

82015001B Evolution Labs North Bethesda Phase 1

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We have reviewed site plan file:

“07-SITE-82015001B-003.pdf V2” uploaded on/ dated **“4/4/2023”** and

The followings need to be addressed prior to the certification of site plan:

1. The details of cycle track design including median islands and any non-standard features (such as flexible delineator/ bollard) need to be reviewed and approved by MCDOT.
2. Access points on public roads need to:
 - a. be shown clearly/ designed per the associated County requirements and the proposed cycle track.
 - b. have the minimum curb radii that will accommodate the site traffic.
 - c. provide safe truck turn for all (especially right turn) movements.
3. Existing frontage public sidewalk:
 - a. Ensure it is ADA compliant and label accordingly.
 - b. ensure/ show all sidewalks/ handicap ramps have matching receiving counterparts, are aligned and ADA connection is provided. Show/ label the existing sidewalks where connection is made.
 - c. ensure 1' of maintenance strip has been provided.
 - d. Show/ label green panel clearly.
 - e. Public and private sidewalks when adjacent each other need to have the physical limits of maintenance provided or PIE/ ROW for the additional sidewalk is needed.
 - f. Provide PIE if needed.
 - g. Ensure positive drainage toward ROW (specially at the proposed driveway).
 - h. Provide landing area and connection to the sidewalk at parking spots.
 - i. In order to the sidewalks/ shared use paths handicap ramps be distinguished from vehicular travel lanes appropriate signage is needed (R5-3).