


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]

# SITE PLAN - EXISTING CONDITIONS



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.: 5197  
EXPIRATION DATE: DECEMBER 10, 2021

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DESIGNED BY: JB/LK  
DATE ISSUED: NOV 11, 2021

VIKA  
PROJECT **VM50420**

DRAWING  
NO.

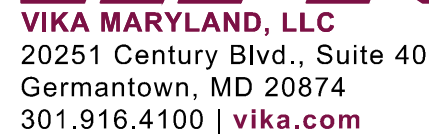
SHEET NO. SP-1.1

LAYOUT: SP-1.1, Plotted By: buchheister

Planning and Development Services  
Received  
11/15/2021  
STP2022-00433

DRAWN BY: JB/LK  
DESIGNED BY: JB/LK  
DATE ISSUED: NOV 11, 2021





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[illegible]

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

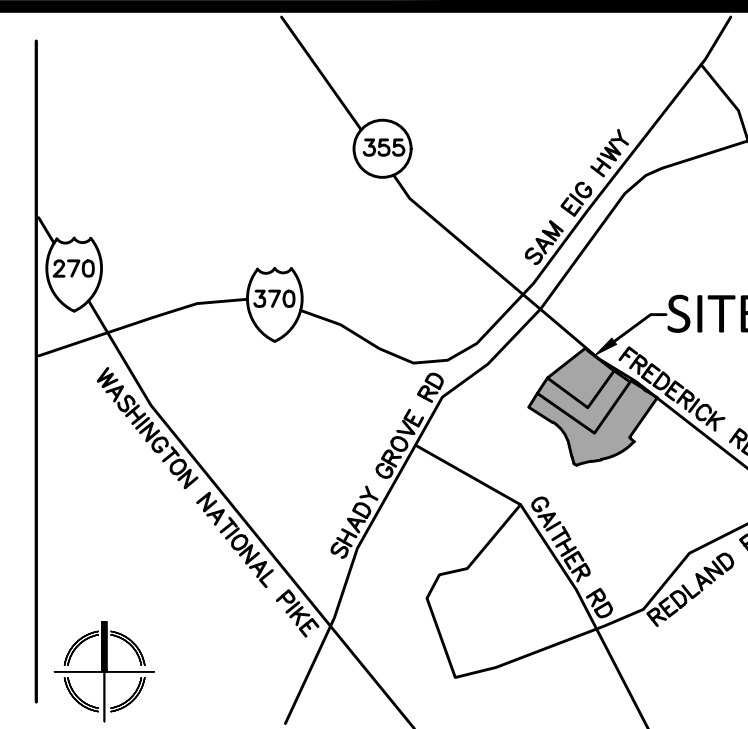
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DRAWING NO.	SP-2.0

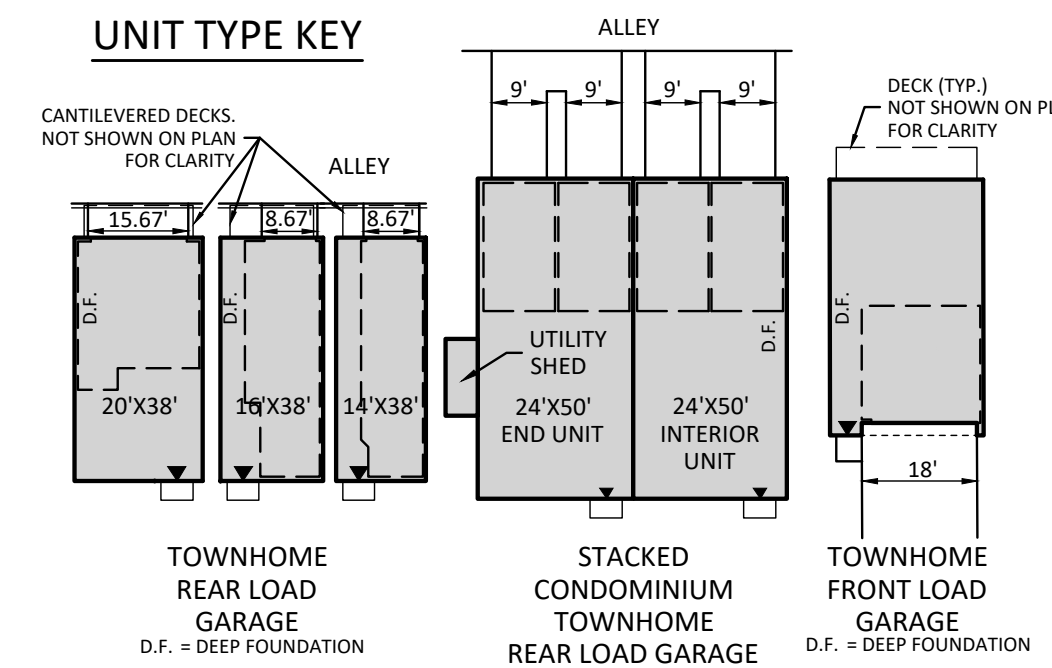
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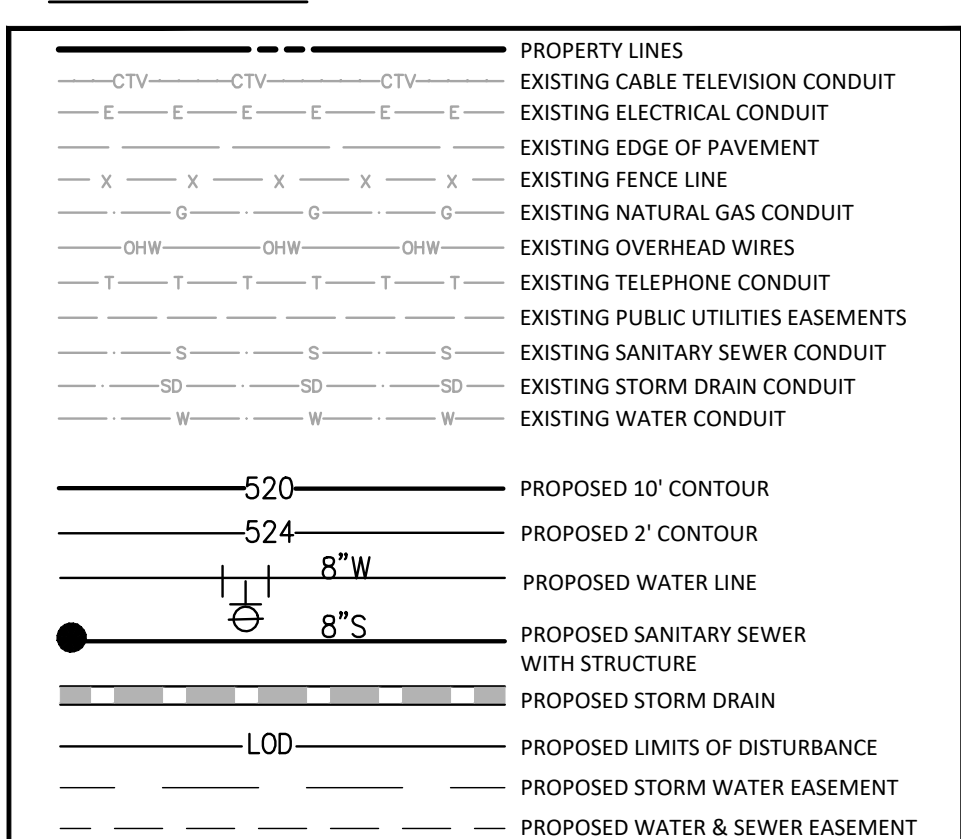




VICINITY MAP  
SCALE: 1" = 2000'

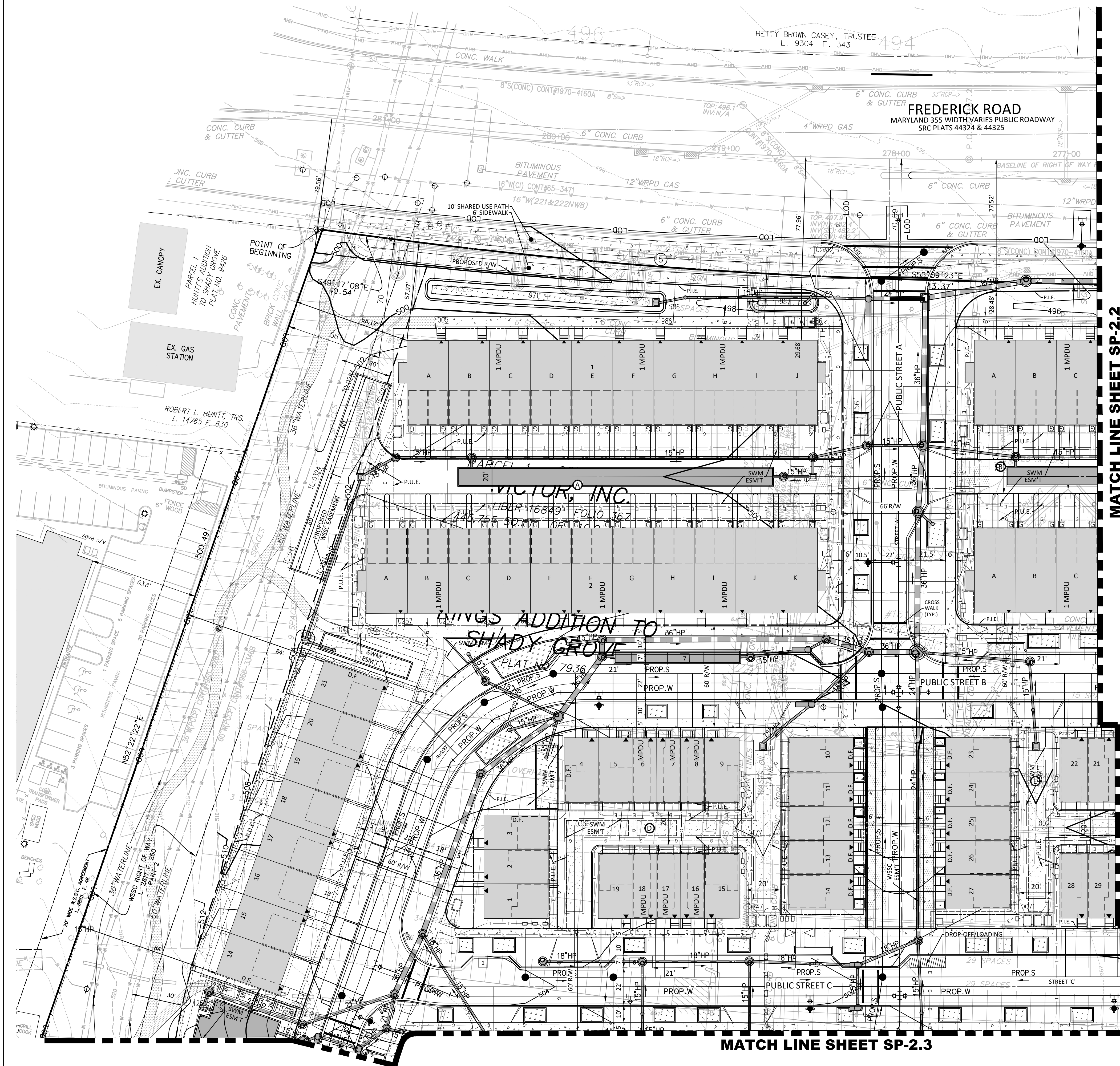
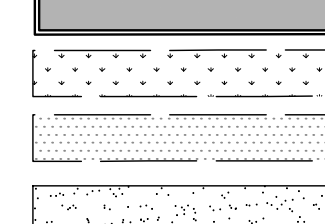


### PLAN LEGEND



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 VAULT  
PROPOSED MBF  
PROPOSED SWM ACCESS ESM" T  
PROPOSED PERMEABLE PAVEMENT



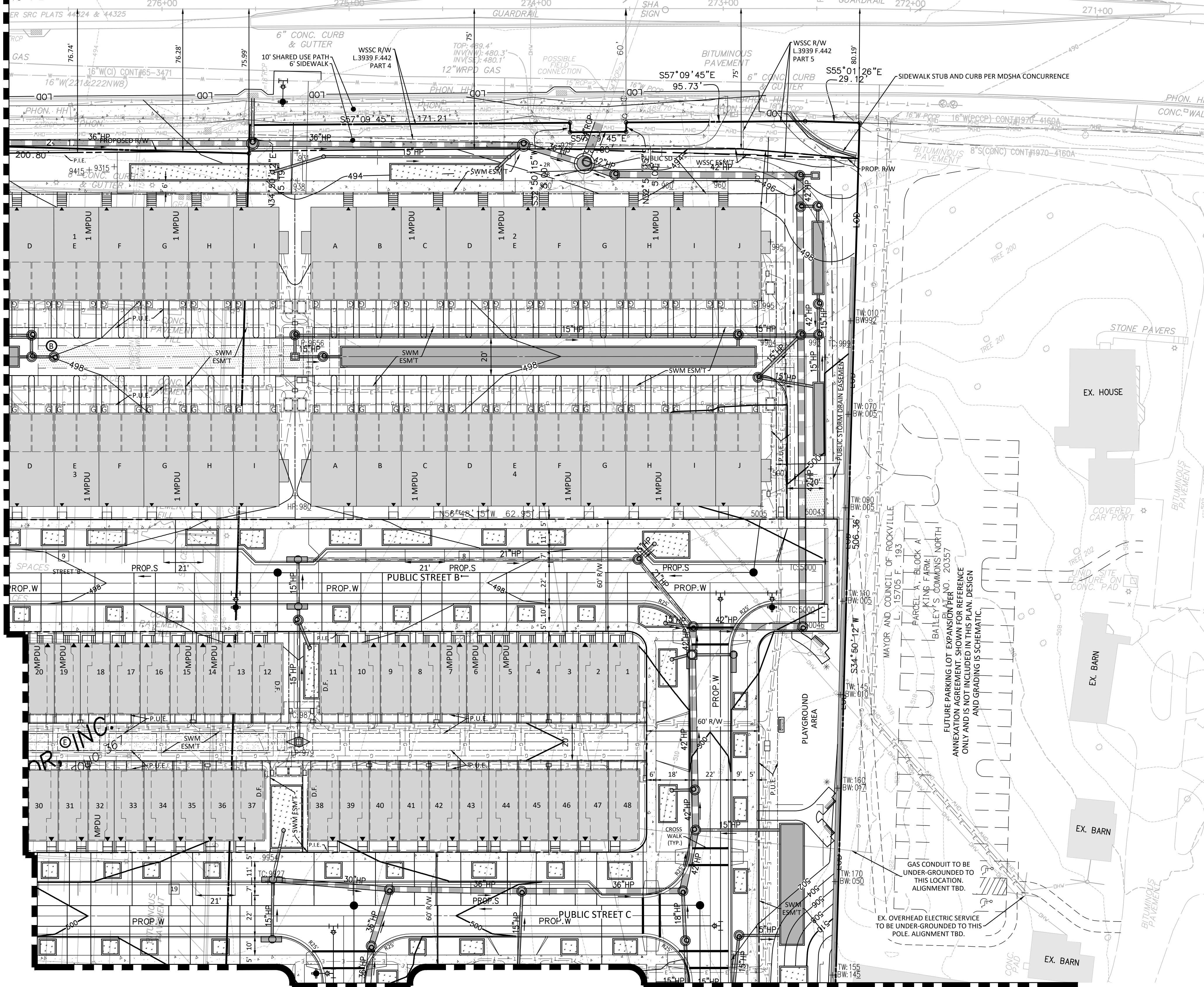
0 15' 30' 60'

SCALE: 1" = 30'



FREDERICK ROAD  
MARYLAND 355  
H VARIES PUBLIC ROADWAY  
RC PLATS 44324 & 44325

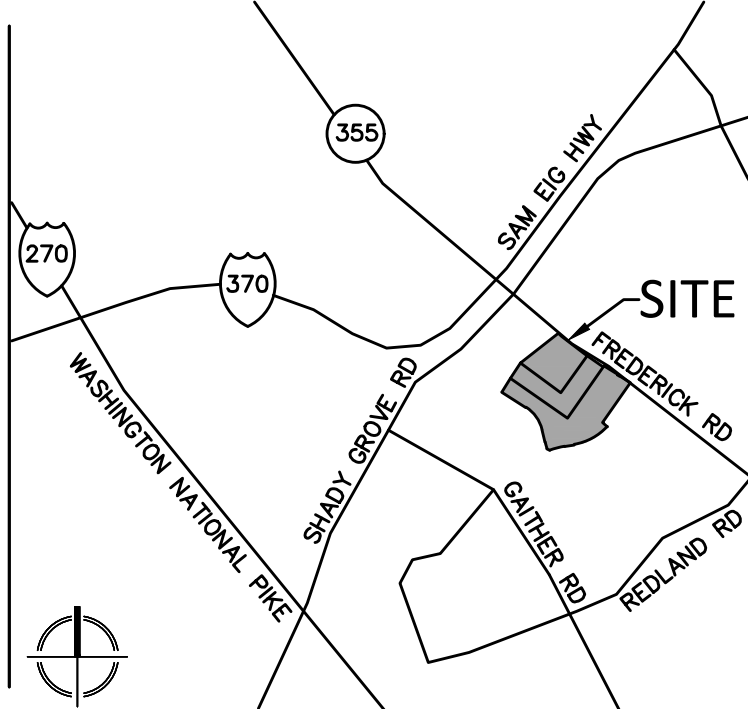
MATCH LINE SHEET SP-2.1



MATCH LINE SHEET SP-2.4

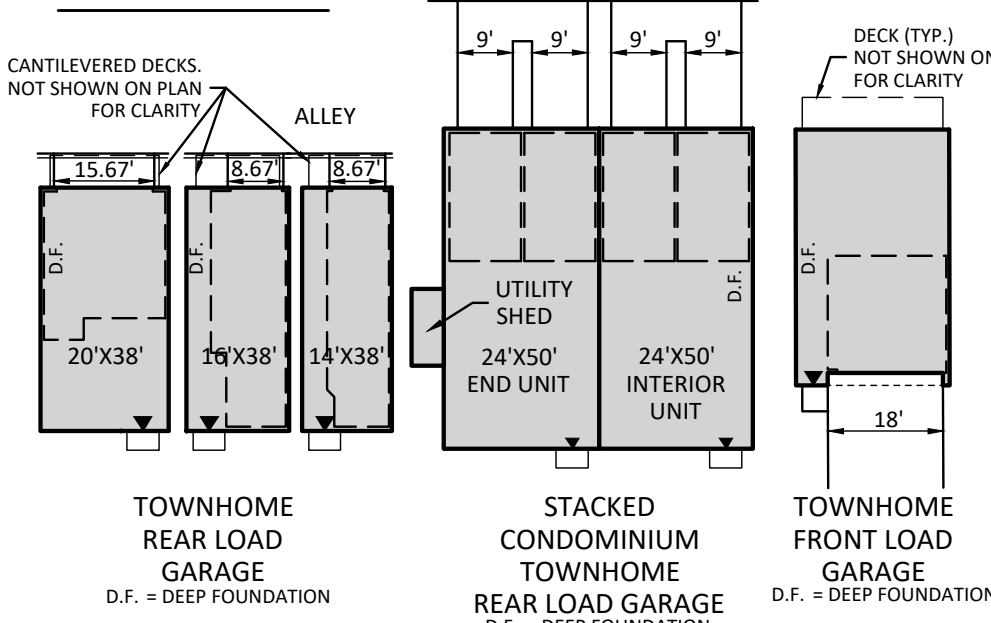
0 15' 30' 60'  
SCALE: 1" = 30'

THIS PLAN SHOWS THE RESIDENTIAL DEVELOPMENT WITHOUT IMPLEMENTATION OF PARKING LOT AND ACCESSIBLE CONNECTION.  
SEE PP-2.2b FOR PLAN SHOWING THE RESIDENTIAL DEVELOPMENT WITH IMPLEMENTATION OF PARKING LOT AND ACCESSIBLE CONNECTION.



VICINITY MAP  
SCALE: 1" = 2000'

UNIT TYPE KEY



PLAN LEGEND

- CTV CTV CTV
- E E E E E E
- X X X X X X
- OHW OHW OHW
- T T T T T T
- S S S S S S
- SD SD SD SD SD SD
- W W W W W W
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER WITH STRUCTURE
- PROPOSED STORM DRAIN
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED STORM WATER EASEMENT
- PROPOSED WATER & SEWER EASEMENT

- EXISTING SANITARY CLEANOUT
- EXISTING STORM DRAIN MANHOLE
- EXISTING ELECTRICAL JUNCTION BOX
- EXISTING ELECTRICAL MANHOLE
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING GAS MANHOLE
- EXISTING GUY POLE
- EXISTING GAS VALVE
- EXISTING LIGHT POLE
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- EXISTING PHONE MANHOLE
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- 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 ESMT
- PROPOSED PERMEABLE PAVEMENT

**Vika**  
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20251 Century Blvd., Suite 400  
Germantown, MD 20874  
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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  
wynhamr@eya.com

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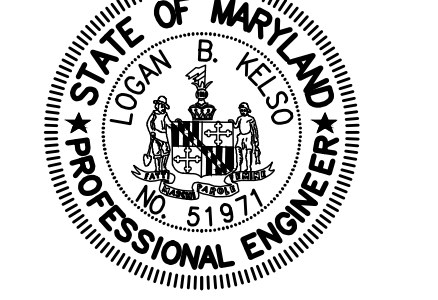
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James Buchheister, RLA  
Robert Tilson, FALSA, PLA  
Logan Kelso, P.E.

REVISIONS	DATE

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

SITE PLAN -  
30 SCALE

STP2022-00433  
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

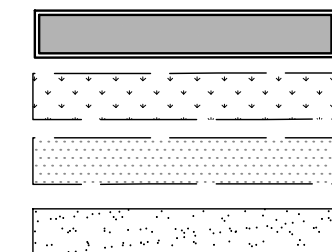
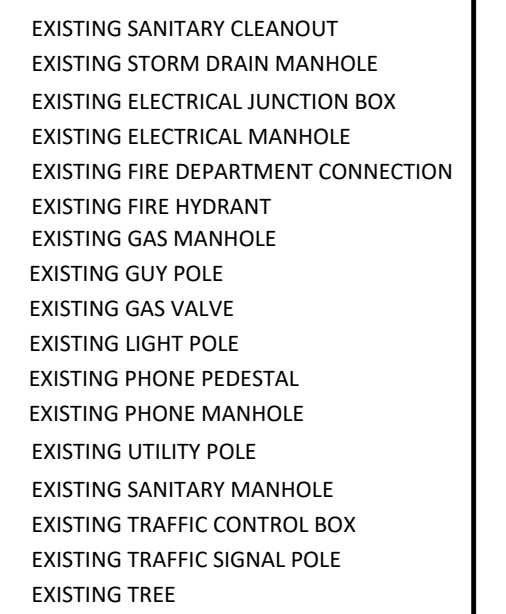
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DESIGNED BY: JB/LK  
DATE ISSUED: NOV 11, 2021  
VIKA PROJECT VM50420  
DRAWING NO. SP-2.2a

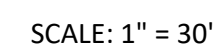
SHEET NO.



STP2022-00433



THIS PLAN SHOWS THE RESIDENTIAL DEVELOPMENT WITH IMPLEMENTATION OF PARKING LOT AND ACCESSIBLE CONNECTION.  
SEE PP-2.2a FOR PLAN SHOWING THE RESIDENTIAL DEVELOPMENT WITHOUT IMPLEMENTATION OF PARKING LOT AND ACCESSIBLE CONNECTION.



## MATCH LINE SHEET SP-2.4



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Logan Kelsø, P.E.

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

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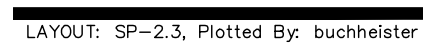
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PROJECT **VM50420**

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DRAWING  
NO. **SP-2.3**

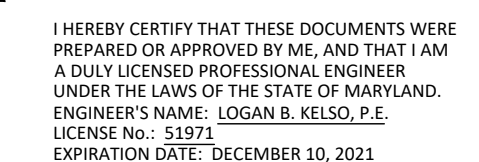
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**KING BUICK**  
4TH ELECTION DISTRICT  
MONTGOMERY COUNTY,  
MARYLAND  
WSSC GRID: 222NW08  
WSSC GRID: 221NW08  
TAX MAP: GS12

STP2022-00433  
PROFESSIONAL SEAL



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DESIGNED BY: JB/LK

DATE ISSUED: NOV 11, 2021

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VIKA  
PROJECT **VM50420**

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DRAWING  
NO.

SHEET NO. SP-2.4



	EXISTING SANITARY CLEANOUT
	EXISTING STORM DRAIN MANHOLE
	EXISTING ELECTRICAL JUNCTION BOX
	EXISTING ELECTRICAL MANHOLE
	EXISTING FIRE DEPARTMENT CONNECTION
	EXISTING FIRE HYDRANT
	EXISTING GAS MANHOLE
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	PROPOSED HARDSCAPE
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	PROPOSED MBF
	PROPOSED SWM ACCESS ESM™
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SCALE: 1" = 30'