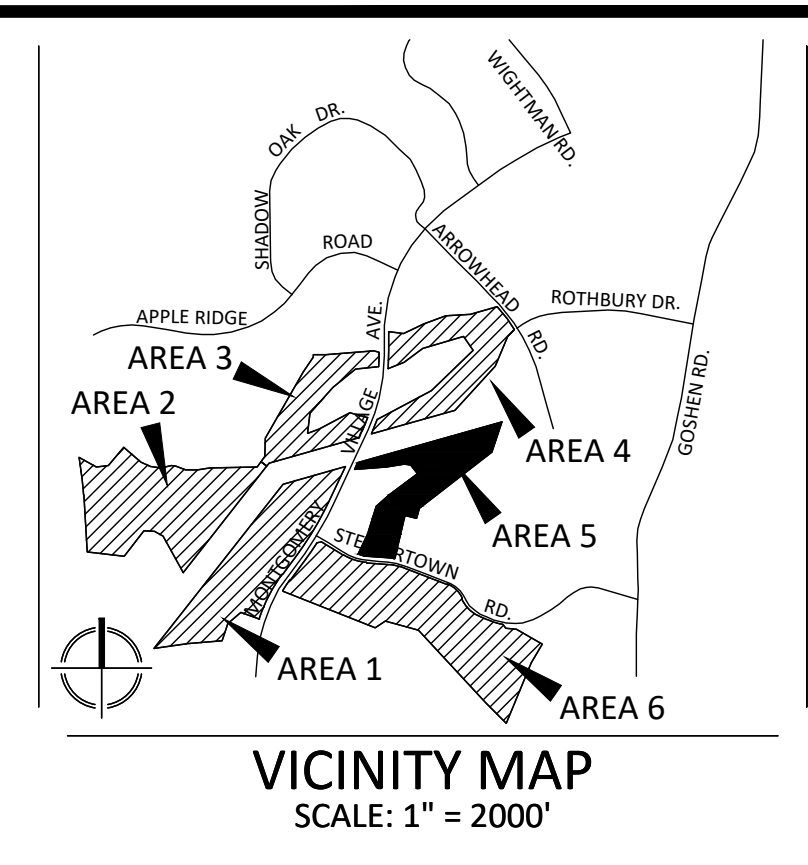


PLAN LEGEND

	PROPERTY LINES		PROPOSED WATER LINE		EXISTING GUY POLE		BUILDING HEIGHT MEASURING POINT
	EXISTING CABLE TELEVISION CONDUIT		PROPOSED SANITARY SEWER WITH STRUCTURE		EXISTING GAS VALVE		PROPOSED BIKE RACKS
	EXISTING ELECTRICAL CONDUIT		PROPOSED STORM DRAIN		EXISTING LIGHT POLE		PROPOSED LIGHTS
	EXISTING EDGE OF PAVEMENT		PROPOSED LIMITS OF DISTURBANCE		EXISTING PHONE PEDESTAL		PROPOSED PEDESTRIAN LIGHTS
	EXISTING FENCE LINE		PROPOSED STORM WATER EASEMENT		EXISTING PHONE MANHOLE		PROPOSED PARKING LABELS
	EXISTING NATURAL GAS CONDUIT		EXISTING SANITARY EASEMENT		EXISTING UTILITY POLE		PROPOSED ACCESS PATH
	EXISTING OVERHEAD WIRES		EXISTING SANITARY MANHOLE		EXISTING TRAFFIC CONTROL BOX		PROPOSED FIRE HYDRANT DOOR LOCATION
	EXISTING TELEPHONE CONDUIT		EXISTING STORM DRAIN MANHOLE		EXISTING TREE		PROPOSED SWM FACILITY
	EXISTING PUBLIC UTILITIES EASEMENTS		EXISTING ELECTRICAL JUNCTION BOX		EXISTING CABLE TELEVISION PEDESTAL		PROPOSED FACILITY WITH CREEK WALL AND EURB EUT
	EXISTING SANITARY SEWER CONDUIT		EXISTING ELECTRICAL MANHOLE		EXISTING UNKNOWN UTILITY MANHOLE		PROPOSED RETAINING WALL
	EXISTING STORM DRAIN CONDUIT		EXISTING FIRE DEPARTMENT CONNECTION		EXISTING WATER MANHOLE		PROPOSED STORM DRAIN
	EXISTING WATER CONDUIT		EXISTING FIRE HYDRANT		EXISTING WATER VALVE		PROPOSED MAIL BOX
	EXISTING ZONE LIMITS						
	STREAM VALLEY BUFFER						
	100 YEAR FLOODPLAIN BUFFER						
	PROPOSED 10' CONTOUR						
	PROPOSED 2' CONTOUR						



VKA
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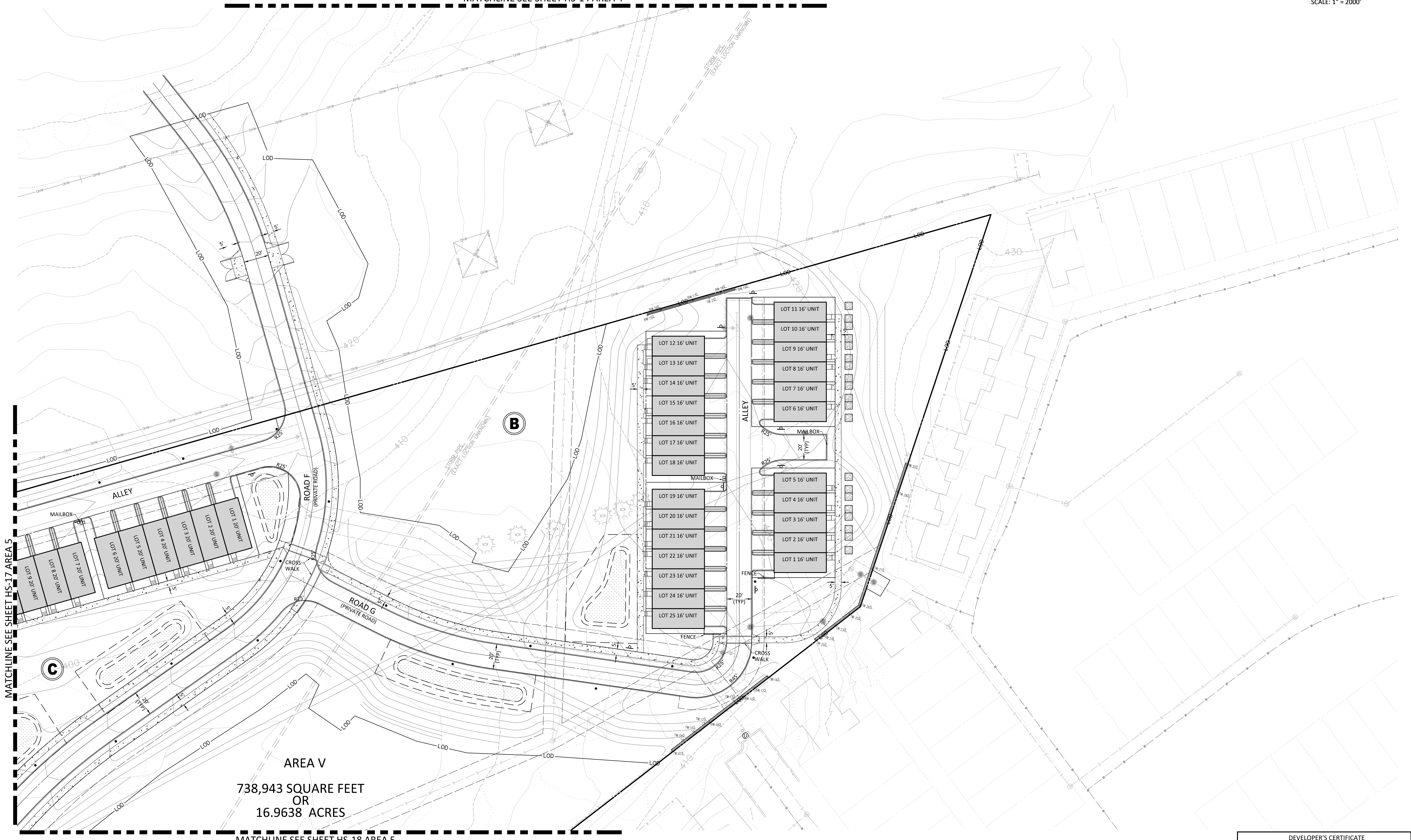
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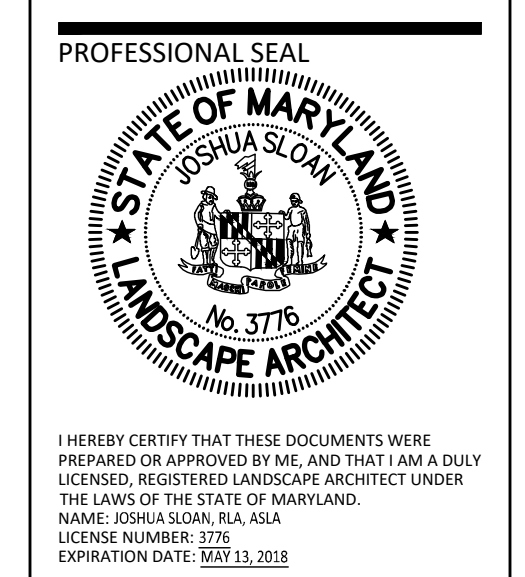
MATCHLINE SEE SHEET HS-14 AREA 4



AREA V
738,943 SQUARE FEET
OR
16.9638 ACRES

MATCHLINE SEE SHEET HS-18 AREA 5

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



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

AREA 5 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: _____

DRAWN BY: PJS
DESIGNED BY: DLK - JS - SCM
DATE ISSUED: May 5, 2017

VKA PROJECT: VM1920
DRAWING NO.: XXX

SHEET NO.: HS-16

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