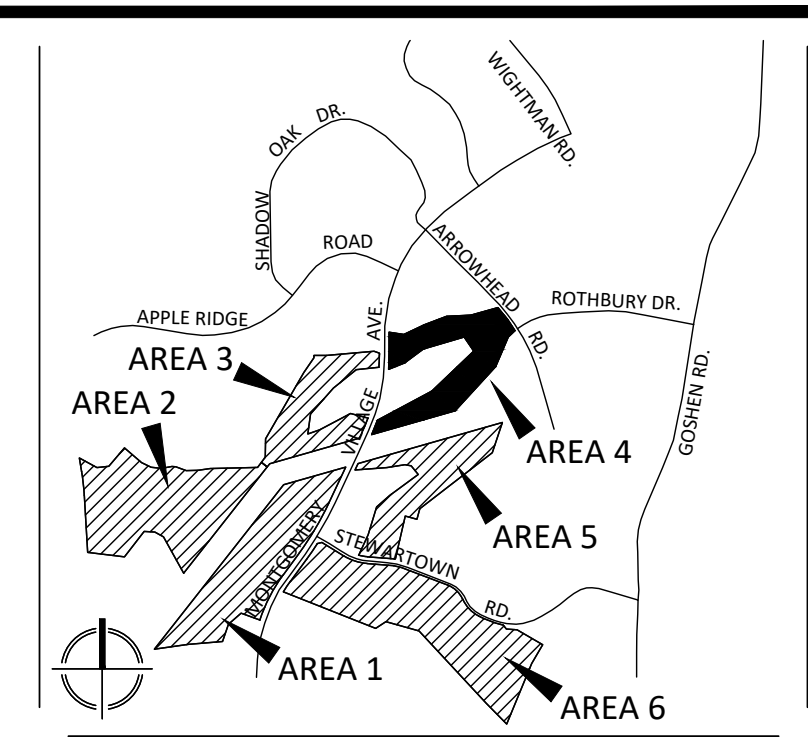


PLAN LEGEND	
	PROPERTY LINES
	EXISTING CABLE TELEVISION CONDUIT
	EXISTING ELECTRICAL CONDUIT
	EXISTING EDGE OF PAVEMENT
	EXISTING FENCE LINE
	EXISTING NATURAL GAS CONDUIT
	EXISTING OVERHEAD WIRES
	EXISTING TELEPHONE CONDUIT
	EXISTING PUBLIC UTILITIES EASEMENTS
	EXISTING SANITARY SEWER CONDUIT
	EXISTING STORM DRAIN CONDUIT
	EXISTING WATER CONDUIT
	EXISTING ZONE LIMITS
	PROPOSED 520' CONTOUR
	PROPOSED 524' CONTOUR
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER WITH STRUCTURE
	PROPOSED STORM DRAIN
	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 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 FIRE HYDRANT
	DOOR LOCATION
	PROPOSED SWM FACILITY
	PROPOSED SWM FACILITY WITH CHEEK WALL AND CURB CUT



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

PREPARED FOR:
USL2 MR
MONTGOMERY VILLAGE
BUSINESS TRUST
c/o MONUMENT REALTY
1700 K STREET, NW, SUITE 600
WASHINGTON, DC 20006
202.777.2010
RUSSELL HINES

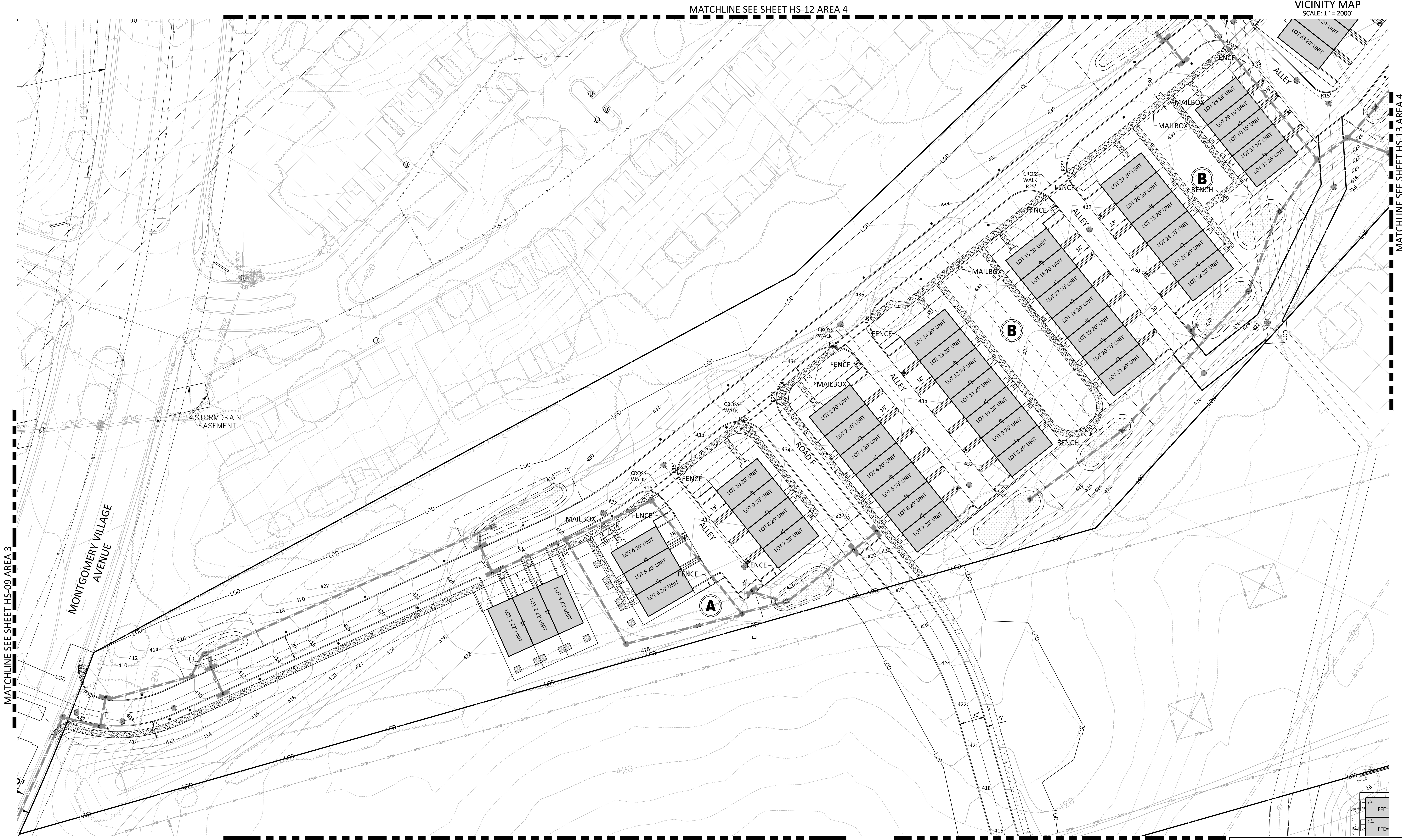
DESIGN CONSULTANTS
ARCHITECTS
TORTI GALLAS AND PARTNERS, INC
1300 SPRING STREET, SUITE 400
SILVER SPRING, MD 20910
301.588.4800
ERIK J. AULESTIA

ATTORNEY
LERCH, EARLY & BREWER
CHTD.
3 BETHESDA METRO CENTER
SUITE 460
BETHESDA, MD 20814
301.841.3832
PATRICIA HARRIS

TRAFFIC ENGINEER
WELLS + ASSOCIATES
8730 GEORGIA AVENUE, SUITE 200
SILVER SPRING, MD 20910
301.448.1333
KEVIN BERGER

LANDSCAPE ARCHITECT
VKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
301.916.4100
JOSH SLOAN

CIVIL ENGINEER
VKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
301.916.4100
MIKE GOODMAN



REVISIONS

NO.	DATE	DESCRIPTION

PROFESSIONAL SEAL
STATE OF MARYLAND
JOSH SLOAN
LANDSCAPE ARCHITECT
No. 3716
EXPIRATION DATE 12/31/2018

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: JOSH SLOAN, RIA, AIA
LICENSE NUMBER: 3716
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 4
DETAILED
HARDSCAPE
PLAN

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

LAYOUT: HS-14, Plotted By: schall

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
VKA PROJECT: VM1920
DRAWING NO.: XXX
SHEET NO.: HS-14