

VIA
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VIA 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

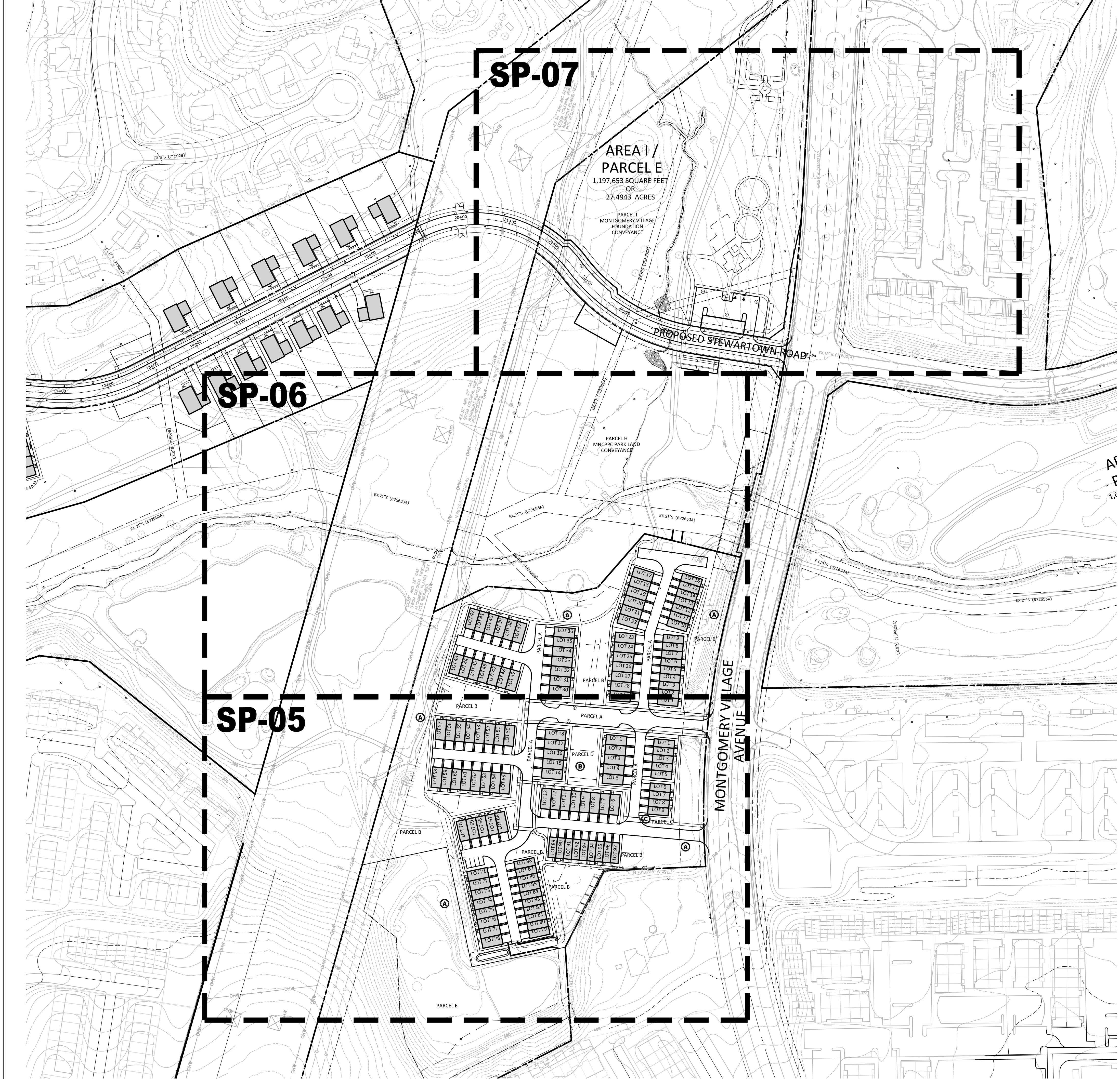
ARCHITECTS
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1300 SPRING STREET, SUITE 400
SILVER SPRING, MD 20910
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SUITE 400
GERMANTOWN MD, 20874
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MIKE GOODMAN



DEVELOPMENT STANDARDS FOR CRN 0.5 ZONE (AREA 1)

Development Standards:	Zoning Ordinance Development Standards			Area 1 Site Plan		
	Detached House	Duplex	Townhouse	Detached House	Duplex	Townhouse
CRN 0.5 Zone - Standard Method						
Units				0	0	124
MPDUs min.		12.50%			12.5%	16
Density (FAR) max.	C-O.0, R-0.5 FAR			0.26		
Lot area min.	1,000 SF	500 SF	800 SF	1,000 SF	500 SF	800 SF
Lot width (at front building line) min.	25	12.5	12	25	12.5	12
Lot width (at front lot line) min.	10'	10'	n/a	10'	10'	10'
Lot coverage max.	90%	90%	n/a	90%	90%	n/a
Total Units Proposed:				0	0	124
Total:				0	0	124
Building Height:						
CRN 0.5 Zone max.		65'			45'	
Building Setbacks (FT):						
CRN 0.5 Zone - Standard Method						
Front min.		5'			5'	
Side street min.		5'			5'	
Side abutting residential zones min.		6'	4'		10'	
Side end unit min.	n/a	n/a	2'		4'	
Side between lot and site boundary min.	n/a	n/a	4'		4'	
Rear min.	15'	15'	10'		15'	
Rear alley min.		4'			15'	
Rear between lot and site boundary min.	n/a	n/a	5'		n/a	
Build-to Area (max setback & min % of building facade):						
CRN 0.5 Zone						
Front setback	n/a	n/a	15'		n/a	15'
Building in front street BTA	n/a	n/a	70%		n/a	70%
Parking:						
CRN 0.5 Zone						
MPDU	Baseline Min. 2.00 per unit			0	0	216
	0.5 times baseline / 1.00 per unit					16
Total:				0	0	232
Open Space:						
CRN 0.5 Zone, as common open space min. (%)	n/a	n/a	10%	n/a	n/a	11%
CRN 0.5 Zone, as common open space min. (sf)	n/a	n/a	116,361 sf	n/a	n/a	130,000 sf

DESCRIPTION	AREA
AREA 1 DEVELOPMENT SITE - LOTS	164,767,584 SF
HOA PARCELS (INCLUDES PROP. ROAD DED.)	477,699,431 SF
LAND RESERVED FOR FUTURE CONVEYANCE	287,937,716 SF
LAND CONVEYED TO MVE	233,196,596 SF
SITE (FOR OPEN SPACE CALCULATIONS)	1,163,604,329 SF
PREVIOUS ROAD DEDICATIONS	93,195,000 SF
PROPOSED ROAD DEDICATIONS	34,048,197 SF
TRACT (FOR DENSITY CALCULATIONS)	1,290,847,526 SF
COMMON OPEN SPACE REQUIRED	116,361 SF
MAXIMUM RESIDENTIAL FAR ALLOWED	645,423 SF

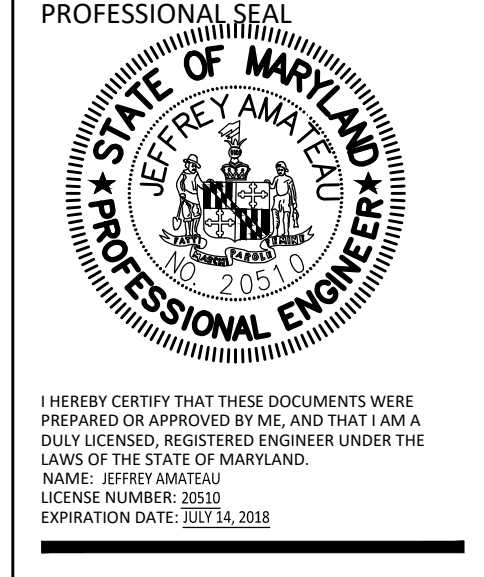
AREA 1 - DEMAND CALCULATIONS	Number of Units	D1					D2					D3					D4					D5				
		Tots	Children	Teens	Adults	Seniors	Tots	Children	Teens	Adults	Seniors	Tots	Children	Teens	Adults	Seniors	Tots	Children	Teens	Adults	Seniors					
SFD I	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
SFD II	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
SFD III	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
TOWNHOUSE	124	21.1	27.3	22.3	160.0	11.2																				
GARDEN	0	0.0	0.0	0.0	0.0	0.0																				
HRISE	0	0.0	0.0	0.0	0.0	0.0																				
Total Units	124.0																									
Total Demand		21.1	27.3	22.3	160.0	11.2																				
On-Site Supply		23.2	36.5	39.5	183.0	28.7																				
% Demand Met On-Site		109.9	134.0	177.2	114.4	257.1																				
Off-Site Supply		0.0	0.0	0.0	0.0	0.0																				
Total On-Site & Off-Site Supply		23.2	36.5	39.5	183.0	28.7																				
% Demand Met On/Off		109.9	134.0	177.2	114.4	257.1																				

AREA 1 - ONSITE SUPPLY CALCULATIONS							
Ref #	Description	No. Provided	D1 Tots	D2 Children	D3 Teens	D4 Adults	D5 Seniors
1.0	Tot Lot (0-9)	1	9.00	2.00	0.00	4.00	1.00
2.0	Play Lot (5-14)	1	0.00	9.00	3.00	4.00	1.00
4.0	Picnic/Sitting	5	5.00	5.00	7.50	25.00	10.00
5A	Open Play Area I	1	6.00	9.00	12.00	30.00	2.00
21.0	Pedestrian System	1	2.11	5.46	4.46	71.98	5.02
23.0	Natural Areas	1	0.00	1.36	2.23	16.00	0.56
40.0	Dog Park	1	0.00	2.00	7.00	8.00	8.00
37.0	Bike System	1	1.05	2.73	3.35	23.99	1.12
TOTAL			23.16	36.55	39.54	182.97	28.70

GENERAL NOTES

- THE SUBJECT PROPERTY FOR AREA 1 IS APPROXIMATELY ±26.71 ACRES CRN AND LOCATED ON TAX MAP # FU341, 342, & 343.
- THE HORIZONTAL DATUM IS BASED ON THE MARYLAND COORDINATE SYSTEM NAD83/91 MD1900. THE VERTICAL DATUM IS BASED ON THE DATUM OF THE WASHINGTON SUBURBAN SANITARY COMMISSION NGVD29.
- TOPOGRAPHIC INFORMATION PROVIDED BY SOLTEPS DATED OCTOBER 2014.
- A REVISED FLOODPLAIN WAS APPROVED BY MCDPS IN A LETTER DATED OCTOBER 7, 2016 AND IS SHOWN ON THIS PLAN. FLOODPLAIN STUDY # 281949.
- THIS SITE IS LOCATED IN THE SENECA CREEK - CABIN BRANCH WATERSHED, A USE CLASS I-P STREAM.
- REGULATED RESOURCES (I.E., WATERS OF THE US, NONTIDAL WETLANDS, ETC.) WERE PRESENT ON THE SUBJECT PROPERTY AND EACH HAVE BEEN IDENTIFIED ON NRI/FSD 420170430.
- NRI/FSD 420170430 WAS APPROVED ON 12/27/2016 & NRI/FSD 420151680 WAS APPROVED ON 4/3/2015. THIS PLAN IS SUBJECT TO FOREST CONSERVATION REQUIREMENTS, SEE FINAL CONSERVATION PLAN.
- THE PROJECT IS PROPOSED TO BE SERVED BY PUBLIC WATER AND SEWER SYSTEMS AND IS CURRENTLY IN WATER AND SEWER SERVICE CATEGORIES W-1 AND S-1, RESPECTIVELY.

REVISIONS	DATE



BLOOM MV
AREA I-VI

9TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 227NW09
TAX MAP: FU342

SP# 820170130

AREA 1
COMPOSITE
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 600, Washington, DC 20006
Phone: 202.777.2010
Signature: _____ Date: _____

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

VIA PROJECT VM1920
DRAWING NO. XXX
SHEET NO. SP-04

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

