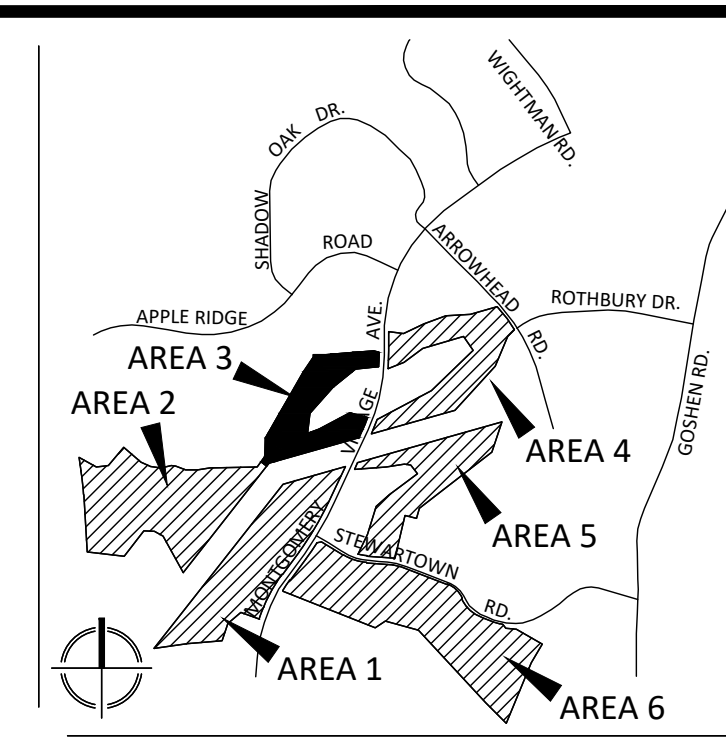


**PLAN LEGEND**

	PROPERTY LINES		PROPOSED WATER LINE		EXISTING GAS POLE		BUILDING HEIGHT MEASURING POINT
	EXISTING CABLE TELEVISION CONDUIT		PROPOSED SANITARY SEWER WITH STRUCTURE		EXISTING GAS VALVE		PROPOSED BIKE RACKS
	EXISTING EDGE OF PAVEMENT		PROPOSED STORM DRAIN		EXISTING LIGHT POLE		PROPOSED LIGHTS
	EXISTING FENCE LINE		PROPOSED LIMITS OF DISTURBANCE		EXISTING PHONE PEDESTAL		PEDESTRIAN LIGHTS
	EXISTING NATURAL GAS CONDUIT		PROPOSED STORM WATER EASEMENT		EXISTING PHONE MANHOLE		PROPOSED PARKING LABELS
	EXISTING OVERHEAD WIRES		EXISTING SANITARY CLEANOUT		EXISTING UTILITY POLE		PROPOSED CONCRETE PATH
	EXISTING TELEPHONE CONDUIT		EXISTING STORM DRAIN MANHOLE		EXISTING UNKNOWN UTILITY MANHOLE		PROPOSED ASPHALT PATH
	EXISTING PUBLIC UTILITIES EASEMENTS		EXISTING ELECTRICAL JUNCTION BOX		EXISTING TRAFFIC SIGNAL POLE		PROPOSED FIRE HYDRANT
	EXISTING SANITARY SEWER CONDUIT		EXISTING ELECTRICAL MANHOLE		EXISTING TREE		DOOR LOCATION
	EXISTING STORM DRAIN CONDUIT		EXISTING FIRE DEPARTMENT CONNECTION		EXISTING CABLE TELEVISION PEDESTAL		PROPOSED SWM FACILITY
	EXISTING WATER CONDUIT		EXISTING FIRE HYDRANT		EXISTING REINFORCED CONCRETE PIPE		PROPOSED SWM FACILITY WITH CHEEK WALL AND CURB CUT
	EXISTING ZONE LIMITS		EXISTING GAS MANHOLE		EXISTING CORRUGATED METAL PIPE		PROPOSED RETAINING WALL
	STREAM VALLEY BUFFER				EXISTING BUILDING RESTRICTION LINE		PROPOSED STORM DRAIN
	100 YEAR FLOODPLAIN BUFFER				EXISTING RIGHT-OF-WAY		PROPOSED MAIL BOX
	PROPOSED 10' CONTOUR						
	PROPOSED 2' CONTOUR						



**ENGINEERS PLANNERS**  
LANDSCAPE ARCHITECTS SURVEYORS  
VKA MARYLAND, LLC  
20251 CENTURY BOULEVARD SUITE 400  
GERMANTOWN, MARYLAND 20874  
PHONE: (301) 916-4100  
FAX: (301) 916-2262  
GERMANTOWN, MD. MCLEAN, VA.

PREPARED FOR:  
**USL2 MR MONTGOMERY VILLAGE BUSINESS TRUST**  
c/o MONUMENT REALTY  
750 17th STREET, NW, SUITE 1100  
WASHINGTON, DC 20006  
202.777.2010  
RUSSELL HINES

DESIGN CONSULTANTS

ARCHITECTS  
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TRAFFIC ENGINEER  
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MIKE GOODMAN



MATCHLINE SEE SHEET HS-12 AREA 4

MATCHLINE SEE SHEET HS-14 AREA 4

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

PROFESSIONAL SEAL

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, P.L.A.  
LICENSE NUMBER: 3775  
EXPIRATION DATE: 12/31/2018

**BLOOM MV AREA I-VI**  
9TH ELECTION DISTRICT  
MONTGOMERY COUNTY,  
MARYLAND  
WSSC GRID: 227NW09  
TAX MAP: FU342  
**SP# 820170130**

**AREA 3  
DETAILED  
HARDSCAPE  
PLAN**

**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.

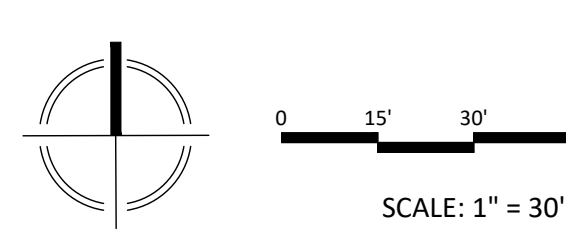
Developer's Name: **USL2 MR Montgomery Village Business Trust**

Contact Person: **Russell Hines**

Address: **2200 K Street, NW, Suite 400, Washington, DC 20006**

Phone: **202.777.2010**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



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