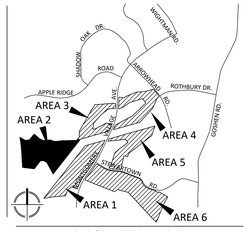
PLAN LEGEND

PROPERTY LINES	PROPOSED WATER LINE
EXISTING CABLE TELEVISION CONDUIT	PROPOSED SANITARY SEWER WITH STRUCTURE
EXISTING ELECTRICAL CONDUIT	PROPOSED STORM DRAIN
EXISTING EDGE OF PAVEMENT	PROPOSED LIMITS OF DISTURBANCE
EXISTING FENCE LINE	PROPOSED STORM WATER EASEMENT
EXISTING NATURAL GAS CONDUIT	EXISTING PARKING LABEL
EXISTING OVERHEAD WIRES	EXISTING SANITARY CLEANOUT
EXISTING TELEPHONE CONDUIT	EXISTING STORM DRAIN MANHOLE
EXISTING PUBLIC UTILITIES EASEMENTS	EXISTING ELECTRICAL JUNCTION BOX
EXISTING SANITARY SEWER CONDUIT	EXISTING ELECTRICAL MANHOLE
EXISTING STORM DRAIN CONDUIT	EXISTING FIRE DEPARTMENT CONNECTION
EXISTING WATER CONDUIT	EXISTING FIRE HYDRANT
EXISTING ZONE LIMITS	EXISTING GAS MANHOLE
STREAM VALLEY BUFFER	EXISTING GUY POLE
100 YEAR FLOODPLAIN	EXISTING GAS VALVE
100 YEAR FLOODPLAIN BUFFER	EXISTING LIGHT POLE
PROPOSED 10' CONTOUR	EXISTING PHONE PEDESTAL
PROPOSED 2' CONTOUR	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'

SEE SHEET LA-07 AREA 2

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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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 2
DETAILED LANDSCAPE PLAN

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

VIKA PROJECT VM1920
DRAWING NO.
SHEET NO. LA-10

LAYOUT: LA-10, Plotted By: Duke

Z:\1000-9999\VM1920\CAD\SITE\DWG\SHEETS\PLOT AREA 2\VM1920_PLA-2.dwg - September 1, 2017