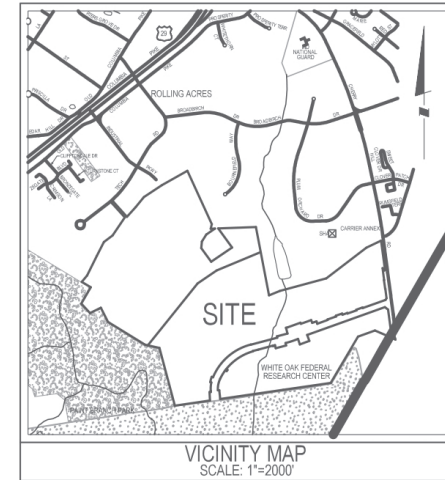


# ATTACHMENT A

## VIVA - WHITE OAK

### SKETCH PLAN - 320240080

PARCEL P565, P660, P908, P778, P707, P477, P832, P304  
5TH ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND



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07-SK-000	COVER SHEET	11-PBE-001	PUBLIC BENEFITS EXHIBITS:
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07-SK-002	BUILDING DENSITY MASSING AND LAND USE	11-PBE-002	PUBLIC BENEFITS EXHIBITS:
	LAND BAY A		TRANSIT PROXIMITY
07-SK-003	BUILDING DENSITY BUILDING HEIGHTS	11-PBE-003	PUBLIC BENEFITS EXHIBITS:
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07-SK-004	BUILDING DENSITY MASSING AND LAND USE	11-PBE-004	PUBLIC BENEFITS EXHIBITS:
	LAND BAY B		THROUGH BLOCK CONNECTIONS
07-SK-005	BUILDING DENSITY BUILDING HEIGHTS	11-PBE-005	PUBLIC BENEFITS EXHIBITS:
07-SK-006	OVERALL MASTERPLAN		CARE CENTERS
07-SK-007	OVERALL MASTERPLAN (PROPOSED USES)	11-PBE-006	PUBLIC BENEFITS EXHIBITS:
07-SK-008	SKETCH PLAN		SMALL BUSINESS OPPORTUNITIES
07-SK-009	CONCEPTUAL STREET SECTION	11-PBE-007	PUBLIC BENEFITS EXHIBITS:
07-SK2-001	PUBLIC USE AND OPEN SPACE		EXCEPTIONAL DESIGN
07-SK3-001	CIRCULATION PLAN	11-PBE-008	PUBLIC BENEFITS EXHIBITS:
09-EXCOND-001	COVER SHEET		PUBLIC OPEN SPACE
09-EXCOND-002	APPROVALS & PERMITS	11-PBE-009	PUBLIC BENEFITS EXHIBITS:
09-EXCOND-003	OVERALL PLAN		PUBLIC ART
09-EXCOND-004	PLAN VIEW - 100 SCALE	11-PBE-010	PUBLIC BENEFITS EXHIBITS:
09-EXCOND-005	PLAN VIEW - 100 SCALE		VEGETATED AREA
09-EXCOND-006	PLAN VIEW - 100 SCALE	11-PBT-000	PUBLIC BENEFIT TABLE
09-EXCOND-007	NOTES & DETAILS	12-DST-000	DEVELOPMENT STANDARDS TABLE
		13-PHASING-000	PHASING PLAN
		14-OST-000	OPEN SPACE BY TYPE



**Applicant**  
MCB White Oak Developer LLC  
c/o MCB Real Estate, LLC  
2002 Clipper Park Rd, Suite 105  
Baltimore, Maryland 21211  
443-721-8536  
Contact: Carlos R. Bonner

**Consulting Team**  
  
Construction Management:  
POTOMAC DEVELOPMENT GROUP  
4500 Daly Drive, Suite 300  
Chantilly, VA 20151  
703-424-5130  
Contact: Nick Over

Architect:  
BCT DESIGN GROUP  
100 N Charles St, 18th Floor  
Baltimore, MD 21201  
410.837.2727  
Contact: Pedro Sales

Civil Engineer:  
SOLTESZ  
2 Research Place, Suite 100  
Rockville, MD 20850  
301.948.2750  
Contact: Jyotika Sharma

Land Use Attorney:  
MILES & STOCKBRIDGE  
11 N. Washington St., Suite 700  
Rockville, Maryland 20850  
301-762-1600  
Contact: Scott Wallace

Traffic Engineer:  
THE TRAFFIC GROUP  
9900 Franklin Square Dr, Suite H  
Baltimore, MD 21236  
410.931.6600  
Contact: Wes Guckert

All drawings and images of buildings and uses on the property's subdivided lots are purely conceptual and for illustrative purposes only. Final building locations, dimensions, heights, uses, phasing, density, development standards, public and private open spaces, block layouts, road and trail alignments, circulation patterns and development programs shall be determined at the time of site plan applications, which shall be pursuant to the property's previously approved Preliminary Plan of Subdivision (#120180240), as it may be amended from time-to-time with each future site plan approval, and which Preliminary Plan was approved in accordance with CR Zone assigned to the property and consistent with the White Oak Science Gateway Master Plan.

Revisions	

March 25, 2025  
**Sketch Plan #320240080**

**Cover Sheet**  
**07-SK-000**

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.

Licence No. \_\_\_\_\_

Expiration Date: \_\_\_\_\_

# VIVA - WHITE OAK

## PRELIMINARY PLAN AMENDMENT (PLAN # 12018024A)

PARCEL P565, P660, P908, P778, P707, P477, P832, P304  
5TH ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

### 12018024A AMENDMENT LIST:

- ADJUST STREET SECTIONS AND RIGHT-OF-WAY WIDTHS FOR MASTER PLAN ROADS B-10, A-106, AND B-5.
- ADJUST SWM FACILITIES PROVIDED WITHIN MASTER PLAN ROAD RIGHT-OF-WAY.
- ADJUST LIMITS OF DISTURBANCE (LOD) FOR THE CONSTRUCTION OF THE UPDATED MASTER PLAN ROADS B-10, A-106, AND B-5.
- ADJUST FOREST CONSERVATION PLANS TO CORRESPOND WITH ADJUSTED PRELIMINARY PLAN AMENDMENT ITEMS.

**APPLICANT / DEVELOPER**  
MCB WHITE OAK DEVELOPER LLC  
C/O MCB REAL ESTATE, LLC  
2002 CLIPPER PARK ROAD, SUITE 105  
BALTIMORE, MD 21211  
ATTN: CARLOS R. BONNER  
PHONE: 443-721-8536

**CIVIL ENGINEER**  
SOLTESZ, INC.  
2 RESEARCH PLACE, SUITE 100  
ROCKVILLE, MD 20850  
ATTN: JYOTIKA SHARMA  
PHONE: 301-948-2750

**ARCHITECT**  
BCT DESIGN GROUP  
100 NORTH CHARLES STREET  
BALTIMORE, MD 21201  
ATTN: PEDRO SALES  
PHONE: 410-837-2727

**LAND USE ATTORNEY**  
MILES & STOCKBRIDGE  
11 N. WASHINGTON STREET, SUITE 700  
ROCKVILLE, MD 20850  
ATTN: SCOTT WALLACE  
PHONE: 301-762-1600

**TRAFFIC ENGINEER**  
THE TRAFFIC GROUP, INC.  
9900 FRANKLIN SQUARE DRIVE, SUITE H  
BALTIMORE, MD 21236  
ATTN: WES GUCKERT  
PHONE: 410-931-6600

**DEVELOPMENT MANAGEMENT**  
POTOMAC DEVELOPMENT GROUP  
4500 DALY DRIVE, SUITE 300  
CHANTILLY, VA 20151  
ATTN: NICK OVER  
PHONE: 703-424-5130



COMPOSITE PLAN

SHEET INDEX:	COVER SHEET
* SHEET 1	COVER SHEET
SHEET 2	APPROVALS AND RESOLUTION
SHEET 2A	APPROVALS AND RESOLUTION
SHEET 2B	APPROVALS AND RESOLUTION
SHEET 2C	APPROVALS AND RESOLUTION
** SHEET 2D	APPROVALS AND RESOLUTION
* SHEET 3	OVERALL PLAN
* SHEET 4	PLAN VIEW - 100 SCALE
* SHEET 5	PLAN VIEW - 100 SCALE
* SHEET 6	PLAN VIEW - 100 SCALE
* SHEET 7	TRAFFIC CIRCLE DETAIL
** SHEET 8	PLAN VIEW - 30 SCALE
** SHEET 9	PLAN VIEW - 30 SCALE
** SHEET 10	PLAN VIEW - 30 SCALE
** SHEET 11	PLAN VIEW - 30 SCALE
** SHEET 12	PLAN VIEW - 30 SCALE
** SHEET 13	PLAN VIEW - 30 SCALE
** SHEET 14	PLAN VIEW - 30 SCALE
** SHEET 15	PLAN VIEW - 30 SCALE
** SHEET 16	PLAN VIEW - 30 SCALE
** SHEET 17	PLAN VIEW - 30 SCALE
** SHEET 18	STREET SECTIONS
SHEET 19	STREET SECTIONS
SHEET 20	NOTES & DETAILS

\* SHEETS REVISED UNDER THIS AMENDMENT  
\*\* SHEETS ADDED UNDER THIS AMENDMENT

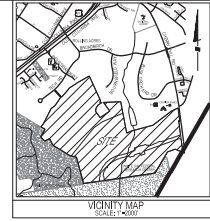
### ENGINEER'S CERTIFICATE

I HEREBY CERTIFY, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PLAN BROWN HEREON CONFORMS WITH THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS AS ADOPTED OCTOBER 1981 AND AS AMENDED THEREAFTER. BOUNDARY INFORMATION WAS OBTAINED FROM THE LAND RECORD OF MONTGOMERY COUNTY, MARYLAND AND TOPOGRAPHIC DATA WAS OBTAINED FROM THE MNCPP, P. & C.

SIGNATURE: JYOTIKA D. SHARMA  
PRINTED NAME: JYOTIKA D. SHARMA  
TITLE: VP & GM  
MD. REG. NO.: 60995

**SOLTESZ, INC.**  
ROCKVILLE OFFICE  
2 Research Place, Suite 100  
Rockville, MD 20850  
P. 301.948.2750 F. 301.948.9067  
www.solteszco.com

Engineering  
Surveying  
Planning  
Environmental Sciences



### GENERAL NOTES:

- BOUNDARY INFORMATION BY SOLTESZ, INC.
- TOPO BY MCKENZIESNYDER, INC. (12/30/2022) 2' CONTOUR INTERVAL.
- THE SITE IS IDENTIFIED AS PARCEL P565, P660, P908, P778, P707, P477, P832, P304, MONTGOMERY COUNTY, MARYLAND.
- SITE AREA: 12,180,270 SF. (279.62 ACRES)
- ZONED: CR-1.0, C-1.0 & R-45-220 (COMMERCIAL/RESIDENTIAL).
- THE MAJORITY OF THE SITE IS IN THE PAINT BRANCH (021402050826) WATERSHED. USE CLASS B. THE NORTHEAST CORNER OF THE SITE IS LOCATED IN LITTLE PAINT BRANCH (021402050825) WATERSHED, USE CLASS I.
- THERE ARE NO DESIGNATED HISTORIC SITES ASSOCIATED WITH THIS PROPERTY.
- THE SITE IS NOT WITHIN A SPECIAL PROTECTION AREA.
- FEMA 100-YEAR FLOODPLAIN EXISTS ON SITE (FIRM MAP NUMBER 24031C0300D).
- WETLANDS EXIST ON SITE BASED ON NATIONAL WETLAND INVENTORY AND FIELD OBSERVATION. WETLAND DELINEATION WAS DONE BY MCCARTHY & ASSOCIATES, INC. IN JUNE, 2017.
- THERE ARE SEVERAL MAINTAINED TEMPORARY SEDIMENT TRAPS ON THE SITE.
- THERE ARE NO KNOWN RARE, THREATENED, OR ENDANGERED SPECIES OCCURRING ON THE PROPERTY.
- EXISTING WATER & SEWER SERVICE CATEGORIES: W-1S-1.
- NO STATE OR COUNTY CHAMPION TREES EXIST ON THE SITE.
- PRIOR MINING PERMIT # 420180560 APPROVED ON 04/30/2018.
- PRIOR FOREST CONSERVATION EXEMPTION # 42014044E GRANTED ON 9/25/2013 FOR COUNTY SITE 2 (FORMERLY WSSC COMPRO FACILITY).
- A VOLUNTARY CLEANUP PROGRAM WAS SUBMITTED TO MDE BY ARC ENVIRONMENTAL ON 9/5/2015.
- THE SITE HAS BEEN MINED SINCE THE 1940s PRIOR TO THE EXISTENCE OF THE MDE, DNR, OR THE EPA. THE CURRENT MINING PERMIT # 93-SP-0430 FOR PERCENTEE (ALSO KNOWN AS THE MCCOYNEY PIT) IS IN FULL COMPLIANCE.
- WATER APPROPRIATION AND USE PERMIT # M019973002(02) EXPIRES ON 2/1/2021 (SEE SHEET 2).
- THE PUMP STATION WAS APPROVED AND RECORDED L. 3670 F. 463.
- THE EXISTING SOILS SHOWN ON THIS PLAN MAY BE ERRONEOUS AND NOT APPLICABLE DUE TO THE AUTHORIZED ONGOING OPERATIONS UNDER THE STATE-ISSUED MINING AND RECLAMATION ACTIVITIES. HENCE THIS INFORMATION IS SUBJECT TO CHANGE.
- THE TOPOGRAPHY SHOWN ON THIS PLAN IS SUBJECT TO CHANGE ON THE PERCENTEE SITE DUE TO THE AUTHORIZED MINING AND RECLAMATION ACTIVITIES UNDER THE STATE MDE-ISSUED PERMIT. THIS WOULD INCLUDE REMOVAL OF THE TEMPORARY SEDIMENT CONTROL PONDS.
- GZD COORDINATES ARE PER MARYLAND STATE PLANE SATUM NAD 83(91).
- THE PROJECT LIES WITHIN THE 2014 APPROVED AND ADOPTED WHITE OAK SCIENCE GATEWAY MASTER PLAN.
- SITE NOT LOCATED IN SPECIAL PROTECTION / PRIMARY MANAGEMENT AREAS.
- THIS SITE IS NOT LOCATED ON THE LOCATIONAL ATLAS AND INDEX OF HISTORIC SITES, CONFIRMED THROUGH MONTGOMERY COUNTY HISTORIC PRESERVATION MAP.
- ALL PUBLIC SIDEWALKS AND RAMPS WILL BE ADA COMPLIANT.
- MNCPCC STAFF MUST INSPECT ALL TREE-SAVE AREAS AND PROTECTION DEVICES BEFORE ANY LAND DISTURBANCE.
- UNLESS SPECIFICALLY NOTED ON THIS PLAN DRAWING OR IN THE PLANNING BOARD CONDITIONS OF APPROVAL, THE BUILDING FOOTPRINTS, BUILDING HEIGHTS, ON-SITE PARKING, SITE CIRCULATION, AND SIDEWALKS SHOWN ON THE PRELIMINARY PLAN ARE ILLUSTRATIVE. THE FINAL LOCATIONS OF BUILDINGS, STRUCTURES AND HARDSCAPE WILL BE DETERMINED AT THE TIME OF SITE PLAN REVIEW.
- PROPOSED DRIVEWAY / STREET ENTRANCE LOCATIONS OFF MASTER PLAN ROADS ARE SHOWN FOR INFORMATION PURPOSE ONLY. ACTUAL LOCATIONS WILL BE REVIEWED AT THE TIME OF LIMITED PRELIMINARY PLAN AMENDMENT AND SITE PLAN.
- AN ON-SITE PRE-CONSTRUCTION MEETING IS REQUIRED TO BE SET UP WITH THE MNCPCC INSPECTION STAFF BEFORE ANY DEMO, CLEARING, OR GRADING OCCURS ON-SITE. THE OWNER OR HIS DESIGNEE WHO HAS SIGNATURE AUTHORITY, AND THE GENERAL CONTRACTOR MUST ATTEND THE PRE-CONSTRUCTION MEETING WITH THE MNCPCC INSPECTION. A COPY OF THE APPROVED CERTIFIED PRELIMINARY PLAN IS REQUIRED TO BE ON-SITE AT ALL TIMES. TO SCHEDULE AN INSPECTION WITH MNCPCC STAFF, PLEASE CONTACT JOSH KAYE AT 301-495-4722.
- A PRELIMINARY PLAN AMENDMENT AND SITE PLAN WILL BE REQUIRED BEFORE BUILDING PERMITS ARE ISSUED FOR ANY DEVELOPMENT EXCEPT THE PUBLIC ROAD NETWORK.
- LOTS SHOWN IN THIS PLAN ARE ILLUSTRATIVE AND WILL BE CREATED IN FUTURE AMENDMENTS OR SITE PLANS.

Lot Number	Area (AC)	Area (SQ FT)	Area (SQ YD)
Lot 1	10.14	720,000	720,000
Lot 2	17.23	1,250,000	1,250,000
Lot 3	23.67	1,720,000	1,720,000
Lot 4	9.74	700,000	700,000
Lot 5	26.00	1,920,000	1,920,000
Lot 6	68.80	5,000,000	5,000,000
Lot 7	34.54	2,500,000	2,500,000
Lot 8	9.08	660,000	660,000
Lot 9	5.87	430,000	430,000
Lot 10	34.14	2,480,000	2,480,000
LOT TOTAL	291.38	21,900,000	21,900,000
Outlot A	8.12	600,000	600,000
Outlot B	10.09	740,000	740,000
CHUCKLEBERRY	18.18	1,350,000	1,350,000
TOTAL AREAS	328.57	24,340,000	24,340,000
PKA Parkway (Viva White Oak Pkwy)	0.54	400,000	400,000
PKA Boulevard	12.80	960,000	960,000
Cherry Hill Dedication	0.12	90,000	90,000
SHO	1.00	750,000	750,000
Grass Tract Area For Preliminary Plan	290.67	21,900,000	21,900,000

**COVER SHEET**

**PRELIMINARY PLAN AMENDMENT (12018024A)**

**VIVA - WHITE OAK**

5TH ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

PARCEL P565, P660, P908, P778, P707, P477, P832, P304

DATE: 10/10/2024  
DRAWN BY: JYOTIKA D. SHARMA  
CHECKED BY: JYOTIKA D. SHARMA  
DATE: 10/10/2024  
PROJECT NO.: 000741-00



