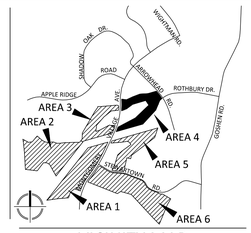
PLAN LEGEND

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




VICINITY MAP
SCALE: 1" = 2000'

# AREA IV / PARCEL B

755,388 SQUARE FEET
OR
17.3413 ACRES

EX. GAS EASEMENT

PARCEL 1 ARROWHEAD PLAT NO. 20112

PARCEL 2-C

PARCEL 2-B

PLAT NO. 20114

STORMWATER MANAGEMENT POND (DRY)

15" STORM PIPE

EX.8"S (715021A)

EX.8"S (715021B)

MONTGOMERY VILLAGE AVENUE

MEADOWCROFT LANE

WSSC R/W L.4303 F.338

PARCEL A

PARCEL B

PARCEL E

ROAD D

PROP W

PROP S

ALLEY 20'

LOT 25 23' UNIT FFE=338.42
LOT 26 22' UNIT FFE=339.08
LOT 24 20' UNIT FFE=337.08
LOT 23 20' UNIT FFE=337.08
LOT 22 20' UNIT FFE=335.67
LOT 21 20' UNIT FFE=335.67
LOT 20 20' UNIT FFE=335.67
LOT 18 20' UNIT FFE=335.67
LOT 17 20' UNIT FFE=335.67
LOT 16 20' UNIT FFE=335.00
LOT 8 22' UNIT FFE=337.92
LOT 7 22' UNIT FFE=338.38
LOT 6 22' UNIT FFE=339.25
LOT 5 22' UNIT FFE=339.25
LOT 4 22' UNIT FFE=339.92
LOT 3 22' UNIT FFE=340.58
LOT 2 22' UNIT FFE=341.25
LOT 1 22' UNIT FFE=341.35
LOT 32 20' UNIT FFE=329.58
LOT 31 20' UNIT FFE=329.58
LOT 30 20' UNIT FFE=329.58
LOT 29 20' UNIT FFE=329.58

N87° 24' 36.11"E 254.260
N64° 30' 29.11"E 339.071
S81° 42' 21.99"E 153.863
S 71°09'00"E 59.37
S53° 49' 09.11"W 246.850
S68° 07' 08.11"W 178.650
S73° 35' 45.11"W 440.940
N34° 26' 36.89"W 176.550
R=1906.26' L=126.88
R=1006.26' L=235.965
R=450.193' L=303.338
WSSC R/W L.4303 F.338
WSSC R/W L.4195 F.808
EX.32" WATER MAIN (FROM COLONIAL PIPELINE ALIGNMENT PLANS) PLS REQUIRED

SEE SHEET SP-16 AREA 4

SEE SHEET SP-17 AREA 4

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

SCALE: 1" = 30'

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: _____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c/o MONUMENT REALTY
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RUSSELL HINES

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MIKE GOODMAN


| REVISIONS | DATE |
|---|---|
| | |

PROFESSIONAL SEAL
STATE OF MARYLAND — JEFFREY A. MATEJU — No. 21053 — REGISTERED 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 AMATEJU
LICENSE NUMBER: 20510
EXPIRATION DATE: 8/27/14 2018

BLOOM MV
AREA I-VI

9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 227NW09
TAX MAP: FU342

SP# 820170130

DETAILED SITE PLAN AREA 4

| | |
|---|---|
| DRAWN BY: | PJS |
| DESIGNED BY: | DLK - JS - SCM |
| DATE ISSUED: | May 5, 2017 |
| VIKA PROJECT | VM1920 |
| DRAWING NO. | XXX |
| SHEET NO. | SP-15 |

LAYOUT: SP-15, Plotted By: dlamar

Z:\2000-PROJECTS\VM1920\CAD\SITE\PLOT SHEETS\PLOT AREA 4\VM1920SP_SITE-4.dwg - May 5, 2017