PLAN LEGEND

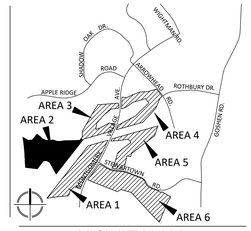
- PROPERTY LINES
- EXISTING CABLE TELEVISION CONDUIT
- EXISTING ELECTRICAL CONDUIT
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE LINE
- EXISTING NATURAL GAS CONDUIT
- EXISTING OVERHEAD WIRES
- EXISTING TELEPHONE CONDUIT
- EXISTING PUBLIC UTILITIES EASEMENTS
- EXISTING SANITARY SEWER CONDUIT
- EXISTING 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 HS-06 AREA 2

SEE SHEET HS-03 AREA 1

MATHLINE SEE SHEET HS-04 AREA 1

EXISTING PATH

PROPOSED TRAIL TO MEET EXISTING PATH

PROPOSED STEWARTOWN ROAD

ALLEY

LOT 1 16' UNIT
LOT 2 16' UNIT
LOT 3 16' UNIT
LOT 4 16' UNIT
LOT 5 16' UNIT
LOT 6 16' UNIT
LOT 7 20' UNIT
LOT 8 20' UNIT
LOT 9 20' UNIT
LOT 10 20' UNIT
LOT 11 20' UNIT
LOT 12 20' UNIT
LOT 13 20' UNIT
LOT 14 20' UNIT
LOT 15 20' UNIT
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LOT 32 20' UNIT
LOT 33 20' UNIT
LOT 34 20' UNIT
LOT 45
LOT 46
LOT 47
LOT 48
LOT 49
LOT 50

MAILBOX
FENCE
DRY WELL (TYP)
PEPCO ACCESS GATE
SWM ACCESS ROAD 10% MAX SLOPE (GRASS)
WSSC R/W L4196 F455
FIRE ADDRESS SIGNAGE (TYP)
GAS PIPELINE TEST

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
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GERMANTOWN, MD. MCLEAN, VA.

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MIKE GOODMAN

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

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: SEPT 13, 2018

BLOOM MV
AREA I-VI

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

SP# 820170130

AREA 2 DETAILED HARDSCAPE PLAN

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

Z:\VM00-9999\VM0\CAD\SITE\PLOT SHEETS\PLOT AREA 2\VM0200_P_HS-2.dwg – September 1, 2017

LAYOUT: HS-07, Plotted By: grimm