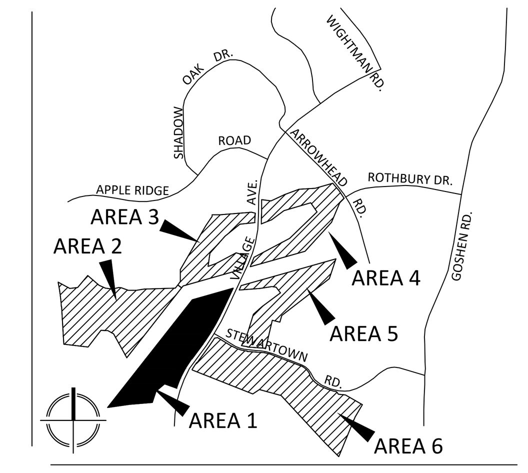
PLAN LEGEND

PROPERTY LINES	PROPOSED WATER LINE (PROP. W)
EXISTING CABLE TELEVISION CONDUIT (CTV)	PROPOSED SANITARY SEWER WITH STRUCTURE (PROP. S)
EXISTING ELECTRICAL CONDUIT (E)	PROPOSED STORM DRAIN
EXISTING EDGE OF PAVEMENT	PROPOSED LIMITS OF DISTURBANCE (LOD)
EXISTING FENCE LINE (X)	PROPOSED STORM WATER EASEMENT
EXISTING NATURAL GAS CONDUIT (G)	EXISTING PARKING LABEL
EXISTING OVERHEAD WIRES (OHW)	EXISTING SANITARY CLEANOUT
EXISTING TELEPHONE CONDUIT (T)	EXISTING STORM DRAIN MANHOLE
EXISTING PUBLIC UTILITIES EASEMENTS	EXISTING ELECTRICAL JUNCTION BOX
EXISTING SANITARY SEWER CONDUIT (S)	EXISTING ELECTRICAL MANHOLE
EXISTING STORM DRAIN CONDUIT (SD)	EXISTING FIRE DEPARTMENT CONNECTION
EXISTING WATER CONDUIT (W)	EXISTING FIRE HYDRANT
EXISTING ZONE LIMITS	EXISTING GAS MANHOLE
STREAM VALLEY BUFFER (SVB)	
100 YEAR FLOODPLAIN (100YR)	
100 YEAR FLOODPLAIN BUFFER (BRL)	
PROPOSED 10' CONTOUR (520)	
PROPOSED 2' CONTOUR (524)	

EXISTING GUY POLE	EXISTING BOLLARD (BOL)
EXISTING GAS VALVE	EXISTING SIGN POST
EXISTING LIGHT POLE	EXISTING WOOD POST (WP)
EXISTING PHONE PEDESTAL (PHN PED)	EXISTING INLETS
EXISTING PHONE MANHOLE	EXISTING CURB INLET
EXISTING UTILITY POLE	EXISTING CONCRETE (CONC.)
EXISTING SANITARY MANHOLE	EXISTING CURB AND GUTTER (C&G)
EXISTING TRAFFIC CONTROL BOX (TC)	EXISTING BUILDING (BLDG.)
EXISTING TRAFFIC SIGNAL POLE	EXISTING STORY (STY.)
EXISTING TREE	EXISTING ELECTRICAL TRANSFORMER (TRV)
EXISTING CABLE TELEVISION PEDESTAL (CATV PED)	EXISTING ASPHALT (ASPH.)
EXISTING UNKNOWN UTILITY MANHOLE (MH)	EXISTING EASEMENT (ESMT.)
EXISTING WATER METER	EXISTING REINFORCED CONCRETE PIPE (RCP)
EXISTING WATER MANHOLE	EXISTING CORRUGATED METAL PIPE (CMP)
EXISTING WATER VALVE	EXISTING BUILDING RESTRICTION LINE (BRL)
	EXISTING RIGHT-OF-WAY (R/W)

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

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



VICINITY MAP
SCALE: 1" = 2000'

SCALE: 1" = 30'

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LANDSCAPE ARCHITECTS SURVEYORS
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MIKE GOODMAN

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

PROFESSIONAL SEAL

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: JULY 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 1

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: ________

DRAWN BY: PJS
DESIGNED BY: DLK - JS - SCM
DATE ISSUED: May 5, 2017
VIKA PROJECT: VM1920
DRAWING NO.
SHEET NO. SP-07

LAYOUT: SP-07, Plotted By: grimm

Z:\1000-9999\1920\CADD\SITE\PLOT SHEETS\PLOT AREA 1\1920200_P_SITE-1.dwg ~ September 1, 2017