

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, Maryland 20910
301.588.4800
ERIK J. AULESTIA

ATTORNEY
LERCHE, EARLY, & BREWER
3 Bethesda Metro Center
Suite 450
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

CIVIL ENGINEER &
LANDSCAPE ARCHITECT
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
301.916.4100
JEFFREY AMATEAU



LEGEND

- SITE BOUNDARY
- STREAM CENTERLINE
- SVB ——— STREAM VALLEY BUFFER
- MNCPPC --- EX. MNCPPC FLOODPLAIN
- FEMA --- EX. FEMA FLOODPLAIN
- 100YR ——— PROP. FLOODPLAIN APPROVED BY MCDPS

- NO CHANGE: 2,399,376 SF
(BETWEEN PRE-PROJECT PLAN
FLOODPLAIN AND POST-PROJECT PLAN
FLOODPLAIN)
- NET ADDITIONAL AREA: 9,222 SF
(POST-PROJECT PLAN FLOODPLAIN
EXPANSION)
- NET REDUCED AREA: 328,803 SF
(POST-PROJECT PLAN FLOODPLAIN
REDUCTION)

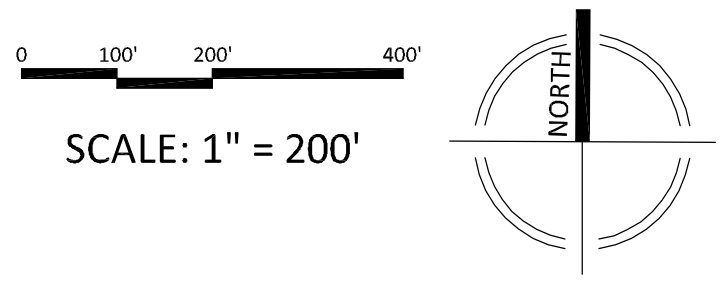
REVISIONS	DATE

PROFESSIONAL SEAL

**BLOOM MV
AREAS I-VI**
9TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 227NW09,10 &
226NW09
TAX MAP: FU341, 342, 343

**ENVIRONMENTAL
GUIDELINES
EXHIBIT**

DRAWN BY: _____
DESIGNED BY: _____
DATE ISSUED: DEC. 5, 2016
Vika PROJECT VM1920



LAYOUT: ENV EXHIBIT, Plotted By: chignon

I:\2016-2017\1920\CAD\PRELIMINARY\PLAT - SHEETS\1920_P1_ENVI01_GUIDELINES.dwg - Friday, December 02, 2016 9:16:08 AM