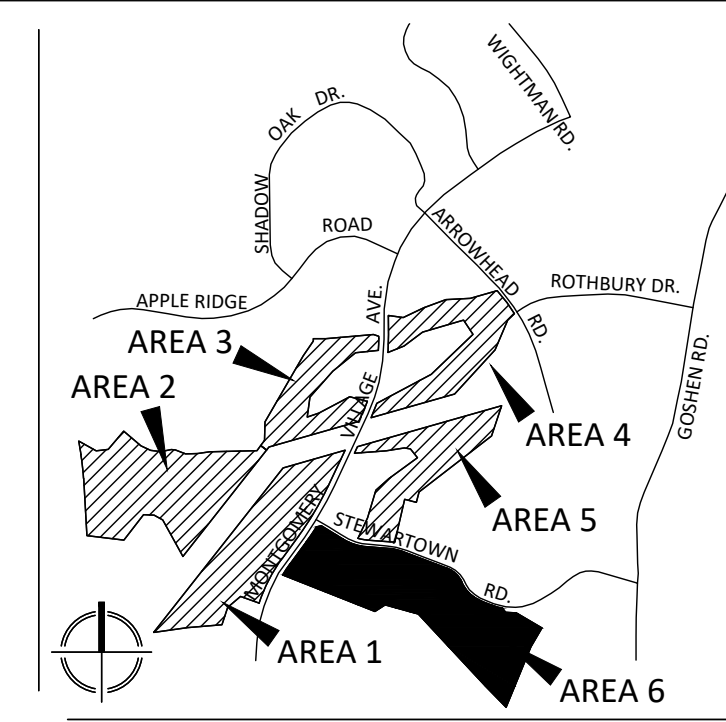
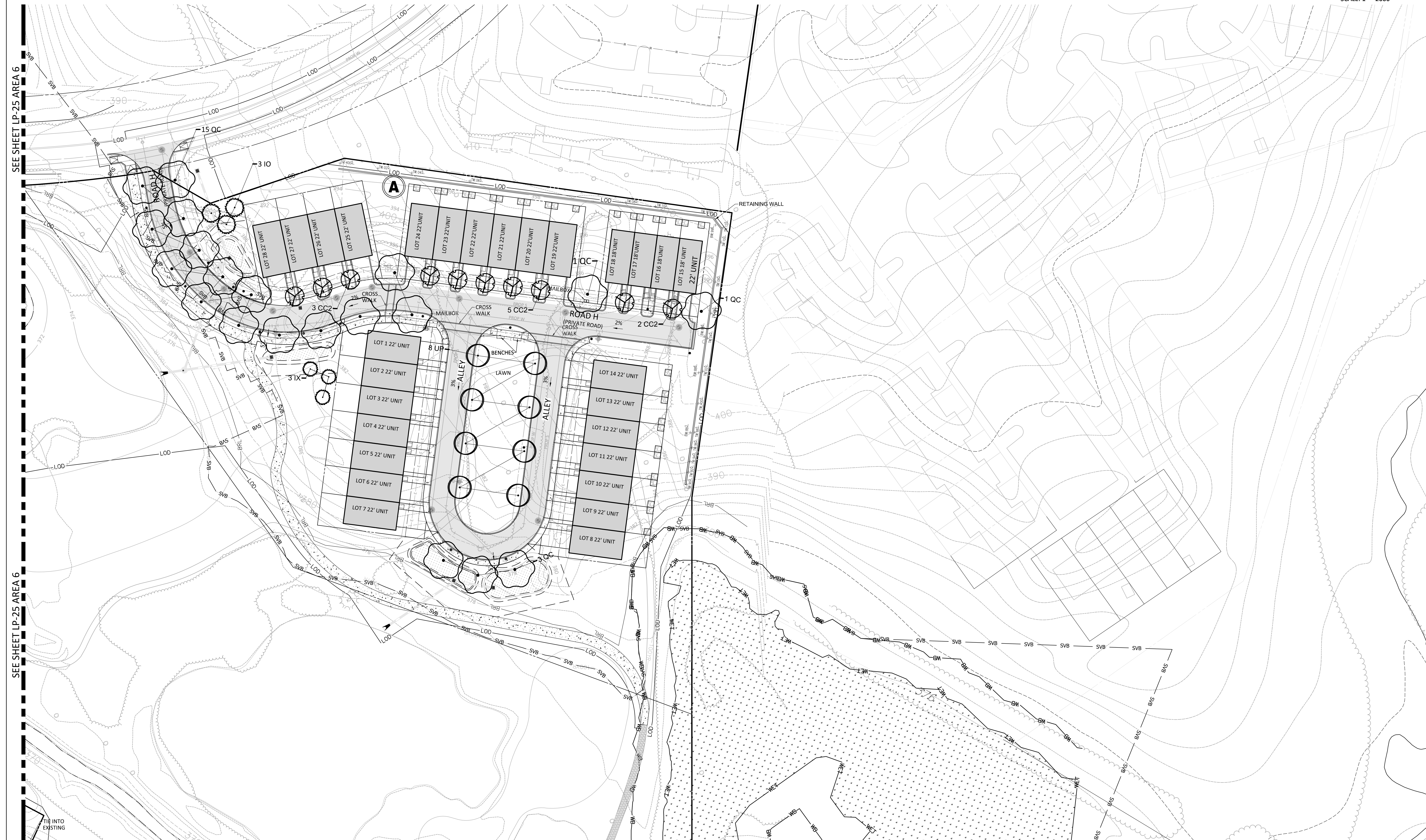


PLAN LEGEND

	PROPERTY LINES		PROPOSED WATER LINE		EXISTING GAS VALVE		BUILDING HEIGHT MEASURING POINT
	EXISTING CABLE TELEVISION CONDUIT		PROPOSED SANITARY SEWER WITH STRUCTURE		EXISTING LIGHT POLE		PROPOSED BIKE RACKS
	EXISTING EDGE OF PAVEMENT		PROPOSED STORM DRAIN		EXISTING PHONE PEDESTAL		PROPOSED LIGHTS
	EXISTING FENCE LINE		PROPOSED LIMITS OF DISTURBANCE		EXISTING SANITARY MANHOLE		PROPOSED PEDESTRIAN LIGHTS
	EXISTING NATURAL GAS CONDUIT		PROPOSED STORM WATER EASEMENT		EXISTING STORM DRAIN MANHOLE		PROPOSED PARKING LABELS
	EXISTING TELEPHONE CONDUIT		EXISTING SANITARY CLEANOUT		EXISTING TRAFFIC SIGNAL POLE		PROPOSED CONCRETE PATH
	EXISTING PUBLIC UTILITIES EASEMENTS		EXISTING ELECTRICAL JUNCTION BOX		EXISTING TREE		PROPOSED ASPHALT PATH
	EXISTING SANITARY SEWER CONDUIT		EXISTING ELECTRICAL MANHOLE		EXISTING CABLE TELEVISION PEDESTAL		PROPOSED FIRE HYDRANT
	EXISTING STORM DRAIN CONDUIT		EXISTING FIRE DEPARTMENT CONNECTION		EXISTING UNCONFORM UTILITY MANHOLE		DOOR LOCATION
	EXISTING WATER CONDUIT		EXISTING FIRE HYDRANT		EXISTING REINFORCED CONCRETE PIPE		PROPOSED SWM FACILITY
	EXISTING ZONE LIMITS		EXISTING GAS MANHOLE		EXISTING CORRUGATED METAL PIPE		FACILITY WITH CHEEK WALL AND CURB CUT
	STREAM VALLEY BUFFER		EXISTING WATER VALVE		EXISTING BUILDING RESTRICTION LINE		PROPOSED RETAINING WALL
	100 YEAR FLOODPLAIN				EXISTING RIGHT-OF-WAY		PROPOSED STORM DRAIN
	100 YEAR FLOODPLAIN BUFFER						PROPOSED MAIL BOX
	520						
	524						



VICINITY MAP  
SCALE: 1" = 2000'



SEE SHEET LP-25 AREA 6

SEE SHEET LP-25 AREA 6

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

ENGINEERS PLANNERS  
LANDSCAPE ARCHITECTS SURVEYORS  
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GERMANTOWN, MARYLAND 20874  
PHONE: (301) 916-4100  
FAX: (301) 916-2262  
GERMANTOWN, MD. MCLEAN, VA.

PREPARED FOR:  
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MONTGOMERY VILLAGE  
BUSINESS TRUST  
c/o MONUMENT REALTY  
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202.777.2010  
RUSSELL HINES

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MIKE GOODMAN

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 PROFESSIONAL ENGINEER UNDER THE PROFESSIONAL ENGINEERING AND SURVEYING ACT (P.E.S.A.), TITLE 19, SUBTITLE 10, OF THE MARYLAND CODE. MY LICENSE NUMBER IS 16292. EXPIRATION DATE: 08/31/2022

**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.

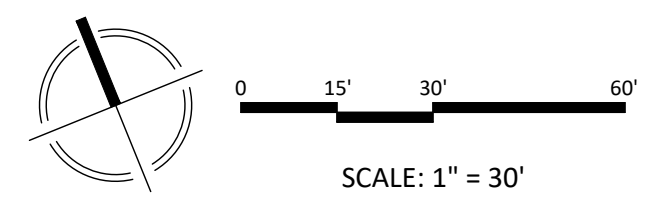
Developer's Name: USL2 MR Montgomery Village Business Trust

Contact Person: Russell Hines

Address: 1200 K Street, NW, Suite 400, 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-26