



ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE 400
GERMANTOWN, MARYLAND 20874
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GERMANTOWN, MD. MCLEAN, 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

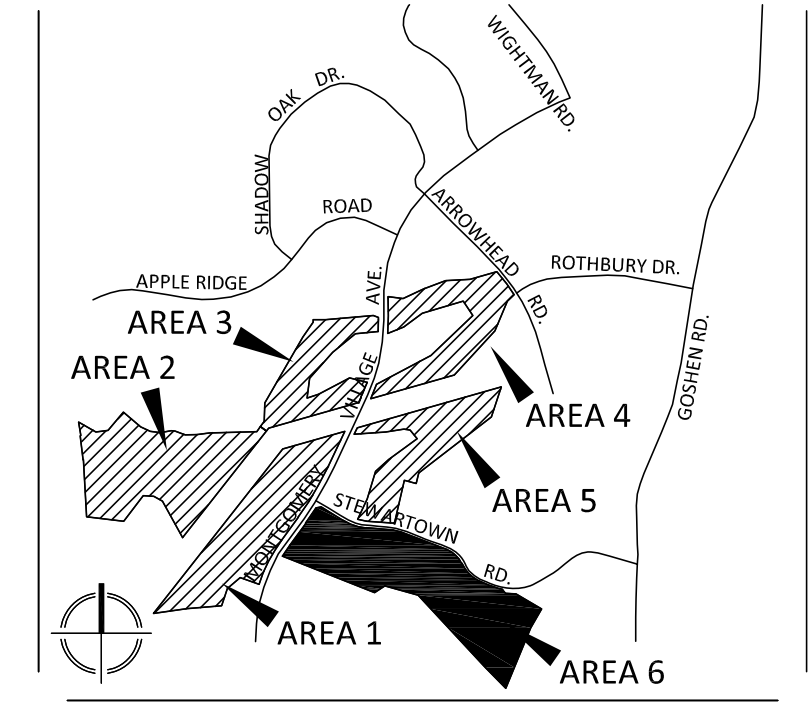
ARCHITECTS
TORTI GALLAS AND
PARTNERS, INC
1300 SPRING STREET, SUITE 400
SILVER SPRING, MD 20910
301.588.4800
ERIK J. AULESTIA

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3 BETHESDA METRO CENTER
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TRAFFIC ENGINEER
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KEVIN BERGER

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

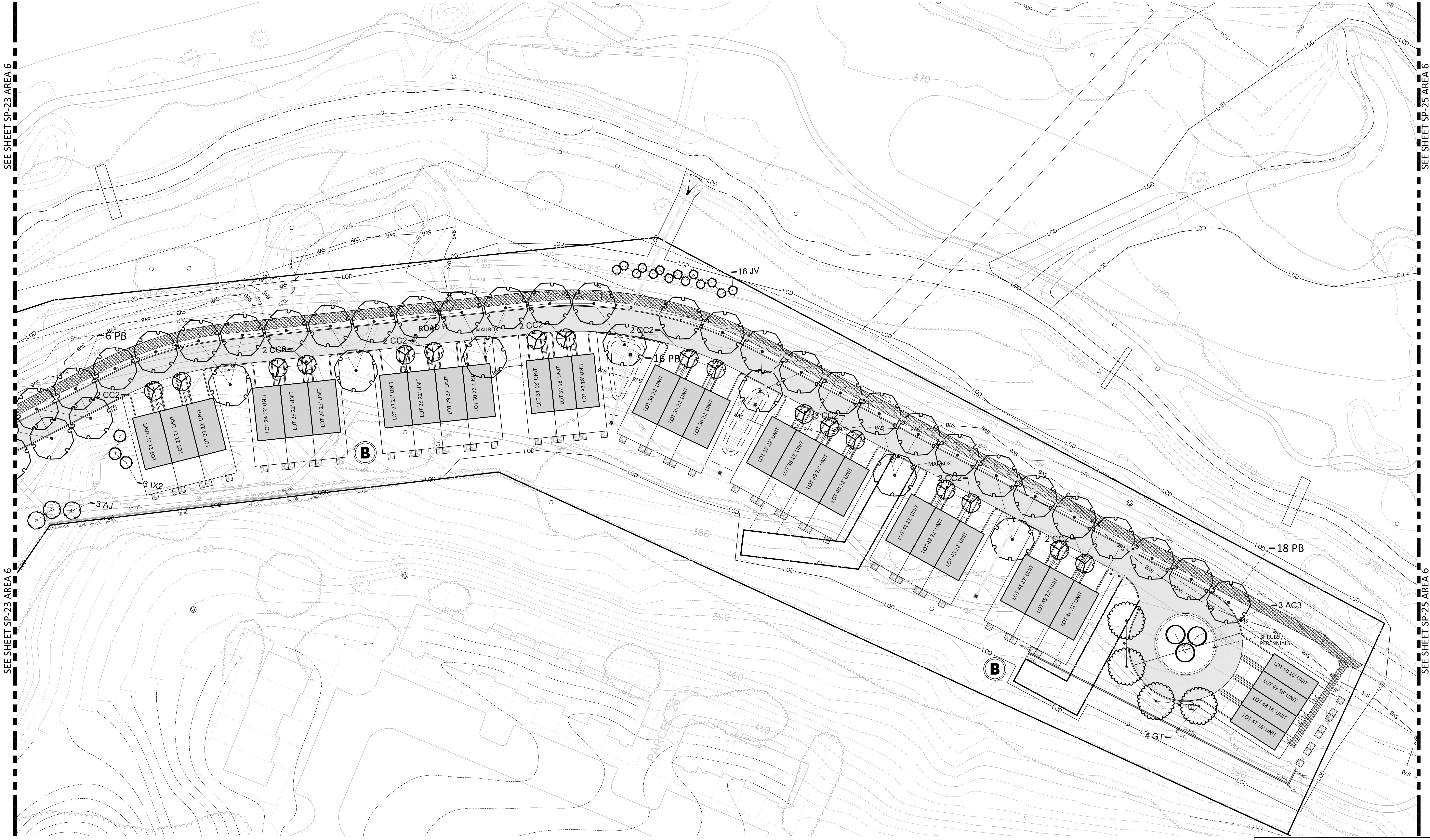
CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
301.916.4100
MIKE GOODMAN



VICINITY MAP
SCALE: 1" = 2000'

PLAN LEGEND

	EXISTING CABLE TELEVISION CONDUIT		PROPOSED WATER LINE		EXISTING GAS POLE		EXISTING BOLLARD		BUILDING HEIGHT MEASURING POINT
	EXISTING ELECTRICAL CONDUIT		PROPOSED SANITARY SEWER WITH STRUCTURE		EXISTING LIGHT POLE		EXISTING SIGN POST		PROPOSED BIKE RACKS
	EXISTING EDGE OF PAVEMENT		PROPOSED STORM DRAIN		EXISTING WOOD POST		EXISTING INLETS		PROPOSED LIGHTS
	EXISTING FENCE LINE		PROPOSED LIMITS OF DISTURBANCE		EXISTING CURB INLET		EXISTING CONCRETE		PEDESTRIAN LIGHTS
	EXISTING NATURAL GAS CONDUIT		PROPOSED STORM WATER EASEMENT		EXISTING INLETS		EXISTING ASPHALT		PROPOSED PARKING LABELS
	EXISTING OVERHEAD WIRES		EXISTING PARKING LABEL		EXISTING BUILDING		EXISTING STORY		PROPOSED HARDSCAPE
	EXISTING TELEPHONE CONDUIT		EXISTING SANITARY MANHOLE		EXISTING ELECTRICAL TRANSFORMER		EXISTING ELECTRICAL JUNCTION BOX		PROPOSED FIRE HYDRANT
	EXISTING PUBLIC UTILITIES EASEMENTS		EXISTING SANITARY CLEANOUT		EXISTING ASPHALT		EXISTING UNKNOWN UTILITY MANHOLE		DOOR LOCATION
	EXISTING SANITARY SEWER CONDUIT		EXISTING STORM DRAIN MANHOLE		EXISTING CORRUGATED METAL PIPE		EXISTING FIRE DEPARTMENT CONNECTION		PROPOSED SWIM FACILITY
	EXISTING STORM DRAIN CONDUIT		EXISTING ELECTRICAL MANHOLE		EXISTING REINFORCED CONCRETE PIPE		EXISTING FIRE DEPARTMENT CONNECTION		PROPOSED DRIVEWAY FACILITY WITH CURB WALL AND CURB CUT
	EXISTING WATER CONDUIT		EXISTING FIRE HYDRANT		EXISTING BUILDING RESTRICTION LINE		EXISTING RIGHT-OF-WAY		
	EXISTING ZONE LIMITS		EXISTING GAS MANHOLE						
	PROPOSED 520' CONTOUR								
	PROPOSED 524' CONTOUR								



SEE SHEET SP-23 AREA 6

SEE SHEET SP-23 AREA 6

SEE SHEET SP-25 AREA 6

SEE SHEET SP-25 AREA 6

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: JOSH SLOAN, P.A., A.L.A. LICENSE NUMBER: 86,375 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 6
DETAILED
LANDSCAPE
PLAN**

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.

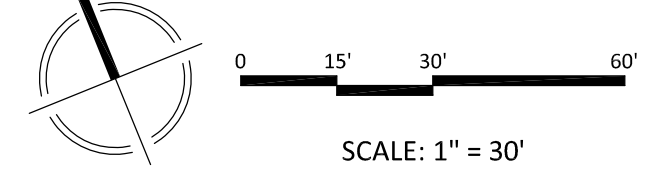
Developer's Name: USL2 MR Montgomery Village Business Trust

Contact Person: Russell Hines

Address: 1200 K Street, NW, Suite 600, Washington, DC 20006

Phone: 202.777.2010

Signature: _____ Date: _____



DRAWN BY:	PJS
DESIGNED BY:	DLK - JS - SCM
DATE ISSUED:	May 5, 2017
VIKA PROJECT:	VM1920
DRAWING NO.:	XXX
SHEET NO.:	LA-25