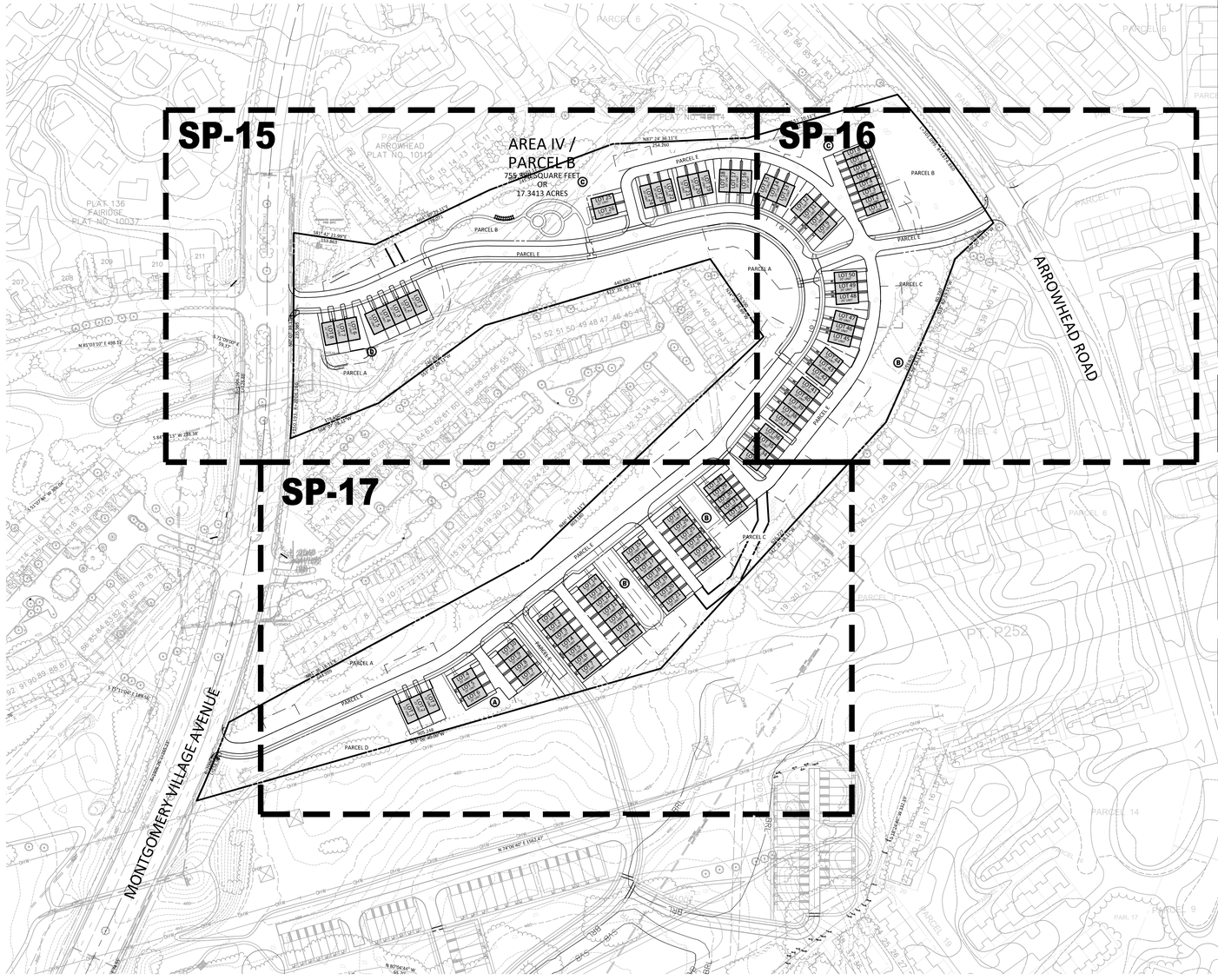

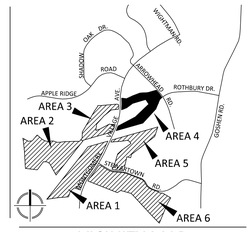

VICINITY MAP
SCALE: 1" = 2000'

DEVELOPMENT STANDARDS FOR TLD ZONE (AREA 4)

	Zoning Ordinance Development Standards			*Area 4 Site Plan*			
Development Standards:	*Detached House*	*Duplex*	*Townhouse*	*Detached House*	*Duplex*	*Townhouse*	*Total*
TLD Zone - Optional Method							
Density (units per acre)	9.76			5.42			
Units				0	0	94	94
MPDUs min.	>12.5%			13.8%			13
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:				**0**	**0**	**94**	**94**
Building Height:	*Detached House*	*Duplex*	*Townhouse*	*Detached House*	*Duplex*	*Townhouse*	
TLD Zone max.	40'			35'	40'	40'	
Building Setbacks (FT):	*Detached House*	*Duplex*	*Townhouse*	*Detached House*	*Duplex*	*Townhouse*	
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 type setback in abutting zone under standard method			10' side / 20' rear			
Rear alley min.	4'			15'			
Parking:	*Detached House*	*Duplex*	*Townhouse*	*Detached House*	*Duplex*	*Townhouse*	*Total*
TLD Zone	Baseline Min. 2.00 per unit			0	0	162	**162**
MPDU	0.5 times baseline / 1.00 per unit					13	**13**
Total:				**0**	**0**	**175**	**175**
Open Space:							
TLD Zone Area 4 min.	20%	or	151,078 sf	21%	OR	155,000 sf	
TLD Zone Area 4 Site Coverage (townhouse only) max.	n/a	n/a	40%	33%	OR	250,000 sf	

AREA IV - OPTIONAL METHOD		
DESCRIPTION	AREA	UNITS
AREA IV DEVELOPMENT SITE - LOTS	165,554.905 SF	
HOA PARCELS	589,833.132 SF	
SITE (FOR DENSITY & OPEN SPACE CALCULATIONS)	**755,388.037 SF**	
COMMON OPEN SPACE REQUIRED	**151,078 SF**	
MAXIMUM RESIDENTIAL UNITS ALLOWED		**169 UNITS**

AREA 4 - 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		0.0	0.0	0.0	0.0	0.0
SFD III		0.0	0.0	0.0	0.0	0.0
TOWNHOUSE	94	16.0	20.7	16.9	121.3	8.5
GARDEN		0.0	0.0	0.0	0.0	0.0
HI-RISE		0.0	0.0	0.0	0.0	0.0
Total Units	**94.0**					
Total Demand		**16.0**	**20.7**	**16.9**	**121.3**	**8.5**
On-Site Supply		22.6	30.1	27.4	122.6	19.8
% Demand Met On-Site		**141.4**	**145.7**	**161.8**	**101.1**	**234.1**
*Off-Site Supply		0.0	0.0	0.0	0.0	0.0
Total On-Site & Off-Site Supply		22.6	30.1	27.4	122.6	19.8
% Demand Met On+Off		**141.4**	**145.7**	**161.8**	**101.1**	**234.1**

AREA 4 - ONSITE SUPPLY CALCULATIONS

Ref #	Description	No. Provided	D1 Tots	D2 Children	D3 Teens	D4 Adults	D5 Seniors
1.0	Tot Lot (0-6)	1	9.00	2.00	0.00	4.00	1.00
2.0	Play Lot (5-14)	1	0.00	9.00	3.00	4.00	1.00
4.0	Picnic/Sitting	6	6.00	6.00	9.00	30.00	12.00
5A	Open Play Area I	1	6.00	9.00	12.00	30.00	2.00
21.0	Pedestrian System	1	1.60	4.14	3.38	54.57	3.81
TOTAL			22.60	30.14	27.38	122.57	19.81

GENERAL NOTES

1. THE SUBJECT PROPERTY FOR AREA 4 IS APPROXIMATELY 17.34 ACRES ZONED TLD 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. A REVISED FLOODPLAIN WAS APPROVED BY MCDPS IN A LETTER DATED OCTOBER 7, 2016 AND IS SHOWN ON THIS PLAN. FLOODPLAIN STUDY # 281949.
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.
8. 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.
9. 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.

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

0 50' 100' 200'
SCALE: 1" = 100'

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 600, Washington, DC 20006
Phone: 202.777.2010

Signature: _____ Date: _____

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LANDSCAPE ARCHITECTS SURVEYORS
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20251 CENTURY BOULEVARD SUITE #400
GERMANTOWN, MARYLAND 20874
PHONE: (301) 916-4100
FAX: (301) 916-2262
GERMANTOWN, MD. MCLEAN, VA.

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MIKE GOODMAN

REVISIONS	DATE

PROFESSIONAL SEAL
JEFFREY A. MATEJU No. 21015 STATE OF MARYLAND PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
NAME: JEFFREY AMATEJU
LICENSE NUMBER: 21015
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 4
COMPOSITE PLAN

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

VIKA PROJECT VM1920
DRAWING NO. XXX
SHEET NO. SP-14

LAYOUT: SP-14, Plotted By: dlomar
Z:\1000-9999\VM1920\DGN\SITE\PLOT SHEETS\PLOT AREA 4 VM1920D_2_SITE-4.dwg - May 5, 2017