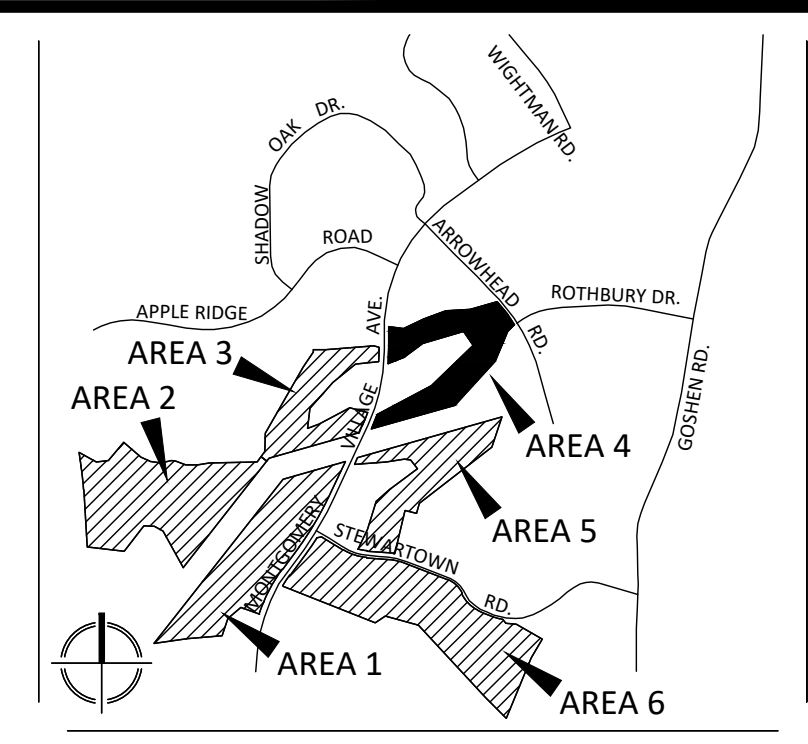


PLAN LEGEND

	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 LIGHTS
	EXISTING ELECTRICAL CONDUIT		PROPOSED STORM DRAIN		EXISTING LIGHT POLE		PEDESTRIAN LIGHTS
	EXISTING EDGE OF PAVEMENT		PROPOSED LIMITS OF DISTURBANCE		EXISTING PHONE PEDESTAL		PROPOSED PARKING LABELS
	EXISTING FENCE LINE		PROPOSED STORM WATER EASEMENT		EXISTING PHONE MANHOLE		PROPOSED CONCRETE PATH
	EXISTING NATURAL GAS CONDUIT		EXISTING PARKING LABEL		EXISTING UTILITY POLE		PROPOSED ASPHALT PATH
	EXISTING OVERHEAD WIRES		EXISTING SANITARY CLEANOUT		EXISTING SANITARY MANHOLE		PROPOSED FIRE HYDRANT
	EXISTING TELEPHONE CONDUIT		EXISTING STORM DRAIN MANHOLE		EXISTING TRAFFIC SIGNAL POLE		DOOR LOCATION
	EXISTING PUBLIC UTILITIES EASEMENTS		EXISTING ELECTRICAL JUNCTION BOX		EXISTING TREE		PROPOSED SWM FACILITY WITH CHECK WALL AND CURB CUT
	EXISTING SANITARY SEWER CONDUIT		EXISTING FIRE DEPARTMENT CONNECTION		EXISTING CABLE TELEVISION PEDESTAL		PROPOSED RETAINING WALL
	EXISTING STORM DRAIN CONDUIT		EXISTING FIRE HYDRANT		EXISTING REINFORCED CONCRETE PIPE		PROPOSED STORM DRAIN
	EXISTING WATER CONDUIT		EXISTING GAS MANHOLE		EXISTING CORRUGATED METAL PIPE		PROPOSED MAIL BOX
	EXISTING ZONE LIMITS		EXISTING WATER METER		EXISTING BUILDING RESTRICTION LINE		
	STREAM VALLEY BUFFER		EXISTING WATER MANHOLE		EXISTING RIGHT-OF-WAY		
	100 YEAR FLOODPLAIN BUFFER		EXISTING WATER VALVE				
	100 YEAR FLOODPLAIN BUFFER						
	PROPOSED 10' CONTOUR						
	PROPOSED 2' CONTOUR						



PREPARED FOR:
USL2 MR
MONTGOMERY VILLAGE
BUSINESS TRUST
c/o MONUMENT REALTY
750 17th STREET, NW, SUITE 1100
WASHINGTON, DC 20006
202.777.2010
RUSSELL HINES

DESIGN CONSULTANTS

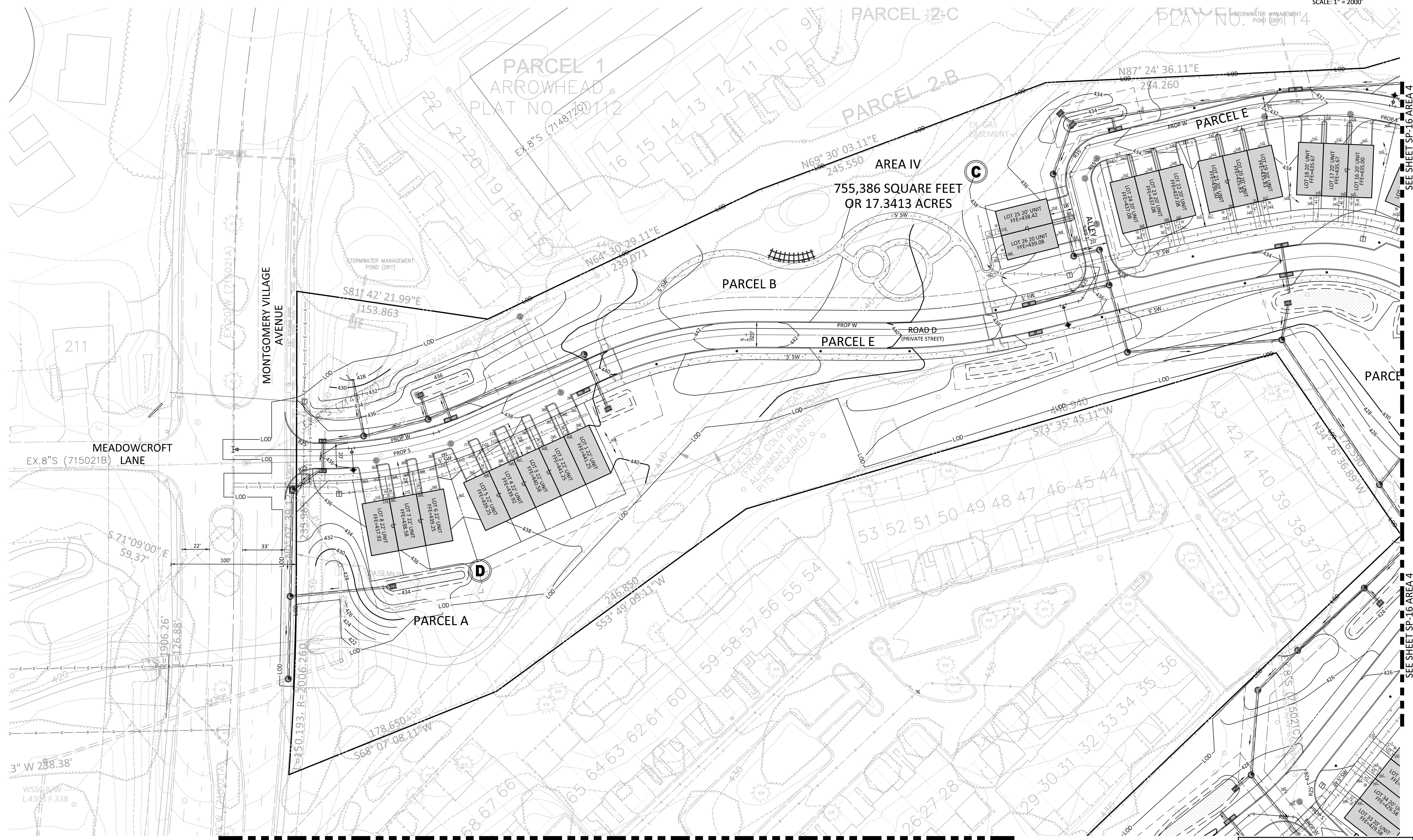
ARCHITECTS
TORTI GALLAS AND
PARTNERS, INC
1300 SPRING STREET, SUITE 400
SILVER SPRING, MD 20910
301.588.4800
ERIK J. AULESTIA

ATTORNEY
LEROCH, 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

NO.	DATE	REVISIONS
1	08/09/17	DRC COMMENTS
2	08/31/17	REVIEWERS COMMENTS

PROFESSIONAL SEAL

STATE OF MARYLAND

REGISTERED PROFESSIONAL ENGINEER

VIKA MARYLAND, LLC

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: VIKA MARYLAND
LICENSE NUMBER: 0000
EXPIRATION DATE: 00/01/00

BLOOM MV AREA I-VI

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

SP# 820170130

DETAILED SITE PLAN AREA 4

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: 2200 K Street, NW, Suite 600, Washington, DC 20006

Phone: 202.777.2010

Signature: _____ Date: _____

SCALE: 1" = 30'

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

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

VIKA PROJECT: VM1920
DRAWING NO.: XXX
SHEET NO.: SP-15