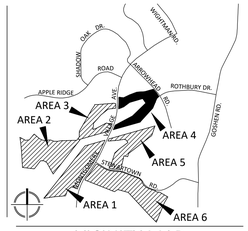
PLAN LEGEND

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	
STREAM VALLEY BUFFER	SVB
100 YEAR FLOODPLAIN	100YR
100 YEAR FLOODPLAIN BUFFER	BRL
PROPOSED 10' CONTOUR	520
PROPOSED 2' CONTOUR	524
PROPOSED WATER LINE	PROP. W
PROPOSED SANITARY SEWER WITH STRUCTURE	PROP. S
PROPOSED STORM DRAIN	
PROPOSED LIMITS OF DISTURBANCE	LOD
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	0
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-12 AREA 4

MATCHLINE SEE SHEET HS-13 AREA 4

MATCHLINE SEE SHEET HS-09 AREA 3

MATCHLINE SEE SHEET HS-17 AREA 5

MATCHLINE SEE SHEET HS-16 AREA 5

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: _____

ENGINEERS PLANNERS
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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: SEPTEMBER 13, 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

DRAWN BY:	PJS
DESIGNED BY:	DLK - JS - SCM
DATE ISSUED:	May 5, 2017
VIKA PROJECT	VM1920
DRAWING NO.	XXX
SHEET NO.	HS-14

LAYOUT: HS-14, Plotted By: grimm

Z:\000-9999\VM20\CAD\SITE\VM20_SITE_AREA 4.1\VM20200_P_HS-4.dwg - September 1, 2017