

H:\16\MB162070\DRAWINGS\EXHIBITS\-- SKETCH PLAN DRAWINGS --\OVERALL GROSS TRACT AND SENDING AREAS\MB162070EXO.DWG PRINTED BY: HHARPOLD 7.26.16 @ 7:10 PM LAST SAVED BY: HHARPOLD

1"=200'

PROJECT NAME:  
THE CLAIBORNE  
BETHESDA, MONTGOMERY COUNTY, MD

SHEET TITLE:  
OVERALL SENDING AREA EXHIBIT

SCALE: 1"=200'      DATE: 07/15/16      CAD ID: EXO      PROJECT NUMBER: MB162070





**BOHLER**  
ENGINEERING


16701 Melford Blvd., Suite 310 Bowie, MD 20715  
Phone: (301) 809-4500 Fax: (301) 809-4501

SITE	LOCATION / PLAT	ZONE	NET LOT AREA	PRIOR DEDICATION	GROSS TRACT	MAX FAR	MAX GFA (SF)	MAX FAR (COMMERCIAL)	MAX GFA(SF) (COMM)	MAX FAR (RESIDENTIAL)	MAX GFA(SF) (RES)	PRIOR TRANSFER	TOTAL FLOOR AREA TO BE TRANSFERRED (RESIDENTIAL)	TOTAL FLOOR AREA TO BE TRANSFERRED (COMMERCIAL)
5001 WILSON LANE	BLOCK M, LOT P2, BATTERY PARK SEC. 2 PLAT NO. 304	CRT-2.25, C-1.5,R-0.75,H-35	3,513	10,039	13,552	2.25	30,492	1.5	20,328	0.75	10,164	12,873 SF	0.75 (10,164 SF)	0
5027 WILSON LANE	BLOCK M, LOT P2, BATTERY PARK SEC. 2 PLAT NO. 304	CRT-2.25, C-1.5,R-0.75,H-35	2,940	4,048	6,988	2.25	15,723	1.5	10,482	0.75	5,241	6,711 SF	0.75 (5,241 SF)	0
5004 CORDELL AVENUE	BLOCK M, LOT P2, BATTERY PARK SEC. 2 PLAT NO. 304	CRT-2.25, C-1.5,R-0.75,H-35	1,782	1,351	3,133	2.25	7,049	1.5	4,700	0.75	2,349	781 SF	0.75 (2,349 SF)	0
4830 CORDELL AVENUE	PT LOT 198, PLAT BK. 1, PLAT 4	CR-5.0, C-1.0, R-5.0,H-145	2,439	171	2,610	5.00	13,050	1.0	2,610	5.00	13,050	-	2.10 (6,221 SF)	0
4820 AUBURN AVENUE	LOT 637, PT LOT 379,380,381	CR-3.0, C-0.25, R-2.75, H-90T	8,344	4,756	13,100	3.0	39,300	0.25	3,275	2.75	36,025	-	-	-
TOTAL													23,975 SF	

GROSS TRACT AREA

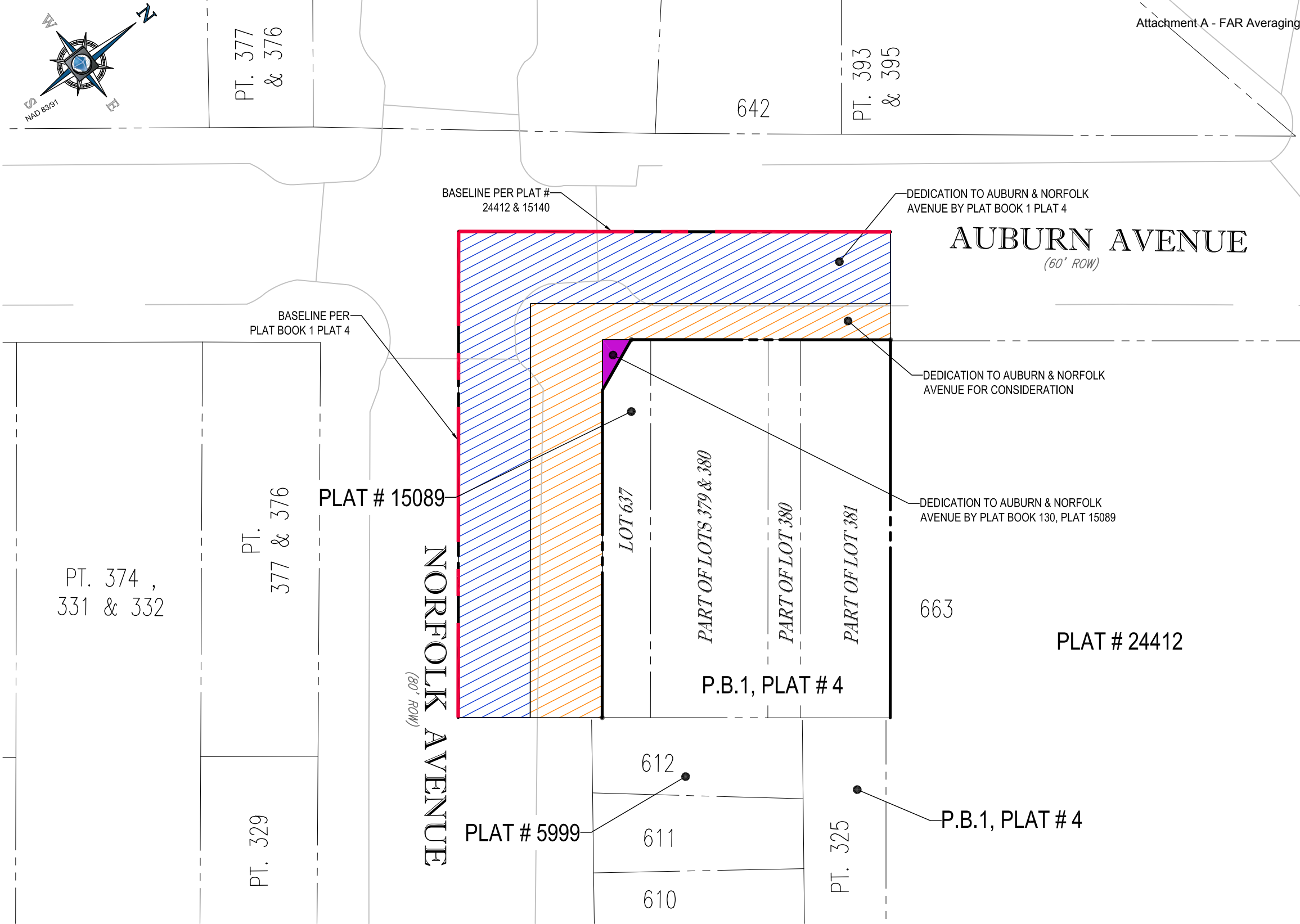
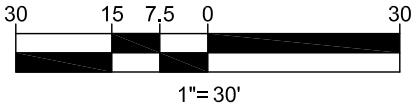
		SUBJECT PROPERTY
NET AREA		8,344 SF OR 0.19 AC.
DEDICATION TO AUBURN & NORFOLK AVENUES BY PLAT BOOK 1 PLAT 4 (CIRCA 1894)		4,700 SF OR 0.11 AC.
DEDICATION TO AUBURN AND NORFOLK AVENUE BY PLAT BOOK 130, PLAT 15089 (CIRCA 1984)		56 SF OR 0.00 AC
TOTAL		13,100 SF OR 0.30 AC

OTHER PRIOR DEDICATION  
(NOT COUNTED TOWARD GTA)

		SUBJECT PROPERTY
DEDICATION TO AUBURN & NORFOLK AVENUE FOR CONSIDERATION (CIRCA 1958-1959)		3,100 SF OR 0.07 AC.

CONSIDERATION WAS RECEIVED FOR THIS DEDICATION THEREFORE IT CAN'T BE COUNTED TOWARD GROSS TRACT AREA.

THE SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT THE MASSING, BUILDING FOOTPRINTS AND GENERAL CIRCULATION SYSTEMS PROPOSED FOR THE DEVELOPMENT IN AN ILLUSTRATIVE MANNER.



H:\16\MB162070\DRAWINGS\EXHIBITS\-- SKETCH PLAN DRAWINGS --\GROSS TRACT AREA EXHIBIT\MB162070EX1.DWG PRINTED BY: HHARPOLD 7.22.16 @ 10:49 AM LAST SAVED BY: HHARPOLD

PROJECT NAME:

THE CLAIBORNE  
4820 AUBURN AVENUE  
BETHESDA, MONTGOMERY COUNTY, MD  
LOT 637, P/O LOT 379, 380, 381 WOODMONT

SHEET TITLE:

GROSS TRACT AREA EXHIBIT

SCALE:

1"=30'

DATE:


06/22/16

CAD ID:

EX0

PROJECT NUMBER:

MB162070



**BOHLER**  
ENGINEERING  
16701 MELFORD BLVD., SUITE 310 BOWIE, MD 20715  
PHONE: (301) 809-4500 FAX: (301) 809-4501



EXHIBIT D  
CONSENT LETTER

June 24, 2016

To Whom It May Concern:

The undersigned, as the owner ("Owner") of record of Lot numbered 3004 CORDELL AVENUE PART 3 in the subdivision known as BATTERY PARK (the "Property"), hereby authorizes 4820 Auburn, LLC and its affiliates, successors and/or assigns (the "Applicant"), to include the Property in the Sketch Plan application for the project presently identified as The Claiborne located at 4816-4828 Auburn Avenue, Bethesda, Maryland (the "Project") for the purpose of allowing the Applicant to pursue Sketch Plan approval of the Project utilizing density from the Property pursuant to the applicable provisions of the Montgomery County Zoning Ordinance, as amended (the "Zoning Ordinance"). The Owner also authorizes the Applicant to include the Property in the Preliminary Plan of Subdivision, Site Plan, and Record Plat applications for the Project to utilize density from the Property pursuant to applicable provisions of the Zoning Ordinance. Notwithstanding the foregoing, this authorization may be revoked by the Owner upon the termination of that certain Purchase and Sale Agreement dated June 24, 2016, executed by and between the Owner and the Applicant.

The undersigned represents that it is authorized to execute this letter and to grant the consent herein set forth.

OWNER:



By:

John Kolius

Name:

Title: owner

EXHIBIT D  
CONSENT LETTER

June 24, 2016

To Whom It May Concern:






The undersigned, as the owner ("Owner") of record of Lot numbered 5004 CORDELL AVENUE PART 3 in the subdivision known as BATTERY PARK PART 1 (the "Property"), hereby authorizes 4820 Auburn, LLC and its affiliates, successors and/or assigns (the "Applicant"), to include the Property in the Sketch Plan application for the project presently identified as The Claiborne located at 4816-4828 Auburn Avenue, Bethesda, Maryland (the "Project") for the purpose of allowing the Applicant to pursue Sketch Plan approval of the Project utilizing density from the Property pursuant to the applicable provisions of the Montgomery County Zoning Ordinance, as amended (the "Zoning Ordinance"). The Owner also authorizes the Applicant to include the Property in the Preliminary Plan of Subdivision, Site Plan, and Record Plat applications for the Project to utilize density from the Property pursuant to applicable provisions of the Zoning Ordinance. Notwithstanding the foregoing, this authorization may be revoked by the Owner upon the termination of that certain Purchase and Sale Agreement dated June 24, 2016, executed by and between the Owner and the Applicant.

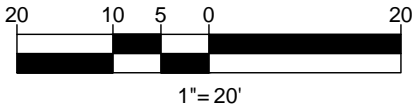
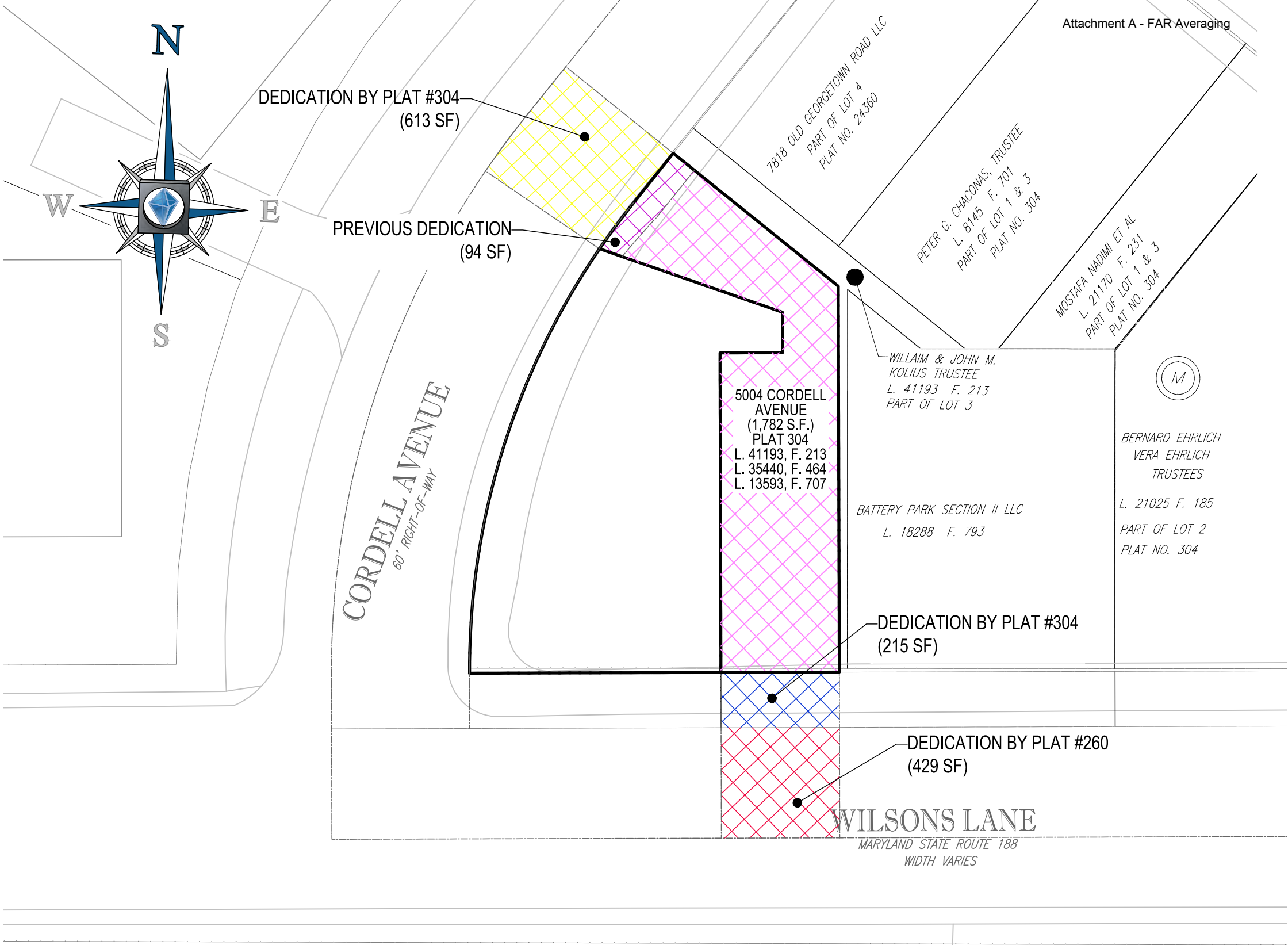
The undersigned represents that it is authorized to execute this letter and to grant the consent herein set forth.

OWNER:

William S. Kolius Trust

By: William S. Kolius  
Name:  
Title: OWNER

GROSS TRACT AREA		
		SUBJECT PROPERTY
NET AREA		1,782 SF OR 0.04 AC.
DEDICATION BY PLAT #260		429 SF OR 0.01 AC.
DEDICATION BY PLAT #304		613 SF OR 0.01 AC.
DEDICATION BY PLAT #304		215 SF OR 0.01 AC.
PREVIOUS DEDICATION		94 SF OR 0.00 AC.
TOTAL		3,133 SF OR 0.07 AC.



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PROJECT NAME:

THE CLAIBORNE  
5004 CORDELL AVENUE  
BETHESDA, MONTGOMERY COUNTY, MD  
BLOCK M, P/O LOT 1 & 3, PLAT 304, BATTERY PARK SECTION 2

SHEET TITLE:

GROSS TRACT SENDING AREA EXHIBIT

SCALE:

1"=20'

DATE:

06/25/16

CAD ID:

EX0

PROJECT NUMBER:

MB162070



**BOHLER**  
ENGINEERING

16701 MELFORD BLVD., SUITE 310 BOWIE, MD 20715  
PHONE: (301) 809-4500 FAX: (301) 809-4501



EXHIBIT D  
CONSENT LETTER

June 24, 2016

To Whom It May Concern:

The undersigned, as the owner ("Owner") of record of Lot numbered 5001 WILSON LANE PART 2 in the subdivision known as BATTERY PARK (the "Property"), hereby authorizes 4820 Auburn, LLC and its affiliates, successors and/or assigns (the "Applicant"), to include the Property in the Sketch Plan application for the project presently identified as The Claiborne located at 4816-4828 Auburn Avenue, Bethesda, Maryland (the "Project") for the purpose of allowing the Applicant to pursue Sketch Plan approval of the Project utilizing density from the Property pursuant to the applicable provisions of the Montgomery County Zoning Ordinance, as amended (the "Zoning Ordinance"). The Owner also authorizes the Applicant to include the Property in the Preliminary Plan of Subdivision, Site Plan, and Record Plat applications for the Project to utilize density from the Property pursuant to applicable provisions of the Zoning Ordinance. Notwithstanding the foregoing, this authorization may be revoked by the Owner upon the termination of that certain Purchase and Sale Agreement dated June 24, 2016, executed by and between the Owner and the Applicant.

The undersigned represents that it is authorized to execute this letter and to grant the consent herein set forth.

OWNER:








 6/22/2016

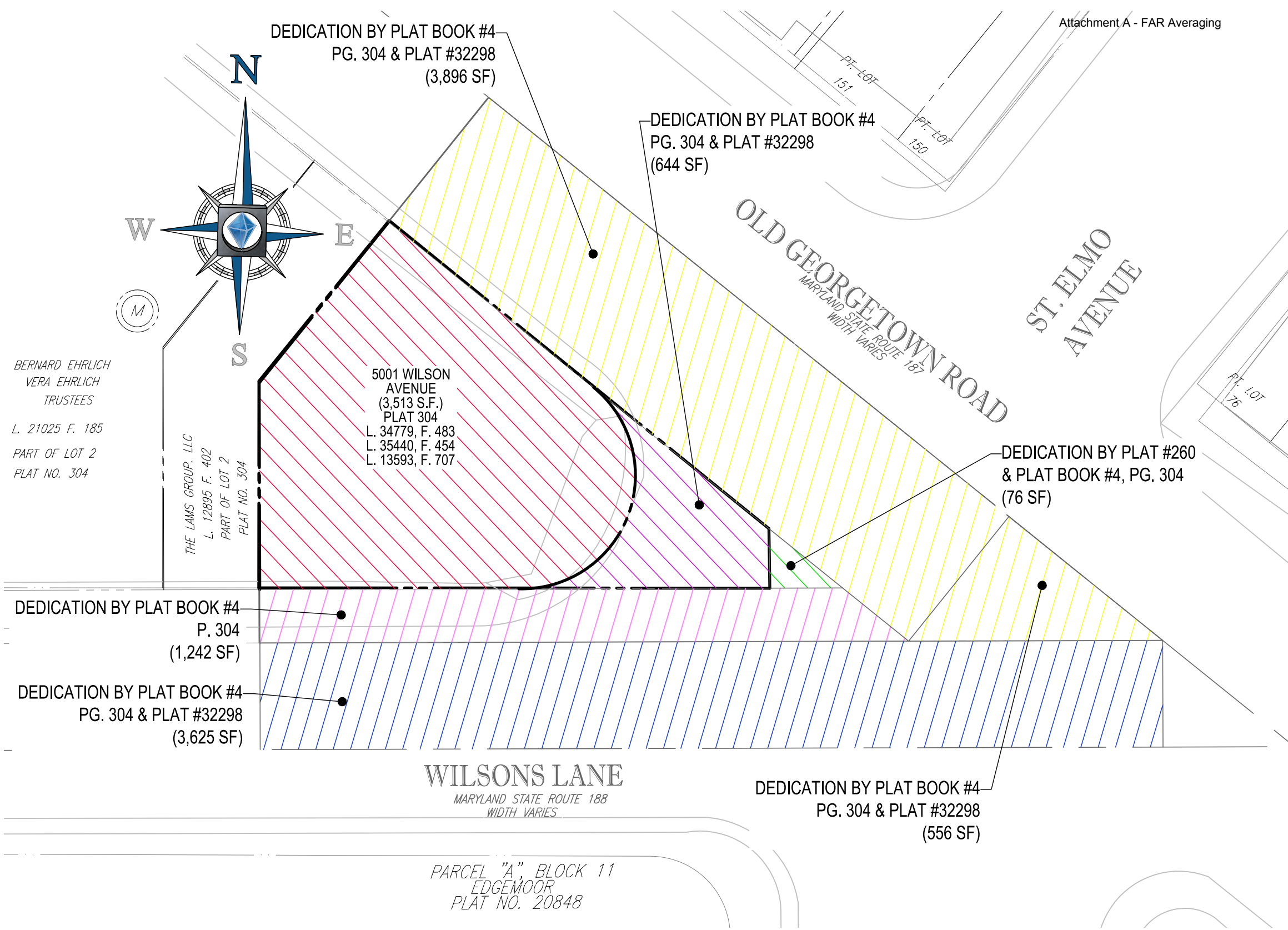
By:

MICHAEL BELKIE MANAGING MEMBER FOR  
Name: SLEEPING GYPSY LLC  
Title:

EXHIBIT D

\*\*L&B 5730251v5/12635.0004

GROSS TRACT AREA		
		SUBJECT PROPERTY
NET AREA		3,513 SF OR 0.08 AC.
DEDICATION BY PLAT BOOK #4, PG. 304 & PLAT #32298		3,896 SF OR 0.09 AC.
DEDICATION BY PLAT BOOK #4, PG. 304 & PLAT #32298		556 SF OR 0.01 AC.
DEDICATION BY PLAT BOOK #4, PG. 304 & PLAT #32298		3,625 SF OR 0.08 AC
DEDICATION BY PLAT BOOK #4, P. 304		1,242 SF OR 0.03 AC
DEDICATION BY PLAT #260 & PLAT BOOK #4, PG. 304		76 SF OR 0.00 AC
DEDICATION BY PLAT #397		644 SF OR 0.02 AC
TOTAL		13,552 SF OR 0.31 AC



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PROJECT NAME: THE CLAIBORNE  
5001 WILSON LANE  
BETHESDA, MONTGOMERY COUNTY, MD  
BLOCK M, P/O LOT 2, BATTERY PARK SECTION 2

SHEET TITLE: GROSS TRACT SENDING AREA EXHIBIT

SCALE: 1"=20'	DATE: 06/25/16	CAD ID: EX0	PROJECT NUMBER: MB162070
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Attachment A - FAR Averaging

ST. ELMO AVENUE

OLD GEORGETOWN ROAD  
MARYLAND STATE ROUTE 187  
WIDTH VARIES

WILSONS LANE  
MARYLAND STATE ROUTE 188  
WIDTH VARIES

PARCEL "A", BLOCK 11  
EDGEMOOR  
PLAT NO. 20848

BOHLER ENGINEERING  
16701 MELFORD BLVD., SUITE 310 BOWIE, MD 20715  
PHONE: (301) 809-4500 FAX: (301) 809-4501

EXHIBIT D  
CONSENT LETTER

June 24, 2016

To Whom It May Concern:

5027 WILSON LANE  
The undersigned, as the owner ("Owner") of record of Lot numbered ~~PATERY~~ PAT 3 in the subdivision known as ~~PATERY~~ PAT 3 (the "Property"), hereby authorizes 4820 Auburn, LLC and its affiliates, successors and/or assigns (the "Applicant"), to include the Property in the Sketch Plan application for the project presently identified as The Claiborne located at 4816-4828 Auburn Avenue, Bethesda, Maryland (the "Project") for the purpose of allowing the Applicant to pursue Sketch Plan approval of the Project utilizing density from the Property pursuant to the applicable provisions of the Montgomery County Zoning Ordinance, as amended (the "Zoning Ordinance"). The Owner also authorizes the Applicant to include the Property in the Preliminary Plan of Subdivision, Site Plan, and Record Plat applications for the Project to utilize density from the Property pursuant to applicable provisions of the Zoning Ordinance. Notwithstanding the foregoing, this authorization may be revoked by the Owner upon the termination of that certain Purchase and Sale Agreement dated June 24, 2016, executed by and between the Owner and the Applicant.

The undersigned represents that it is authorized to execute this letter and to grant the consent herein set forth.

OWNER:

William S. Kolius Trust

By: William S. Kolius  
Name:  
Title: OWNER



EXHIBIT D  
CONSENT LETTER

June 24, 2016

To Whom It May Concern:





5027 WILSON LANE  
The undersigned, as the owner ("Owner") of record of Lot numbered ~~421~~ 3 in the subdivision known as ~~BATTERY PARK~~ (the "Property"), hereby authorizes 4820 Auburn, LLC and its affiliates, successors and/or assigns (the "Applicant"), to include the Property in the Sketch Plan application for the project presently identified as The Claiborne located at 4816-4828 Auburn Avenue, Bethesda, Maryland (the "Project") for the purpose of allowing the Applicant to pursue Sketch Plan approval of the Project utilizing density from the Property pursuant to the applicable provisions of the Montgomery County Zoning Ordinance, as amended (the "Zoning Ordinance"). The Owner also authorizes the Applicant to include the Property in the Preliminary Plan of Subdivision, Site Plan, and Record Plat applications for the Project to utilize density from the Property pursuant to applicable provisions of the Zoning Ordinance. Notwithstanding the foregoing, this authorization may be revoked by the Owner upon the termination of that certain Purchase and Sale Agreement dated June 24, 2016, executed by and between the Owner and the Applicant.

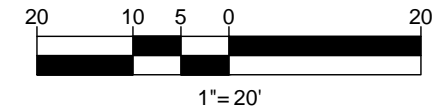
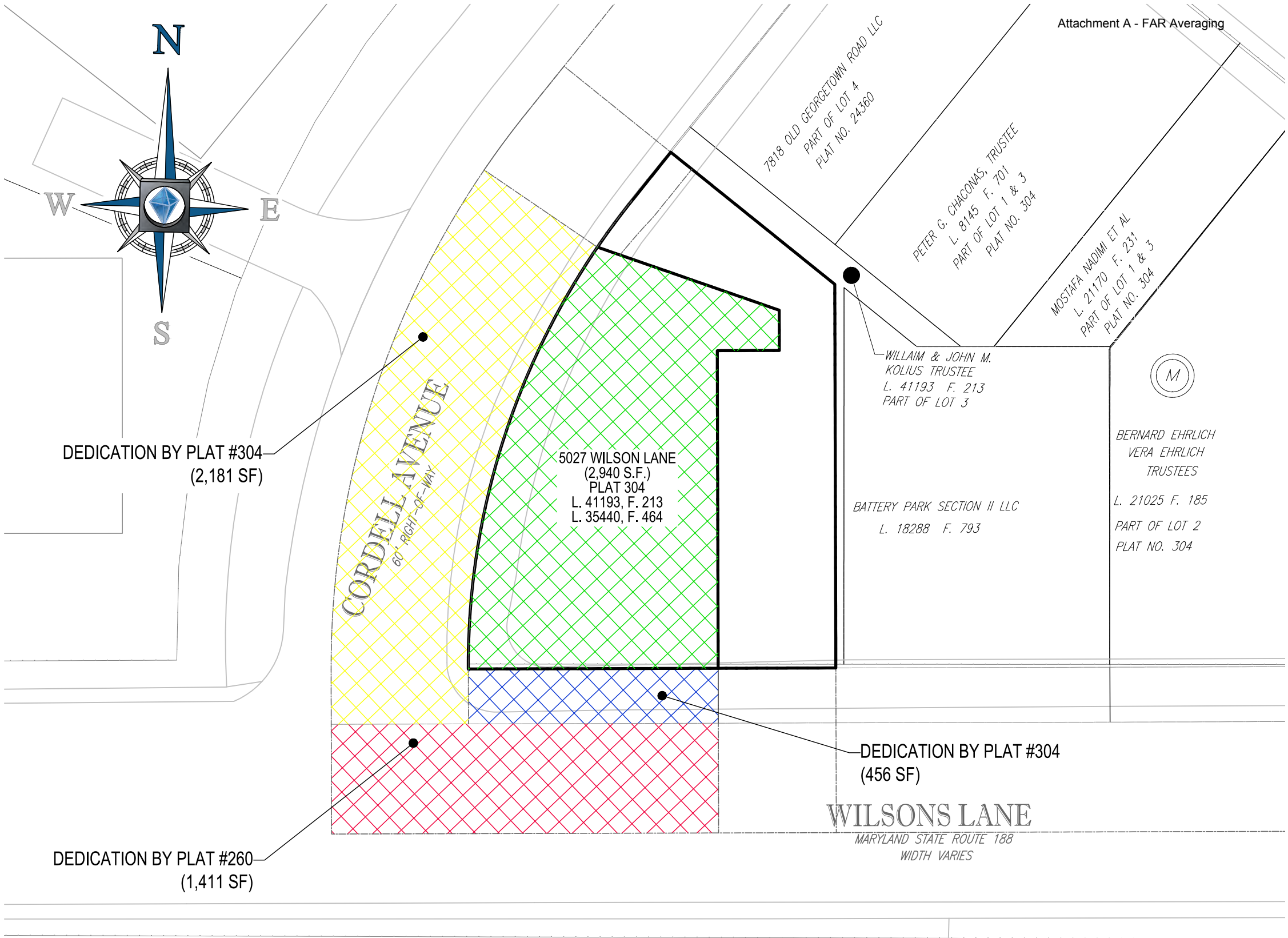
The undersigned represents that it is authorized to execute this letter and to grant the consent herein set forth.

OWNER:



By: John Kolius  
Name:  
Title: owner

GROSS TRACT AREA		
		SUBJECT PROPERTY
NET AREA		2,940 SF OR 0.07 AC.
DEDICATION BY PLAT #260		1,411 SF OR 0.03 AC.
DEDICATION BY PLAT #304		2,181 SF OR 0.05 AC.
DEDICATION BY PLAT #304		456 SF OR 0.01 AC.
TOTAL		6,988 SF OR 0.16 AC.



A - 10

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PROJECT NAME:

THE CLAIBORNE  
5027 WILSON LANE  
BETHESDA, MONTGOMERY COUNTY, MD  
BLOCK M, P/O LOT 1 & 3, PLAT 304, BATTERY PARK SECTION 2

SHEET TITLE:

GROSS TRACT SENDING AREA EXHIBIT

SCALE:

1"=20'

DATE:

06/25/16

CAD ID:

EXO

PROJECT NUMBER:

MB162070



**BOHLER**  
ENGINEERING

16701 MELFORD BLVD., SUITE 310 BOWIE, MD 20715  
PHONE: (301) 809-4500 FAX: (301) 809-4501

EXHIBIT D  
CONSENT LETTER

June 24, 2016

To Whom It May Concern:

The undersigned, as the owner ("Owner") of record of Lot numbered 4830 CORDILL AVENUE PART 18 in the subdivision known as WOODMONT (the "Property"), hereby authorizes 4820 Auburn, LLC and its affiliates, successors and/or assigns (the "Applicant"), to include the Property in the Sketch Plan application for the project presently identified as The Claiborne located at 4816-4828 Auburn Avenue, Bethesda, Maryland (the "Project") for the purpose of allowing the Applicant to pursue Sketch Plan approval of the Project utilizing density from the Property pursuant to the applicable provisions of the Montgomery County Zoning Ordinance, as amended (the "Zoning Ordinance"). The Owner also authorizes the Applicant to include the Property in the Preliminary Plan of Subdivision, Site Plan, and Record Plat applications for the Project to utilize density from the Property pursuant to applicable provisions of the Zoning Ordinance. Notwithstanding the foregoing, this authorization may be revoked by the Owner upon the termination of that certain Purchase and Sale Agreement dated June 24, 2016, executed by and between the Owner and the Applicant.

The undersigned represents that it is authorized to execute this letter and to grant the consent herein set forth.

OWNER:

CORD HARTWIG SCHUBERT Reverend Trust

By:

Name:

Title:



owner



6/23/16

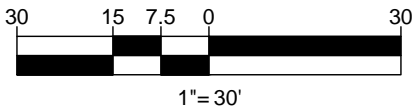
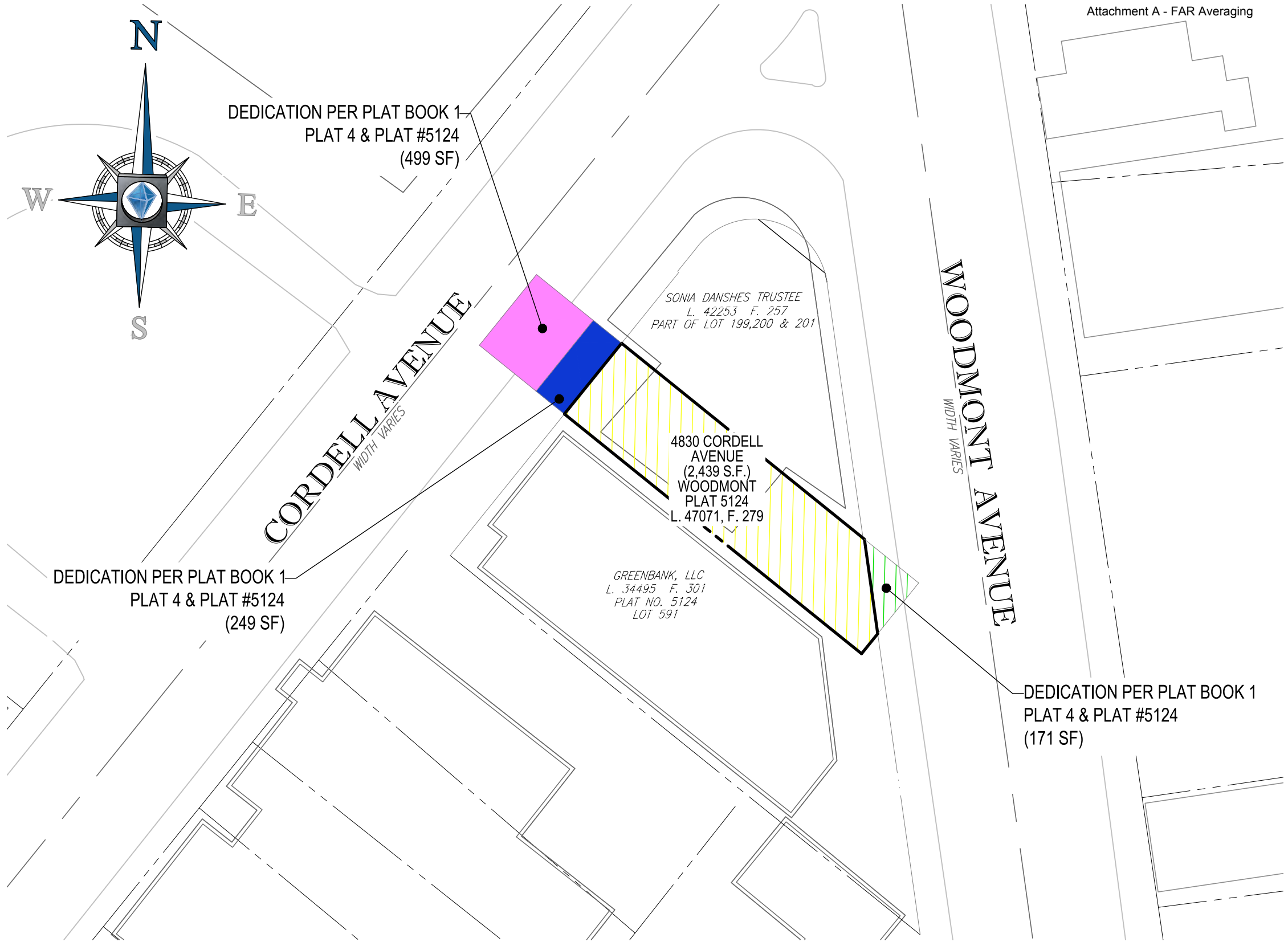
EXHIBIT D

\*\*L&B 5730251v5/12635.0004




GROSS TRACT AREA		
		SUBJECT PROPERTY
NET AREA		2,439 SF OR 0.06 AC.
DEDICATION PER PLAT BOOK 1 PLAT 4 & PLAT #5124		171 SF OR 0.00 AC
TOTAL		2,610 SF OR 0.06 AC

DEDICATION FOR WHICH CONSIDERATION WAS RECEIVED (NOT INCLUDED IN GTA)		
		SUBJECT PROPERTY
DEDICATION PER PLAT BOOK 1 PLAT 4 & PLAT #5124		499 SF OR 0.01 AC.
DEDICATION PER PLAT BOOK 1 PLAT 4 & PLAT #5124		249 SF OR 0.01 AC.



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PROJECT NAME:		THE CLAIBORNE 4830 CORDELL AVENUE BETHESDA, MONTGOMERY COUNTY, MD P/O LOT 198, PLAT BK. 1 PAGE 4, WOODMONT	
SHEET TITLE:		GROSS TRACT SENDING AREA EXHIBIT	
SCALE: 1"=30'	DATE: 06/25/16	CAD ID: EX0	PROJECT NUMBER: MB162070

**BOHLER**  
ENGINEERING  
16701 MELFORD BLVD., SUITE 310 BOWIE, MD 20715  
PHONE: (301) 809-4500 FAX: (301) 809-4501



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

July 19, 2016

4820 Auburn LLC  
c/o Neil Goradia  
519 11<sup>th</sup> Street SE  
Washington D.C. 20003

Re: Forest Conservation Exemption Request and Existing Conditions Plan No. 42017006E  
Property Name: The Claiborne  
(Lot 637 and Parts of Lot 379, 380 and 381 Woodmont Subdivision)  
Action Taken: Exemption Confirmed & Existing Conditions Plan Approved on 7/19/2016

Dear Neil Goradia:

On July 18, 2016, Montgomery County Planning Department Staff accepted for review an Existing Conditions Plan for The Claiborne. The Existing Conditions Plan is part of a Chapter 22A-5(s)(2) Exemption Request for an activity on a small property also known as "The Claiborne". The Existing Conditions Plan shows the existing features and the proposed limits of disturbance (LOD). A Sketch Plan is being filed in conjunction with this forest conservation exemption request.

A Chapter 22A-5(s)(2) Exemption Request, is for an activity on a tract of land of less than 1 acre that will not result in afforestation requirements in excess of 10,000 square feet. The activity can not result in the clearing of 20,000 square feet of forest or an existing specimen or champion tree and forest in any priority area must be preserved.

The Claiborne is on a tract of land approximately 0.19 acres in size. The total disturbance area is 0.27 acres. This activity does not trigger afforestation requirements. No forest or champion tree exists on the property. No specimen trees exist within the project tract area.

**Forest Conservation Exemption Request No. 42017006E for The Claiborne is confirmed.  
The revised Simplified NRI/FSD for the project is approved.**

Any changes from the confirmed Forest Conservation Exemption Request and approved Existing Conditions Plan may constitute grounds to rescind or amend any approval actions taken.

Sincerely,

Stephen Peck  
Senior Planner  
Development Applications and Regulatory Coordination  
M-NCPPC - Montgomery County Planning Department

CC: Matthew K. Jones, Bohler Engineering





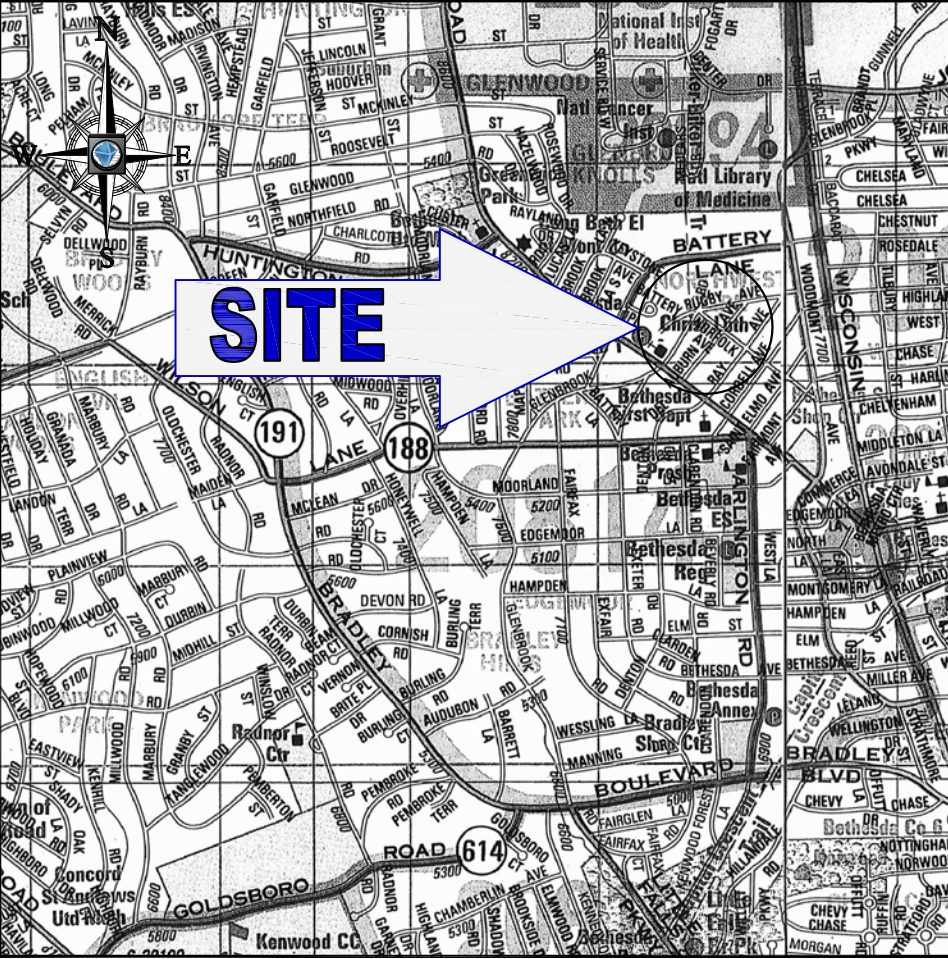
PROJECT DATA TABLE: CR-3.0, C-1.0, R-2.75, H-90T (SUBJECT PROPERTY)					
ZONE	CR	C	R	H	
SUBJECT PROPERTY	3.0	1.0	2.75	90'	
4830 CORDELL AVENUE	5.0	1.0	5.0	145'	
ZONE	CRT	C	R	H	
5001 WILSON LANE	2.25	1.5	0.75	35'	
5027 WILSON LANE	2.25	1.5	0.75	35'	
5004 CORDELL AVENUE	2.25	1.5	0.75	35'	
STANDARD	ALLOWED/REQUIRED		PROPOSED		
TRACT AREA (MINIMUM)	SF	AC	SF	AC	
SUBJECT PROPERTY	N/A	N/A	13,100	0.30	
4830 CORDELL AVENUE	N/A	N/A	2,610	0.06	
5001 WILSON LANE	N/A	N/A	13,552	0.31	
5027 WILSON LANE	N/A	N/A	6,988	0.16	
5004 CORDELL AVENUE	N/A	N/A	3,133	0.07	
TOTAL	N/A	N/A	39,383	0.90	
DEDICATIONS	SF	AC	PRIOR DEDICATIONS (SF)	PRIOR DEDICATIONS (AC)	
SUBJECT PROPERTY	N/A	N/A	4,756	0.11	
4830 CORDELL AVENUE	N/A	N/A	171	0.00	
5001 WILSON LANE	N/A	N/A	10,039	0.23	
5027 WILSON LANE	N/A	N/A	4,048	0.09	
5004 CORDELL AVENUE	N/A	N/A	1,351	0.03	
TOTAL	N/A	N/A	20,365	0.46	
SITE AREA	SF	AC	SF	AC	
SUBJECT PROPERTY	N/A	N/A	8,344	0.19	
4830 CORDELL AVENUE	N/A	N/A	2,439	0.06	
5001 WILSON LANE	N/A	N/A	3,513	0.08	
5027 WILSON LANE	N/A	N/A	2,940	0.07	
5004 CORDELL AVENUE	N/A	N/A	1,782	0.04	
TOTAL	N/A	N/A	19,018	0.44	
HEIGHT (MAXIMUM)*	FEET		FEET		
SUBJECT PROPERTY	90'		110'		
	ALLOWED/REQUIRED		PROPOSED		
TOTAL COMMERCIAL DENSITY ALLOWED	SF	FAR	SF	FAR	
SUBJECT	13,100	1.0	2,800	0.21	
TOTAL	13,100	1.0	2,800	0.21	
TOTAL RESIDENTIAL DENSITY	SF	FAR	SF	FAR	
SUBJECT	36,025	2.75	36,025	2.75	
22% BONUS WITH 15% MPDU	13,200****	N/A	13,200****	N/A	
4830 CORDELL AVENUE	13,050	5.0	6,221	2.38	
5001 WILSON LANE	10,164	0.75	10,164	0.75	
5027 WILSON LANE	5,241	0.75	5,241	0.75	
5004 CORDELL AVENUE	2,349	0.75	2,349	0.75	
TOTAL	80,029**		73,200**	5.59	
TOTAL DENSITY (MAXIMUM)	SF	FAR	SF	FAR	
SUBJECT PROPERTY	39,300	3.0	38,825	2.96	
22% BONUS WITH 15% MPDU	13,200****	N/A	13,200****	N/A	
4830 CORDELL AVENUE	13,050	5.0	6,221****	2.38	
5001 WILSON LANE	30,492	2.25	10,164***	0.75	
5027 WILSON LANE	15,723	2.25	5,241***	0.75	
5004 CORDELL AVENUE	7,049	2.25	2,349***	0.75	
TOTAL	118,814		TOTAL DENSITY IS THE SUM OF 2,800 SF OF COMMERCIAL DENSITY AND 73,200 SF OF RESIDENTIAL DENSITY. 76,000 SF, 5.80 FAR		
PUBLIC OPEN SPACE	SF	FAR	SF	FAR	
SUBJECT PROPERTY	N/A	N/A	425	N/A	
PARKING (ADDITIONAL REDUCTIONS TO MINIMUM PARKING MAY APPLY AND WILL BE DETAILED AT THE TIME OF SITE PLAN)	SP	SF	SP	SF	
RESIDENTIAL	1 SP/UNIT; MAX 1 SP/STUDIO 1.25 SP/1BR, 1.5 SP/2BR	N/A	TBD AT SITE PLAN	TBD AT SITE PLAN	
RESTAURANT	MIN. 4 SP/1000 SF OR PATRON USE; MAX 12 SP/1000 SF OF PATRON USE	N/A	TBD AT SITE PLAN	TBD AT SITE PLAN	
RETAIL/SERVICE ESTABLISHMENT	MIN. 3.5 SP/1000 SF GLA; MAX 6 SP/1000 SF GLA	N/A	TBD AT SITE PLAN	TBD AT SITE PLAN	
BICYCLE PARKING	SP	SF	SP	SF	
RESIDENTIAL	MIN. 0.5 SP/UNIT; MAX 100 SP	N/A	TBD AT SITE PLAN	TBD AT SITE PLAN	
RESTAURANT	MIN. 4 SP/10,000 SF OF GFA; MAX 10 SP	N/A	TBD AT SITE PLAN	TBD AT SITE PLAN	
RETAIL/SERVICE ESTABLISHMENT	MIN. 1 SP/10,000 SF OF GFA; MAX 50 SP	N/A	TBD AT SITE PLAN	TBD AT SITE PLAN	
LOADING	MIN=1 SP	N/A	TBD AT SITE PLAN	TBD AT SITE PLAN	
MIN. BUILDING SETBACKS	N/A	N/A	TBD AT SITE PLAN	TBD AT SITE PLAN	
MODERATELY PRICED DWELLING UNITS	SF (%)		SF (%)		
SUBJECT PROPERTY	12.5		15		

\* THE WOODMONT TRIANGLE AMENDMENT TO THE BETHESDA CBD SECTOR PLAN LOCATES THE PROPERTY IN BLOCK 15, AND PERMITS HEIGHT OF 110 FEET IF 15% MPDU'S ARE PROVIDED. IN ADDITION, PER SECTION 59.4.5.2.C.2 OF THE ZONING ORDINANCE ON A PROPERTY WITHIN A CBD MAPPED AT A HEIGHT UP TO 145 FEET, HEIGHT MAY BE INCREASED ABOVE THE NUMBER FOLLOWING THE "+" ON THE ZONING MAP BY UP TO 1.5 TIMES IF ADDITIONAL HEIGHT IS SPECIFICALLY RECOMMENDED FOR THE PROVISION OF MPDU'S ABOVE 12.5% IN AN APPLICABLE MASTER PLAN.

\*\* INCLUDES 23,975 SF OF "SENDING" DENSITY PURSUANT TO THE FAR AVERAGING PROVISIONS OF SECTION 59-4.5.2.B OF THE ZONING ORDINANCE. SEE THE FAR AVERAGING ANALYSIS BELOW.

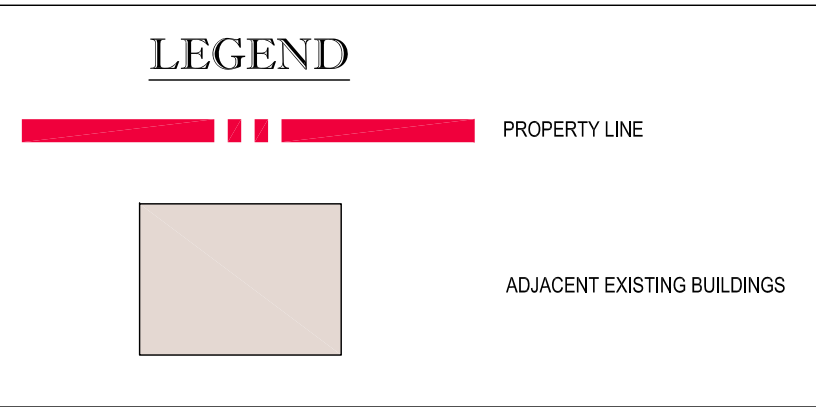
\*\*\* TRANSFERRED RESIDENTIAL DENSITY FROM SENDING SITES.

\*\*\*\* 22% OF 23,975 SF RESIDENTIAL DENSITY TRANSFER + 36,025 SF OF "R" DENSITY PERMITTED BY THE PROPERTY'S ZONING AND GFA = 13,200 SF.



LOCATION MAP

COPYRIGHT ADC THE MAP PEOPLE  
PERMIT USE NO. 30602153-5  
SCALE: 1" = 2000'  
MAP 5286 GRID B04



PUBLIC BENEFIT CALCULATIONS

Category	Sub-category	Points Possible	Points Proposed
Transit Proximity	1/4 to 1/2 Mile from Metro	30	30
Connectivity and Mobility	Minimum Parking	10	5
Connectivity and Mobility	Streetscape Improvements	20	20
Connectivity and Mobility	Way-Finding	10	5
Diversity of Uses and Activities	MPDU	NA	38
Quality Building and Site Design	Architectural Elevations	20	10
Quality Building and Site Design	Exceptional Design	10	5
Quality Building and Site Design	Structured Parking	20	20
Quality Building and Site Design	Tower-Step Back	10	0
Protection and Enhancement of the Natural Environment	Building Lot Terminations	30	1.4
Protection and Enhancement of the Natural Environment	Cool Roof	10	10
Protection and Enhancement of the Natural Environment	Energy Conservation and Generation	15	5
Protection and Enhancement of the Natural Environment	Vegetated Roof	15	7.5
Protection and Enhancement of the Natural Environment	Recycling Facility Plan	10	7.5
Total Points			164

BOHLER ENGINEERING

BOHLER ENGINEERING

16701 Melford Blvd., Suite 310  
Bowie, Maryland 20715  
Phone: (301) 809-4500  
Fax: (301) 809-4501  
MD@BohlerEng.com

BOHLER ENGINEERING

16701 Melford Blvd., Suite 310  
Bowie, Maryland 20715  
Phone: (301) 809-4500  
Fax: (301) 809-4501  
MD@BohlerEng.com

REVISIONS			
REV	DATE	COMMENT	BY
1	09/12/16	PER COUNTY COMMENTS	HH

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: MB162070  
DRAWN BY: ALJ  
CHECKED BY: BLF  
DATE: 06/29/16  
SCALE: 1"= 20'  
CAD I.D.: SP0

THE CLAIBORNE

FOR 4820 AUBURN, LLC

LOCATION OF SITE  
4820 AUBURN AVENUE,  
BETHESDA, MD 20814  
MONTGOMERY COUNTY

BOHLER ENGINEERING

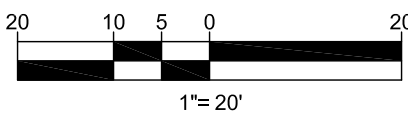
16701 Melford Blvd., Suite 310  
Bowie, Maryland 20715  
Phone: (301) 809-4500  
Fax: (301) 809-4501  
MD@BohlerEng.com

M. K. JONES

PROFESSIONAL ENGINEER  
MARYLAND LICENSE NO. 39989

SHEET TITLE:  
SKETCH PLAN  
# 320170030

SHEET NUMBER:  
SK-1  
OF 1



PROFESSIONAL CERTIFICATION  
I, MATTHEW K. JONES, 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, LICENSE NO. 39989, EXPIRATION DATE: 3/15/2017





DEPARTMENT OF TRANSPORTATION

Isiah Leggett  
County Executive

Al R. Roshdieh  
Director

August 18, 2016

Mr. Matthew Folden, Planner Coordinator  
Area 1 Planning Division  
The Maryland-National Capital  
Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

RE: Sketch Plan # 320170030  
The Claiborne

*mt*  
Dear Mr. Folden:

We have completed our review of the August 1, 2016 sketch plan for this project. The following comments are tentatively set forth for the subsequent submission of the preliminary plan:

All Planning Board Opinions relating to this plan or any subsequent revision, preliminary or site plans should be submitted to the Montgomery County Department of Permitting Services in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.

1. Necessary dedication for Auburn Avenue in accordance with the Master Plan.
2. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
3. At the preliminary plan stage provide a typical section for both public streets.
4. Underground structures cannot encroach into the public right-of-way. Based on the drawing 1.109, the proposed garage appears to encroach in the right-of-way along Auburn Avenue. Please clarify on the preliminary plan.

Office of the Director

101 Monroe Street 10<sup>th</sup> Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178 FAX

[www.montgomerycountymd.gov](http://www.montgomerycountymd.gov)

Located one block west of the Rockville Metro Station

5. We recommend the curblineline for the existing bump-out on Auburn Avenue be extended down to the proposed loading dock apron. Provide a short bump-out on the exit side of the underground garage entrance.
6. At the preliminary plan stage, submit a truck circulation for review by the M-NCPPC and MCDPS. This plan should delineate the proposed movements on-site between the anticipated access locations, the proposed truck loading spaces, and the proposed dumpsters. The truck circulation pattern and loading position should be designed for counter-clockwise entry and a left-side backing maneuver. Passenger vehicle travel-ways should be separated from the expected truck circulation patterns and storage areas. The applicant may also need to provide documentation of their proposed delivery schedules
7. At the preliminary plan stage, pay the Montgomery County Department of Transportation plan review fee in accordance with Montgomery County Council Resolution 16-405 and Executive Regulation 28-06AM ("Schedule of Fees for Transportation-related Reviews of Subdivision Plans and Documents").
8. Show all existing topographic details (paving, storm drainage, driveways adjacent and opposite the site, sidewalks and/or bikeways, utilities, rights of way and easements, etc.) on the preliminary plan.
9. Storm drainage and/or flood plain studies, with computations. Analyze the capacity of the existing public storm drain system and the impact of the additional runoff. If the proposed subdivision is adjacent to a closed section street, include spread computations in the impact analysis.
10. Show the location of proposed and existing driveways on the preliminary plan.
11. We will not require submission of a Design Exception package for the proposed driveway location in consideration of prior precedent in a Central Business District.
12. At the preliminary plan stage, submit a completed, executed MCDOT Sight Distances Evaluation certification form, for all existing and proposed site entrances onto existing County-maintained roads, for our review and approval.
13. Improvements in the county maintained public rights-of-way will need to comply with Executive Regulation No. 31-08AM ("Context Sensitive Road Design").

14. Recorded covenant for the operation and maintenance of private streets, storm drainage systems, and/or open space areas.
15. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
16. Improvements in the County maintained rights-of-way will be determined at the preliminary plan stage following review of the plan related documents.
17. Commuter Services' comments/recommendations include the following:
  - a. Traffic Mitigation Agreement: With the preliminary plan application, submit a draft Traffic Mitigation Agreement (TMAg) to MCDOT. Prior to the issuance of any building permits by MCDPS, the Applicant will need to work with this Department to finalize the draft TMAg. Coordinate with Ms. Sandra Brecher, Chief of the Division of Transit Services/Commuter Services Section. Ms. Brecher may be contacted at 240-777-8383. The TMAg will include but not be limited to the following:
    - Car Sharing Parking. Provide two (2) car sharing vehicle parking spaces in highly visible, preferentially-located spots, or the number of spaces required by law, whichever is greater.
    - Electric Car Charging. Provide two (2) electric car charging stations on site or other EV charging arrangements acceptable to MCDOT, or the number of stations required by law, whichever is greater.
    - Bicycle Facilities. Provide bike racks/lockers in weather-protected, highly visible/active locations. Consider providing secure bicycle storage area in garage for resident use (bike cage) as well as a small bicycle repair station for resident use.
    - Bike Sharing Station. See comment below.
    - Real Time Transit Information – See comment below.
    - Permanent Information Displays - Incorporate permanent/static display space into residential lobby(ies), retail locations and other high pedestrian activity areas, to provide opportunity for display of transit and other alternative transportation information.
  - b. Bikeshare Station. To justify receipt of Public benefit points in the category of Connectivity and Mobility, and to promote provision of mobility options (which is noted as a part of the intent of the CR zones on page 14 of the Statement of Justification), the Applicant should provide space in the Project for a bikesharing station to enable this form of transportation to be used by residents, employees and visitors at the Project. The location of the bikeshare

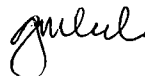


station will be selected by the Applicant with approval of MCDOT, based upon the requirements of the bikesharing system and in a highly-visible, convenient and well-lit location on the Project. *A potential location is on the DOT-recommended extended bump out area along Norfolk Avenue* (a 15-dock station, including the concrete pad, requires a space that is 43' x 10'). The Project will be required to pay the capital cost of such station and five (5) years of operating expenses. Applicant will be required to take other actions in concert with MCDOT to promote use of bikeshare among residents, employees and visitors at the project.

- c. Real Time Transit Information: Provide opportunity and connections for electronic (LCD) display screens providing Real Time Transit Information Signs in the residential lobby, to enable information to be readily accessed by building residents, employees, visitors, etc. Real Time Transit Information display can be incorporated into planned lobby display monitors/software system for building(s). Alternately, the Applicant can reimburse the County for the cost of a County-provided monitor. If this alternative is chosen, the Applicant will pay for five years of maintenance for County-provided sign(s); if Real Time Transit Information is incorporated into the building's planned monitor systems, there would be no additional maintenance costs.
- d. Design Elements: We recommend the following design elements intended to facilitate the use of non-auto modes of transportation be incorporated in the building design:
  - Design building frontages/lobbies to provide two-way visibility for transit vehicles and taxis
  - Provide concierge/reception desk with an area where transit information and pass sales can be transacted – e.g., obtaining transit information, loading of SmarTrip cards.

Thank you for the opportunity to review this sketch plan. If you have any questions or comments regarding this letter, please contact Mr. Avinash Dewani, our Development Review Engineer for this review, at [avinash.dewani@montgomerycountymd.gov](mailto:avinash.dewani@montgomerycountymd.gov) or (240) 777-2132.

Sincerely,



Gregory M. Leck, Manager  
Development Review  
Office of Transportation Policy

Mr. Mathew Folden  
Preliminary Plan # 320170030  
August 18, 2016  
Page 5

M:\Subdivision\DewaniA\320170030 The Claiborne\320170030 The Claiborne DOT Sketch Plan Letter.docx

cc: Neil Goradia 4820 Auburn, LLC  
Heather Dlhopsky Linowes and Blocher LLP  
Matthew Jones Bohler Engineering  
Brad Fox Bohler Engineering  
Sketch Plan folder  
Sketch Plan letters notebook

cc-e: Mark Terry MCDOT DTEO  
Kyle Liang MCDOT DTEO  
Sandra Brecher MCDOT OTP  
Beth Dennard MCDOT OTP  
Rebecca Torma MCDOT OTP  
Avinash Dewani MCDOT OTP

October 27, 2016

Mr. Matthew Folden  
MNCPPC, MoCo Area 1  
8787 Georgia Ave  
Silver Spring, MD 20910-3716

Dear Mr. Folden:

After attending all public meetings on the project, we find a lot to like about the Claiborne sketch plan submission. We think the project offers strong, thoughtful architecture and will be a positive contribution to the neighborhood.

We represent Gallery Bethesda – which includes 370 residents and 2 retailers – immediately adjacent to this project. As the neighbor most affected by this proposed project, we do note several issues with the project as currently drafted that we believe can be solved, and can make the project even better. Specifically:

1. For reasons of consistency, compatibility, and pedestrian safety, the ground floor of Claiborne's Auburn façade should not extend out beyond Gallery Bethesda's. The submitted Claiborne materials conflict on this issue: Sheet 1.111 suggests an adequate setback on Auburn; 1.103 does not, and neither does the Public Open Space Exhibit. Matching the existing streetwall and sidewalk path will improve sightlines for drivers entering/exiting the Claiborne, and for pedestrians on the sidewalk and minimize car/ped conflicts. Failing to match the two facades will create a disorganized, unplanned appearance. It also obscures the visibility of our retail from Norfolk Avenue. We were required to provide a 5.5' Public Improvement Easement, and thus a usable width of 35.5' from the centerline of Auburn. This was recommended by P&P Staff in their staff report (pg. 24) as "necessary to create a comfortable and engaging pedestrian realm" in this location. It is appropriate for Claiborne to do the same.
2. Streetscape and utility undergrounding should extend all the way around Del Ray to meet the recently completed streetscape and undergrounding at Gallery Bethesda. With the combination of Claiborne and Gallery Bethesda phase 2, streetscape and undergrounding on this block would then be complete. Failure to complete a whole city block adjacent to Woodmont Triangle's "Main Street" would be a missed opportunity.
3. This proposed project chooses to set back only 15' from the shared property line, and thus the rooftop mechanical systems are a matter of particular concern. Since this project is lower than our existing apartment building next door, our residents will experience the noise of Claiborne's mechanical at close range. Accordingly, simply meeting the minimum code-mandated noise limits is not enough. The mechanical should be installed in a "well" with an acoustical treatment and should utilize equipment selected to minimize noise. While the mechanical of course cannot be fully enclosed, constructing a well or solid walls on the affected elevations, together with a trellis-type feature above, will make the

7101 Wisconsin Avenue, Suite 700  
Bethesda, MD 20814  
202.333.0880

**DONOHUE.COM**

CONSTRUCTION | REAL ESTATE | HOSPITALITY | DEVELOPMENT | FACILITIES MANAGEMENT



mechanical less objectionable. We welcome working with the Claiborne team to address these concerns.

4. Vehicular and loading access has been pushed up against our neighboring retail. The negative impact of this on pedestrians can be somewhat moderated by providing attractive, translucent panels in the garage and loading dock doors rather than providing blank steel panels. This is visually more inviting than standard commercial doors at minimal additional cost, as we have found next door. Further, these garage and loading dock doors should be kept closed except when in use, giving pedestrians more time to react to vehicles crossing the sidewalk.

We note the proposed stepback on the building's Norfolk façade. Since the building is on the northeast side of Norfolk Avenue and would not shade Norfolk Avenue in any appreciable way, we think the developer's proposed setback is appropriate.

Thank you for your consideration of these issues.

Sincerely,

**THE DONOHUE COMPANIES, INC.**

A handwritten signature in black ink, appearing to read 'JAD', with a stylized flourish extending from the end.

James A. "Jad" Donohoe, IV  
Vice President