07**
Portion of Project Public Benefits:		**33.9%**
Total Number of Categories:		**6**



VICINITY MAP
SCALE: 1" = 2,000'

GENERAL NOTES

1. THE SUBJECT PROPERTY IS LOCATED ON TAX MAP # GQ62, AND ZONED CR-3, C-2.5, R-2.5, WITH A PORTION BEING ZONED CR-4, C-2.0, R-3.5, H-250'.
2. THE HORIZONTAL DATUM IS BASED ON THE MARYLAND COORDINATE SYSTEM NAD83/91 MD1900. THE VERTICAL DATUM IS BASED ON THE DATUM OF THE WASHINGTON SUBURBAN SANITARY COMMISSION NGVD29.
3. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 24031C361D FOR MONTGOMERY COUNTY, MARYLAND, DATED SEPTEMBER 29, 2006.
4. TOPOGRAPHIC INFORMATION BASED ON AERIAL MAPPING PROVIDED BY NOR EAST MAPPING, INC. DATED DECEMBER 17, 2009 AND FIELD VERIFIED BY VIKA, INC. INSOFAR AS POSSIBLE. 2' CONTOUR INTERVAL.
5. PURSUANT TO THE SECTOR PLAN, THIS SITE IS ZONED: CR-3, C-2.5, R-2.5, H-70', AND CR-4, C-2.0, R-3.5, H-250'
6. THE PROJECT WILL BE SERVED BY PUBLIC WATER AND SEWER SYSTEMS AND IS CURRENTLY IN WATER AND SEWER SERVICE CATEGORIES W-1 AND S-1, RESPECTIVELY.
7. NRI/FSD PLAN NUMBER 420131890 WAS APPROVED ON 7-2-2013. THIS PLAN IS SUBJECT TO FOREST CONSERVATION REQUIREMENTS, SEE FINAL FOREST CONSERVATION PLAN.
8. MNCPPC STAFF MUST INSPECT ALL TREE SAVE AREAS AND PROTECTION DEVICES PRIOR TO CLEARING AND GRADING .
9. ROAD LAYOUT, GRADING, UTILITIES AND ALL ASSOCIATED ATTRIBUTES FOR THE WESTERN WORKAROUND REALIGNMENT OF MARKET STREET AND EXECUTIVE BOULEVARD ARE A PRODUCT OF GREENHORNE AND OMEARA. INFORMATION SHOWN IS FOR REFERENCE ONLY AND IS SUBJECT TO CHANGE WITH FINAL DESIGN.
10. MINOR MODIFICATIONS TO THE LIMITS OF DISTURBANCE SHOWN ON THE SITE PLAN WITHIN THE PUBLIC RIGHT-OF-WAY FOR UTILITY CONNECTIONS MAY BE DONE DURING THE REVIEW OF THE RIGHT-OF-WAY PERMIT DRAWINGS AT THE DEPARTMENT OF PERMITTING SERVICES.
11. BIKE RACKS MUST BE INSTALLED PER MCDOT STANDARD REQUIREMENTS. COORDINATE WITH PATRICIA SHEPARD AT 240-777-7231.
12. THE APPLICANT MUST SCHEDULE A PRECONSTRUCTION MEETING ("PRE-CON"), PREFERABLY ON-SITE, WITH STAFF FROM THE DEPARTMENT OF PERMITTING SERVICES (DPS) RESPONSIBLE FOR CERTIFIED SITE PLAN (CSP) CONFORMANCE AND COMPLIANCE, UPON APPROVAL OF THE CERTIFIED SITE PLAN. THE PRE-CON MUST OCCUR PRIOR TO ANY SITE WORK COMMENCEMENT AND PRIOR TO ANY WORK THAT IS COVERED BY THE SITE PLAN SURETY AND MAINTENANCE AGREEMENT. THE APPLICANT, ALONG WITH THEIR REPRESENTATIVES, MUST ATTEND THE PRECON WITH DPS CSP STAFF. A COPY OF THE APPROVED CERTIFIED SITE PLAN IS REQUIRED TO BE ON-SITE AT ALL TIMES."
13. FINAL BUILDING LOCATIONS WILL BE DETERMINED DURING THE BUILDING PERMIT PROCESS. PLEASE REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS SUCH AS SETBACKS, BUILDING RESTRICTION LINES, & LOT COVERAGE FOR EACH LOT. OTHER LIMITATIONS FOR SITE DEVELOPMENT MAY ALSO BE INCLUDED IN THE CONDITIONS OF THE PLANNING BOARD'S APPROVAL.
14. THESE PLANS REFLECT FRONTAGE IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY TO BE COMPLETED BY MONTGOMERY COUNTY, IN CONNECTION WITH THE CONSTRUCTION OF THE WESTERN WORKAROUND BY MONTGOMERY COUNTY. PROVIDED THAT THE LIGHTING AND STORMWATER MANAGEMENT FACILITIES REMAIN UNAFFECTED, THE APPLICANT MAY REVISE THE HARDSCAPE AND LANDSCAPE ELEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY SUBJECT TO ALL COUNTY PERMITS, WITHOUT FURTHER AMENDING THE SITE PLAN.
15. AN ON-SITE PRE-CONSTRUCTION MEETING IS REQUIRED TO BE SET UP WITH THE DEPARTMENT OF PERMITTING SERVICES (MCDPS), ZONING & SITE PLAN ENFORCEMENT DIVISION BEFORE ANY BUILDING CONSTRUCTION ACTIVITY OCCURS ON-SITE. THE OWNER OR THEIR DESIGNEE WHO HAS SIGNATURE AUTHORITY, AND THE GENERAL CONTRACTOR MUST ATTEND THE PRE-CONSTRUCTION MEETING WITH THE MCDPS SITE PLAN ENFORCEMENT INSPECTOR. A COPY OF THE CERTIFIED SITE PLAN IS REQUIRED TO BE ON-SITE AT ALL TIMES. TO SCHEDULE A SITE PLAN INSPECTION WITH MCDPS, ZONING & SITE PLAN ENFORCEMENT DIVISION, PLEASE CONTACT BRIAN KEELER, SUPERVISOR AT 240-581-4485.

SHEET INDEX

SP-1 COVER SHEET
SP-2A PLAN APPROVALS & RESOLUTIONS
SP-2B PLAN APPROVALS & RESOLUTIONS
SP-2C PLAN APPROVALS & RESOLUTIONS
SP-3 SITE PLAN
SP-4 SITE PLAN DETAILS

SUPPORTING DRAWINGS SHEET INDEX

APPROVED NRI/FSD
STORMWATER MANAGEMENT CONCEPT PLAN
FIRE ACCESS PLAN
PUBLIC OPEN SPACE PLAN
COLOR UTILITY PLAN

SUPPLEMENTAL DRAWINGS SHEET INDEX

EXISTING RECORD PLATS
CIRCULATION PLAN
ROAD SECTIONS
TRUCK TURNING

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of the Site Plan Approval No. 82015001B, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: Stonebridge
Contact Person: Christopher J. Smith
Address: 7373 Wisconsin Avenue, Suite 700 Bethesda, MD 20814
Phone: 301-913-9610

Signature: By: Christopher J. Smith for Stonebridge

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Our Site Set on the Future.

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IAN P. DUKE

REVISIONS	DATE

EvolutionLabs North Bethesda
1st ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 215NW06
TAX MAP:GQ62

82015001B

COVER SHEET

PROFESSIONAL SEAL

STATE OF MARYLAND JASON A EVANS NO. 39885 PROFESSIONAL ENGINEER

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. JASON A. EVANS LICENSE No. 39885 EXPIRATION DATE JANUARY 16, 2025

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DRAWN BY: SG
DESIGNED BY: ID/JS
DATE ISSUED: 09/01/2022

VIKA PROJECT VM1614

DRAWING NO. SP-1

SHEET NO.