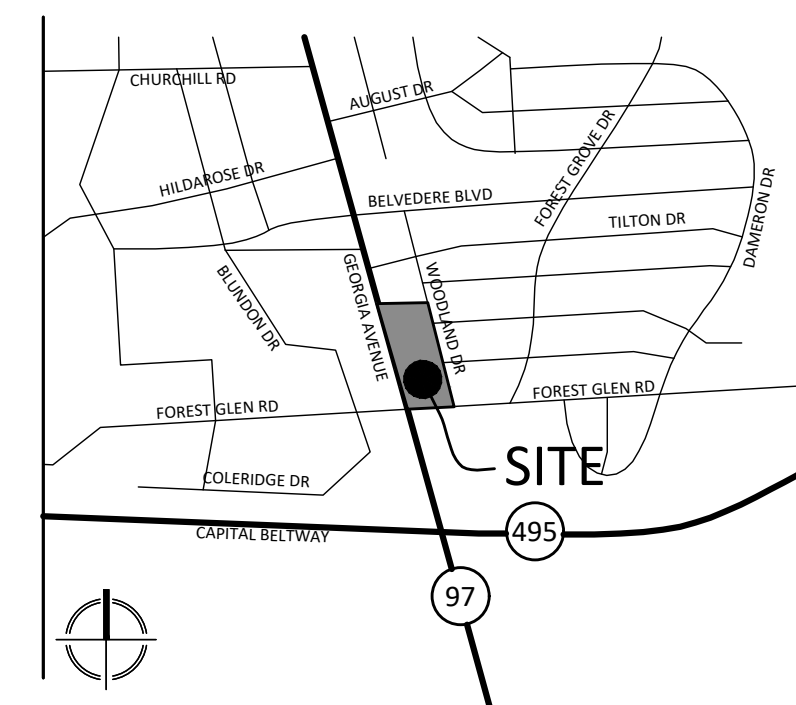


E-FILE STAMP

Attachment B - Site Plan

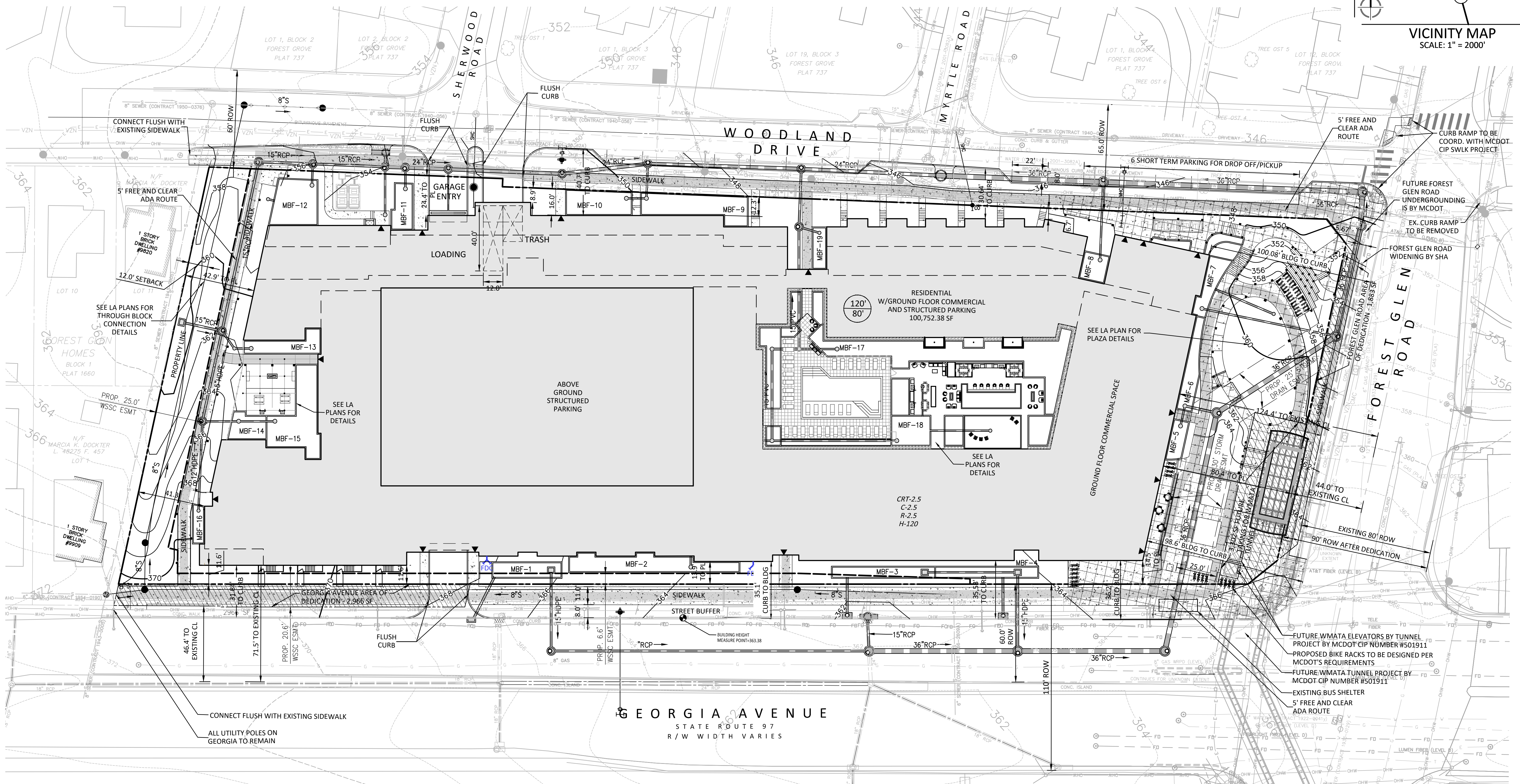


VICINITY MAP
SCALE: 1" = 2000'

VKA
VKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vka.com
Our Site Set on the Future.

PREPARED FOR:
JLB REALTY, LLC
8120 WOODMONT AVE
SUITE 850
BETHESDA, MD 20814
240.223.5350
CONTACT: GRAHAM BROCK

DESIGN CONSULTANTS
PLANNER, CIVIL ENGINEER
VKA MARYLAND, LLC
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SUITE 400
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301.916.4100
CONTACT: MICHAEL GOODMAN, PE
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CONTACT: FEDERICO OLIVERA-SALA
LANDSCAPE ARCHITECT
LANDSCAPE
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LENHART TRAFFIC
CONSULTING
645 BALTIMORE ANNAPOLIS BLVD
SUITE 214
SEVERNA PARK, MD 21146
410.216.3333
CONTACT: NICK DRIBAN



9801 Georgia Avenue
WHEATON ELECTION DISTRICT
NO. 13
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 212NW02
TAX MAP: JP12

OVERALL SITE PLAN

PROFESSIONAL SEAL
STATE OF MARYLAND
MICHAEL B. GOODMAN, P.E.
No. 27721
EXPIRATION DATE: JULY 19, 2024

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: MICHAEL B. GOODMAN, P.E. LICENSE NO.: 27721 EXPIRATION DATE: JULY 19, 2024

PLAN LEGEND

CTV	PROPERTY LINES	8"W	PROPOSED WATER LINE	EXISTING GUY POLE	EXISTING BOLLARD	BUILDING HEIGHT MEASURING POINT
---	EXISTING CABLE TELEVISION CONDUIT	8"S	PROPOSED SANITARY SEWER WITH STRUCTURE	EXISTING GAS VALVE	EXISTING SIGN POST	PROPOSED BIKE RACKS
---	EXISTING ELECTRICAL CONDUIT	LOD	PROPOSED STORM DRAIN	EXISTING LIGHT POLE	EXISTING WOOD POST	PROPOSED LIGHTS
---	EXISTING EDGE OF PAVEMENT		PROPOSED LIMITS OF DISTURBANCE	EXISTING PHONE PEDESTAL	EXISTING INLETS	PEDESTRIAN LIGHTS
---	EXISTING FENCE LINE		PROPOSED STORM WATER EASEMENT	EXISTING PHONE MANHOLE	EXISTING CURB INLET	PROPOSED PARKING LABELS
---	EXISTING NATURAL GAS CONDUIT		EXISTING PARKING LABEL	EXISTING UTILITY POLE	EXISTING CONCRETE	PROPOSED FIRE HYDRANT
---	EXISTING OVERHEAD WIRES		EXISTING SANITARY CLEANOUT	EXISTING SANITARY MANHOLE	EXISTING CURB AND GUTTER	DOOR LOCATION
---	EXISTING TELEPHONE CONDUIT		EXISTING STORM DRAIN MANHOLE	EXISTING TRAFFIC CONTROL BOX	EXISTING BUILDING	PROPOSED SWM BIO
---	EXISTING PUBLIC UTILITIES EASEMENTS		EXISTING ELECTRICAL JUNCTION BOX	EXISTING TRAFFIC SIGNAL POLE	EXISTING STORY	PROPOSED SWM FACILITY WITH CHEEK WALL AND CURB CUT
---	EXISTING SANITARY SEWER CONDUIT		EXISTING ELECTRICAL MANHOLE	EXISTING TREE	EXISTING ELECTRICAL TRANSFORMER	BUILDING HEIGHT ALLOWED
---	EXISTING STORM DRAIN CONDUIT		EXISTING FIRE DEPARTMENT CONNECTION	EXISTING CABLE TELEVISION PEDESTAL	EXISTING ASPHALT	BUILDING HEIGHT ILLUSTRATED
---	EXISTING WATER CONDUIT		EXISTING FIRE HYDRANT	EXISTING UNKNOWN UTILITY MANHOLE	EXISTING EASEMENT	
---	EXISTING ZONE LIMITS		EXISTING GAS MANHOLE	EXISTING WATER METER	EXISTING REINFORCED CONCRETE PIPE	
---	PROPOSED 10' CONTOUR			EXISTING WATER MANHOLE	EXISTING CORRUGATED METAL PIPE	
---	PROPOSED 2' CONTOUR			EXISTING WATER VALVE	EXISTING BUILDING RESTRICTION LINE	
---					EXISTING RIGHT-OF-WAY	

"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.

DEVELOPER'S CERTIFICATE
The undersigned agrees to execute all the features of the Site Plan Approval No. 820230130, including Approval Conditions, Development Program and Certified Site Plan.
DRAWN BY: EJS
DESIGNED BY: MBG
DATE ISSUED: APRIL 2023
Developer's Name: JLB Realty, LLC
Contact Person: J. Graham Brock
Address: 8120 Woodmont Ave, Suite 850 Bethesda, MD 20814
Phone: 240.223.5350
Signature: _____ Date: _____

