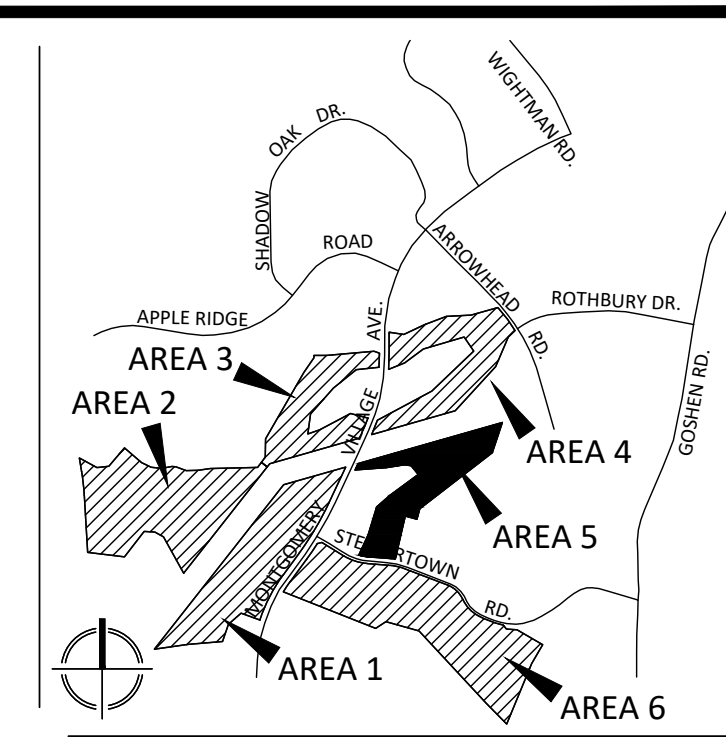


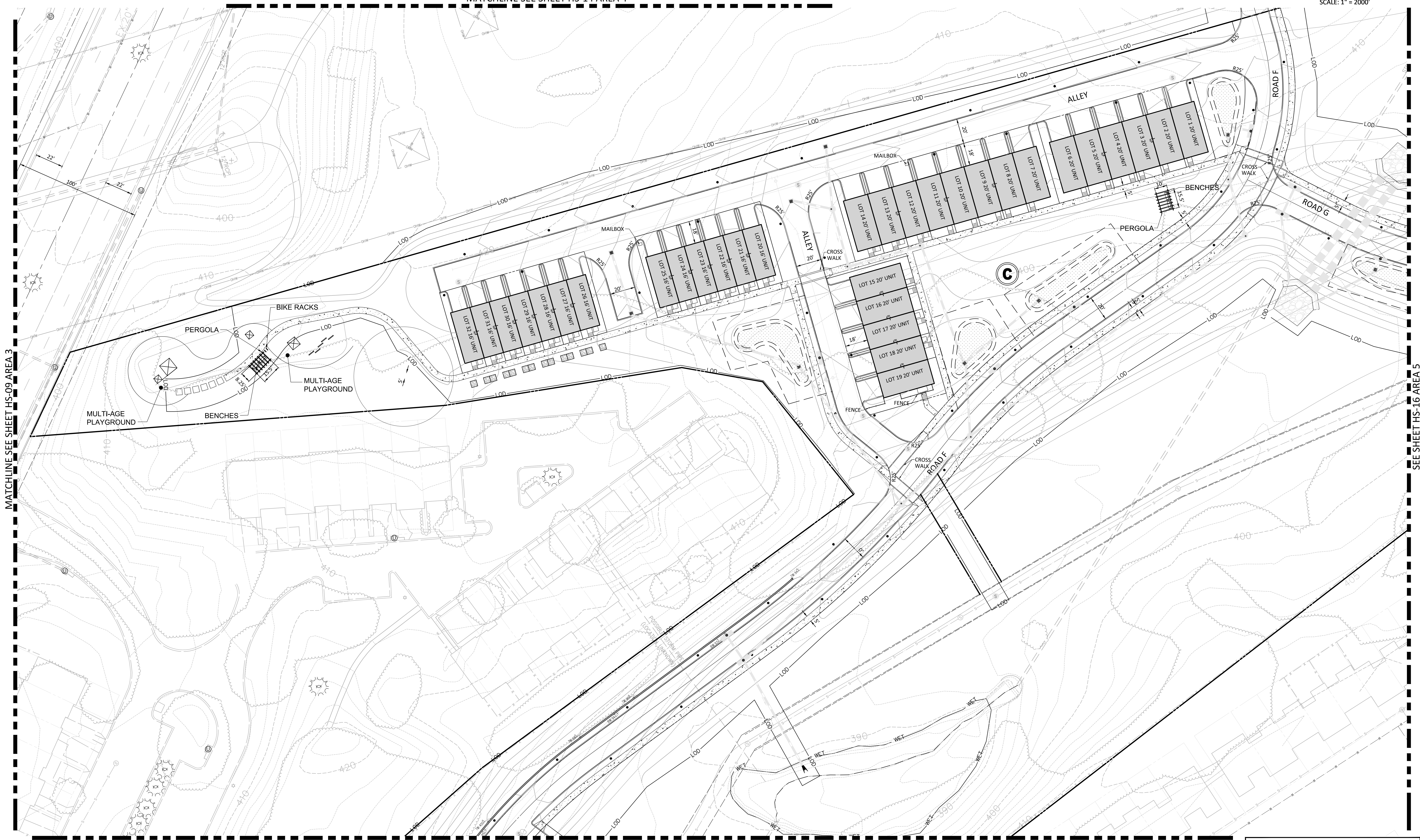
**PLAN LEGEND**

<ul style="list-style-type: none"> <li>PROPERTY LINES</li> <li>EXISTING CABLE TELEVISION CONDUIT</li> <li>EXISTING ELECTRICAL CONDUIT</li> <li>EXISTING EDGE OF PAVEMENT</li> <li>EXISTING FENCE LINE</li> <li>EXISTING NATURAL GAS CONDUIT</li> <li>EXISTING OVERHEAD WIRES</li> <li>EXISTING TELEPHONE CONDUIT</li> <li>EXISTING PUBLIC UTILITIES EASEMENTS</li> <li>EXISTING SANITARY SEWER CONDUIT</li> <li>EXISTING STORM DRAIN CONDUIT</li> <li>EXISTING WATER CONDUIT</li> <li>EXISTING ZONE LIMITS</li> <li>520</li> <li>524</li> </ul>	<ul style="list-style-type: none"> <li>PROPOSED WATER LINE</li> <li>PROPOSED SANITARY SEWER WITH STRUCTURE</li> <li>PROPOSED STORM DRAIN</li> <li>PROPOSED LIMITS OF DISTURBANCE</li> <li>PROPOSED STORM WATER EASEMENT</li> <li>EXISTING PARKING LABEL</li> <li>EXISTING SANITARY CLEANOUT</li> <li>EXISTING STORM DRAIN MANHOLE</li> <li>EXISTING ELECTRICAL JUNCTION BOX</li> <li>EXISTING ELECTRICAL MANHOLE</li> <li>EXISTING FIRE DEPARTMENT CONNECTION</li> <li>EXISTING FIRE HYDRANT</li> <li>EXISTING GAS MANHOLE</li> </ul>	<ul style="list-style-type: none"> <li>EXISTING GUY POLE</li> <li>EXISTING LIGHT POLE</li> <li>EXISTING PHONE PEDESTAL</li> <li>EXISTING PHONE MANHOLE</li> <li>EXISTING UTILITY POLE</li> <li>EXISTING SANITARY MANHOLE</li> <li>EXISTING TRAFFIC CONTROL BOX</li> <li>EXISTING TRAFFIC SIGNAL POLE</li> <li>EXISTING TREE</li> <li>EXISTING CABLE TELEVISION PEDESTAL</li> <li>EXISTING UNKNOWN UTILITY MANHOLE</li> <li>EXISTING WATER METER</li> <li>EXISTING WATER MANHOLE</li> <li>EXISTING WATER VALVE</li> </ul>	<ul style="list-style-type: none"> <li>EXISTING BOLLARD</li> <li>EXISTING SIGN POST</li> <li>EXISTING WOOD POST</li> <li>EXISTING INLETS</li> <li>EXISTING CURB INLET</li> <li>EXISTING CONCRETE</li> <li>EXISTING CURB AND GUTTER</li> <li>EXISTING BUILDING</li> <li>EXISTING STORY</li> <li>EXISTING ELECTRICAL TRANSFORMER</li> <li>EXISTING ASPHALT</li> <li>EXISTING REINFORCED CONCRETE PIPE</li> <li>EXISTING CORRUGATED METAL PIPE</li> <li>EXISTING BUILDING RESTRICTION LINE</li> <li>EXISTING RIGHT-OF-WAY</li> </ul>	<ul style="list-style-type: none"> <li>BUILDING HEIGHT MEASURING POINT</li> <li>PROPOSED BIKE RACKS</li> <li>PROPOSED LIGHTS</li> <li>PEDESTRIAN LIGHTS</li> <li>PROPOSED PARKING LABELS</li> <li>PROPOSED HARDSCAPE</li> <li>PROPOSED FIRE HYDRANT</li> <li>DOOR LOCATION</li> <li>PROPOSED SWM FACILITY</li> <li>PROPOSED SWM FACILITY WITH CHEEK WALL AND CURB CUT</li> </ul>
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**VICINITY MAP**  
SCALE: 1" = 2000'

MATCHLINE SEE SHEET HS-14 AREA 4



MATCHLINE SEE SHEET HS-09 AREA 3

SEE SHEET HS-16 AREA 5

MATCHLINE SEE SHEET HS-18 AREA 5



ENGINEERS PLANNERS  
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GERMANTOWN, MARYLAND 20874  
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FAX: (301) 916-2262  
GERMANTOWN, MD. MCLEAN, VA.

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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

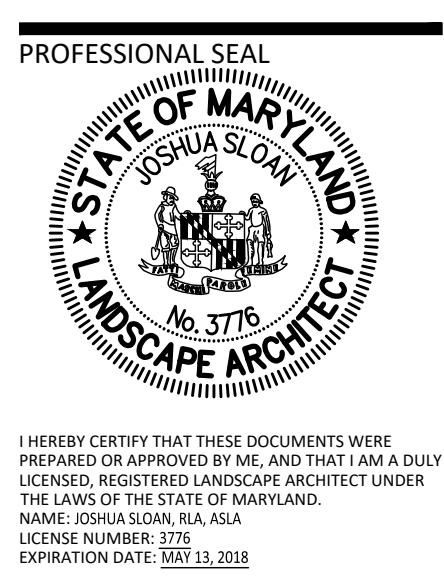
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MIKE GOODMAN

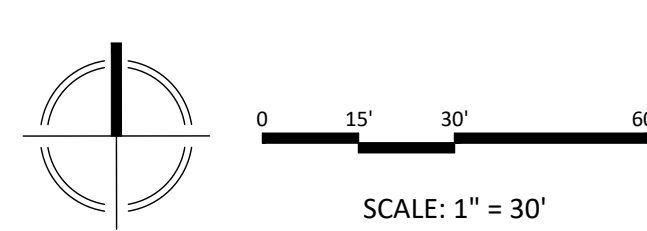
REVISIONS	DATE



**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: 1200 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.

DRAWN BY: PJS  
DESIGNED BY: DLK - JS - SCM  
DATE ISSUED: May 5, 2017  
VKA PROJECT: VM1920  
DRAWING NO.: XXX  
SHEET NO.: HS-17