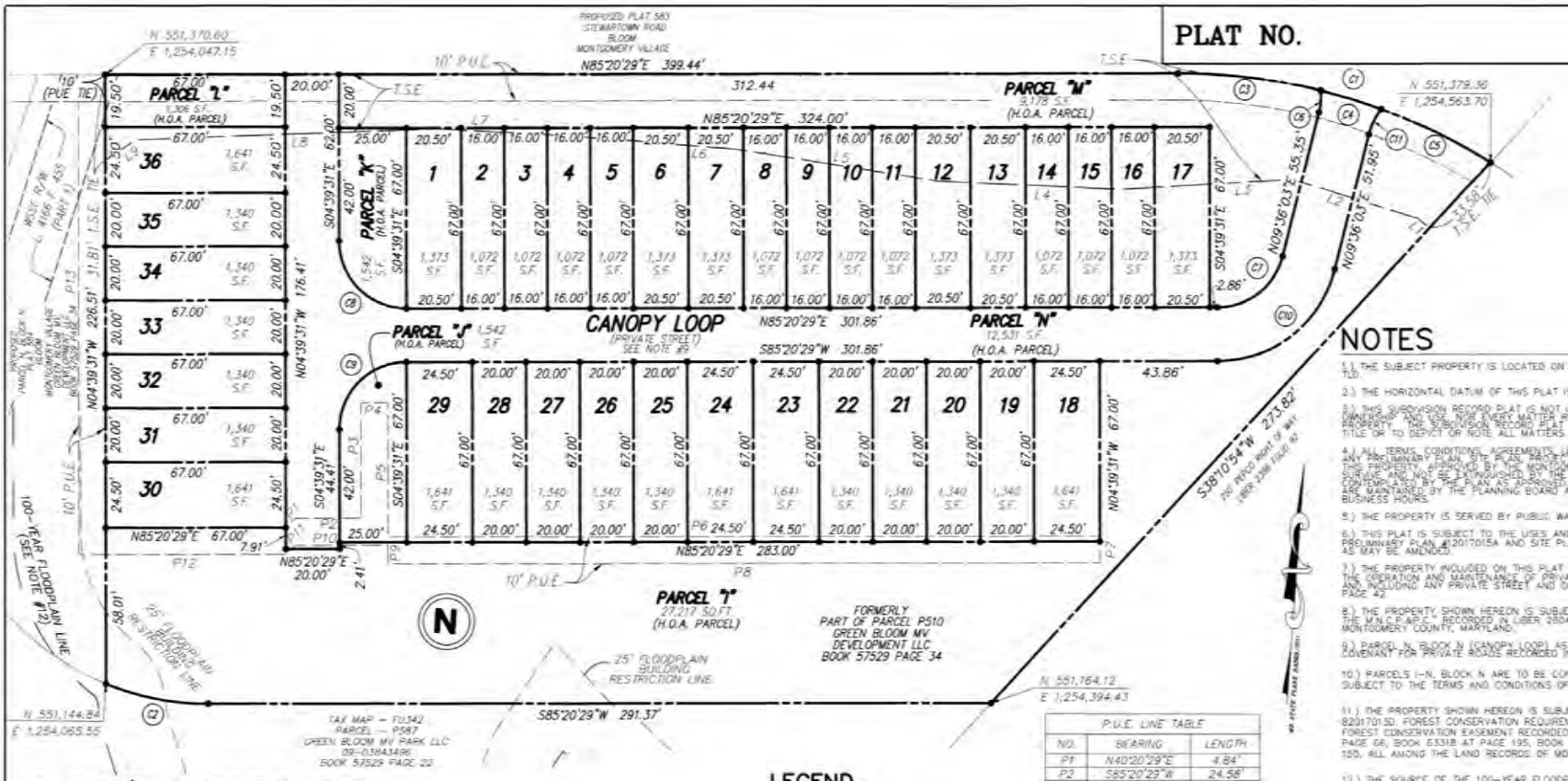
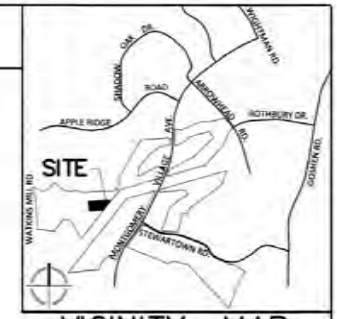
Plat Name: **Bloom Montgomery Village**
Plat #: **220221060, 220221070, 220230330 & 220230350**

Location: Located on the west side of Montgomery Village Avenue, opposite Stewartown Road
Master Plan: Montgomery Village Master Plan
Plat Details: TLD zone; 42 lots, 9 parcels
Owner: Green Bloom MV Development, LLC

These subdivision plats have been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 12017015A (MCPB Resolution No. 22-040) and Site Plan No. 82017013E (Certified Site Plan dated November 6, 2023), as approved by the Board, and that any minor modifications reflected on the plats do not alter the intent of the Board's approval of the aforesaid plans.

PLAT NO.





VICINITY MAP

SCALE: 1" = 2000'

NOTES

1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. FU342 AND IS ZONED TLD.

2.) THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON MARYLAND STATE PLANE NAD 83/2011.

3.) THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

4.) TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THE PROPERTY APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE HEREBY TO BE FOUND AND NOTED ON PLANS FILED BY THE OWNER WITH THE PLANNING BOARD. SUCH PLANS CONTAINING SUCH TERMS AS APPROVED ARE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

5.) THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER ONLY.

6.) THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE M.N.C.P.& P.C. PRELIMINARY PLAN #120170150A AND SITE PLAN #820170130E, ENTITLED "BLOOM MV AREAS I-W", AS MAY BE AMENDED.

7.) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" FOR THE OPERATION AND MAINTENANCE OF PRIVATE PARKS AND/OR OTHER PRIVATE OPEN SPACES AND INCLUDING ANY PRIVATE STREET AND DRAINAGE SYSTEM AS RECORDED IN BOOK 58088 AT PAGE 42.

8.) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "COMMON OPEN SPACE COVENANT WITH THE M.N.C.P.&P.C., RECORDED IN LIBER 28045 AT FOLIO 578 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

9.) PARCEL N, BLOCK N (CANOPY LOOP) AS SHOWN HEREON IS SUBJECT TO A RESTRICTIVE COVENANT FOR PRIVATE ROADS RECORDED IN BOOK 54062 AT PAGE 338.

10.) PARCELS I-N, BLOCK N ARE TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION AND SUBJECT TO THE TERMS AND CONDITIONS OF A DOCUMENT TO BE RECORDED HEREAFTER.

11.) THE PROPERTY SHOWN HEREON IS SUBJECT TO FINAL FOREST CONSERVATION PLAN NO. 82017013D. FOREST CONSERVATION REQUIREMENTS ARE BEING SATISFIED BY THE TERMS OF A FOREST CONSERVATION EASEMENT RECORDED IN BOOK 68749 AT PAGE 186, BOOK 68753 AT PAGE 66, BOOK 53318 AT PAGE 195, BOOK 59326 AT PAGE 111, AND BOOK 59326 AT PAGE 150, ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

12.) THE SOURCE OF THE 100-YEAR FLOODPLAIN SHOWN HEREON WAS TAKEN FROM A FLOODPLAIN STUDY PREPARED BY VIKA MARYLAND, LLC AND APPROVED BY THE DEPARTMENT OF PERMITTING SERVICES IN A LETTER DATED APRIL 12, 2018, REFERENCING FLOODPLAIN STUDY NUMBER 283274.

13.) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "PUBLIC ACCESS COVENANT" RECORDED IN BOOK 58293 AT PAGE 52 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

CURVE TABLE						
NO.	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	219.50'	122.35'	62.81'	120.77'	N78°41'26"W	31°56'11"
C2	100.00'	38.97'	19.73'	38.72'	S83°29'45"E	22°19'32"
C3	219.50'	53.52'	26.89'	53.38'	N87°40'27"W	13°58'09"
C4	219.50'	23.51'	11.77'	23.50'	N77°37'14"W	06°08'16"
C5	219.50'	45.32'	22.74'	45.24'	N68°38'13"W	11°49'46"
C6	25.00'	8.09'	4.08'	8.05'	N00°19'58"E	18°32'10"
C7	25.00'	33.05'	19.44'	30.69'	N47°28'16"E	75°44'26"
C8	25.00'	39.27'	25.00'	35.36'	S49°39'32"E	89°59'58"
C9	25.00'	39.27'	25.00'	35.36'	S40°20'29"W	90°00'00"
C10	45.00'	59.49'	34.99'	55.25'	N47°28'16"E	75°44'26"
C11	25.00'	10.51'	5.34'	10.44'	S21°38'51"W	24°05'37"

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES.

FURTHERMORE, WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

WE FURTHER GRANT TO PEPCO, WASHINGTON GAS AND LIGHT COMPANY, AND VERIZON, AND TO THEIR RESPECTIVE SUCCESSORS, AGENTS AND ASSIGNS, AN EASEMENT IN, ON AND OVER THE LAND HEREON DESCRIBED AS PUBLIC UTILITIES EASEMENT, DESIGNATED HEREON AS "P.U.E.", WITH SAID TERMS AND PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT "DECLARATION OF PUBLIC UTILITIES EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3834 AT FOLIO 457. SAID TERMS BEING INCORPORATED HEREIN BY THIS REFERENCE.

WE FURTHER GRANT TO MONTGOMERY COUNTY, MARYLAND, A TEMPORARY SLOPE EASEMENT DESIGNATED HEREON AS "T.S.E.", ADJACENT TO ALL PUBLIC STREET RIGHT OF WAY LINES. SAID TEMPORARY SLOPE EASEMENTS SHALL BE EXTINGUISHED AT SUCH TIME AS THE PUBLIC IMPROVEMENTS ON THE ABUTTING PUBLIC STREETS HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUSTS ON THE PROPERTY WITH THE EXCEPTION OF CERTAIN DEED OF TRUSTS, RECORDED IN BOOK 57529 AT PAGE 134, BOOK 57529 AT PAGE 159, BOOK 57529 AT PAGE 184 & A DEED OF TRUST, RECORDED IN BOOK 57529 AT PAGE 52 ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

GREEN BLOOM MV DEVELOPMENT LLC,
A DELAWARE LIMITED LIABILITY COMPANY
BY MONUMENT REALTY LLC, ITS AUTHORIZED AGENT

NAME: J. RUSSELL HINES
TITLE: AUTHORIZED SIGNATORY
DATE: 9/14/23

TRUSTEE FOR FVCBANK:

NAME: Lisa M. Ciaze
TITLE: TRUSTEE
DATE: 10/19/23

TRUSTEE FOR NVR:

NAME: Lisa M. McCulley
TITLE: TRUSTEE
DATE: 9/19/23

T.S.E. LINE TABLE		
NO.	BEARING	DISTANCE
L1	N54°23'59"W	5.85'
L2	N77°19'30"W	48.94'
L3	S82°04'40"W	63.87'
L4	S88°04'33"W	68.13'
L5	N85°37'31"W	78.13'
L6	N90°00'00"W	61.64'
L7	S88°21'37"W	49.58'
L8	S81°20'33"W	112.29'
L9	S51°32'48"W	13.66'

P.U.E. LINE TABLE		
NO.	BEARING	LENGTH
P1	N40°20'29"E	4.84'
P2	S85°20'29"W	24.56'
P3	N04°39'31"W	42.83'
P4	S84°36'27"W	10.00'
P5	S04°39'31"E	49.89'
P6	N85°20'29"E	265.00'
P7	S04°39'31"E	10.00'
P8	S85°20'29"W	265.00'
P9	N04°39'31"W	6.93'
P10	S85°20'29"W	34.58'
P11	S40°20'29"W	4.84'
P12	S85°20'29"W	77.00'
P13	N04°39'31"W	168.50'

LEGEND

S.F. ..... SQUARE FEET
N ..... NORTHING
E ..... EASTING
P.U.E. ..... PUBLIC UTILITY EASEMENT
T.S.E. ..... TEMPORARY SLOPE EASEMENT
TEMPORARY SLOPE EASEMENT AREA

AREA TABULATION

LOTS	47,298	SQ.FT.	OR 1.08578 ACRES
PARCELS	53,316	SQ.FT.	OR 1.22397 ACRES
TOTAL AREA OF THIS PLAT	100,612	SQ.FT.	OR 2.30973 ACRES

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF PART OF THE PROPERTY ACQUIRED BY THE GREEN BLOOM MV DEVELOPMENT LLC FROM USLI MR MONTGOMERY VILLAGE BUSINESS TRUST, A MARYLAND STATUTORY TRUST, BY DEED DATED APRIL 23, 2019 AND RECORDED IN BOOK 57529 AT PAGE 34 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS ——— WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF THIS PLAT OF SUBDIVISION IS 100,612 SQ.FT. OR 2.30973 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

11/29/2023
DATE

JOSHUA G. PRICE
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21849
LICENSE EXPIRES: MAY 31, 2026

STATE OF MARYLAND
JOSHUA G. PRICE
No. 21849
PROFESSIONAL LAND SURVEYOR

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

SUBDIVISION RECORD PLAT

PLAT 582
BLOOM
MONTGOMERY VILLAGE

LOTS 1-36, PARCELS I, J, K, L, M, & N, BLOCK N
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: SEPTEMBER 13, 2023

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com
Our Site Set on the Future.

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIR — MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER

M.N.C.P. & P.C. RECORD FILE NO.:

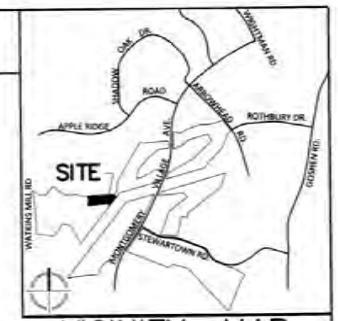
DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

APPROVED: 5-13-2024
DIRECTOR

PLAT NO.

DATE:

PLAT NO.



VICINITY MAP
SCALE: 1" = 2000'

NOTES

1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. FU342 AND IS ZONED H-D.

2.) THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON MARYLAND STATE PLANE NAD 83/2011.

3.) THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE. NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

4.) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

5.) THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER ONLY.

6.) THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE M.N.C.P.& P.C. PRELIMINARY PLAN #120170150A AND SITE PLAN #820170130E, ENTITLED "BLOOM MV AREAS I-VI", AS MAY BE AMENDED.

7.) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" FOR THE OPERATION AND MAINTENANCE OF PRIVATE PARKS AND/OR OTHER PRIVATE OPEN SPACES AND INCLUDING ANY PRIVATE STREET AND DRAINAGE SYSTEM AS RECORDED IN BOOK 58268 AT PAGE 42.

8.) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "COMMON OPEN SPACE COVENANT WITH THE M.N.C.P.&P.C." RECORDED IN LIBER 28045 AT FOLIO 578 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

9.) PARCEL J, BLOCK P IS TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION AND SUBJECT TO THE TERMS AND CONDITIONS OF A DOCUMENT TO BE RECORDED HEREAFTER.

10.) THE PROPERTY SHOWN HEREON IS SUBJECT TO FINAL FOREST CONSERVATION PLAN NO. 820170130. FOREST CONSERVATION REQUIREMENTS ARE BEING SATISFIED BY THE TERMS OF A FOREST CONSERVATION EASEMENT RECORDED IN BOOK 66749 AT PAGE 186, BOOK 66753 AT PAGE 66, BOOK 63318 AT PAGE 195, BOOK 59326 AT PAGE 111, AND BOOK 59326 AT PAGE 150, ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

11.) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "PUBLIC ACCESS COVENANT" RECORDED IN BOOK 58243 AT PAGE 52 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N69°05'50"E	29.99'
L2	N81°48'01"E	91.99'
L3	N84°56'17"E	98.66'
L4	N83°15'59"E	158.87'
L5	N89°32'13"E	142.57'
L6	S88°35'37"E	80.08'

CURVE TABLE						
NO.	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	219.50'	122.35'	62.81'	120.77'	N78°41'26"W	31°56'11"
C2	275.50'	164.31'	84.68'	161.89'	S77°34'21"E	34°10'20"
C3	275.50'	17.54'	8.77'	17.54'	S87°09'56"W	03°38'54"
C4	275.50'	81.80'	41.20'	81.50'	S82°30'16"E	17°00'43"
C5	275.50'	64.97'	32.64'	64.82'	S67°14'33"E	13°30'43"

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREET SHOWN HEREON TO PUBLIC USE.

FURTHERMORE, WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

WE FURTHER GRANT TO PEPCO, WASHINGTON GAS AND LIGHT COMPANY, AND VERIZON, AND TO THEIR RESPECTIVE SUCCESSORS, AGENTS AND ASSIGNS, AN EASEMENT IN, ON AND OVER THE LAND HEREON DESCRIBED AS PUBLIC UTILITIES EASEMENT, DESIGNATED HEREON AS "P.U.E.", WITH SAID TERMS AND PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT "DECLARATION OF PUBLIC UTILITIES EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3834 AT FOLIO 457. SAID TERMS BEING INCORPORATED HEREIN BY THIS REFERENCE.

WE FURTHER GRANT TO MONTGOMERY COUNTY, MARYLAND, A TEMPORARY SLOPE EASEMENT DESIGNATED HEREON AS "T.S.E.", ADJACENT TO ALL PUBLIC STREET RIGHT OF WAY LINES. SAID TEMPORARY SLOPE EASEMENTS SHALL BE EXTINGUISHED AT SUCH TIME AS THE PUBLIC IMPROVEMENTS ON THE ABUTTING PUBLIC STREETS HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUSTS ON THE PROPERTY WITH THE EXCEPTION OF CERTAIN DEED OF TRUSTS, RECORDED IN BOOK 57529 AT PAGE 134, BOOK 57529 AT PAGE 159, BOOK 57529 AT PAGE 184 & A DEED OF TRUST, RECORDED IN BOOK 57529 AT PAGE 52 ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

GREEN BLOOM MV DEVELOPMENT LLC,
A DELAWARE LIMITED LIABILITY COMPANY
BY: MONUMENT REALTY LLC, ITS AUTHORIZED AGENT

NAME: F. RUSSELL HINES
TITLE: AUTHORIZED SIGNATORY
DATE: 9/14/23

TRUSTEE FOR FVCBANK:

NAME: LISA M. CIAZE
TITLE: TRUSTEE
DATE: 10/19/23

TRUSTEE FOR NVR:

NAME: LISA M. McCULLEY
TITLE: TRUSTEE
DATE: 9/19/23

AREA TABULATION

LOTS	91,810	SQ.FT.	OR 2.10767 ACRES
PARCELS	8,267	SQ.FT.	OR 0.18978 ACRES
STREET DEDICATION	30,012	SQ.FT.	OR 0.68898 ACRES
TOTAL AREA OF THIS PLAT	130,089	SQ.FT.	OR 2.98643 ACRES

LEGEND

S.F.	SQUARE FEET
N	NORTHING
E	EASTING
P.U.E.	PUBLIC UTILITY EASEMENT
T.S.E.	TEMPORARY SLOPE EASEMENT
[ ]	= TEMPORARY SLOPE EASEMENT AREA

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF PART OF THE PROPERTY ACQUIRED BY THE GREEN BLOOM MV DEVELOPMENT LLC FROM USL2 MR MONTGOMERY VILLAGE BUSINESS TRUST, A MARYLAND STATUTORY TRUST, BY DEED DATED APRIL 23, 2019 AND RECORDED IN BOOK 57529 AT PAGE 34 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS ——— WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF THIS PLAT OF SUBDIVISION IS 130,089 SQ.FT. OR 2.98643 ACRES OF LAND, OF WHICH 30,012 SQUARE FEET OR 0.68898 ACRES OF LAND IS DEDICATED TO PUBLIC USE.

11/29/2023
DATE

JOSHUA G. PRICE
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21846
LICENSE EXPIRES: MAY 31, 2026

STATE OF MARYLAND
JOSHUA G. PRICE
No. 21846
PROFESSIONAL LAND SURVEYOR

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

SUBDIVISION RECORD PLAT

PLAT 583
BLOOM
MONTGOMERY VILLAGE
LOTS 1-6, PARCEL J, BLOCK P
AND STREET DEDICATION – "STEWARTOWN ROAD"
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 40' DATE: SEPTEMBER 13, 2023

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com
Our Site Set on the Future.

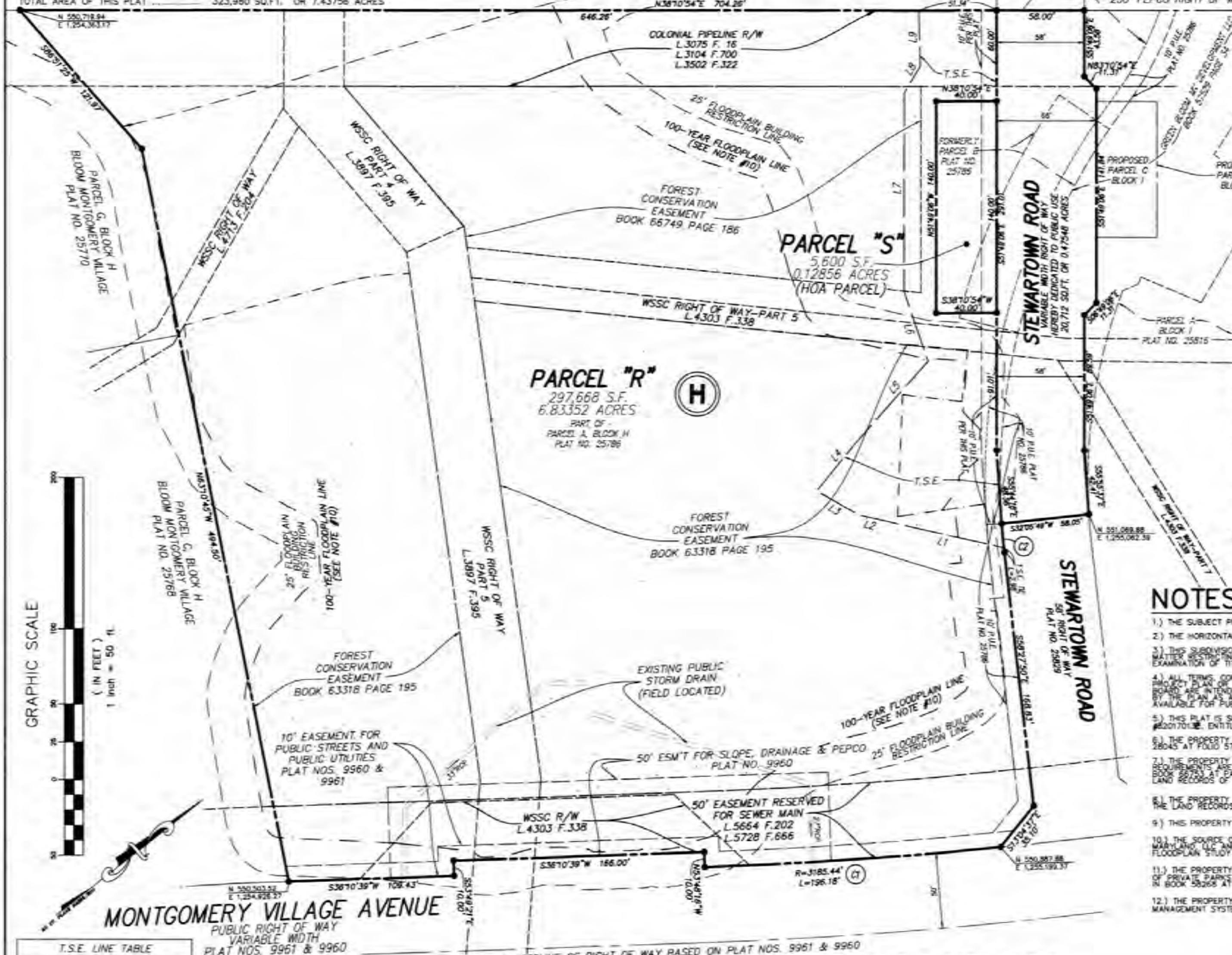
#220221070

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	DEPARTMENT OF PERMITTING SERVICES MONTGOMERY COUNTY, MARYLAND	PLAT NO.
APPROVED:	APPROVED: 5-13-2024	DATE:
CHAIR / MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER	DIRECTOR	

M.N.C.P. & P.C. RECORD FILE NO.:

AREA TABULATION

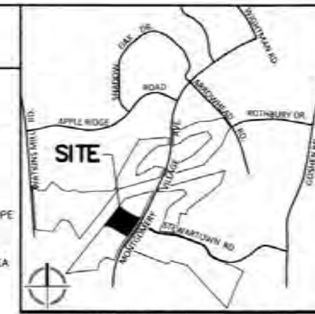
2 PARCELS	303,268 SQ.FT.	OR 6.96208 ACRES
STREET DEDICATION	20,712 SQ.FT.	OR 0.47548 ACRES
TOTAL AREA OF THIS PLAT	323,980 SQ.FT.	OR 7.43756 ACRES



PLAT NO.

LEGEND

- S.F. — SQUARE FEET
- N — NORTHING
- E — EASTING
- L — LIBER
- F — FOLIO
- B — BOOK
- P — PAGE
- T.S.E. — TEMPORARY SLOPE EASEMENT
- FOREST CONSERVATION EASEMENT AREA
- P.U.E.



VICINITY MAP

SCALE: 1" = 2000'

OWNER'S CERTIFICATE

WE THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE THE STREET SHOWN HEREON TO PUBLIC USE.

FURTHERMORE WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

WE FURTHER GRANT TO PEPCO, WASHINGTON GAS AND LIGHT COMPANY, AND VERIZON, AND TO THEIR RESPECTIVE SUCCESSORS, AGENTS AND ASSIGNS, AN EASEMENT IN, ON AND OVER THE LAND HEREON DESCRIBED AS PUBLIC UTILITIES EASEMENT, DESIGNATED HEREON AS "P.U.E.", WITH SAID TERMS AND PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT "DECLARATION OF PUBLIC UTILITIES EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3834 AT FOLIO 457. SAID TERMS BEING INCORPORATED HEREIN BY THIS REFERENCE.

WE FURTHER GRANT TO MONTGOMERY COUNTY, MARYLAND, A TEMPORARY SLOPE EASEMENT DESIGNATED HEREON AS "T.S.E." ADJACENT TO ALL PUBLIC STREET RIGHT OF WAY LINES. SAID TEMPORARY SLOPE EASEMENTS SHALL BE EXTINGUISHED AT SUCH TIME AS THE PUBLIC IMPROVEMENTS ON THE ABUTTING PUBLIC STREETS HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUSTS ON THE PROPERTY WITH THE EXCEPTION OF CERTAIN DEED OF TRUSTS, RECORDED IN BOOK 57529 AT PAGE 134, BOOK 57529 AT PAGE 159, BOOK 57529 AT PAGE 184 & A DEED OF TRUST, RECORDED IN BOOK 57529 AT PAGE 52 ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

GREEN BLOOM MV PARK LLC
A DELAWARE LIMITED LIABILITY COMPANY
BY: MONUMENT REALTY LLC, ITS AUTHORIZED AGENT

NAME: F. RUSSELL HINES
TITLE: AUTHORIZED SIGNATORY
DATE: 9/14/23

TRUSTEE FOR FVCBANK:
NAME: Lisa M. Craze
TITLE: TRUSTEE
DATE: 10/11/23

GREEN BLOOM MV DEVELOPMENT LLC
A DELAWARE LIMITED LIABILITY COMPANY
BY: MONUMENT REALTY LLC, ITS AUTHORIZED AGENT

NAME: F. RUSSELL HINES
TITLE: AUTHORIZED SIGNATORY
DATE: 9/14/23

TRUSTEE FOR NVR:
NAME: Lisa M. McCulley
TITLE: TRUSTEE
DATE: 9/19/23

NOTES

1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. FU342 AND WSSC GRID 227NW10, ZONED TLD.

2.) THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON MARYLAND STATE PLANE NAD 83/2011.

3.) THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

4.) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

5.) THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE M.N.C.P.& P.C. PRELIMINARY PLAN #12017015A AND SITE PLAN #82017013B, ENTITLED "BLOOM MV AREAS I-VI", AS MAY BE AMENDED.

6.) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "COMMON OPEN SPACE COVENANT WITH THE M.N.C.P.&P.C." RECORDED IN LIBER 28045 AT FOLIO 578 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

7.) THE PROPERTY SHOWN HEREON IS SUBJECT TO FINAL FOREST CONSERVATION PLAN NO. 820170130. FOREST CONSERVATION REQUIREMENTS ARE BEING SATISFIED BY THE TERMS OF A FOREST CONSERVATION EASEMENT RECORDED IN BOOK 66749 AT PAGE 186, BOOK 66753 AT PAGE 56, BOOK 63318 AT PAGE 195, BOOK 59326 AT PAGE 111, AND BOOK 59326 AT PAGE 150, ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

8.) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "PUBLIC ACCESS COVENANT" RECORDED IN BOOK 58293 AT PAGE 52 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

9.) THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICES ONLY.

10.) THE SOURCE OF THE 100-YEAR FLOODPLAIN SHOWN HEREON WAS TAKEN FROM A FLOODPLAIN STUDY PREPARED BY VIKA MARYLAND, LLC AND APPROVED BY THE DEPARTMENT OF PERMITTING SERVICES IN A LETTER DATED APRIL 12, 2018, REFERENCING FLOODPLAIN STUDY NUMBER 283274.

11.) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" FOR THE OPERATION AND MAINTENANCE OF PRIVATE PARKS AND/OR OTHER PRIVATE OPEN SPACES AND INCLUDING ANY PRIVATE STREET AND DRAINAGE SYSTEM AS RECORDED IN BOOK 58268 AT PAGE 42.

12.) THE PROPERTY SHOWN HEREON IS SUBJECT TO A "DECLARATION OF COVENANTS INSPECTION/MAINTENANCE OF STORMWATER MANAGEMENT SYSTEM" RECORDED IN BOOK 57461 AT PAGE 315 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

T.S.E. LINE TABLE

NO.	BEARING	DISTANCE
L1	S50°59'36"W	81.97'
L2	S50°41'09"W	16.22'
L3	S67°52'07"W	32.23'
L4	N12°41'58"W	40.65'
L5	N10°24'13"W	72.61'
L6	N70°47'40"W	48.69'
L7	N51°46'22"W	131.42'
L8	N20°48'21"W	20.62'
L9	N53°13'46"W	36.68'

CURVE TABLE

NO.	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C1	3185.44'	196.18'	98.12'	S34°17'50"W	196.15'	03°31'43"
C2	410.50'	19.04'	9.52'	S57°08'09"E	19.04'	02°39'26"

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF PART OF THE PROPERTY ACQUIRED BY GREEN BLOOM MV PARK LLC FROM USL2 MR MONTGOMERY VILLAGE BUSINESS TRUST, A MARYLAND STATUTORY TRUST, BY DEED DATED APRIL 23, 2019 AND RECORDED IN BOOK 57529 AT PAGE 22 AND PART OF THE PROPERTY ACQUIRED BY GREEN BLOOM MV DEVELOPMENT FROM USL2 MR MONTGOMERY VILLAGE BUSINESS TRUST, A MARYLAND STATUTORY TRUST, BY DEED DATED APRIL 23, 2019 AND RECORDED IN BOOK 57529 AT PAGE 34, ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS —●— WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF THIS PLAT OF SUBDIVISION IS 323,980 SQUARE FEET OR 7.43756 ACRES OF LAND, OF WHICH 20,712 SQUARE FEET OR 0.47548 ACRES IS DEDICATED TO PUBLIC USE.

11/29/2023
DATE

JOSHUA G. PRICE
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21846
LICENSE EXPIRES: MAY 31, 2026

STATE OF MARYLAND · JOSHUA G. PRICE · No. 21846 · PROFESSIONAL LAND SURVEYOR

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	DEPARTMENT OF PERMITTING SERVICES MONTGOMERY COUNTY, MARYLAND	PLAT NO.
APPROVED:	APPROVED: 5-13-2024	DATE:
CHAIR / SECRETARY - TREASURER	DIRECTOR	
M.N.C.P. & P.C. RECORD FILE NO.:		

SUBDIVISION RECORD PLAT

PLAT 589

BLOOM MONTGOMERY VILLAGE

PARCELS R AND S, BLOCK H
STEWARTOWN ROAD

BEING A RESUBDIVISION OF PART OF PARCELS A AND B, BLOCK H, BLOOM MONTGOMERY VILLAGE, PLAT NO. 25786
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 50' DATE: SEPTEMBER 13, 2023

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com
Our Site Set on the Future.

#220230330

AREA TABULATION

STREET DEDICATION	14,512 SQ.FT. OR 0.33315 ACRES
TOTAL	14,512 SQ.FT. OR 0.33315 ACRES

GRAPHIC SCALE

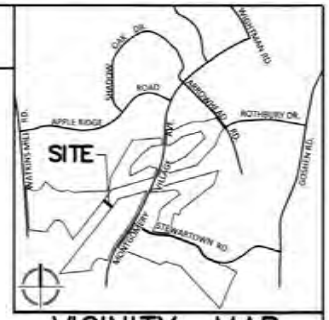
30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

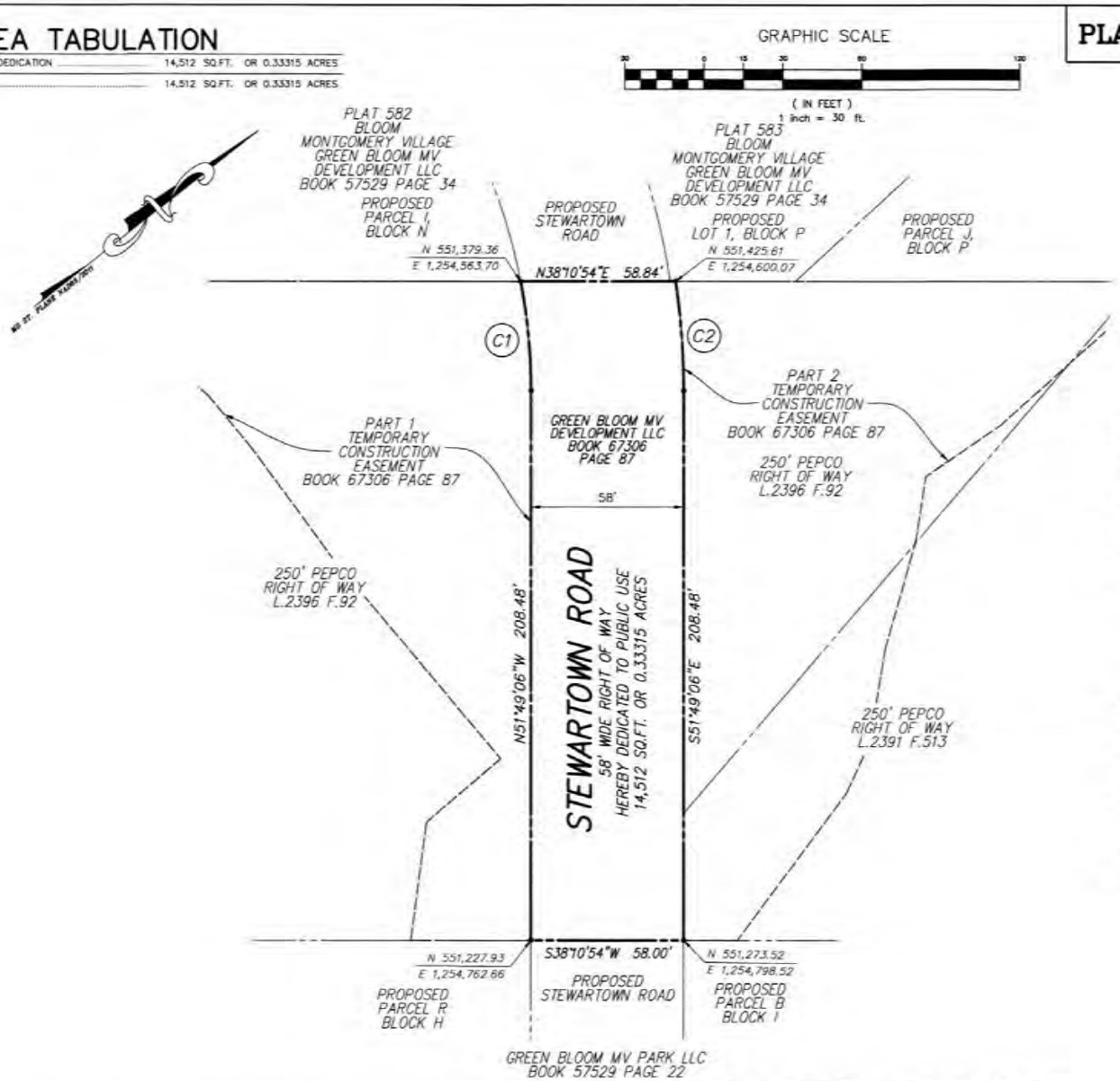
PLAT NO.

LEGEND

S.F.	SQUARE FEET
N	NORTHING
E	EASTING
L	LIBER
F.	FOLIO



VICINITY MAP
SCALE: 1" = 2000'



CURVE TABLE						
(NO)	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C1	219.50'	41.77'	20.95'	N57°16'13"W	41.71'	10°54'14"
C2	277.50'	41.68'	20.88'	S56°07'15"E	41.64'	08°36'19"

NOTES

1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. FU342 AND WSSC GRID 227NW10, ZONED TLD.

2.) THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON MARYLAND STATE PLANE NAD 83/2011.

3.) THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

4.) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

5.) THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE M.N.C.P.& P.C. PRELIMINARY PLAN #12017015A AND SITE PLAN #820170130, ENTITLED "BLOOM MV AREAS I-VI", AS MAY BE AMENDED.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND DEDICATE THE STREET SHOWN HEREON TO PUBLIC USE.
FURTHERMORE, WE AS OWNERS OF THE SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.
THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUSTS ON THE PROPERTY.

GREEN BLOOM MV DEVELOPMENT LLC
A DELAWARE LIMITED LIABILITY COMPANY
BY: MONUMENT REALTY LLC, ITS AUTHORIZED AGENT

NAME: F. RUSSELL HINES
TITLE: AUTHORIZED SIGNATORY

DATE: 9/14/23

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT: THAT IT IS A PLAT OF ALL OF THE PROPERTY ACQUIRED BY GREEN BLOOM MV DEVELOPMENT LLC FROM POTOMAC ELECTRIC POWER COMPANY, BY DEED DATED 4/27/2023 AND RECORDED IN BOOK 67306 AT PAGE 87 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS ●—● WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.
THE TOTAL AREA OF THIS PLAT OF SUBDIVISION IS 14,512 SQUARE FEET OR 0.33315 ACRES OF LAND, OF WHICH ALL IS DEDICATED TO PUBLIC USE.

11/29/2023
DATE

JOSHUA G. PRICE
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21846
LICENSE EXPIRES: MAY 31, 2026

STATE OF MARYLAND
JOSHUA G. PRICE
No. 21846
PROFESSIONAL LAND SURVEYOR

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	DEPARTMENT OF PERMITTING SERVICES MONTGOMERY COUNTY, MARYLAND	PLAT NO.
APPROVED:	APPROVED: 5-13-2024	DATE:
CHAIRMAN SECRETARY — TREASURER	DIRECTOR	
M.N.C.P. & P.C. RECORD FILE NO.:		

SUBDIVISION RECORD PLAT

PLAT 591
BLOOM
MONTGOMERY VILLAGE
STEWARTOWN ROAD
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: SEPTEMBER 13, 2023

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com
Our Site Set on the Future.

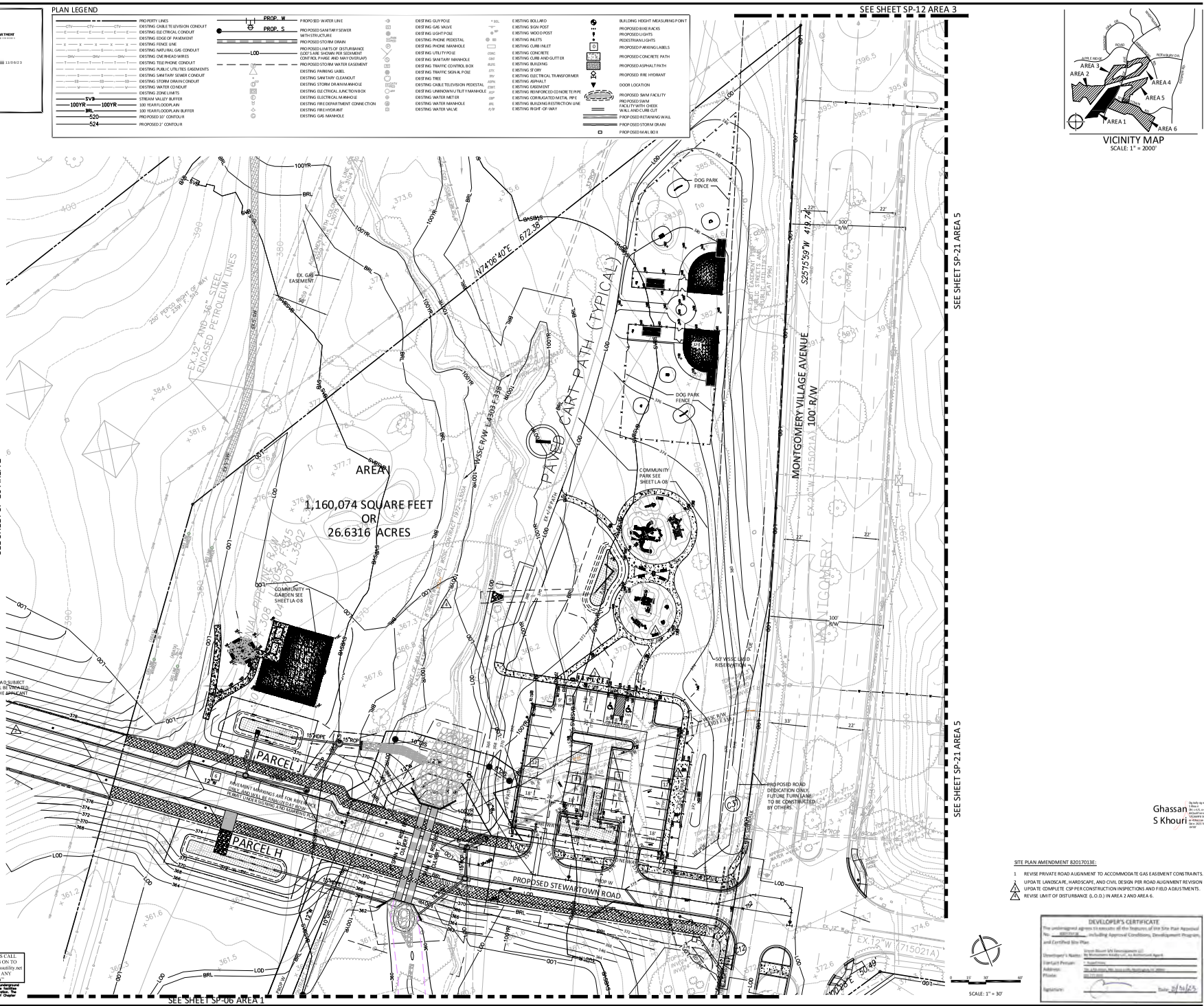
#220230350

Z:\1000-9999\1920\CADD\VIKA_SURVEYS\RECORDPLATS\AREA-5\1920-RP-AREA5-PLAT1.DWG

MONTGOMERY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Certified Plan - 820170130
APPROVAL
11/06/23

PLAN LEGEND

	PROPERTY LINES
CTV	EXISTING CABLE TELEVISION CONDUIT
E	EXISTING ELECTRICAL CONDUIT
	EXISTING EDGE OF PAVEMENT
X	EXISTING FENCE LINE
G	EXISTING NATURAL GAS CONDUIT
OHV	EXISTING OVERHEAD WIRES
T	EXISTING TELEPHONE CONDUIT
	EXISTING PUBLIC UTILITIES EASEMENTS
S	EXISTING SANITARY SEWER CONDUIT
D	EXISTING STORM DRAIN CONDUIT
W	EXISTING WATER CONDUIT
	EXISTING ZONE LIMITS
SVB	STREAM VALLEY BUFFER
100YR	100 YEAR FLOODPLAIN
BRL	100 YEAR FLOODPLAIN BUFFER
520	PROPOSED 10' CONTOUR
524	PROPOSED 2' CONTOUR
PROP_W	PROPOSED WATER LINE
PROP_S	PROPOSED SANITARY SEWER WITH STRUCTURE
	PROPOSED STORM DRAIN
LOD	PROPOSED LIMITS OF DISTURBANCE (LOD' S ARE SHOWN PER SEDIMENT CONTROL PHASE AND MAY OVERLAP)
	PROPOSED STORM WATER EASEMENT
	EXISTING PARKING LABEL
	EXISTING SANITARY CLEANOUT
	EXISTING STORM DRAIN MANHOLE
	EXISTING ELECTRICAL JUNCTION BOX
	EXISTING ELECTRICAL MANHOLE
	EXISTING FIRE DEPARTMENT CONNECTION
	EXISTING FIRE HYDRANT
	EXISTING GAS MANHOLE
	EXISTING GUY POLE
	EXISTING GAS VALVE
	EXISTING LIGHT POLE
	EXISTING PHONE PEDESTAL
	EXISTING PHONE MANHOLE
	EXISTING UTILITY POLE
	EXISTING SANITARY MANHOLE
	EXISTING TRAFFIC CONTROL BOX
	EXISTING TRAFFIC SIGNAL POLE
	EXISTING TREE
	EXISTING CABLE TELEVISION PEDESTAL
	EXISTING UNKNOWN UTILITY MANHOLE
	EXISTING WATER METER
	EXISTING WATER MANHOLE
	EXISTING WATER VALVE
	EXISTING BOLLARD
	EXISTING SIGN POST
	EXISTING WOOD POST
	EXISTING INLETS
	EXISTING CURB INLET
	EXISTING CONCRETE
	EXISTING CURB AND GUTTER
	EXISTING BUILDING
	EXISTING STORY
	EXISTING ELECTRICAL TRANSFORMER
	EXISTING ASPHALT
	EXISTING EASEMENT
	EXISTING REINFORCED CONCRETE PIPE
	EXISTING CORRUGATED METAL PIPE
	EXISTING BUILDING RESTRICTION LINE
	EXISTING RIGHT-OF-WAY
	BUILDING HEIGHT MEASURING POINT
	PROPOSED BIKE RACKS
	PROPOSED LIGHTS
	PEDESTRIAN LIGHTS
	PROPOSED PARKING LABELS
	PROPOSED CONCRETE PATH
	PROPOSED ASPHALT PATH
	PROPOSED FIRE HYDRANT
	DOOR LOCATION
	PROPOSED SWIM FACILITY
	PROPOSED SWIM FACILITY WITH CHECK WALL AND CURB CUT
	PROPOSED RETAINING WALL
	PROPOSED STORM DRAIN
	PROPOSED MAIL BOX



VICINITY MAP
SCALE: 1" = 2000'

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com
Our Site Set on the Future.

PREPARED FOR:
GREEN BLOOM MV DEVELOPMENT LLC
by MONUMENT REALTY LLC, its Authorized Agent
750 17th STREET, NW, SUITE 1100
WASHINGTON, DC 20006
202.777.2010
RUSSELL HINES

DESIGN CONSULTANTS

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SILVER SPRING, MD 20910
301.588.4800
ERIK J. JULESTIA

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PATRICIA HARRIS

TRAFFIC ENGINEER
WELLS + ASSOCIATES
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KEVIN BERGER

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301.916.4100
JOSH SLOAN

CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
301.916.4100
JEFF AMATEAU

REVISIONS	DATE
820170130	12/26/17
820170130A	11/08/18
820170130B	10/08/20
820170130C	06/24/21
820170130D	04/20/22
820170130E	10/20/23

BLOOM MV
AREA I-VI
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 227NW09
TAX MAP: FU342
SP# 82017013E

CERTIFIED

DETAILED SITE PLAN AREA 1

PROFESSIONAL SEAL

Ghassan S Khouri
Digitally signed by Ghassan S Khouri
DN: c=US, o=Maryland, ou=Professional License, cn=GHASSAN S KHOURI, email=ghassan.khouri@vika.com
Date: 2023.10.26 15:24:00 -04'00'

STATE OF MARYLAND
GHASSAN S. KHOURI
No. 15234
PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 15234 EXPIRATION DATE: GHASSAN S. KHOURI, P.E. LICENSE NO. 15234
EXPIRATION DATE: JUNE 30, 2024

THE INFORMATION, COMMENTS AND CONCEPTS OF THIS DRAWING OR DOCUMENT ARE PROPRIETARY TO VIKA MARYLAND, LLC AND IS NOT TO BE USED FOR INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE REPRODUCED, CHANGED OR COPIED, OVERTALLY OR IN PART, OR MADE PUBLIC OR USED FOR ANY PURPOSE, OR ANY FORM BY ANY THIRD PARTY WITHOUT PRIOR WRITTEN CONSENT OF VIKA MARYLAND, LLC AND WE MAY HOLD THE PERSON USING THIS DOCUMENT LIABLE FOR ANY DAMAGES RESULTING FROM SUCH USE. ONLY APPROVED, SIGNED AND SEALED PLANS OR OTHER MATERIALS FOR CONSTRUCTION IS PERMITTED.

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DRAWN BY: KP
DESIGNED BY: LP
DATE ISSUED: SEPT. 8, 2023
VIKA PROJECT: VM1920T
DRAWING NO.
SHEET NO. SP-07

SITE PLAN AMENDMENT 82017013E:

1 REVISE PRIVATE ROAD ALIGNMENT TO ACCOMMODATE GAS EASEMENT CONSTRAINTS.
2 UPDATE LANDSCAPE, HARDSCAPE, AND CIVIL DESIGN PER ROAD ALIGNMENT REVISION
3 UPDATE COMPLETE CSP PER CONSTRUCTION INSPECTIONS AND FIELD ADJUSTMENTS.
4 REVISE LIMIT OF DISTURBANCE (L.O.D.) IN AREA 2 AND AREA 6.

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: Green Bloom MV Development LLC by Monument Realty LLC, its Authorized Agent
Print Full Name:
Address: 750 17th Street, NW, Suite 1100, Washington, DC 20006
Phone: 202.777.2010
Signature: Date: 10/19/23

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.miss811.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

The excavator must notify all public utility companies with underground facilities in the vicinity of proposed excavation and have them mark their underground facilities before beginning excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

LAYOUT: SP-07, Plotted By: grimm

G:\VIKA\VM1920T\CADD\CONSTRUCTION_DWG\VM1920T-SP-07.dwg -- Tuesday, October 26, 2023 8:23:37 AM

MONTGOMERY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Certified Plan - 820170138
APPROVAL
11/06/23

PLAN LEGEND

CTV	EXISTING CABLE TELEVISION CONDUIT
E	EXISTING ELECTRICAL CONDUIT
	EXISTING EDGE OF PAVEMENT
X	EXISTING FENCE LINE
G	EXISTING NATURAL GAS CONDUIT
OHW	EXISTING OVERHEAD WIRES
T	EXISTING TELEPHONE CONDUIT
	EXISTING PUBLIC UTILITIES EASEMENTS
S	EXISTING SANITARY SEWER CONDUIT
SD	EXISTING STORM DRAIN CONDUIT
W	EXISTING WATER CONDUIT
	EXISTING ZONE LIMITS
SVB	STREAM VALLEY BUFFER
100YR	100 YEAR FLOODPLAIN
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520	PROPOSED 10' CONTOUR
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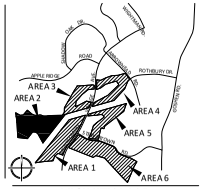
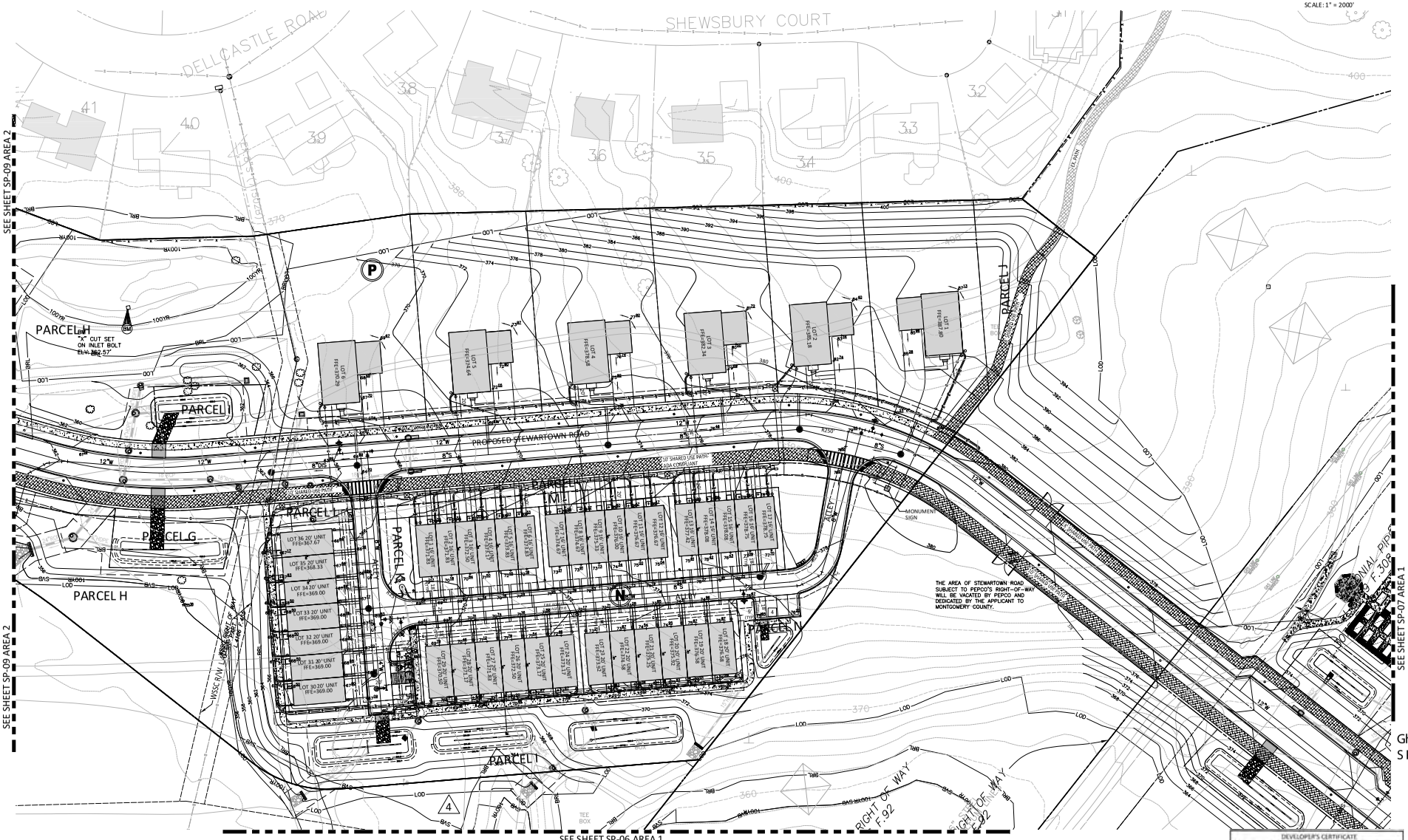
PROP. W	PROPOSED WATER LINE
PROP. S	PROPOSED SANITARY SEWER WITH STRUCTURE
	PROPOSED STORM DRAIN
LOD	PROPOSED LIMITS OF DISTURBANCE
	PROPOSED STORM WATER EASEMENT
	EXISTING PARKING LABEL
	EXISTING SANITARY CLEANOUT
	EXISTING STORM DRAIN MANHOLE
	EXISTING ELECTRICAL JUNCTION BOX
	EXISTING ELECTRICAL MANHOLE
	EXISTING FIRE DEPARTMENT CONNECTION
	EXISTING FIRE HYDRANT
	EXISTING GAS MANHOLE
	EXISTING GUY POLE
	EXISTING GAS VALVE
	EXISTING LIGHT POLE
	EXISTING PHONE PEDESTAL
	EXISTING PHONE MANHOLE
	EXISTING UTILITY POLE
	EXISTING SANITARY MANHOLE
	EXISTING TRAFFIC CONTROL BOX
	EXISTING TRAFFIC SIGNAL POLE
	EXISTING TREE
	EXISTING CABLE TELEVISION PEDESTAL
	EXISTING UNKNOWN UTILITY MANHOLE
	EXISTING WATER METER
	EXISTING WATER MANHOLE
	EXISTING WATER VALVE
	EXISTING BOLLARD
	EXISTING SIGN POST
	EXISTING WOOD POST
	EXISTING INLETS
	EXISTING CURB INLET
	EXISTING CONCRETE
	EXISTING CURB AND GUTTER
	EXISTING BUILDING
	EXISTING STOOP
	EXISTING ELECTRICAL TRANSFORMER
	EXISTING ASPHALT
	EXISTING EASEMENT
	EXISTING REINFORCED CONCRETE PIPE
	EXISTING CORRUGATED METAL PIPE
	EXISTING BUILDING RESTRICTION LINE
	EXISTING RIGHT-OF-WAY
	BUILDING HEIGHT MEASURING POINT
	PROPOSED BIKE RACKS
	PROPOSED LIGHTS
	PEDESTRIAN LIGHTS
	PROPOSED PARKING LABELS
	PROPOSED CONCRETE PATH
	PROPOSED ASPHALT PATH
	PROPOSED FIRE HYDRANT
	DOOR LOCATION
	PROPOSED SWM FACILITY
	PROPOSED SWM FACILITY WITH CHEEK WALL AND CURB CUT
	PROPOSED RETAINING WALL
	PROPOSED STORM DRAIN
	PROPOSED MAIL BOX

SITE PLAN AMENDMENT 82017013E:
1. REVISE AREA 3A PRIVATE ROAD ALIGNMENT TO ACCOMMODATE GAS EASEMENT CONSTRAINTS.
2. UPDATE AREA 3A LANDSCAPE, HARDSCAPE, & CIVIL DESIGN PER ROAD ALIGNMENT REVISION.
3. UPDATE COMPLETE CSP PER CONSTRUCTION INSPECTIONS AND FIELD ADJUSTMENTS.

△1 REVISE LIMIT OF DISTURBANCE (L.O.D.) IN AREA 2 AND AREA 6.



VICINITY MAP
SCALE: 1" = 2000'



SCALE: 1" = 30'

DEVELOPER'S CERTIFICATE

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

The excavator must notify all public utility companies with underground facilities in the vicinity of proposed excavation at least 48 hours before the date of excavation in accordance with Section 36A-11 of the Montgomery County Code. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

LAYOUT: SP-10, Plotted By: grimm

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com
Our Site Set on the Future.

PREPARED FOR:
GREEN BLOOM MV DEVELOPMENT LLC
by MONUMENT REALTY LLC, its Authorized Agent
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
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REVISIONS	DATE
82017013D	12/26/17
82017013A	11/08/19
82017013B	10/08/20
82017013C	06/24/21
82017013D	04/26/22
82017013E	10/20/23

BLOOM MV
AREA I-VI
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 227NW09
TAX MAP: FU342
SP# 82017013E

CERTIFIED

DETAILED SITE PLAN AREA 2

PROFESSIONAL SEAL
STATE OF MARYLAND
GHASSAN S. KHOURY
No. 15000
PROFESSIONAL ENGINEER
Ghassan S Khoury
PRINTED NAME OF PROFESSIONAL ENGINEER
SIGNATURE OF PROFESSIONAL ENGINEER
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 15000 EXPIRATION DATE: SEPTEMBER 8, 2024
REGISTRATION TYPE: PROFESSIONAL ENGINEER
EXPIRATION DATE: JUNE 30, 2024

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