



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. AUGUSTIA

ATTORNEY
LEIGHT, 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

PLAN LEGEND

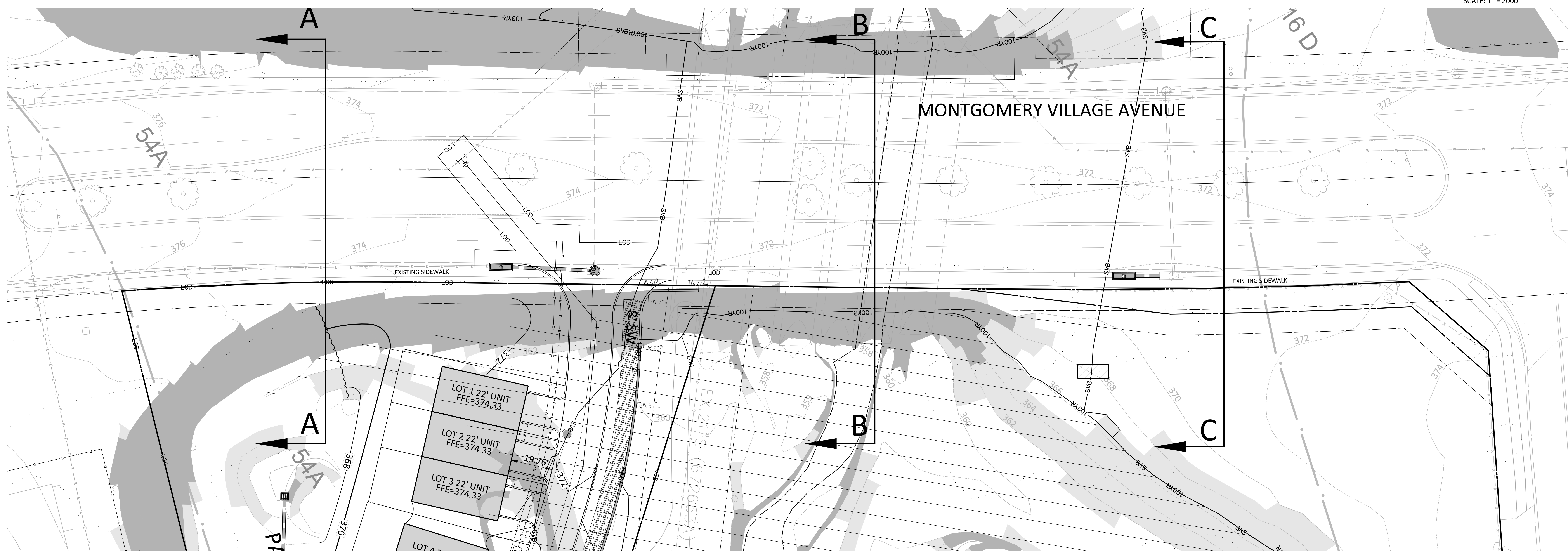
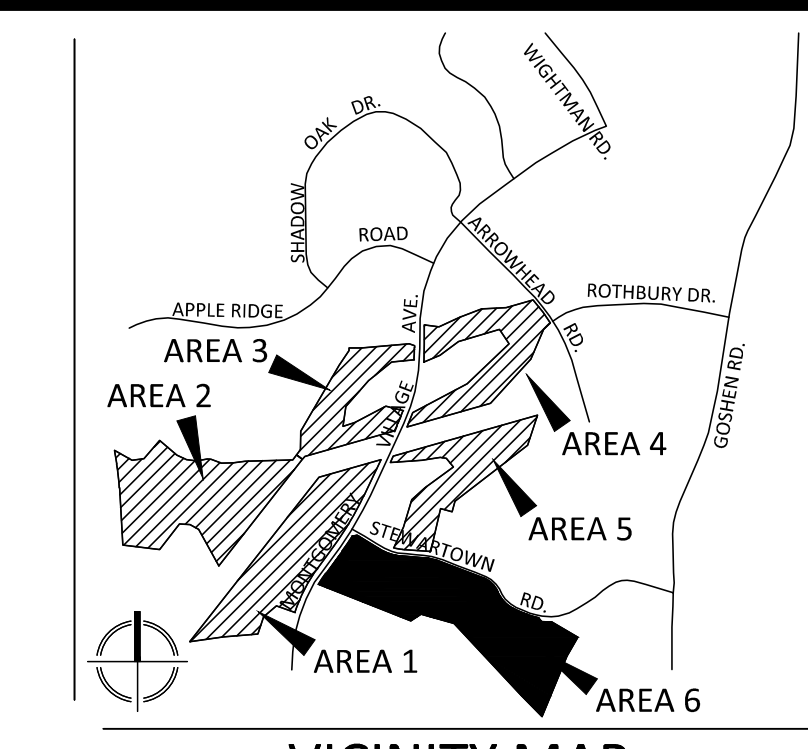
- CTV CTV CTV PROPERTY LINES
- EXISTING CABLE TELEVISION CONDUIT
- EXISTING ELECTRICAL CONDUIT
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE LINE
- DHV DHV DHV EXISTING NATURAL GAS CONDUIT
- EXISTING OVERHEAD WIRES
- T T T T EXISTING TELEPHONE CONDUIT
- EXISTING PUBLIC UTILITIES EASEMENTS
- S S S S EXISTING SANITARY SEWER CONDUIT
- SD SD SD SD EXISTING STORM DRAIN CONDUIT
- EXISTING WATER CONDUIT
- EXISTING ZONE LIMITS
- 100YR 100YR 100YR STREAM VALLEY BUFFER
- 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
- L0D 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

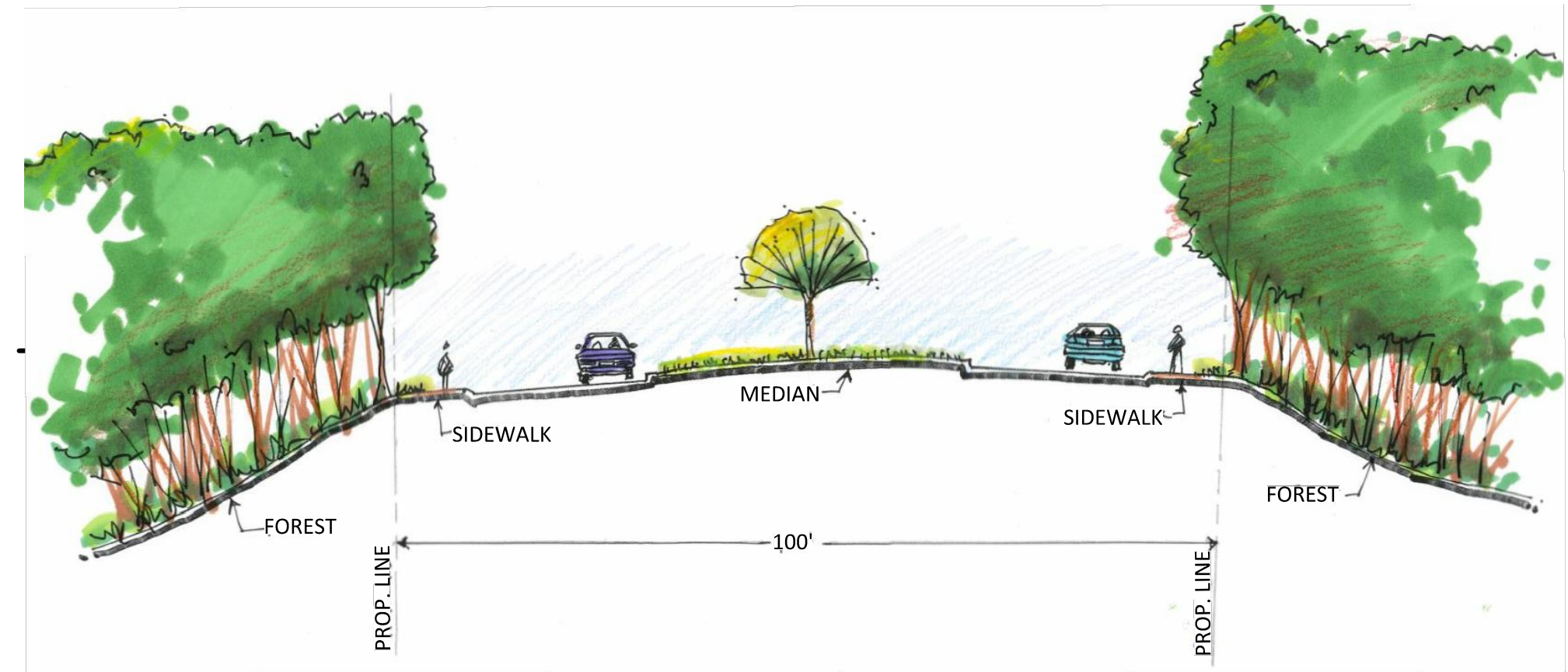
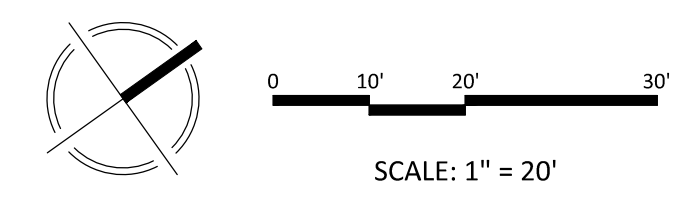
- EXISTING GUY POLE
- EXISTING GAS VALVE
- EXISTING LIGHT POLE
- EXISTING PHONE PEDESTAL
- EXISTING PHONE MANHOLE
- EXISTING UTILITY POLE
- EXISTING SANITARY MANHOLE
- EXISTING TRAFFIC CONTROL BOX
- EXISTING TREE
- EXISTING CABLE TELEVISION PEDESTAL
- EXISTING UNKNOWN UTILITY MANHOLE
- EXISTING WATER 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

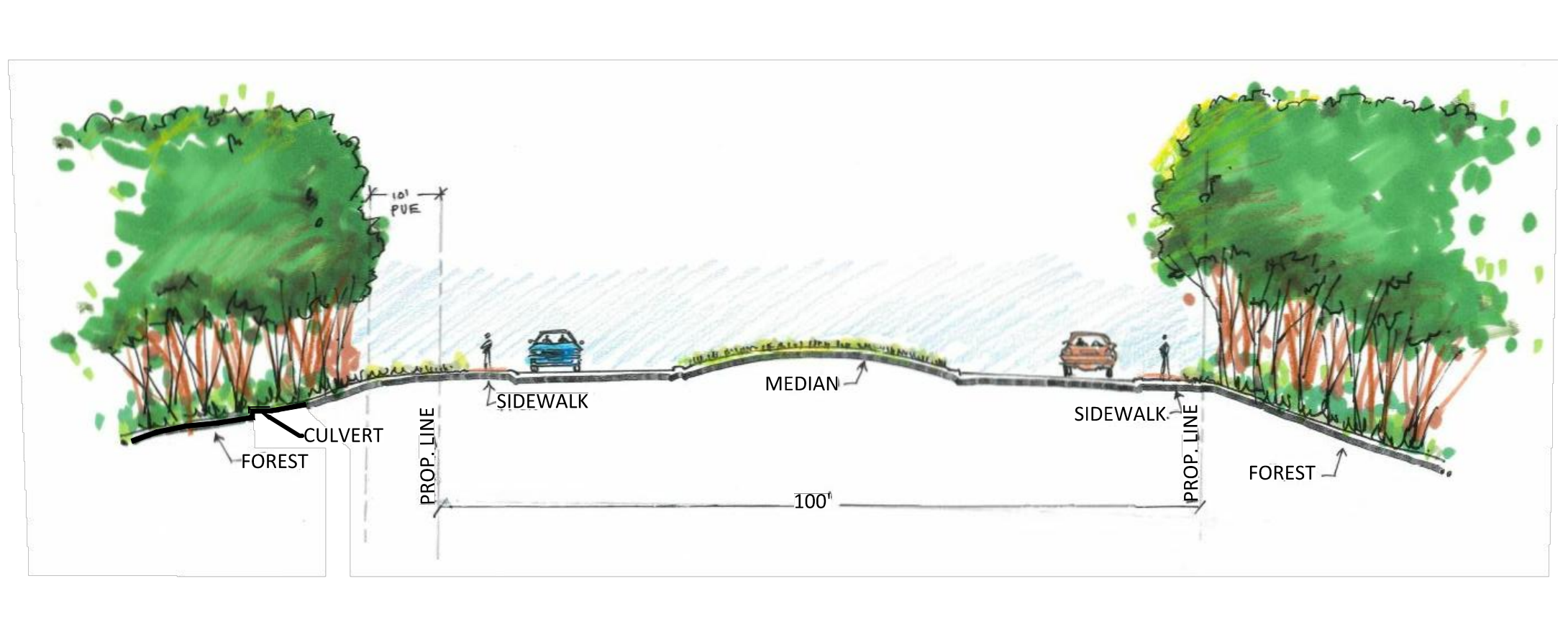
- BUILDING HEIGHT MEASURING POINT
- PROPOSED BIKE RACKS
- PROPOSED LIGHTS
- PEDESTRIAN LIGHTS
- PROPOSED PARKING LABELS
- PROPOSED HARDSCAPE
- PROPOSED FIRE HYDRANT
- DOOR LOCATION
- PROPOSED SWM FACILITY
- PROPOSED SWM FACILITY WITH CHEEK WALL AND CURB CUT
- PROPOSED RETAINING WALL



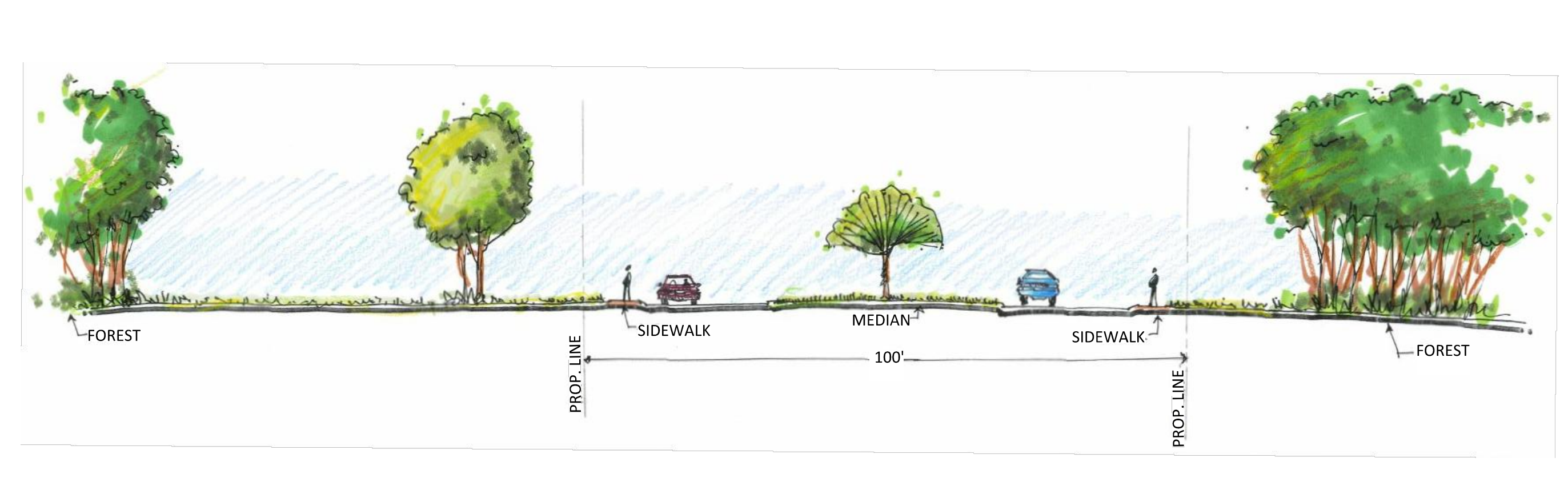
SHARED USE PATH - PLAN VIEW
SCALE: 1" = 20'



SHARED USE PATH - SECTION A
SCALE: 1" = 20'



SHARED USE PATH - SECTION B
SCALE: 1" = 20'



SHARED USE PATH - SECTION C
SCALE: 1" = 20'

NOTE: SCHEMATIC DESIGN FOR ENTIREMENT 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: _____

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

MONTGOMERY VILLAGE AVENUE SHARED USE PATH ENVIRONMENTAL RESTRICTIONS AREA VI

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

Vika PROJECT VM1920
DRAWING NO. XXX