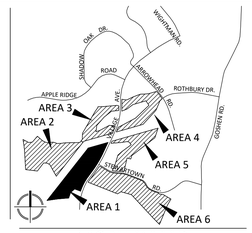
PLAN LEGEND

- 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
- 520 PROPOSED 10' CONTOUR
- 524 PROPOSED 2' CONTOUR
- 8"W PROPOSED WATER LINE
- 8"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 HSRDSCAPE
- PROPOSED FIRE HYDRANT
- DOOR LOCATION
- PROPOSED SWM FACILITY
- PROPOSED SWM FACILITY WITH CHEEK WALL AND CURB CUT

SEE SHEET HS-09 AREA 3



VICINITY MAP
SCALE: 1" = 2000'

SEE SHEET HS-07 AREA 2

SEE SHEET HS-18 AREA 5

SEE SHEET HS-03 AREA 1

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

SCALE: 1" = 30'

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: _____

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GERMANTOWN, MARYLAND 20874
PHONE: (301) 916-4100
FAX: (301) 916-2262
GERMANTOWN, MD. MCLEAN, VA.

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c/o MONUMENT REALTY
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MIKE GOODMAN

REVISIONS | DATE

PROFESSIONAL SEAL

STATE OF MARYLAND · JOSHUA SLOAN · No. 3776 · LANDSCAPE ARCHITECT

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
NAME: JOSHUA SLOAN, RLA, ASLA
LICENSE NUMBER: 3776
EXPIRATION DATE: MAY 13, 2018

BLOOM MV AREA I-VI

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

SP# 820170130

AREA 1 DETAILED HARDSCAPE PLAN

DRAWN BY: PJS
DESIGNED BY: DLK - JS - SCM
DATE ISSUED: May 5, 2017
VIKA PROJECT VM1920
DRAWING NO.
SHEET NO. HS-04

Z:\1000-9999\VM1920\CADD\SITE\PLOT SHEETS\PLOT AREA 1\VM1920HS_P_AS1.dwg - May 5, 2017

LAYOUT: HS-04, Plotted By: schellin