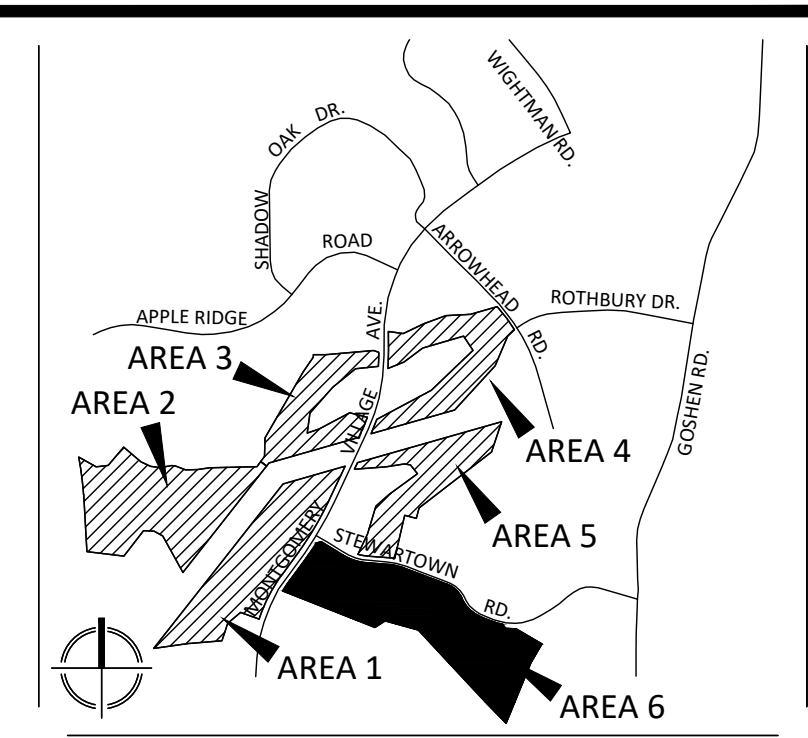
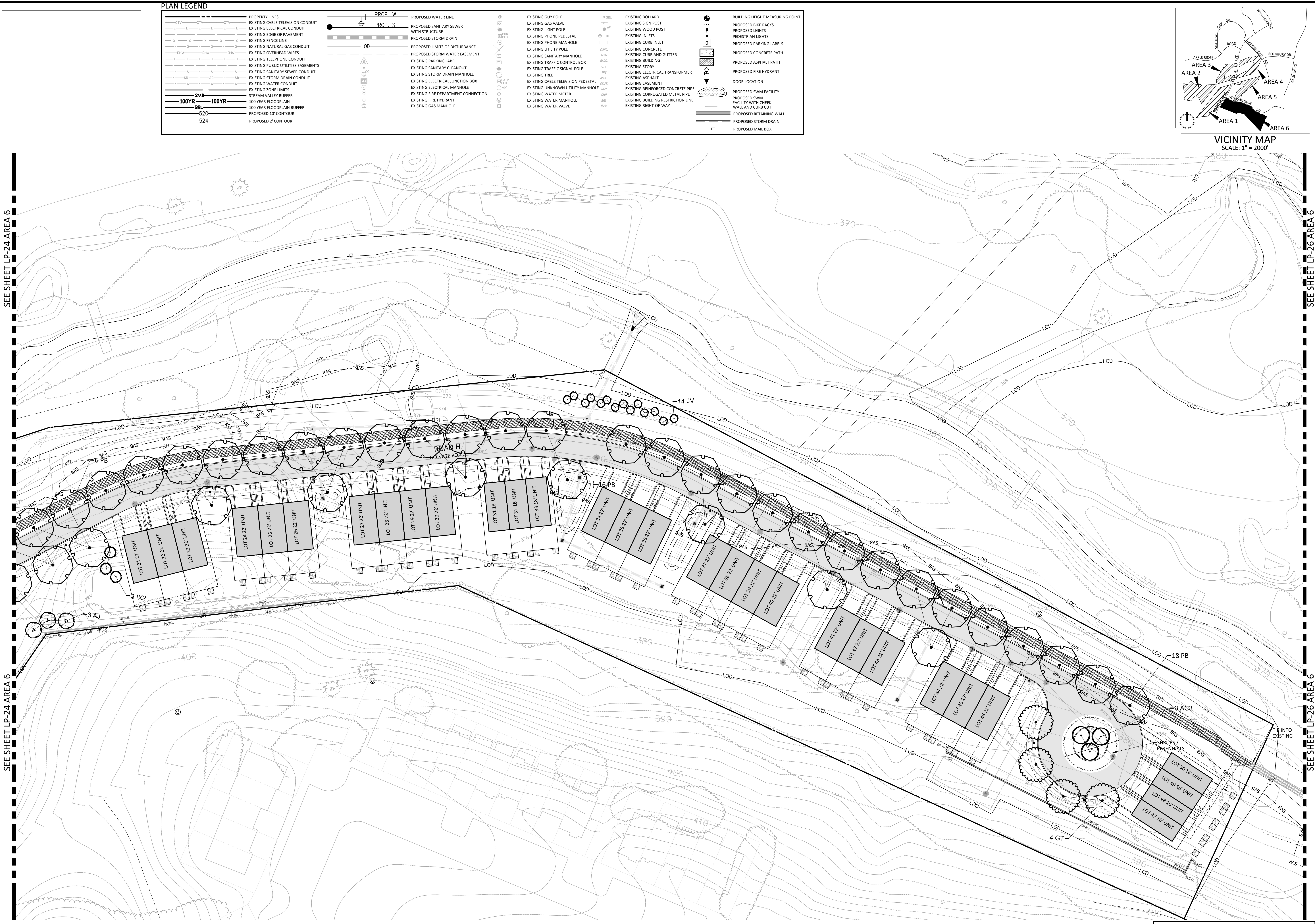


**PLAN LEGEND**

<ul style="list-style-type: none"> <li>PROPERTY LINES</li> <li>EXISTING CABLE TELEVISION CONDUIT</li> <li>EXISTING ELECTRICAL CONDUIT</li> <li>EXISTING EDGE OF PAVEMENT</li> <li>EXISTING FENCE LINE</li> <li>EXISTING NATURAL GAS CONDUIT</li> <li>EXISTING OVERHEAD WIRES</li> <li>EXISTING TELEPHONE CONDUIT</li> <li>EXISTING PUBLIC UTILITIES EASEMENTS</li> <li>EXISTING SANITARY SEWER CONDUIT</li> <li>EXISTING STORM DRAIN CONDUIT</li> <li>EXISTING WATER CONDUIT</li> <li>EXISTING ZONE LIMITS</li> <li>STREAM VALLEY BUFFER</li> <li>100 YEAR FLOODPLAIN</li> <li>100 YEAR FLOODPLAIN BUFFER</li> <li>520</li> <li>524</li> </ul>	<ul style="list-style-type: none"> <li>PROP. W</li> <li>PROP. S</li> <li>LOD</li> <li>PROPOSED WATER LINE</li> <li>PROPOSED SANITARY SEWER WITH STRUCTURE</li> <li>PROPOSED STORM DRAIN</li> <li>PROPOSED LIMITS OF DISTURBANCE</li> <li>PROPOSED STORM WATER EASEMENT</li> <li>EXISTING PARKING LABEL</li> <li>EXISTING SANITARY CLEANOUT</li> <li>EXISTING STORM DRAIN MANHOLE</li> <li>EXISTING ELECTRICAL JUNCTION BOX</li> <li>EXISTING ELECTRICAL MANHOLE</li> <li>EXISTING FIRE DEPARTMENT CONNECTION</li> <li>EXISTING FIRE HYDRANT</li> <li>EXISTING GAS MANHOLE</li> </ul>	<ul style="list-style-type: none"> <li>EXISTING GUY POLE</li> <li>EXISTING GAS VALVE</li> <li>EXISTING LIGHT POLE</li> <li>EXISTING PHONE PEDESTAL</li> <li>EXISTING PHONE MANHOLE</li> <li>EXISTING UTILITY POLE</li> <li>EXISTING SANITARY MANHOLE</li> <li>EXISTING TRAFFIC CONTROL BOX</li> <li>EXISTING TRAFFIC SIGNAL POLE</li> <li>EXISTING TREE</li> <li>EXISTING CABLE TELEVISION PEDESTAL</li> <li>EXISTING UNKNOWN UTILITY MANHOLE</li> <li>EXISTING WATER METER</li> <li>EXISTING WATER MANHOLE</li> <li>EXISTING WATER VALVE</li> </ul>	<ul style="list-style-type: none"> <li>EXISTING BOLLARD</li> <li>EXISTING SIGN POST</li> <li>EXISTING WOOD POST</li> <li>EXISTING INLETS</li> <li>EXISTING CURB INLET</li> <li>EXISTING CONCRETE</li> <li>EXISTING CURB AND GUTTER</li> <li>EXISTING BUILDING</li> <li>EXISTING STORY</li> <li>EXISTING ELECTRICAL TRANSFORMER</li> <li>EXISTING ASPHALT</li> <li>EXISTING EASEMENT</li> <li>EXISTING REINFORCED CONCRETE PIPE</li> <li>EXISTING CORRUGATED METAL PIPE</li> <li>EXISTING BUILDING RESTRICTION LINE</li> <li>EXISTING RIGHT-OF-WAY</li> </ul>	<ul style="list-style-type: none"> <li>BUILDING HEIGHT MEASURING POINT</li> <li>PROPOSED BINE BACKS</li> <li>PROPOSED LIGHTS</li> <li>PEDESTRIAN LIGHTS</li> <li>PROPOSED PARKING LABELS</li> <li>PROPOSED CONCRETE PATH</li> <li>PROPOSED ASPHALT PATH</li> <li>PROPOSED FIRE HYDRANT</li> <li>DOOR LOCATION</li> <li>PROPOSED SWM FACILITY</li> <li>FACILITY WITH CHEEK WALL AND CURB CUT</li> <li>PROPOSED RETAINING WALL</li> <li>PROPOSED STORM DRAIN</li> <li>PROPOSED MAIL BOX</li> </ul>
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**VICINITY MAP**  
SCALE: 1" = 2000'



SEE SHEET LP-24 AREA 6

SEE SHEET LP-24 AREA 6

SEE SHEET LP-26 AREA 6

SEE SHEET LP-26 AREA 6



ENGINEERS PLANNERS  
LANDSCAPE ARCHITECTS SURVEYORS  
VIKA MARYLAND, LLC  
20251 CENTURY BOULEVARD SUITE 400  
GERMANTOWN, MARYLAND 20874  
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FAX: (301) 916-2262  
GERMANTOWN, MD. MCLEAN, VA.

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

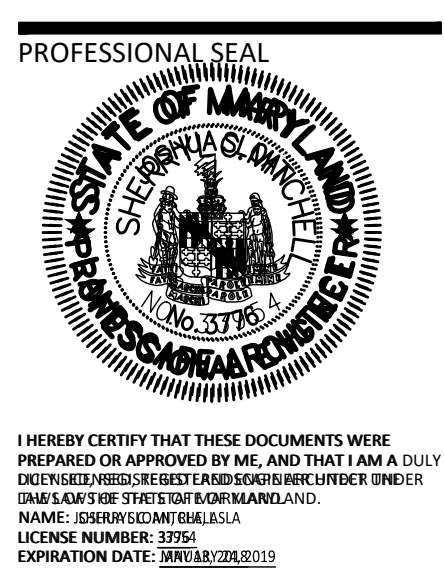
ATTORNEY  
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CHTD.  
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SUITE 460  
BETHESDA, MD 20814  
301.841.3832  
PATRICIA HARRIS

TRAFFIC ENGINEER  
WELLS + ASSOCIATES  
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301.916.4100  
MIKE GOODMAN

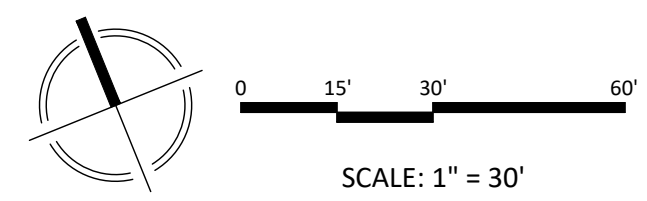
REVISIONS	DATE
DRC COMMENTS	08/09/17
REVIEWERS	08/31/17
COMMENTS	



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

**AREA 6  
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: 2200 K Street, NW, Suite 400, Washington, DC 20006  
Phone: 202.777.2010  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_



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

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