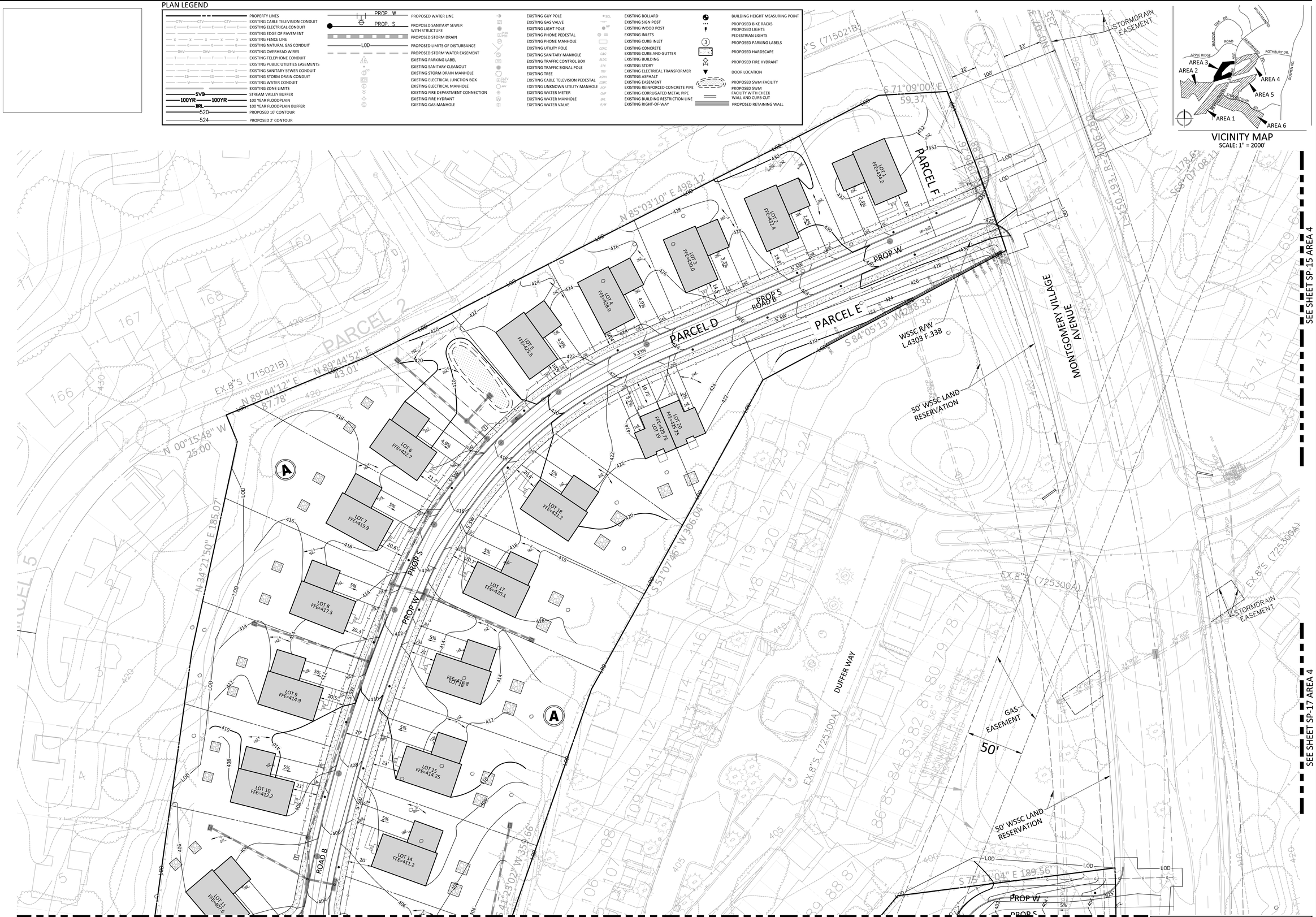
PLAN LEGEND

PROPERTY LINES	PROPOSED WATER LINE
EXISTING CABLE TELEVISION CONDUIT	PROPOSED SANITARY SEWER WITH STRUCTURE
EXISTING ELECTRICAL CONDUIT	PROPOSED STORM DRAIN
EXISTING EDGE OF PAVEMENT	PROPOSED LIMITS OF DISTURBANCE
EXISTING FENCE LINE	PROPOSED STORM WATER EASEMENT
EXISTING NATURAL GAS CONDUIT	EXISTING PARKING LABEL
EXISTING OVERHEAD WIRES	EXISTING SANITARY CLEANOUT
EXISTING TELEPHONE CONDUIT	EXISTING STORM DRAIN MANHOLE
EXISTING PUBLIC UTILITIES EASEMENTS	EXISTING ELECTRICAL JUNCTION BOX
EXISTING SANITARY SEWER CONDUIT	EXISTING ELECTRICAL MANHOLE
EXISTING STORM DRAIN CONDUIT	EXISTING FIRE DEPARTMENT CONNECTION
EXISTING WATER CONDUIT	EXISTING FIRE HYDRANT
EXISTING ZONE LIMITS	EXISTING GAS MANHOLE
STREAM VALLEY BUFFER	EXISTING GUY POLE
100 YEAR FLOODPLAIN	EXISTING GAS VALVE
100 YEAR FLOODPLAIN BUFFER	EXISTING LIGHT POLE
PROPOSED 10' CONTOUR	EXISTING PHONE PEDESTAL
PROPOSED 2' CONTOUR	EXISTING PHONE MANHOLE
	EXISTING UTILITY POLE
	EXISTING SANITARY MANHOLE
	EXISTING TRAFFIC CONTROL BOX
	EXISTING TRAFFIC SIGNAL POLE
	EXISTING TREE
	EXISTING CABLE TELEVISION PEDESTAL
	EXISTING UNKNOWN UTILITY MANHOLE
	EXISTING WATER METER
	EXISTING WATER MANHOLE
	EXISTING WATER VALVE
	EXISTING BOLLARD
	EXISTING SIGN POST
	EXISTING WOOD POST
	EXISTING INLETS
	EXISTING CURB INLET
	EXISTING CONCRETE
	EXISTING CURB AND GUTTER
	EXISTING BUILDING
	EXISTING STORY
	EXISTING ELECTRICAL TRANSFORMER
	EXISTING ASPHALT
	EXISTING EASEMENT
	EXISTING REINFORCED CONCRETE PIPE
	EXISTING CORRUGATED METAL PIPE
	EXISTING BUILDING RESTRICTION LINE
	EXISTING RIGHT-OF-WAY
	BUILDING HEIGHT MEASURING POINT
	PROPOSED BIKE RACKS
	PROPOSED LIGHTS
	PEDESTRIAN LIGHTS
	PROPOSED PARKING LABELS
	PROPOSED HARDSCAPE
	PROPOSED FIRE HYDRANT
	DOOR LOCATION
	PROPOSED SWM FACILITY
	PROPOSED SWM FACILITY WITH CHEEK WALL AND CURB CUT
	PROPOSED RETAINING WALL



VICINITY MAP
SCALE: 1" = 2000'

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

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: _____

0 15' 30' 60'
SCALE: 1" = 30'

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.

PREPARED FOR:
USL2 MR
MONTGOMERY VILLAGE
BUSINESS TRUST
c/o MONUMENT REALTY
1700 K STREET, NW, 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
LERCH, 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
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
301.916.4100
JOSH SLOAN

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

REVISIONS | DATE

PROFESSIONAL SEAL

STATE OF MARYLAND
JEFFREY A. MATZKU
PE No. 21501
PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
NAME: JEFFREY AMATZKU
LICENSE NUMBER: 21501
EXPIRATION DATE: JULY 16, 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

DRAWN BY: PJS
DESIGNED BY: DLK - JS - SCM
DATE ISSUED: May 5, 2017

VIKA PROJECT VM1920
DRAWING NO. XXX
SHEET NO. SP-13

LAYOUT: SP-13, Plotted By: alomar

Z:\1000-9999\VM1920\DGN\SITE\PLOT SHEETS\PLOT AREA 3\VM1920_P_SITE-3.dwg - May 5, 2017