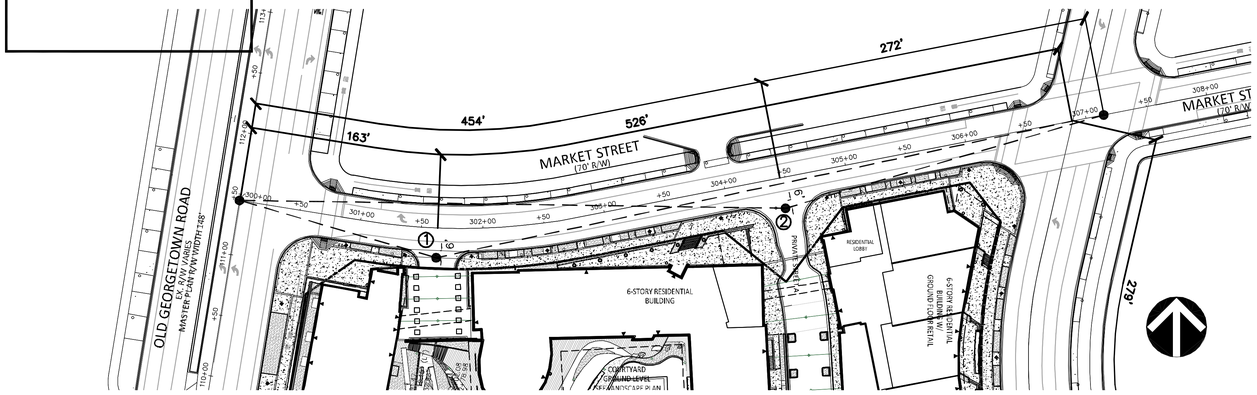
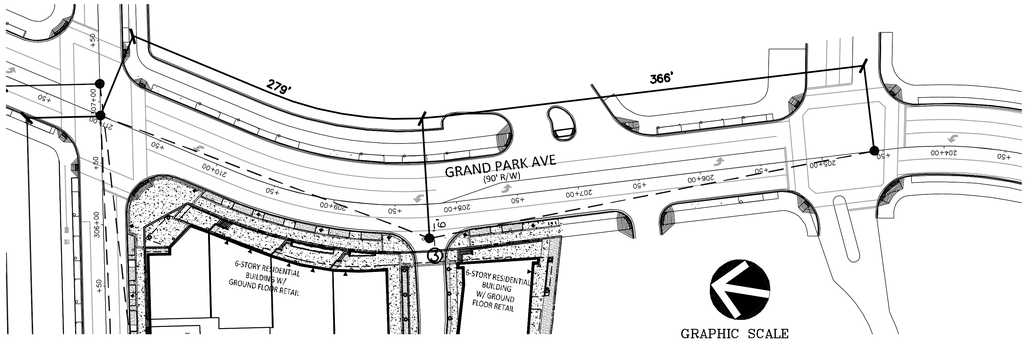
E-FILE STAMP



GRAPHIC SCALE

30 0 15 30 60 120

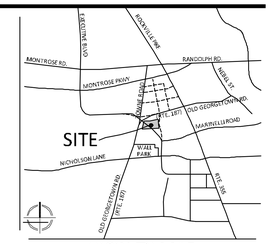
(IN FEET)
1 inch = 30 ft.



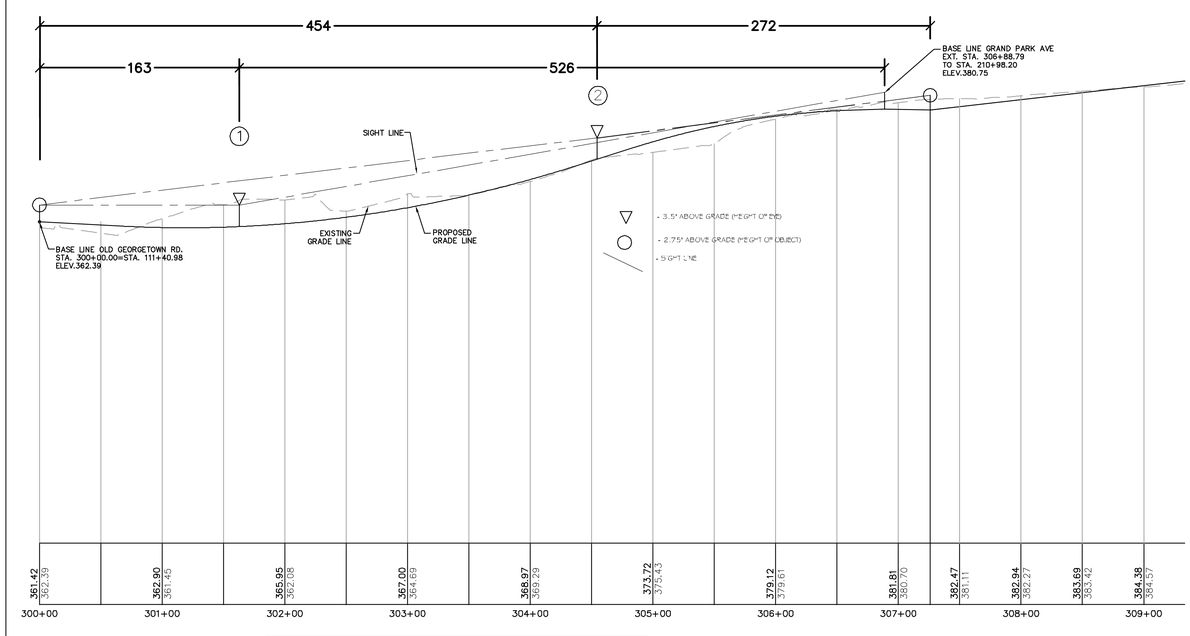
GRAPHIC SCALE

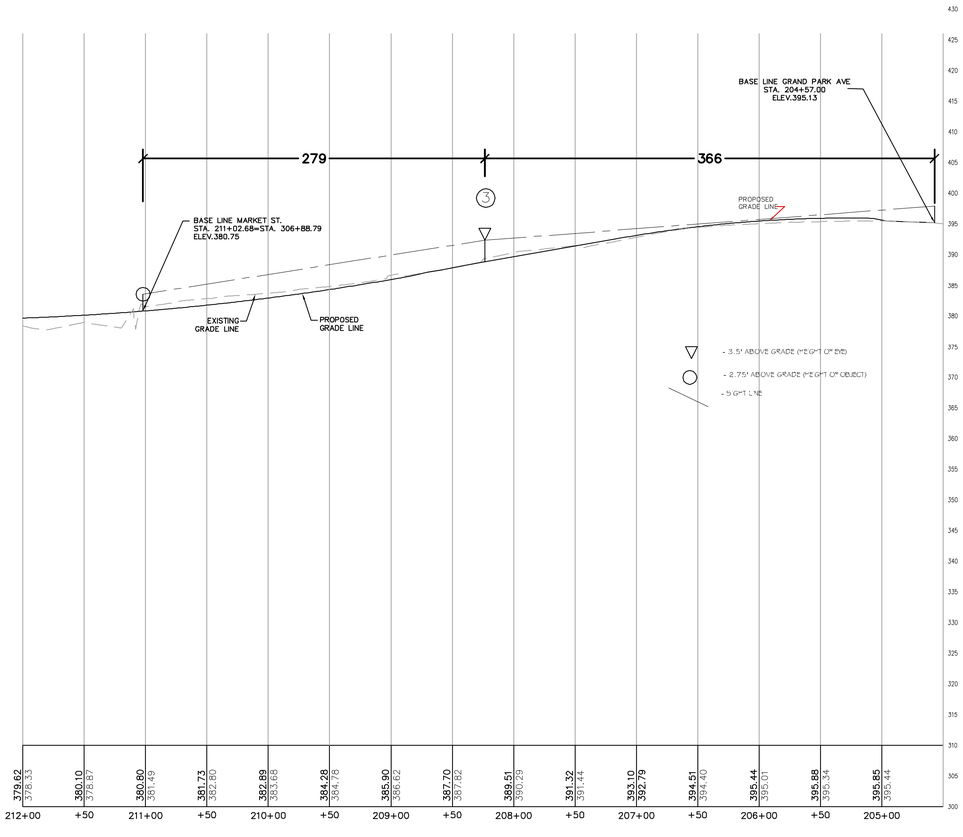
30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



VICINITY MAP
SCALE: 1" = 2000'





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

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: Gables White Flint — Preliminary Plan Number: 1- 20150010

Street Name: Market Street — Master Plan Road Classification: Primary

Posted Speed Limit: 35 mph

Street/Driveway #1 (Loading Entrance) — Street/Driveway #2 (Private Street A)

Sight Distance (feet)	OK?	Sight Distance (feet)	OK?
Right 526'	Yes	Right 272'	Yes
Left 163'	Yes	Left 454'	Yes

Comments: Sight distance looking right is beyond the intersection with Grand Park Avenue. Sight distance left is to the Old Georgetown road Intersection

Comments: Sight distance looking right is beyond the intersection with Executive Boulevard. Sight distance left is to Old Georgetown Road.

GUIDELINES

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

*Source: AASHTO

Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)

ENGINEER/ SURVEYOR CERTIFICATE

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

Signature — Date

39885
PLS/P.E. MD Reg. No.

STATE OF MARYLAND — JASON A. EVANS — No. 39885 — PROFESSIONAL ENGINEER

Montgomery County Review:
☐ Approved
☐ Disapproved
By: _____
Date: _____

Form Reformatted: March, 2000

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

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: Gables White Flint — Preliminary Plan Number: 1- 20150010

Street Name: Grand Park Ave — Master Plan Road Classification: Primary

Posted Speed Limit: 35 mph

Street/Driveway #1 (Private Street B) — Street/Driveway #2 (Private Street A)

Sight Distance (feet)	OK?	Sight Distance (feet)	OK?
Right 366'	Yes	Right	
Left 279'	Yes	Left	

Comments: Sight distance left is to the Market Street Intersection

Comments:

GUIDELINES

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

*Source: AASHTO

Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)

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STATE OF MARYLAND — JASON A. EVANS — No. 39885 — PROFESSIONAL ENGINEER

Montgomery County Review:
☐ Approved
☐ Disapproved
By: _____
Date: _____

Form Reformatted: March, 2000

"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.

LAYOUT: SIGHT DIST, Plotted By: evans

GABLES WHITE FLINT

Rockville, Maryland

PREPARED FOR:
LG Georgetown LLC
8280 Greensboro Drive
Suite 605
McLean, VA 22102
703-918-2500
Jorgen Pands

DESIGN CONSULTANTS

ARCHITECTS
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Suite 400
Silver Spring, MD 20910
301-565-4800
Daniel Ashtary

LANDSCAPE ARCHITECTS
NAME
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ADDRESS 2
000.000.0000
CONTACT

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Stephen Kaufman

TRAFFIC ENGINEER
Wells + Associates
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Silver Spring, MD 20910
301-448-1333
Nancy Randall

CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
301.916.4100
Ian P. Duke

DATE

REVISIONS

PROFESSIONAL SEAL

GABLES WHITE FLINT

PARCELS: P665, N610,P/O N628, & P/O EXECUTIVE BLVD R/W

1ST ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 215 NW 06
TAX MAP: GQ62

MNCPPC
120150010

SIGHT DISTANCE STUDY

PROFESSIONAL CERTIFICATION:

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.

SIGNATURE — DATE

JASON EVANS
PRINTED NAME
TITLE: ASSOCIATE

JANUARY 16, 2015
EXPIRATION DATE

LICENSE No. 39885

DRAWN BY: LWA
DESIGNED BY: IPD
DATE ISSUED:

SHEET NO. SIGHT-1

K:\120-2005\08\Loads\plat development\(01)\005_P_SIGHT DISTANCE.dwg - Aug 25, 2014 at 11:41:45 AM