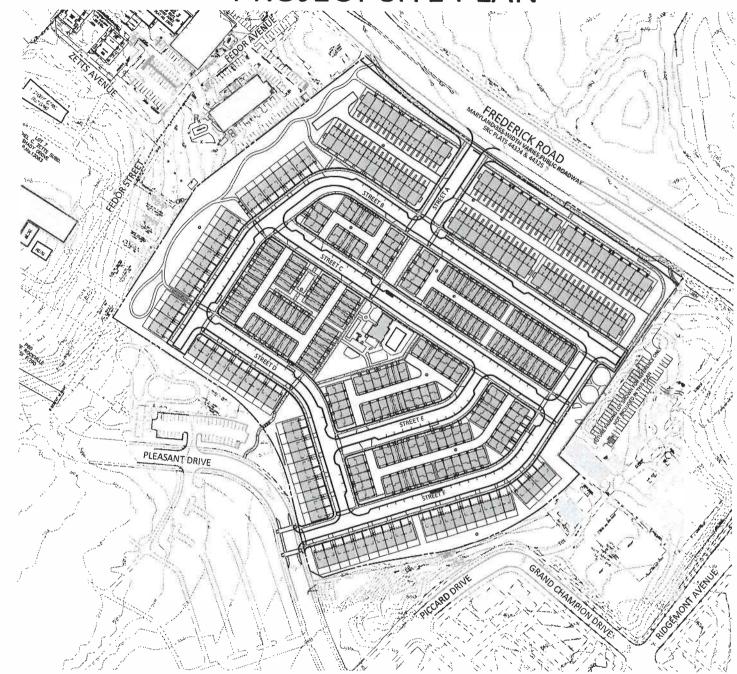
# KING BUICK

# PROJECT SITE PLAN







VICINITY MAP SCALE: 1" = 2000'

#### **GENERAL NOTES**

- THE PROPERTY IS 20.58 ACRES.
  THE SUBJECT PROPERTY COMPRISES THE FOLLOWING PROPERTIES:
- PARCEL N979, TAX MAP GS13, TAX ACCT, NO. 09-00772335 (MONTGOMERY COUNTY) PARCEL 170, TAX MAP GS12, TAX ACCT NO. 04-03126715 (CiTY OF ROCKVILLE)
- PARCEL N979 IS CURRENTLY ZONED GR-1,5 H-45' AND PARCEL 170 IS ZONED MXCD. UPON APPROVAL OF THE ANNEXATION OF 1979 INTO THE LIMITS OF THE CITY OF ROCKVILLE, THE ZONING OF THE COMBINED PROPERTY WILL BE MXCD.
- THE SITE IS LOCATED ON WSSC MAP 221NW08.
- BOUNDARY AND TOPOGRAPHIC DATA BY VIKA MARYLAND, SEPTEMBER 2D20. THERE IS NO 100 YEAR FLOODPLAIN LOCATED ON THE SITE.
- THERE IS NO STREAM VALLEY BUFFER LOCATED ON THE SITE.

### SHEET INDEX

- COVER SHEET
  PROJECT SITE PLAN EXISTING CONDITIONS
  PROJECT SITE PLAN COMPOSITE
  PROJECT SITE PLAN 30 SCALE
  PROJECT SITE PLAN 30 SCALE
- CONCEPT LANDSCAPE PLAN COMPOSITE CONCEPT LANDSCAPE PLAN 30 SCALE OPEN AREA AND PUBLIC USE SPACE PLAN STREET TREE LOT FRONTAGE ANALYSIS OPEN SPACE CIRCULATION CONCEPT
- STREETSCAPE RENDERING
  14', 16', AND 20' TOWNHOME ELEVATIONS
  24' AND STACKED TOWNHOME ELEVATIONS
  14', 16', AND 20' FLOOR PLANS
  24' AND STACKED TOWNHOME FLOOR PLANS
  CLUBHOUSE FLOOR PLAN
  CLUBHOUSE ELEVATION

#### SUPPLEMENTAL EXHIBITS

MD-355/FUTURE BRT ALIGNMENT EXHIBIT
PARKING EXHIBIT
MPDU EXHBIT
CLUBHOUSE CONCEPT PLAN - 30 SCALE
ILLUSTRATIVE SECTIONS - 8, C-1 & C-2
ILLUSTRATIVE SECTIONS - 8, DEPITION 1, 2 & 3)
ILLUSTRATIVE SECTIONS - 5, E & F
ILLUSTRATIVE SECTIONS - 55' & 75' BUILDING HEIGHTS
DOG PARK BUFFER EXHIBIT
SUY TURNING MOVEMENTS
SU-30 TURNING MOVEMENTS
GARBAGE TURNING MOVEMENTS
FIRE TRUCK TURNING MOVEMENTS
FIRE TRUCK TURNING MOVEMENTS

#### SUPPLEMENTAL PLANS

SIGHT-1 PLEASANT DRIVE SIGHT DISTANCE SIGHT-2 ON-SITE SIGHT DISTANCE



Our Site Set on the Future

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wyndhamr@eya.com ATTORNEY:
MILES & STOCKBRIDGE 11 N WASHINGTON ST. SUITE 700 ROCKVILLE, MD 20850 301-762-1600 BARBARA SEARS

PLANNER, LANDSCAPE ARCHITECT & CIVIL ENGINEER: VIKA MARYLAND, LLC 20251 CENTURY 8LVD. SUITE 400 GERMANTOWN, MD 20874 301-916-4100 James Buchheister, RLA Robert Tilson, FALSA, PLA

REVISIONS	DATE

## KING BUICK 4TH ELECTION DISTRICT

MONTGOMERY COUNTY, MARYLAND WSSC GRID: 222NW08 WSSC GRID: 221NW08 TAX MAP: GS12

> COVER SHEET

PJT2021-00013



DRAWN BY:
DESIGNED BY: JB/LK PROJECT VM50420

PP-1.0

