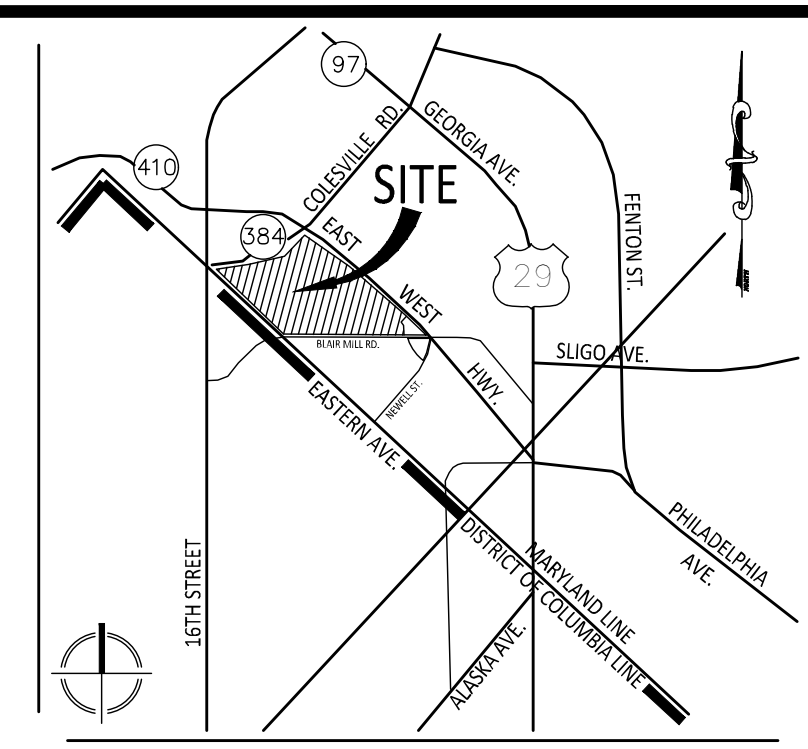


THE BLAIRS

SITE PLAN AMENDMENT - INTERIM RETAIL

M-NCPPC FILE NUMBER 82014017C



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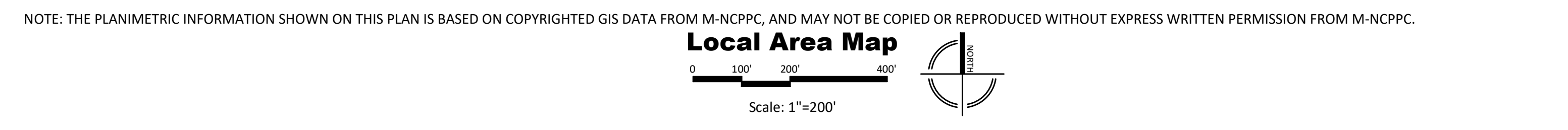
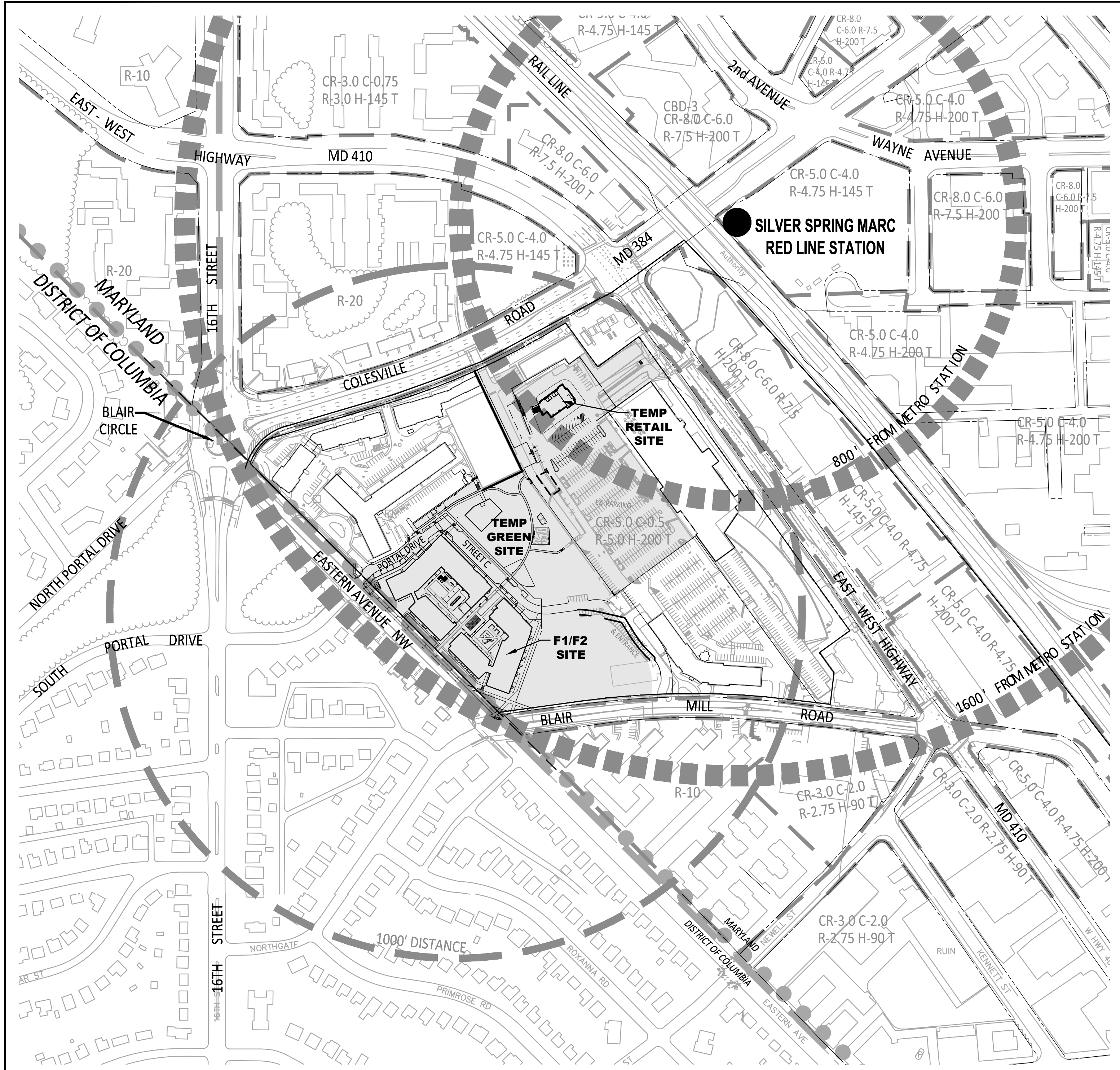
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Shannon Riddinger, P.E.

Development Program Task	Plan Type	Condition
Timing Mechanism		
Include the Final Forest Conservation Plan approval letter, stormwater management concept approval letter, development program, and the Project, Preliminary, and Site Plan and subsequent amendment resolutions on the approval or cover sheets.	Site Plan 82014017B	7c
Recreation table on each site plan shall identify for that site plan and the cumulative amount of all approved site plans to be consistent with the recreation amenities calculation.	Site Plan 820140170	n/a
Ensure consistency of all details and layout between Site and Landscape plans.	Site Plan 82014017B	7f
Modify data table to reflect development standards as approved by the Planning Board.	Site Plan 82014017B	7e
The Applicant must provide a detailed staging and phasing plan for the proposed development, including all frontage and internal roadway/sidewalk improvements, at the time of each Site Plan. At a minimum, the proposed Draper Lane/ Private Street B must be fully constructed and open to traffic prior to the final use and occupancy permit issued for the last newly constructed building within Phase One (i.e. the entire lower escarpment).	Preliminary Plan 120130220	12
Prior to Approval of Certified Site Plan		
Pedestrian & Bicycle Circulation: The long-term spaces must be in a secured bicycle locker (or Staff approved locker), and the short-term spaces must be inverted-U racks (or Staff approved racks installed in a location convenient to the main entrance (weather protected preferred). The specific location(s) of the short-term bicycle racks must be identified on the certified site plan.	Site Plan 82014017B	6b
The Applicant must provide 5-foot wide sidewalks around the retail/restaurant pad site as shown on the Certified Site Plan.	Site Plan 82014017B	6c
The Applicant may submit Record Plat for acceptance and first review.	Project Plan 920130050	n/a
The site plans that include construction and completion of the public dog park must include details for signage, design, operations, and management that ensure performance as a public dog park.	Project Plan 920130050	5a
Prior to approval of the first certified Site Plan associated with Preliminary Plan No. 120130220, Blair's Master Plan, the Applicant must apply for review by Staff a public use and access easement to Montgomery County, in trust for the public, in a recordable form containing provisions to address the following for all private streets within the development. Applicant must provide public use and access easement to Montgomery County for private streets with the limit of the F1 & F2 Site Plan within their own parcel(s).	Preliminary Plan 120130220	10
Applicant must satisfy the provisions for access and improvements, as required by MCDOT.	Preliminary Plan 120130220	4
Prior to Record Plat		
All record plats that include public use space must include a note that all public use spaces as illustrated on the Certified Site Plan(s) must be maintained in perpetuity by the property owners and access must be provided to the general public.	Project Plan 920130050	4d
Submit fee-in-lieu payment or certificate of compliance which satisfies the equivalent credits as established with the Final Forest Conservation Plan. If a certificate of compliance is used, the approved document must be recorded in the Land Records of Montgomery County prior to any clearing, grading, or demolition.	Site Plan 82014017B	4e
After Issuance of Sediment Control Permit		
No grading or recording of plats before certified site plan approval unless permitted by the Planning Board at site plan. The Applicant may apply for and obtain demolition and associated rough grading permits at any time.	Preliminary Plan 120130220	17
Prior to Issuance of Sediment Control Permit		
M-NCPPC Staff must inspect all tree-save areas and protection devices.	Site Plan 820140170	19b
Prior to any clearing, grading or demolition within the project area, the Applicant must submit a fee-in-lieu payment or certificate of compliance which satisfies the equivalent credits of 0.37 acres or as established with the Final Forest Conservation Plan. If a certificate of compliance is used, the approved document must be recorded in the Land Records of Montgomery County prior to any clearing, grading, or demolition.	Site Plan 82014017B	4e
Before issuance of any above grade permit within each relevant phase of this Site Plan, the Applicant must enter into a Site Safety and Maintenance Agreement with the Planning Board. The Agreement must include a performance bond(s) or other form of surety as required by Section 59-D-3.5(j) of the Montgomery County Zoning Ordinance, with the provisions listed at 17a through 17d of the resolution.	Site Plan 820140170	17
The Applicant must enter into a Traffic Mitigation Agreement ("TMAG") with the Planning Board and the Montgomery County Department of Transportation (MCDOT) to participate in the Silver Spring Transportation Management District (TMD) and must execute the TMAG prior to the release of any above grade building permit for development on the site exclusive of any sheeting and shoring permit. The TMAG must include trip mitigation measures recommended by MCDOT.	Preliminary Plan 120130220; Site Plan 820140170	13, 9a
The Applicant, as part of the TMAG or separately, must coordinate with the MCDOT Chief of Computer Services to install a Capital Bikeshare station on the site at a location and at a time mutually agreed upon between the Applicant and the County. The location of the bikeshare station must be finalized in writing by the MCDOT Chief of Computer Services, prior to the release of the first building permit within Phase One for the lower escarpment. The access and maintenance agreement for the bikeshare station must be finalized as part of the certified site plan for the project phase which includes a bike share station.	Preliminary Plan 120130220	14
Prior to first (above grade) building permit		
The Applicant must provide a noise analysis at the time of the first site plan submittal, and all subsequent site plan submittals thereafter. The noise analysis must include exhibits showing existing and 20 year projected 65, 65, and 70 dba lin noise contours. If the noise analysis demonstrates an adverse noise impact to portions of residential buildings on the site, then prior to issuance of the building permits associated with each site plan an engineer specializing in acoustics must certify that the building shell for the affected portions of the residential building has been designed to attenuate projected exterior noise levels to an interior level not to exceed 45 dBA Ldn. The builder must commit to construct the units in accordance with these design specifications, with any changes that may affect acoustical performance approved by the acoustical engineer in advance of installation.	Preliminary Plan 120130220	15
Before issuance of any above-grade permit, the Applicant must provide certification to M-NCPPC Staff from a qualified professional that the exterior lighting in this Site Plan conforms to the latest Illuminating Engineering Society of North America (IESNA) recommendations (Model Lighting Ordinance-MLO; June 15, 2013) for a development of this type. All outdoor exterior lighting must be in accordance with the latest IESNA outdoor lighting recommendations (Model Lighting Ordinance-MLO; June 15, 2013).	Site Plan 820140170	16a
Prior to issuance of the first building permit		
The Subject Property is located in the Montgomery Blair High School cluster area. The Applicant must make a School Facilities Payment to MCDPS at the elementary, middle, and high school levels at the multi-family unit rates for all net new residential units for which a building permit is issued and a School Facilities Payment is applicable. The timing and amount of the payment will be in accordance with Chapter 52 of the Montgomery County Code.	Preliminary Plan 120130220	8
Before issuance of any above grade building permit for residential units, the MPOU agreement to build between the Applicant and DMCA must be executed.	Site Plan 820140170	12b
Before the issuance of the final use and occupancy for the first phase of the Site Plan, all on-site amenities including, but not limited to, streetslights, sidewalks/pedestrian pathways, hardscape, benches, trash receptacles, bicycle facilities, recreation amenities (including the swimming pool and indoor community space for the residents, pedestrian system and picnic/sitting areas), and public use space amenities within the phase must be installed. The Applicant must install the landscaping associated with each phase no later than the next growing season after completion of each phase and site work.	Site Plan 820140170	15b, 6a & b
Before the issuance of the final use and occupancy certificate for the second phase of the Site Plan, all on-site amenities including, but not limited to, streetslights, sidewalks/pedestrian pathways, hardscape, benches, trash receptacles, bicycle facilities, recreation amenities (including the indoor community space for the residents, pedestrian system and picnic/sitting areas), and public use space amenities within the phase must be installed. The Applicant must install the landscaping associated with each phase no later than the next growing season after completion of each phase and site work.	Site Plan 820140170	15b, 6a & b
The Applicant must complete the on-site public use space improvements associated with each phase prior to issuance of the final use and occupancy permit for that phase.	Project Plan 920130050	6b
The Applicant must achieve a LEED Certified rating certification at a minimum, or energy and environmental design standards that the Department of Permitting Services identifies as equivalent to a certified-level rating in the appropriate LEED rating system. The Applicant must make good faith efforts to achieve a LEED Silver rating, or energy and environmental design standards that the Department of Permitting Services identifies as equivalent to a Silver-level rating in the appropriate LEED rating system. Before issuance of the final use and occupancy certificate, the Applicant must inform M-NCPPC Staff of the LEED Certification level that they are qualified for. If this level is less than a Silver rating, before the issuance of the final use and occupancy certificate the Applicant must provide to Staff a written report for the public record purposes only from the Applicant's LEED consultant, analyzing the feasibility of achieving a LEED Silver rating (or equivalent), to include an affidavit from a LEED-Accredited Professional identifying the minimum additional improvements required to achieve the LEED Silver rating (or equivalent), including their associated extra cost. Submission of this report constitutes compliance with this condition.	Project Plan 920130050	7
Prior to release of bond or surety		
Applicant must provide DPS Z&SP Staff with certification from a licensed civil engineer that all streets and sidewalks have been built to the appropriate standards	Site Plan 820140170	n/a



SHEET INDEX

- SITE PLANS:**
- SP-1 COVER SHEET
 - SP-1A PLAN APPROVALS
 - SP-1B PLAN APPROVALS
 - SP-1C PLAN APPROVALS
 - SP-1D-TD-RT DEVELOPMENT TABULATIONS
 - SP-1D-TD-HOSP DEVELOPMENT TABULATIONS
 - SP-2 SITE PLAN CONTEXT
 - SP-3 DETAILED SITE PLAN
 - SP-3A-RT DETAILED SITE PLAN
 - SP-3A-HOSP DETAILED SITE PLAN
 - SP-4 RECREATION FACILITIES & PEDESTRIAN CIRCULATION PLAN
 - SP-4A-RT RECREATION FACILITIES & PEDESTRIAN CIRCULATION PLAN
 - SP-4A-HOSP RECREATION FACILITIES & PEDESTRIAN CIRCULATION PLAN
 - SP-5 STAGING & PHASING PLAN
 - SP-6A -RT PUBLIC USE PLAN
 - SP-6A -HOSP PUBLIC USE PLAN

ARCHITECTURAL PLANS:

- F1**
- A101 F1- GARAGE LEVELS G1 & G2
 - A102 F1- LEVEL 1 PLAN
 - A111 F1- LEVEL 14 & ROOF PLANS
 - A201 F1- OVERALL SOUTH ELEVATION
 - A202 F1- OVERALL NORTH ELEVATION
 - A203 F1- WEST ELEVATION
 - A204 F1- EAST ELEVATION
 - A301 F1- OVERALL E/W BUILDING SECTION
 - A302 F1- N/S BUILDING SECTION
- F2**
- A101 F2- GARAGE LEVELS G1 & G2
 - A102 F2- LEVEL 1 PLAN
 - A111 F2- LEVEL 18 & ROOF PLANS
 - A201 F2- OVERALL SOUTH ELEVATION
 - A202 F2- OVERALL NORTH ELEVATION
 - A203 F2- EAST ELEVATION
 - A204 F2- WEST ELEVATION
 - A301 F2- OVERALL E/W BUILDING SECTION
 - A302 F2- N/S BUILDING SECTION

RETAIL

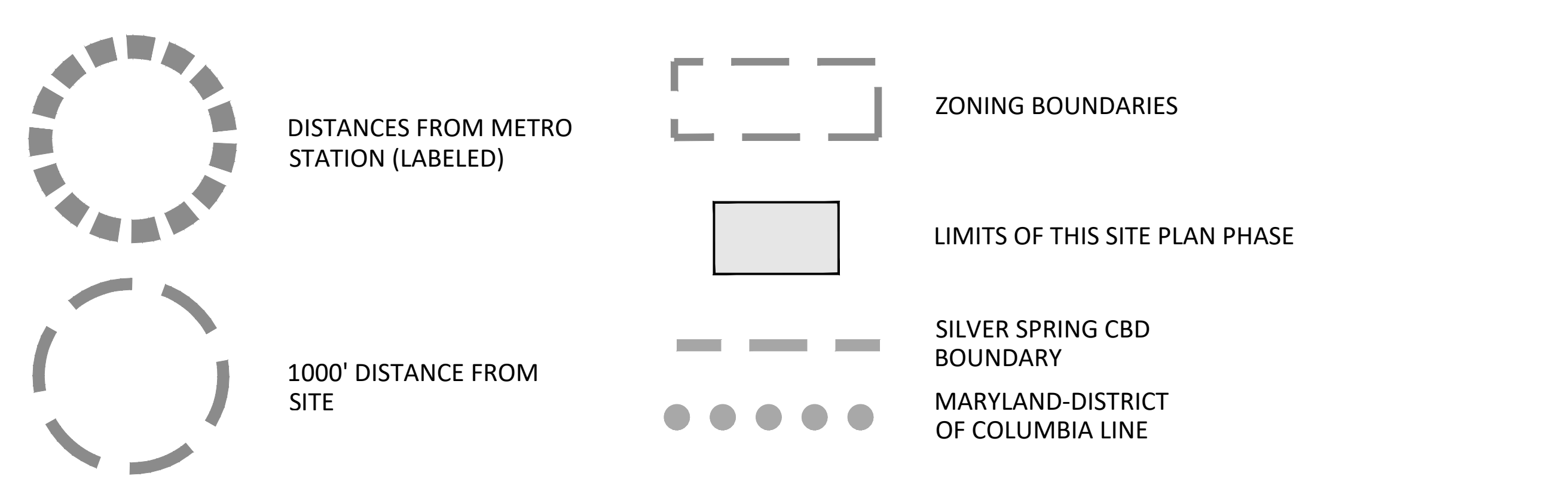
- A-101-RT FLOOR PLAN
- A-121-RT ROOF PLAN
- A-201-RT EXTERIOR ELEVATIONS
- A-202-RT EXTERIOR ELEVATIONS
- A-101-HOSP FLOOR PLAN
- A-121-HOSP ROOF PLAN
- A-201-HOSP EXTERIOR ELEVATIONS
- A-202-HOSP EXTERIOR ELEVATIONS

LANDSCAPE PLANS:

- L-101 MATERIALS PLAN
- L-101A MATERIALS PLAN, ROOFTOP
- L-101B MATERIALS PLAN TEMPORARY GREEN
- L-101C-RT MATERIALS PLAN RETAIL
- L-101C-HOSP MATERIALS PLAN RETAIL
- L-102 GRADING PLAN
- L-102A GRADING PLAN, ROOFTOP
- L-102B GRADING PLAN TEMPORARY GREEN
- L-103-RT PLANTING PLAN
- L-103-HOSP PLANTING PLAN
- L-103A PLANTING PLAN, ROOFTOP
- L-103B PLANTING PLAN TEMPORARY GREEN
- L-103C PLANTING PLAN RETAIL
- L-105 PHOTOMETRIC PLAN
- L-105A PHOTOMETRIC PLAN TEMPORARY GREEN
- L-200 ROOFTOP SECTIONS
- L-201 SITE SECTIONS
- L-300A SITE DETAILS TEMPORARY GREEN
- L-300B SITE DETAILS TEMPORARY GREEN
- L-300C SITE DETAILS TEMPORARY GREEN
- L-3000-RT SITE DETAILS RETAIL
- L-3000-HOSP SITE DETAILS RETAIL
- L-300E SITE DETAILS RETAIL
- L-300F-RT SITE DETAILS RETAIL
- L-300F-HOSP SITE DETAILS RETAIL
- L-301 PLANTING DETAILS
- L-301A PLANTING DETAILS TEMPORARY GREEN
- L-302 LIGHTING DETAILS

* AMENDED PLANS
** ADDED PLANS

LEGEND



"LIST OF CHANGES SITE PLAN AMENDMENT 82014017C"

- 1. Add an alternative use to allow part of the retail to be veterinarian office/hospital, and then including and optional site plan layout to accommodate the alternative use. (Condition 3 of Site Plan 82014017B)
- 2. Increase the proposed, interim retail, restaurant and/or veterinary office/hospital square footage by 3,500 SF for a total of 7,350 SF. (Condition 3 of Site Plan 82014017B)
- 3. Reduce the number of parking spaces at the retail pad site.
- 4. Reconfigure the retail pad building footprint and outdoor terrace spaces.
- 5. Revisions to hardscape layout at the retail pad site.
- 6. Replace mulch path at temporary park to sod. (Condition 2g of Site Plan 82014017A)

Details provided on plan to identify areas or items revised in this amendment.

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of the Site Plan Approval No. 82014017C, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: The Tower Companies
 Contact Person: Mohammed Hamididdin
 Address: 2000 Tower Oaks Boulevard - Ninth Floor, Rockville, MD 20852
 Phone: 301.948.7000
 Signature: _____ Date: _____

THE BLAIRS
SITE PLAN
13TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 210N0W2
TAX MAP: JN23
MNCPPC
82014017C

COVER SHEET

DRAWN BY: CLC
 DESIGNED BY: SF
 DATE ISSUED: 10/12/2023

E-FILE STAMP



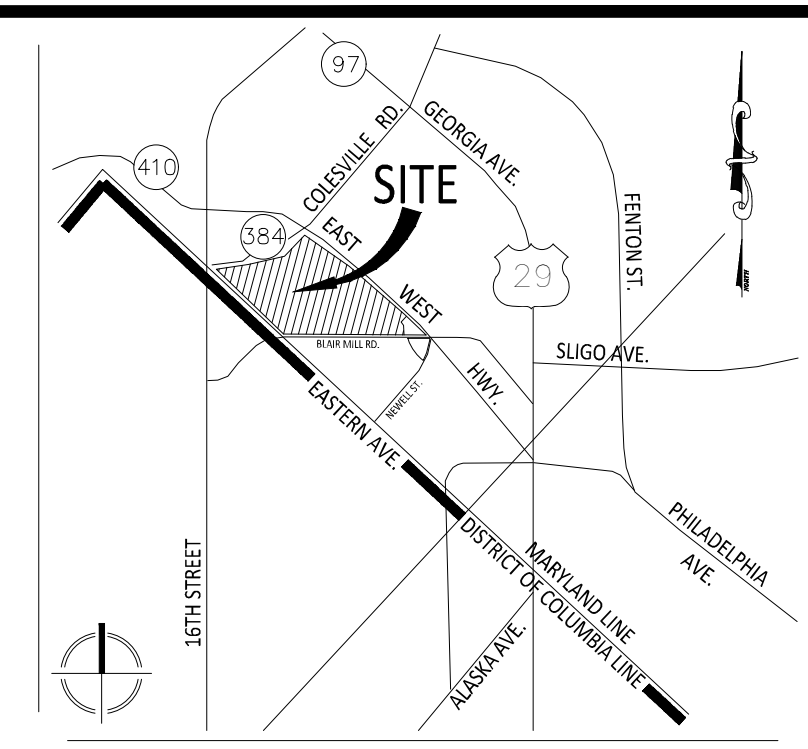
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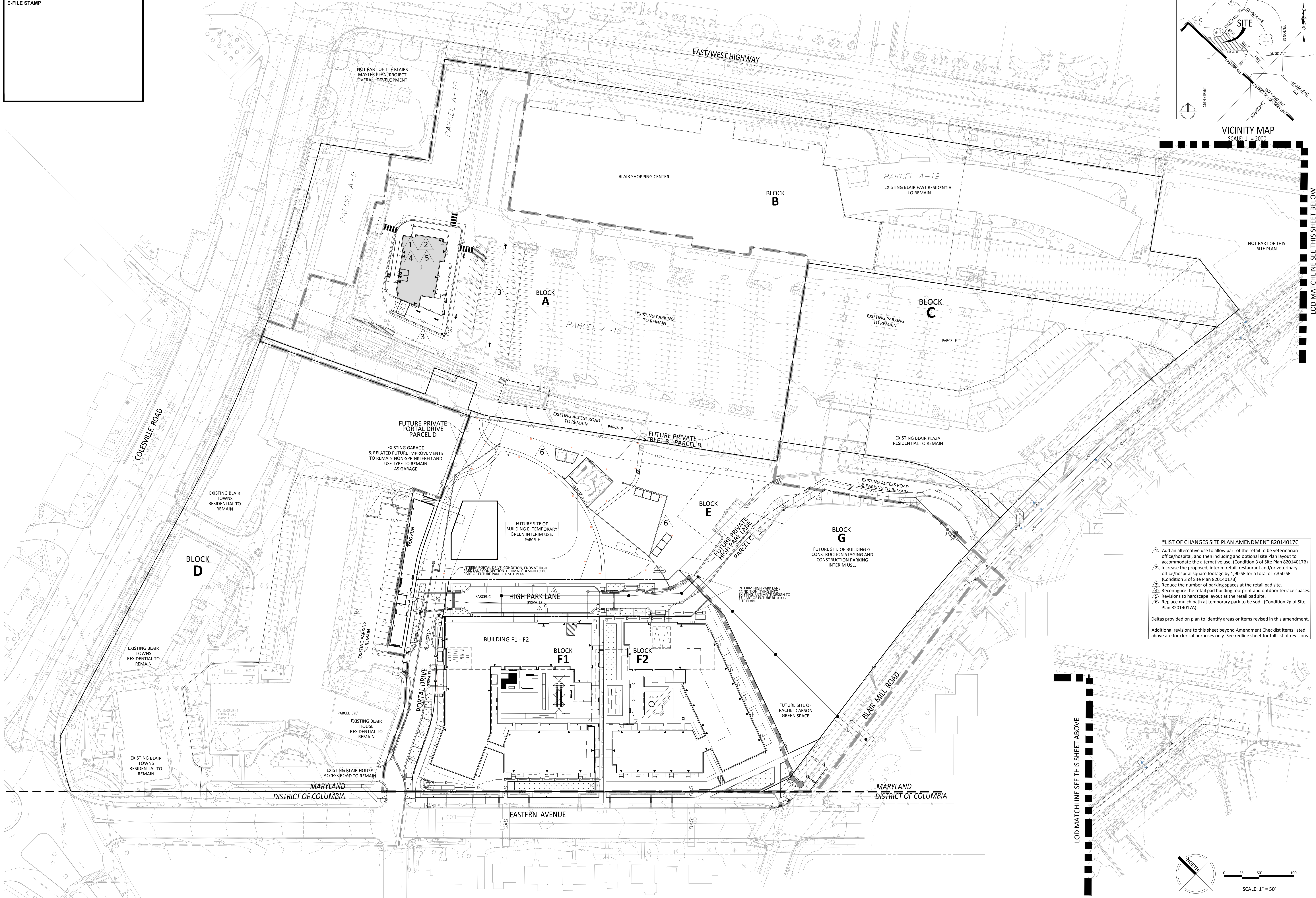
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Germantown, MD, 20874



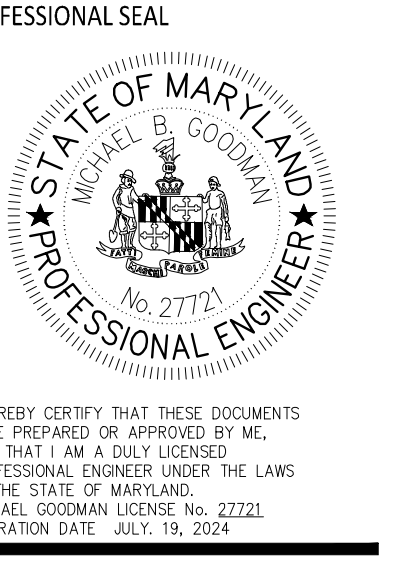
VICINITY MAP
SCALE: 1" = 2000'

LOD MATCHLINE SEE THIS SHEET BELOW



- *LIST OF CHANGES SITE PLAN AMENDMENT 82014017C**
1. Add an alternative use to allow part of the retail to be veterinarian office/hospital, and then including and optional site plan layout to accommodate the alternative use. (Condition 3 of Site Plan 82014017B)
 2. Increase the proposed, interim retail, restaurant and/or veterinary office/hospital square footage by 1,90 SF for a total of 7,350 SF. (Condition 3 of Site Plan 82014017B)
 3. Reduce the number of parking spaces at the retail pad site.
 4. Reconfigure the retail pad building footprint and outdoor terrace spaces.
 5. Revisions to hardscape layout at the retail pad site.
 6. Replace much path at temporary park to be sod. (Condition 2g of Site Plan 82014017A)
- Deltas provided on plan to identify areas or items revised in this amendment.
Additional revisions to this sheet beyond Amendment Checklist items listed above are for clerical purposes only. See redline sheet for full list of revisions.

DATE	REVISIONS
11/20/2024	1. SITE PLAN 82014017B APPROVAL
7/22/2025	2. SITE PLAN 82014017B APPROVAL
7/22/2025	3. SITE PLAN 82014017B APPROVAL



THE BLAIRS
SITE PLAN
13TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 210W02
TAX MAP: JN23
MNCPPC
82014017C

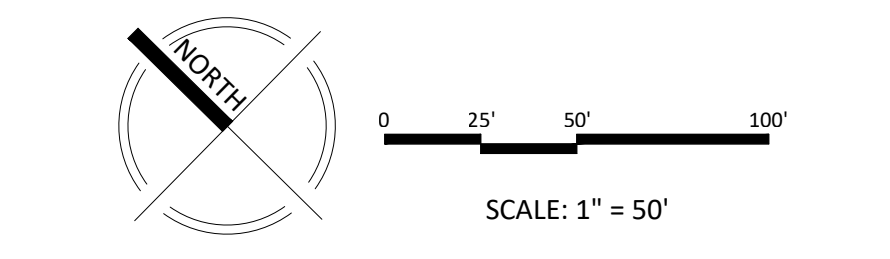
SITE PLAN
CONTEXT

DRAWN BY: CLC
DESIGNED BY: SF
DATE ISSUED: 10/12/2023

SHEET NO. SP-2

PLAN LEGEND

<ul style="list-style-type: none"> PROPERTY LINES ADJACENT PROPERTY LINES EXISTING CABLE TELEVISION CONDUIT EXISTING ELECTRICAL CONDUIT EXISTING EDGE OF PAVEMENT EXISTING FENCE LINE EXISTING NATURAL GAS CONDUIT EXISTING OVERHEAD WIRES EXISTING COMMUNICATIONS CONDUIT EXISTING PUBLIC UTILITIES EASEMENTS EXISTING SANITARY SEWER CONDUIT EXISTING STORM DRAIN CONDUIT EXISTING WATER CONDUIT 	<ul style="list-style-type: none"> PROPOSED 10' CONTOUR PROPOSED 2' CONTOUR PROPOSED WATER LINE PROPOSED SANITARY SEWER WITH STRUCTURE PROPOSED STORM DRAIN PROPOSED OVERALL LIMITS OF DISTURBANCE PROPOSED STORM WATER EASEMENT 	<ul style="list-style-type: none"> EXISTING PARKING LABEL EXISTING SANITARY CLEANOUT EXISTING STORM DRAIN MANHOLE EXISTING ELECTRICAL JUNCTION BOX EXISTING ELECTRICAL MANHOLE EXISTING FIRE DEPARTMENT CONNECTION WITH STRUCTURE EXISTING GAS MANHOLE EXISTING GUY POLE EXISTING GAS VALVE EXISTING LIGHT POLE EXISTING PHONE PEDESTAL EXISTING PHONE MANHOLE 	<ul style="list-style-type: none"> EXISTING UTILITY POLE EXISTING SANITARY MANHOLE EXISTING TRAFFIC CONTROL BOX EXISTING ELECTRICAL JUNCTION BOX EXISTING TREE EXISTING CABLE TELEVISION PEDESTAL WITH STRUCTURE EXISTING UNKNOWN UTILITY MANHOLE EXISTING WATER METER EXISTING WATER MANHOLE EXISTING GAS VALVE EXISTING BOLLARD EXISTING SIGN POST EXISTING WOOD POST 	<ul style="list-style-type: none"> EXISTING INLETS EXISTING CURB INLET EXISTING CURB AND GUTTER EXISTING CONCRETE EXISTING BUILDING EXISTING STORY EXISTING ELECTRICAL TRANSFORMER EXISTING ASPHALT EXISTING EASEMENT EXISTING REINFORCED CONCRETE PIPE EXISTING CORRUGATED METAL PIPE EXISTING BUILDING RESTRICTION LINE EXISTING RIGHT-OF-WAY 	<ul style="list-style-type: none"> BUILDING HEIGHT MEASURING POINTS (SEE SITE PLAN SHEETS) PROPOSED LIGHTS PROPOSED PARKING LABELS SMALL LOADING AREA (12'X30') DOOR LOCATION 	<ul style="list-style-type: none"> FIRE DEPARTMENT CONNECTION BUILDING AT GRADE BUILDING BELOW BUILDING ABOVE LIMITS OF LOADING AREA
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DEVELOPER'S CERTIFICATE
The undersigned agrees to execute all the features of the Site Plan Approval No. 82014017C, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: The Tower Companies
Contact Person: Mohammed Hamiduddin
Address: 2000 Tower Oaks Boulevard - Ninth Floor, Rockville, MD 20852
Phone: 301.948.2000

Signature: _____ Date: _____