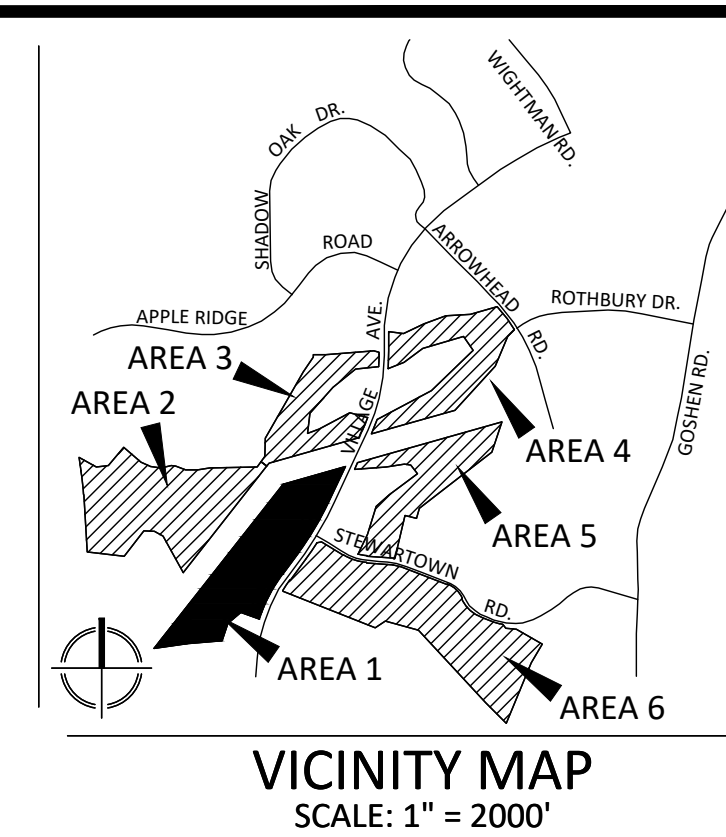


PLAN LEGEND

— CTV — CTV — CTV —	PROPERTY LINES	— PROP. W —	PROPOSED WATER LINE	— EX. GUY POLE —	EXISTING GUY POLE	— B.M. —	BUILDING HEIGHT MEASURING POINT
— E — E — E — E —	EXISTING ELECTRICAL CONDUIT	— PROP. S —	PROPOSED SANITARY SEWER WITH STRUCTURE	— EX. GAS VALVE —	EXISTING GAS VALVE	— B.M. —	PROPOSED BIKE RACKS
— F — F — F — F —	EXISTING FENCE LINE	— LOD —	PROPOSED STORM DRAIN	— EX. LIGHT POLE —	EXISTING LIGHT POLE	— B.M. —	PROPOSED LIGHTS
— G — G — G — G —	EXISTING NATURAL GAS CONDUIT	— LOD —	PROPOSED LIMITS OF DISTURBANCE	— EX. PHONE PEDESTAL —	EXISTING PHONE PEDESTAL	— B.M. —	PEDESTRIAN LIGHTS
— H — H — H — H —	EXISTING OVERHEAD WIRES	— LOD —	PROPOSED STORM WATER EASEMENT	— EX. UTILITY POLE —	EXISTING UTILITY POLE	— B.M. —	PROPOSED PARKING LABELS
— T — T — T — T —	EXISTING TELEPHONE CONDUIT	— LOD —	EXISTING PARKING LABEL	— EX. SANITARY MANHOLE —	EXISTING SANITARY MANHOLE	— B.M. —	PROPOSED CONCRETE PATH
— S — S — S — S —	EXISTING PUBLIC UTILITIES EASEMENTS	— LOD —	EXISTING SANITARY CLEANOUT	— EX. SANITARY JUNCTION BOX —	EXISTING SANITARY JUNCTION BOX	— B.M. —	PROPOSED ASPHALT PATH
— SW — SW — SW — SW —	EXISTING SANITARY SEWER CONDUIT	— LOD —	EXISTING STORM DRAIN MANHOLE	— EX. TRAFFIC SIGNAL POLE —	EXISTING TRAFFIC SIGNAL POLE	— B.M. —	PROPOSED FIRE HYDRANT
— SD — SD — SD — SD —	EXISTING STORM DRAIN CONDUIT	— LOD —	EXISTING ELECTRICAL JUNCTION BOX	— EX. TREE —	EXISTING TREE	— B.M. —	DOOR LOCATION
— W — W — W — W —	EXISTING WATER CONDUIT	— LOD —	EXISTING ELECTRICAL MANHOLE	— EX. UNKNOWN UTILITY MANHOLE —	EXISTING UNKNOWN UTILITY MANHOLE	— B.M. —	PROPOSED SWIM FACILITY
— SVB —	EXISTING ZONE LIMITS	— LOD —	EXISTING FIRE DEPARTMENT CONNECTION	— EX. WATER METER —	EXISTING WATER METER	— B.M. —	PROPOSED SWIM FACILITY WITH CHEEK WALL AND CURB CUT
— 100YR —	100 YEAR FLOODPLAIN	— LOD —	EXISTING GAS MANHOLE	— EX. WATER VALVE —	EXISTING WATER VALVE	— B.M. —	PROPOSED RETAINING WALL
— BR —	STREAM VALLEY BUFFER	— LOD —				— B.M. —	PROPOSED SWIM DRAIN
— 520 —	100 YEAR FLOODPLAIN BUFFER	— LOD —				— B.M. —	PROPOSED MAIL BOX
— 524 —	PROPOSED 10' CONTOUR	— LOD —				— B.M. —	



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

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c/o MONUMENT REALTY  
750 17th STREET, NW, SUITE 1100  
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202.777.2010  
RUSSELL HINES

DESIGN CONSULTANTS

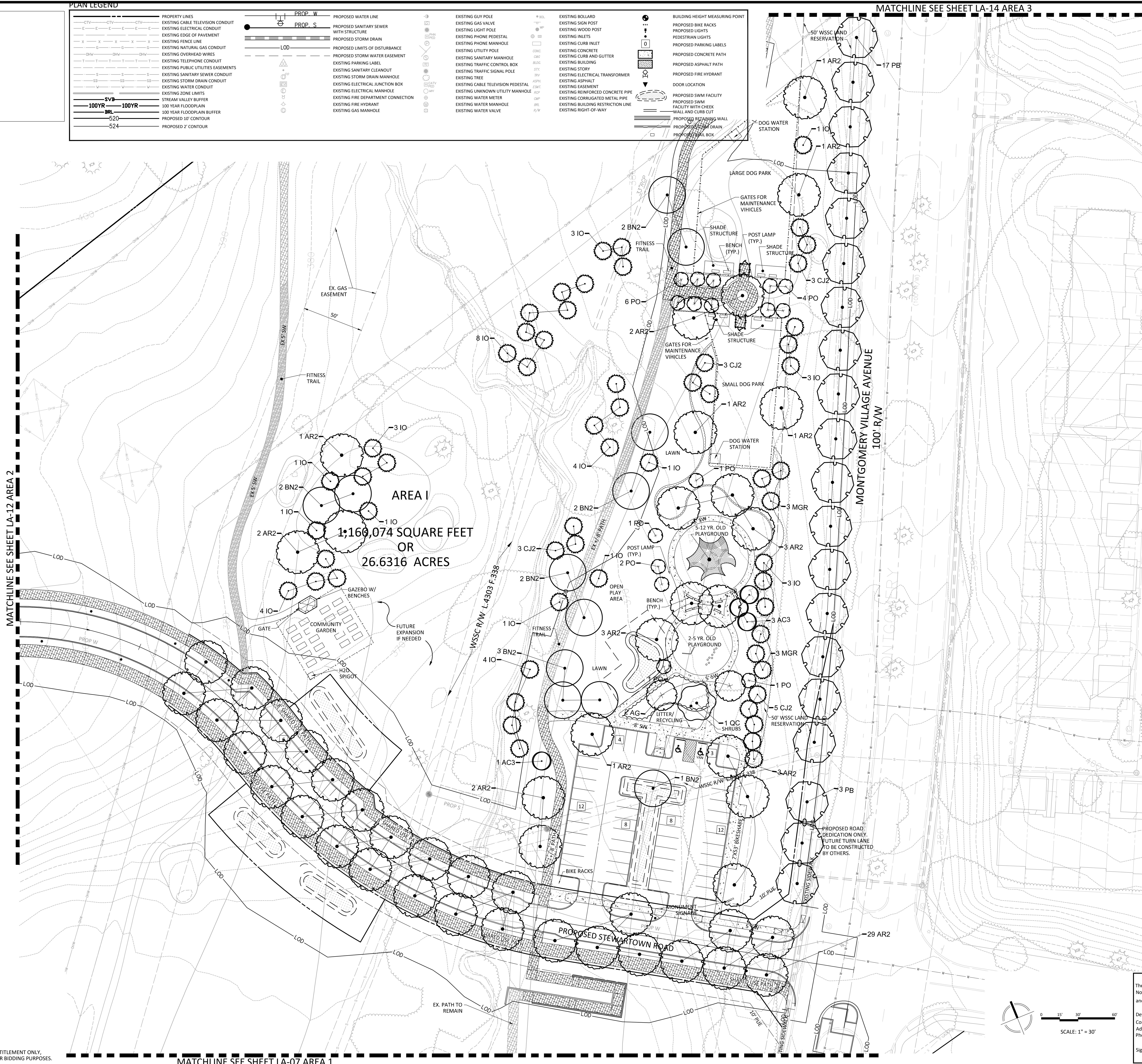
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MIKE GOODMAN



MATCHLINE SEE SHEET LA-12 AREA 2

MATCHLINE SEE SHEET LA-23 AREA 5

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

MATCHLINE SEE SHEET LA-07 AREA 1

**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: 20251 Century Blvd, Suite 400, Washington, DC 20006  
Phone: 202.777.2010

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

PROFESSIONAL SEAL

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, P.L.A.  
LICENSE NUMBER: 3775  
EXPIRATION DATE: 12/31/2018

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

**AREA 1 DETAILED LANDSCAPE PLAN**

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

VKA PROJECT: VM1920  
DRAWING NO.: XXX  
SHEET NO.: LA-08