

KING BUICK

PRELIMINARY APPLICATION SITE PLAN

Planning & Development Services
Received
December 11, 2020



Vika
VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com
Our Site Set on the Future.

PREPARED FOR:
EYA DEVELOPMENT LLC
4800 HAMPDEN LN.
SUITE 300
BETHESDA, MD 20814
301-634-8649
J. WYNHAM ROBERTSON
wyndhamr@eya.com

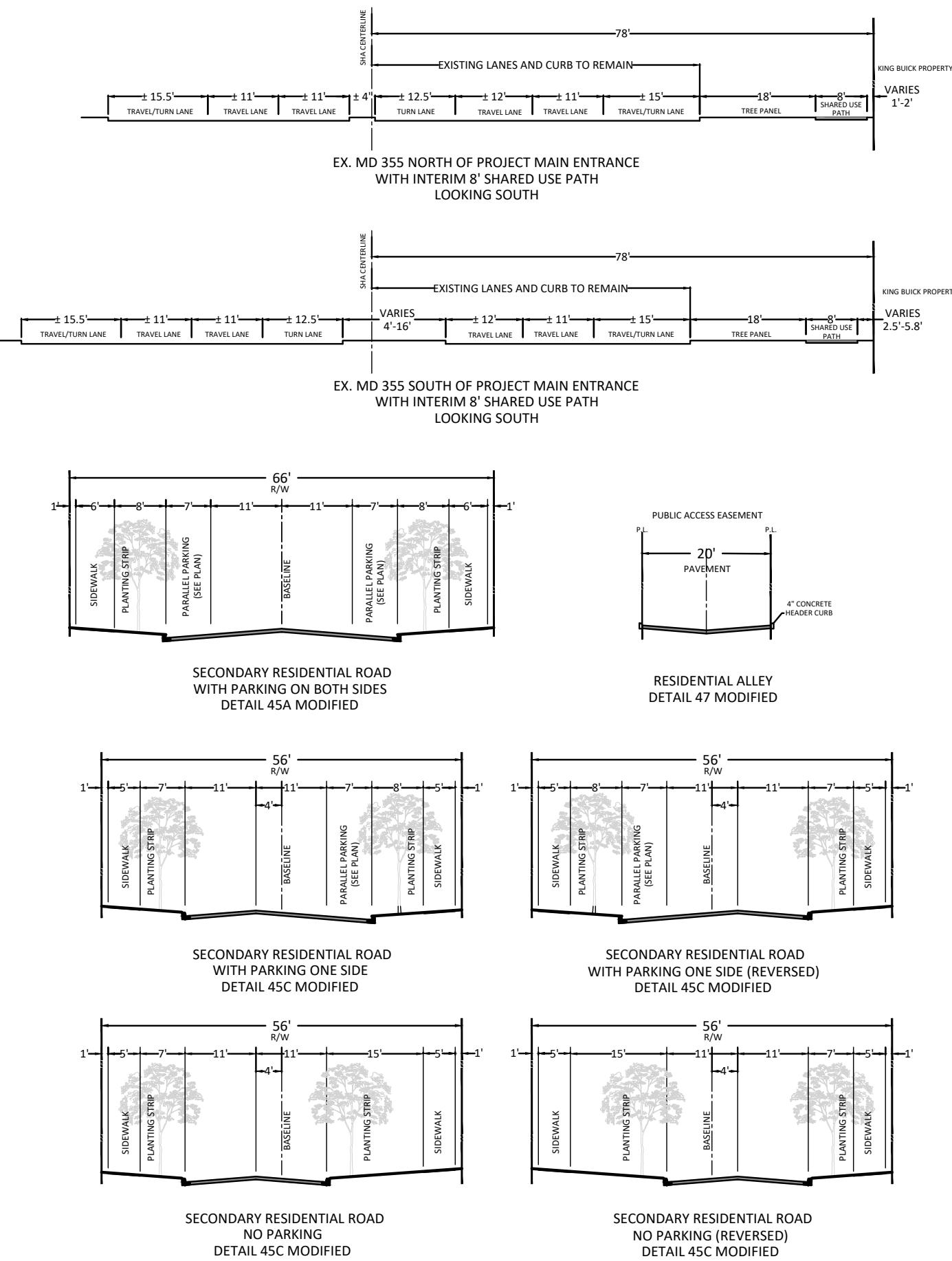
ATTORNEY:
MILES & STOCKBRIDGE
11 N WASHINGTON ST.
SUITE 700
ROCKVILLE, MD 20850
301-762-1600
BARBARA SEARS

PLANNER & CIVIL ENGINEER:
VIKA MARYLAND, LLC
20251 CENTURY BLVD.
SUITE 400
GERMANTOWN, MD 20874
301-916-4100
Michael Goodman, P.E.
Logan Kelso, P.E.

GENERAL NOTES

1. THE PROPERTY IS 20.58 ACRES.
2. THE SUBJECT PROPERTY COMPRISES THE FOLLOWING PROPERTIES:
PARCEL N979, TAX MAP GS13, TAX ACCT. NO. 09-0072335 (MONTGOMERY COUNTY)
PARCEL 170, TAX MAP GS12, TAX ACCT NO. 04-03126715 (CITY OF ROCKVILLE)
3. PARCEL N979 IS CURRENTLY ZONED GR-1.5 H-45' AND PARCEL 170 IS ZONED MXCD. UPON APPROVAL OF THE ANNEXATION OF N979 INTO THE LIMITS OF THE CITY OF ROCKVILLE, THE ZONING OF THE COMBINED PROPERTY WILL BE MXCD.
4. THE SITE IS LOCATED ON WSSC MAP 221NW08.
5. BOUNDARY AND TOPOGRAPHIC DATA BY VIKA MARYLAND, SEPTEMBER 2020.
6. THERE IS NO 100 YEAR FLOODPLAIN LOCATED ON THE SITE.
7. THERE IS NO STREAM VALLEY BUFFER LOCATED ON THE SITE.
8. THERE ARE NO WETLANDS LOCATED ON THE SITE.

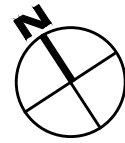
ROAD SECTIONS



SHEET INDEX

- | | |
|-------|---|
| PAM-1 | COVER SHEET |
| PAM-2 | PRE-APPLICATION SITE PLAN - EXISTING CONDITIONS |
| PAM-3 | PRE-APPLICATION SITE PLAN - COMPOSITE |
| PAM-4 | PRE-APPLICATION SITE PLAN - 30 SCALE |
| PAM-5 | PRE-APPLICATION SITE PLAN - 30 SCALE |
| PAM-6 | PRE-APPLICATION SITE PLAN - 30 SCALE |
| PAM-7 | PRE-APPLICATION SITE PLAN - 30 SCALE |
| PAM-8 | PLANTING CONCEPT |
| PAM-9 | OPEN AREA AND PUBLIC USE SPACE EXHIBIT |

0 50' 100' 200'
SCALE: 1" = 100'



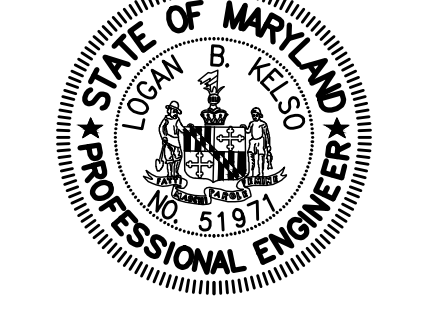
"FOR LOCATION OF UTILITIES CALL
8-1-1 or 1-800-257-7777 OR LOG ON TO
www.call811.com or http://www.missutility.net
48 HOURS IN ADVANCE OF ANY
WORK IN THIS VICINITY"

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

KING BUICK
4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 222NW08
WSSC GRID: 221NW08
TAX MAP: GS12

COVER SHEET

PAMXXXX-XXXX
PROFESSIONAL SEAL



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. ENGINEER'S NAME: LOGAN B. KELSO, P.E. LICENSE NO.: 51971 EXPIRATION DATE: DECEMBER 10, 2021

THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED, COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LLC. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

DRAWN BY: DLJB
DESIGNED BY: DLJB
DATE ISSUED: DEC. 2020
VIKA PROJECT: VM50420
DRAWING NO.

SHEET NO. PAM-1





ATTORNEY:
MILES & STOCKBRIDGE
11 N WASHINGTON ST.
SUITE 700
ROCKVILLE, MD 20850
301-762-1600
BARBARA SEARS

PLANNER & CIVIL ENGINEER:
VIKA MARYLAND, LLC
20251 CENTURY BLVD.
SUITE 400
GERMANTOWN, MD 20874
301-916-4100
Michael Goodman, P.E.
Logan Kelso, P.E.

[illegible]

KING BUICK

4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 222NW08
WSSC GRID: 221NW08
TAX MAP: GS12

PRE-APPLICATION
SITE PLAN -
30 SCALE

PAMXXXX-XXXX
PROFESSIONAL SEAL



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.
ENGINEER'S NAME: LOGAN B. KELSO, P.E.
LICENSE No.: 51971
EXPIRATION DATE: DECEMBER 10, 2021

THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED, COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LLC. VIOLATIONS MAY RESULT IN PROSECUTION. UNLESS APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

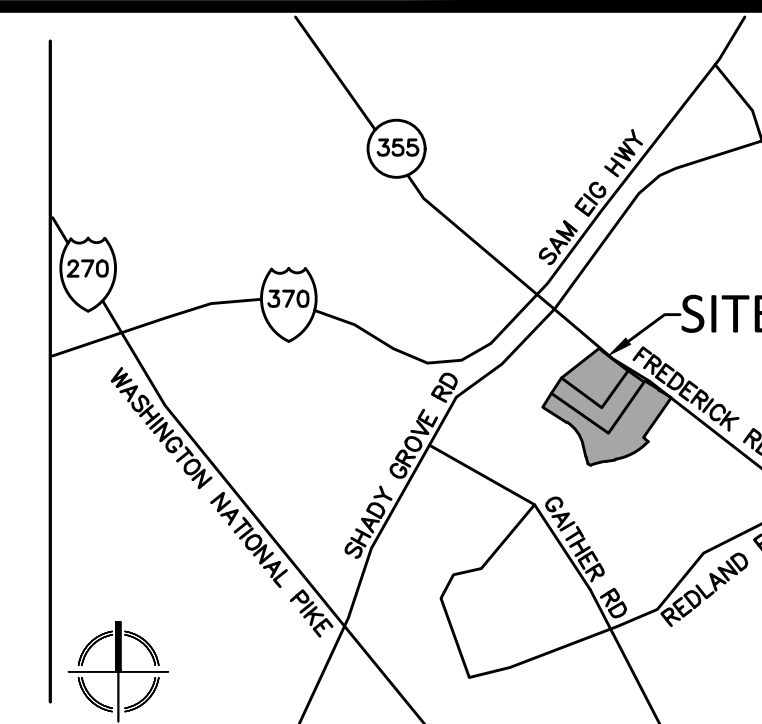
© 2019 VIKI MARYLAND, LLC

DRAWN BY: DL/JB
DESIGNED BY: DL/JB
DATE ISSUED: DEC. 2020

VIKA
PROJECT **VM50420**

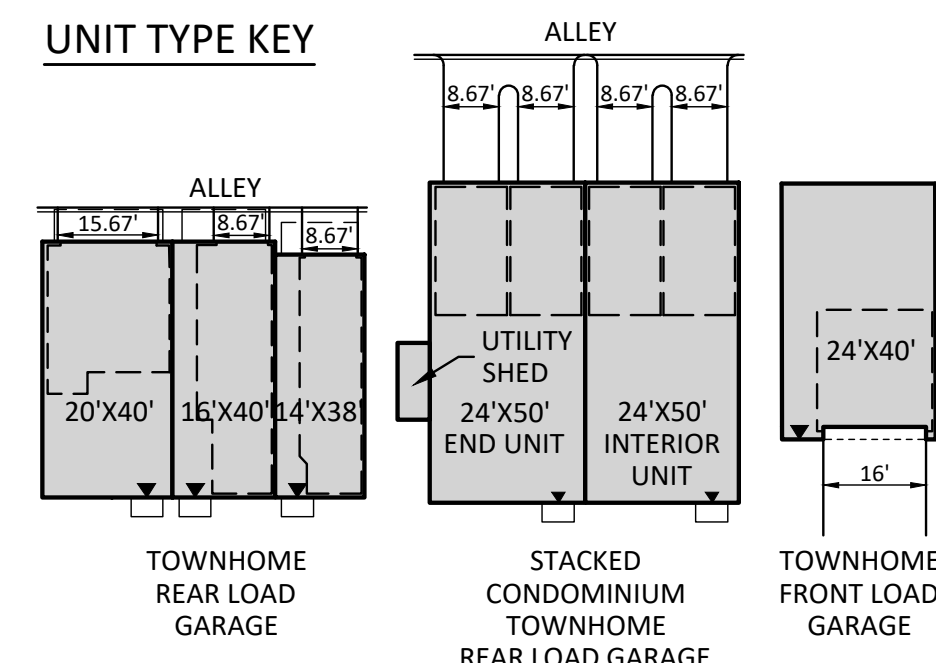
DRAWING
NO.

SHEET NO. PAM-4

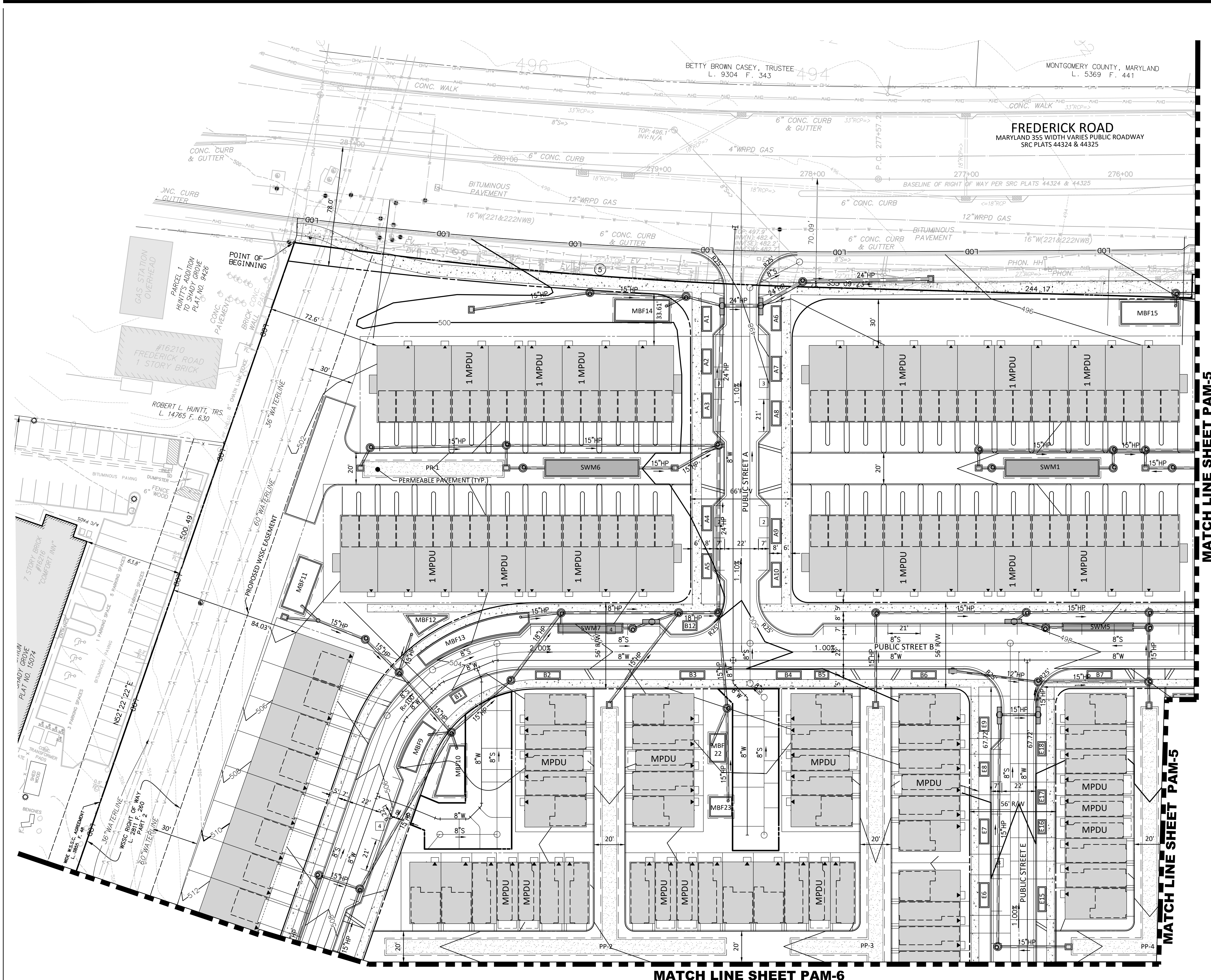
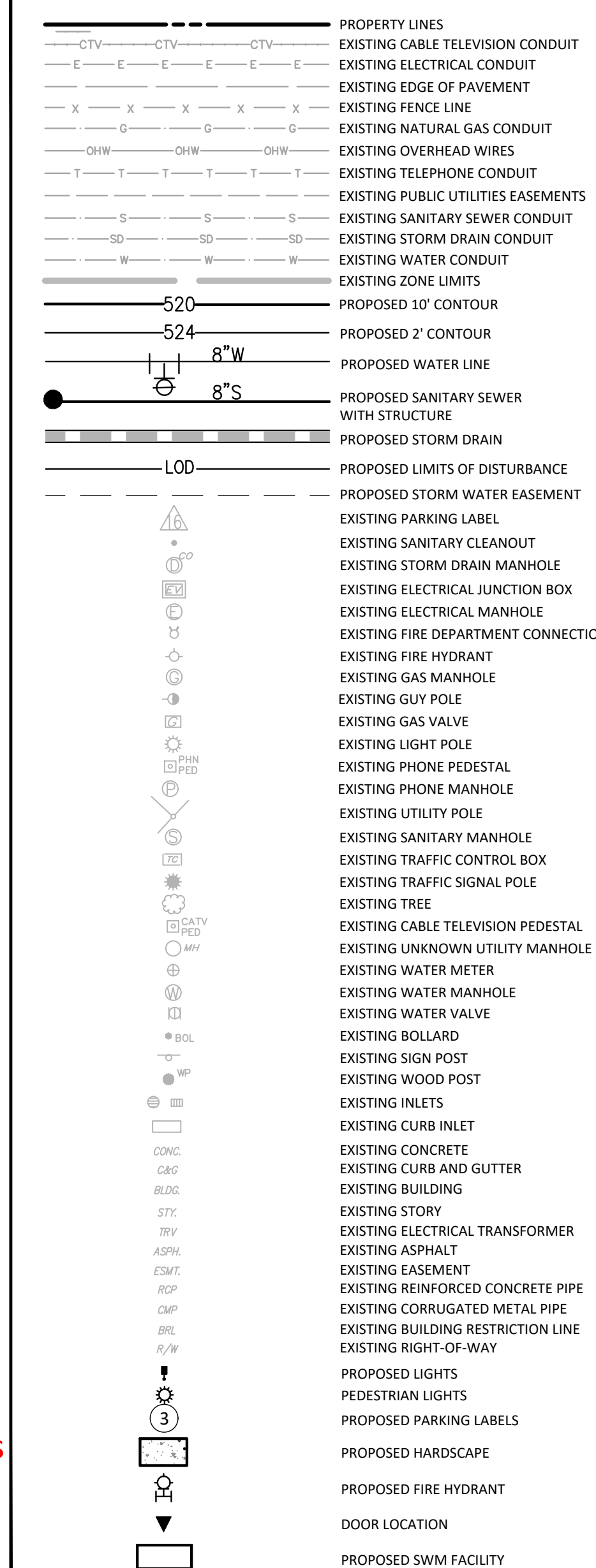


VICINITY MAP
SCALE: 1" = 2000'

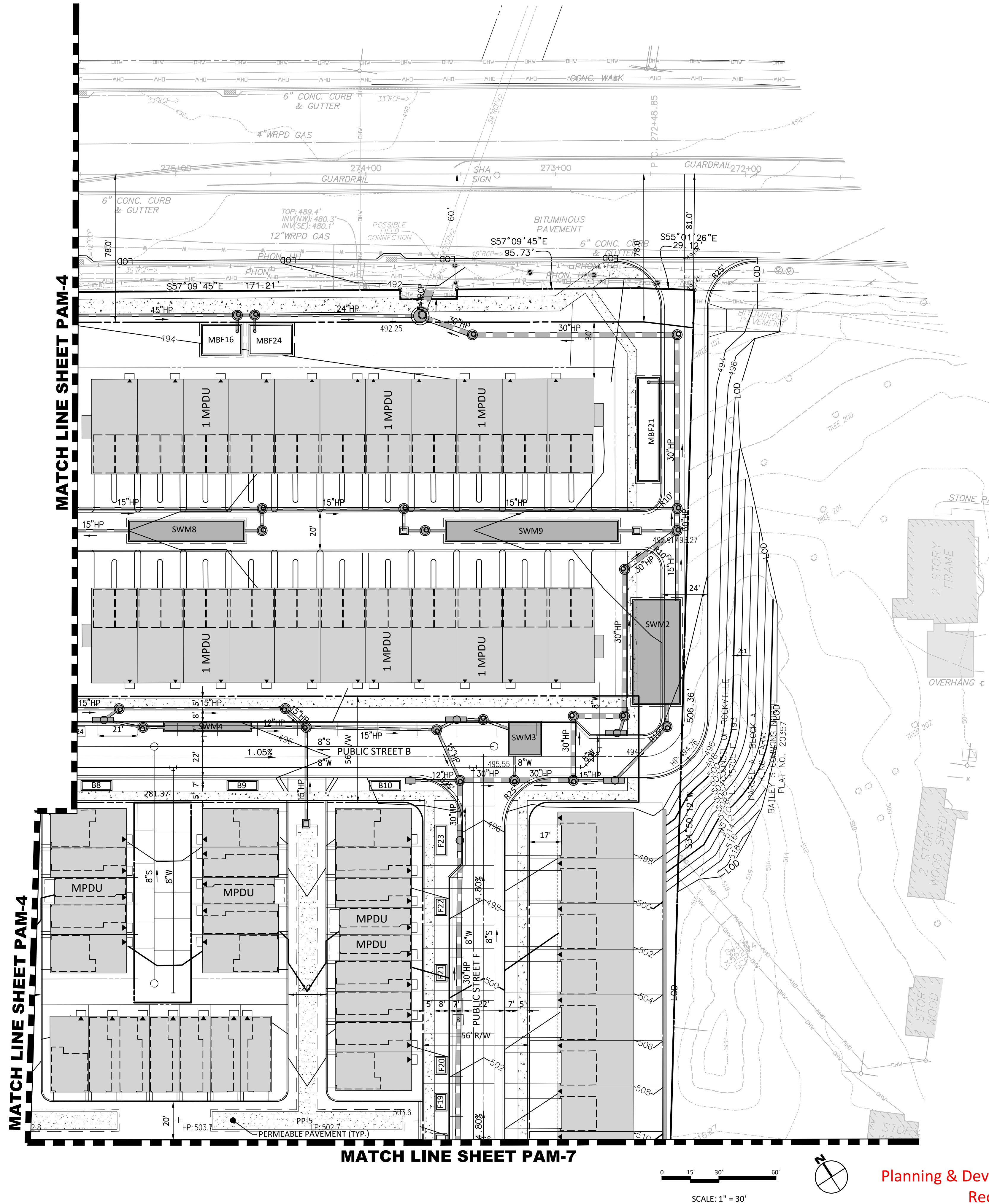
UNIT TYPE KEY



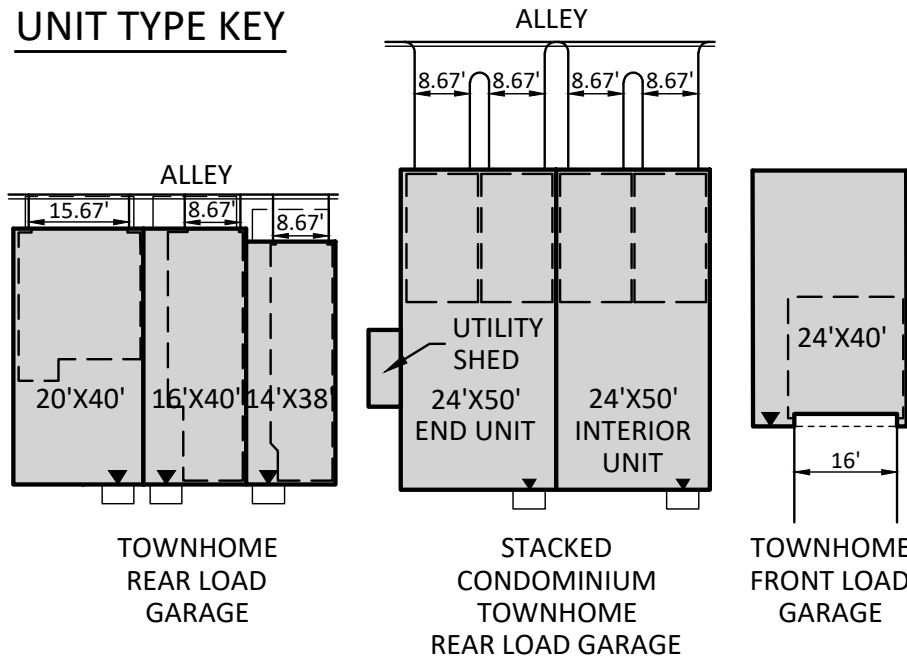
PLAN LEGEND



Planning & Development Services
Received
December 11, 2020

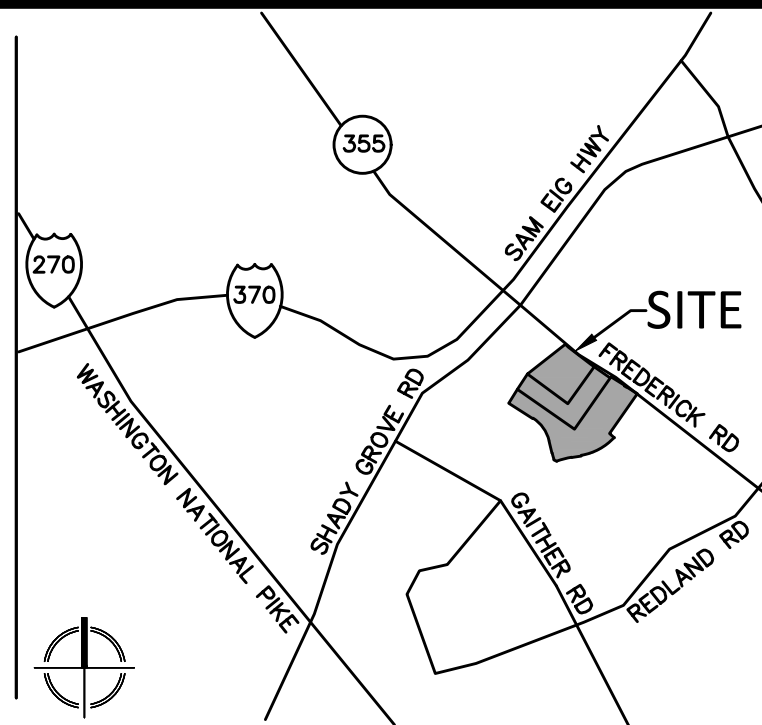


UNIT TYPE KEY



PLAN LEGEND

CTV	CTV	CTV	PROPERTY LINES
E	E	E	EXISTING CABLE TELEVISION CONDUIT
E	E	E	EXISTING ELECTRICAL CONDUIT
X	X	X	EXISTING EDGE OF PAVEMENT
G	G	G	EXISTING FENCE LINE
DHW	DHW	DHW	EXISTING NATURAL GAS CONDUIT
T	T	T	EXISTING OVERHEAD WIRES
S	S	S	EXISTING TELEPHONE CONDUIT
SD	SD	SD	EXISTING PUBLIC UTILITIES EASEMENTS
W	W	W	EXISTING SANITARY SEWER CONDUIT
			EXISTING STORM DRAIN CONDUIT
			EXISTING WATER CONDUIT
			EXISTING ZONE LIMITS
520			PROPOSED 10' CONTOUR
524			PROPOSED 2' CONTOUR
8" W			PROPOSED WATER LINE
8" S			PROPOSED SANITARY SEWER WITH STRUCTURE
			PROPOSED STORM DRAIN
LOD			PROPOSED LIMITS OF DISTURBANCE
			PROPOSED STORM WATER EASEMENT
			EXISTING PARKING LABEL
			EXISTING SANITARY CLEANOUT
			EXISTING STORM DRAIN MANHOLE
			EXISTING ELECTRICAL JUNCTION BOX
			EXISTING ELECTRICAL MANHOLE
			EXISTING FIRE DEPARTMENT CONNECTION
			EXISTING FIRE HYDRANT
			EXISTING GAS MANHOLE
			EXISTING GUY POLE
			EXISTING GAS VALVE
			EXISTING LIGHT POLE
			EXISTING PHONE PEDESTAL
			EXISTING PHONE MANHOLE
			EXISTING UTILITY POLE
			EXISTING SANITARY MANHOLE
			EXISTING TRAFFIC CONTROL BOX
			EXISTING TRAFFIC SIGNAL POLE
			EXISTING TREE
			EXISTING CABLE TELEVISION PEDESTAL
			EXISTING UNKNOWN UTILITY MANHOLE
			EXISTING WATER METER
			EXISTING WATER MANHOLE
			EXISTING WATER VALVE
			EXISTING BOLLARD
			EXISTING SIGN POST
			EXISTING WOOD POST
			EXISTING INLETS
			EXISTING CURB INLET
			EXISTING CONCRETE
			EXISTING CURB AND GUTTER
			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
			PROPOSED LIGHTS
			PEDESTRIAN LIGHTS
			PROPOSED PARKING LABELS
			PROPOSED HARDSCAPE
			PROPOSED FIRE HYDRANT
			DOOR LOCATION
			PROPOSED SWM FACILITY



VICINITY MAP
SCALE: 1" = 2000'

Vika
VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com
Our Site Set on the Future.

PREPARED FOR:
EYA DEVELOPMENT LLC
4800 HAMPDEN LN.
SUITE 300
BETHESDA, MD 20814
301-634-8649
J. WYNHAM ROBERTSON
wyndhamr@eya.com

ATTORNEY:
MILES & STOCKBRIDGE
11 N WASHINGTON ST.
SUITE 700
ROCKVILLE, MD 20850
301-762-1600
BARBARA SEARS

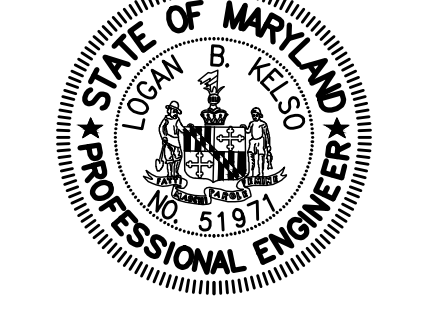
PLANNER & CIVIL ENGINEER:
VIKA MARYLAND, LLC
20251 CENTURY BLVD.
SUITE 400
GERMANTOWN, MD 20874
301-916-4100
Michael Goodman, P.E.
Logan Kelso, P.E.

REVISIONS	DATE

KING BUICK
4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 222NW08
WSSC GRID: 221NW08
TAX MAP: GS12

PRE-APPLICATION
SITE PLAN -
30 SCALE

PAMXXXX-XXXX
PROFESSIONAL SEAL



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. ENGINEER'S NAME: LOGAN B. KELSO, P.E. LICENSE NO.: 51971 EXPIRATION DATE: DECEMBER 10, 2021

THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED, COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LLC. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

© 2019 VIKA MARYLAND, LLC

DRAWN BY: DLJB
DESIGNED BY: DLJB
DATE ISSUED: DEC. 2020

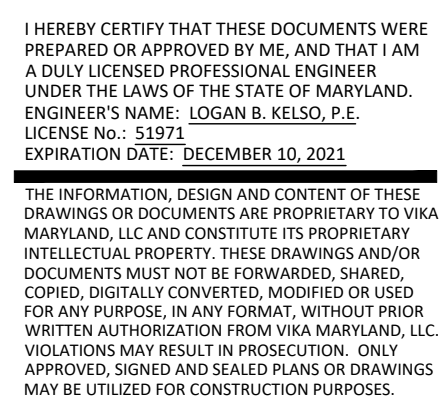
VIKA PROJECT: VM50420
DRAWING NO.

ATTORNEY:
MILES & STOCKBRIDGE
11 N WASHINGTON ST.
SUITE 700
ROCKVILLE, MD 20850
301-762-1600
BARBARA SEARS

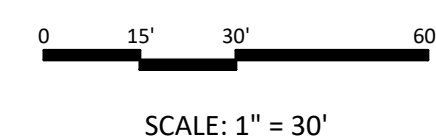
PLANNER & CIVIL ENGINEER:
VIKA MARYLAND, LLC
20251 CENTURY BLVD.
SUITE 400
GERMANTOWN, MD 20874
301-916-4100
Michael Goodman, P.E.
Logan Kelso, P.E.

KING BUICK
4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 222NW08
WSSC GRID: 221NW08
TAX MAP: GS12

PAMXXXX-XXXX
PROFESSIONAL SEAL



SHEET NO. PAM-6



[illegible]

WSSC GRID: 222NW08
WSSC GRID: 221NW08
TAX MAP: GS12

© 2019 VIKA MARYLAND, LLC

DRAWN BY: DL/JB
DESIGNED BY: DL/JB
DATE ISSUED: DEC. 2020

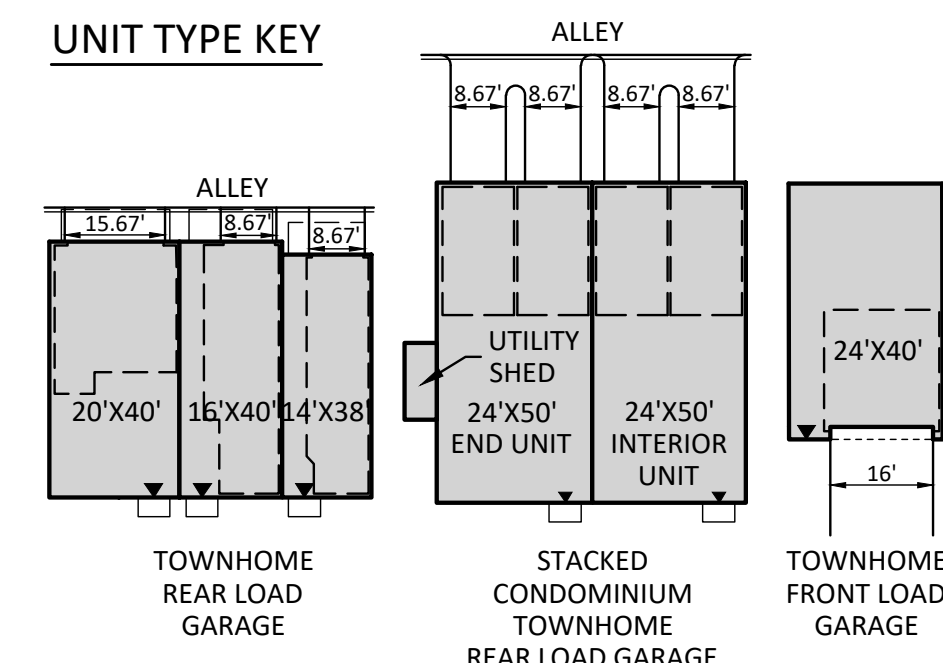
VIKA
PROJECT **VM50420**

DRAWING
NO.

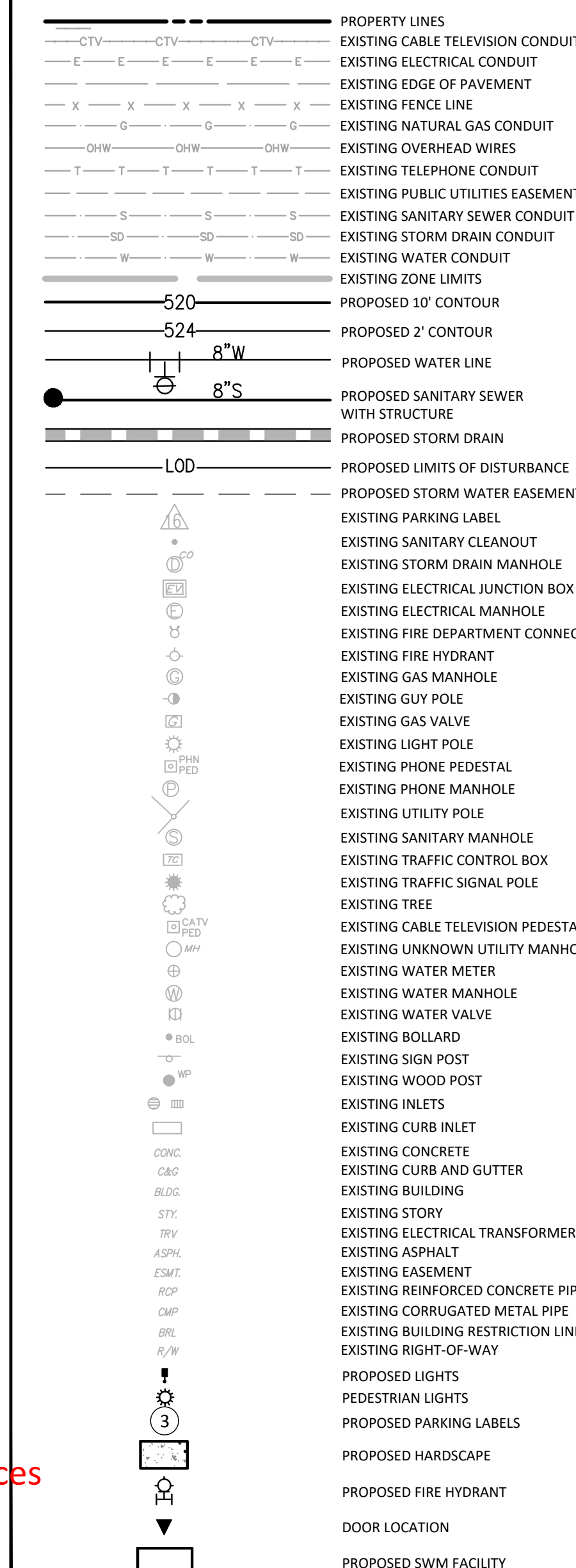
SHEET NO. PAM-7



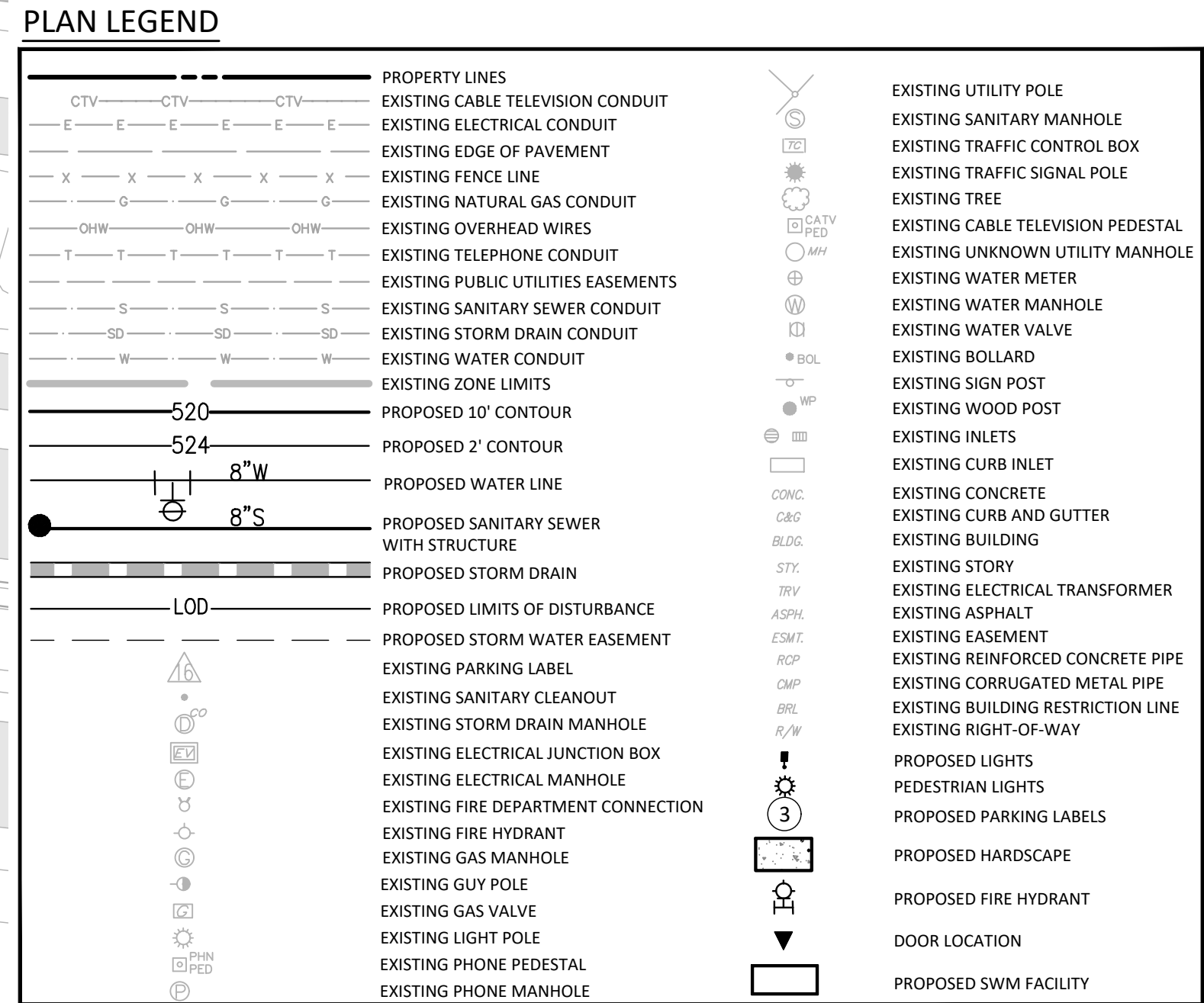
UNIT TYPE KEY



PLAN LEGEND



Planning & Development Services
Received
December 11, 2020



ATTORNEY:
MILES & STOCKBRIDGE
11 N WASHINGTON ST.
SUITE 700
ROCKVILLE, MD 20850
301-762-1600
BARBARA SEARS

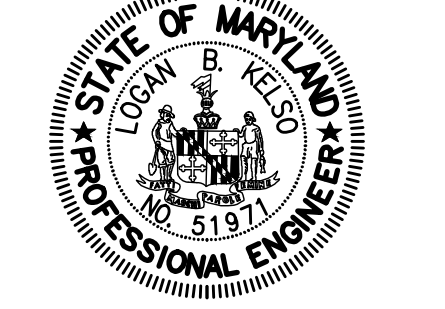
PLANNER & CIVIL ENGINEER:
VIKA MARYLAND, LLC
20251 CENTURY BLVD.
SUITE 400
GERMANTOWN, MD 20874
301-916-4100
Michael Goodman, P.E.
Logan Kelso, P.E.

[illegible]

KING BUICK
4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 222NW08
WSSC GRID: 221NW08
TAX MAP: GS12

PRE-APPLICATION
SITE PLAN -
PLANTING
CONCEPT

PAMXXXX-XXXX
PROFESSIONAL SEAL



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.
ENGINEER'S NAME: LOGAN B. KELSO, P.E.
LICENSE No.: 51971
EXPIRATION DATE: DECEMBER 10, 2021

THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED, COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LLC. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

© 2019 VIKI MARYLAND, LLC

DRAWN BY: DL/JB
DESIGNED BY: DL/JB
DATE ISSUED: DEC. 2020

VIKA
PROJECT VM50420
DRAWING
NO.

SHEET NO. PAM-8

