

VICINITY MAP  
SCALE: 1" = 2000'



PREPARED FOR:  
**USL2 MR**  
**MONTGOMERY VILLAGE**  
**BUSINESS TRUST**  
c/o MONUMENT REALTY  
750 17th STREET, NW, SUITE 1100  
WASHINGTON, DC 20006  
202.777.2010  
RUSSELL HINES

DESIGN CONSULTANTS  
**ARCHITECTS**  
**TORTI GALLAS AND**  
**PARTNERS, INC.**  
1300 SPRING STREET, SUITE 400  
SILVER SPRING, MD 20910  
301.588.4800  
ERIK J. AULESTIA

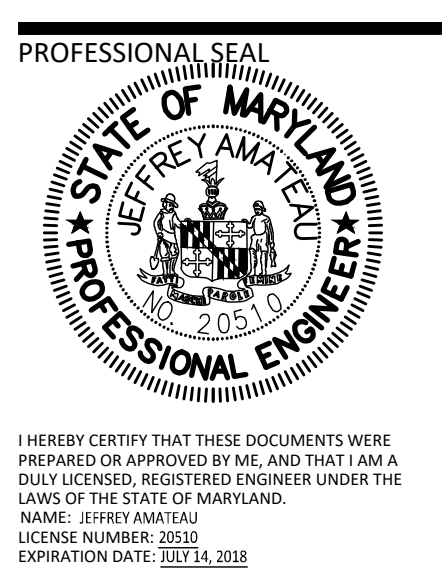
ATTORNEY  
**LERCH, EARLY & BREWER**  
**CHTD.**  
3 BETHESDA METRO CENTER  
SUITE 460  
BETHESDA, MD 20814  
301.841.3832  
PATRICIA HARRIS

TRAFFIC ENGINEER  
**WELLS + ASSOCIATES**  
8730 GEORGIA AVENUE, SUITE 200  
SILVER SPRING, MD 20910  
301.448.1333  
KEVIN BERGER

LANDSCAPE ARCHITECT  
**VIKA MARYLAND, LLC**  
20251 CENTURY BOULEVARD  
SUITE 400  
GERMANTOWN MD, 20874  
301.916.4100  
JOSH SLOAN

CIVIL ENGINEER  
**VIKA MARYLAND, LLC**  
20251 CENTURY BOULEVARD  
SUITE 400  
GERMANTOWN MD, 20874  
301.916.4100  
MIKE GOODMAN

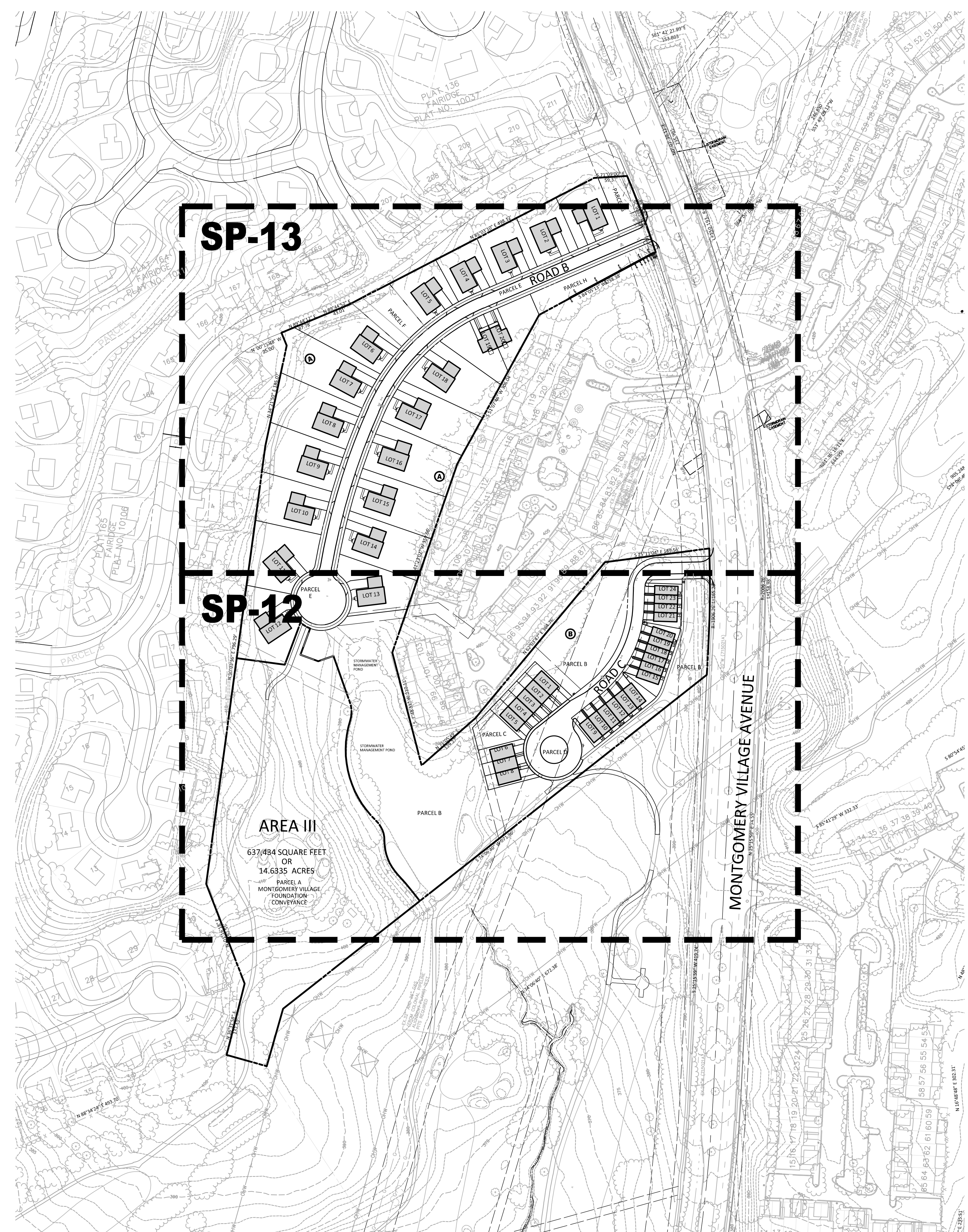
REVISIONS	DATE
DRC COMMENTS	08/09/17
REVIEWERS	08/31/17
COMMENTS	



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

**AREA 3**  
**COMPOSITE**  
**PLAN**

DRAWN BY: PJS  
DESIGNED BY: DLK-JS-SCM  
DATE ISSUED: May 5, 2017  
VIKA PROJECT VM1920  
DRAWING NO. XXX  
SHEET NO. SP-11



**DEVELOPMENT STANDARDS FOR TLD ZONE (AREA 3)**

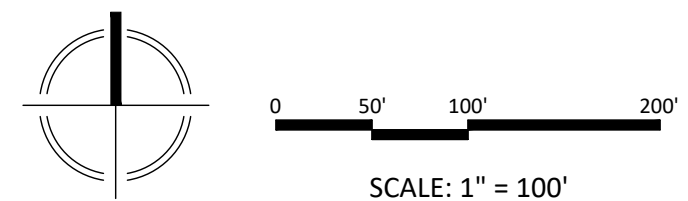
Development Standards	Zoning Ordinance Development Standards			Area 3 Site Plan			
	Detached House	Duplex	Townhouse	Detached House	Duplex	Townhouse	Total
<b>TLD Zone - Optional Method</b>							
Density (units per acre)	9.76			3.01			
Units	12.6%			18	2	24	44
MPDUs min.	3,000 SF			13.6%			
Lot area min.	3,000 SF	1,500 SF	800 SF	3,000 SF	1,700 SF	1,000 SF	6
Lot width (at front building line) min.	Determined at site plan						
Lot width (at front lot line) min.	15'	15'	14'	40'	22'	16'	
Lot coverage max.	60%	60%	n/a	60%	60%	90%	
<b>Total Units Proposed:</b>				18	2	24	44
<b>Building Height:</b>							
TLD Zone max.	40'			35'	40'	40'	
<b>Building Setbacks (FT):</b>							
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'			
<b>Parking:</b>							
TLD Zone	Baseline Min. 2.00 per unit			36	4	36	76
MPDU	0.5 times baseline / 1.00 per unit			6	4	6	6
<b>Total:</b>				36	4	42	82
<b>Open Space:</b>							
TLD Zone Area 3 min.	20% or 84,115 sf			45% OR 189,072 sf			
TLD Zone Area 3 Site Coverage (townhouse only) max.	n/a	n/a	40%	16% OR 100,000 sf			

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	216,862,432 SF	
SITE (FOR OPEN SPACE DEDICATIONS)	420,571.38 SF	
COMMON OPEN SPACE REQUIRED	84,115 SF	
MAXIMUM RESIDENTIAL UNITS ALLOWED		142 UNITS

**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.
- 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.

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 400, Washington, DC 20006**  
Phone: **202.777.2010**  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_