

DEVELOPMENT STANDARDS FOR TLD ZONE (AREA 2)

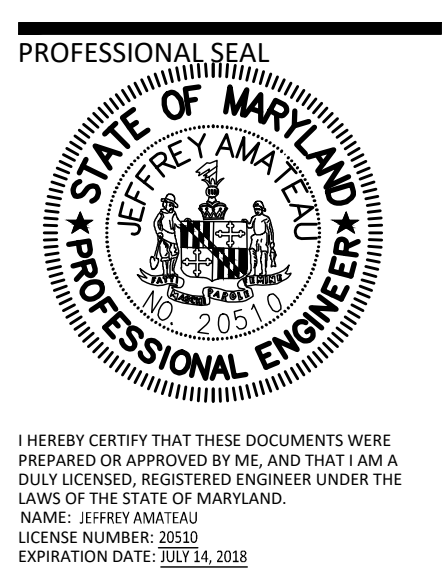
Development Standards:	Zoning Ordinance Development Standards			Area 2 Site Plan		
	Detached House	Duplex	Townhouse	Detached House	Duplex	Townhouse
TLD Zone - Optional Method						
Density (units per acre)	9.76			2	6	84
Units				8	0	76
MPDUs min.	>12.5%			14.3%		12
Lot area min.	3,000 SF	1,500 SF	800 SF	3,000 SF	1,700 SF	1,000 SF
Lot width (at front building line) min.	Determined at site plan			40'	22'	16'
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:				8	0	76
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			4'	4'	4'
Side or rear abutting property not included in application min.	Equal to detached building 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			16	0	152
MPDU	0.5 times baseline / 1.00 per unit			8	0	12
Total:				16	0	164
Open Space:						
TLD Zone Area 2 min.	20%	or	229,126 sf	63%	OR	725,235 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	218,359,629 SF	
HCA PARCELS (INCLUDES PROP. ROAD)	453,953,138	
LAND RESERVED FOR FUTURE CONVEYANCE	694,781,469 SF	
SITE (FOR DENSITY CALCULATIONS)	1,367,094,236 SF	
PROPOSED ROAD DEDICATIONS	108,297,409 SF	
PROPOSED DETACHED HOUSE LOTS	113,169,658 SF	
SITE (FOR OPEN SPACE CALCULATIONS)	1,145,627,169 SF	
COMMON OPEN SPACE REQUIRED	229,126 SF	
MAXIMUM RESIDENTIAL UNITS ALLOWED	306 UNITS	

GENERAL NOTES

- THE SUBJECT PROPERTY FOR AREA 2 IS APPROXIMATELY 147.04 ACRES ZONED TLD AND LOCATED ON TAX MAP # F341, 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 SOLTESS DATED OCTOBER 2014.
- THE FLOOD PLAIN SHOWN IS A REVISION OF FLOOD PLAIN STUDY #281949 APPROVED BY MCDPS OCTOBER 7, 2016 AS IS UNDER CONCURRENT REVIEW.
- 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.
- SEE OPEN SPACE PLAN FOR COMMON OPEN SPACE DISTRIBUTION AND RECREATION ANALYSIS.

REVISIONS	DATE
DRC COMMENTS	08/09/17
REVIEWERS	08/31/17
COMMENTS	



BLOOM MV
AREA I-VI
 9TH ELECTION DISTRICT
 MONTGOMERY COUNTY,
 MARYLAND
 WSSC GRID: 227NW09
 TAX MAP: F342
SP# 820170130

AREA 2
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: _____

