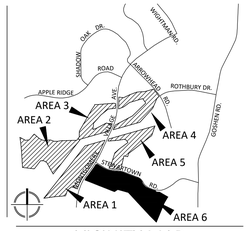
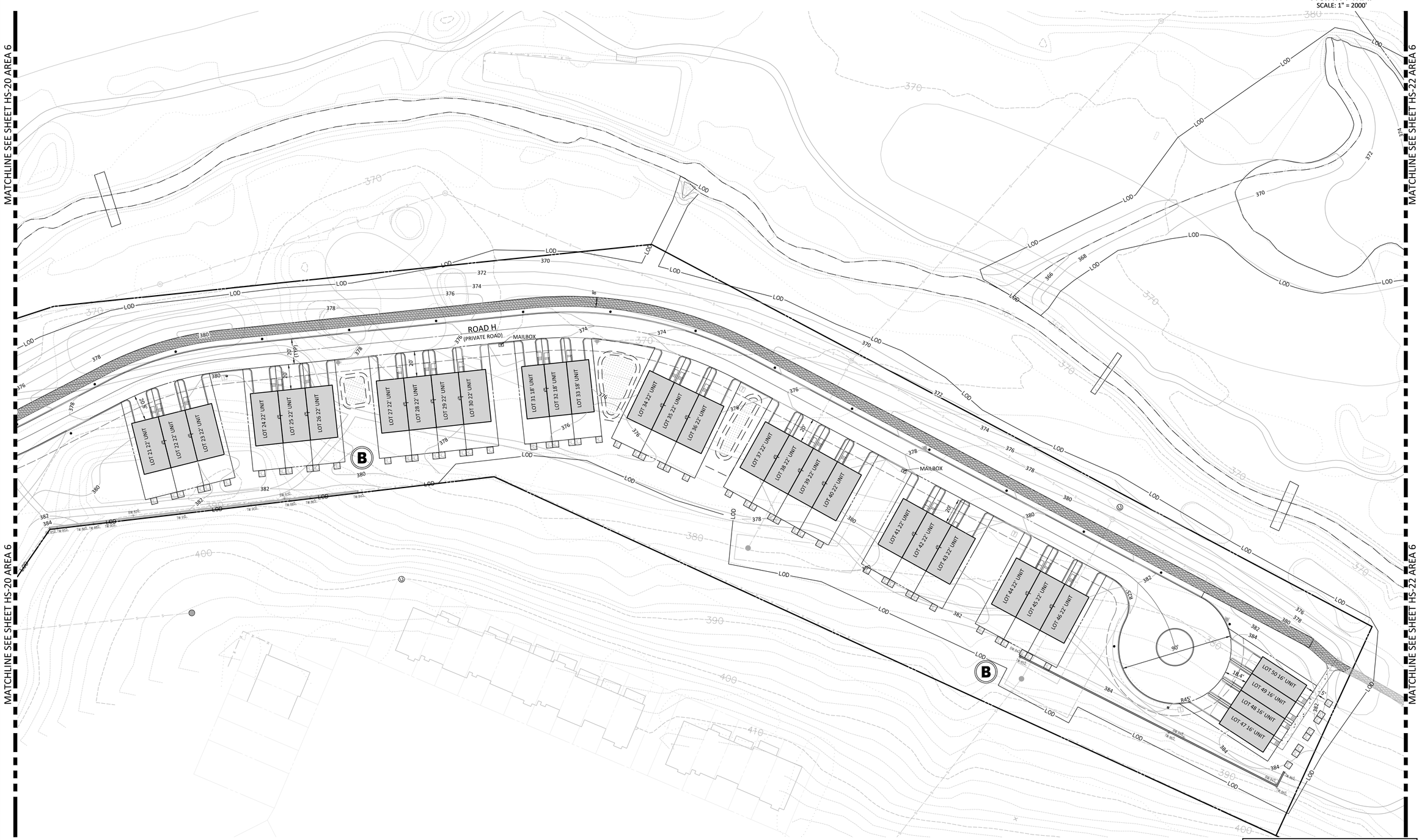
PLAN LEGEND

PROPERTY LINES	PROP. W — PROPOSED WATER LINE	EXISTING GUY POLE	EXISTING BOLLARD	BUILDING HEIGHT MEASURING POINT
EXISTING CABLE TELEVISION CONDUIT	PROP. S — PROPOSED SANITARY SEWER WITH STRUCTURE	EXISTING GAS VALVE	EXISTING SIGN POST	PROPOSED BIKE RACKS
EXISTING ELECTRICAL CONDUIT	PROPOSED STORM DRAIN	EXISTING LIGHT POLE	EXISTING WOOD POST	PROPOSED LIGHTS
EXISTING EDGE OF PAVEMENT	LOD — PROPOSED LIMITS OF DISTURBANCE	EXISTING PHONE PEDESTAL	EXISTING INLETS	PEDESTRIAN LIGHTS
EXISTING FENCE LINE	PROPOSED STORM WATER EASEMENT	EXISTING PHONE MANHOLE	EXISTING CURB INLET	PROPOSED PARKING LABELS
EXISTING NATURAL GAS CONDUIT	EXISTING PARKING LABEL	EXISTING UTILITY POLE	EXISTING CONCRETE	PROPOSED CONCRETE PATH
EXISTING OVERHEAD WIRES	EXISTING SANITARY CLEANOUT	EXISTING SANITARY MANHOLE	EXISTING CURB AND GUTTER	PROPOSED ASPHALT PATH
EXISTING TELEPHONE CONDUIT	EXISTING STORM DRAIN MANHOLE	EXISTING TRAFFIC CONTROL BOX	EXISTING BUILDING	PROPOSED FIRE HYDRANT
EXISTING PUBLIC UTILITIES EASEMENTS	EXISTING ELECTRICAL JUNCTION BOX	EXISTING TRAFFIC SIGNAL POLE	EXISTING STORY	DOOR LOCATION
EXISTING SANITARY SEWER CONDUIT	EXISTING ELECTRICAL MANHOLE	EXISTING TREE	EXISTING ELECTRICAL TRANSFORMER	PROPOSED SWM FACILITY
EXISTING STORM DRAIN CONDUIT	EXISTING FIRE DEPARTMENT CONNECTION	EXISTING CABLE TELEVISION PEDESTAL	EXISTING ASPHALT	PROPOSED SWM FACILITY WITH CHEEK WALL AND CURB CUT
EXISTING WATER CONDUIT	EXISTING FIRE HYDRANT	EXISTING UNKNOWN UTILITY MANHOLE	EXISTING EASEMENT	PROPOSED RETAINING WALL
EXISTING ZONE LIMITS	EXISTING GAS MANHOLE	EXISTING WATER METER	EXISTING REINFORCED CONCRETE PIPE	PROPOSED STORM DRAIN
SVB — STREAM VALLEY BUFFER		EXISTING WATER MANHOLE	EXISTING CORRUGATED METAL PIPE	PROPOSED MAIL BOX
100YR — 100 YEAR FLOODPLAIN		EXISTING WATER VALVE	EXISTING BUILDING RESTRICTION LINE	
BRL — 100 YEAR FLOODPLAIN BUFFER			EXISTING RIGHT-OF-WAY	
520 — PROPOSED 10' CONTOUR				
524 — PROPOSED 2' CONTOUR				



VICINITY MAP
SCALE: 1" = 2000'



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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LANDSCAPE ARCHITECTS SURVEYORS
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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 11, 2018

BLOOM MV
AREA I-VI

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

SP# 820170130

AREA 6 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-21

Z:\1000-999\VM920\CADD\SITE\PLOT SHEETS\PLOT AREA 6\VM920D0_P_JS-6.dwg -- September 1, 2017

LAYOUT: HS-21, Plotted By: grimm