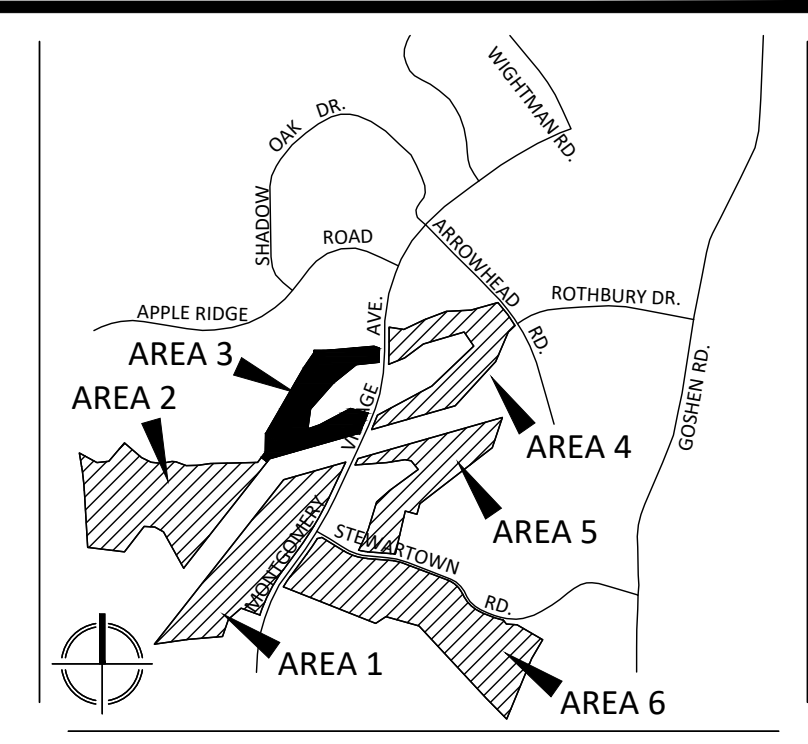


PLAN LEGEND

<ul style="list-style-type: none"> 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 520 524 	<ul style="list-style-type: none"> PROPOSED WATER LINE PROPOSED SANITARY SEWER WITH STRUCTURE PROPOSED STORM DRAIN 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 	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> BUILDING HEIGHT MEASURING POINT PROPOSED BIKE RACKS PROPOSED LIGHTS PEDESTRIAN LIGHTS PROPOSED PARKING LABELS PROPOSED FIRE HYDRANT DOOR LOCATION PROPOSED SWM FACILITY PROPOSED SWM FACILITY WITH CHEEK WALL AND CURB CUT
---	---	--	--	--



VKA
 ENGINEERS PLANNERS
 LANDSCAPE ARCHITECTS SURVEYORS
 VIKI MARYLAND, LLC
 20251 CENTURY BOULEVARD, SUITE 400
 GERMANTOWN, MARYLAND 20874
 PHONE: (301) 916-4100
 FAX: (301) 916-2262
 GERMANTOWN, MD. MCLLEAN, VA.

PREPARED FOR:
USL2 MR
MONTGOMERY VILLAGE BUSINESS TRUST
 c/o MONUMENT REALTY
 1700 K STREET, NW, SUITE 600
 WASHINGTON, DC 20006
 202.777.2010
 RUSSELL HINES

DESIGN CONSULTANTS
 ARCHITECTS
TORTI GALLAS AND PARTNERS, INC
 1300 SPRING STREET, SUITE 400
 SILVER SPRING, MD 20910
 301.588.4800
 ERIC J. AULESTIA

ATTORNEY
LERCH, EARLY & BREWER
 CHTD.
 3 BETHESDA METRO CENTER
 SUITE 460
 BETHESDA, MD 20814
 301.841.3832
 PATRICIA HARRIS

TRAFFIC ENGINEER
WELLS + ASSOCIATES
 8730 GEORGIA AVENUE, SUITE 200
 SILVER SPRING, MD 20910
 301.458.1333
 KEVIN BERGER

LANDSCAPE ARCHITECT
VKA MARYLAND, LLC
 20251 CENTURY BOULEVARD
 SUITE 400
 GERMANTOWN MD, 20874
 301.916.4100
 JOSH SLOAN

CIVIL ENGINEER
VKA MARYLAND, LLC
 20251 CENTURY BOULEVARD
 SUITE 400
 GERMANTOWN MD, 20874
 301.916.4100
 MIKE GOODMAN

REVISIONS	DATE

PROFESSIONAL SEAL

 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: VIKI MARYLAND, LLC
 LICENSE NUMBER: 3716
 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 3 DETAILED LANDSCAPE PLAN

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: **1200 K Street, NW, Suite 600, Washington, DC 20006**
 Phone: **202.777.2010**
 Signature: _____ Date: _____

DRAWN BY: **PJS**
 DESIGNED BY: **DLK-JS-SCM**
 DATE ISSUED: **May 5, 2017**
 VKA PROJECT: **VM1920**
 DRAWING NO.: **XXX**
 SHEET NO.: **LA-13**



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

