PLAN LEGEND

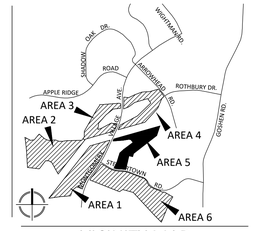
- PROPERTY LINES
- EXISTING CABLE TELEVISION CONDUIT
- EXISTING ELECTRICAL CONDUIT
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE LINE
- EXISTING NATURAL GAS CONDUIT
- EXISTING OVERHEAD WIRES
- EXISTING TELEPHONE CONDUIT
- EXISTING PUBLIC UTILITIES EASEMENTS
- EXISTING SANITARY SEWER CONDUIT
- EXISTING STORM DRAIN CONDUIT
- EXISTING WATER CONDUIT
- EXISTING ZONE LIMITS
- SVB — STREAM VALLEY BUFFER
- 100YR — 100 YEAR FLOODPLAIN
- BRL — 100 YEAR FLOODPLAIN BUFFER
- 520 — PROPOSED 10' CONTOUR
- 524 — PROPOSED 2' CONTOUR

- PROP. W — PROPOSED WATER LINE
- PROP. S — PROPOSED SANITARY SEWER WITH STRUCTURE
- PROPOSED STORM DRAIN
- LOD — 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 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
- 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-17 AREA 5

MATCHLINE SEE SHEET HS-04 AREA 1

MATCHLINE SEE SHEET HS-20 AREA 6

LOT 26 22' UNIT
LOT 25 22' UNIT
LOT 24 22' UNIT
LOT 23 22' UNIT
LOT 22 22' UNIT
LOT 11 22' UNIT
LOT 20 22' UNIT
LOT 19 22' UNIT
LOT 18 22' UNIT
LOT 17 22' UNIT
LOT 16 22' UNIT
LOT 15 22' UNIT
LOT 14 22' UNIT
LOT 13 22' UNIT
LOT 12 22' UNIT
LOT 11 22' UNIT
LOT 10 22' UNIT
LOT 9 22' UNIT
LOT 8 22' UNIT
LOT 7 22' UNIT
LOT 1 16' UNIT
LOT 2 16' UNIT
LOT 3 16' UNIT
LOT 4 16' UNIT
LOT 5 16' UNIT
LOT 6 16' UNIT
ROAD F (PRIVATE ROAD)
ALLEY
MAILBOX
FENCE
CROSS WALK
STORM DRAIN (SIZE UNKNOWN)
LOD
A

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: _____

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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: SEPT 13 2018

BLOOM MV AREA I-VI

9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 227NW09
TAX MAP: FU342

SP# 820170130

AREA 5 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-18

LAYOUT: HS-18, Plotted By: grimm

Z:\2000-PROJECTS\VM1920\CADD\SITE\PLOT SHEETS\PLOT AREA 5\VM1920DLP_HS-5.dwg - September 1, 2017