Certified Site Plan

File No. **820150001B**

Montgomery County Planning Board Approval

Chair or Designee:_____ Date:_____

THE STREET, UTILITIES, STORMWATER AND PERVIOUS SIDEWALK AS DESIGNED AND CONSTRUCTED BY THE COUNTY PER THEIR PROPOSED WESTERN WORKAROUND DESIGN. IF THERE ARE NON-STANDARD ITEMS WITHIN THE RIGHT OF WAY, INCLUDING PAVEMENTS, TREES AND PLANTERS THOSE WILL BE SUBMITTED TO MCDPS FOR APPROVAL AND IMPLEMENTATION PER AN APPROVED MC-DOT DESIGN EXCEPTION LETTER. ALL NON-STANDARD PAVING IS SUBJECT TO DPS RIGHT-OF-WAY APPROVAL, AT TIME OF PERMIT, APPLICANT MUST CONFORM WITH COUNCIL CR-16-931 & MC-111.02.

GRAND PARK
820220040
12019016A

BANNEKER AVENUE
(70' R/W)

OLD GEORGETOWN ROAD
EX. R/W VARIES
MASTER PLAN R/W WIDTH 150'

CR-4:C-3.00-3.50-135°
CR-3:C-1.50-2.50-170°

24" HDPE

CR-3:SC-1.50-2.50-170°

PRIVATE DRIVEWAY

25'R

10'R

GARAGE BUILDING
10 LEVELS

BUILDING A

BHMP
389.7

35'R

GRAND PARK AVENUE
(89' R/W)

THE STREET, UTILITIES, STORMWATER AND PERVIOUS SIDEWALK AS DESIGNED AND CONSTRUCTED BY THE COUNTY PER THEIR PROPOSED WESTERN WORKAROUND DESIGN. IF THERE ARE NON-STANDARD ITEMS WITHIN THE RIGHT OF WAY, INCLUDING PAVEMENTS, TREES AND PLANTERS THOSE WILL BE SUBMITTED TO MCDPS FOR APPROVAL AND IMPLEMENTATION PER AN APPROVED MC-DOT DESIGN EXCEPTION LETTER. ALL NON-STANDARD PAVING IS SUBJECT TO DPS RIGHT-OF-WAY APPROVAL, AT TIME OF PERMIT, APPLICANT MUST CONFORM WITH COUNCIL CR-16-931 & MC-111.02.

STREETSCAPE BEYON FRONTAGE IS RESPONSIBILITY OF OTHERS

CR-3:C-1.50-2.50-170°
PD-9

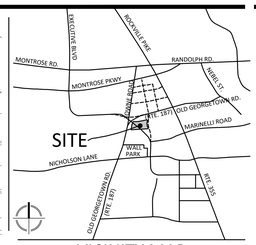
80 ACCESS (MEANDERING ARM)

3 Story Masonry
5900 Executive Boulevard
38,825 Sq. Ft. +/- @ Ground Level

NORTH

0 15' 30' 60'

SCALE: 1" = 30'



VICINITY MAP
SCALE: 1" = 2,000'

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.

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of the Site Plan Approval No. 820150001B, 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

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

LAYOUT: 32-OPEN-820150001B, Plotted By: nperez

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com
Our Site Set on the Future.

PREPARED FOR:
STONEBRIDGE
301.321.3202
SMITH@STONEBRIDGE.US.COM

ATTORNEY:
SELZER GURVITCH RABIN WERTHEIMER & POLOTT, PC.
301.634.3150
MATT GORDON

ARCHITECTS:
EWING COLE
215.625.4411
BRETT SPEARMAN

LANDSCAPE ARCHITECT:
MAHAN RYKIEL ASSOCIATES, INC.
410.900.1626
JINGPENG GU, PLA, ASLA

TRAFFIC ENGINEER:
WELLS + ASSOCIATES
301.971.3415
NANCY RANDALL

DRY UTILITY CONSULTANT:
RICHTER & ASSOCIATES
301.548.7475
JOHN O'BOYLE

CIVIL ENGINEER:
VIKA MARYLAND, LLC
301.916.4100
JASON EVANS, P.E.

LAND PLANNER:
VIKA MARYLAND, LLC
301.916.4100
IAN P. DUKE

REVISIONS	DATE

EvolutionLabs North Bethesda

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

82015001B

OPEN SPACE PLAN

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, 2023

THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED, COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LLC. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

© 2019 VIKA MARYLAND, LLC

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

VIKA PROJECT VM1614

DRAWING NO. SP-005

SHEET NO.

Z:\2000-9999\VM1614\GIS\GIS\LayerFile\VM1614_P_OPEN.mxd - Tuesday, April 4, 2023 2:32:28 PM