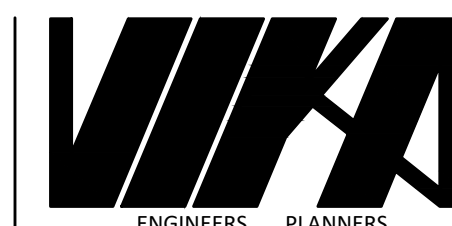


VICINITY MAP
SCALE: 1" = 2000'



ENGINEERS PLANNERS
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c/o MONUMENT REALTY**
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RUSSELL HINES

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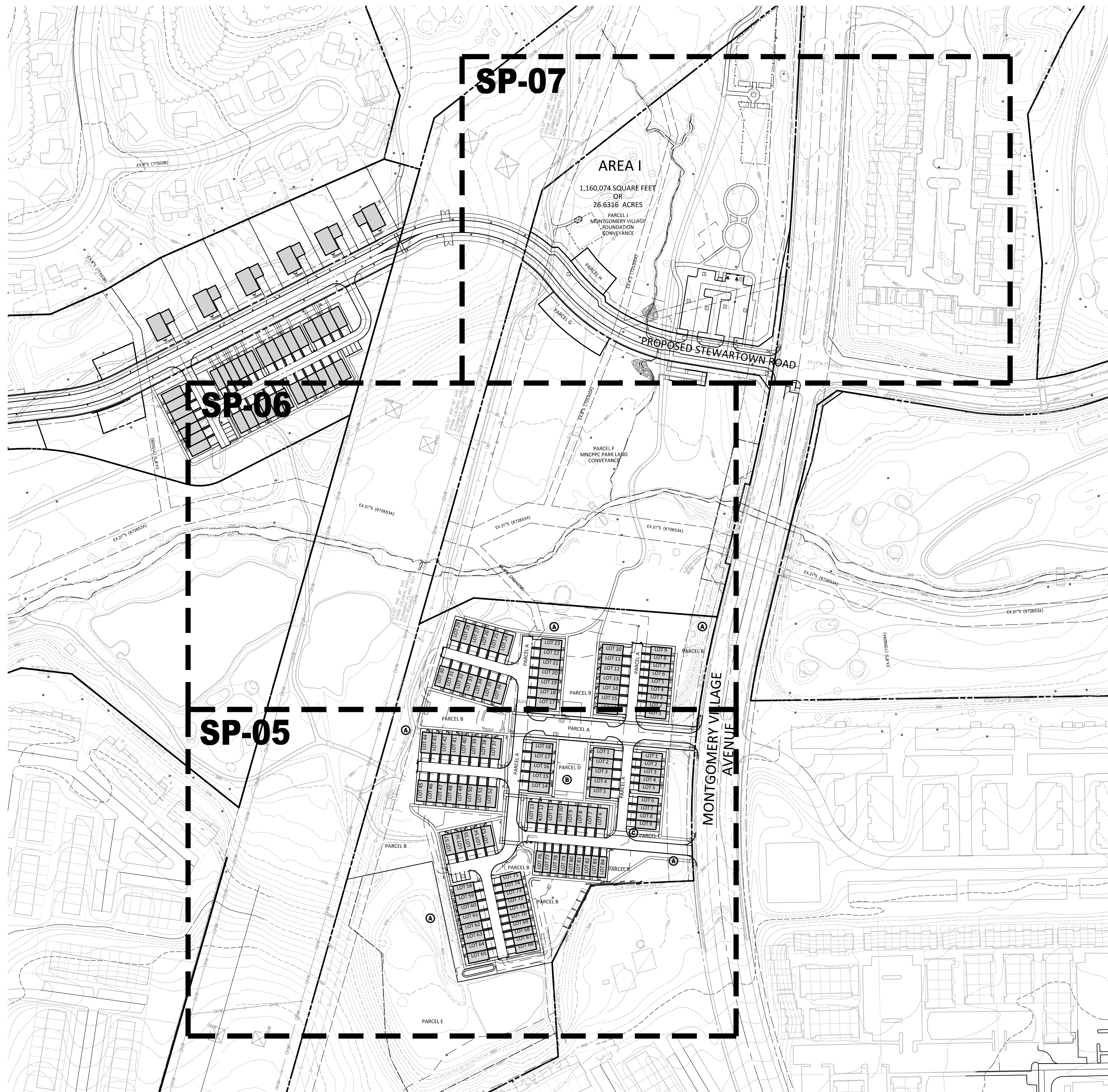
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MIKE GOODMAN



DEVELOPMENT STANDARDS FOR CRN 0.5 ZONE (AREA 1)

Table with columns for Zoning Ordinance Development Standards and Area 1 Site Plan. Rows include Development Standards (CRN 0.5 Zone - Standard Method), Building Height, Building Setbacks (FT), Build-to Area, and Parking.

Table titled 'AREA 1 - STANDARD METHOD' with columns for DESCRIPTION and AREA. Rows include AREA 1 DEVELOPMENT SITE - LOTS, HOA PARCELS, LAND RESERVED FOR FUTURE CONVEYANCE, and SITE (FOR OPEN SPACE CALCULATIONS).

GENERAL NOTES

- 1. THE SUBJECT PROPERTY FOR AREA 1 IS APPROXIMATELY ±26.71 ACRES CRN AND LOCATED ON TAX MAP # FU341, 342, & 343.
- 2. 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.
- 3. TOPOGRAPHIC INFORMATION PROVIDED BY SOLTESZ DATED OCTOBER 2014.
- 4. THE FLOOD PLAIN SHOWN IS A REVISION OF FLOOD PLAIN STUDY #281949 APPROVED BY MCDPS OCTOBER 7, 2016 AS IS UNDER CONCURRENT REVIEW.
- 5. THIS SITE IS LOCATED IN THE SENECA CREEK - CABIN BRANCH WATERSHED, A USE CLASS I-P STREAM.
- 6. 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.
- 7. 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.
- 8. 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.
- 9. SEE OPEN SPACE PLAN FOR COMMON OPEN SPACE DISTRIBUTION AND RECREATION ANALYSIS.

Table with columns for REVISIONS, DRC COMMENTS, REVIEWERS, and DATE. Includes dates 08/09/17 and 08/31/17.



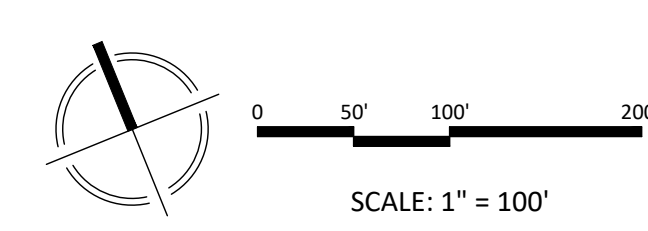
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
NAME: JEFFREY A. LEACH
LICENSE NUMBER: 2003
EXPIRATION DATE: 02/24/2020

**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: 1700 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
PROJECT: MV1920
DRAWING NO. _____



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