

VKA
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
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20251 CENTURY BOULEVARD, SUITE 400
GERMANTOWN, MARYLAND 20874
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PREPARED FOR:
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c/o MONUMENT REALTY
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WASHINGTON, DC 20006
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RUSSELL HINES

DESIGN CONSULTANTS

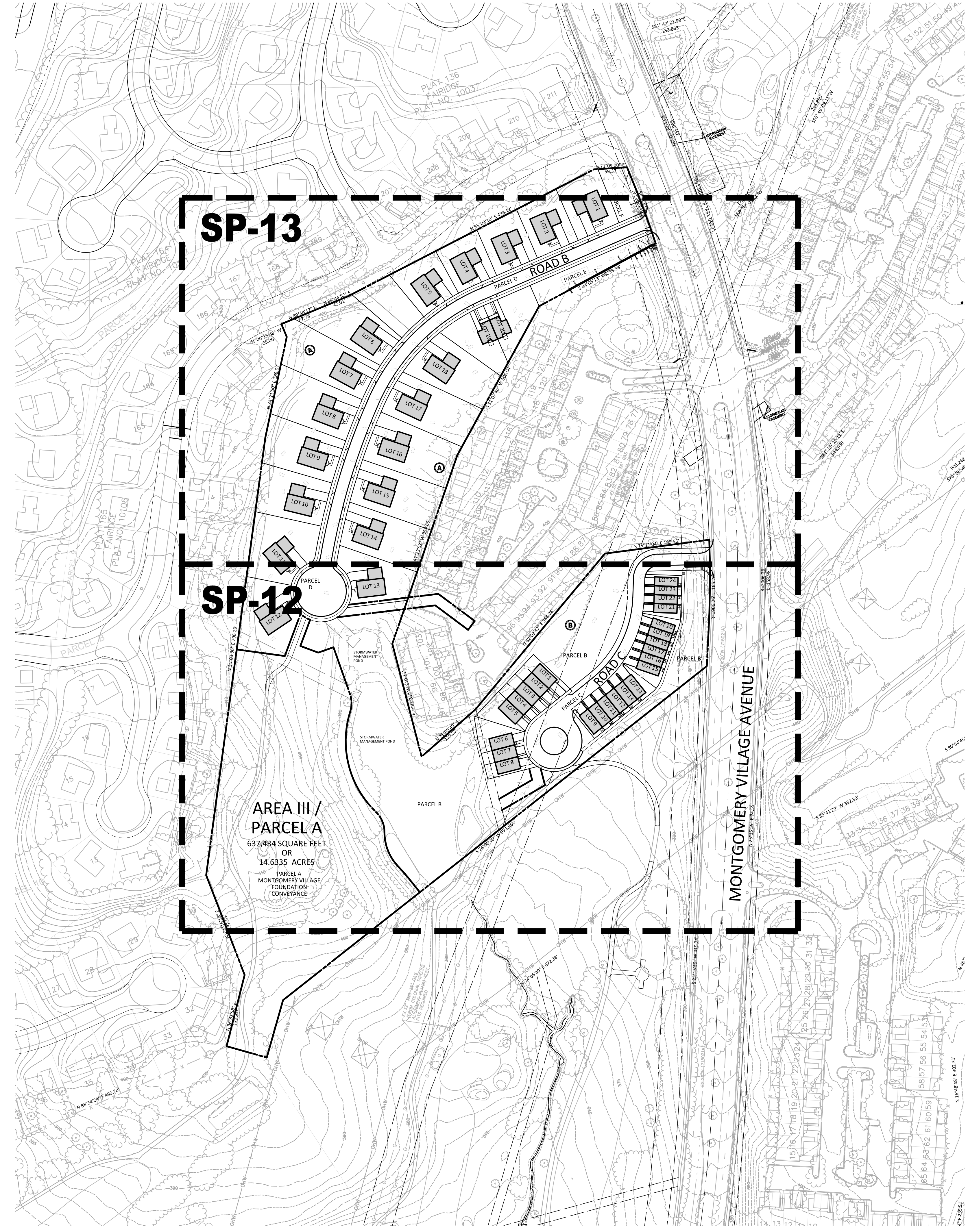
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DEVELOPMENT STANDARDS FOR TLD ZONE (AREA 3)

Development Standards:	Zoning Ordinance Development Standards			Area 3 Site Plan			
	Detached House	Duplex	Townhouse	Detached House	Duplex	Townhouse	Total
TLD Zone - Optional Method							
Density (units per acre)	9.76			3.01			
Units	12.5%			18	2	24	44
MPDU min.	3,000 SF			3,000 SF	1,700 SF	1,000 SF	6
Lot area min.	Determined at site plan			40'	22'	16'	
Lot width (at front building line) min.	15'			15'	15'	16'	
Lot width (at front lot line) min.	15'			15'	15'	16'	
Lot coverage max.	60%	60%	n/a	60%	60%	90%	
Total Units Proposed:				18	2	24	44
Building Height:							
TLD Zone max.	40'			35'	40'	40'	
Building Setbacks (FT):							
TLD Zone - Optional Method	10'			15'			
Front from public street min.	4'			4'			
Side street min.	10'			n/a			
Side or rear min.	Determined at site plan			4'			
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			36	4	36	76
MPDU	0.5 times baseline / 1.00 per unit			6		6	6
Total:				36	4	42	82
Open Space:							
TLD Zone Area 3 min.	20% or 43,373 sf			21%	OR	131,000 sf	
TLD Zone Area 3 Site Coverage (townhouse only) max.	n/a			n/a	OR	100,000 sf	

- GENERAL NOTES**
- THE SUBJECT PROPERTY FOR AREA 3 IS APPROXIMATELY 46.31 ACRES WHICH IS ZONED TLD AND IS 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 III - OPTIONAL METHOD

DESCRIPTION	AREA	UNITS
AREA III DEVELOPMENT SITE - LOTS	257,766,954 SF	
HOA PARCELS	216,480,302 SF	
LAND CONVEYED TO MVF	163,186,558 SF	
SITE (FOR DENSITY CALCULATIONS)	637,433,814 SF	
PROPOSED DETACHED HOUSE LOTS	216,862.43 SF	
SITE (FOR OPEN SPACE DEDICATIONS)	216,862.43 SF	
COMMON OPEN SPACE REQUIRED	43,373 SF	
MAXIMUM RESIDENTIAL UNITS ALLOWED	142 UNITS	

AREA 3 - DEMAND CALCULATIONS

	Number of Units	D1 Totals	D2 Children	D3 Teens	D4 Adults	D5 Seniors	D6
SFD I	0.0	0.0	0.0	0.0	0.0	0.0	0.0
SFD II	18	2.3	4.3	4.5	19.1	2.0	
SFD III	1	0.1	0.2	0.2	1.3	0.1	
TOWNHOUSE	24	4.1	5.3	4.3	31.0	2.2	
GARDEN	0.0	0.0	0.0	0.0	0.0	0.0	
H-RISE	0.0	0.0	0.0	0.0	0.0	0.0	
Total Units	43.0						
Total Demand	6.6	9.8	9.1	51.3	4.3		
On-Site Supply	7.7	12.0	15.3	58.1	5.6		
% Demand Met On-Site	116.7	122.1	169.2	113.2	138.7		
Off-Site Supply	0.0	0.0	0.0	0.0	0.0		
Total On-Site & Off-Site Supply	7.7	12.0	15.3	58.1	5.6		
% Demand Met On-Off	116.7	122.1	169.2	113.2	138.7		

AREA 3 - ONSITE SUPPLY CALCULATIONS

Ref #	Description	No. Provided	D1 Totals	D2 Children	D3 Teens	D4 Adults	D5 Seniors	D6
4.0	Picnic/Sitting	1	1.00	1.00	1.50	5.00	2.00	
5A	Open Play Area I	1	6.00	9.00	12.00	30.00	2.00	
21.0	Pedestrian System	1	0.66	1.96	1.81	23.09	1.92	
TOTAL			7.66	11.96	15.31	58.09	5.92	

REVISIONS	DATE



BLOOM MV AREA I-VI

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

SP# 820170130

AREA 3 COMPOSITE PLAN

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

VKA PROJECT: VM1920
DRAWING NO.: XXX
SHEET NO.: SP-11

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

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: 2200 K Street, NW, Suite 600, Washington, DC 20006

Phone: 202.777.2010

Signature: _____ Date: _____

