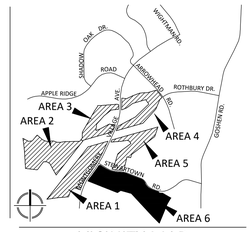
PLAN LEGEND

- PROPERTY LINES
- EXISTING CABLE TELEVISION CONDUIT
- EXISTING ELECTRICAL CONDUIT
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE LINE
- EXISTING NATURAL GAS CONDUIT
- EXISTING OVERHEAD WIRES
- EXISTING TELEPHONE CONDUIT
- EXISTING PUBLIC UTILITIES EASEMENTS
- EXISTING SANITARY SEWER CONDUIT
- EXISTING STORM DRAIN CONDUIT
- EXISTING WATER CONDUIT
- EXISTING ZONE LIMITS
- SVB — STREAM VALLEY BUFFER
- 100YR — 100 YEAR FLOODPLAIN
- BRL — 100 YEAR FLOODPLAIN BUFFER
- 520 — PROPOSED 10' CONTOUR
- 524 — PROPOSED 2' CONTOUR
- PROP. W — PROPOSED WATER LINE
- PROP. S — PROPOSED SANITARY SEWER WITH STRUCTURE
- PROPOSED STORM DRAIN
- LOD — PROPOSED LIMITS OF DISTURBANCE
- PROPOSED STORM WATER EASEMENT
- EXISTING PARKING LABEL
- EXISTING SANITARY CLEANOUT
- EXISTING STORM DRAIN MANHOLE
- EXISTING ELECTRICAL JUNCTION BOX
- EXISTING ELECTRICAL MANHOLE
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING FIRE HYDRANT
- EXISTING GAS MANHOLE
- EXISTING GUY POLE
- EXISTING GAS VALVE
- EXISTING LIGHT POLE
- EXISTING PHONE PEDESTAL
- 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 CONCRETE PATH
- PROPOSED ASPHALT PATH
- PROPOSED FIRE HYDRANT
- DOOR LOCATION
- PROPOSED SWM FACILITY
- PROPOSED SWM FACILITY WITH CHEEK WALL AND CURB CUT
- PROPOSED RETAINING WALL
- PROPOSED STORM DRAIN
- PROPOSED MAIL BOX



VICINITY MAP
SCALE: 1" = 2000'

SEE SHEET SP-21 AREA 5

SEE SHEET SP-06 AREA 1

SEE SHEET SP-24 AREA 6

STEWARTOWN ROAD

S 58°27'51" E 268.37'

R=544.30' L=257.13'

N 76°40'38" E 50.49'

PROPOSED ROAD DEDICATION, FUTURE TURN LANE TO BE CONSTRUCTED BY OTHERS.

PROPOSED FUTURE PUE EASEMENT, ASSOCIATED WITH FUTURE DEDICATION, TURN LANE TO BE CONSTRUCTED BY OTHERS.

MONTGOMERY VILLAGE AVENUE

EX. 20' W (7450'+/-)

R=585.41' L=195.11'

N 53°48'16" W 9.99'

R=158.07' L=136.37'

ROAD H (PRIVATE ROAD)

8' SHARED USE PATH

PROP W

PROP S

LOT 1 22' UNIT FFE=374.33

LOT 2 22' UNIT FFE=373.33

LOT 3 22' UNIT FFE=374.33

LOT 4 22' UNIT FFE=373.33

LOT 5 22' UNIT FFE=373.67

LOT 6 22' UNIT FFE=373.67

LOT 7 22' UNIT FFE=373.25

LOT 8 22' UNIT FFE=372.58

LOT 9 22' UNIT FFE=372.58

PARCEL B

POND G INLINE

AREA VI

1,693,423 SQUARE FEET
OR
38.8756 ACRES

PARCEL A
MNCPPC
PARK LAND
CONVEYANCE

WSSC R/W L. 4216 F. 479

STORM_PIPE_(SIZE_UNKNOWN)
(EXACT LOCATION UNKNOWN)

EX.8"S

EX.21"S (6726'+/-)

WSSC R/W L. 3897 F. 395

PARCEL C

LOT 10 22' UNIT FFE=372.42

LOT 11 22' UNIT FFE=373.08

LOT 12 22' UNIT FFE=374.50

LOT 13 22' UNIT FFE=375.17

LOT 14 22' UNIT FFE=375.50

LOT 15 22' UNIT FFE=376.83

LOT 16 22' UNIT FFE=377.00

LOT 17 22' UNIT FFE=377.67

LOT 18 22' UNIT FFE=378.33

LOT 19 22' UNIT FFE=379.00

LOT 20 22' UNIT FFE=379.67

N 68°24'34" W 1032.75'

S 56°53'39" W 127.00'

B

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'

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

LAYOUT: SP--23, Plotted By: grimm

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
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
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
DRC COMMENTS	08/09/17
REVIEWERS COMMENTS	08/31/17

PROFESSIONAL SEAL

STATE OF MARYLAND
JEFFREY AMATEAU
No. 21051
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 AMATEAU
LICENSE NUMBER: 20510
EXPIRATION DATE: OCT 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 6

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

VIKA PROJECT VM1920

DRAWING NO. XXX

SHEET NO. SP-23

Z:\000-PROJ\VM20\CAD\SITE\PLOT SHEETS\PLOT AREA 6\VM20200_P_SITE-6.dwg -- September 1, 2017