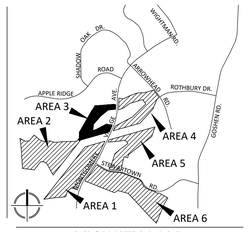
PLAN LEGEND

- 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'

MATCHLINE SEE SHEET HS-10 AREA 3

MATCHLINE SEE SHEET HS-10 AREA 3

MATCHLINE SEE SHEET HS-## AREA 5

MATCHLINE SEE SHEET HS-17 AREA 5

MATCHLINE SEE SHEET HS-04 AREA 1

MATCHLINE SEE SHEET HS-04 AREA 1

LOT 12
LOT 13
STORMWATER MANAGEMENT POND
STORMWATER MANAGEMENT POND
EX. PATH TO BE REMOVED
PROPOSED TRAIL TO MEET EXISTING PATH
EXISTING PATH TO REMAIN
AREA III
637,434 SQUARE FEET
OR
14.6335 ACRES
EXISTING PATH TO REMAIN
EXISTING PATH TO REMAIN
PROPOSED TRAIL TO MEET EXISTING PATH
EXISTING PATH TO REMAIN
PROPOSED TRAIL TO MEET EXISTING PATH
EXISTING PATH
PROPOSED TRAIL TO MEET EXISTING PATH
EX. PATH TO BE REMOVED
EX. PATH TO BE REMOVED
EX. PATH TO BE REMOVED
OPEN PLAY AREA
ROAD C (PRIVATE STREET)
MAILBOX
MAILBOX
MONTGOMERY VILLAGE AVENUE
LOT 24 16' UNIT
LOT 23 16' UNIT
LOT 22 16' UNIT
LOT 21 16' UNIT
LOT 20 16' UNIT
LOT 19 16' UNIT
LOT 18 16' UNIT
LOT 17 16' UNIT
LOT 16 16' UNIT
LOT 15 16' UNIT
LOT 1 22' UNIT
LOT 2 22' UNIT
LOT 3 22' UNIT
LOT 4 22' UNIT
LOT 5 22' UNIT
LOT 6 22' UNIT
LOT 7 22' UNIT
LOT 8 22' UNIT
LOT 14 20' UNIT
LOT 13 20' UNIT
LOT 12 20' UNIT
LOT 11 20' UNIT
LOT 10 20' UNIT
LOT 9 20' UNIT
PIPE LINE COMPANY L. 3104 F. 700 ANF L. 3502 F. 322
PIPE LINE COMPANY L. 3059 F. 315, L. 3075 F. 16, L. 3104 F. 700 ANF L. 3502 F. 322
WSSC 227NW1 (303 FEET)
100' R/W PLAT NOS 9959 THRU 9961

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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FAX: (301) 916-2262
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.
LICENSE NUMBER: 3776 N.A. SOA
LICENSE NUMBER: [illegible]
EXPIRATION DATE: 5/27/11.2018

BLOOM MV
AREA I-VI

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

SP# 820170130

AREA 3 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-09

Z:\VM1920-VMV\VLAND\SHEETS\VLAY SHEETS\VLAY1 AREA 3\VM1920_JS-3.dwg - September 1, 2017