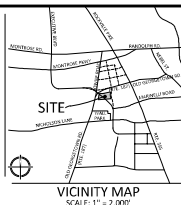


Certified Site Plan  
File No. 82015001B  
Montgomery County Planning Board Approval

Chair or Designer: \_\_\_\_\_ Date: \_\_\_\_\_

EvolutionLabs  
North Bethesda  
Phase 1 Site Plan  
M-NCPPC 82015001B



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Our Site Set on the Future.

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GENERAL NOTES

- THE SUBJECT PROPERTY IS LOCATED ON TAX MAP PAGES 182 AND 183 OF CR-3, C-2.5, R-3.5, WITH A PORTION BEING ZONED CR-4, C-2.0, R-3.5, H-25F.
- THE HORIZONTAL DATUM IS BASED ON THE MARYLAND COORDINATE SYSTEM NAD83/11. THE VERTICAL DATUM IS BASED ON THE DATUM OF THE WASHINGTON SUBURBAN SANITARY COMMISSION NETWORK.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE "C" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN ON MOUNTAINVIEW WATER MAIN TUNNEL COMMUNITY PANEL NO. 24033CHLD FOR MONTGOMERY COUNTY, MARYLAND, DATED SEPTEMBER 26, 2006.
- TOPOGRAPHIC INFORMATION BASED ON AERIAL PHOTOGRAPHY DATED BY NOV. 14, 2013, AND FIELD VERIFIED BY VIKI, INC., INDICATES A POSSIBLE 2' CONTIGUOUS WATER.
- PURSUANT TO THE SECTOR PLAN, THIS SITE IS ZONED CR-3, C-2.5, R-3.5, H-70, AND CR-4, C-2.0, R-3.5, H-25F.
- THE PROJECT WILL BE SERVED BY PUBLIC WATER AND SEWER SYSTEMS AND IS CLASSIFIED AS WATER AND SEWER SERVICE CATEGORIES W-1 AND S-1, RESPECTIVELY.
- NR/SD PLAN NUMBER 420131380 WAS APPROVED ON 7-2-2013. THIS PLAN IS SUBJECT TO APPROVED CONSERVATION REQUIREMENTS. SEE FINAL PLAN FOR DETAILS.
- MNCPPC STAFF MUST INSPECT ALL TREE SURVEY AREAS AND PROTECTION DEVICES PRIOR TO CLEARING AND GRADING.
- ROAD LAYOUT, GRADING, UTILITIES AND ALL ASSOCIATED AT-TERRAIN, EROSION CONTROL, WORKAROUND AND REALIGNMENT OF MARKET STREET AND EXECUTIVE ROADWAY ARE A PRODUCT OF GREEN ENGINE AND CATERA. INFORMATION SHOWN IS FOR REFERENCE ONLY AND IS SUBJECT TO CHANGE WITH FINAL DESIGN.
- 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 PRELIMINARY DRAWINGS AT THE DEPARTMENT OF PERMITTING SERVICES.
- BIKE RACKS MUST BE INSTALLED PER MCDOT STANDARD REQUIREMENTS. COORDINATE WITH PATRICIA SHEPARD AT 240-777-7231.
- THE APPLICANT MUST SCHEDULE A PRE-CONSTRUCTION MEETING (PERMITS ONLY) PRIOR TO THE SITE. WITHIN 14 DAYS FROM THE DEPARTMENT OF PERMITTING SERVICES (DPS) APPROVAL OF THE CERTIFIED SITE PLAN, THE PRE-CON MUST OCCUR PRIOR TO ANY SITE WORK COMMENCEMENT AND TO ANY OTHER WORK THAT IS COVERED BY THE SITE PLAN SURVEY AND MAINTENANCE AGREEMENT. THE APPLICANT SHALL ATTEND THE PRE-CON WITH DPS CP-3 STAFF. A COPY OF THE APPROVED SITE PLAN IS REQUIRED TO BE ON-SITE AT ALL TIMES.
- FINAL BUILDING LOCATIONS WILL BE DETERMINED DURING THE BUILDING PERMIT PROCESS. THE BUILDING PERMIT PROCESS IS SUBJECT TO DEVELOPMENT STANDARDS SUCH AS SETBACKS, BUILDING HEIGHTS, AND LOT COVERAGE FOR EACH LOT. OTHER LIMITATIONS FOR SITE DEVELOPMENT MAY ALSO BE INCLUDED IN THE CONDITIONS OF THE PLANNING BOARD'S APPROVAL.
- 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 WORKS/ROADWAY BY MONTGOMERY COUNTY, PROVIDED THAT THE BESTING AND STORMWATER MANAGEMENT FACILITIES REMAIN UNCHANGED, 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.
- AN ON-SITE PRE-CONSTRUCTION MEETING IS REQUIRED TO BE SET UP WITH THE DEPARTMENT OF PERMITTING SERVICES (DPS), ZONING & SITE PLAN ENFORCEMENT DIVISION BEFORE ANY BUILDING CONSTRUCTION ACTIVITY OCCURS ON-SITE. THE OWNER OR THEIR AGENT WHO HAS SIGNATURE AUTHORITY AND THE GENERAL CONTRACTOR MUST ATTEND THE PRE-CON MEETING. THE CERTIFIED SITE PLAN IS REQUIRED TO BE ON-SITE AT ALL TIMES TO SCHEDULE A SITE PLAN INSPECTION WITH INSPECTOR, ZONING & SITE PLAN ENFORCEMENT DIVISION, PLEASE CONTACT BROWN FELDER, SUPERVISOR AT 240-581-4485.

REVISIONS	DATE

EvolutionLabs  
North  
Bethesda  
1st ELECTION DISTRICT  
MONTGOMERY COUNTY,  
MARYLAND  
VSSC GRID: 215W006  
TAX MAP: 0262  
82015001B

COVER  
SHEET

PROFESSIONAL SEAL



DESIGNED BY: **VIKA**  
DATE ISSUED: **20/07/2022**  
PROJECT: **VM1614**  
DRAWING NO.: **SP-1**  
SHEET NO.

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: **Elizabeth A. Smith**  
Address: **2022 Wisconsin Avenue, Suite 700 Bethesda, MD 20814**  
Phone: **301.616.6633**  
Signature: \_\_\_\_\_  
Printed Name: **Elizabeth A. Smith for Stonebridge**

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

SUPPORTING DRAWINGS SHEET INDEX

- APPROVED NR/SD  
STORMWATER MANAGEMENT CONCEPT PLAN  
FIRE ACCESS PLAN  
PUBLIC OPEN SPACE PLAN  
COLOR UTILITY PLAN

SUPPLEMENTAL DRAWINGS SHEET INDEX

- EXISTING RECORD PLATS  
CIRCULATION PLAN  
ROAD SECTION  
TRUCK TURNING

ELNB Public Benefit Points - Site Plan

<b>Tower A (Phase 1)</b>	<b>236,466 GFA</b>
Percentage of Project GFA	<b>33%</b>
59-4.7.3.A. Major Public Facility	<b>6.65</b>
59-4.7.3.B. Transit Proximity	<b>6.89</b>
59-4.7.3.C. Connectivity & Mobility	<b>6.34</b>
59-4.7.3.D. Diversity of Uses & Activities	<b>2.30</b>
59-4.7.3.E. Quality Building & Site Design	<b>7.97</b>
59-4.7.3.F. Production & Enhancement of the Natural Environment	<b>5.90</b>
Total Public Benefit Points, this phase	<b>38.07</b>
Portion of Project Public Benefit Points	<b>33.9%</b>
Total Number of Categories	<b>6</b>

Development Tabulations

	SP	ACRES	Phase 1	Remaining
Parcel A, Plat 2509 (Includes reservation area, Plat 2509)	124.130	2.84916		
Portion of previous Executive Roadway Improvement N/W from County	12.812	0.40861		
VOB Land Swap	2.467	0.05060		
County's Revenue Land Authority Land Swap	2.110	0.50716		
Applicant Net Lot Area (less reservation area, Plat 2509)	159.519	3.81553	100.293	59.226
Additional Parcels				
Reservation Area, Plat 2509	13.480	0.38662		
Previous Old Georgetown Road N/W	27.953	0.62319		
Gross Tract Area (For Density)	199.821	4.44522		
Allowable Development				
Gross Tract Area (For Density) CR-3, C-2.5, R-3.5, H-70	201.386	0.36204		
Gross Tract Area (For Density) CR-4, C-2.0, R-3.5, H-25F	12.485	0.28622		
Total Combined Gross Tract Area	199.821	4.44522		
CR Zone Base Density Allowed	6.50	96.911		
Density Allowed From Old Portion of Property	4.00	164.656		
Density Allowed From Old Portion of Property	3.80	164.746		
Total Allowed Density for Project	3.18	709.336		
Proposed Development (CR-3, C-2.5, R-3.5, H-70/CR-4, C-2.0, R-3.5, H-25F)	164	674.161	256.466	417.695
Research & Development	3.18	709.336		
Building Height	Maximum Allowed	Proposed		
Tower A, and Phase 1 of garage	150'	150'		
Public Open Space (Tower A) (in of Approved Net Lot Area)				
Public Open Space % On Site Required	20.00%			
Public Open Space % On Site Provided	20.00%			
Public Open Space % Proposed in Phase 1	13.96%			
Public Open Space % Proposed in Phase 1 Net Lot	12.00%			
Right of Way Streetcapes % Provided for Phase 1 Net Lot (Not Required)	4.00%			
Right of Way Streetcapes % Provided for Phase 1 Net Lot (Not Required)	4.00%			
Notes: Public Open Space provided for the overall project net to be less than 10% as required for entire development. However, public open space provided to each individual site plan phase may be higher or lower than 10%. The Open Space provided is inclusive of the Public Open 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
Total		236.47	709.40	591
Notes: Provided includes 10 EV spaces, 6 car share spaces, to satisfy entire development, not just Phase 1				
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		
Notes: Motorcycle spaces provided at 12 to satisfy entire development and Real Park				
Bicycle Spaces	Required	Provided		
Research & Development (15,000 SF GFA, 100 max)	47.29	83		
Research & Development (using Norm 100% of Total)	40.80	75		
Notes: Provided bicycle spaces based on entire development				