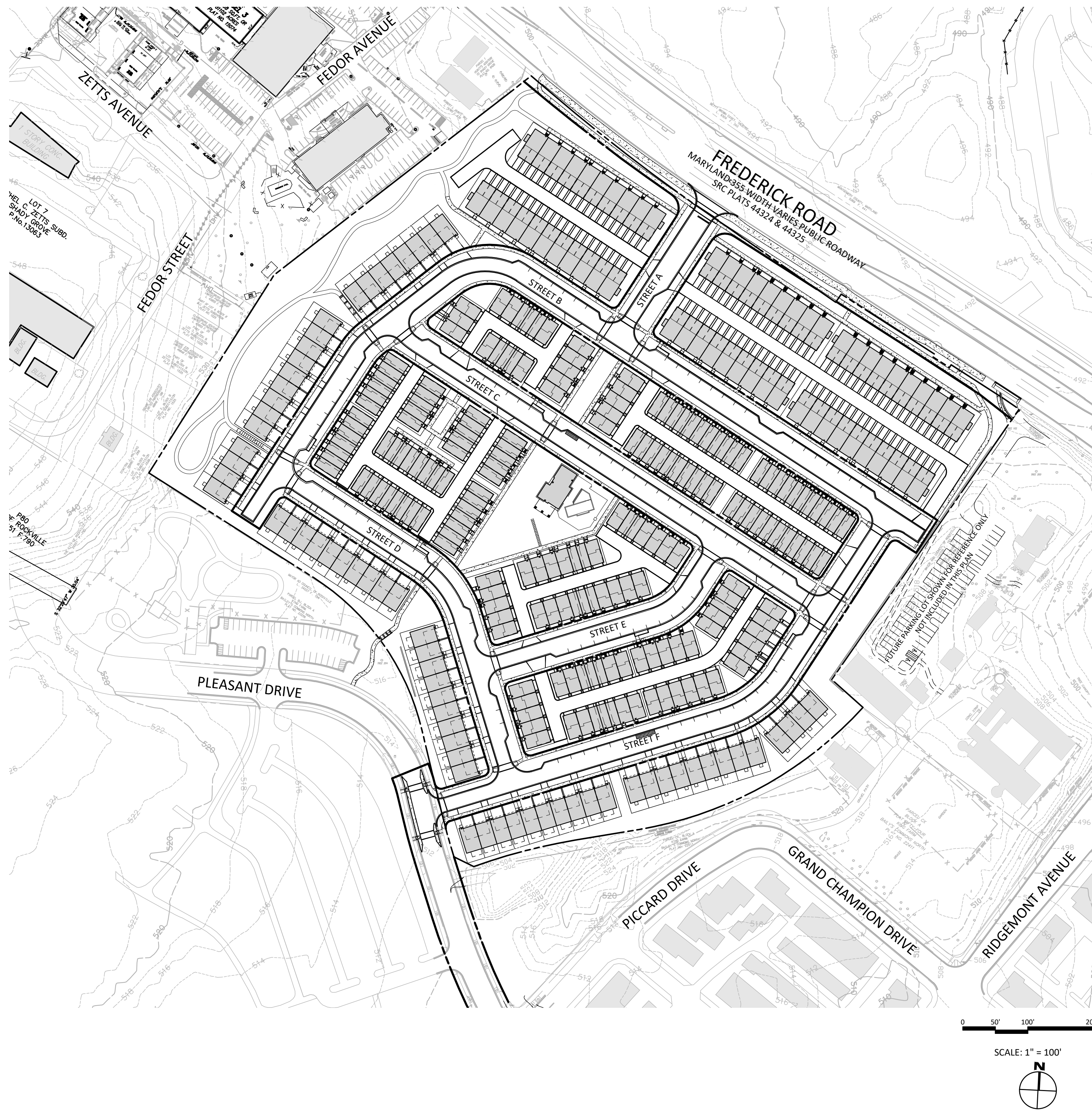
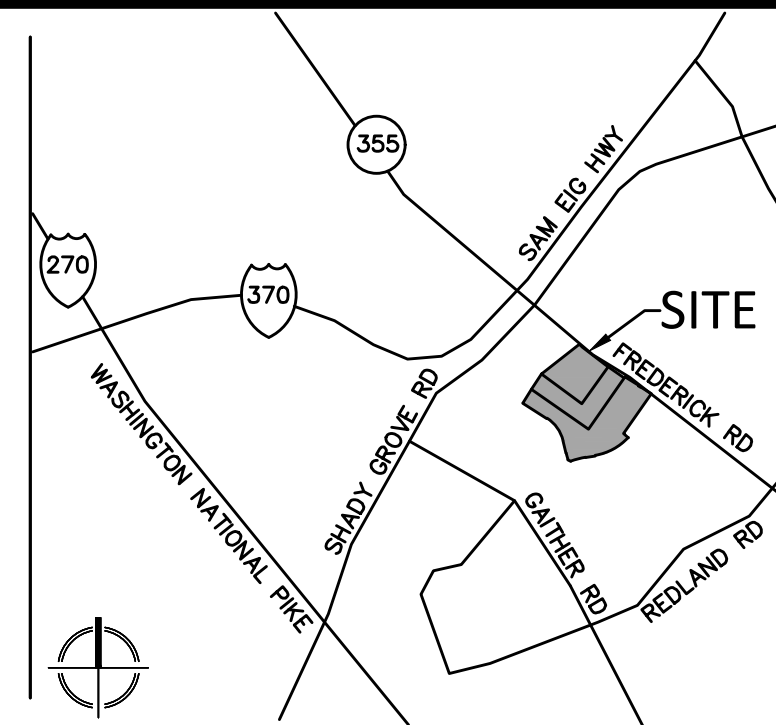


KING BUICK

SITE PLAN



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12/29/2021
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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. 09-00772335 (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 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

SP-1.0	COVER SHEET
SP-1.1	SITE PLAN - EXISTING CONDITIONS
SP-2.0	SITE PLAN - COMPOSITE
SP-2.1	SITE PLAN - 30 SCALE
SP-2.2	SITE PLAN - 30 SCALE
SP-2.3	SITE PLAN - 30 SCALE
SP-2.4	SITE PLAN - 30 SCALE
SP-3.0	ROAD SECTIONS
L-4.0	PRELIMINARY LANDSCAPE PLAN - COMPOSITE
L-4.1	PRELIMINARY LANDSCAPE PLAN - 30 SCALE
L-4.2	PRELIMINARY LANDSCAPE PLAN - 30 SCALE
L-4.3	PRELIMINARY LANDSCAPE PLAN - 30 SCALE
L-4.4	PRELIMINARY LANDSCAPE PLAN - 30 SCALE
L-4.5	LANDSCAPE PLAN NOTES AND DETAILS
L-4.6	STREET TREE LOT FRONTAGE ANALYSIS
L-4.7	DETAILS
L-4.8	10 SCALE ENLARGEMENT
L-4.9	10 SCALE ENLARGEMENT
A100	STREETSCAPE RENDERING
A101	14', 16', and 20' TOWNHOME ELEVATIONS
A102	24' and STACKED TOWNHOME ELEVATIONS
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A111	24' and STACKED TOWNHOME FLOOR PLANS
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FDA-1.0	FIRE ACCESS PLAN - COMPOSITE
FDA-1.1	FIRE ACCESS PLAN - 30 SCALE
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

EXH-6.1	SUV TURNING MOVEMENTS
EXH-6.2	SU-30 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
GEIP 1 OF 7	GRADE ESTABLISHMENT PLAN STREET A
GEIP 2 OF 7	GRADE ESTABLISHMENT PLAN STREET B
GEIP 3 OF 7	GRADE ESTABLISHMENT PLAN STREET B
GEIP 4 OF 7	GRADE ESTABLISHMENT PLAN STREET C
GEIP 5 OF 7	GRADE ESTABLISHMENT PLAN STREET D
GEIP 6 OF 7	GRADE ESTABLISHMENT PLAN STREET E
GEIP 7 OF 7	GRADE ESTABLISHMENT PLAN STREET F
SWCO-1	DEVELOPMENT SWM FORESTRY OVERLAY PLAN COVER
SWCO-2	DEVELOPMENT SWM FORESTRY OVERLAY PLAN
SWCO-3	DEVELOPMENT SWM FORESTRY OVERLAY PLAN - 30 SCALE
SWCO-4	DEVELOPMENT SWM FORESTRY OVERLAY PLAN - 30 SCALE
SWCO-5	DEVELOPMENT SWM FORESTRY OVERLAY PLAN - 30 SCALE
SWCO-6	DEVELOPMENT SWM FORESTRY OVERLAY PLAN - 30 SCALE
SC-1	PRELIMINARY SEDIMENT CONTROL - EXISTING CONDITIONS
SC-2	PRELIMINARY SEDIMENT CONTROL PLAN
SC-3	PRELIMINARY SEDIMENT CONTROL DETAILS
SC-4	PRELIMINARY SEDIMENT CONTROL DETAILS



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Our Site Set on the Future.

PREPARED FOR:
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301-634-8649
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wyndhamr@eya.com

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KING BUICK

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

COVER
SHEET

STP2022-00433



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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, 2023

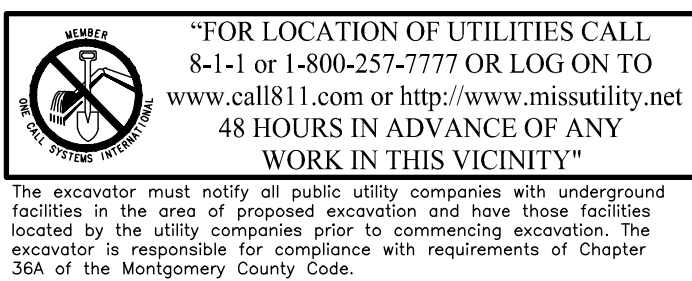
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VKA PROJECT	VM50420
DRAWING NO.	SP-1.0

SHEET NO.





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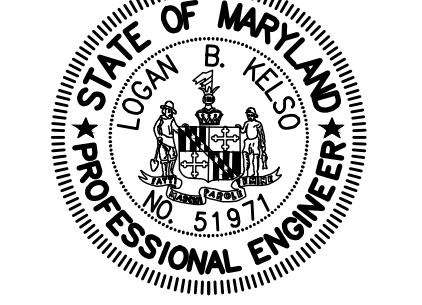
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KING BUICK
4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 222NW08
WSSC GRID: 221NW08
TAX MAP: GS12

SITE PLAN - EXISTING CONDITIONS

STP2022-00433
PROFESSIONAL SEAL



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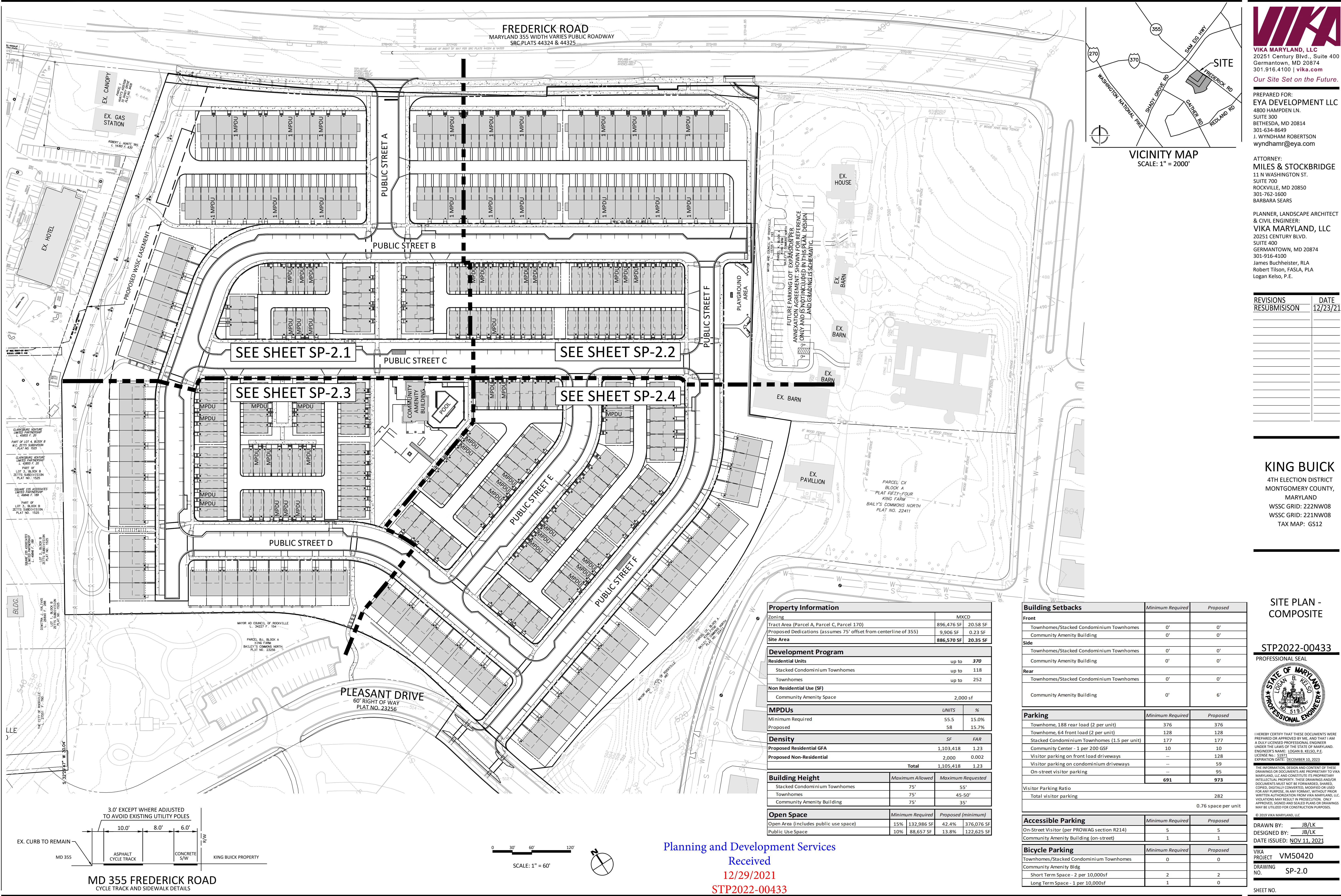
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SHEET NO. SP-1.1



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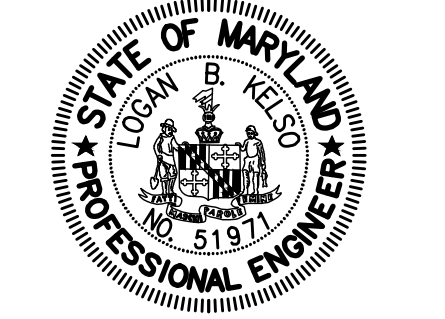
REVISIONS
RESUBMISISON
DATE
12/23/21

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

SITE PLAN -
COMPOSITE

STP2022-00433

PROFESSIONAL SEAL



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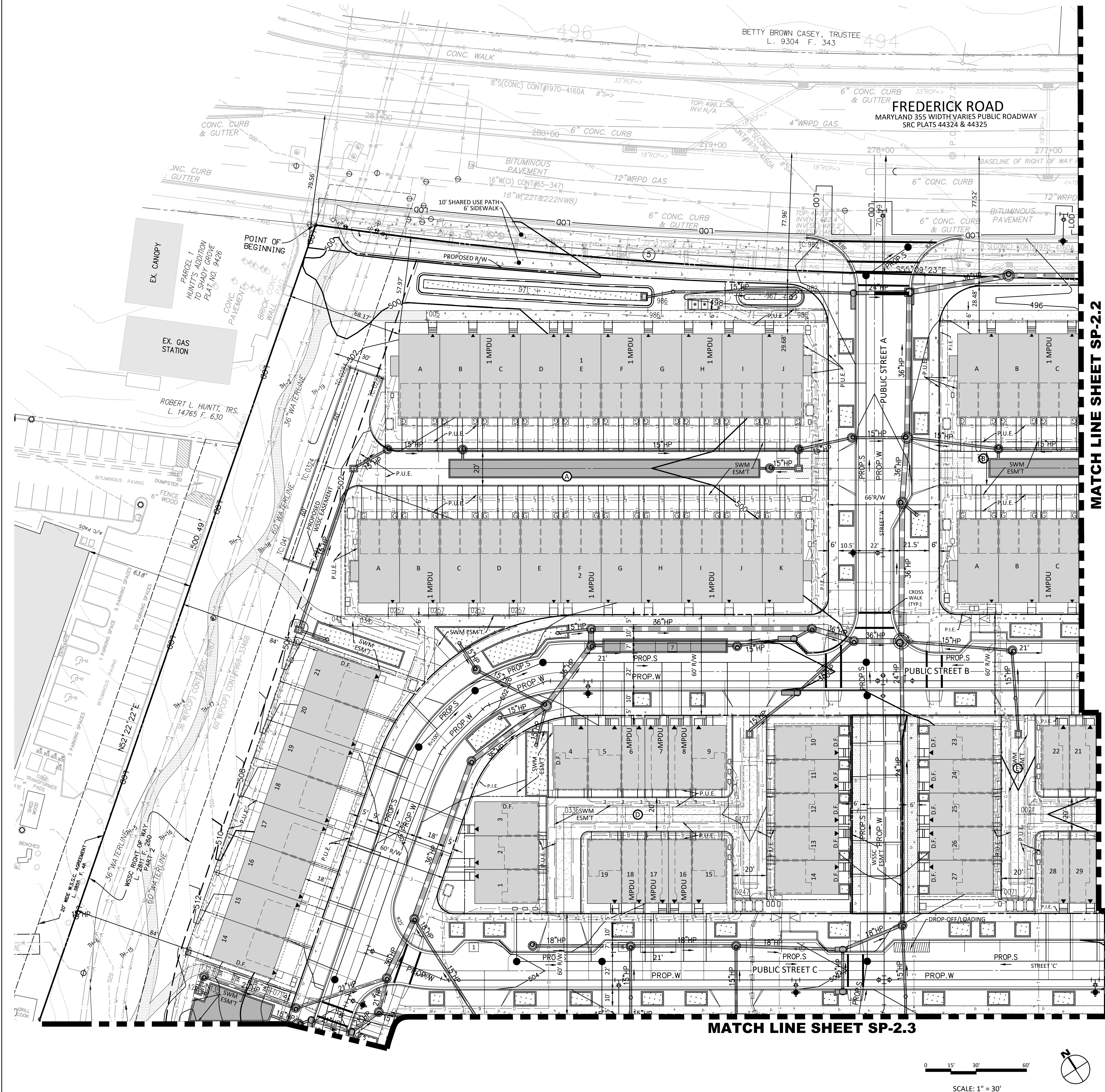
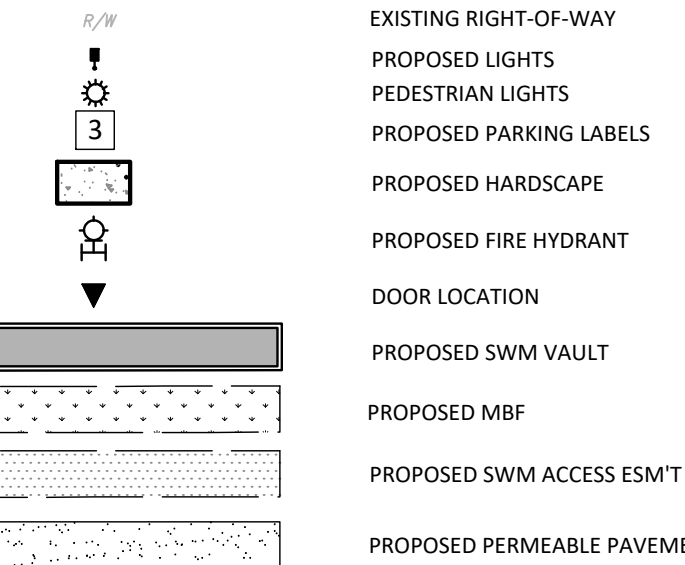
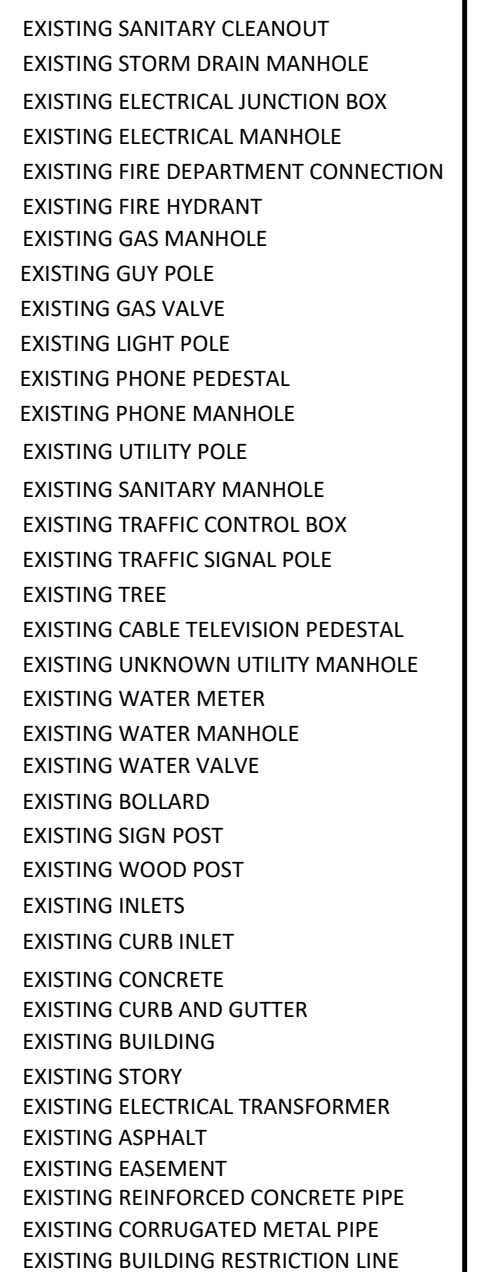
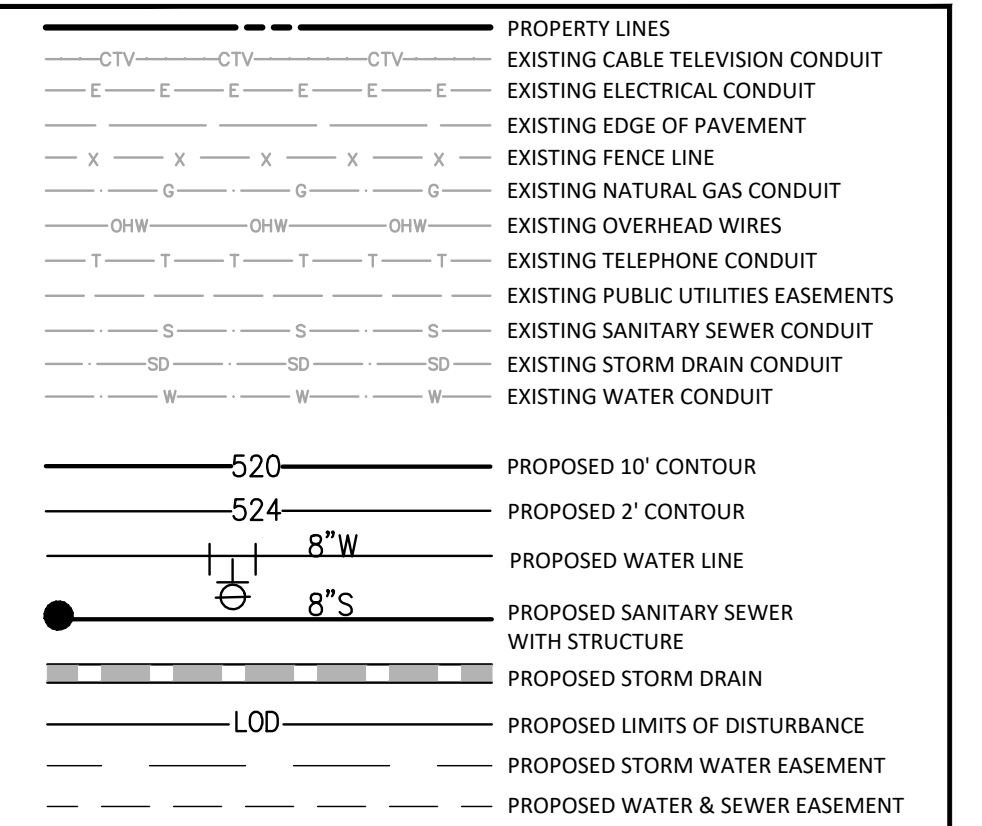
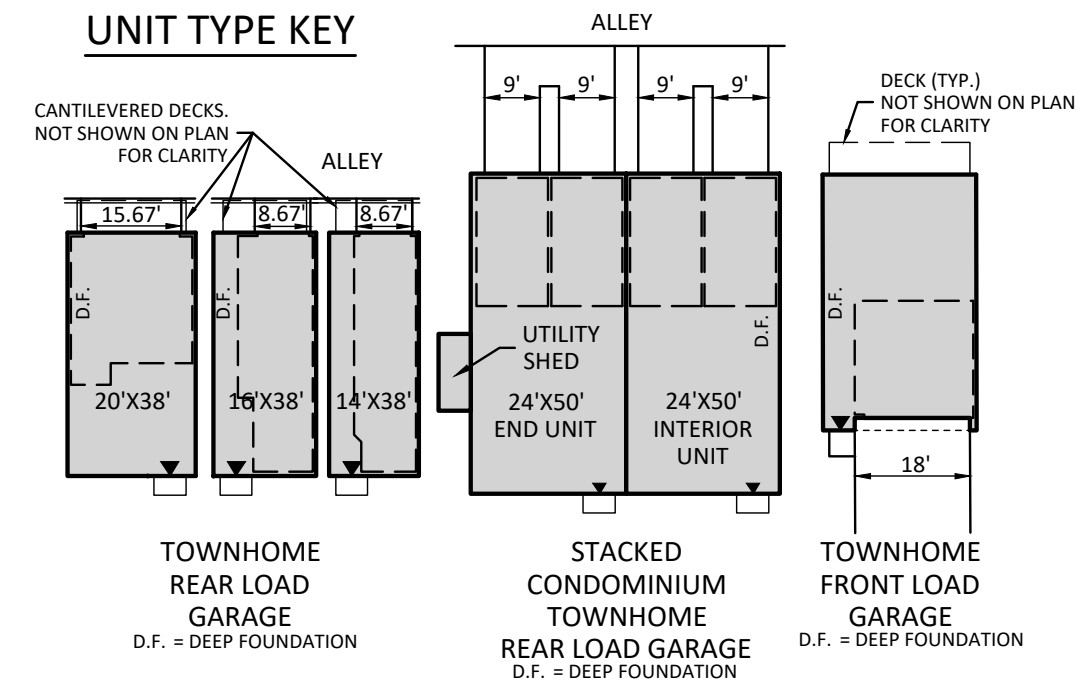
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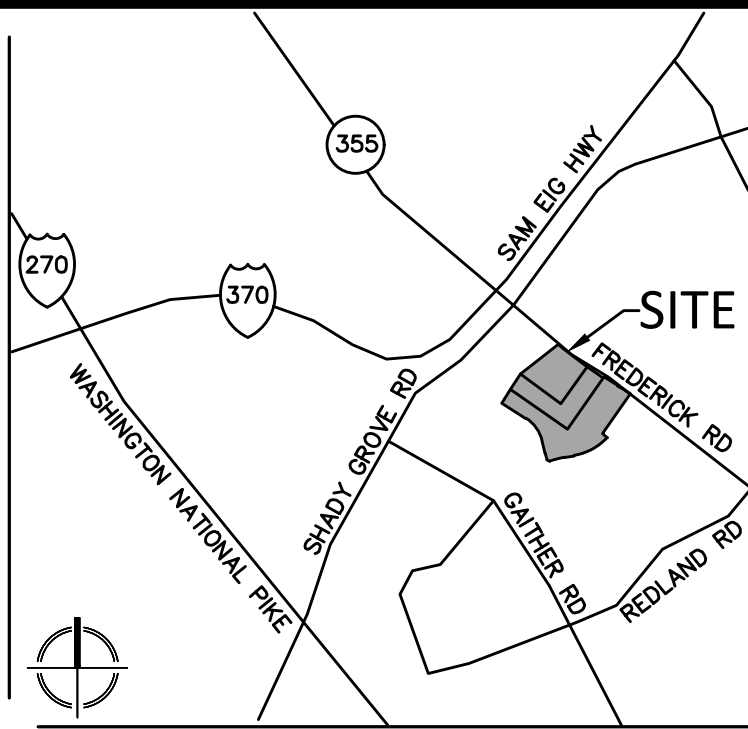
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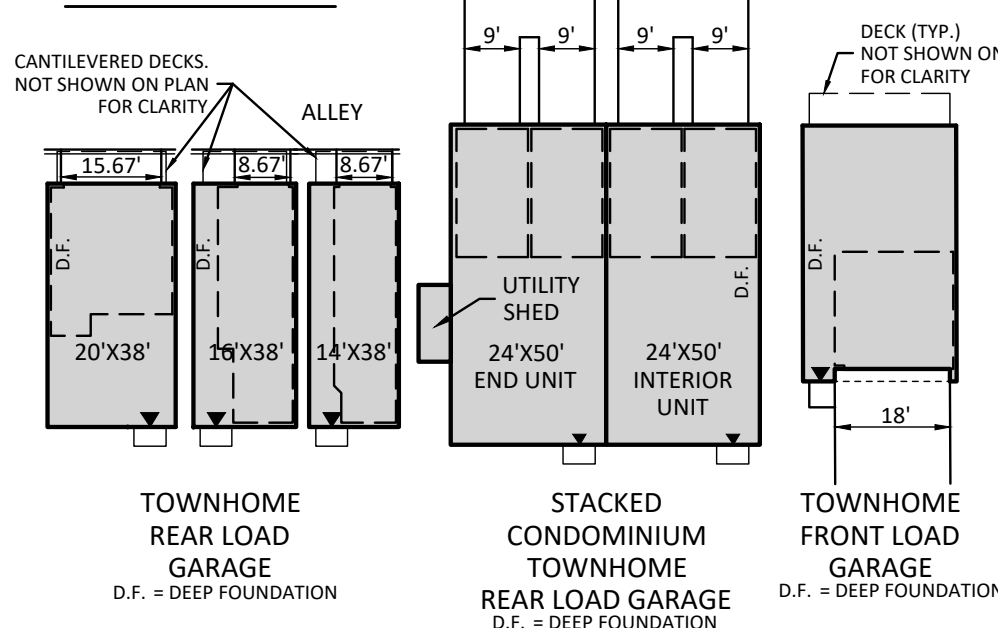
SHEET NO.





VICINITY MAP
SCALE: 1" = 2000'

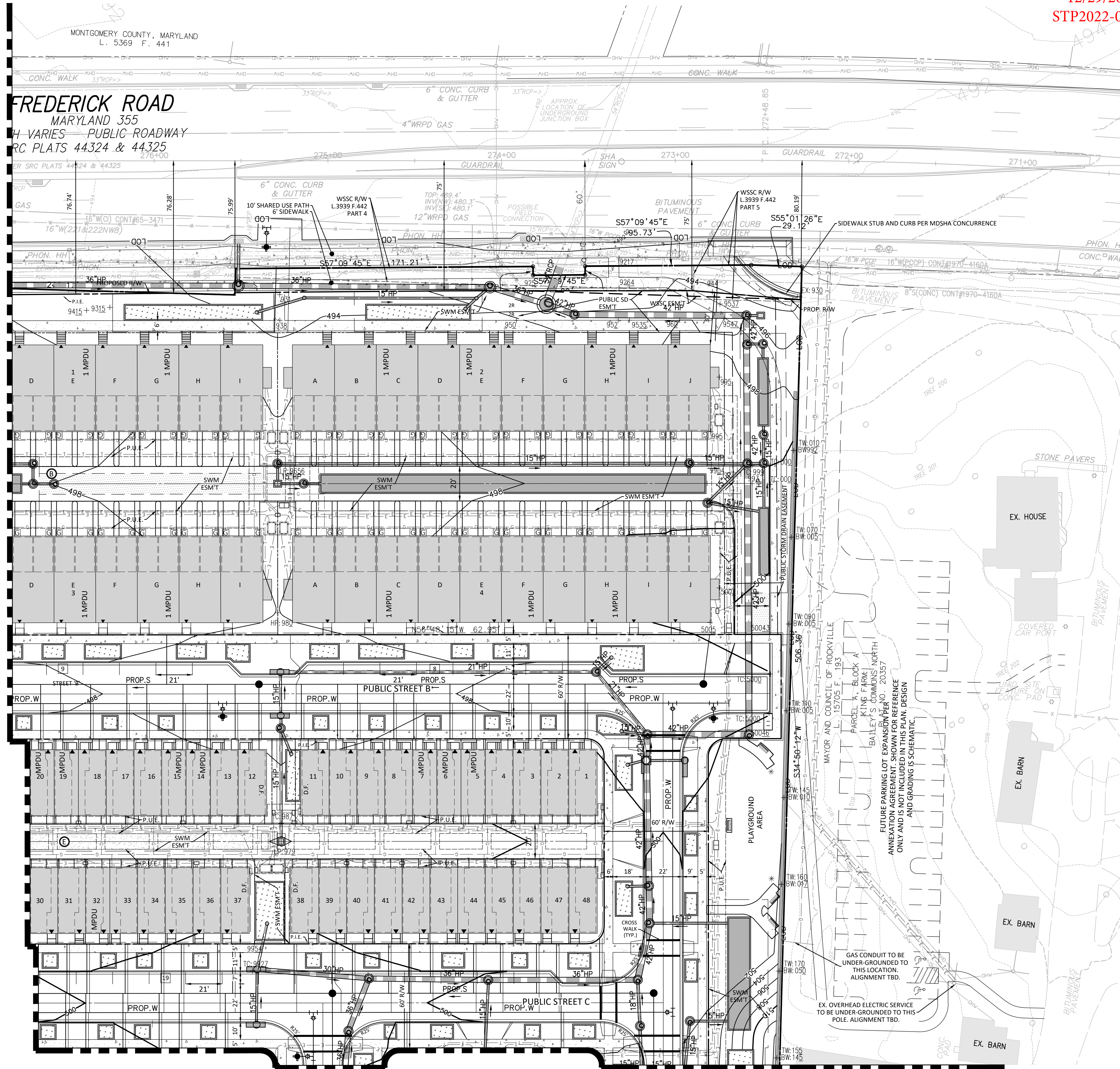
UNIT TYPE KEY



PLAN LEGEND



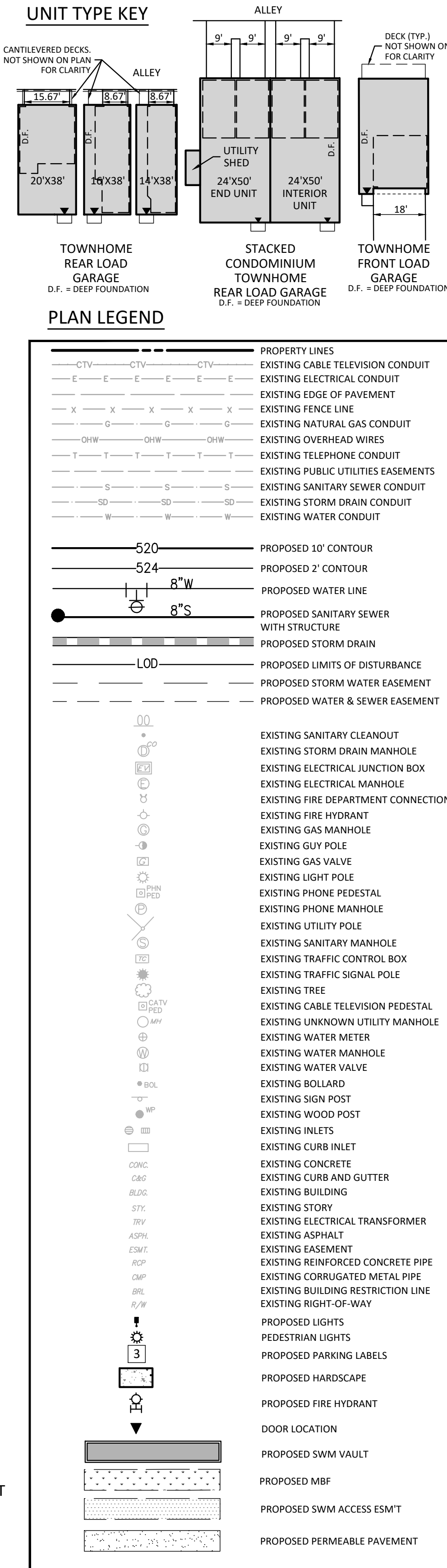
MATCH LINE SHEET SP-2.1

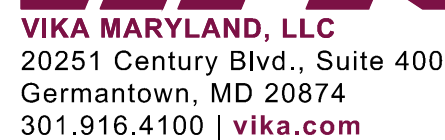


MATCH LINE SHEET SP-2.4

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.





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J. WYNDHAM ROBERTSON
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Logan Kelso, P.E.

REVISIONS	DATE
RESUBMISISON	12/23/21

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

SITE PLAN -
30 SCALE

PROFESSIONAL SEAL



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LICENSE NO.: 51971
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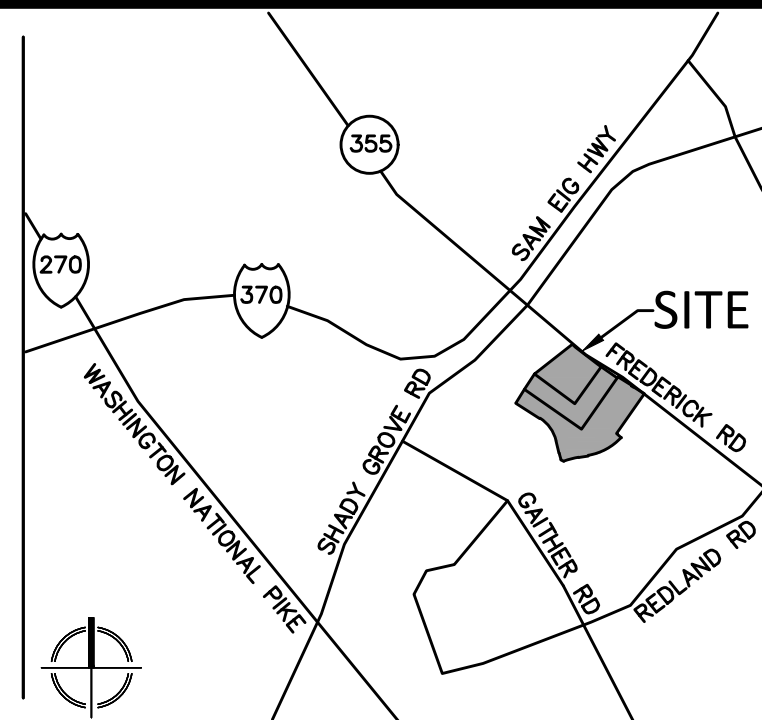
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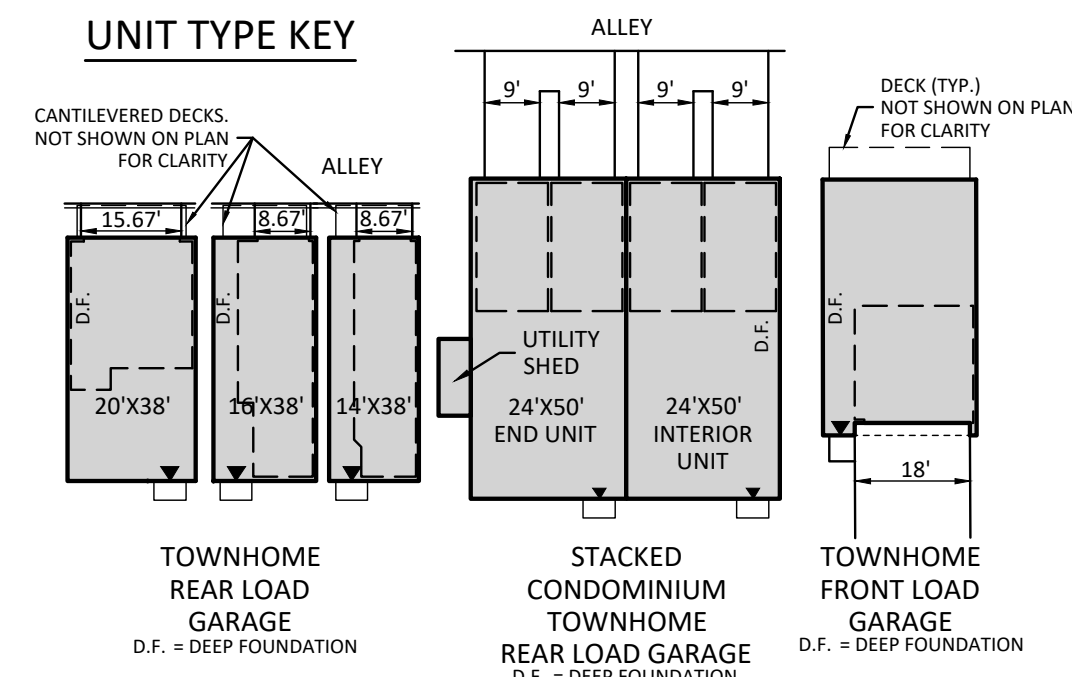
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PROJECT **VM50420**

DRAWING
NO. **SP-2.3**

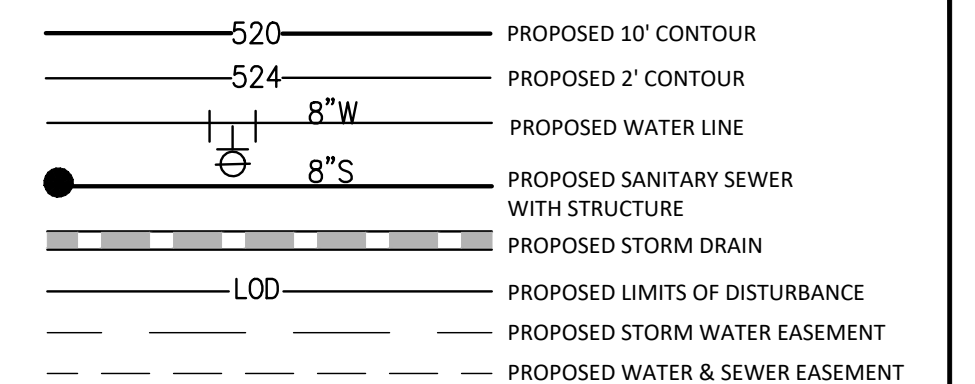
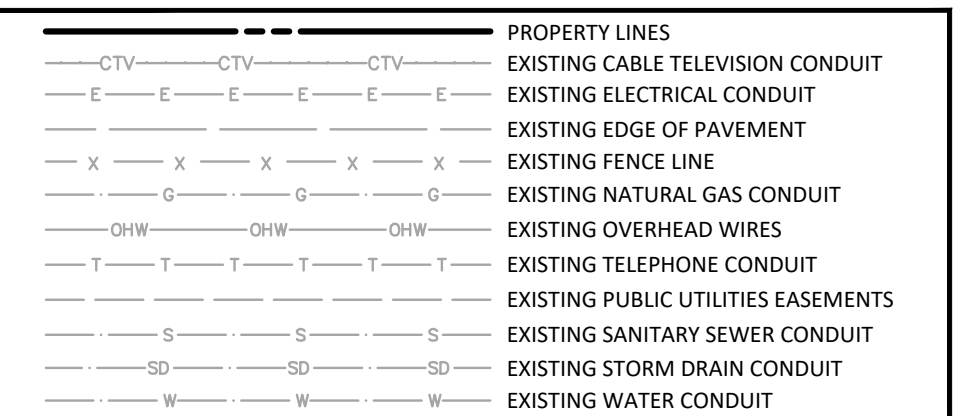
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VICINITY MAP
SCALE: 1" = 2000'



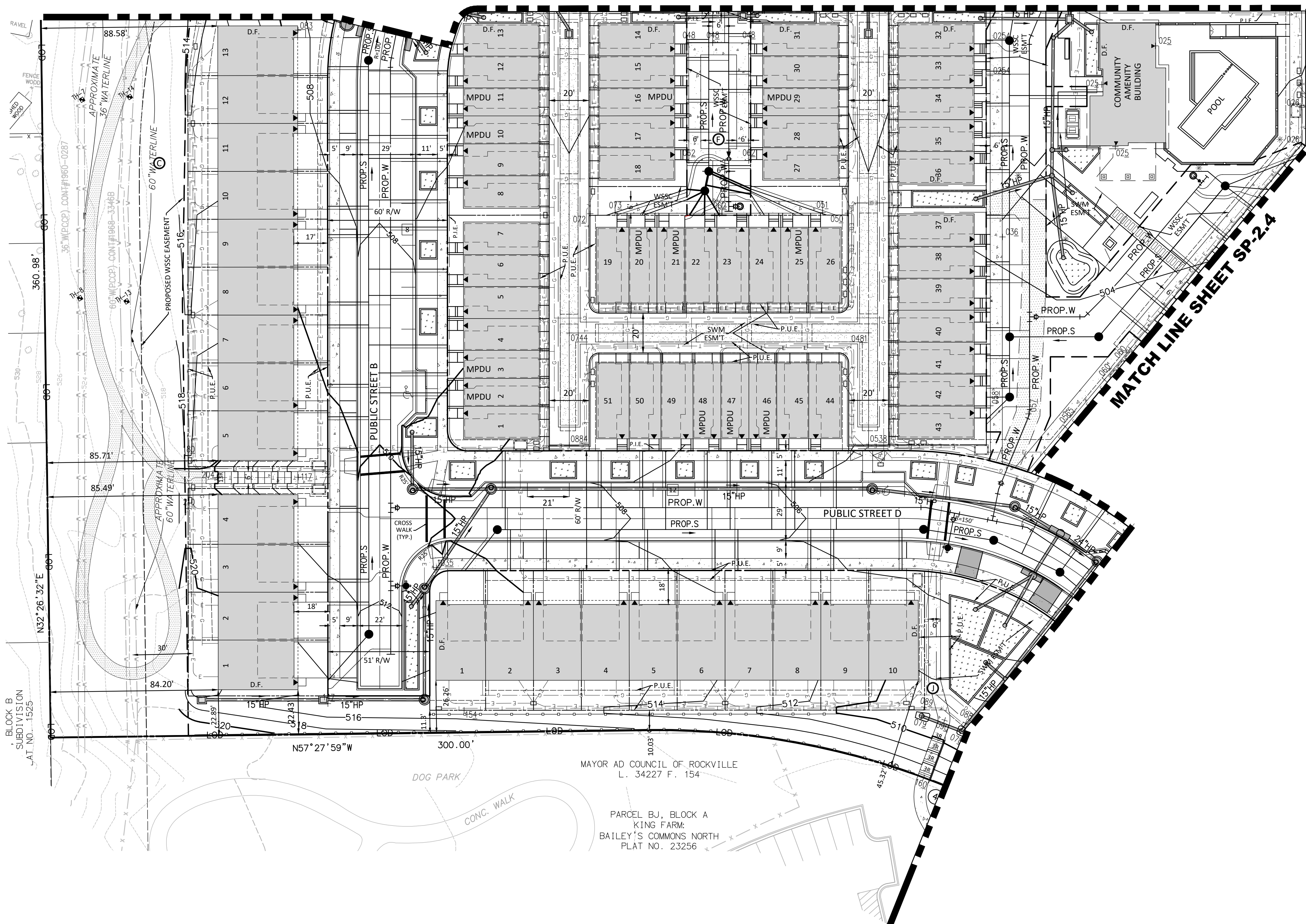
PLAN LEGEND



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

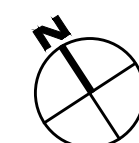
PROPOSED LIGHTS
PEDESTRIAN LIGHTS
PROPOSED PARKING LABELS
PROPOSED HARDSCAPE
PROPOSED FIRE HYDRANT
DOOR LOCATION
PROPOSED SWM VAULT
PROPOSED MBF
PROPOSED SWM ACCESS ESM/T
PROPOSED PERMEABLE PAVEMENT

MATCH LINE SHEET SP-2.1



0 15' 30' 60

SCALE: 1" = 30'



[illegible]

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

STP2022-00433
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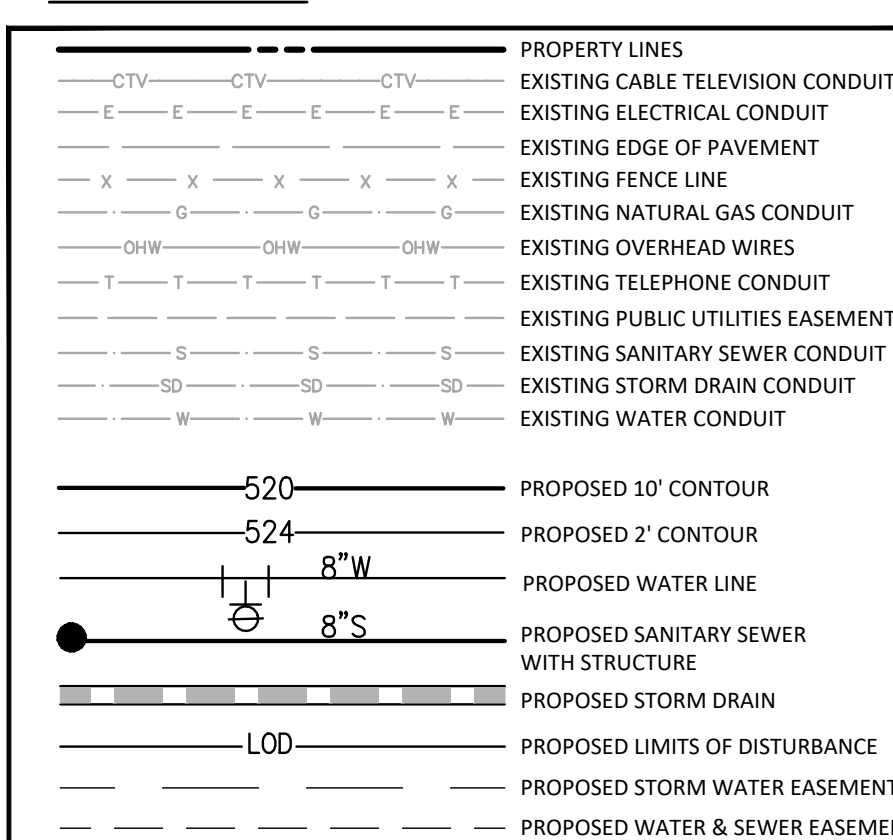
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SHEET NO. SP-2.4

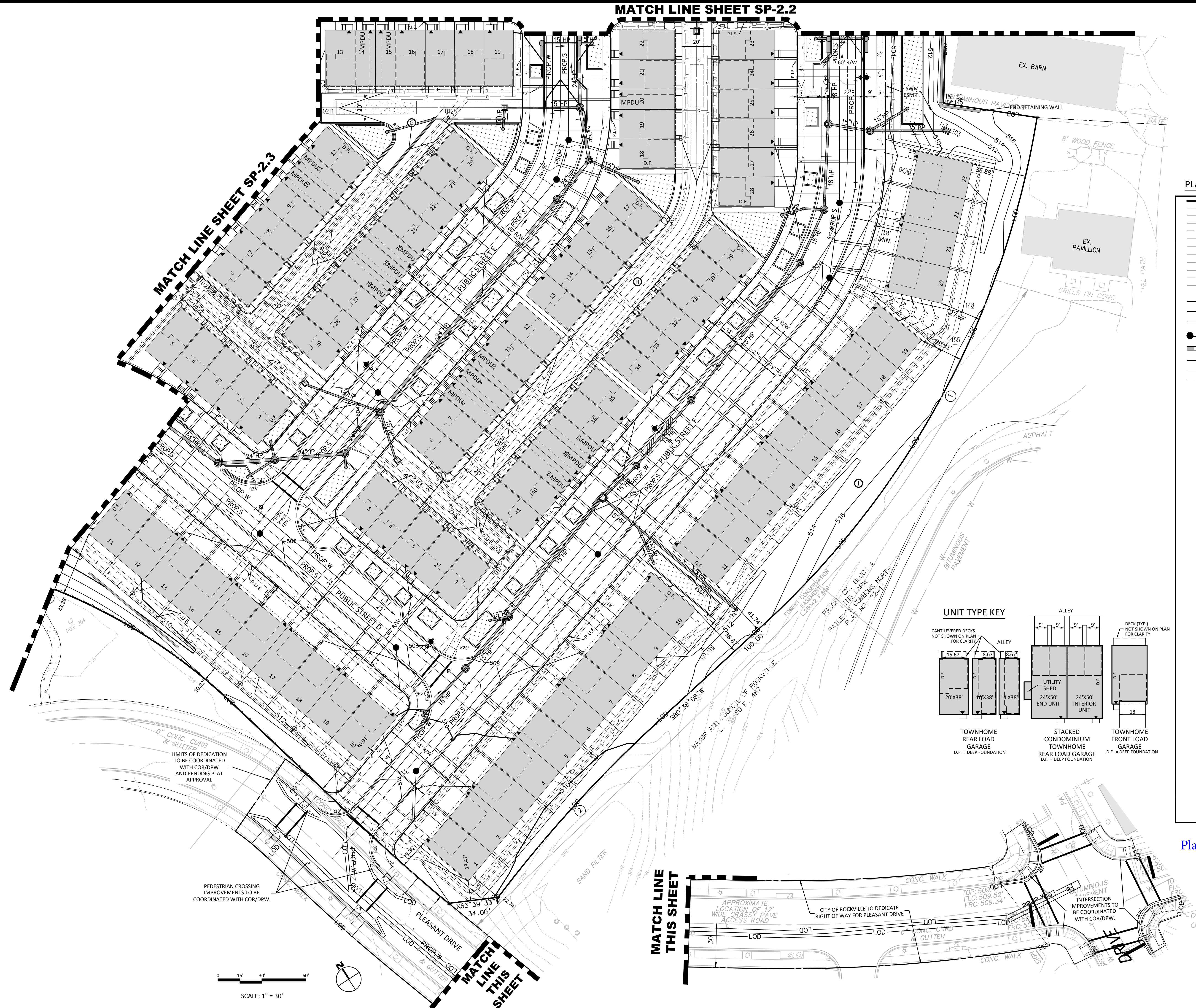


PLAN LEGEND

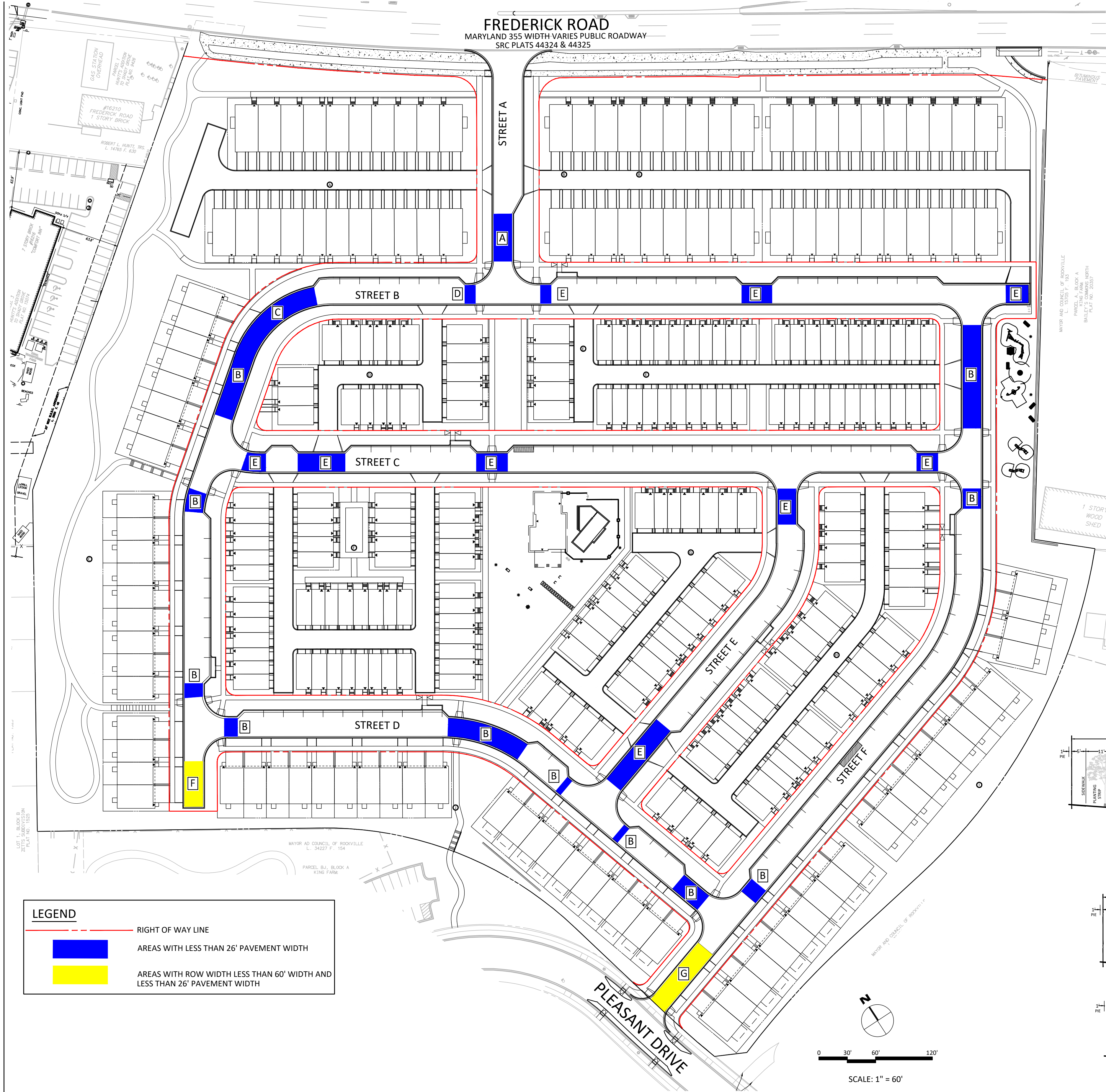


EXISTING SANITARY CLEANOUT
EXISTING STORM DRAIN MANHOLE
EXISTING ELECTRICAL JUNCTION BOX
EXISTING ELECTRICAL MANHOLE
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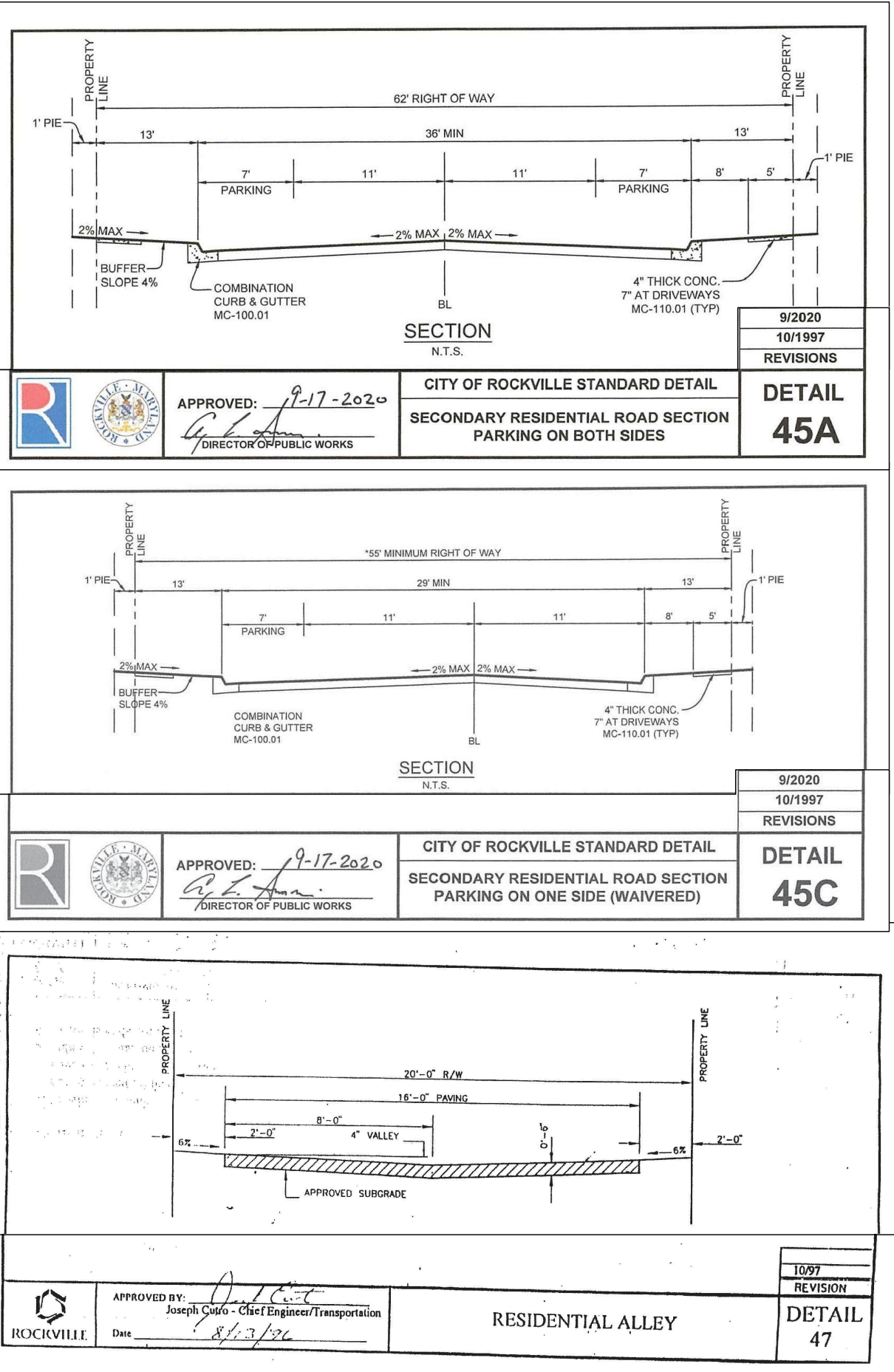
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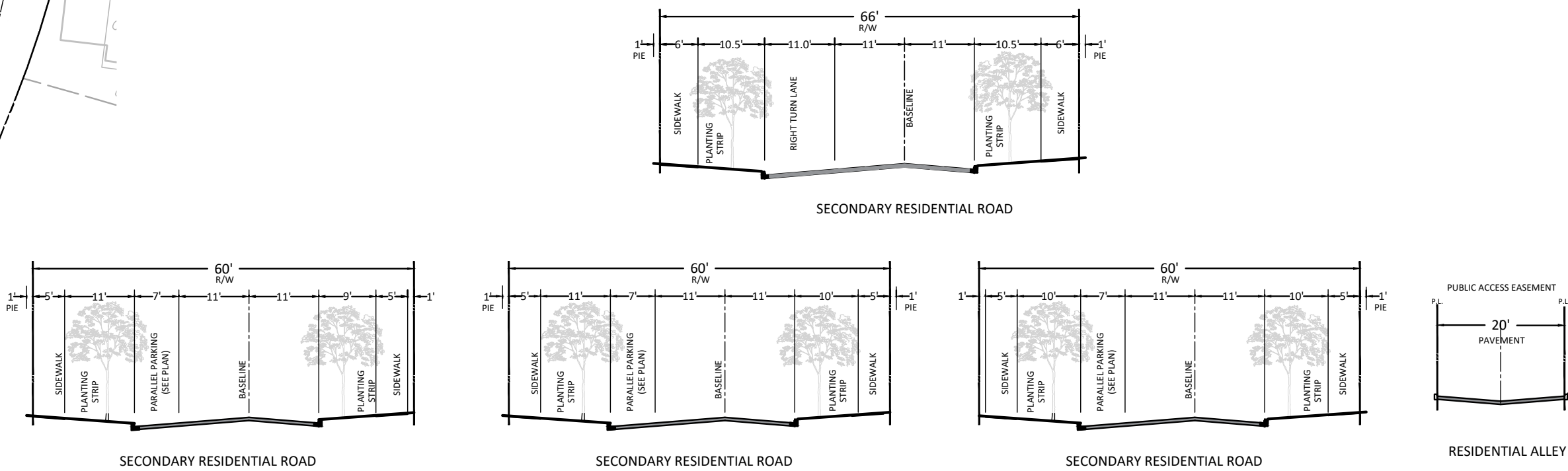
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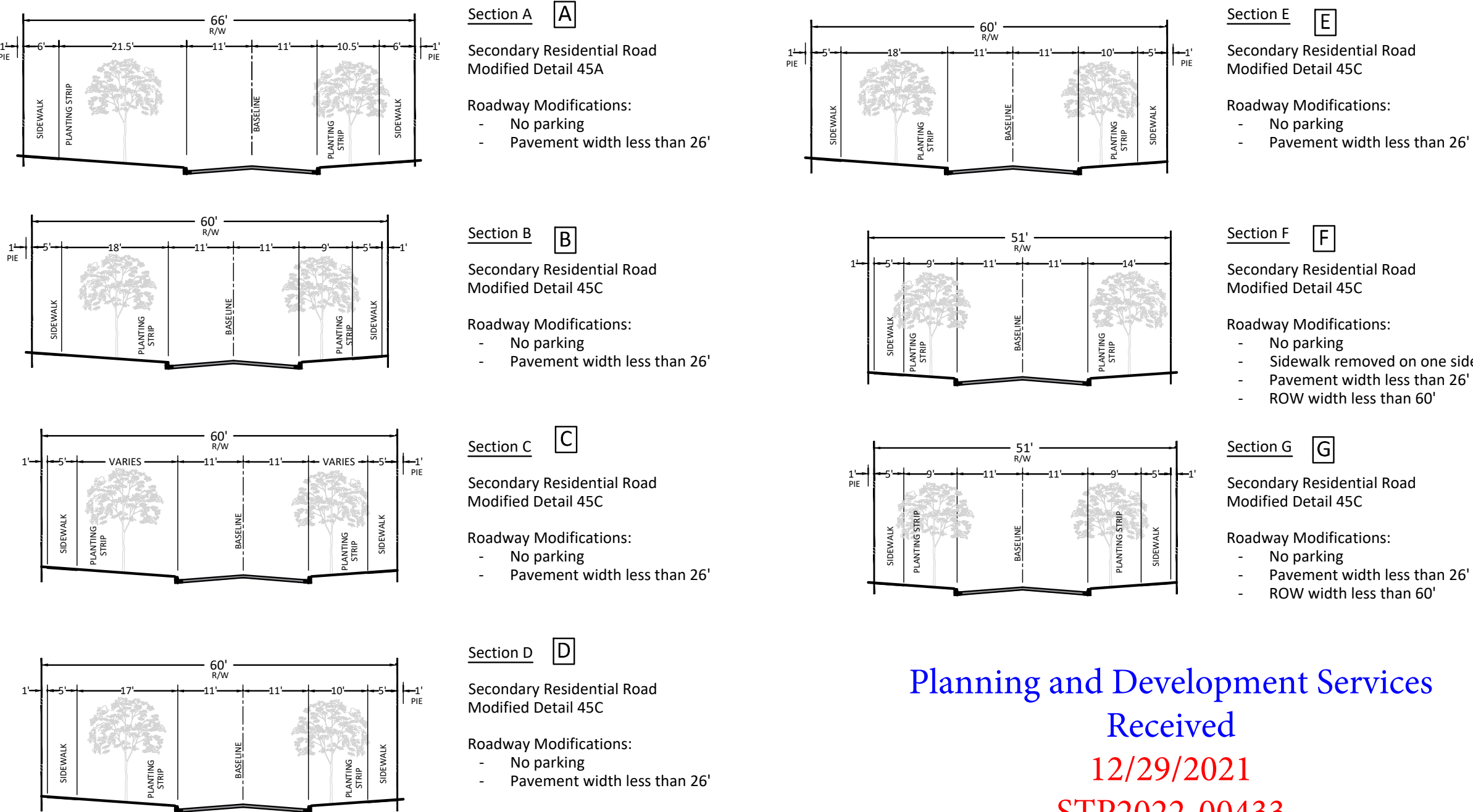
CITY OF ROCKVILLE STANDARD ROAD SECTIONS



PROPOSED ROAD SECTIONS



PROPOSED ROAD SECTIONS WITH WAIVERS



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Robert Tilson, FASLA, PLA
Logan Kelso, P.E.

REVISIONS	DATE
SUBMISSION	12/23/21

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

SITE PLAN
PROPOSED
ROAD
SECTIONS

STP2022-00433
PROFESSIONAL SEAL

STATE OF MARYLAND
ROBERT B. TILSON
4160
LANDSCAPE ARCHITECT
I HEREBY CERTIFY THAT THESE DOCUMENTS
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EXPIRATION DATE: 03/31/2023

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