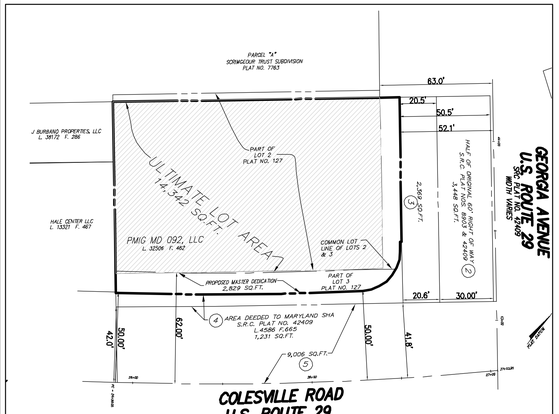
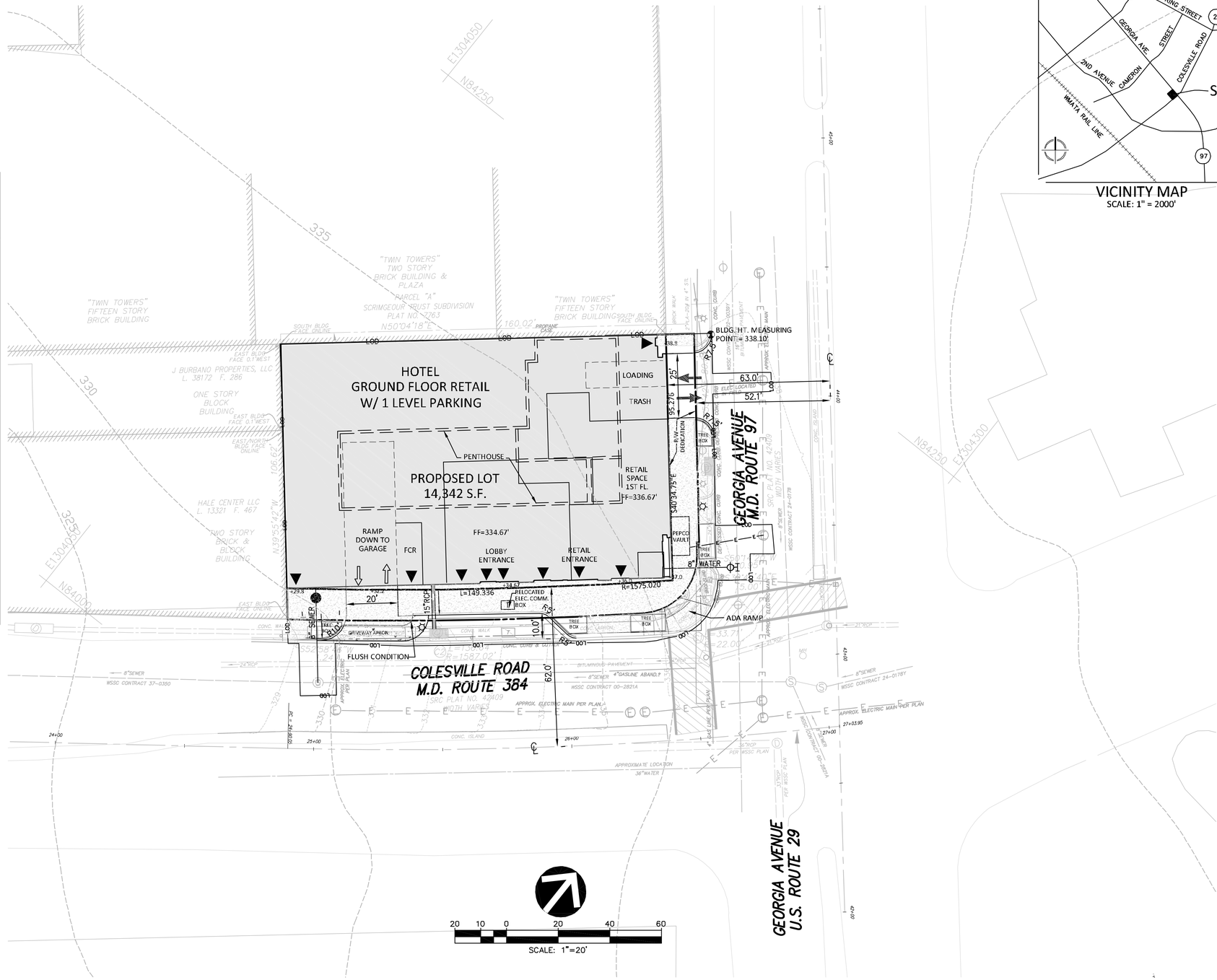


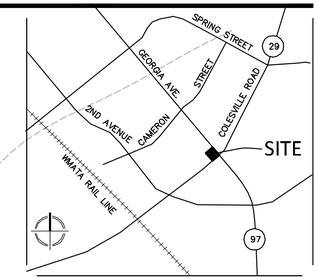
LOTTING DIAGRAM

1" = 40'

AREA TABULATION

EXISTING LOT AREA	17,171 SQ. FT. OR 0.39 ACRES
PREVIOUS DEDICATIONS	16,054 SQ. FT. OR 0.37 ACRES
PROPOSED DEDICATIONS	2,829 SQ. FT. OR 0.06 ACRES
GROSS TRACT AREA	14,342 SQ. FT. OR 0.33 ACRES





VICINITY MAP

SCALE: 1" = 2000'

VIKA
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE #400
GERMANTOWN, MARYLAND 20874
PHONE: (301) 916-4100
FAX: (301) 916-2262
GERMANTOWN, MD. MCLEAN, VA.

Owner / Applicant:
Starr Georgia LLC
4800 Hampden Lane
Suite 200
Bethesda, MD 20814
240.842.1388
Contact: Timothy Eden

Attorney:
Lerch, Early & Brewer, Chtd.
3 Bethesda Metro Center
Suite 460
Bethesda, MD 20814
301.841.3829
Contact: Susan Reutershan

Land Planners/Civil Engineers/Landscape Architects:
VIKA Maryland, LLC
20251 Century Boulevard
Suite 400
Germantown, MD 20874
301.916.4100
Contact: William Landfair

Architects:
BBGM
1825 K Street NW
Suite 300
Washington, DC 20006
202.452.1644
Contact: Israel Olmos

Traffic Planner:
Wells & Associates
8730 Georgia Avenue
Suite 200
Silver Spring, MD 20910
301.448.1333
Contact: Nancy Randall

REVISIONS	DATE
REV. PER DRC COMMENTS	9.20.16

PROFESSIONAL SEAL

8600 GEORGIA AVENUE

13TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 210NW01
TAX MAP: JN33

PRELIMINARY PLAN

DRAWN BY:
DESIGNED BY:
DATE ISSUED:

VIKA PROJECT VM50041A

DRAWING NO.

SHEET NO. PP-3 of 3

PLAN LEGEND

	PROPERTY LINES	8"W	PROPOSED WATER LINE		EXISTING GUY POLE	BOL	EXISTING BOLLARD		BUILDING HEIGHT MEASURING POINT
CTV	EXISTING CABLE TELEVISION CONDUIT	8"S	PROPOSED SANITARY SEWER WITH STRUCTURE		EXISTING GAS VALVE		EXISTING SIGN POST		PROPOSED LIGHT POLE
E	EXISTING ELECTRICAL CONDUIT		PROPOSED STORM DRAIN		EXISTING LIGHT POLE	WP	EXISTING WOOD POST		PROPOSED HARDSCAPE
	EXISTING EDGE OF PAVEMENT		PROPOSED LIMITS OF DISTURBANCE		EXISTING PHONE PEDESTAL		EXISTING INLETS		PROPOSED FIRE HYDRANT
X	EXISTING FENCE LINE		PROPOSED STORM WATER EASEMENT		EXISTING PHONE MANHOLE		EXISTING CURB INLET		DOOR LOCATION - PRIMARY
G	EXISTING NATURAL GAS CONDUIT		EXISTING PARKING LABEL		EXISTING UTILITY POLE	CONC	EXISTING CONCRETE		DOOR LOCATION - SECONDARY
OHW	EXISTING OVERHEAD WIRES		EXISTING SANITARY CLEANOUT		EXISTING SANITARY MANHOLE	C&G	EXISTING CURB AND GUTTER		PROPOSED SWM/BIORETENTION
T	EXISTING TELEPHONE CONDUIT		EXISTING STORM DRAIN MANHOLE		EXISTING TRAFFIC CONTROL BOX	BLDG	EXISTING BUILDING		
	EXISTING PUBLIC UTILITIES EASEMENTS		EXISTING ELECTRICAL JUNCTION BOX		EXISTING TRAFFIC SIGNAL POLE	STY	EXISTING STORY		
S	EXISTING SANITARY SEWER CONDUIT		EXISTING ELECTRICAL MANHOLE		EXISTING TREE	TRV	EXISTING ELECTRICAL TRANSFORMER		
SD	EXISTING STORM DRAIN CONDUIT		EXISTING FIRE DEPARTMENT CONNECTION	CATV PED	EXISTING CABLE TELEVISION PEDESTAL	ASPH	EXISTING ASPHALT		
W	EXISTING WATER CONDUIT		EXISTING FIRE HYDRANT	MH	EXISTING UNKNOWN UTILITY MANHOLE	ESMT	EXISTING EASEMENT		
	EXISTING ZONE LIMITS		EXISTING GAS MANHOLE		EXISTING WATER METER	RCP	EXISTING REINFORCED CONCRETE PIPE		
520	PROPOSED 10' CONTOUR				EXISTING WATER MANHOLE	CMP	EXISTING CORRUGATED METAL PIPE		
524	PROPOSED 2' CONTOUR				EXISTING WATER VALVE	BRL	EXISTING BUILDING RESTRICTION LINE		
						R/W	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.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE INFORMATION SHOWN BY THIS PLAN IS COMPLETE AND ACCURATE IN ACCORDANCE WITH EXISTING SURVEY'S, VISUAL OBSERVATIONS AND AVAILABLE RECORDS.

HARRY L. JENKINS DATE
PROPERTY LINE SURVEYOR
MD NO. 606
LICENSE EXPIRES APRIL 21, 2017

LAYOUT: PP-3, Plotted By: cohen