

PREPARED FOR:
SAH HOMES ASSOCIATES LLC
& BL STRATHMORE LLC
4800 HAMPDEN LANE
SUITE 300
BETHESDA, MD, 20814
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AHAYES@EYA.COM

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GABRIELA CAÑAMAR CLARK, PLA

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KATIE WAGNER

ENVIRONMENTAL CONSULTANT:
JIM MORRIS
410.260.0290

DRY UTILITY CONSULTANT:
DAVIS UTILITY
703-887-5467
DAMIEN HICKS

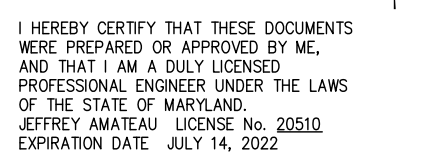
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1ST ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 213NW04,
213NW05, 214NW04,
214NW05
TAX MAP:HQ21

820220220

Composite Site Plan

PROFESSIONAL SEAL



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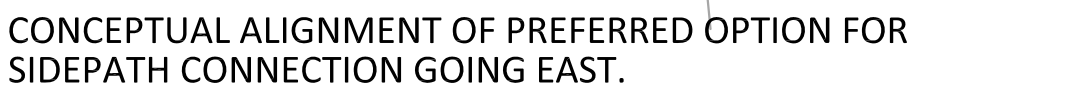
DRAWN BY: SG
DESIGNED BY: ID/JS

DATE ISSUED: 05/20/2022

VIKA
PROJECT VM50370

DRAWING
NO.

SHEET NO. 003



INSUFFICIENT RIGHT OF WAY EXISTS FOR THESE IMPROVEMENTS TO OCCUR. IMPROVEMENTS AS SHOWN REQUIRE RIGHT OF WAY ACQUISITION.

THIS REFLECTS THE MONTGOMERY COUNTY, MARYLAND AND MONTGOMERY COUNTY'S BICYCLE MASTER PLAN GOALS OF A 10' SIDEPATH WITH A 6' BUFFER FROM TRAVEL WAY FOR PEDESTRIAN LEVEL OF COMFORT.

DEVELOPER'S CERTIFICATE

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

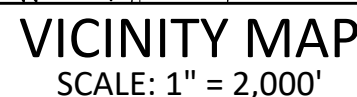
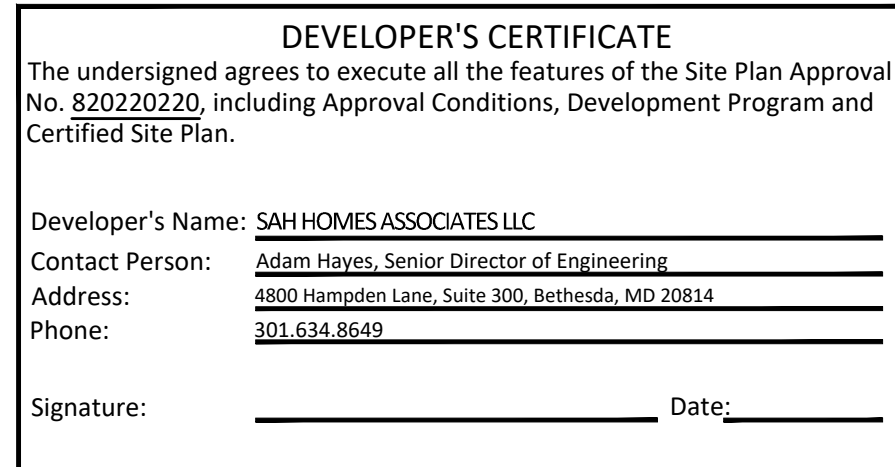
Address: 4800 Hampden Lane, Suite 300, Bethesda, MD 20814

Phone: 301.634.8649

Signature: _____ Date: _____

 "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"


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.

SHEET NO. 004

Certified Site Plan
File No. **820220220**

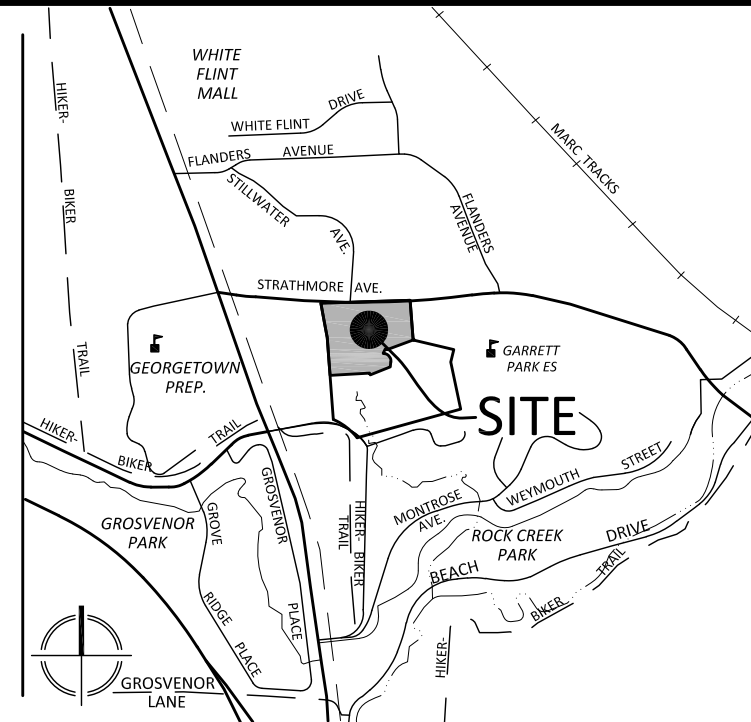
Montgomery County Planning Board Approval

Chair or Designee: _____ Date: _____



PLAN LEGEND

PROPERTY LINES		EXISTING ZONING LIMITS		EXISTING PARKING LABEL		EXISTING UTILITY POLE		EXISTING INLETS	
ADJACENT PROPERTY LINES		PROPOSED 10' CONTOUR		EXISTING SANITARY CLEANOUT		EXISTING SANITARY MANHOLE		EXISTING CURB INLET	
EXISTING CABLE TELEVISION CONDUIT		PROPOSED 2' CONTOUR		EXISTING STORM DRAIN MANHOLE		EXISTING TRAFFIC CONTROL BOX		EXISTING CONCRETE	
EXISTING ELECTRICAL CONDUIT		PROPOSED WATER LINE		EXISTING ELECTRICAL JUNCTION BOX		EXISTING TRAFFIC SIGNAL POLE		EXISTING CURB AND GUTTER	
EXISTING EDGE OF PAVEMENT		PROPOSED SANITARY SEWER WITH STRUCTURE		EXISTING ELECTRICAL MANHOLE		EXISTING TREE		EXISTING BUILDING	
EXISTING FENCE LINE		PROPOSED STORM DRAIN		EXISTING FIRE DEPARTMENT CONNECTION		EXISTING CABLE TELEVISION PEDESTAL		EXISTING STORY	
EXISTING NATURAL GAS CONDUIT		PROPOSED OVERALL LIMITS OF DISTURBANCE		EXISTING FIRE HYDRANT		EXISTING UNKNOWN UTILITY MANHOLE		EXISTING ELECTRICAL TRANSFORMER	
EXISTING OVERHEAD WIRES		PROPOSED STORM WATER EASEMENT		EXISTING GAS MANHOLE		EXISTING WATER METER		EXISTING ASPHALT	
EXISTING COMMUNICATIONS CONDUIT		BUILDING AT GRADE		EXISTING GUY POLE		EXISTING WATER MANHOLE		EXISTING EASEMENT	
EXISTING PUBLIC UTILITY EASEMENTS		BUILDING ABOVE		EXISTING GAS VALVE		EXISTING WATER VALVE		EXISTING REINFORCED CONCRETE PIPE	
EXISTING SANITARY SEWER CONDUIT		BIO RETENTION		EXISTING LIGHT POLE		EXISTING BOLLARD		EXISTING CORRUGATED METAL PIPE	
EXISTING STORM DRAIN CONDUIT		* PROPOSED MPOU LOCATION		EXISTING PHONE PEDESTAL		EXISTING SIGN POST		EXISTING BUILDING RESTRICTION LINE	
EXISTING WATER CONDUIT				EXISTING PHONE MANHOLE		EXISTING WOOD POST		EXISTING RIGHT-OF-WAY	
PROPOSED PARKING LABELS									
DOOR LOCATION									
SFD/SFA SINGLE FAMILY DETACHED, ATTACHED									



VICINITY MAP
SCALE: 1" = 2,000'



VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com

Our Site Set on the Future.

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& BL STRATHMORE LLC
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SUITE 300
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ADAM HAYES
AHAYES@EYA.COM

ATTORNEY:
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P.C.
301.517.4804
ERIN E. GIRARD

ARCHITECTS:
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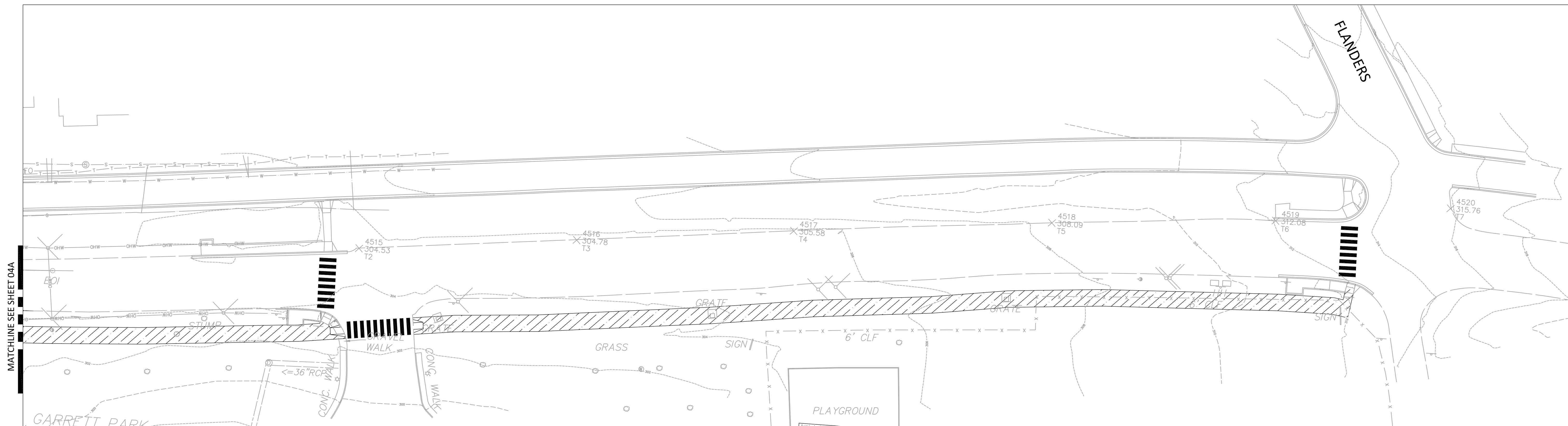
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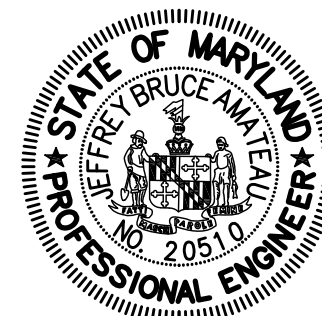
4910/4920
Strathmore

1ST ELECTION DISTRICT
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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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DRAWN BY: SG
DESIGNED BY: ID/JS
DATE ISSUED: 05/20/2023

VIKA
PROJECT VM50370DRAWING
NO.

SHEET NO. 004A

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

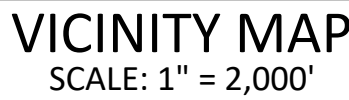
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Developer's Name: SAH HOMES ASSOCIATES LLC

Contact Person: Adam Hayes, Senior Director of Engineering
Address: 4800 Hampden Lane, Suite 300, Bethesda, MD 20814
Phone: 301.634.8640

Signature: _____ Date: _____



DRY UTILITY CONSULTANT:
DAVIS UTILITY
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DAMIEN HICKS

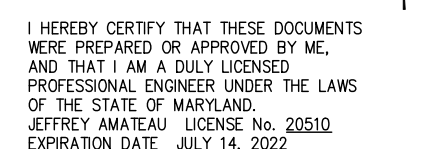
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SHEET NO. 005



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.

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Developer's Name: SAH HOMES ASSOCIATES LLC
Contact Person: Adam Hayes, Senior Director of Engineering
Address: 4000 Hammond Lane, Suite 200, Bethesda, MD 20814

Address: _____
Phone: 301.634.8649
Signature: _____ Date: _____
