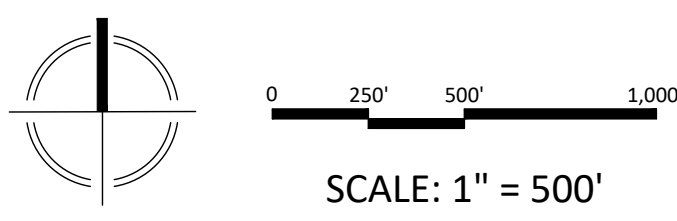
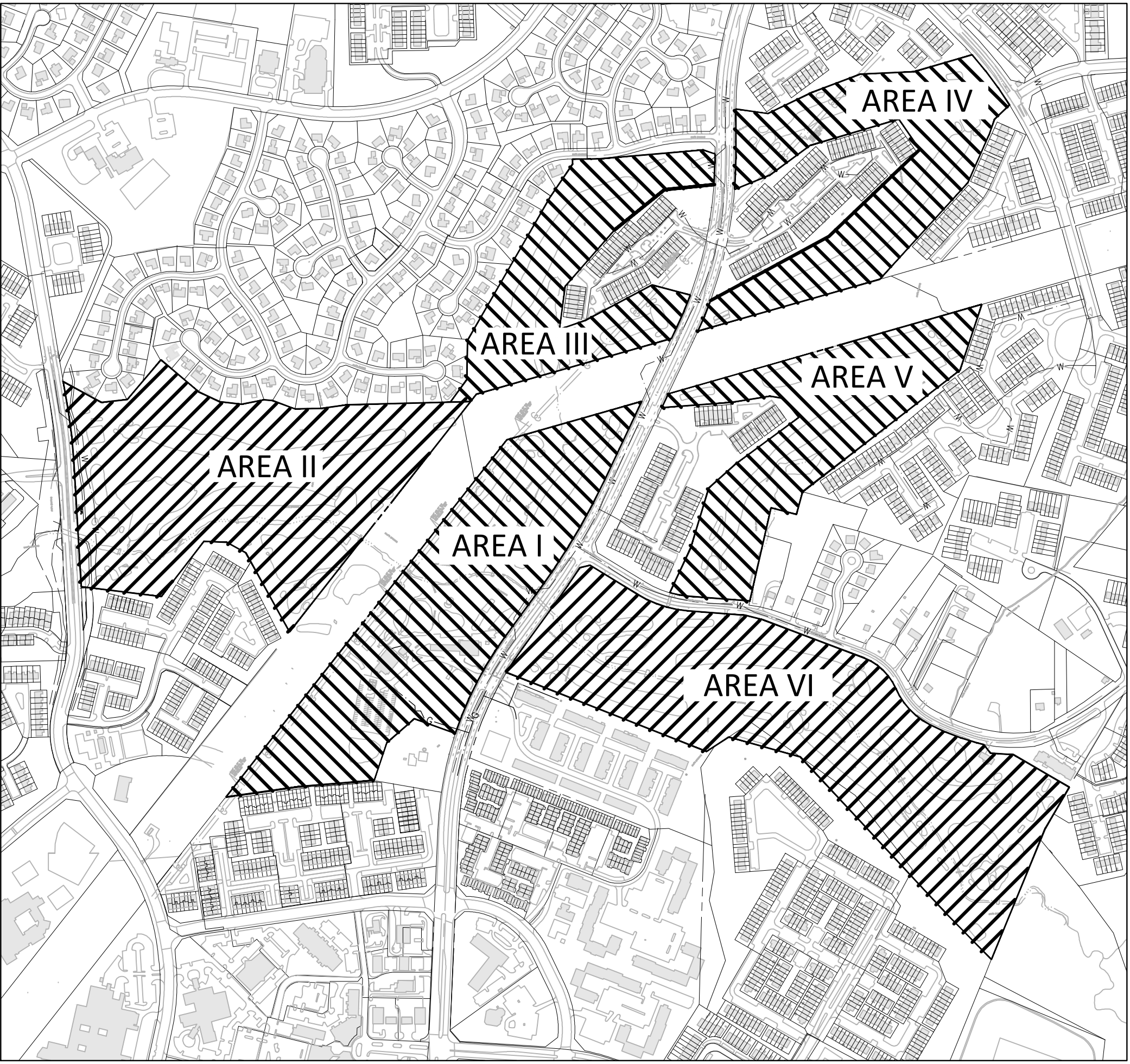
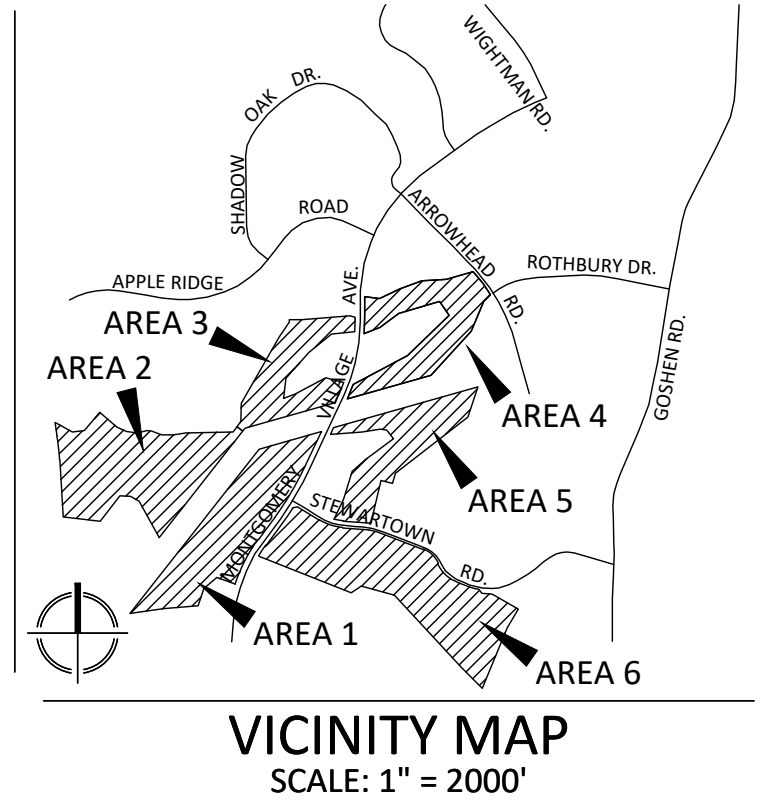


BLOOM MONTGOMERY VILLAGE LANDSCAPE PLAN



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NARRATIVE DESCRIPTION

THE FORMER 147 ACRE GOLF COURSE SITE STRADDLES MONTGOMERY VILLAGE AVENUE, EXTENDING NORTH TOWARD ARROWHEAD ROAD AND WEST TO WATKINS MILL ROAD. THE CURRENT PROPERTY CONDITIONS INCLUDE ABANDONED FAIRWAYS, CART PATHS AND IRRIGATION PONDS FROM THE GOLF COURSE USE. A PEPCO TRANSMISSION LINE AND A LARGE COLONIAL PIPELINE EASEMENT STRETCH ACROSS THE PROPERTY ON BOTH SIDES OF MONTGOMERY VILLAGE AVENUE. THE PROPERTY WILL BE ZONED TLD AND CRN 0.5, C-0.0, R-0.5 & H-65 BY THE PENDING SECTIONAL MAP AMENDMENT H-112, IMPLEMENTING THE APPROVED MONTGOMERY VILLAGE MASTER PLAN. THE APPLICANT INTENDS TO UTILIZE THE OPTIONAL METHOD OF DEVELOPMENT FOR THE TLD-ZONED PORTION AND THE STANDARD METHOD OF DEVELOPMENT FOR THE CRN-ZONED PORTION OF THE PROPERTY TO SUPPORT DEVELOPMENT OF 488 UNITS (32 SINGLE FAMILY DETACHED AND 456 SINGLE FAMILY ATTACHED).

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



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



VIKA CERTIFIES THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE JURELAW OF THE STATE OF MARYLAND.

NAME: ERIC J. AULESTIA
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EXPIRATION DATE: 12/31/2017

BLOOM MV AREA I-VI
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 227NW09
TAX MAP: FJ342
SP# 820170130

LANDSCAPE PLAN COVER SHEET

DRAWN BY: PJS
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