

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

PREPARED FOR:  
**STONEBRIDGE**  
 301.321.3202  
 SMITH@STONEBRIDGE.US.COM

ATTORNEY:  
**SELZER GURVITCH RABIN  
 WERTHEIMER & POLOTT,  
 P.C.**  
 301.634.3150  
 MATT GORDON

ARCHITECTS:  
**EWING COLE**  
 215.625.4411  
 BRETT SPEARMAN

LANDSCAPE ARCHITECT:  
**MAHAN RYKIEL  
 ASSOCIATES, INC.**  
 410.900.1626  
 JINGPENG GU, PLA, ASLA

TRAFFIC ENGINEER:  
**WELLS + ASSOCIATES**  
 301.973.3415  
 NANCY RANDALL

DRY UTILITY CONSULTANT:  
**RICHTER & ASSOCIATES**  
 301.548.7475  
 JOHN O'BOYLE

CIVIL ENGINEER:  
**VIKA MARYLAND, LLC**  
 301.916.4100  
 JASON EVANS, P.E.

LAND PLANNER:  
**VIKA MARYLAND, LLC**  
 301.916.4100  
 IAN P. DUKE

**MONTGOMERY COUNTY, MARYLAND**  
 DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION  
 DEPARTMENT OF PERMITTING SERVICES

**SIGHT DISTANCE EVALUATION**

Facility/Subdivision Name: Evolution Labs North Bethesda Preliminary Plan Number: 1-  
 Street Name: Old Georgetown Road Master Plan Road Classification: Major Highway  
 Posted Speed Limit: 40 mph  
 Street/Driveway #1 (Old Georgetown Rd) Street/Driveway #2 ( )

Sight Distance (feet) OK? Sight Distance (feet) OK?  
 Right 740' ✓ Right  
 Left 740' ✓ Left

Comments: Required Sight Distance  
Met per Montgomery County  
Guidelines

**GUIDELINES**

Classification or Posted Speed (use higher value)	Required Sight Distance in Each Direction*
Tertiary - 25 mph	150'
Secondary - 30	200'
Business - 35	250'
Arterial - 40	325'
(45)	400'
Major - 50	475'
(55)	550'

\*Source: AASHTO

**ENGINEER/ SURVEYOR CERTIFICATE**

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Signature: 39885 Date: 4/4/23  
 PLS/P.E. MD Reg. No.

**Montgomery County Review:**  
 Approved  
 Disapproved  
 By:  
 Date:

Form Reformatting: March, 2000

**MONTGOMERY COUNTY, MARYLAND**  
 DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION  
 DEPARTMENT OF PERMITTING SERVICES

**SIGHT DISTANCE EVALUATION**

Facility/Subdivision Name: Evolution Labs North Bethesda Preliminary Plan Number: 1-  
 Street Name: Grand Park Avenue Master Plan Road Classification: Secondary Road  
 Posted Speed Limit: 25 mph  
 Street/Driveway #1 (Old Georgetown Rd) Street/Driveway #2 ( )

Sight Distance (feet) OK? Sight Distance (feet) OK?  
 Right 340' ✓ Right  
 Left 500' ✓ Left

Comments: Required Sight Distance  
Met per Montgomery County  
Guidelines

**GUIDELINES**

Classification or Posted Speed (use higher value)	Required Sight Distance in Each Direction*
Tertiary - 25 mph	150'
Secondary - 30	200'
Business - 35	250'
Arterial - 40	325'
(45)	400'
Major - 50	475'
(55)	550'

\*Source: AASHTO

**ENGINEER/ SURVEYOR CERTIFICATE**

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Signature: 39885 Date: 4/4/23  
 PLS/P.E. MD Reg. No.

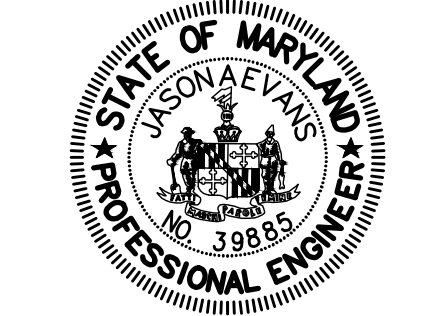
**Montgomery County Review:**  
 Approved  
 Disapproved  
 By:  
 Date:

Form Reformatting: March, 2000

REVISIONS	DATE

**EvolutionLabs North Bethesda**  
 1st ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 WSSC GRID: 215NW06  
 TAX MAP: GQ62

**SIGHT DISTANCE ANALYSIS PLAN**  
 PROFESSIONAL SEAL



**DEVELOPER'S CERTIFICATE**

The undersigned agrees to execute all the features of the Site Plan Approval No. 82015001B, including Approval Conditions, Development Program, and Certified Site Plan.

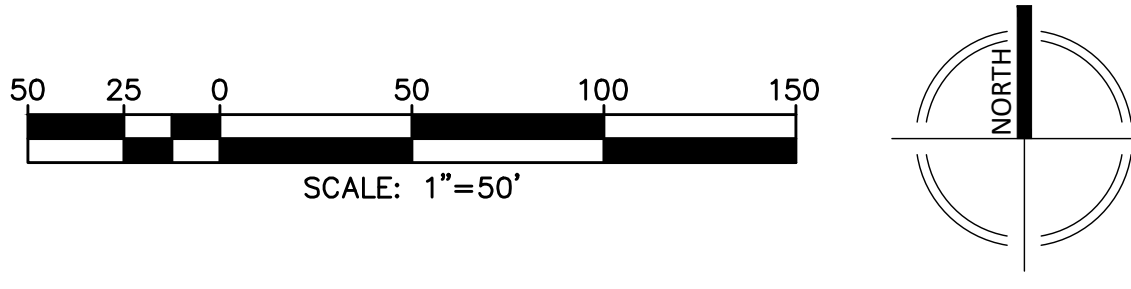
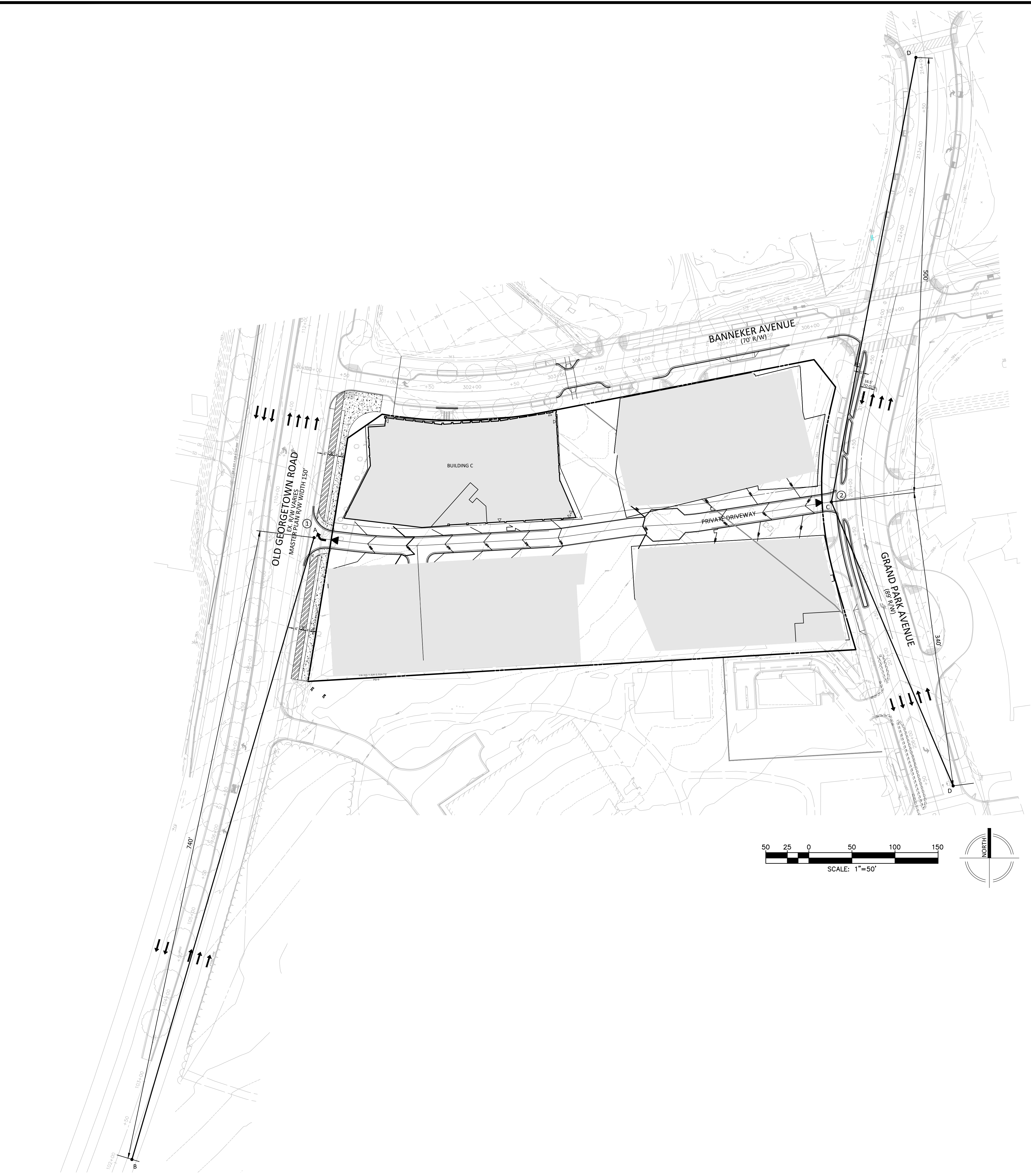
Developer's Name: Stonebridge  
 Contact Person: Christopher J. Smith  
 Address: 2727 Wisconsin Avenue, Suite 700 Bethesda, MD 20814  
 Phone: 301-913-9610

Signature: Christopher J. Smith for Stonebridge

DRAWN BY: SG  
 DESIGNED BY: ID/JS  
 DATE ISSUED: 09/03/2022

VIKA PROJECT: VM1614  
 DRAWING NO.: SD-1

© 2023 VIKA MARYLAND, LLC



"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.misutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

The acceptor 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 acceptor is responsible for compliance with requirements of Chapter 33A of the Montgomery County Code.

THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS, AND/OR DOCUMENTS MUST NOT BE REPRODUCED, COPIED, COPIES, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LLC. VIOLATION MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

PROFESSIONAL SEAL