



ENGINEERS PLANNERS  
LANDSCAPE ARCHITECTS SURVEYORS  
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20251 CENTURY BOULEVARD SUITE 400  
GERMANTOWN, MARYLAND 20874  
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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

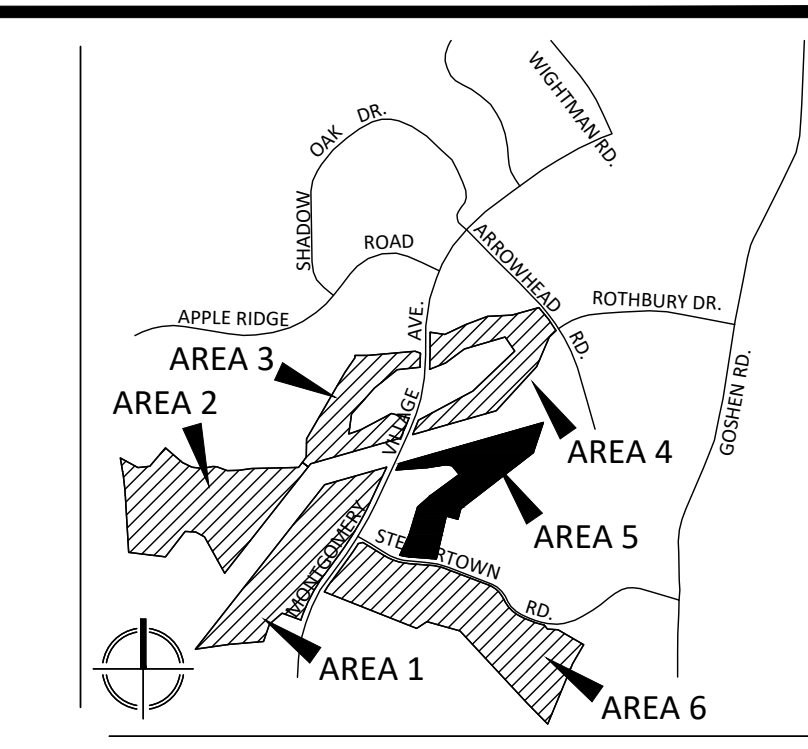
DESIGN CONSULTANTS  
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301.916.4100  
MIKE GOODMAN



—CIV—CIV—CIV—CIV—	PROPERTY LINES	—R'W	PROPOSED WATER LINE	—X—X—X—X—X—	EXISTING GUY POLE	● 10'0"	EXISTING BOLLARD	●	—	●	BUILDING HEIGHT MEASURING POINT
—E—E—E—E—E—	EXISTING CABLE TELEVISION CONDUIT	—S	PROPOSED SANITARY SEWER WITH STRUCTURE	—X—X—X—X—X—	EXISTING GAS VALVE	● 15'0"	EXISTING SIGN POST	—	—	—	PROPOSED BIKE RACKS
—F—F—F—F—F—	EXISTING ELECTRICAL CONDUIT	—S	PROPOSED LIMITS OF DISTURBANCE	—X—X—X—X—X—	EXISTING LIGHT POLE	● 20'0"	EXISTING WOOD POST	—	—	—	PROPOSED LIGHTS
—T—T—T—T—T—	EXISTING EDGE OF PAVEMENT	—S	EXISTING LIMITS OF DISTURBANCE	—X—X—X—X—X—	EXISTING PHONE PEDESTAL	● 30'0"	EXISTING INLETS	—	—	—	PEDESTRIAN LIGHTS
—G—G—G—G—G—	EXISTING NATURAL GAS CONDUIT	—S	PROPOSED STORM DRAIN	—X—X—X—X—X—	EXISTING PHONE MANHOLE	● 40'0"	EXISTING CURB INLET	—	—	—	PROPOSED PARKING LABELS
—D—D—D—D—D—	EXISTING OVERHEAD WIRES	—S	EXISTING STORM WATER EASEMENT	—X—X—X—X—X—	EXISTING UTILITY POLE	● 50'0"	EXISTING CONCRETE	—	—	—	PROPOSED FIRE HYDRANT
—T—T—T—T—T—	EXISTING TELEPHONE CONDUIT	—S	EXISTING PARKING LABEL	—X—X—X—X—X—	EXISTING SANITARY MANHOLE	● 60'0"	EXISTING CURB AND GUTTER	—	—	—	DOOR LOCATION
—S—S—S—S—S—	EXISTING PUBLIC UTILITIES EASEMENTS	—S	EXISTING SANITARY CLEANOUT	—X—X—X—X—X—	EXISTING TRAFFIC CONTROL BOX	● 70'0"	EXISTING BUILDING	—	—	—	PROPOSED SWM FACILITY
—S—S—S—S—S—	EXISTING SANITARY SEWER CONDUIT	—S	EXISTING STORM DRAIN MANHOLE	—X—X—X—X—X—	EXISTING TRAFFIC SIGNAL POLE	● 80'0"	EXISTING STORY	—	—	—	EXISTING CORRUGATED METAL PIPE
—S—S—S—S—S—	EXISTING STORM DRAIN CONDUIT	—S	EXISTING ELECTRICAL JUNCTION BOX	—X—X—X—X—X—	EXISTING TREE	● 90'0"	EXISTING ASPHALT	—	—	—	EXISTING REINFORCED CONCRETE PIPE
—S—S—S—S—S—	EXISTING WATER CONDUIT	—S	EXISTING FIRE DEPARTMENT CONNECTION	—X—X—X—X—X—	EXISTING CABLE TELEVISION PEDESTAL	● 100'0"	EXISTING EASEMENT	—	—	—	EXISTING BUILDING RESTRICTION LINE
—S—S—S—S—S—	EXISTING ZONE LIMITS	—S	EXISTING FIRE HYDRANT	—X—X—X—X—X—	EXISTING UNKNOWN UTILITY MANHOLE	● 120'0"	EXISTING RIGHT-OF-WAY	—	—	—	
—S—S—S—S—S—	PROPOSED 10' CONTOUR	—S	EXISTING GAS MANHOLE	—X—X—X—X—X—	EXISTING WATER METER	● 140'0"		—	—	—	
—S—S—S—S—S—	PROPOSED 2' CONTOUR	—S		—X—X—X—X—X—	EXISTING WATER MANHOLE	● 160'0"		—	—	—	
		—S		—X—X—X—X—X—	EXISTING WATER VALVE	● 180'0"		—	—	—	
		—S		—X—X—X—X—X—		● 200'0"		—	—	—	



MATCHLINE SEE SHEET SP-07 AREA 1

MATCHLINE SEE SHEET SP-20 AREA 5

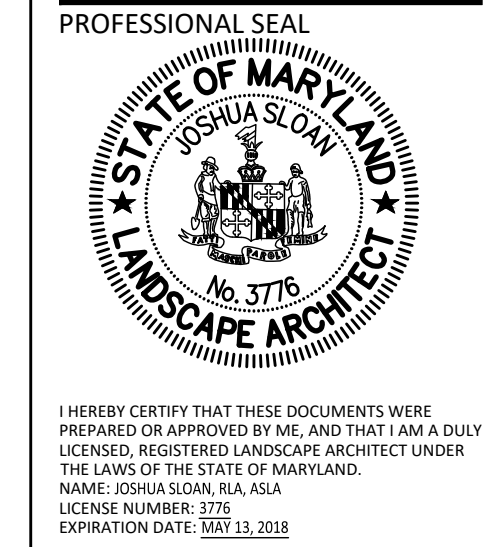
MATCHLINE SEE SHEET SP-23 AREA 6

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

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: \_\_\_\_\_

REVISIONS	DATE



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

**AREA 5  
DETAILED  
LANDSCAPE  
PLAN**

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

VIKA PROJECT: VM1920  
DRAWING NO.: \_\_\_\_\_  
SHEET NO. LA-22

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