

VKA
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 LANDSCAPE ARCHITECTS SURVEYORS
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 20251 CENTURY BOULEVARD, SUITE 400
 GERMANTOWN, MARYLAND 20874
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 GERMANTOWN, MD. MCLEAN, VA.

PREPARED FOR:
USL2 MR
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BUSINESS TRUST
 c/o MONUMENT REALTY
 1700 K STREET, NW, SUITE 600
 WASHINGTON, DC 20006
 202.777.2010
 RUSSELL HINES

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 MIKE GOODMAN

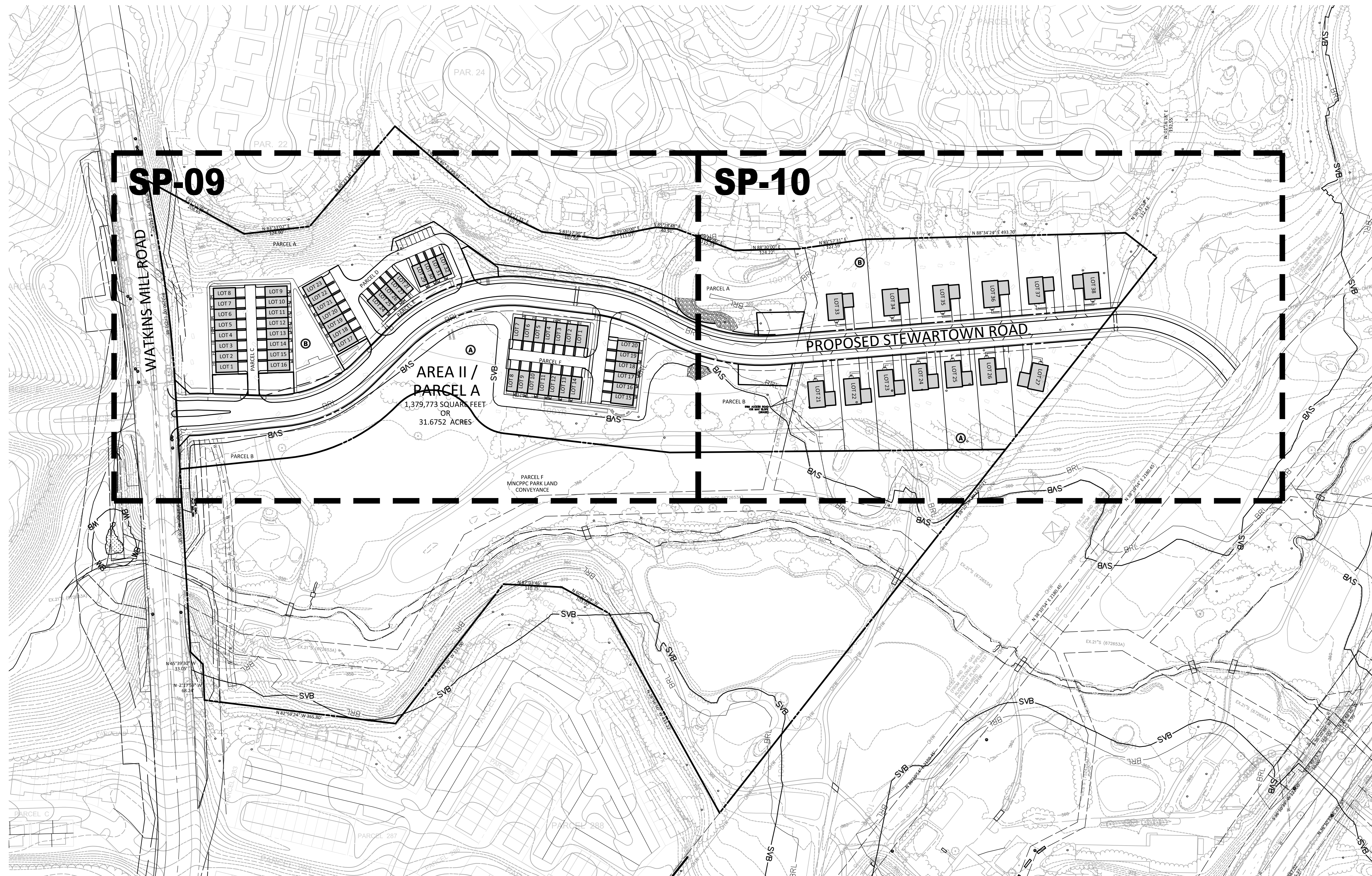
DEVELOPMENT STANDARDS FOR TLD ZONE (AREA 2)

Development Standards:	Zoning Ordinance Development Standards			Area 2 Site Plan		
	Detached House	Duplex	Townhouse	Detached House	Duplex	Townhouse
TLD Zone - Optional Method						
Density (units per acre)	9.76			2.05		
Units				13	0	52
MPDUs min.	>12.5%			13.8%		9
Lot area min.	3,000 SF	1,500 SF	800 SF	3,000 SF	1,700 SF	1,000 SF
Lot width (at front building line) min.	Determined at site plan					
Lot width (at front lot line) min.	15'	15'	14'	15'	15'	16'
Lot coverage max.	60%	60%	n/a	60%	60%	90%
Total Units Proposed:				13	0	52
						65
Building Height:						
TLD Zone max.	40'			35'	40'	40'
Building Setbacks (FT):						
TLD Zone - Optional Method						
Front from public street min.	10'			15'		
Front from private street min.	4'			4'		
Side street min.	10'	10'	5'	n/a	10'	5'
Side or rear min.	Determined at site plan					
Side or rear abutting property not included in application min.	Equal to detached building type setback in abutting zone under standard method			10' side / 20' rear		
Rear alley min.	4'			15'		
Parking:						
TLD Zone	Baseline Min. 2.00 per unit			26	0	104
MPDU	0.5 times baseline / 1.00 per unit			9	0	9
Total:				26	0	113
						139
Open Space:						
TLD Zone Area 2 min.	20%	or	218,263 sf	22%	OR	300,000 sf
TLD Zone Area 2 Site Coverage (townhouse only) max.	n/a	n/a	40%	29%	OR	400,000 sf

AREA II - OPTIONAL METHOD		
DESCRIPTION	AREA	UNITS
AREA II DEVELOPMENT SITE - LOTS	252,297,762 SF	
HCA PARCELS (INCLUDES PROP. ROAD DED.)	487,392,864	
LAND RESERVED FOR FUTURE CONVEYANCE	640,082,240 SF	
SITE (FOR DENSITY CALCULATIONS)	1,379,772,866 SF	
PROPOSED ROAD DEDICATIONS	107,928,147 SF	
PROPOSED DETACHED HOUSE LOTS	180,533,640 SF	
SITE (FOR OPEN SPACE CALCULATIONS)	1,091,311,079 SF	
COMMON OPEN SPACE REQUIRED	218,263 SF	
MAXIMUM RESIDENTIAL UNITS ALLOWED	399 UNITS	

GENERAL NOTES

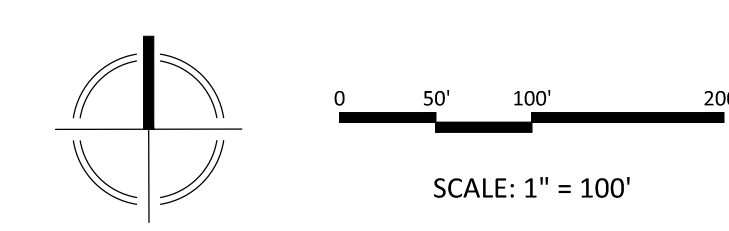
- THE SUBJECT PROPERTY FOR AREA 2 IS APPROXIMATELY 147.04 ACRES ZONED TLD AND LOCATED ON TAX MAP # FU341, 342, & 343.
- THE HORIZONTAL DATUM IS BASED ON THE MARYLAND COORDINATE SYSTEM NAD83/91 MD1900. THE VERTICAL DATUM IS BASED ON THE DATUM OF THE WASHINGTON SUBURBAN SANITARY COMMISSION NGVD29.
- TOPOGRAPHIC INFORMATION PROVIDED BY SOLTESZ 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.



AREA 2 - DEMAND CALCULATIONS						
	Number of Units	D1 Tots	D2 Children	D3 Teens	D4 Adults	D5 Seniors
SFD I		0.0	0.0	0.0	0.0	0.0
SFD II	13	1.7	3.1	3.3	13.8	1.4
SFD III		0.0	0.0	0.0	0.0	0.0
TOWNHOUSE	52	8.8	11.4	9.4	67.1	4.7
GARDEN		0.0	0.0	0.0	0.0	0.0
HURRISE		0.0	0.0	0.0	0.0	0.0
Total Units	65.0					
Total Demand	10.5	14.6	12.6	80.9	6.1	
On-Site Supply	5.6	9.1	11.7	76.6	11.7	
% Demand Met On-Site	53.0	62.5	92.6	94.7	190.9	
Off-Site Supply	0.0	0.0	0.0	0.0	0.0	
Total On-Site & Off-Site Supply	5.6	9.1	11.7	76.6	11.7	
% Demand Met On-Off	53.0	62.5	92.6	94.7	190.9	

AREA 2 - ONSITE SUPPLY CALCULATIONS						
Ref #	Description	No. Provided	D1 Tots	D2 Children	D3 Teens	D4 Adults
4.0	Picnic/Sitting	4	4.00	4.00	6.00	20.00
21.0	Pedestrian System	1	1.05	2.91	2.52	36.39
23.0	Natural Areas	1	0.00	0.75	1.26	9.09
37.0	Bike System	1	0.53	1.46	1.89	12.13
TOTAL			5.58	9.10	11.67	76.60

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: _____



REVISIONS	DATE

PROFESSIONAL SEAL
STATE OF MARYLAND
VIKAS AMATEY
 PROFESSIONAL ENGINEER
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
 NAME: VIKAS AMATEY
 LICENSE NUMBER: 2032
 EXPIRATION DATE: 03/31/2018

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

AREA 2
COMPOSITE
PLAN

DRAWN BY: PJS
 DESIGNED BY: DLK - JS - SCM
 DATE ISSUED: May 5, 2017
 VIKI PROJECT: VM1920
 DRAWING NO.: XXX
 SHEET NO.: SP-08