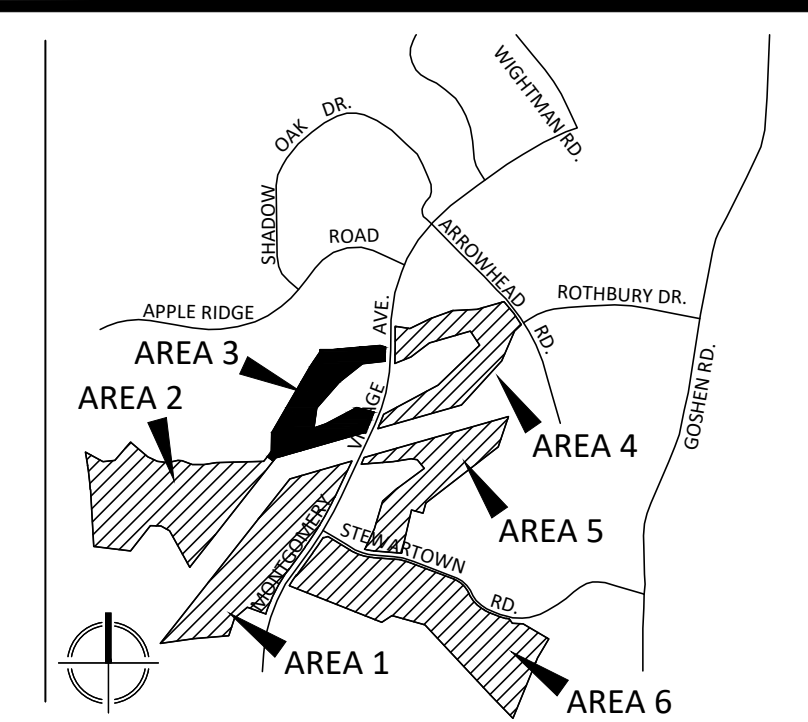
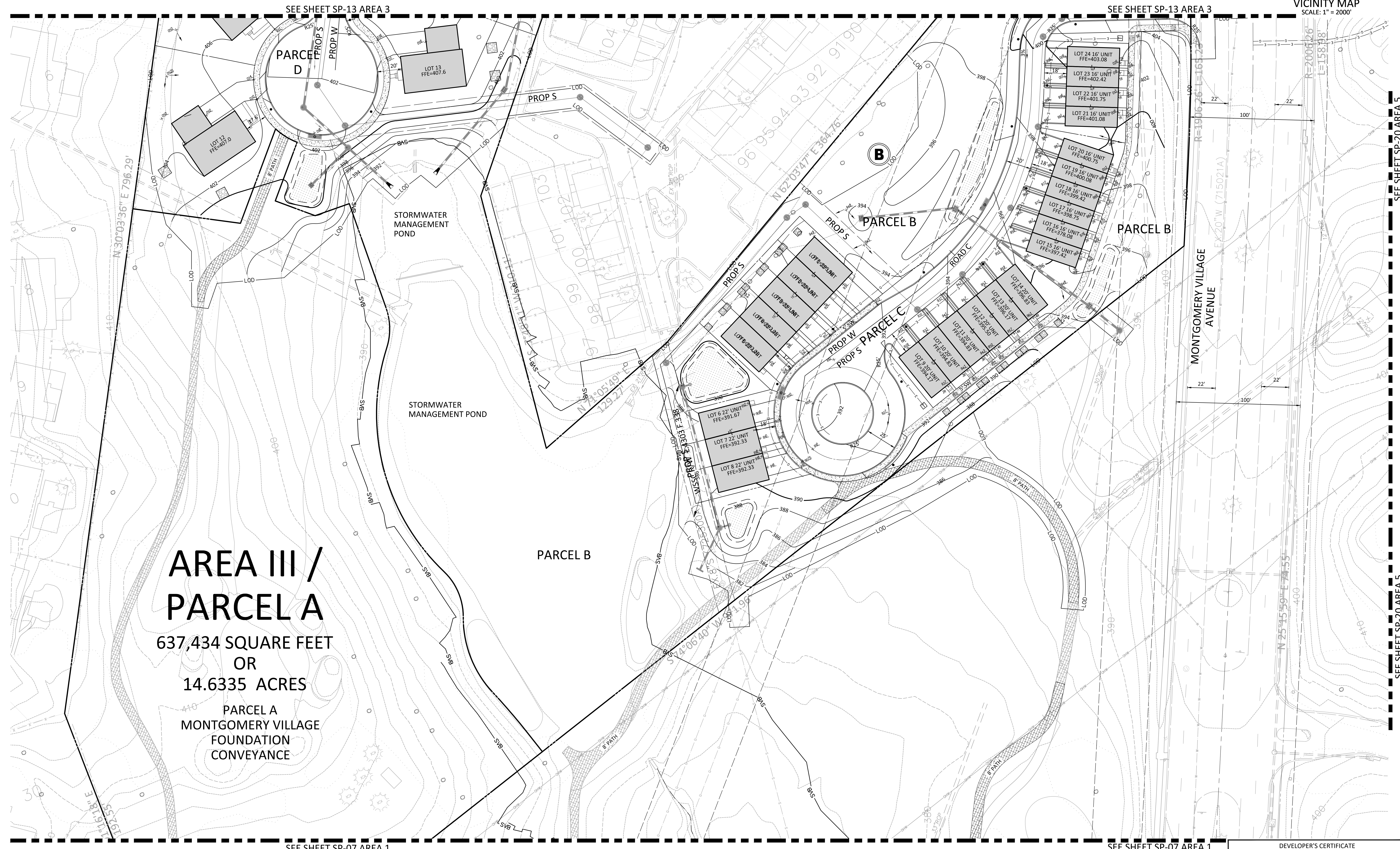


PLAN LEGEND

	PROPERTY LINES		PROPOSED WATER LINE		EXISTING GUY POLE		BUILDING HEIGHT MEASURING POINT
	EXISTING CABLE TELEVISION CONDUIT		PROPOSED SANITARY SEWER WITH STRUCTURE		EXISTING GAS VALVE		PROPOSED BIKE RACKS
	EXISTING EDGE OF PAVEMENT		PROPOSED STORM DRAIN		EXISTING LIGHT POLE		PROPOSED LIGHTS
	EXISTING FENCE LINE		PROPOSED LIMITS OF DISTURBANCE		EXISTING PHONE PEDESTAL		PROPOSED PEDESTRIAN LIGHTS
	EXISTING NATURAL GAS CONDUIT		PROPOSED STORM WATER EASEMENT		EXISTING SANITARY MANHOLE		PROPOSED PARKING LABELS
	EXISTING OVERHEAD WIRES		EXISTING PARKING LABEL		EXISTING STORM DRAIN MANHOLE		PROPOSED HARDSCAPE
	EXISTING TELEPHONE CONDUIT		EXISTING SANITARY CLEANOUT		EXISTING TREE		PROPOSED FIRE HYDRANT
	EXISTING PUBLIC UTILITIES EASEMENTS		EXISTING ELECTRICAL JUNCTION BOX		EXISTING UTILITY POLE		DOOR LOCATION
	EXISTING SANITARY SEWER CONDUIT		EXISTING ELECTRICAL MANHOLE		EXISTING SANITARY MANHOLE		PROPOSED SWIM FACILITY
	EXISTING STORM DRAIN CONDUIT		EXISTING FIRE DEPARTMENT CONNECTION		EXISTING UNKNOWN UTILITY MANHOLE		PROPOSED SWIM FACILITY WITH CHEEK WALL AND CURB CUT
	EXISTING WATER CONDUIT		EXISTING FIRE HYDRANT		EXISTING CABLE TELEVISION PEDESTAL		EXISTING RIGHT-OF-WAY
	EXISTING ZONE LIMITS		EXISTING GAS MANHOLE		EXISTING REINFORCED CONCRETE PIPE		PROPOSED RETAINING WALL
	STREAM VALLEY BUFFER				EXISTING CORRUGATED METAL PIPE		
	100 YEAR FLOODPLAIN BUFFER				EXISTING BUILDING RESTRICTION LINE		
	520				EXISTING RIGHT-OF-WAY		
	524						



VICINITY MAP  
SCALE: 1" = 2000'



# AREA III / PARCEL A

637,434 SQUARE FEET  
OR  
14.6335 ACRES

PARCEL A  
MONTGOMERY VILLAGE  
FOUNDATION  
CONVEYANCE

ENGINEERS PLANNERS  
LANDSCAPE ARCHITECTS SURVEYORS  
VIFA MARYLAND, LLC  
20251 CENTURY BOULEVARD SUITE 400  
GERMANTOWN, MARYLAND 20874  
PHONE: (301) 916-4100  
FAX: (301) 916-2562  
GERMANTOWN, MD. MCELAN, VA.

PREPARED FOR:  
USL2 MR  
MONTGOMERY VILLAGE  
BUSINESS TRUST  
c/o MONUMENT REALTY  
1700 K STREET, N.W., SUITE 600  
WASHINGTON, DC 20006  
202.777.2010  
RUSSELL HINES

DESIGN CONSULTANTS

ARCHITECTS  
TORTI GALLAS AND  
PARTNERS, INC  
1300 SPRING STREET, SUITE 400  
SILVER SPRING, MD 20910  
301.588.4800  
ERIK J. AULESTIA

ATTORNEY  
LERCHE, EARLY & BREWER  
CHTD.  
3 BETHESDA METRO CENTER  
SUITE 460  
BETHESDA, MD 20814  
301.841.3832  
PATRICIA HARRIS

TRAFFIC ENGINEER  
WELLS + ASSOCIATES  
8730 GEORGIA AVENUE, SUITE 200  
SILVER SPRING, MD 20910  
301.448.1333  
KEVIN BERGER

LANDSCAPE ARCHITECT  
VIFA MARYLAND, LLC  
20251 CENTURY BOULEVARD  
SUITE 400  
GERMANTOWN MD, 20874  
301.916.4100  
JOSEPH SLOAN

CIVIL ENGINEER  
VIFA MARYLAND, LLC  
20251 CENTURY BOULEVARD  
SUITE 400  
GERMANTOWN MD, 20874  
301.916.4100  
MIKE GOODMAN

REVISIONS	DATE

PROFESSIONAL SEAL  
STATE OF MARYLAND  
MICHAEL J. HINES  
REGISTERED PROFESSIONAL ENGINEER  
EXPIRATION DATE: 12/31/2018

BLOOM MV  
AREA I-VI  
9TH ELECTION DISTRICT  
MONTGOMERY COUNTY,  
MARYLAND  
WSSC GRID: 227NW09  
TAX MAP: FU342  
SP# 820170130

## DETAILED SITE PLAN AREA 3

DEVELOPER'S CERTIFICATE  
The undersigned agrees to execute all the Features of the Site Plan Approval No. 820170130, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: USL2 MR Montgomery Village Business Trust  
Contact Person: Russell Hines  
Address: 1700 K Street, NW, Suite 600, Washington, DC 20006  
Phone: 202.777.2010  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

DRAWN BY: PJS  
DESIGNED BY: DLK - JS - SCM  
DATE ISSUED: May 5, 2017  
VIFA PROJECT VM1920  
DRAWING NO. XXX  
SHEET NO. SP-12

NOTE: SCHEMATIC DESIGN FOR ENTITLEMENT ONLY,  
NOT FOR CONSTRUCTION OR BIDDING PURPOSES.

LAYOUT: SP-12, Plotted by: soniam