Certified Site Plan File No. **820220220** Montgomery County Planning Board Approva

units

BIORETENTION FACILITIES

NOTE: TREE PANELS

MAY CONTAIN

BIORETENTION

FACILITIES

OPTIONAL DECK ABOVE (TYP)

LOAD 1438

2440

CANTILEVERED

PRIVATE ALLEYS

STREET B & STREET C

PRIVATE ROADWAY PARCEL

STREET B & STREET C

OPTIONAL REAR BAY

LOAD 2038

REAR YARD/

BASEMENT EGRESS -

LOCATION TBD AT-

BLDG PERMIT

PORCH

OPTIONAL

FIRE PLACE

SINGLE FAMILY

DETACHED

CANTILEVERED BAY

ON END UNITS

CANTILEVERED BAY

ABOVE

OPTIONAL CANTILEVERED

FRONT BAY/WITH POSSIBLE

BAY EXTENSIONS

Residential Typical Unit Diagrams

REAR

LOAD

1638

2440

PORCH CONDITION & ENTRY

LOCATION TO VARY PER

UNIT/ELEVATION

Street Sections

MAY CONTAIN

BIORETENTION

FACILITIES

NOTE: TREE PANELS

MAY CONTAIN

BIORETENTION

FACILITIES

1.0' OFFSET

PRIVATE ROADWAY PARCEL

STREET A MAIN ENTRANCE - LOOKING NORTH

PRIVATE ROADWAY PARCEL

STREET A - LOOKING NORTH

1.0' OFFSET

DEVELOPMENT TABULATIONS

Previous R.O.W. Dedications (Plats 9347 & 20824)

Townhouse - Residential (Front and Rear Load Garage Units)

Proposed R.O.W. Dedications

Single Family Detached - Residential

units but met in TH units only)

MPDU Percentage provided

Residential Care Employees at peak shift

CRNF-0.75 Zone (CRNF-0.75 C-0.25 R-0.75 H-50)

Residential Care Beds***

MAXIMUM DENSITY*

Commercial

Residential

Total Residential Units Total Residential MPDUs **

PROJECT AREAS

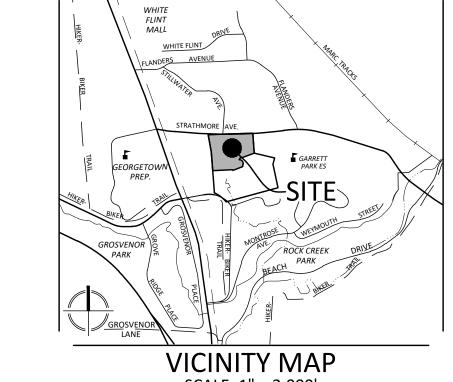
Proposed Site Area

Property Description

Proposed Zone

(designated with * on plans; number provided calculated as percentage of all

4910/4920 STRATHMORE M-NCPPC SITE PLAN 820220220



SCALE: 1" = 2,000'



- SP-1.A PARCEL AREA CHARTS
- SP-2.0 SITE PLAN COMPOSITE
- LO201 COMPOSITE LANDSCAPE PLAT

- L0401 COMPOSITE LIGHTING PLAN L0402 DETAILED LIGHTING PLAN L0403 DETAILED LIGHTING PLAN

- A3.01 BUILDING SECTIONS A3.02 BUILDING SECTIONS
- A4.01a CONCEPTUAL FLOOR PLANS SINGLE FAMILY A4.02 CONCEPTUAL ELEVATIONS
- **TOWNHOMES & SINGLE FAMILY HOMES**
- A4.04 CONCEPTUAL UNIT ELEVATIONS TOWNHOMES A4.05 CONCEPTUAL UNIT ELEVATIONS - TOWNHOMES
- TRUCK TURNING MOVEMENT SIGHT DISTANCES **OPEN SPACE PLAN COLOR UTILITY PLAN**
- FINAL FOREST CONSERVATION PLAN SEDIMENT & EROSION CONTROL STORMWATER MANAGEMENT PLAN

REFERENCE NOTES

- A. TAX ACCOUNT REFERENCE: 04-03234564 &
 - B. CURRENT ZONING: CRNF 0.75, C 0.25, R 0.75, H 50
 - C. APPROVED NRI/FSD NO: 420211410 D. WATERSHED: ROCK CREEK
 - :. WATER/SEWER SERVICE CATEGORY: W-1, S-1 FLOODPLAIN ZONE: 'X' G. FIRM COMMUNITY PANEL NO.: [24031C04 55D] FOR
 - MONTGOMERY COUNTY, MD DATED SEPTEMBER 29,

GENERAL NOTES

- BALANCE OF THE DEVELOPMENT MAY BE DONE IN ANY ORDER OR CONCURRENTLY.
- 4. CURRENT ZONING: COMMERCIAL RESIDENTIAL
- WSSC 200 SCALE BASE MAP: 214NW05 AND 213NW05 TAX ID #s: 00045122 AND 03234564.
- WATERSHED: ROCK CREEK, USE CLASS I STREAM. THIS PROPERTY IS SUBJECT TO AN APPROVED NRI/FSD
- FINAL BUILDING LOCATIONS WILL BE DETERMINED
- An on-site pre-construction meeting is required to be set up With the department of permitting services (MCDPS
- Zoning & Site Plan Enforcement Division before any building Construction activity occurs on-site. The owner or their Designee who has signature authority, and the general Contractor must attend the pre-construction meeting with The MCDPS Site Plan Enforcement

SP-1.0 COVER SHEET

- SP-1.1 SITE PLAN EXISTING CONDITIONS
- SP-2.1 SITE PLAN 30-SCALE SP-2.2 SITE PLAN - 30-SCALE
- L0102 DETAILED MATERIALS PLAN L0103 DETAILED MATERIALS PLAN
- LO202 DETAILED LANDSCAPE PLAN L0203 DETAILED LANDSCAPE PLAN

- L0404 LUMINAIRE SCHEDULE AND CUT SHEET A-101 A GUESS: RESIDENTIAL FLOOR PLANS
- A-102 A GUESS: RESIDENTIAL ELEVATIONS A0.11 ARCHITECTURAL SITE PLAN A1.00 GARAGE LEVEL

- A2.02 ENLARGED ELEVATIONS
- A2.05 ENLARGED ELEVATIONS A2.11 ELEVATIONS - SITE SIGNAGE
- A4.01 CONCEPTUAL FLOORPLANS TOWNHOMES
- A4.03 CONCEPTUAL UNIT ELEVATIONS TOWNHOMES

23,626 SF

- SUPPLEMENTAL PLANS FIRE ACCESS PLAN

PRINCIPAL BUILDING SETBACKS		
	REQUIRED	PROPOSED
From Site Boundary - Strathmore Avenue	Established by FZP H-143	10'
From Site Boundary - Side & Rear	Established by FZP H-143	50'
Front Setback	Established by this Site Plan	0'
Side Street Setback	Established by this Site Plan	0'
Side Setback, Single Family Detached Unit	Established by this Site Plan	0'
Rear Setback, Alley	Established by this Site Plan	0'
Accessory Structure Setbacks	Established by this Site Plan	0'
Maximum Building Height	50'	50'
Accessory Structure Height	25'	25'
Minimum Lot Size	Established by this Site Plan	672 SF
Maximum Lot Coverage	Established by this Site Plan	80%
Minimum Public Open Space, see Open Space Plan for Breakdown by Type	44,000 SF	44,000 SF

Minimum Common Open Space, see Open Space Plan for Breakdown by Type

DRY UTILITY CONSULTANT: **DAMIEN HICKS**

DURNING THE BUILDING PERMIT PROCESS. PLEASE REFER STANDARDS SUCH AS SETBACKS, BUILDING RESTRICTION LINES, & AND LOT COVERAGE. OTHER LIMITATIONS FOR SITE DEVELOPMENT MAY ALSO BE INCLUDED IN THE CONDITIONS OF THE PLANNING BOARD'S APPROVAL

- inspector. A copy of the Certified Site Plan is required to be on-site at all times. To Schedule a Site Plan inspection with MCDPS, Zoning & Site Plan Enforcement division, please contact Brian Keeler, Supervisor at 240-581-4485

4910/4920 Strathmore

Germantown, MD 20874 301.916.4100 | vika.com

SAH HOMES ASSOCIATES LL

& BL STRATHMORE LLC

MILES & STOCKBRIDGE

SAH HOMES ASSOCIATES

4800 HAMPDEN LANE

BETHESDA, MD, 20814

AHAYES@EYA.COM

301.634.8653 ADAM HAYES

ATTORNEY:

301.517.4804 ERIN E. GIRARD

ARCHITECTS:

301.634.8650

610.389.7358 MARK KUBERSKI

JACK McLAURIN

MEYER DESIGN, INC

LANDSCAPE ARCHITECT:

TRAFFIC ENGINEER:

202.540.1927

KATIE WAGNER

JIM MORRIS

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LAND DESIGN, INC.

GABRIELA CAÑAMAR CLARK, PLA

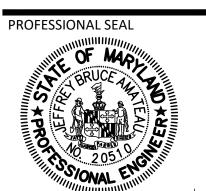
ENVIRONMENTAL CONSULTANT:

PREPARED FOR:

1ST ELECTION DISTRICT MONTGOMERY COUNTY, WSSC GRID: 213NW04 213NW05, 214NW04, 214NW05 TAX MAP:HQ21

820220220

Site Plan **Cover Sheet**



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 LICENSE No. 20510 EXPIRATION DATE JULY 14, 2022 DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED FOR ANY PURPOSE IN ANY FORMAT WITHOUT PRIOR

VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES. DRAWN BY: SG DESIGNED BY: ____ID/JS

DATE ISSUED: <u>05/20/2022</u> PROJECT VM50370

SHEET NO.

Attachment B

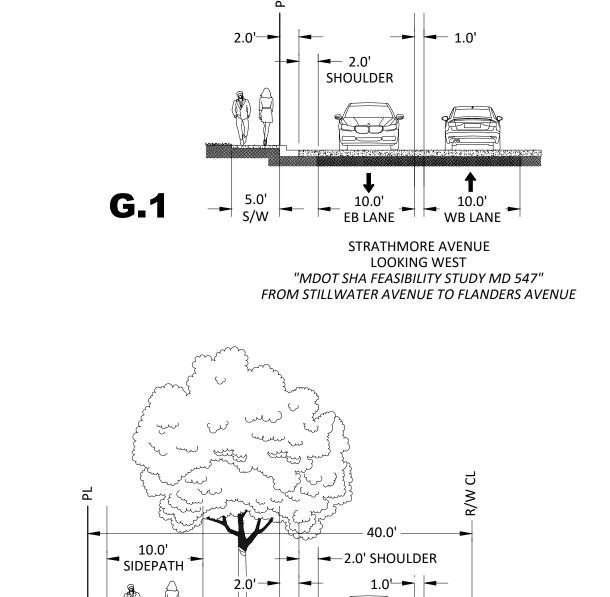
DEVELOPER'S CERTIFICATE The undersigned agrees to execute all the features of the Site Plan Approval No. 820220220, including Approval Conditions, Development Program and Developer's Name: SAH HOMES ASSOCIATES LLC 4800 Hampden Lane, Suite 300, Bethesda, MD 20814

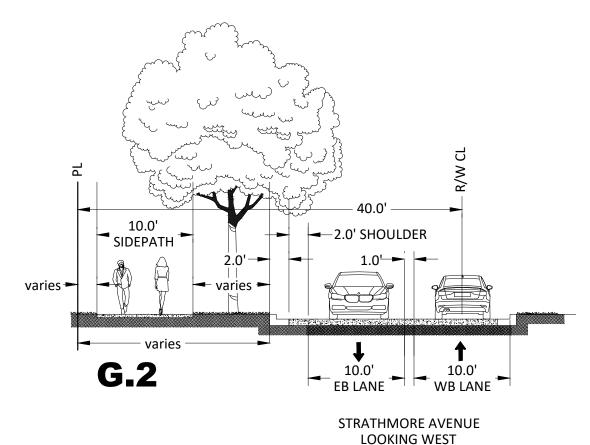
'FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.ne 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY" The excavator must notify all public utility companies with undergroun facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The 36A of the Montgomery County Code.

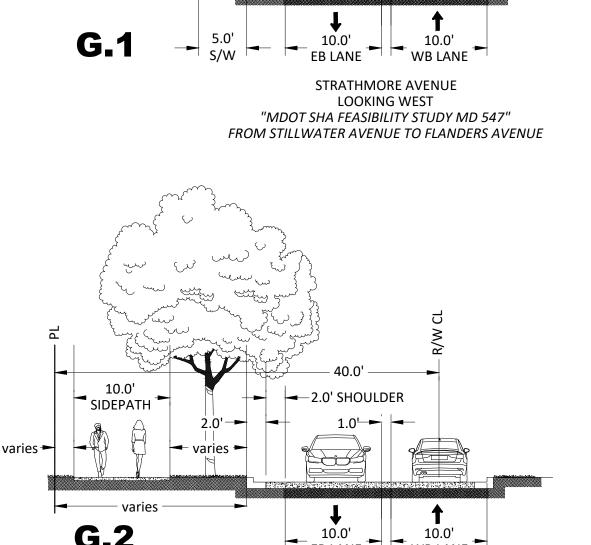
YOUT: 820220220-001, Plotted By: Duke

OPTIONAL CANTILEVERED

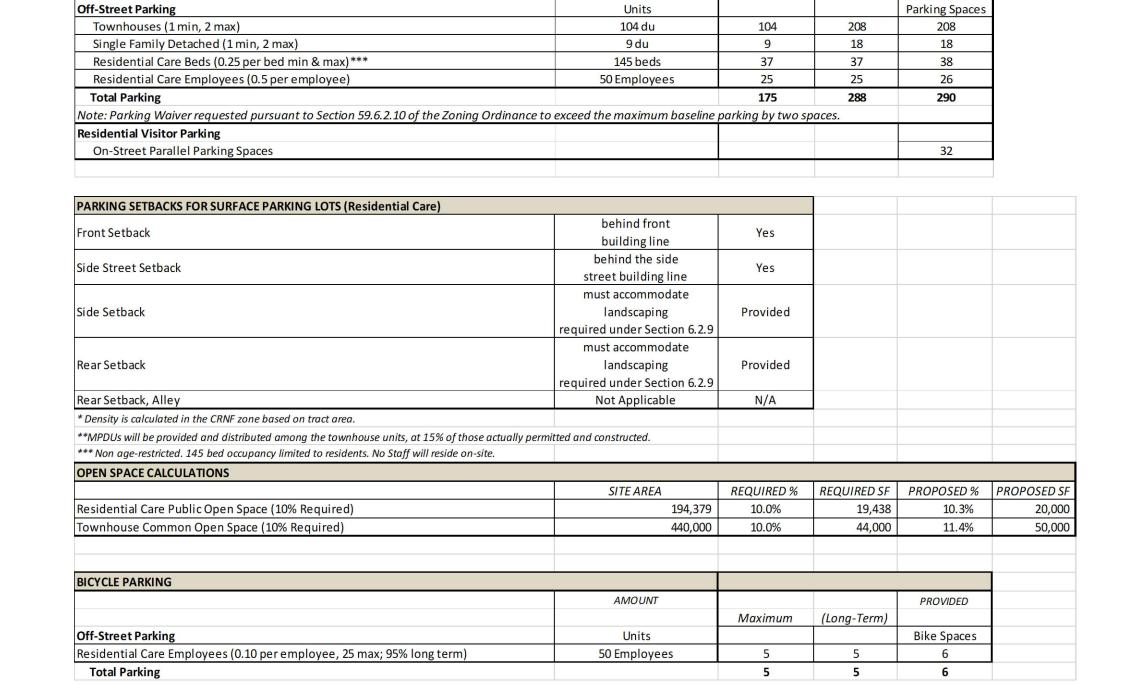
FRONT BAY







ULTIMATE SECTION



4910/4920

Strathmore Avenue

Parcel No. N875,

Parcel A, Plat 9347

and p/o

Parcel No. N045, Parcel B, Plat 20824 CRN-0.75 C-0.25

> R-0.75 H-50

> > 19,952 SF

668,849 SF

145 beds

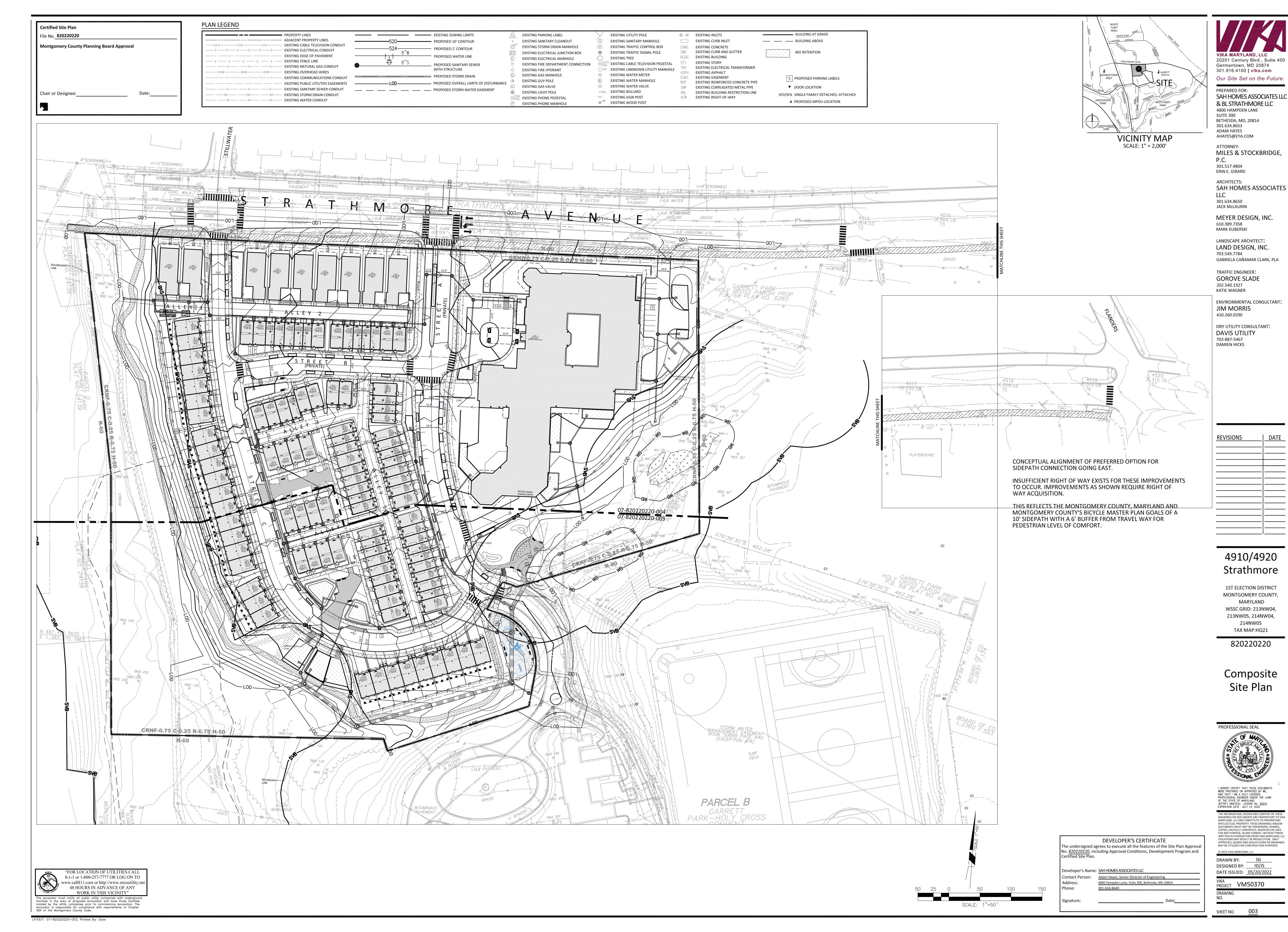
PERMITTED SF PROPOSED FAR PROPOSED SF

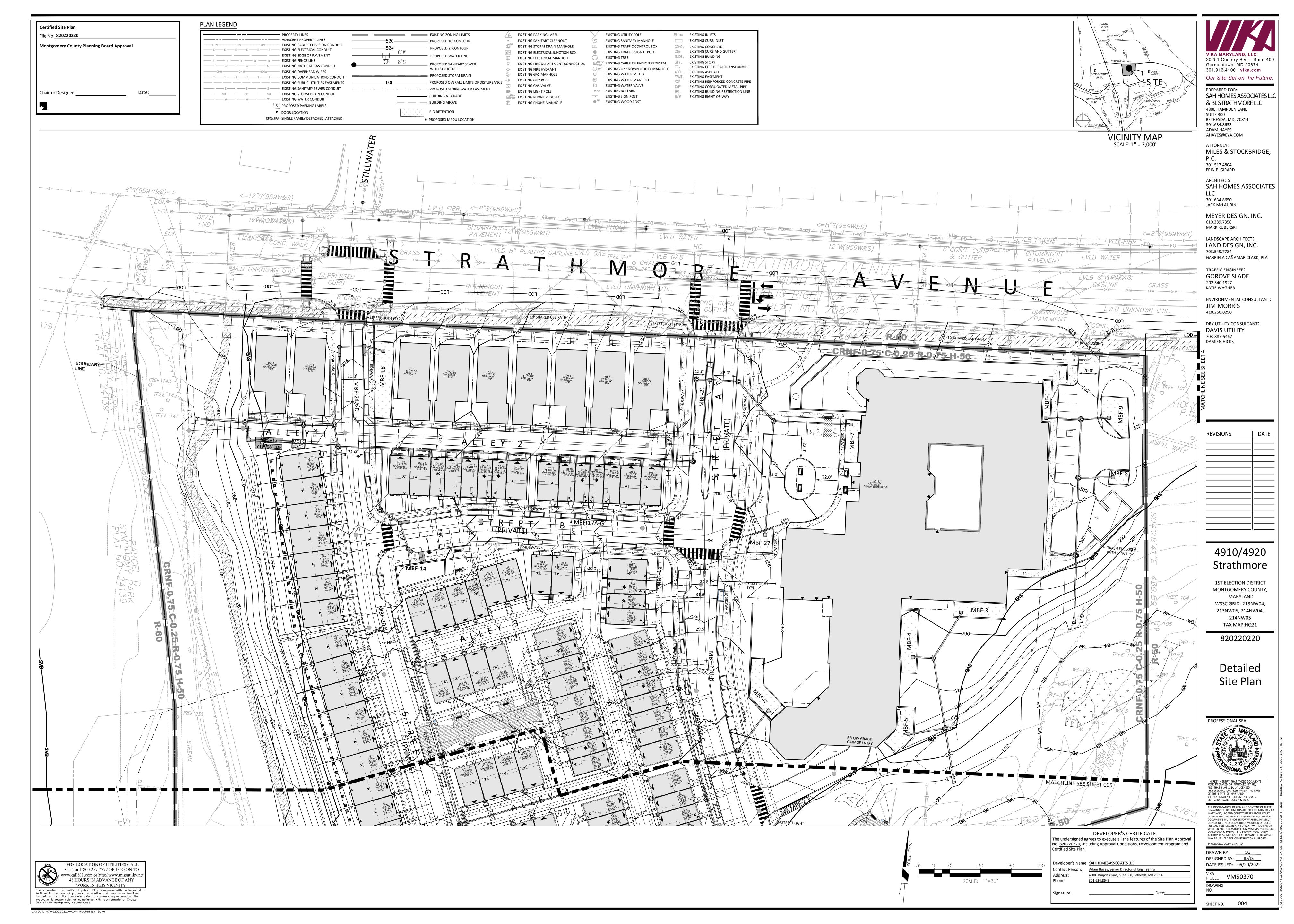
0.00

516,601 SF 0.70 482,000 SF

172,200 SF

50 Employees





Certified Site Plan File No. 820220220	
Montgomery County Planning Boa	rd Approval
Chair or Designee:	Date:

— OHW — OHW — OHW — EXISTING OVERHEAD WIRES — T — T — T — T — T — T — T — EXISTING COMMUNICATIONS CONDUIT — T — T — T — T — T — T — EXISTING PUBLIC UTILITIES EASEMENTS — S — S — S — EXISTING SANITARY SEWER CONDUIT — T — T — T — T — T — T — T — T — T —	AN LEGEND				
	ADJACENT PROPERTY LINES CTV — CTV — CTV — EXISTING CABLE TELEVISION CONDUIT E — E — E — E — E — E — EXISTING ELECTRICAL CONDUIT — X — X — X — X — X — EXISTING FENCE LINE — G — G — G — EXISTING NATURAL GAS CONDUIT — OHW — OHW — OHW — EXISTING OVERHEAD WIRES — T — T — T — T — T — EXISTING COMMUNICATIONS CONDUIT — EXISTING PUBLIC UTILITIES EASEMENTS — S — S — S — EXISTING SANITARY SEWER CONDUIT — SD — SD — SD — EXISTING STORM DRAIN CONDUIT EXISTING WATER CONDUIT — FROPOSED PARKING LABELS ▼ DOOR LOCATION	PROPOSED 10' CONTOUR PROPOSED 2' CONTOUR PROPOSED WATER LINE 8"S PROPOSED SANITARY SEWER WITH STRUCTURE PROPOSED STORM DRAIN PROPOSED OVERALL LIMITS OF DISTURBANCE PROPOSED STORM WATER EASEMENT BUILDING AT GRADE BUILDING ABOVE BIO RETENTION	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 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 BOL EXISTING BOLLARD EXISTING SIGN POST	EXISTING CURB INLET CONC. EXISTING CONCRETE EXISTING CURB AND GUTTER BLDG. EXISTING BUILDING STY. EXISTING STORY TRV EXISTING ELECTRICAL TRANSFORMER ASPH. EXISTING ASPHALT ESMT. EXISTING EASEMENT RCP EXISTING REINFORCED CONCRETE PIPE CMP EXISTING CORRUGATED METAL PIPE BRL EXISTING BUILDING RESTRICTION LINE



Our Site Set on the Future.

PREPARED FOR:

AHAYES@EYA.COM

P.C.

301.517.4804 ERIN E. GIRARD

ARCHITECTS:

301.634.8650 JACK McLAURIN

610.389.7358 MARK KUBERSKI

703.549.7784

202.540.1927 KATIE WAGNER

JIM MORRIS 410.260.0290

DAVIS UTILITY 703-887-5467 DAMIEN HICKS

DRY UTILITY CONSULTANT:

TRAFFIC ENGINEER: **GOROVE SLADE**

SAH HOMES ASSOCIATES

MEYER DESIGN, INC.

LANDSCAPE ARCHITECT: LAND DESIGN, INC.

GABRIELA CAÑAMAR CLARK, PLA

ENVIRONMENTAL CONSULTANT:

4910/4920

Strathmore

1ST ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND WSSC GRID: 213NW04, 213NW05, 214NW04, 214NW05 TAX MAP:HQ21

820220220

Detailed

Site Plan

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.

JEFFREY AMATEAU LICENSE No. 20510 EXPIRATION DATE JULY 14, 2022

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FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LLC. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

GRASS PLA YGROUND

Site Plan Approval ent Program and

PROJECT VM50370 DRAWING

© 2019 VIKA MARYLAND, LLC

DRAWN BY: SG DESIGNED BY: ____ID/JS

DATE ISSUED: <u>05/20/2022</u>

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. LAYOUT: 07-820220220-004A, Plotted By: Duke

"FOR LOCATION OF UTILITIES CALL

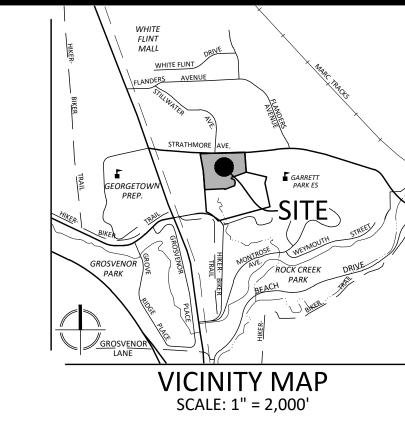
8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net

48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

II II	W II W W W W W W W W W W W W W W W W W	No. <u>820220220</u> , ir Certified Site Plan	DEVELOPER'S CERTIFICATE agrees to execute all the features of the Si ncluding Approval Conditions, Development . e: SAH HOMES ASSOCIATES LLC
##	## ##	Contact Person:	Adam Hayes, Senior Director of Engineering
		Address:	4800 Hampden Lane, Suite 300, Bethesda, MD 2081
SCALE: 1"=##		Phone:	301.634.8649
		Signature:	Da

Chair or Designee: Date:	— E — E — E — E — E — E — E — E — E — E	Mantagaran Caunta Blanning Based Annuaud		
Chair or Designee: Date: ————————————————————————————————————	Chair or Designee: Date: Date: SD	Wiontgomery County Planning Board Approval		
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Chair or Designee: Date: Date:	Chair or Designee: Date: Date:	—— T- —— ———————————————————————————————		
		Chair or Designee: Date:	SDSDS	SD

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	PROPERTY LINES			EXISTING ZONING LIMITS	EXISTING PARKING LABEL		EXISTING UTILITY POLE		EXISTING INLETS	BUILDING AT GRADE
	— ADJACENT PROPERTY LINES	 520)	PROPOSED 10' CONTOUR	EXISTING SANITARY CLEANOUT	(S)	EXISTING SANITARY MANHOLE		EXISTING CURB INLET	—— BUILDING ABOVE
VCTVCTV	EXISTING CABLE TELEVISION CONDUIT	 52 ⁴		— PROPOSED 2' CONTOUR	EXISTING STORM DRAIN MANHOLE	TC	EXISTING TRAFFIC CONTROL BOX	CONC.	EXISTING CONCRETE	
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	EXISTING EDGE OF PAVEMENT			PROPOSED WATER LINE	EXISTING ELECTRICAL MANHOLE	£3	EXISTING TREE	BLDG.	EXISTING BUILDING	> > > > >
— x — x — x — x –	EMSTING FERREL EINE	<u></u>	8"S	PROPOSED SANITARY SEWER	EXISTING FIRE DEPARTMENT CONNECTION	© CA	EXISTING CABLE TELEVISION PEDESTAL	STY.	EXISTING STORY	
G G G	— EXISTING NATURAL GAS CONDUIT			WITH STRUCTURE	EXISTING FIRE HYDRANT	() MF	EXISTING UNKNOWN UTILITY MANHOLE	TRV	EXISTING ELECTRICAL TRANSFORMER	
OHW——OHW——OHW—	EXISTING OVERHEAD WIRES				EXISTING GAS MANHOLE	<u>—</u>	EXISTING WATER METER	ASPH.	EXISTING ASPHALT	
— T — T — T — T — T —	— EXISTING COMMUNICATIONS CONDUIT			PROPOSED STORM DRAIN	EXISTING GUY POLE	(W)	EXISTING WATER MANHOLE	ESMT.	EXISTING EASEMENT	5 PROPOSED PARKING LABELS
	— EXISTING PUBLIC UTILITIES EASEMENTS	L0[— PROPOSED OVERALL LIMITS OF DISTURBANCE	EXISTING GAS VALVE	m	EXISTING WATER VALVE	KCP	EXISTING REINFORCED CONCRETE PIPE	T DOOD LOCATION
ssss	 EXISTING SANITARY SEWER CONDUIT 		. — — -	— PROPOSED STORM WATER EASEMENT		NU BROI	EXISTING WATER VALVE	CMP	EXISTING CORRUGATED METAL PIPE	▼ DOOR LOCATION
—SD — · — SD — · — SD —	EXISTING STORM DRAIN CONDUIT			3	EXISTING LIGHT POLE	- BOI		D/M RKF	EXISTING BUILDING RESTRICTION LINE	SFD/SFA SINGLE FAMILY DETACHED, ATTACH
	— EXISTING WATER CONDUIT				EXISTING PHONE PEDESTAL	→ WP	EXISTING SIGN POST	r/W	EXISTING RIGHT-OF-WAY	★ PROPOSED MPDU LOCATION
				(EXISTING PHONE MANHOLE	-	EXISTING WOOD POST			THOI COLD WIF DO LOCATION



MATCHQUE SEE SHEET 004

20251 Century Blvd., Suite 400 Germantown, MD 20874 301.916.4100 | **vika.com** Our Site Set on the Future. PREPARED FOR: SAH HOMES ASSOCIATES LLC & BL STRATHMORE LLC 4800 HAMPDEN LANE SUITE 300 BETHESDA, MD, 20814 301.634.8653 ADAM HAYES AHAYES@EYA.COM

> ATTORNEY: MILES & STOCKBRIDGE, 301.517.4804 ERIN E. GIRARD

ARCHITECTS: SAH HOMES ASSOCIATES 301.634.8650 JACK McLAURIN

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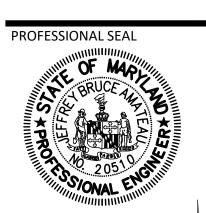
4910/4920

Strathmore 1ST ELECTION DISTRICT MONTGOMERY COUNTY, WSSC GRID: 213NW04, 213NW05, 214NW04,

> 214NW05 TAX MAP:HQ21

820220220

Detailed Site Plan



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JEFFREY AMATEAU LICENSE No. 20510 EXPIRATION DATE JULY 14, 2022

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DRAWN BY: SG DESIGNED BY: ID/JS

DEVELOPER'S CERTIFICATE

4800 Hampden Lane, Suite 300, Bethesda, MD 20814

DATE ISSUED: 05/20/2022 PROJECT VM50370

DRAWING

SHEET NO. 005

The undersigned agrees to execute all the features of the Site Plan Approval No. 820220220, including Approval Conditions, Development Program and Certified Site Plan. Developer's Name: SAH HOMES ASSOCIATES LLC Contact Person: Adam Hayes, Senior Director of Engineering SCALE: 1"=30'

BELOW GRADE GARAGE ENTRY

LVLB PVT ELEC.

GRASS

BITUMINOUS

CRNF-0.75 C-0.25 R-0.75 H-50

R-60

<=8"5