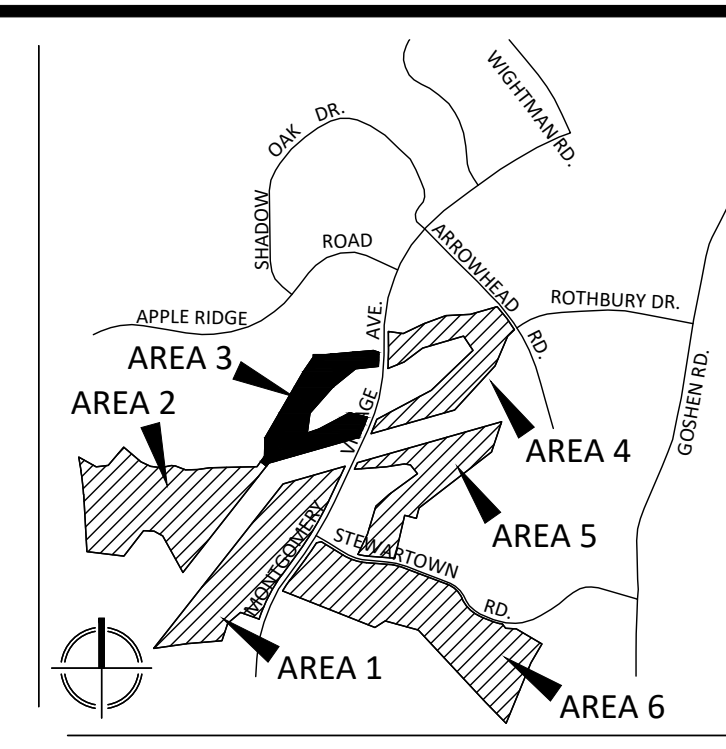


PLAN LEGEND

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



VICINITY MAP
SCALE: 1" = 2000'

PREPARED FOR:
USL2 MR MONTGOMERY VILLAGE BUSINESS TRUST
c/o MONUMENT REALTY
750 17th STREET, NW, SUITE 1100
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
ERIK 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
301.448.1333
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



MATCHLINE SEE SHEET LA-12 AREA 4

MATCHLINE SEE SHEET LA-14 AREA 4

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

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: JOSHUA SLOAN, P.L.A.
LICENSE NUMBER: 1215
EXPIRATION DATE: 12/31/2018

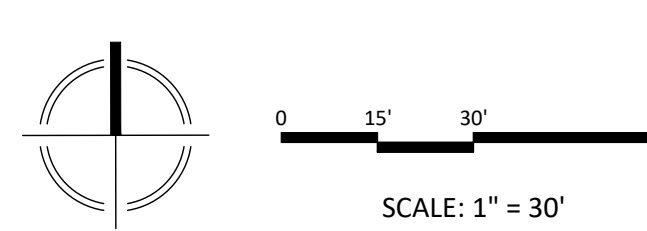
BLOOM MV AREA I-VI
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 227NW09
TAX MAP: FU342
SP# 820170130

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: _____



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