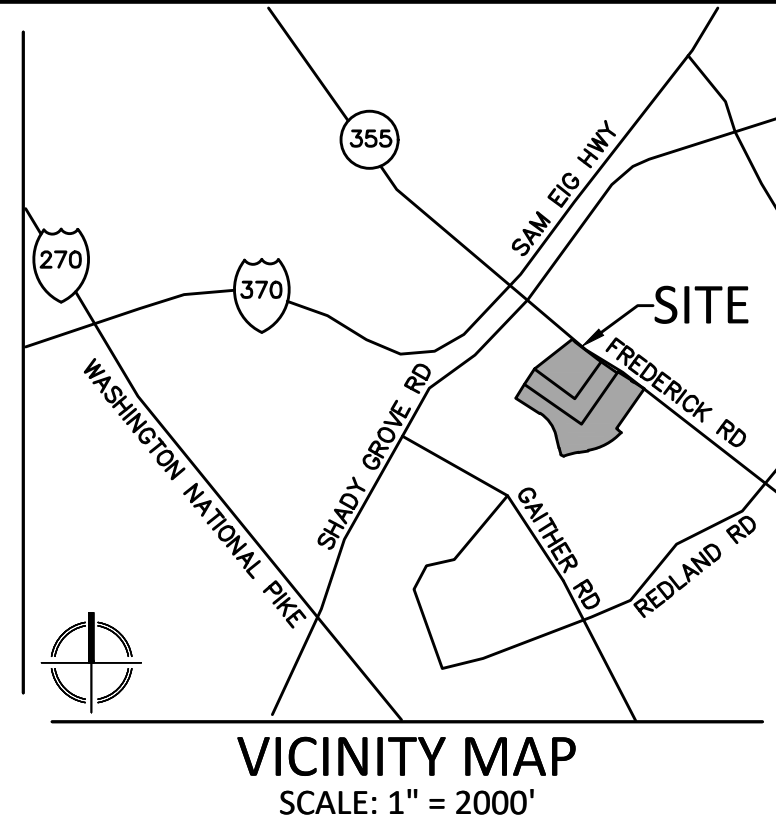


# KING BUICK

## SITE PLAN



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.

## 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 |

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

|            |                                   |
|------------|-----------------------------------|
| GEP 1 OF 7 | GRADE ESTABLISHMENT PLAN STREET A |
| GEP 2 OF 7 | GRADE ESTABLISHMENT PLAN STREET B |
| GEP 3 OF 7 | GRADE ESTABLISHMENT PLAN STREET B |
| GEP 4 OF 7 | GRADE ESTABLISHMENT PLAN STREET C |
| GEP 5 OF 7 | GRADE ESTABLISHMENT PLAN STREET D |
| GEP 6 OF 7 | GRADE ESTABLISHMENT PLAN STREET E |
| GEP 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               |

PREPARED FOR:  
EYA DEVELOPMENT LLC  
4800 HAMPDEN 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]

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

COVER  
SHEET

STP2021-000



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE  
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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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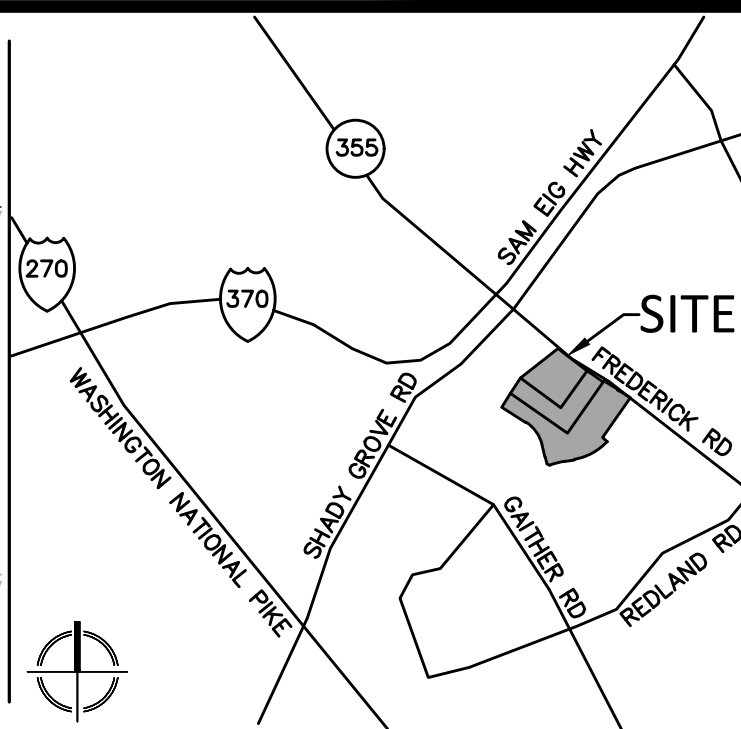
|              |         |
|--------------|---------|
| VIKA PROJECT | VM50420 |
| DRAWING NO.  | SP-1.0  |

SHEET NO.



**"FOR LOCATION OF UTILITIES CALL  
8-1-1 or 1-800-257-7777 OR LOG ON TO  
[www.missittility.net](http://www.mississittility.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 coordinating all activities with requirements of Chapter 36A of the Montgomery County Code.



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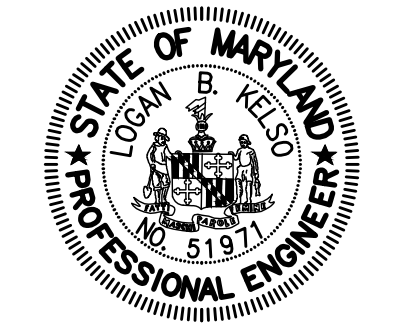
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& CIVIL ENGINEER:  
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SUITE 400  
GERMANTOWN, MD 20874  
301-916-4100  
James Buchheister, RLA  
Robert Tilson, FALSA, PLA  
Logan Kelso, P.E.

[illegible]

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

# SITE PLAN - EXISTING CONDITIONS

STP2021-000  
PROFESSIONAL SEAL



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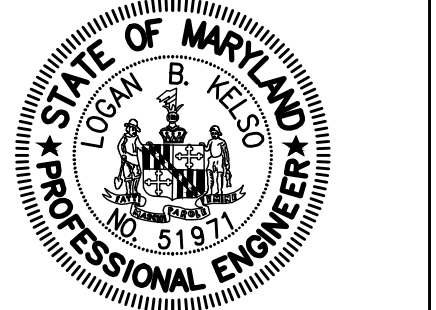


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WSSC GRID: 222NW08  
WSSC GRID: 221NW08  
TAX MAP: GS12

SITE PLAN -  
30 SCALE

STP2021-000



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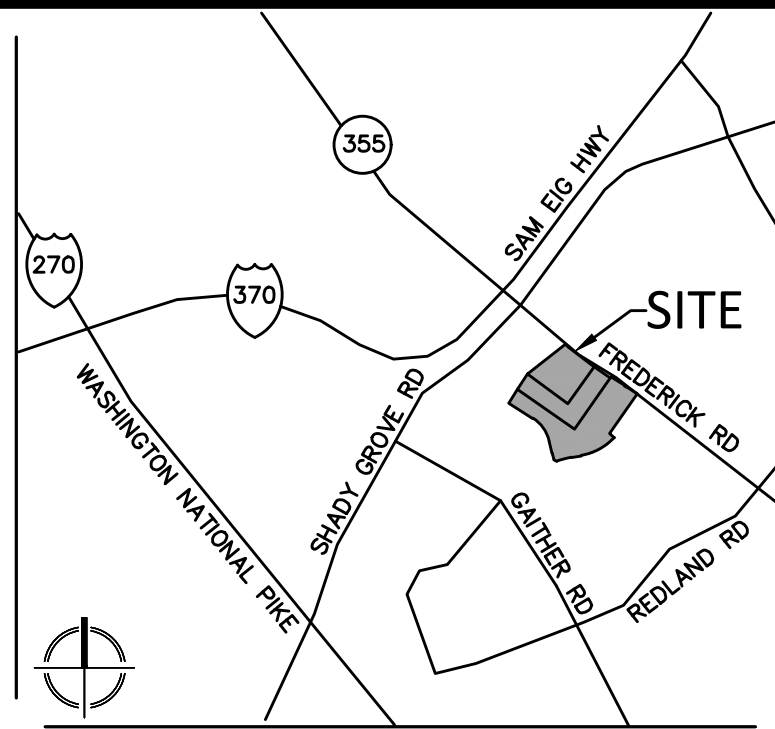
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VIKA  
PROJECT **VM50420**

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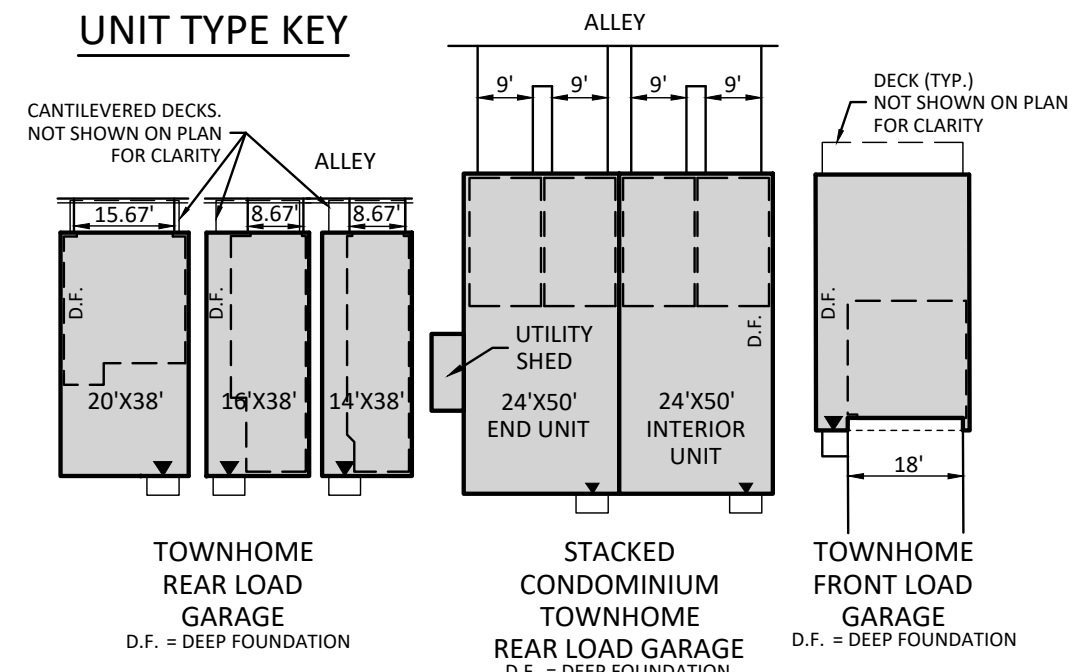
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NO. **SP-2.1**

SHEET NO.

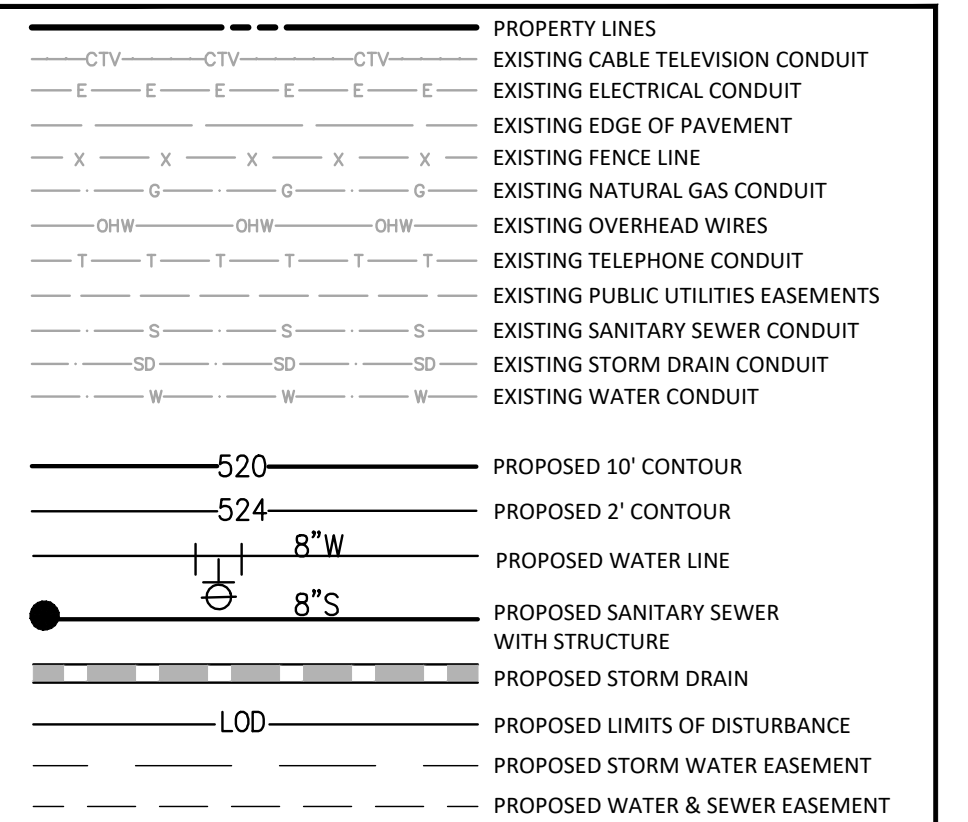


### VICINITY MAP

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 FLOW RESTRICTION / I/NF

EXISTING RIGHT-OF-WAY  
PROPOSED LIGHTS  
PEDESTRIAN LIGHTS  
PROPOSED PARKING LABELS  
PROPOSED HARDSCAPE  
PROPOSED FIRE HYDRANT

PROPOSED FIRE HYDRANT

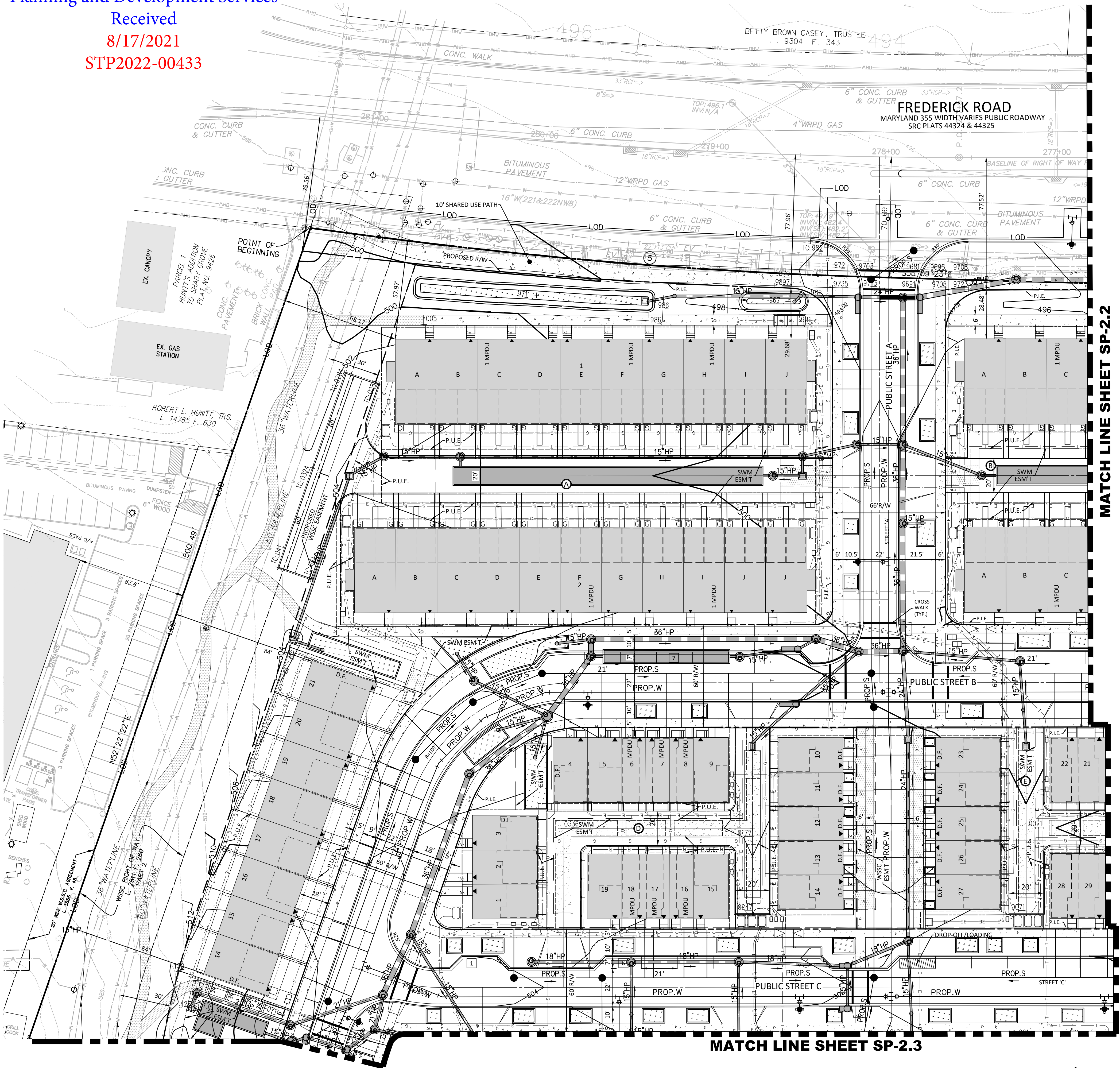
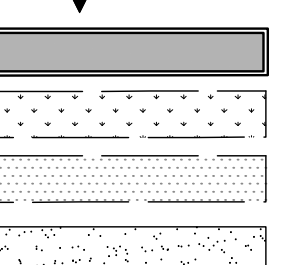
DOOR LOCATION

PROPOSED SWM VAULT

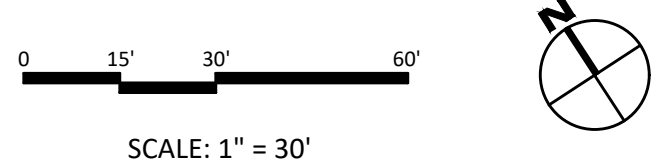
PROPOSED MBF

PROPOSED SWM ACCESS ESM'T

PROPOSED PERMEABLE PAVEMENT



## MATCH LINE SHEET SP-2.3





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SUITE 400  
GERMANTOWN, MD 20874  
301-916-4100  
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Logan Kelso, P.E.

[illegible]

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

SITE PLAN -  
30 SCALE

STP2021-000  
PROFESSIONAL SEAL



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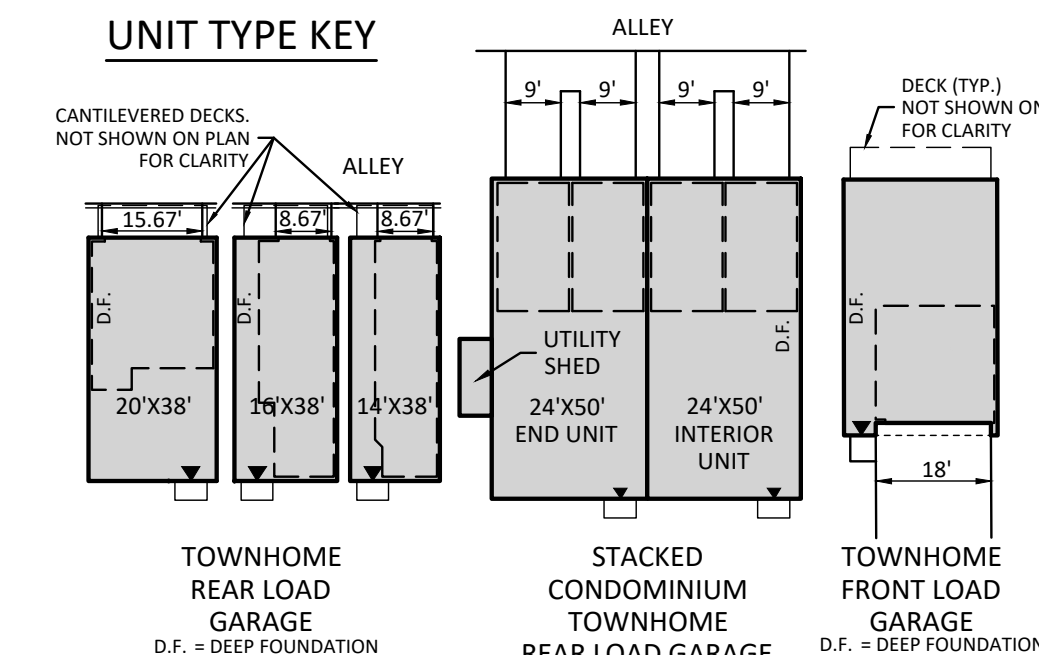
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VIKA  
PROJECT **VM50420**





















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DRAWING  
NO. **SP-2.2**

SHEET NO.



### PLAN LEGEND

|   |  |
|---|--|
|  | PROPERTY LINES                         |
|  | EXISTING CABLE TELEVISION CONDUIT      |
|  | EXISTING ELECTRICAL CONDUIT            |
|  | EXISTING EDGE OF PAVEMENT              |
|  | EXISTING FENCE LINE                    |
|  | EXISTING NATURAL GAS CONDUIT           |
|  | EXISTING OVERHEAD WIRES                |
|  | EXISTING TELEPHONE CONDUIT             |
|  | EXISTING PUBLIC UTILITIES EASEMENTS    |
|  | EXISTING SANITARY SEWER CONDUIT        |
|  | EXISTING STORM DRAIN CONDUIT           |
|  | EXISTING WATER CONDUIT                 |
|  | 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 CONNECT  
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  
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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

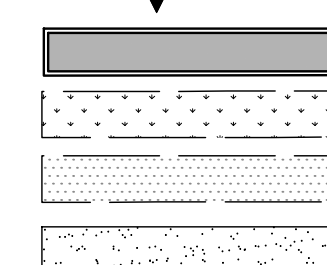
DOOR LOCATION

PROPOSED SWM VAULT

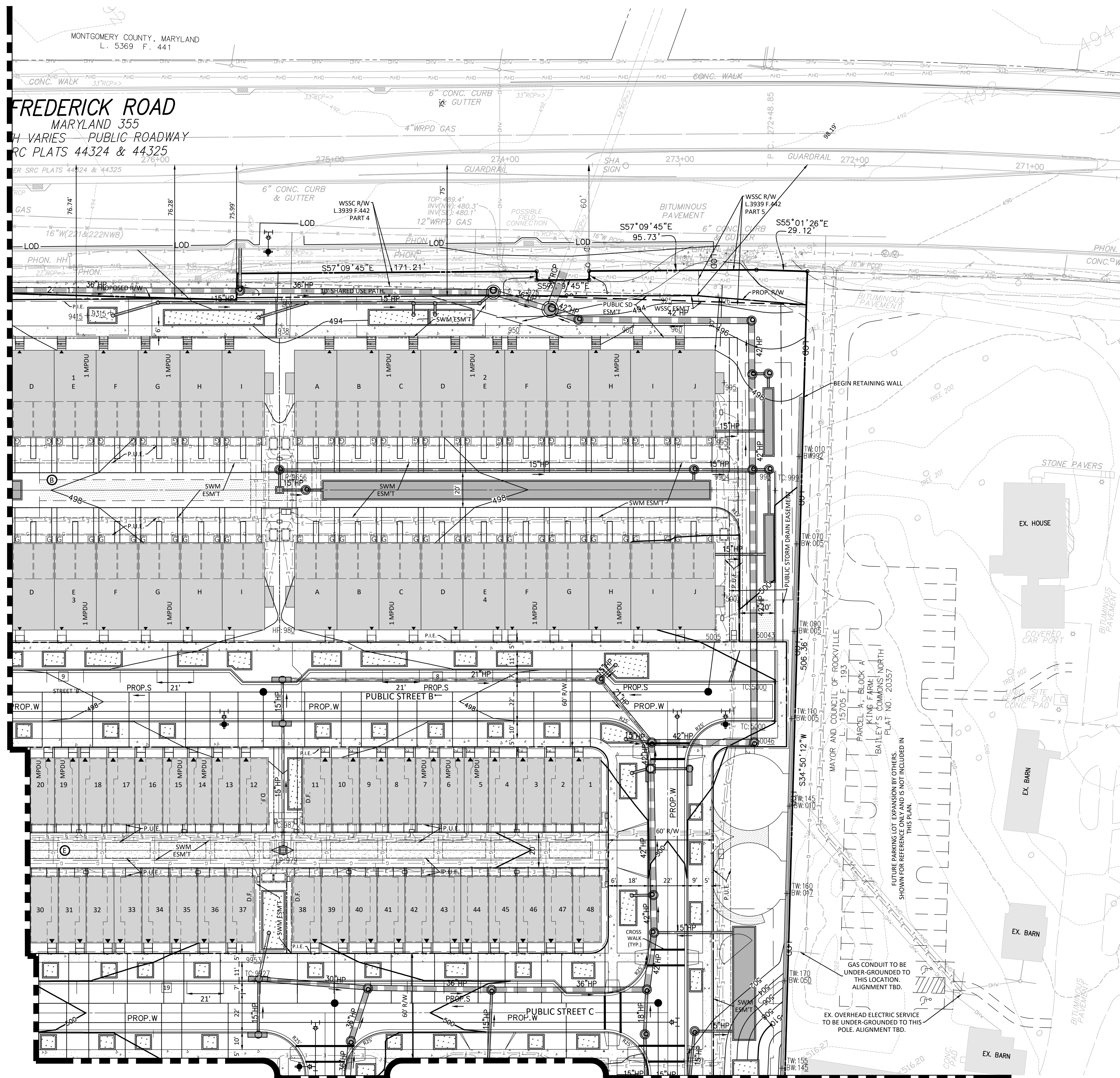
PROPOSED MBF

PROPOSED SWM ACCESS ESM'T

PROPOSED PERMEABLE PAVEMENT



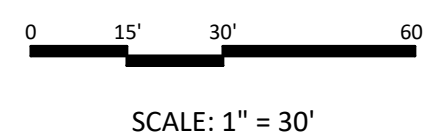
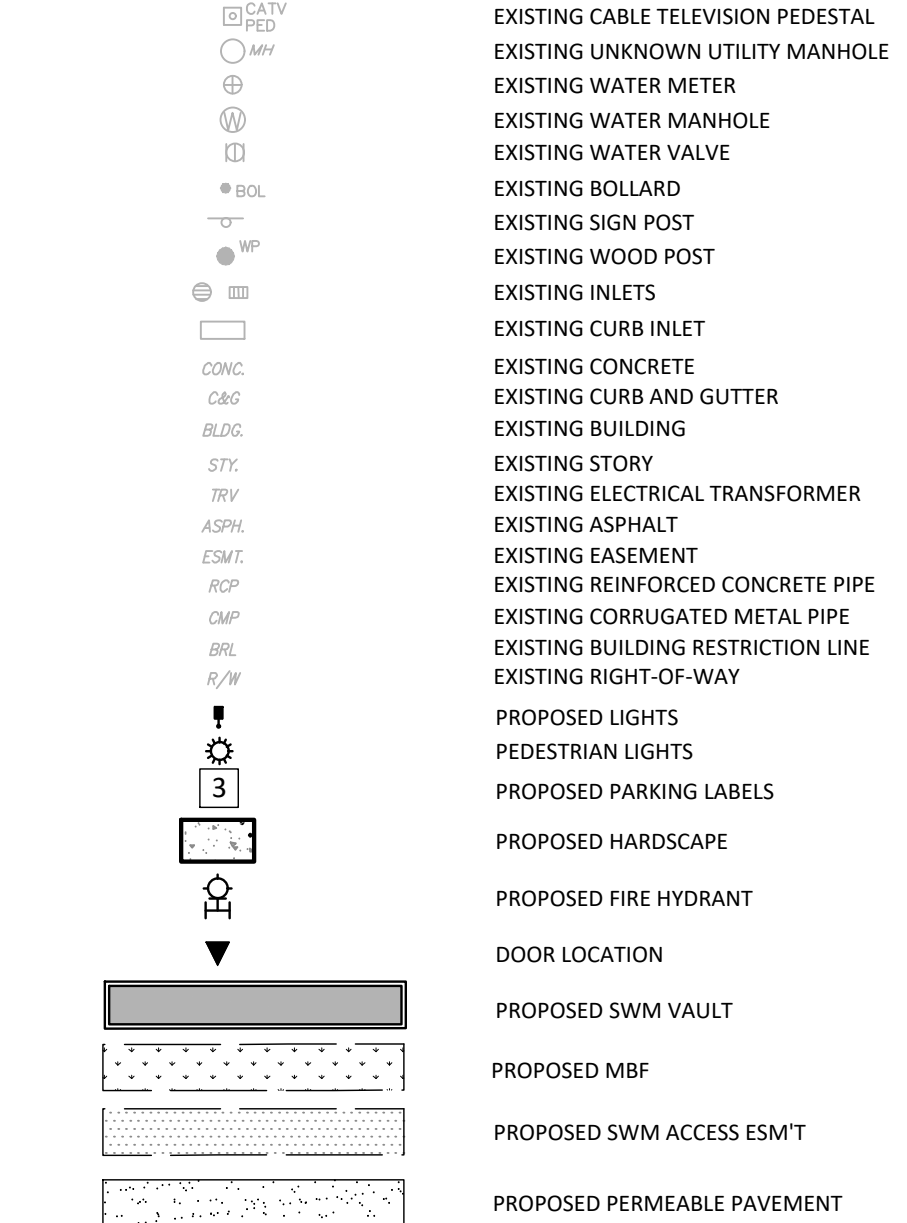
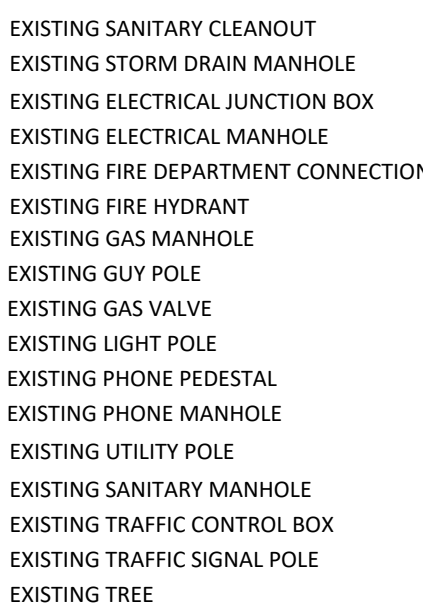
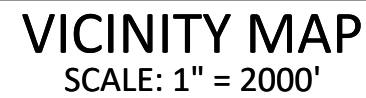
**MATCH LINE SHEET SP-2.1**



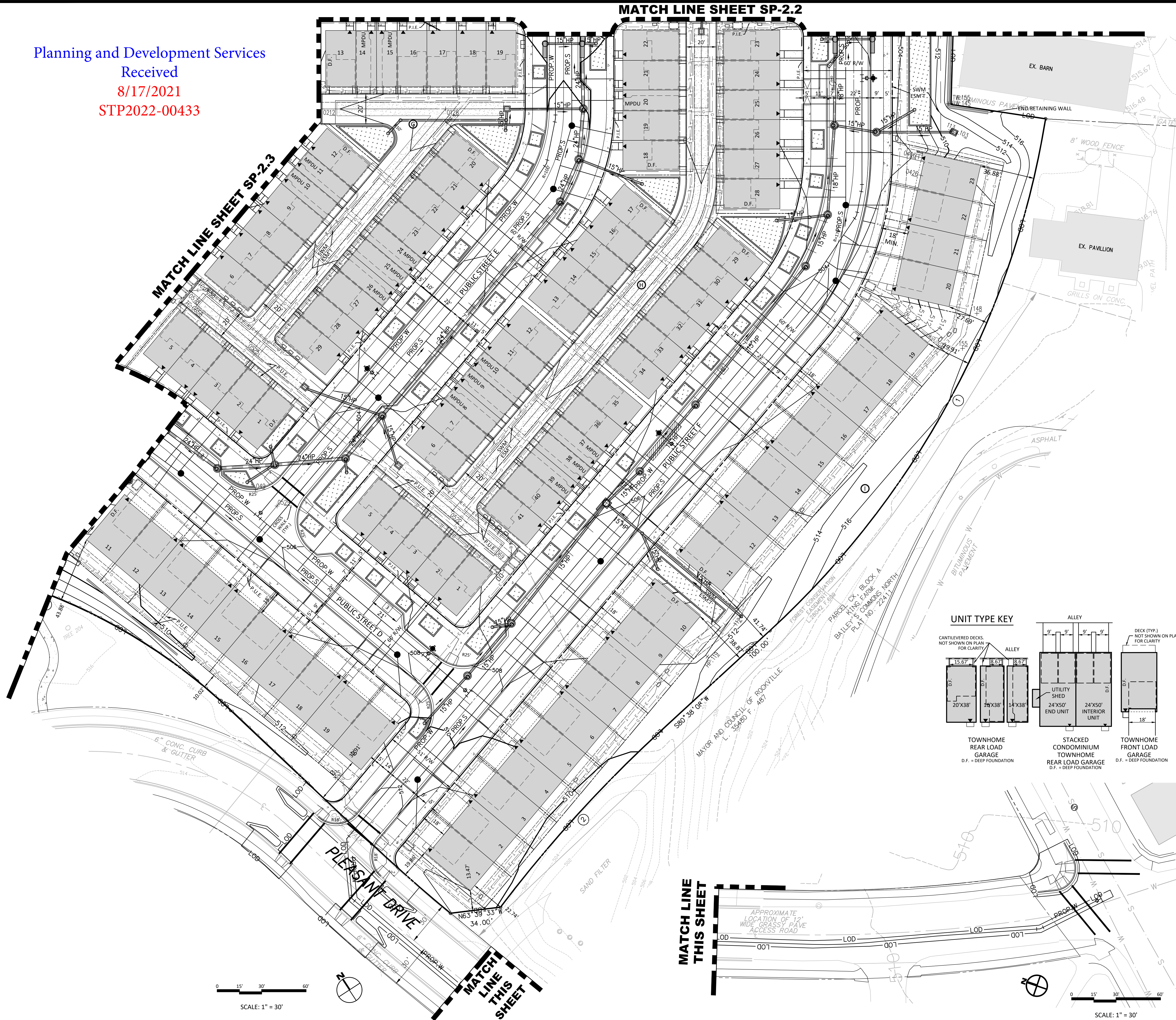
## MATCH LINE SHEET SP-2.4

SCALE: 1" = 30

LAYOUT: SP-2.2, Plotted By: buchheister























Planning and Development Services  
Received  
8/17/2021  
STP2022-00433



VICINITY MAP  
SCALE: 1" = 2000'

## PLAN LEGEND

SCALE: 1" = 200'

|   |  |
|---|--|
|  | PROPERTY LINES                         |
|  | EXISTING CABLE TELEVISION CONDUIT      |
|  | EXISTING ELECTRICAL CONDUIT            |
|  | EXISTING EDGE OF PAVEMENT              |
|  | EXISTING FENCE LINE                    |
|  | EXISTING NATURAL GAS CONDUIT           |
|  | EXISTING OVERHEAD WIRES                |
|  | EXISTING TELEPHONE CONDUIT             |
|  | EXISTING PUBLIC UTILITIES EASEMENTS    |
|  | EXISTING SANITARY SEWER CONDUIT        |
|  | EXISTING STORM DRAIN CONDUIT           |
|  | EXISTING WATER CONDUIT                 |
|  | 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        |

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Robert Tilson, FALSA, PLA  
Logan Kelsø, P.E.

[illegible]

KING BUICK

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

SITE PLAN -  
30 SCALE

STP2021-000



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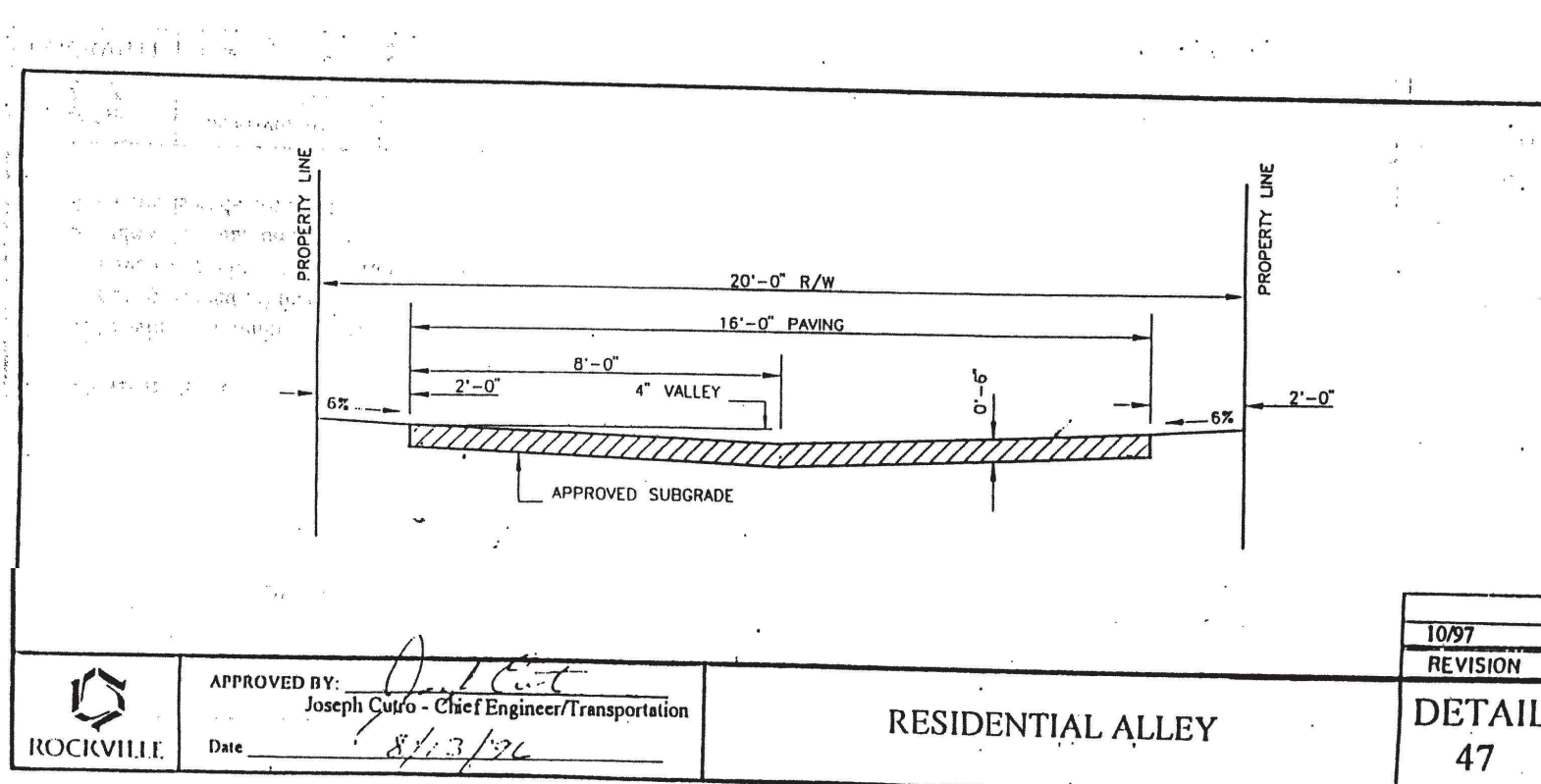
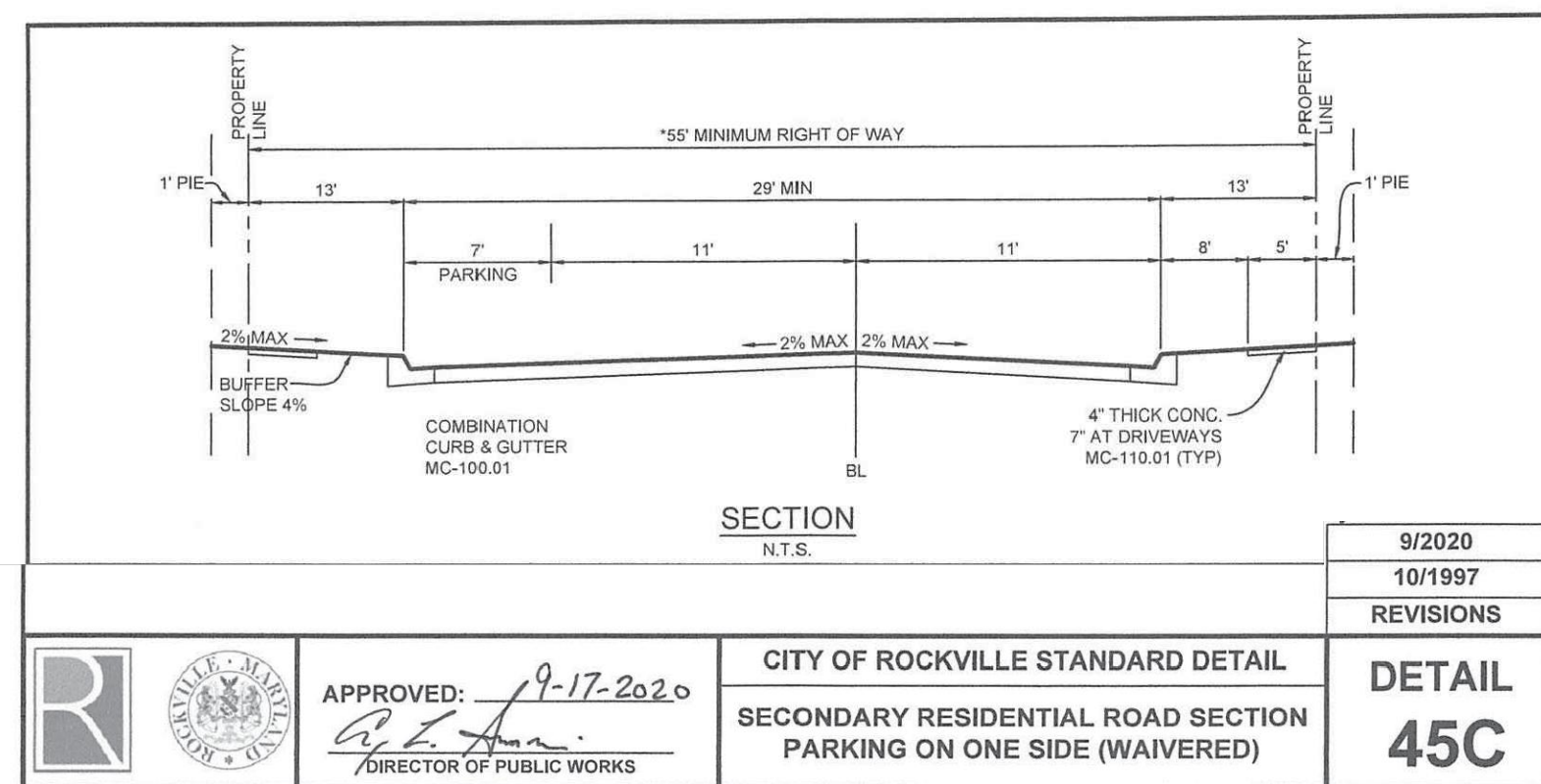
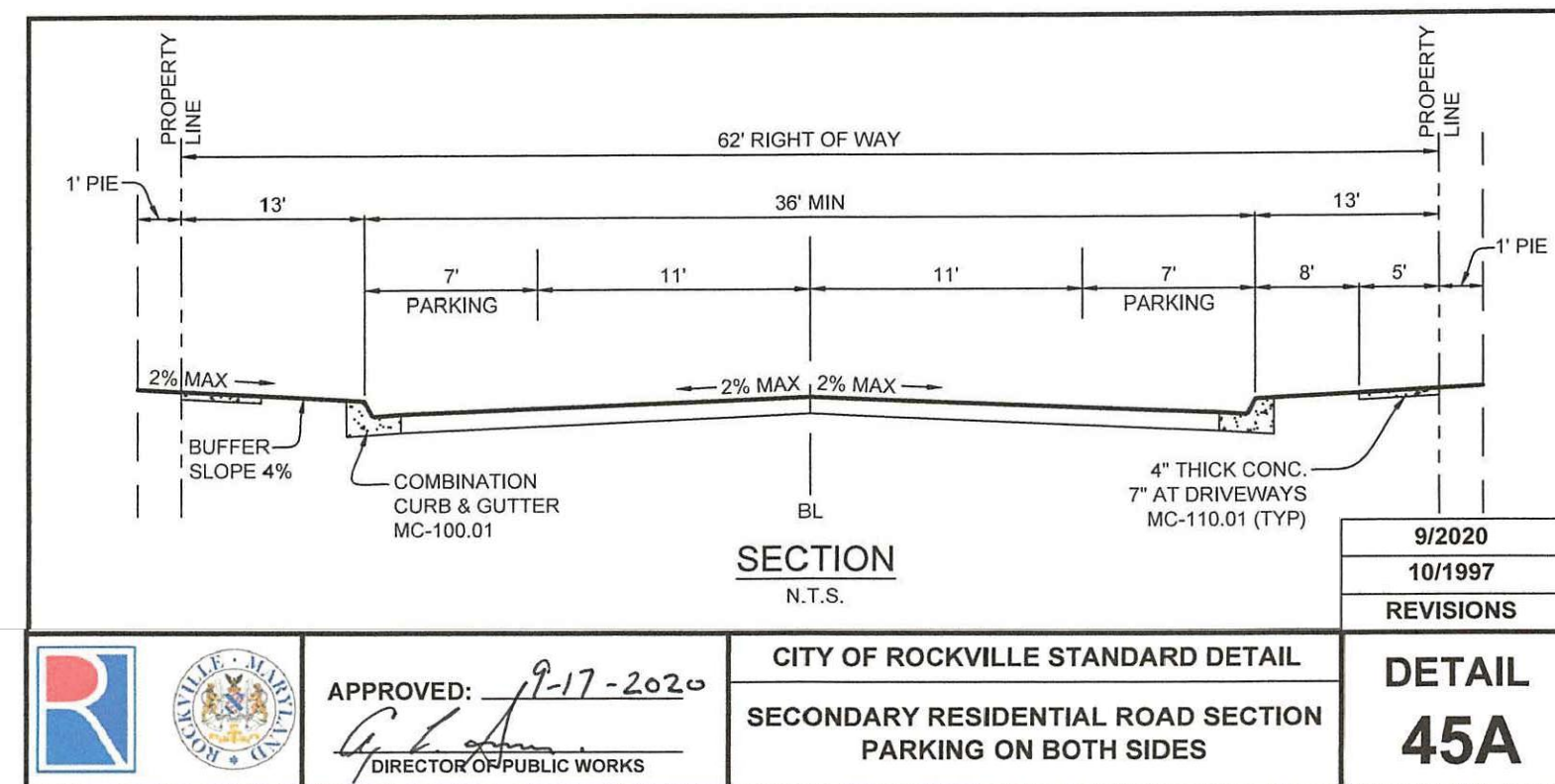
VIKA  
PROJECT VM50420


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NO.

SHEET NO. SP-2.4

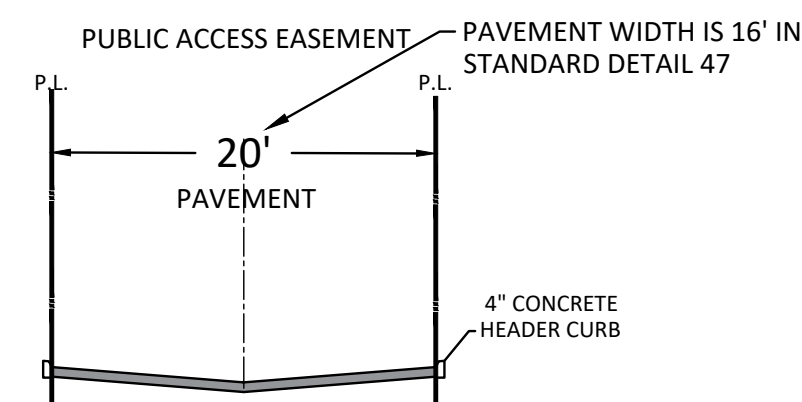
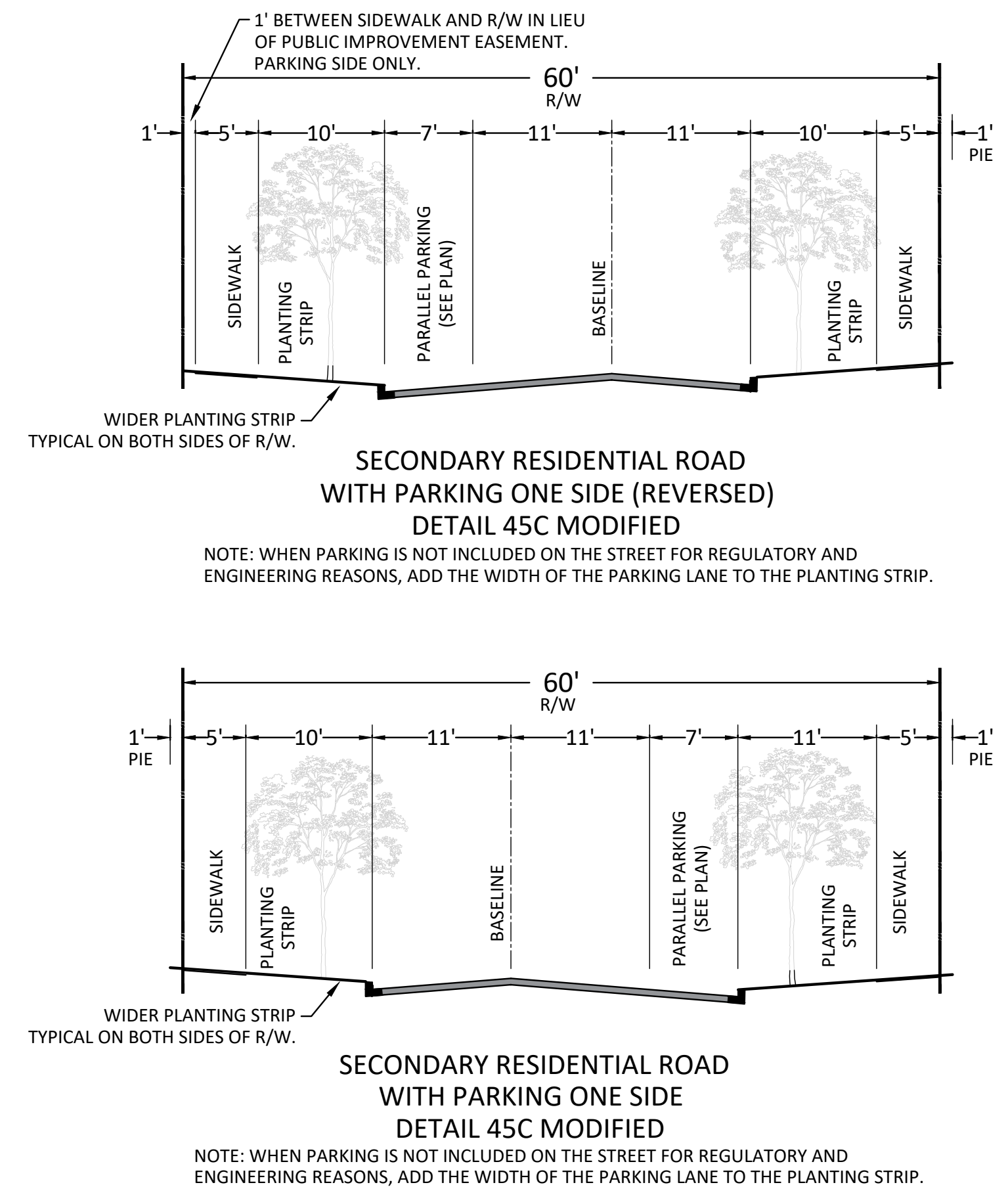
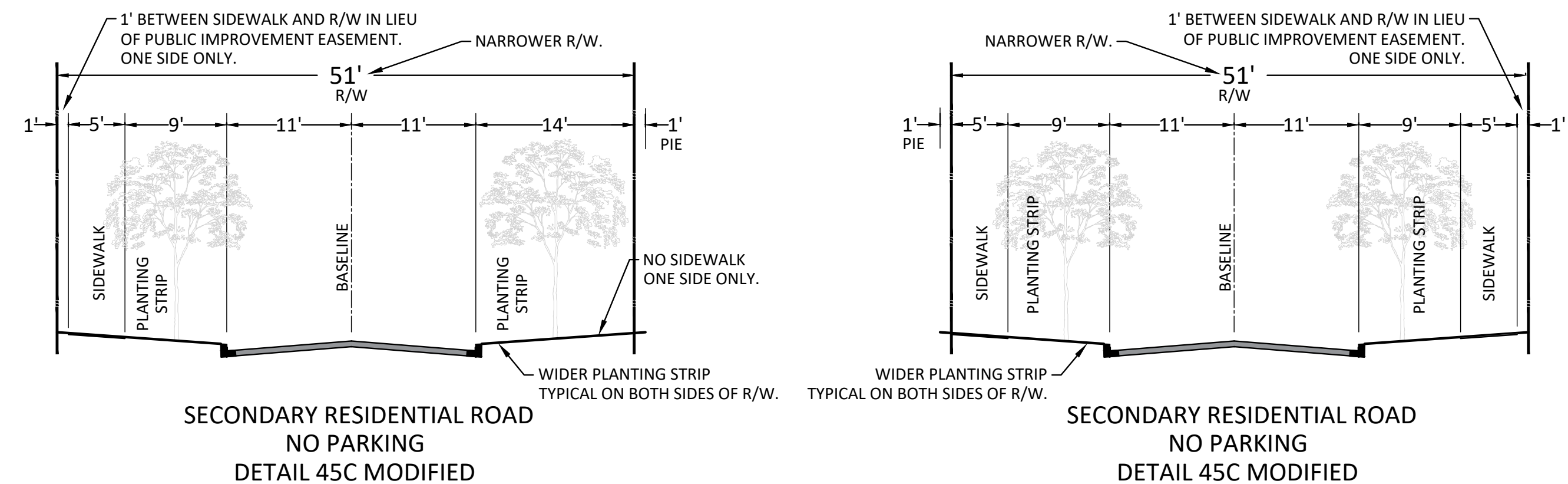
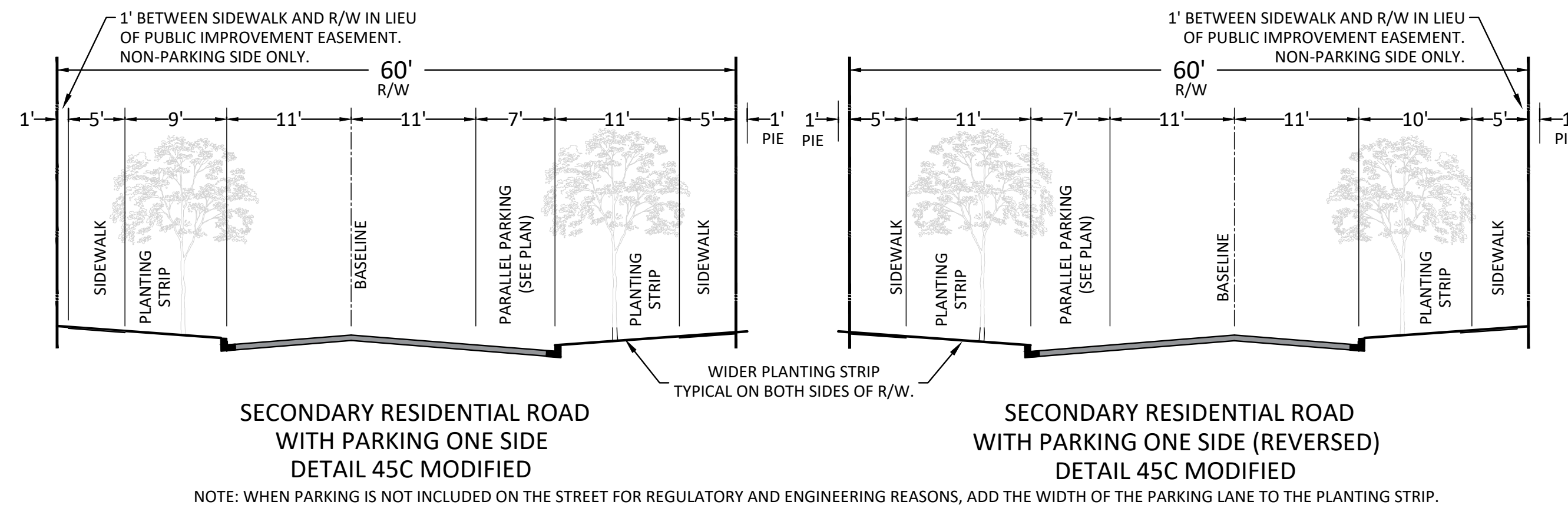
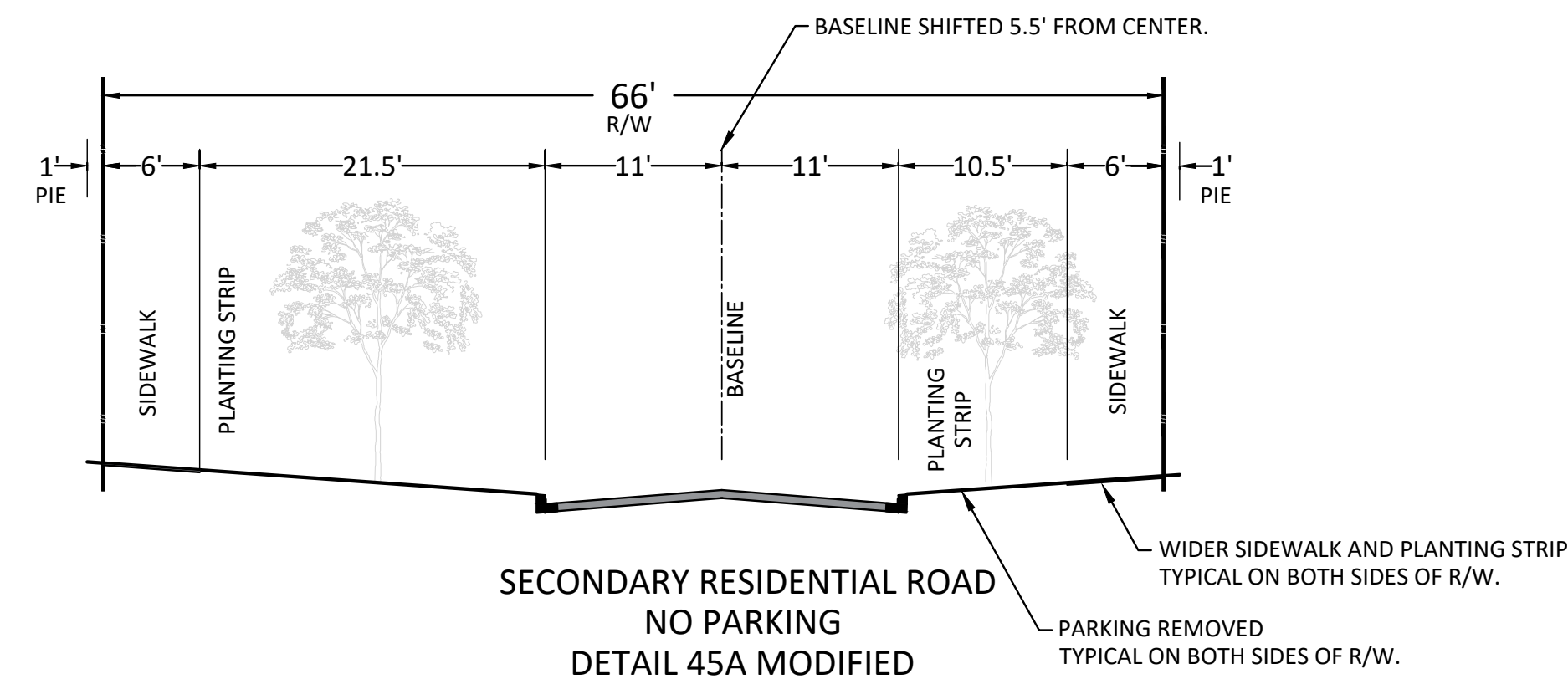
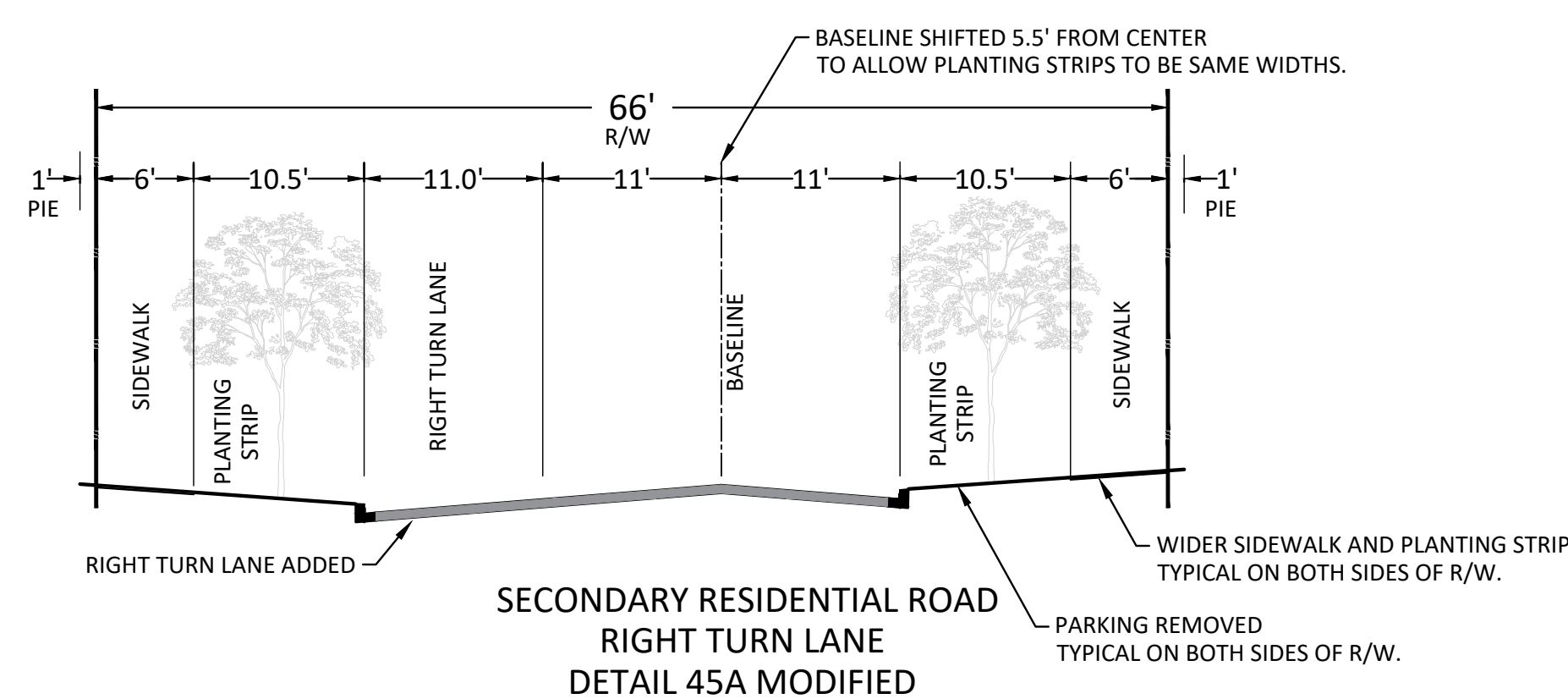
# CITY OF ROCKVILLE STANDARD ROAD SECTIONS



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8-1-1 or 1-800-257-7777 OR LOG ON TO  
[www.call811.com](http://www.call811.com) or <http://www.missutility.net>  
48 HOURS IN ADVANCE OF ANY  
WORK IN THIS VICINITY"

LAYOUT: SP-3.0, Plotted By: buchheister

## PROPOSED ROAD SECTIONS



RESIDENTIAL ALLEY  
DETAIL 47 MODIFIED

Planning and Development Services  
Received  
8/17/2021  
STP2022-00433

**VIKA**  
VIKA MARYLAND, LLC  
20251 Century Blvd., Suite 400  
Germantown, MD 20874  
301.916.4100 | [vika.com](http://vika.com)  
*Our Site Set on the Future.*

PREPARED FOR:  
EYA DEVELOPMENT LLC  
4800 HAMPDEN LN.  
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BARBARA SEARS

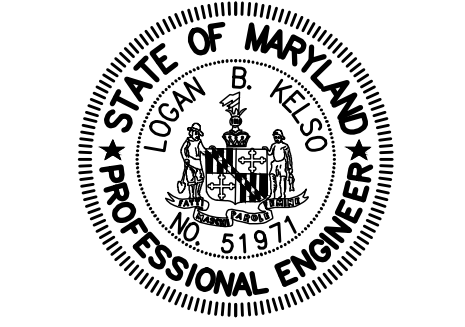
PLANNER, LANDSCAPE ARCHITECT  
& CIVIL ENGINEER:  
**VIKA MARYLAND, LLC**  
20251 CENTURY BLVD.  
SUITE 400  
GERMANTOWN, MD 20874  
301-916-4100  
James Buchheister, RLA  
Robert Tilson, FALSA, PLA  
Logan Kelso, P.E.

[illegible]

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

# SITE PLAN ROAD SECTIONS

STP2021-000



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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DRAWN BY: \_\_\_\_\_

DESIGNED BY: \_\_\_\_\_

DATE ISSUED: AUG 13, 2021

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VIKA  
PROJECT VM50420

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NO. SP-3.0

SHEET NO.