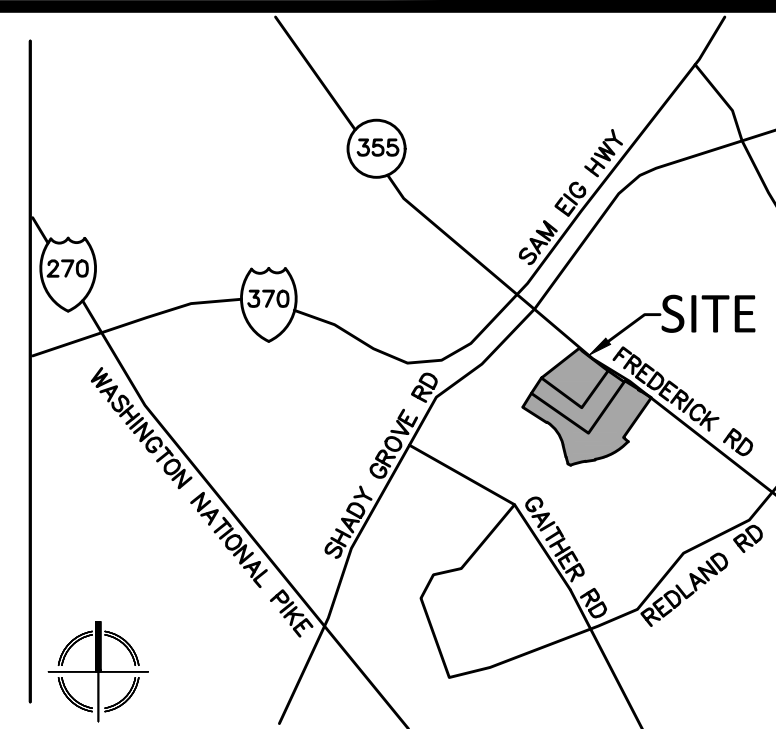
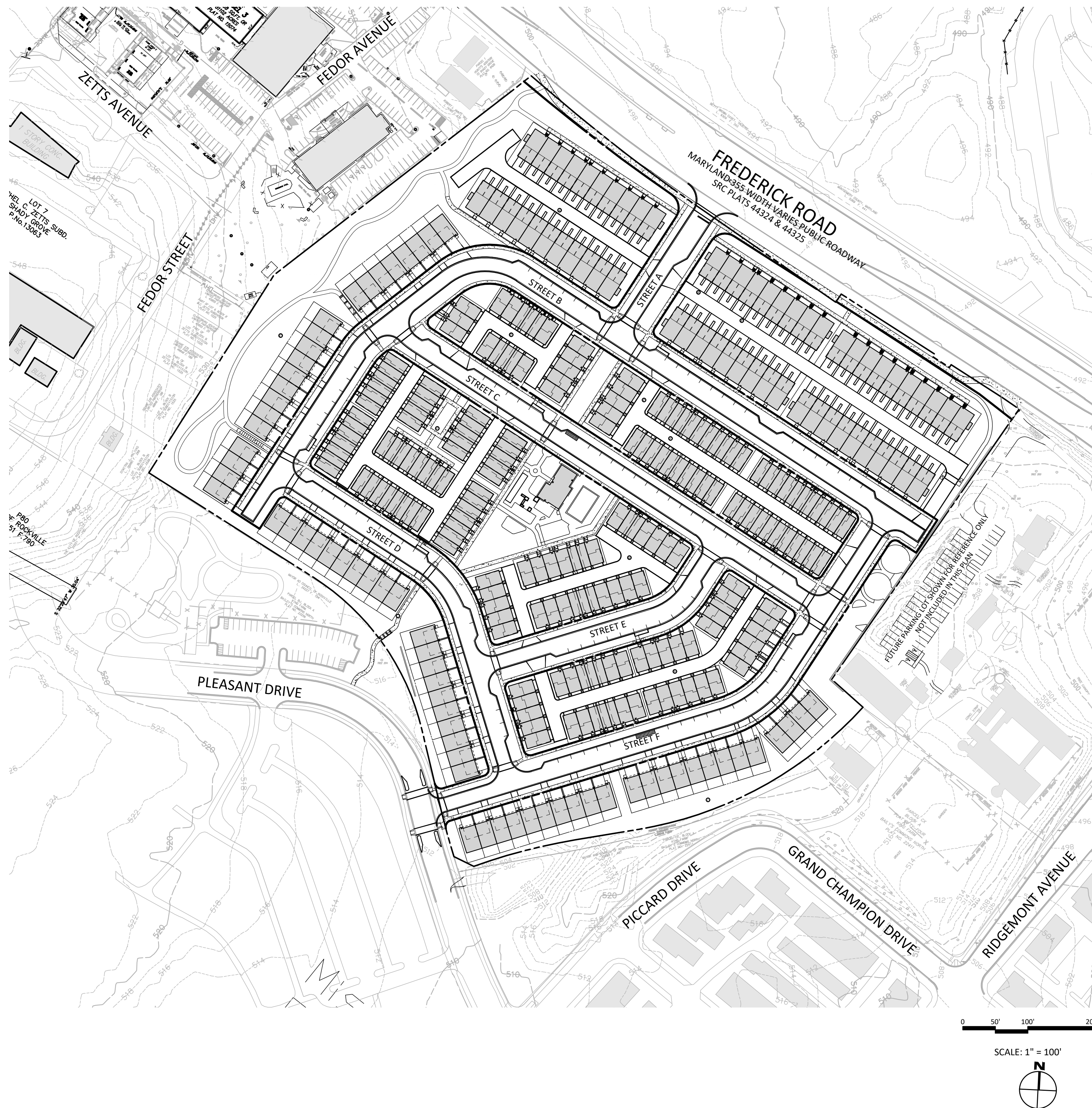


KING BUICK

PROJECT SITE PLAN



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 HAMPPDEN LN.
SUITE 300
BETHESDA, MD 20814
301-634-8649
J. WYNDHAM ROBERTSON
wyndhamr@eya.com

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

PLANNER, LANDSCAPE ARCHITECT
& CIVIL ENGINEER:
VIKA MARYLAND, LLC
20251 CENTURY BLVD.
SUITE 400
GERMANTOWN, MD 20874
301-916-4100
James Buchheister, RLA
Robert Tilson, FALSA, PLA
Logan Kelso, P.E.

[illegible]

KING BUICK

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

COVER
SHEET

PJT2021-00013



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

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DESIGNED BY: _____ JB/LK
DATE ISSUED: _____ AUG. 2021

VIKA
PROJECT VM50420

DRAWING
NO. PP-1.0

SHEET NO.

Planning and Development Services
Received
8/24/2021
PJT2021-00013

GENERAL NOTES

1. THE PROPERTY IS 20.58 ACRES.
2. THE SUBJECT PROPERTY COMPRISES THE FOLLOWING PROPERTIES:
PARCEL N979, TAX MAP G513, TAX ACCT. NO. 09-00772335 (MONTGOMERY COUNTY)
PARCEL 170, TAX MAP G512, 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 VIKI 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.

SHEET INDEX

PP-1.0	COVER SHEET
PP-1.1	PROJECT SITE PLAN - EXISTING CONDITIONS
PP-2.0	PROJECT SITE PLAN - COMPOSITE
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PP-2.2	PROJECT SITE PLAN - 30 SCALE
PP-2.3	PROJECT SITE PLAN - 30 SCALE
PP-2.4	PROJECT SITE PLAN - 30 SCALE
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FDA-1.2	FIRE ACCESS PLAN - 30 SCALE
FDA-1.3	FIRE ACCESS PLAN - 30 SCALE
FDA-1.4	FIRE ACCESS PLAN - 30 SCALE

SUPPLEMENTAL EXHIBITS


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EXH-2.0	PARKING EXHIBIT
EXH-3.0	MPDU EXHIBIT
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EXH-5.3	ILLUSTRATIVE SECTIONS - 55' & 75' BUILDING HEIGHTS
EXH-5.4	DOG PARK - BUFFER EXHIBIT
EXH-6.1	SUV TURNING MOVEMENTS
EXH-6.2	SUV TURNING MOVEMENTS
EXH-6.3	GARBAGE TURNING MOVEMENTS
EXH-6.4	FIRE TRUCK TURNING MOVEMENTS

SUPPLEMENTAL PLANS

SIGHT-1 PLEASANT DRIVE SIGHT DISTANCE
SIGHT-2 ON-SITE SIGHT DISTANCE

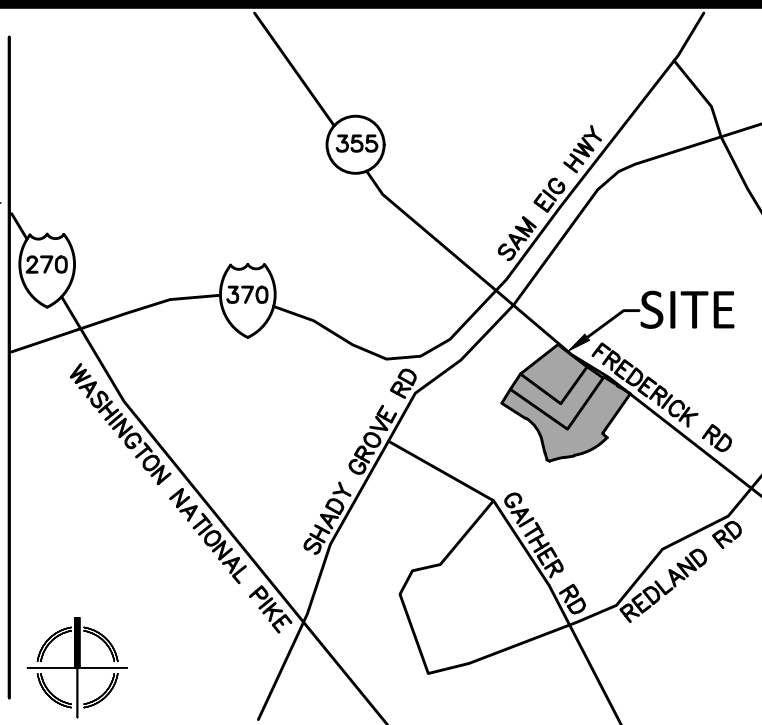
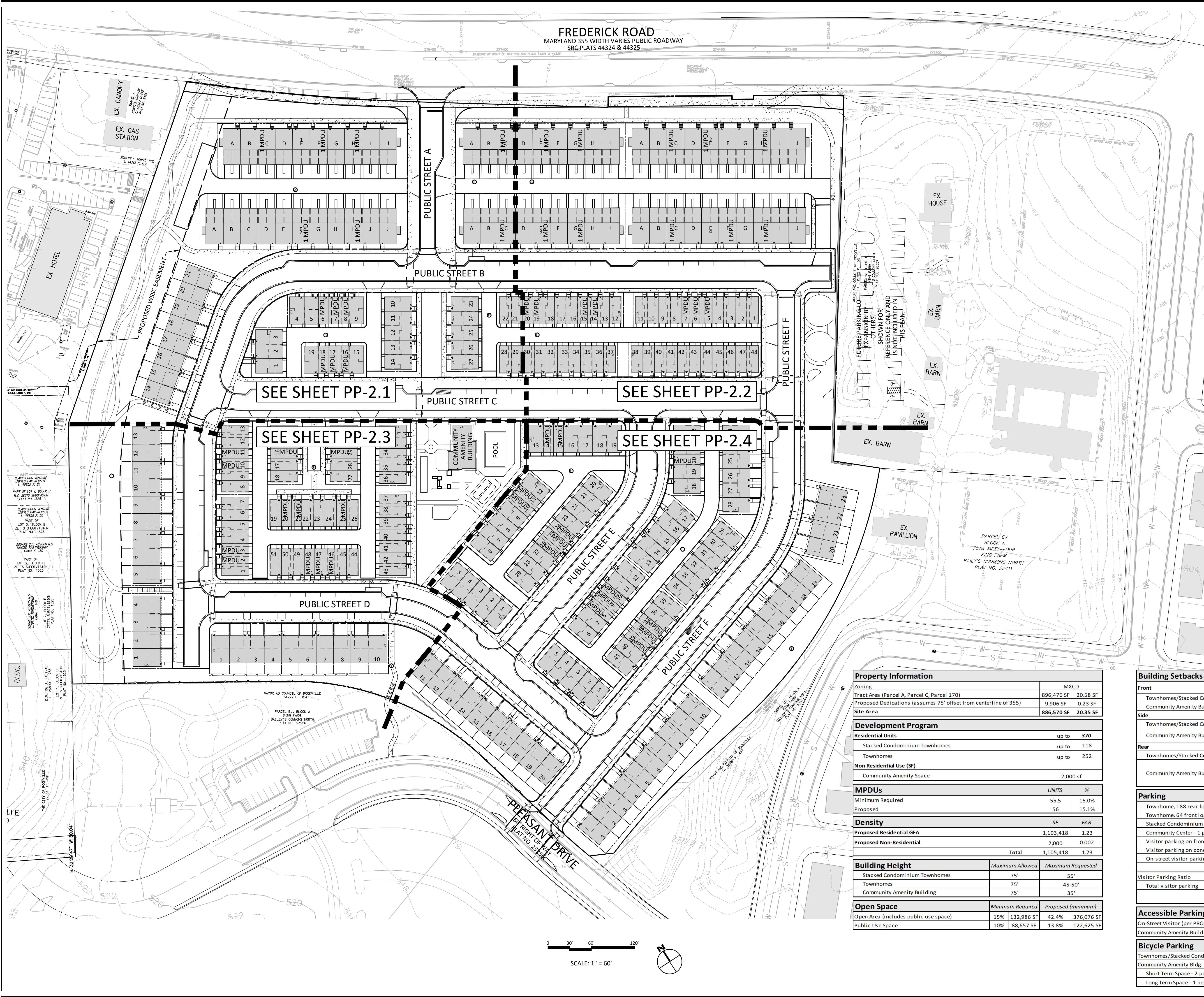
GE P 1 OF 7	GRADE ESTABLISHMENT PLAN STREET A
GE P 2 OF 7	GRADE ESTABLISHMENT PLAN STREET B
GE P 3 OF 7	GRADE ESTABLISHMENT PLAN STREET C
GE P 4 OF 7	GRADE ESTABLISHMENT PLAN STREET C
GE P 5 OF 7	GRADE ESTABLISHMENT PLAN STREET D
GE P 6 OF 7	GRADE ESTABLISHMENT PLAN STREET E
GE P 7 OF 7	GRADE ESTABLISHMENT PLAN STREET F

SWCO-1	PRE-APPLICATION SWM FORESTRY OVERLAY PLAN COVER
SWCO-2	PRE-APPLICATION SWM FORESTRY OVERLAY PLAN
SWCO-3	PRE-APPLICATION SWM FORESTRY OVERLAY PLAN - 30 SCALE
SWCO-4	PRE-APPLICATION SWM FORESTRY OVERLAY PLAN - 30 SCALE
SWCO-5	PRE-APPLICATION SWM FORESTRY OVERLAY PLAN - 30 SCALE
SWCO-6	PRE-APPLICATION SWM FORESTRY OVERLAY PLAN - 30 SCALE



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8-1-1 or 1-800-257-7777 OR LOG ON TO
www.call811.com or <http://www.missouritynity.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.



VICINITY MAP
SCALE: 1" = 2000'

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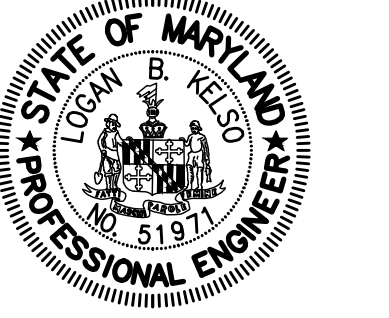
REVISIONS	DATE

Planning and Development
Services Received
8/24/2021
PJT2021-00013

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

PROJECT
SITE PLAN -
COMPOSITE

PJT2021-00013
PROFESSIONAL SEAL



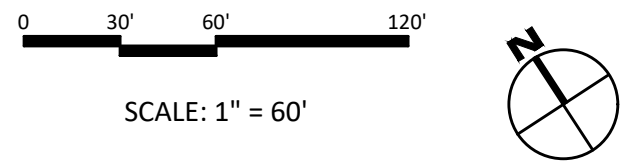
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. ENGINEER'S NAME: LOGAN B. KELSO, P.E. LICENSE NO.: 51571 EXPIRATION DATE: DECEMBER 10, 2021

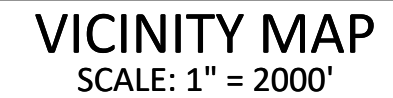
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DESIGNED BY: JB/LK
DATE ISSUED: AUG. 2021
VIKA PROJECT VM50420
DRAWING NO. PP-2.0

SHEET NO.

Property Information			
Zoning	MXCD		
Tract Area (Parcel A, Parcel C, Parcel 170)	896,476 SF	20.58 SF	
Proposed Dedication (assumes 75' offset from centerline of 355)	9,906 SF	0.23 SF	
Site Area	886,570 SF	20.35 SF	
Development Program			
Residential Units	up to	370	
Stacked Condominium Townhomes	up to	118	
Townhomes	up to	252	
Non Residential Use (SF)			
Community Amenity Space		2,000 sf	
MPDUs			
Minimum Required	55.5	15.0%	
Proposed	56	15.1%	
Density			
Proposed Residential GFA	1,103,418	1.23	
Proposed Non-Residential	2,000	0.002	
	Total	1,105,418	1.23
Building Height			
Stacked Condominium Townhomes	75'	55'	
Townhomes	75'	45-50'	
Community Amenity Building	75'	35'	
Open Space			
Open Area (includes public use space)	15%	132,986 SF	42.4%
Public Use Space	10%	88,657 SF	13.8%
			376,076 SF
			122,625 SF



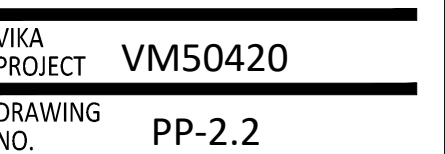


PLANNER, LANDSCAPE ARCHITECT
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801-916-4100
James Buchheister, RLA
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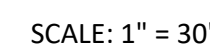
[illegible]

PROJECT
SITE PLAN -
30 SCALE

PROFESSIONAL SEAL



SHEET NO.



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

[illegible]

PROJECT
SITE PLAN -
30 SCALE

THE STATE OF MARYLAND
LOGAN B. KELSO
PROFESSIONAL ENGINEER
No. 51971
EXPIRATION DATE: DECEMBER 10, 2021

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DRAWN BY: JB/LK

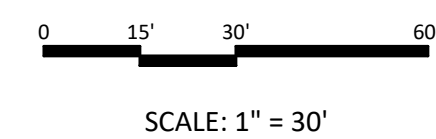
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DATE ISSUED: AUG. 2021

VIKA
PROJECT VM50420

DRAWING
NO. PP-2.3

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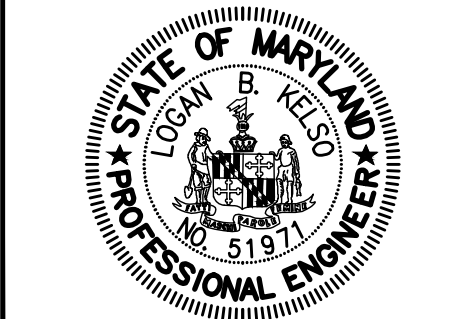
LAYOUT: PP-2.3, Plotted By: buchheister

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

PROJECT
SITE PLAN -
30 SCALE

PJT2021-00013



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PROJECT VM50420

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SHEET NO. PP-2.4

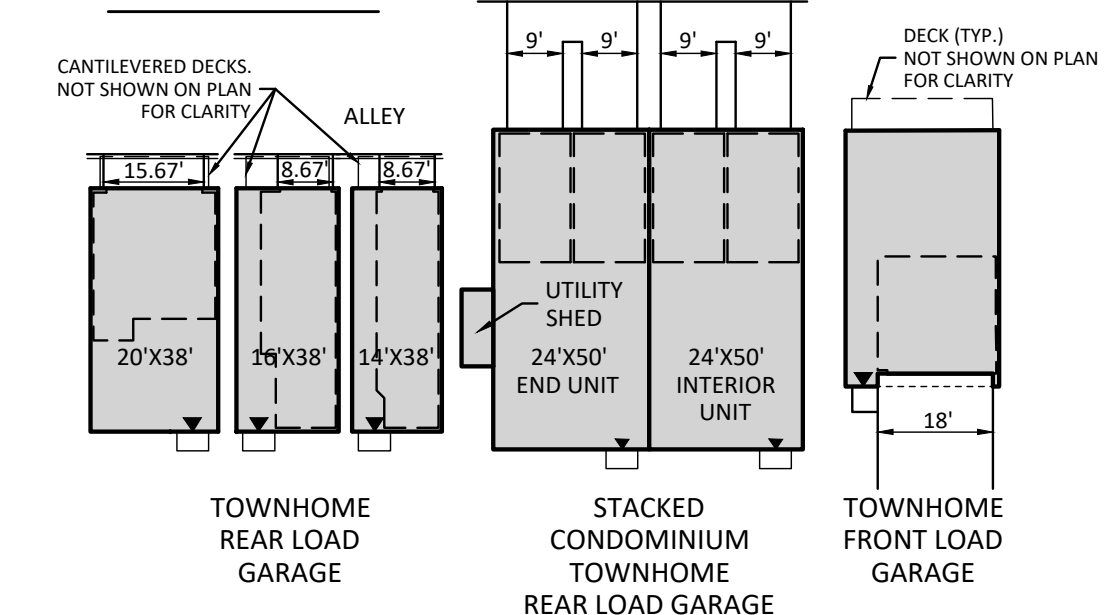


VICINITY MAP
SCALE: 1" = 2000'

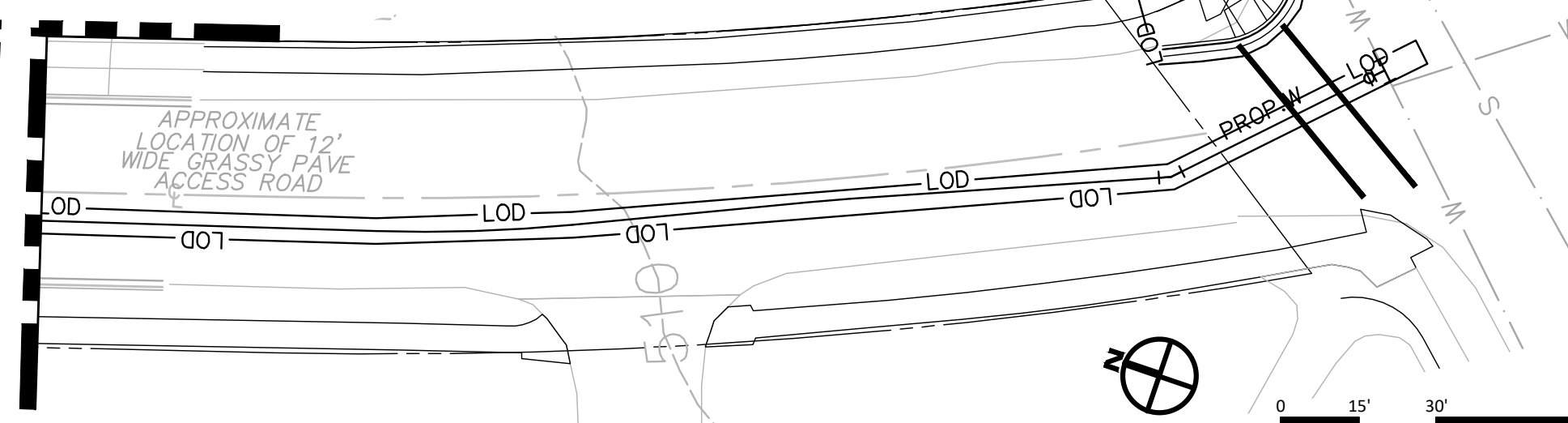
PLAN LEGEND

EXISTING SANITARY CLEANOUT
EXISTING TORMENT 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 VAULT
PROPOSED MBF
PROPOSED SWM ACCESS ESM'T
PROPOSED PERMEABLE PAVEMENT

UNIT TYPE KEY



**MATCH LINE
THIS SHEET**



SCALE: 1" = 30'

MATCH LINE SHEET PP-2.2

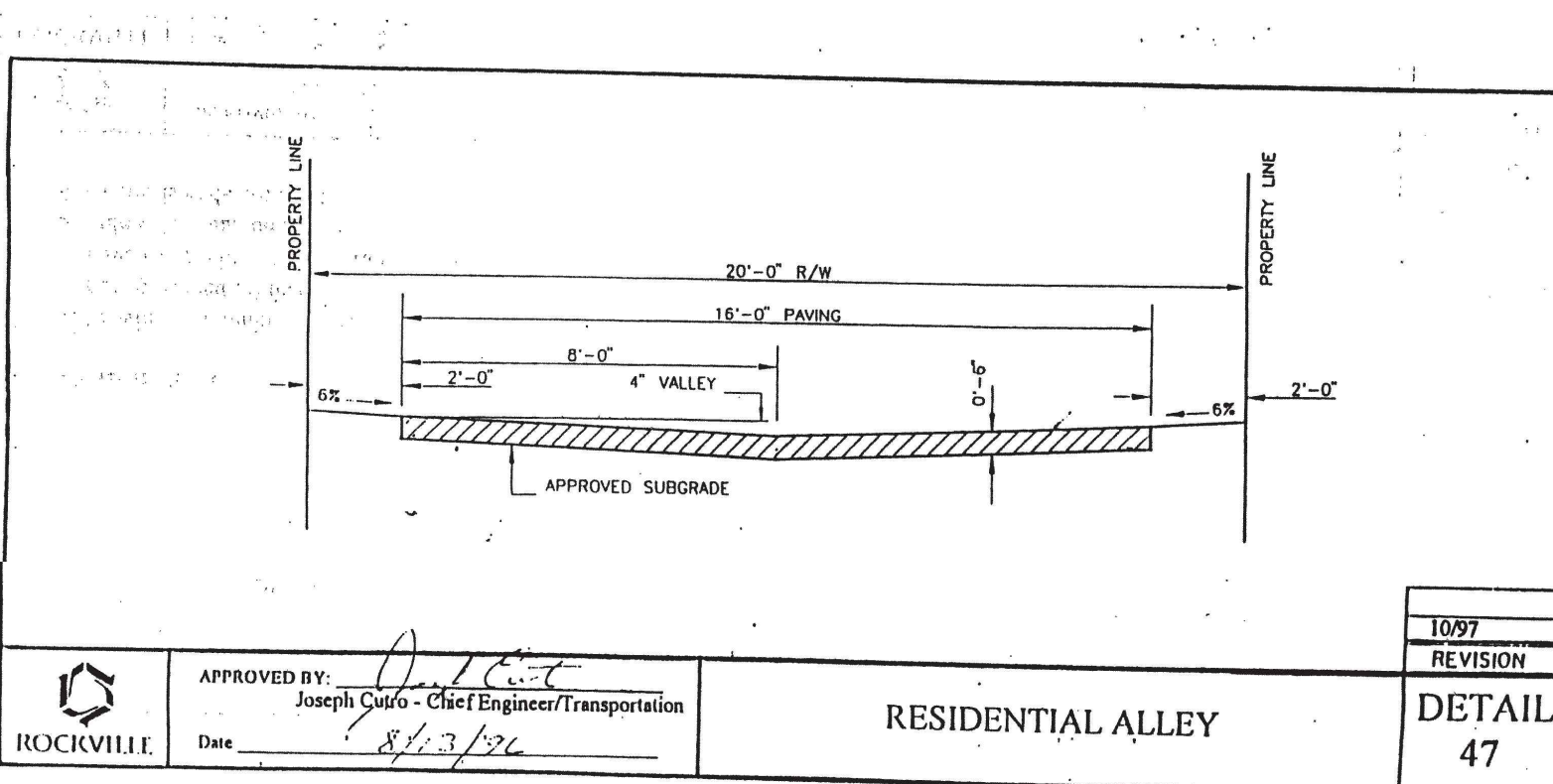
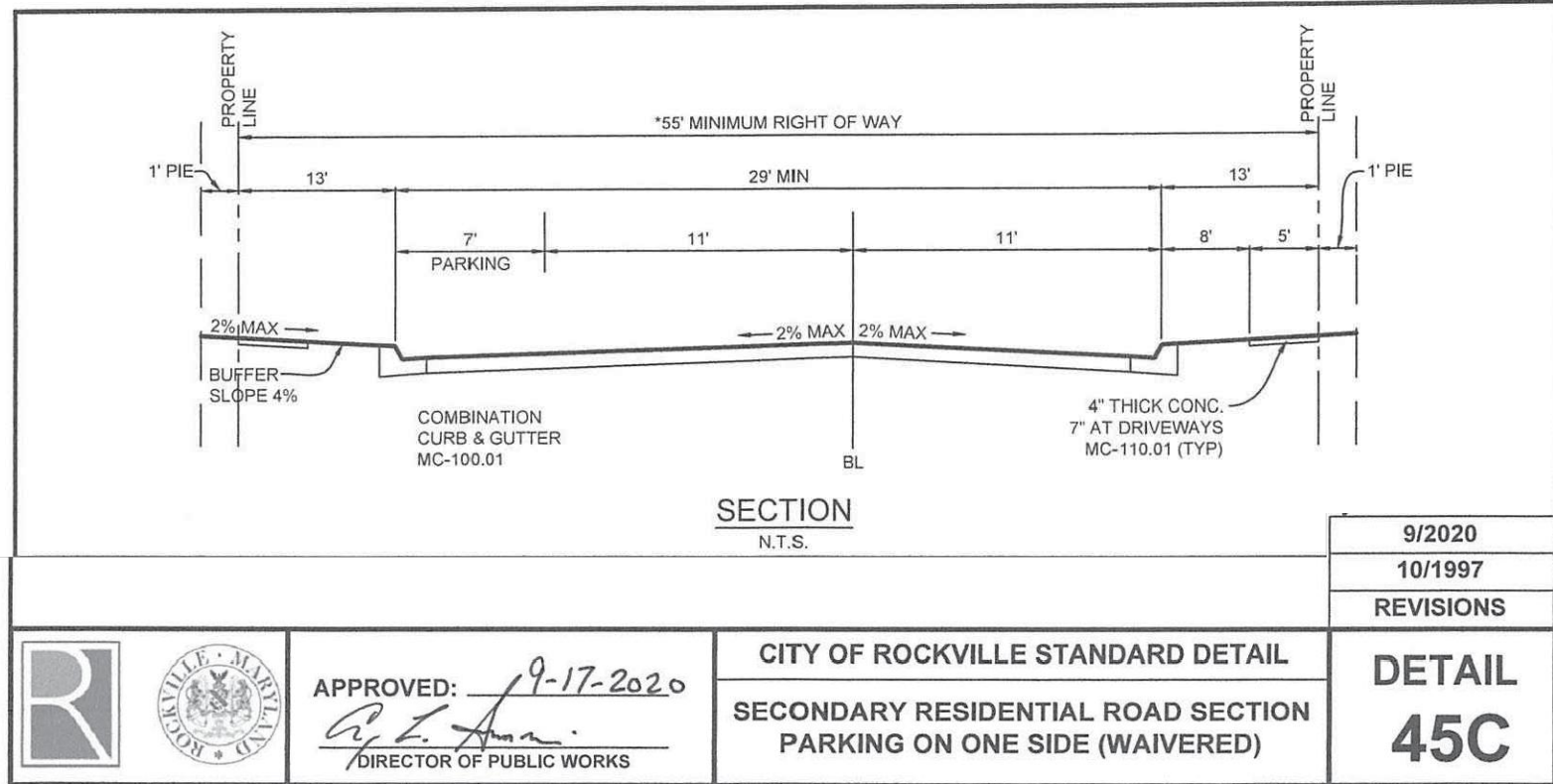
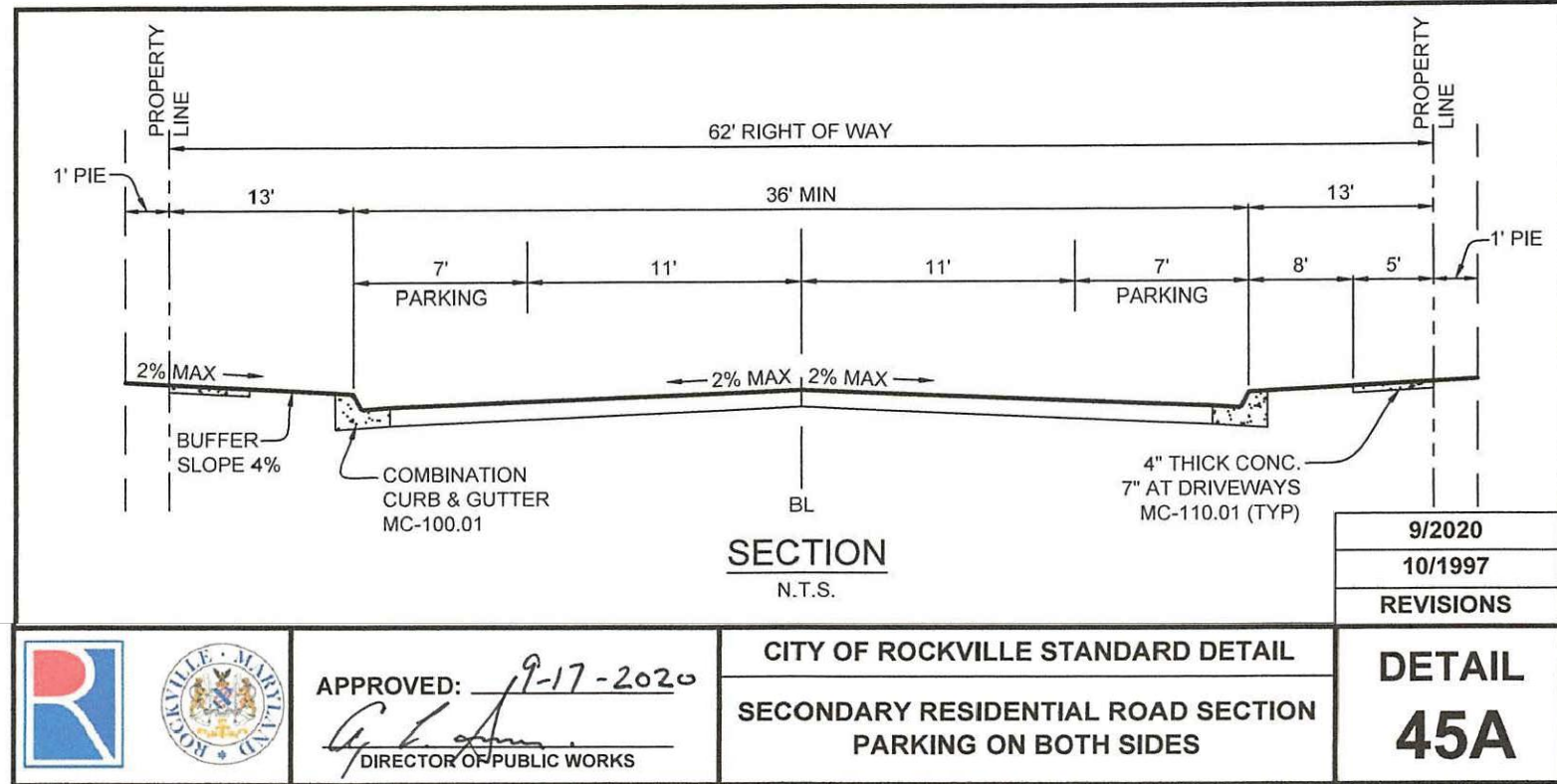
MATCH LINE SHEET PP-23


**MATCH
LINE
THIS
SHE**

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8/24/2021
PJT2021-00013

LAYOUT: PP-2.4 Plotted By buchbeister

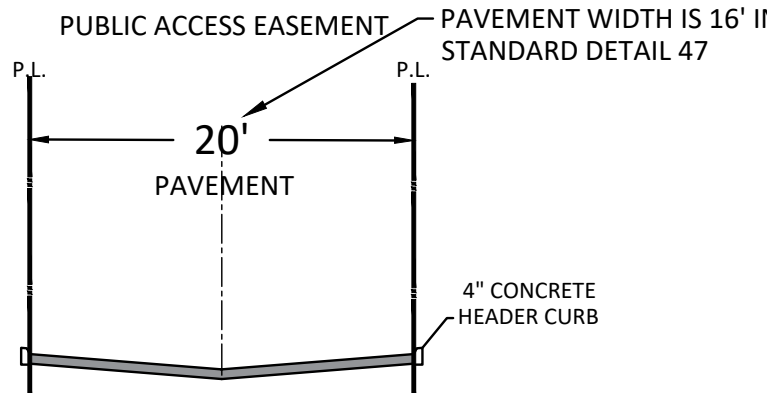
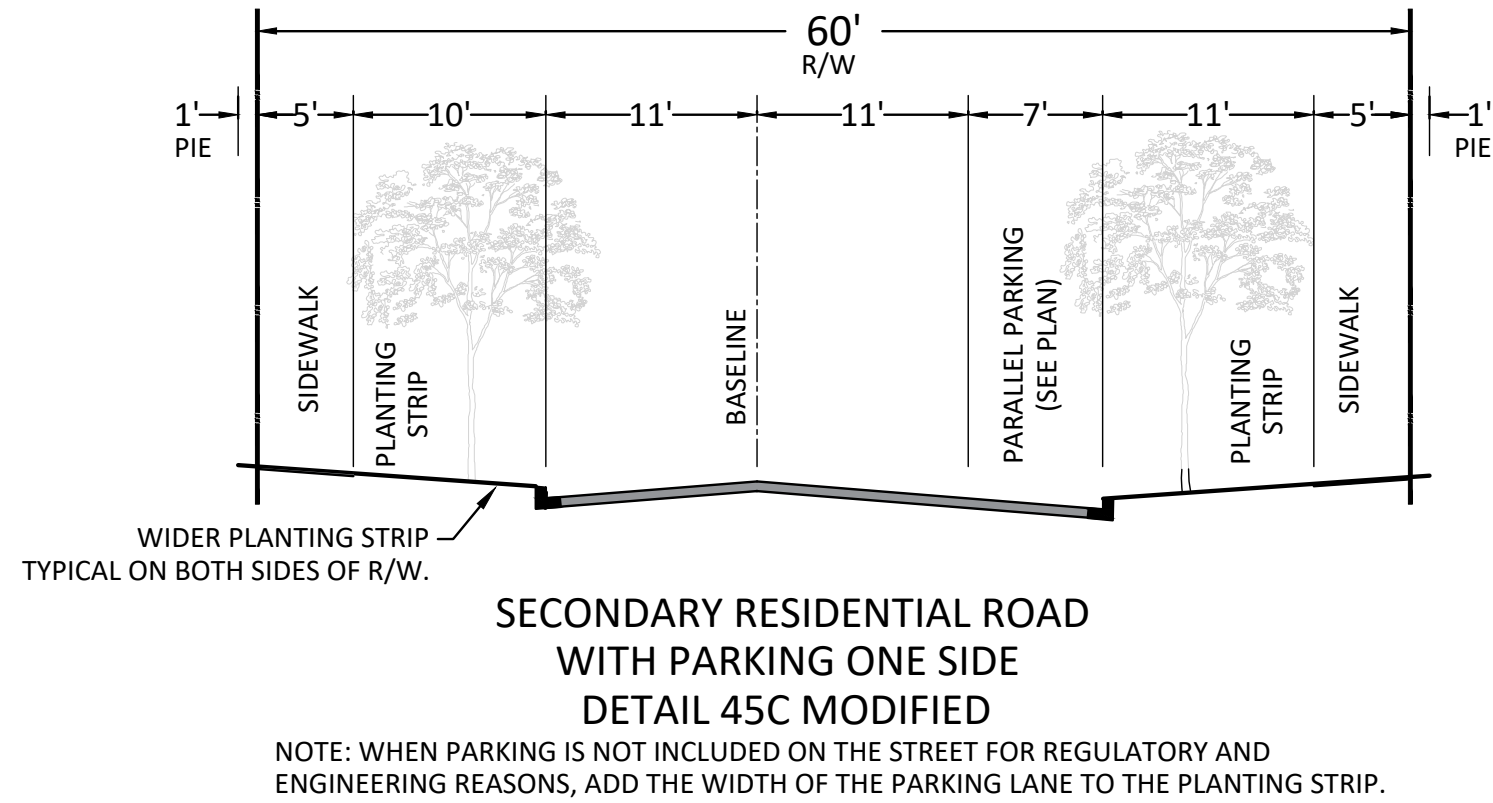
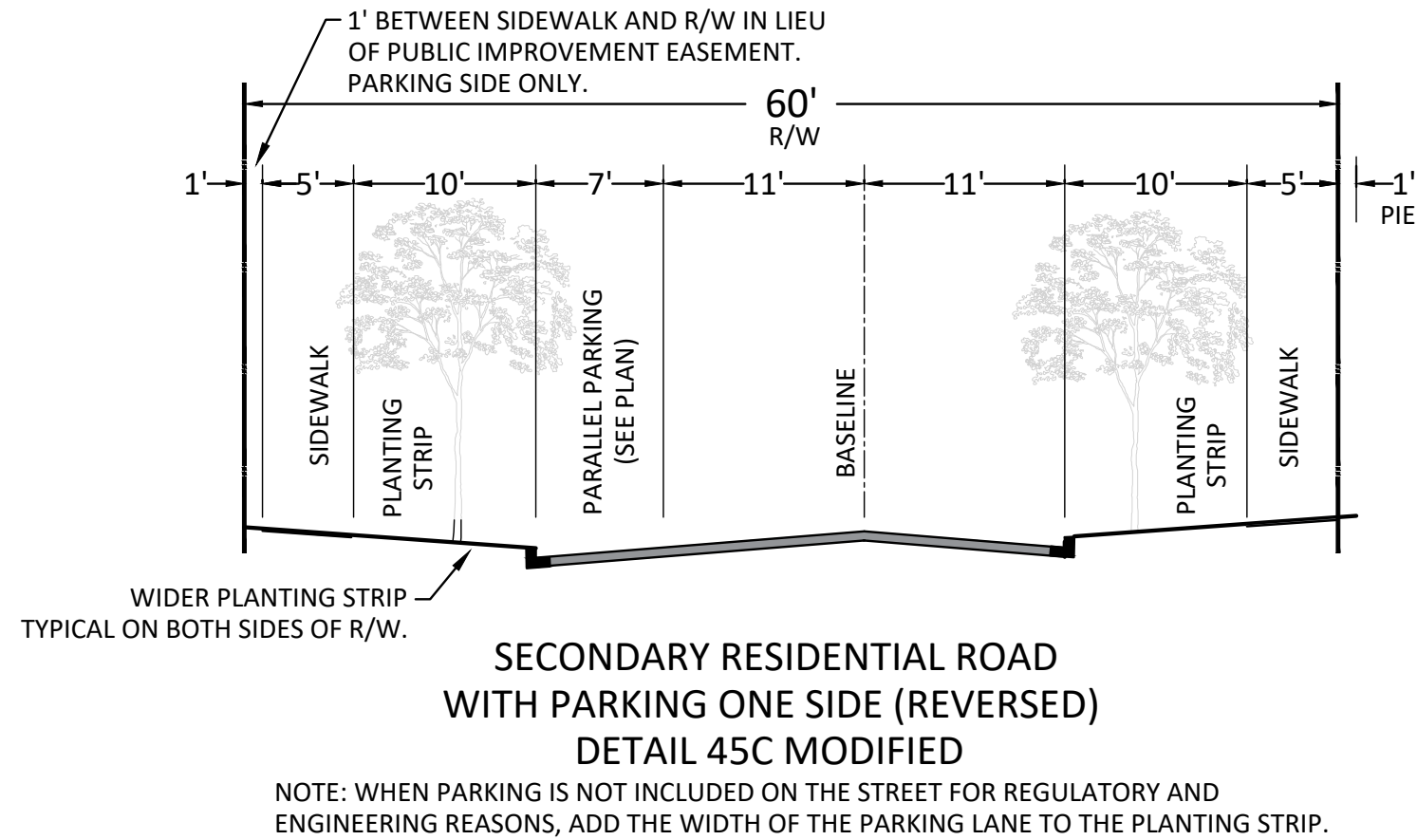
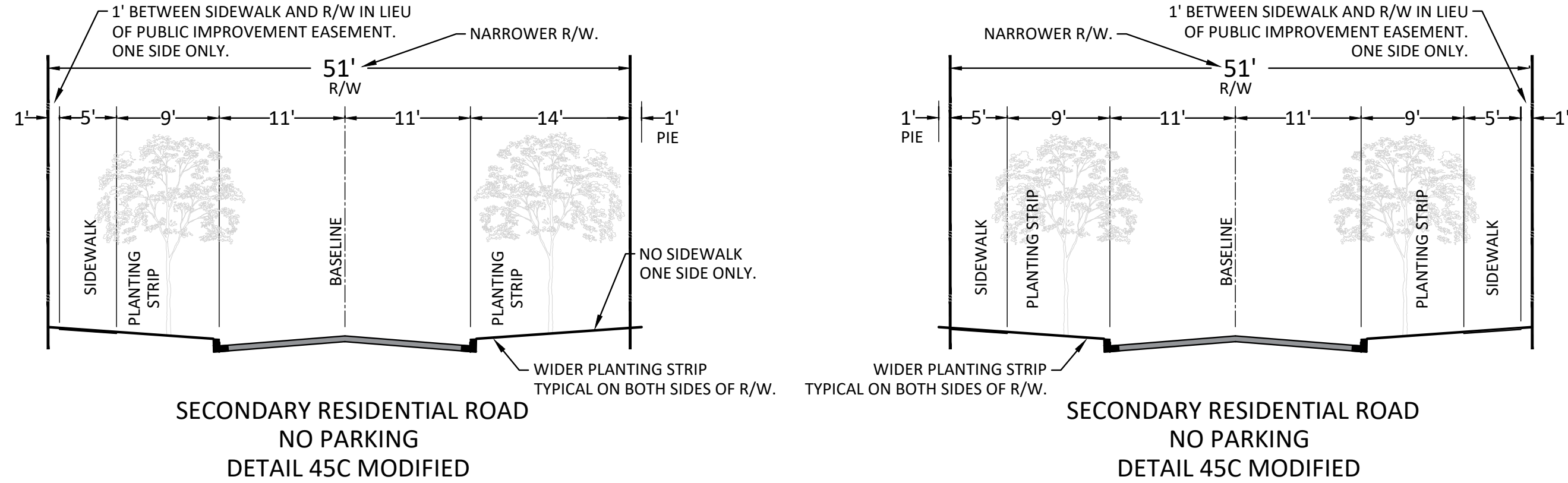
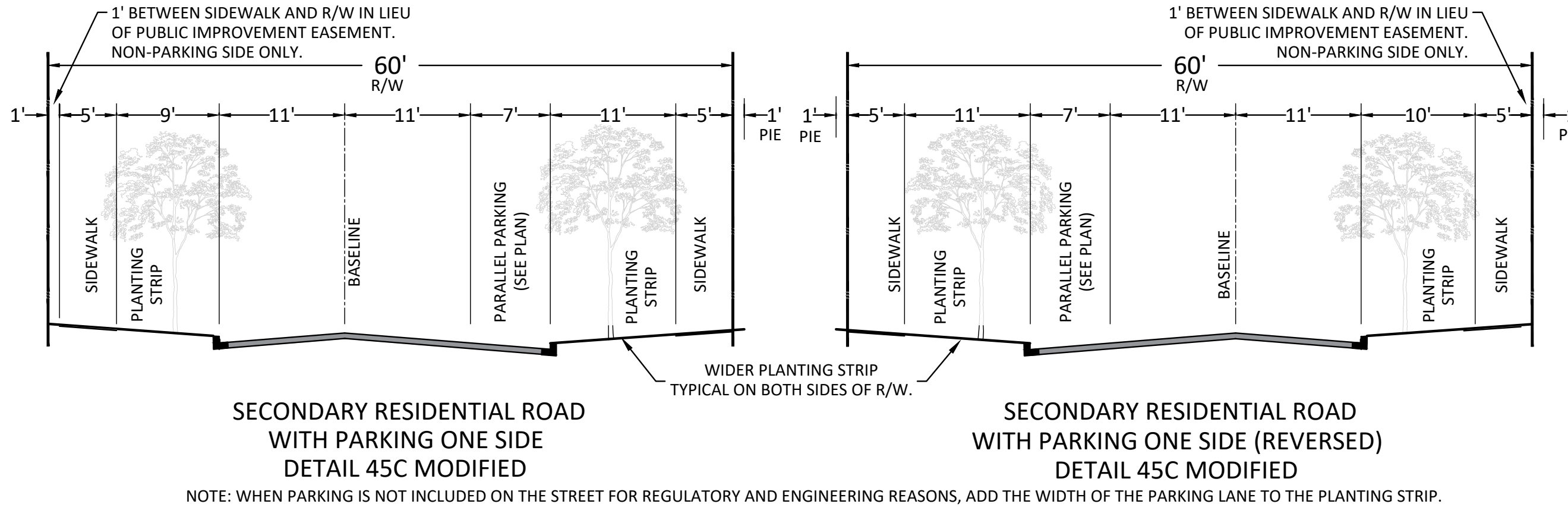
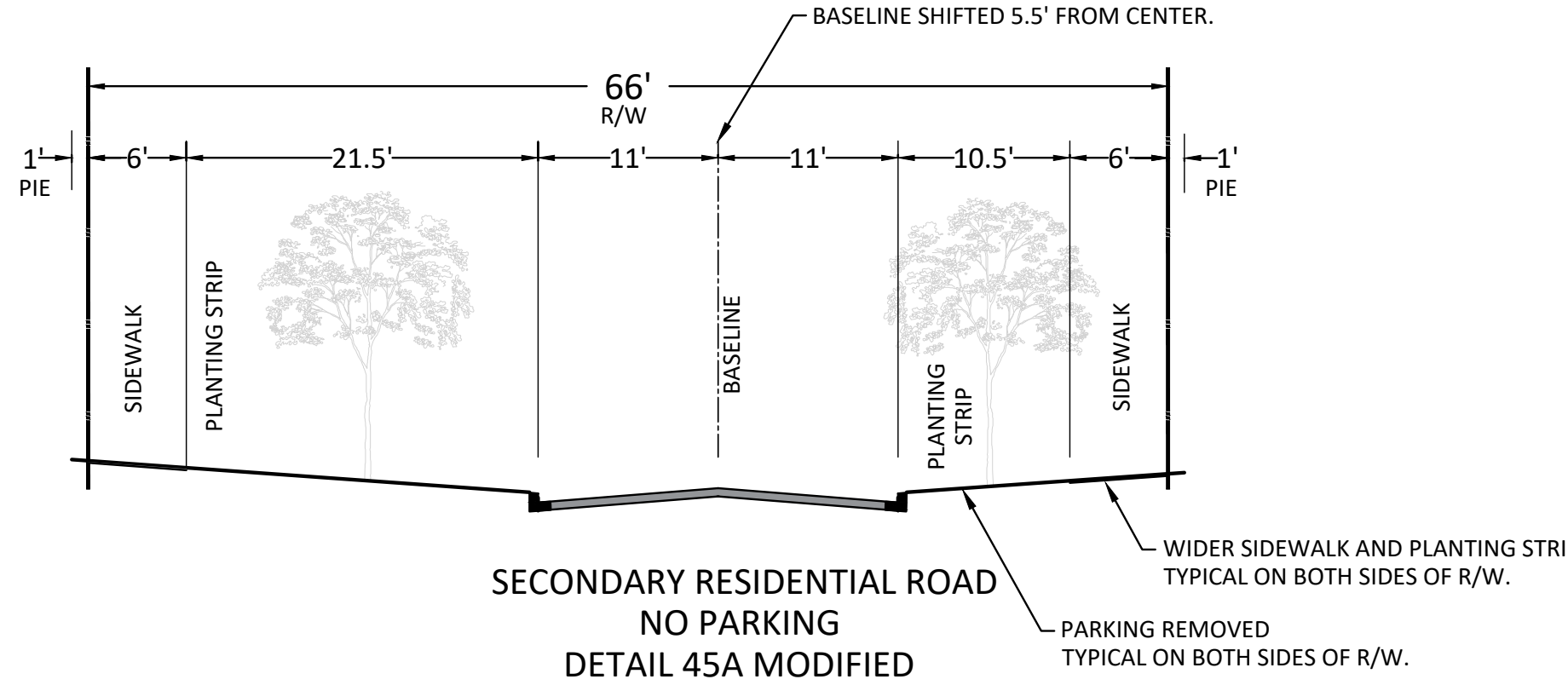
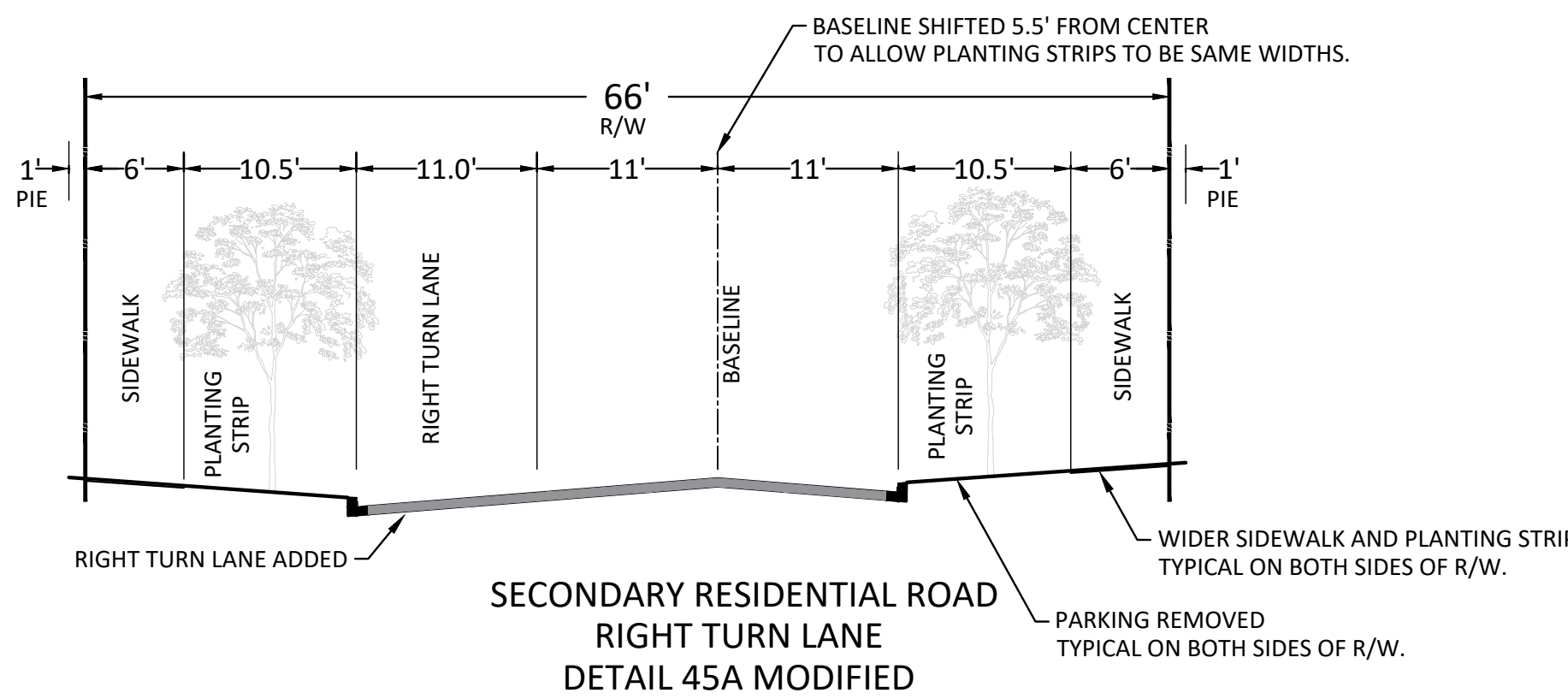
CITY OF ROCKVILLE STANDARD ROAD SECTIONS



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www.call811.com or <http://www.missutility.net>
48 HOURS IN ADVANCE OF ANY
WORK IN THIS VICINITY"

LAYOUT: PP=30 Plotted By buchheiste

PROPOSED ROAD SECTIONS

RESIDENTIAL ALLEY
DETAIL 47 MODIFIED

Planning and Development Services
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8/24/2021
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KING BUICK

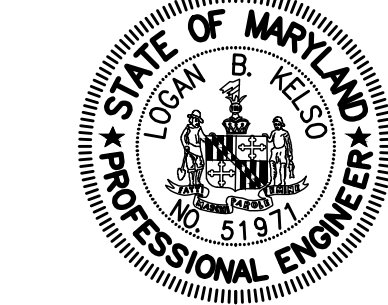
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WSSC GRID: 221NW08
TAX MAP: GS12

PROJECT PLAN

ROAD

SECTIONS

PJT2021-00013



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DRAWN BY: _____
DESIGNED BY: _____
DATE ISSUED: AUG 2021

VIKA PROJECT	VM50420
DRAWING NO.	PP-3.0

SHEET NO.