



**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:  
**8001 WISCONSIN, LLC**  
**7501 WISCONSIN AVE.**  
**SUITE 1500E**  
BETHESDA, MD, 20814  
301.986.6122  
CONTACT: BRIAN DOWNIE

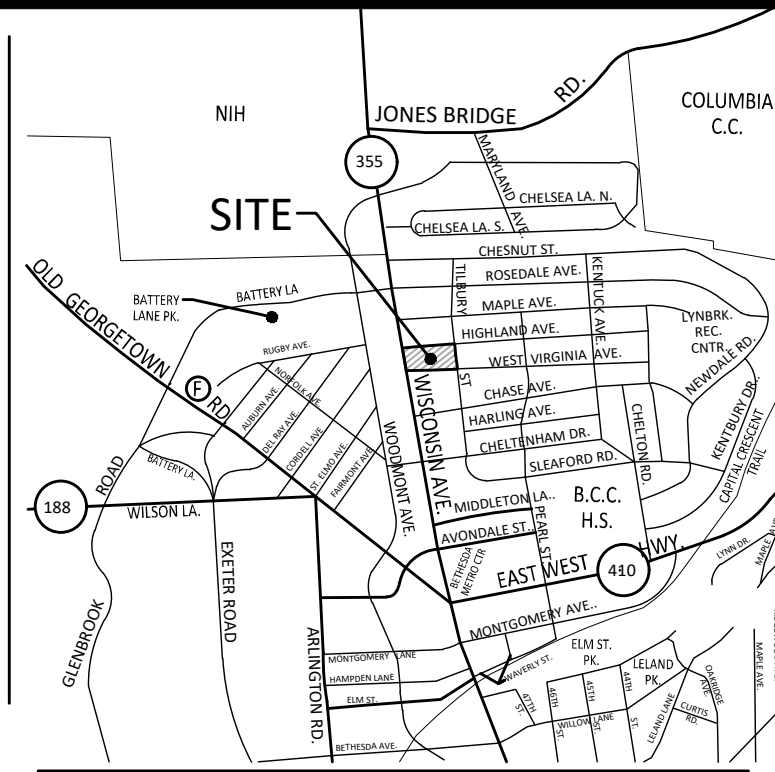
ARCHITECT:  
TORTI GALLAS + PARTNERS

LAND PLANNER/CIVIL ENGINEER:  
Vika Maryland, LLC

LANDSCAPE ARCHITECT:  
PARKER RODRIGUEZ, INC

TRAFFIC ENGINEER:  
WELLS + ASSOCIATES

ATTORNEY:  
LINOWES & BLOCHER, LLP



VICINITY MAP  
SCALE: 1" = 2,000'

**NOTE:** Sketch Plan drawings are conceptual only and represent proposed development in an illustrative manner. Final building locations, dimensions, heights, uses, phasing, density, parking, unit mix, development standards and programs shall be determined at time of site plan applications.

West Chevy Chase Heights, Block 5			
8001 Wisconsin LLC			
Area	Description	Tax ID	Area
1	Existing Net Lot Area	07-0253384	5
Plus Prior Deductions			
2	(+) Original Dedication Area for West Virginia Avenue & Alley		3,730
3	(+) Previous Dedication Area for West Virginia Avenue		1,196
4	(+) Half of Original Dedication for Wisconsin Avenue		4,202
31	(+) Dedication for Wisconsin Avenue		1,836
37	(+) Dedication for West Virginia Avenue & Wisconsin Avenue		36
Subtotal Prior Deductions			10,540
Subtotal Proposed Gross Tract Area			21,957
8001 Wisconsin LLC			
Area	Description	Tax ID	Area
5	Existing Net Lot Area	07-0360544	5
Plus Prior Deductions			
6	(+) Original Dedication Alley		101
7	(+) Half of Original Right of Way for Wisconsin Avenue		702
30	(+) Dedication for Wisconsin Avenue		366
Subtotal Prior Deductions			1,159
Subtotal Proposed Gross Tract Area			3,745
Bredice, LLC			
Area	Description	Tax ID	Area
8	Existing Net Lot Area	07-0360577	8
Plus Prior Deductions			
9	(+) Original Dedication Highland Avenue		3,683
10	(+) Half of Original Right of Way for Wisconsin Avenue		3,702
33	(+) Dedication for Wisconsin Avenue		1,507
34	(+) Dedication for Highland Avenue and Wisconsin Avenue		115
Subtotal Prior Deductions			8,999
Subtotal Proposed Gross Tract Area			20,255
8001 Wisconsin LLC			
Area	Description	Tax ID	Area
11	Existing Net Lot Area	07-0054532	6.30
Plus Prior Deductions			
17	(+) Original Dedication Highland Avenue		1,825
Subtotal Prior Deductions			1,825
Subtotal Proposed Gross Tract Area			8,125
8001 Wisconsin LLC			
Area	Description	Tax ID	Area
13	Existing Net Lot Area	07-0054516	3.45
Plus Prior Deductions			
14	(+) Original Dedication Highland Avenue		1,803
Subtotal Prior Deductions			1,803
Subtotal Proposed Gross Tract Area			11,259
8001 Wisconsin LLC			
Area	Description	Tax ID	Area
15	Existing Net Lot Area	07-03612040	6.38
Plus Prior Deductions			
16	(+) Original Dedication Highland Avenue		1,200
Subtotal Prior Deductions			1,200
Subtotal Proposed Gross Tract Area			7,500
8001 Wisconsin LLC			
Area	Description	Tax ID	Area
17	Existing Net Lot Area	07-0054521	6.30
Plus Prior Deductions			
18	(+) Original Dedication Highland Avenue		1,600
19	(+) Previous Dedication Tilbury Street		2,100
Subtotal Prior Deductions			3,700
Subtotal Proposed Gross Tract Area			10,000
8001 Wisconsin LLC			
Area	Description	Tax ID	Area
20	Existing Net Lot Area	07-0054565	6.38
Plus Prior Deductions			
21	(+) Original Dedication West Virginia Avenue		1,600
22	(+) Previous Dedication Tilbury Street		2,100
Subtotal Prior Deductions			3,700
Subtotal Proposed Gross Tract Area			10,000
8001 Wisconsin LLC			
Area	Description	Tax ID	Area
23	Existing Net Lot Area	07-0054554	5
Plus Prior Deductions			
24	(+) Original Dedication West Virginia Avenue		1,200
Subtotal Prior Deductions			1,200
Subtotal Proposed Gross Tract Area			7,500
8001 Wisconsin LLC			
Area	Description	Tax ID	Area
25	Existing Net Lot Area	07-0365701	8.95
Plus Prior Deductions			
26	(+) Original Dedication West Virginia Avenue		1,800
27	(+) Previous Dedication West Virginia Avenue		900
Subtotal Prior Deductions			2,700
Subtotal Proposed Gross Tract Area			11,259
8001 Wisconsin LLC			
Area	Description	Tax ID	Area
28	Existing Net Lot Area	07-0054873	5
Plus Prior Deductions			
29	(+) Original Dedication West Virginia Avenue & Alley		1,825
30	(+) Previous Dedication West Virginia Avenue & Alley		1,075
Subtotal Prior Deductions			2,900
Subtotal Proposed Gross Tract Area			8,125
Total for eleven properties above			
Proposed Gross Tract Area, including all eleven properties above			119,687
Note: Original Dedication was to create the right of way, previous was additional widening.			

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.  
LICENSE NUMBER: 23200  
EXPIRATION DATE: MONTH X, XXXX

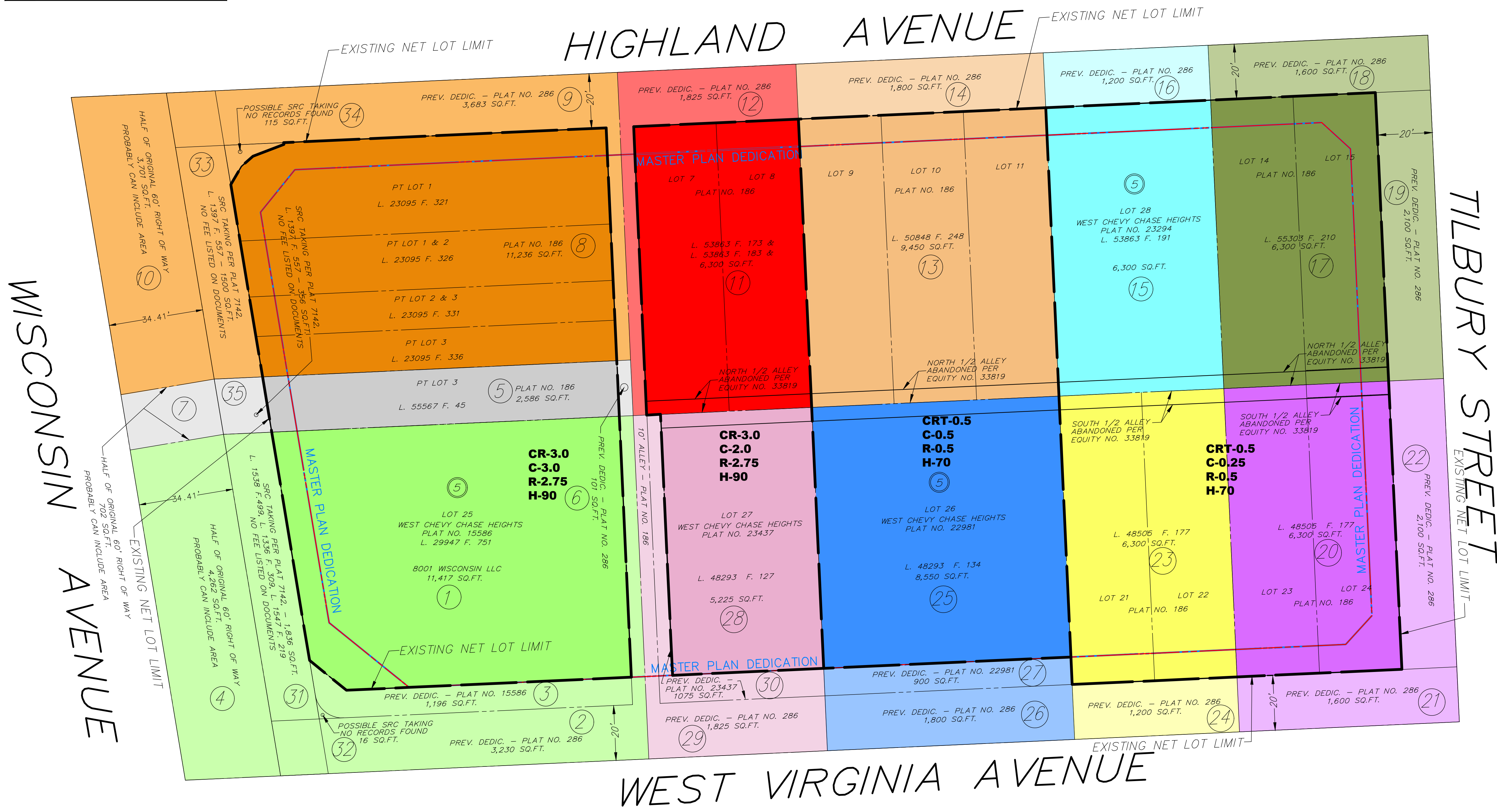
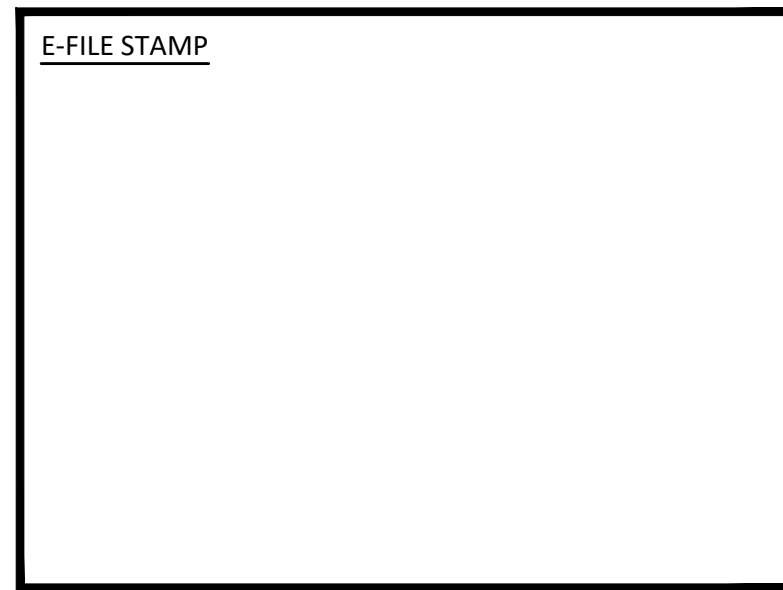
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DRAWN BY: \_\_\_\_\_  
DESIGNED BY: \_\_\_\_\_  
DATE ISSUED: \_\_\_\_\_

Vika PROJECT 1872  
M-NCPPC NO. 320200040

SHEET NO. SK600



"FOR LOCATION OF UTILITIES CALL 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"

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.



SCALE: 1" = 20'