MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**MCPB**
**Item #1B**
**12-10-2020**

**MEMORANDUM**

**DATE:** December 1, 2020

**TO:** Montgomery County Planning Board

**FROM:** Stephen Smith, Coordinator SJS
Jay Beatty, Senior Planner JRB
D.A.R.C. Division
(301) 495-4522 & (301) 495-2178

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board Agenda for December 10, 2020

---

The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

**220200420 Woodmont**

**220200730 Bradley Hills, 1st Addition to Section 2**

**220210050 Edgemoor**

**Plat Name:** **Woodmont**
**Plat #:** **220200420**

Location: Located on the southeast side of St. Elmo Avenue, 275 feet northeast of Old Georgetown Road (MD 187)
Master Plan: Bethesda Downtown Plan
Plat Details: CR zone; 1 lot
Owner: 4931 Fairmont, LLC

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 12015020A (MCPB Resolution No. 18-103) and with Site Plan No. 82017003A (Certified Site Plan dated August 3, 2020), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plans.

GRAPHIC SCALE

20 0 10 20 40 80

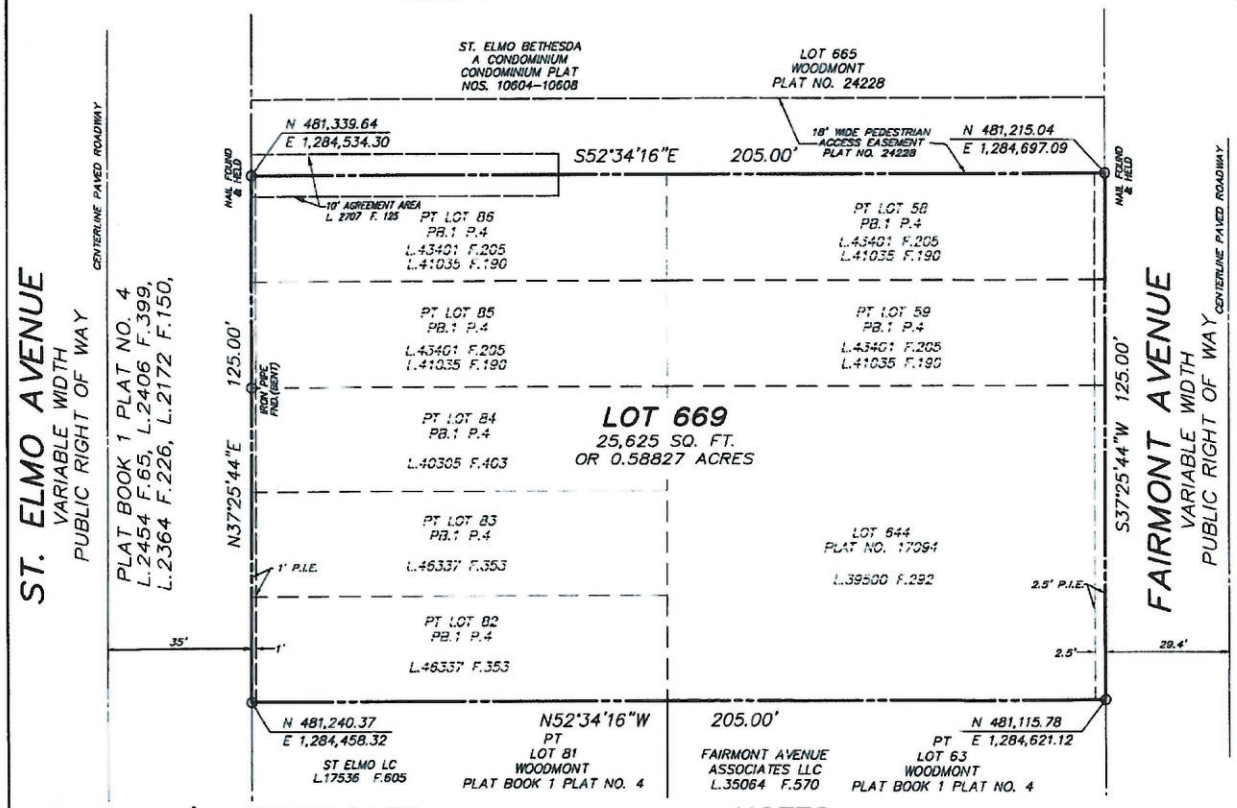
( IN FEET )
1 inch = 20 ft.

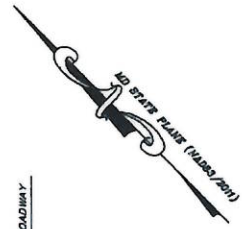
## AREA TABULATION

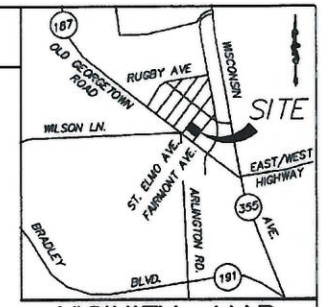
LOT 669 ..... 25,625 SQ.FT. OR 0.58827 ACRES

TOTAL AREA OF THIS PLAT ..... 25,625 SQ.FT. OR 0.58827 ACRES

**PLAT NO.**




VICINITY MAP
SCALE: 1" = 1000'

## OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES.

FURTHERMORE, WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

FURTHER, WE GRANT TO MONTGOMERY COUNTY, MARYLAND, AND ASSIGNS A "PUBLIC IMPROVEMENT EASEMENT" DESIGNATED HEREON AS 2.5' P.I.E ALONG FAIRMONT AVENUE AND 1' P.I.E. ALONG ST. ELMO AVENUE, SAID EASEMENT BEING GRANTED WITH THE TERMS AND PROVISIONS SET FORTH IN A CERTAIN DOCUMENT ENTITLED "DECLARATION OF PUBLIC IMPROVEMENTS EASEMENT(S)" RECORDED IN BOOK 60652 AT PAGE 109 AMONG THE SAID LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, SAID TERMS AND PROVISIONS BEING INCORPORATED THEREIN.

THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.

OWNER: 4931 FAIRMONT, LLC, A MARYLAND LIMITED LIABILITY COMPANY

NAME: EDWARD J. LENKIN — 19 OCTOBER 2020 DATE
TITLE: GENERAL MANAGER

OWNER: EDWARD LENKIN AS SUCCESSOR TRUSTEE OF THE FAIRMONT REALTY TRUST, A TRUST GOVERNED UNDER THE LAWS OF THE STATE OF MARYLAND

NAME: EDWARD J. LENKIN — 19 OCTOBER 2020 DATE
TITLE: SUCCESSOR TRUSTEE

OWNER: STE49268M, LLC, A MARYLAND LIMITED LIABILITY COMPANY

NAME: EDWARD J. LENKIN — 19 OCTOBER 2020 DATE
TITLE: MANAGER

OWNER: STE49268E, LLC, A MARYLAND LIMITED LIABILITY COMPANY

NAME: EDWARD J. LENKIN — 19 OCTOBER 2020 DATE
TITLE: MANAGER

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT: THAT IT IS A PLAT OF ALL OF THE PROPERTY ACQUIRED BY THE FOLLOWING FIVE (5) CONVEYANCES: 1) BY 4931 FAIRMONT LLC, A MARYLAND LIMITED LIABILITY COMPANY, FROM FAIRMONT, LLC, MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED JUNE 25, 2010 AND RECORDED IN LIBER 39500 AT FOLIO 292 AND ALSO BEING ALL OF LOT 644, WOODMONT, PLAT NO. 17094; 2) BY 4931 FAIRMONT LLC, A MARYLAND LIMITED LIABILITY COMPANY, FROM SANDRA LEE BAKER MOUNT, TRUSTEE OF THE STUART WARREN MOUNT RESIDUARY TRUST BY DEED DATED OCTOBER 28, 2010 AND RECORDED IN LIBER 40305 AT FOLIO 403 AND ALSO BEING PART OF LOT 84, WOODMONT, PLAT BOOK 1 AND PLAT NO. 4; 3) BY MELVIN LENKIN, TRUSTEE OF THE FAIRMONT REALTY TRUST, FROM MELVIN LENKIN AND THELMA Z. LENKIN BY DEED DATED FEBRUARY 7, 2012 AND RECORDED IN LIBER 43401 AT FOLIO 205 AND ALSO BEING PART OF LOTS 58, 59 ,85, & 86, WOODMONT, PLAT BOOK 1 AND PLAT NO. 4; 4) BY MELVIN LENKIN, TRUSTEE OF THE FAIRMONT REALTY TRUST, FROM MELVIN LENKIN BY DEED DATED DECEMBER 22, 2010 AND RECORDED IN LIBER 41035 AT FOLIO 190 AND ALSO BEING PART OF LOTS 58, 59 ,85, & 86, WOODMONT, PLAT BOOK 1 AND PLAT NO. 4; 5) BY STE49268M, LLC AND STE49268E, LLC, A MARYLAND LIMITED LIABILITY COMPANIES, FROM LUIGI TRAETTINO AND ANGELA TRATTINO BY DEED DATED MARCH 14, 2013 AND RECORDED IN LIBER 46337 AT FOLIO 353 AND ALSO BEING PART OF LOTS 82 & 83, WOODMONT, PLAT BOOK 1 AND PLAT NO 4, ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS —⊖— WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF THIS PLAN OF SUBDIVISION IS 25,625 SQUARE FEET OR 0.58827 ACRES OF LAND, OF WHICH NONE IS DEDICATED TO PUBLIC USE.

Oct 16 2020
DATE

JOSHUA Q. PRICE
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21646
LICENSE EXPIRES: MAY 31, 2022
EMAIL: jprice@vika.com

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIRMAN — SECRETARY - TREASURER

M.N.C.P. & P.C. RECORD FILE NO.:

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

APPROVED: 11-16-2020

DIRECTOR (on behalf of) M. Pedoeem

## NOTES

1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. HN23 WITH THE FOLLOWING TAX ACCOUNT NO'S. OF 07-00551328, 07-02799951, 07-00553108, 07-00550947, 07-00552538, 07-00551304 & 07-00551315 AND IS ZONED "CR-3.0, C-3.0, R-3.0, H-225".

2.) THE HORIZONTAL DATUM IS MARYLAND STATE PLANE GRID NORTH (NAD83/2011).

3.) THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

4.) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

5.) THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER ONLY.

6.) THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE M.N.C.P.& P.C. PRELIMINARY PLAN #12015020A AND SITE PLAN #82017003A, ENTITLED "ST. ELMO APARTMENTS", AS MAY BE AMENDED.

7.) THE PROPERTY IS SUBJECT TO THE TERMS, PROVISIONS, RESTRICTIONS, CONDITIONS, EASEMENTS, AND RESERVATIONS CONTAINED IN DECLARATION OF COVENANTS RECORDED IN BOOK 52617 AT PAGE 243.

8.) THE PROPERTY IS SUBJECT TO A MEMORANDUM OF PURCHASE AGREEMENT BY AND BETWEEN AMERICAN GASTROENTEROLOGICAL ASSOCIATION INSTITUTE, INC. AND 4931 FAIRMONT LLC RECORDED IN BOOK 57117 AT PAGE 297.

9.) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" FOR THE OPERATION AND MAINTENANCE OF PRIVATE PARKS AND/OR OTHER PRIVATE OPEN SPACES AND INCLUDING ANY PRIVATE STREET AND DRAINAGE SYSTEM AS RECORDED IN BOOK 56268 AT PAGE 42.

10.) THE PROPERTY IS SUBJECT TO A "RECORDED DENSITY INSTRUMENT" AGREEMENT, DATED MARCH 29, 2018, BETWEEN AMERICAN GASTROENTEROLOGICAL ASSOCIATION INC. AND 4931 FAIRMONT LLC, TRANSFERRING 14,649 SQUARE FEET OF RESIDENTIAL DENSITY TO THE PROPERTY, AS RECORDED IN BOOK 60938, AT PAGE 37.

SUBDIVISION RECORD PLAT

LOT 669
# WOODMONT

BEING A RESUBDIVISION OF PART OF LOTS 58, 59, & 82-86, WOODMONT, PLAT BOOK 1 PAGE 4, AND LOT 644, WOODMONT, PLAT NO. 17094
7TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 20' DATE: OCTOBER 16, 2020

VIKA MARYLAND, LLC
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
SURVEYORS • SCIENTISTS
20251 CENTURY BOULEVARD SUITE 400
GERMANTOWN, MD 20874
(301) 916-4100 FAX (301) 916-2262
WWW.VIKA.COM

#220200420

Z:\2020-2999\1420\CADD\VIKASURVEY\1420-V-RP.DWG

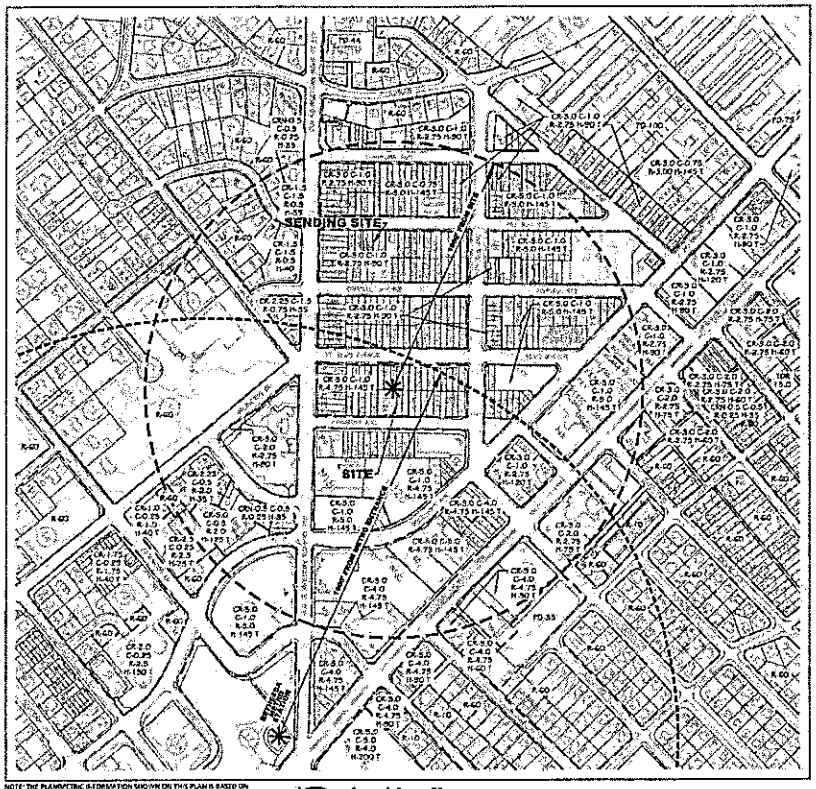
FIRST STAMP

MONTGOMERY PLANNING DEPARTMENT
Certified Preliminary Plan - 12015020A
APPROVAL
01/29/19

# ST. ELMO APARTMENTS

## BETHESDA, MARYLAND

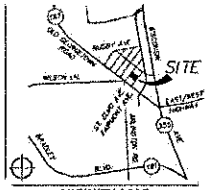
## CERTIFIED PRELIMINARY PLAN 12015020A




NOTE: THE PLANIMETRIC INFORMATION SHOWN ON THIS PLAN IS BASED ON COPYRIGHTED OR DATA FROM MNCPPC, AND MAY NOT BE COPIED OR REPRODUCED WITHOUT EXPRESS WRITTEN PERMISSION FROM MNCPPC.

Local Area Map

SCALE: 1" = 100'




VICINITY MAP
SCALE: 1" = 2000'

VIKA
VIKA MARYLAND, LLC
9801 DENTON HILL ROAD, SUITE 100
GAITHERSBURG, MARYLAND 20879
PHONE: (301) 916-4100
FAX: (301) 916-2262
GAITHERSBURG, MD MD VA WV

PREPARED FOR:
4931 FAIRMONT, LLC
4931A ST. ELMO AVENUE
BETHESDA, MD 20814
301.654.5200
EDDIE LEWIN

DESIGN CONSULTANTS:

ARCHITECTS
DAVID SCHWARZ ARCH.
1701 L STREET N.W.
WASHINGTON, DC 20036
202.862.0777
DAVID SCHWARZ

AD
9400 OLD GEORGETOWN ROAD
BETHESDA, MD 20814
301.897.9550
KARL TUBBINS

LANDSCAPE ARCHITECTS
RHODESIDE & HARWELL
2 HANOVER STREET
ALEXANDRIA, VA 22314
703.683.2663
ELLIOT RHODESIDE

ATTORNEYS
LERCH, EARLY & BREWER
7600 WISCONSIN AVE, 5TH FLOOR
BETHESDA, MD 20814
301.986.1300
STEVE ROBINS

TRAFFIC ENGINEER
WELLS & ASSOCIATES
4709 MARYLAND AVENUE
SUITE 200
COLLEGE PARK, MD 20740
301.445.2033
CHRIS WALLACE

CIVIL ENGINEER
VIKA MARYLAND, LLC
9801 DENTON HILL ROAD
SUITE 100
GAITHERSBURG, MD, 20879
301.916.4100
JONATHAN BOSCH

| REVISIONS | DATE |
|---|---|
| PRELIMINARY PLAN SUBMITTAL | 12/07/2018 |
| CERTIFICATE OF COMPLIANCE | 12/28/2018 |
| LEGAL DESCRIPTION | |

PROFESSIONAL SEAL

SHEET INDEX


PRELIMINARY PLANS:

| | |
|---|---|
| PP-1 | COVER SHEET |
| PP-2 | PRELIMINARY PLAN (1" = 50') |
| PP-3 | DENSITY TRANSFER EXHIBIT |
| PP-3A | APPROVALS |
| PP-3B | APPROVALS |
| PP-3C | APPROVALS |
| PP-3D | APPROVALS |
| PP-3E | APPROVALS |


PROFESSIONAL CERTIFICATION:

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.

STATE OF MARYLAND — JEFFREY AMATEAU — No. 22310

1-16-19

JEFFREY AMATEAU
PRINTED NAME
VIKA - ARMIGNANI

JULY 14, 2020
EXPIRATION DATE

LICENSE No. 22310

ST. ELMO APARTMENTS

7TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 209NW05
TAX MAP: HN22

MNCPPC
# 12015020A

COVER SHEET

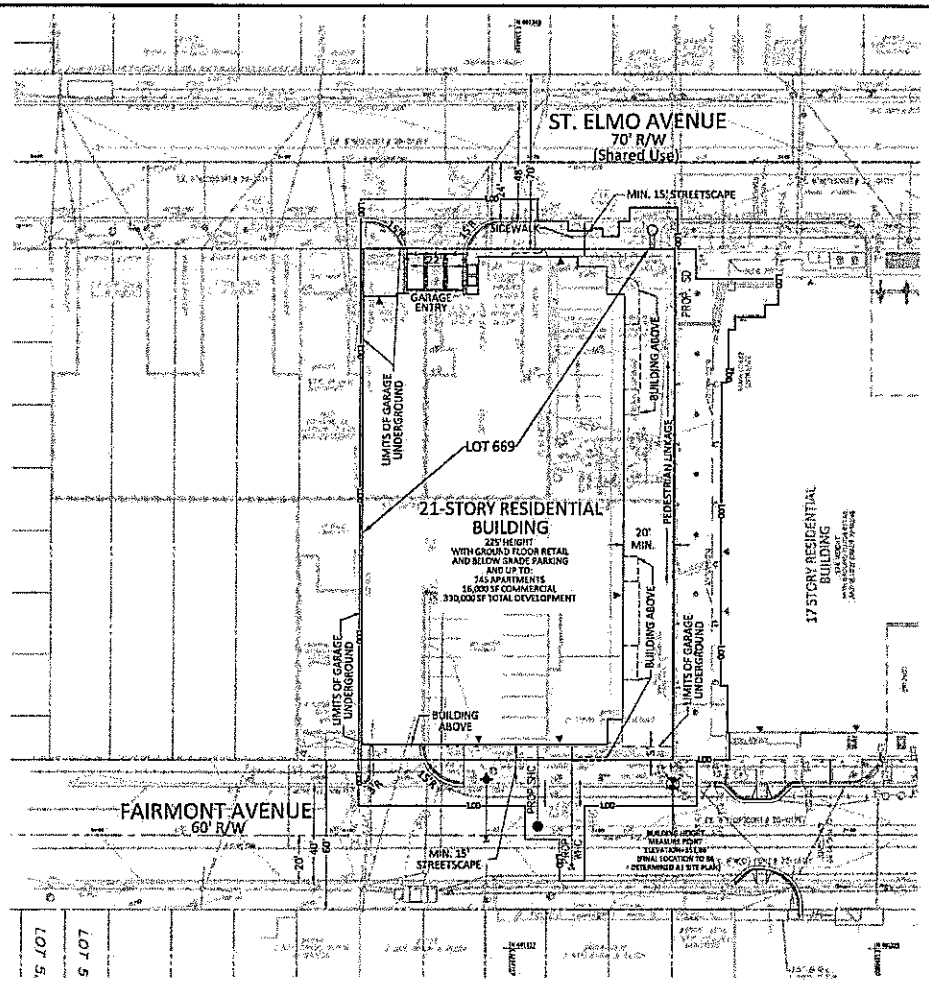
DRAWN BY: JG
DESIGNED BY: JB
DATE BRUED: 12/28/2018

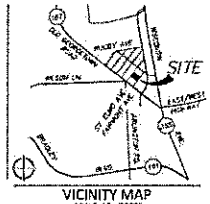
SHEET NO. PP-1

MONTGOMERY PLANNING DEPARTMENT
Central Preliminary Plan - 12015020A
APPROVAL
Patricia Pinkney - 03/29/19

| Project Information | | | |
|---|---|---|---|
| Subject Property: | | | |
| CR 5.0 C 5.0 R 5.0 H 225 | | 30,625 sf (0.70 ac) | |
| Prior Dedication | | 5,000 sf (0.12 ac) | |
| Site Area | | 25,625 sf (0.59 ac) | |
| Sending Property: | | | |
| CR 5.0 C 1.0 R 2.75 H 125 | | 15,625 sf (0.36 ac) | |
| Prior Dedication | | 2,500 sf (0.06 ac) | |
| Site Area | | 13,125 sf (0.30 ac) | |
| Total Site Area | | 38,750 sf (0.89 ac) | |
| Total Tract Area | | 44,550 sf (1.04 ac) | |
| Section 59-4 | Development Standard | Permitted/Required | Approved |
| | Residential Density (GFA/FAR) | 153,125 sf (3 ac) | 314,000 sf (10.29 ac) |
| | Commercial Density (GFA/FAR) | 153,125 sf (3 ac) | 16,000 sf (0.36 ac) |
| | Bethesda Overlay Zone Density | n/a | 192,512 sf (4.44 ac) |
| | Sending Property Density | 44,875 sf (1 ac)[1] | 14,063 sf |
| | Total FAR/GFA | n/a | 330,000 sf (11.85 ac) |
| | Building Height | 225 feet | 225 feet |
| | Public Open Space (min) | 0 | 5,750 sf |
| | Minimum Setbacks | | |
| | Front (St. Elmo/Fairmont) | 0 | 5'/15.5' |
| | Side (West/East) | 0 | 0'/0' |

[1] 53,012 square feet of commercial density to remain at Sending Property




VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES:

1. THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSOR'S MAP NO. HX22 WITH A TAX ACCOUNT NOTE (TRACT 1, NOT INCLUDED, ACCT 00951119, & NOT 00951304 TRACTS 2; NOT INCLUDED & NOT ACCT 00, TRACTS 3, NOT INCLUDED & NOT 01701993).
2. THE SUBJECT PROPERTY IS CURRENTLY ZONED "CR 5.0, C 5.0, R 5.0, H 225", AND WITHIN THE BETHESDA OVERLAY DISTRICT.
3. THE HORIZONTAL DATUM IS BASED ON MARYLAND STATE GRID NORTH (NAD83 / 91) AND THE VERTICAL DATUM IS BASED ON NGVD 29.
4. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREA OF 0.2 ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 24031C0043D, FOR MONTGOMERY COUNTY, MARYLAND, DATED SEPTEMBER 29, 2006.
5. BOUNDARY SURVEY WAS PREPARED BY VIKA, INC. DATED FEBRUARY 14, 2014.
6. THIS SITE IS LOCATED IN THE LOWER ROCK CREEK WATERSHED AND IS CLASSED AS USE I.
7. THIS PROJECT IS PROPOSED TO BE SERVED BY PUBLIC WATER AND SEWER SYSTEMS AND IS CURRENTLY IN WATER 1 AND SEWER SERVICE CATEGORIES W-1 & S-1, RESPECTIVELY.
8. THE NUMBER OF PRIVATE PARKING SPACES WILL BE SET AT SITE PLAN, SUBJECT TO FINAL ACCESSORY USE & UNIT COUNT AND WILL COMPLY WITH MONTGOMERY COUNTY PARKING REQUIREMENTS.
9. FOREST CONSERVATION EXEMPTION PLAN #420140040 WITH A TREE SAVE PLAN PROVISION WAS APPROVED ON 11/13/13.
10. 55 PERCENT OF THE UNITS APPROVED FOR PLENARY IN THE DEVELOPMENT WILL BE MPDUS. THE FINAL MPDU AREA WILL BE DETERMINED AT TIME OF SITE PLAN.
11. ACCESS TO THE LOADING AREA ON FAIRMONT AVENUE IS PROVIDED TO AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) MB-40 VEHICLES OR SMALLER.
12. UNLESS SPECIFICALLY NOTED ON THIS PLAN DRAWING OR IN THE PLANNING BOARD CONDITIONS OF APPROVAL, THE BUILDING FOOTPRINTS, BUILDING HEIGHTS, ON SITE PARKING, SITE CIRCULATION, AND SIDEWALKS SHOWN ON THE PRELIMINARY PLAN ARE ILLUSTRATIVE. THE FINAL LOCATIONS OF BUILDINGS, STRUCTURES AND HARDSCAPE WILL BE DETERMINED AT THE TIME OF SITE PLAN APPROVAL. PLEASE REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS SUCH AS SETBACKS, BUILDING RESTRICTION LINES, BUILDING HEIGHTS, AND LOT COVERAGE FOR EACH LOT. OTHER LIMITATIONS FOR SITE DEVELOPMENT MAY ALSO BE INCLUDED IN THE CONDITIONS OF THE PLANNING BOARD'S APPROVAL.

PLAN LEGEND

| | |
|---|---|
| | PROPERTY LINES |
| | ADJACENT PROPERTY LINES |
| | EXISTING ELECTRICAL CONDUIT |
| | EXISTING FENCE LINE |
| | EXISTING NATURAL GAS CONDUIT |
| | EXISTING OVERHEAD WIRES |
| | EXISTING COMMUNICATIONS CONDUIT |
| | EXISTING PUBLIC UTILITIES EASEMENTS |
| | EXISTING SANITARY SEWER CONDUIT |
| | EXISTING STORM DRAIN CONDUIT |
| | EXISTING WATER CONDUIT |
| | BUILDING AT GRADE |
| | BUILDING BELOW |
| | BUILDING ABOVE |
| | LIMITS OF GARAGE AREA |
| 520 | PROPOSED 5' CONTOUR |
| 524 | PROPOSED 1' CONTOUR |
| 5' 5' | PROPOSED SPOT ELEVATION |
| | PROPOSED SANITARY SEWER MANHOLE |
| | PROPOSED STORM DRAIN |
| 100 | PROPOSED SPOT ELEVATION |
| | PROPOSED STORM WATER MANHOLE |
| | EXISTING SANITARY CLEANOUT |
| | EXISTING STORM DRAIN MANHOLE |
| | EXISTING ELECTRICAL MANHOLE |
| | EXISTING GAS VALVE |
| | EXISTING LIGHT POLE |
| | EXISTING PHONE MANHOLE |
| | EXISTING UTILITY POLE |
| | EXISTING SANITARY MANHOLE |
| | EXISTING TRAFFIC CONTROL BOX |
| | EXISTING TREE |
| | EXISTING WATER VALVE |
| | EXISTING WATER MANHOLE |
| | EXISTING WATER VALVE |
| | EXISTING BOLLARD |
| | EXISTING SIGN POST |
| | EXISTING WOOD POST |
| | EXISTING CURB INLET |
| CONC | EXISTING CONCRETE |
| | EXISTING CURB AND GUTTER |
| | EXISTING BUILDING |
| | EXISTING STEPS |
| | EXISTING EASEMENT |
| | EXISTING RIGHT OF WAY |
| | BUILDING HEIGHT MEASUREMENT POINTS (FINAL LOCATION TO BE DETERMINED AT SITE PLAN) |
| | CHECK SIDE FROM |

SCALE: 1" = 20'

PROFESSIONAL CERTIFICATION:
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.

JEFFREY AMATEAU — JULY 14, 2020
PRINTED NAME — EXPIRATION DATE
VICE PRESIDENT, ASSOCIATE
LICENSE No. 20510

VIKA
CIVIL ENGINEERS · PLANNERS
LANDSCAPE ARCHITECTS · SURVEYORS
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD, SUITE 400
GERMANTOWN, MARYLAND 20874
PHONE (301) 916-4960
FAX: (301) 916-2262
GERMANTOWN, MD · MCLEAN, VA

PREPARED FOR:
4931 FAIRMONT, LLC
4931 ST. ELMO AVENUE
BETHESDA, MD 20814
301.654.2100
EDDIE LINTON

DESIGN CONSULTANTS

ARCHITECTS
DAVID M. SCHWARZ ARCH.
3900 WISCONSIN AVENUE, NW
WASHINGTON, DC 20016
202.364.1072
DAVID SCHWARZ

ACS
8403-C GREENSBORO DRIVE
MCLEAN, VA 22102
703.847.4700
GAR FUGLEVAN

LANDSCAPE ARCHITECTS
RODE SOFA MAXWELL
8 SECOND STREET
ALEXANDRIA, VA 22314
703.549.2442
ELLIOT MAXWELL

ATTORNEY
LERCH, EARLY & BREWER
7600 WISCONSIN AVE., SUITE 1000
BETHESDA, MD 20814
301.948.1810
STEVE SOBERS

TRAFFIC ENGINEER
WELLS & ASSOCIATES
4709 GEORGIA AVENUE
SUITE 200
SILVER SPRING, MD 20910
301.948.1170
CHRIS WALLACE

CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN, MD 20874
301.916.4960
JONATHAN SOMES

| REVISIONS | DATE |
|---|---|
| 1 | 11/27/2018 |
| 2 | 12/14/2018 |
| 3 | 12/20/2018 |
| 4 | 12/21/2018 |

PROFESSIONAL SEAL

# ST. ELMO APARTMENTS

7TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 209NW03
TAX MAP: HN22

MNCPPC
# 12015020A

PRELIMINARY PLAN

DRAWN BY: JG
DESIGNED BY: JA
DATE ISSUED: 11/26/2018

SHEET NO. PP-2