

## DEVELOPMENT STANDARDS FOR TLD ZONE (AREA 4)

PARCEL B

]		Zoning Ordinance Development Standards			Area 4 Site Plan			
Ϊ,	Development Standards:	Detached House	Duplex	Townhouse	Detached House	Duplex	Townhouse	To
	TLD Zone - Optional Method		•	•				
	Density (units per acre)	9.76			5.42			
	Units				0	0	94	,
	MPDUs min.	>12.5%			13.8%			
PARCE	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.	Determi	ned 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	,
	Building Height:	Detached House	Duplex	Townhouse	Detached House	Duplex	Townhouse	
	TLD Zone max.		40'	1 / 2 / / / / / / / /	35'	40'	40'	
	TED Zone max.		40		35	40	1 40	
1\\ <i>f</i>	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.		ined at site		4'	4	4'	
	Side or rear abutting property not included in application	Equal to detached building type			]			
	min.	setback in a	•		10' s	side / 20' rea	ır	
\		standard method			1.5			
1/	Rear alley min.	4'			15'			
	Parking:	Detached House	Duplex	Townhouse	Detached House	Duplex	Townhouse	To
1771	TLD Zone	Baseline	Min. 2.00 p	er unit	0	0	162	1
- 777	MPDU	0.5 times ba					13	
1	Total:			•	0	0	175	1
+	Open Space:						T	
-4	TLD Zone Area 4 min.	20%	or	151,078 sf	10%	OR	75,153 sf	
\	TLD Zone Area 4 Site Coverage (townhouse only) max.	n/a	n/a	40%	33%	OR	250,000 sf	

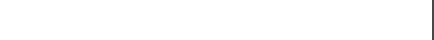
AREA IV - OPTIONAL METHOD		
DESCRIPTION	AREA	UNITS
AREA IV DEVELOPMENT SITE - LOTS	150,524.698	SF
HOA PARCELS	604,861.286	SF
SITE (FOR DENSITY & OPEN SPACE CALCULATIONS)	755,385.984	SF

COMMON OPEN SPACE REQUIRED MAXIMUM RESIDENTIAL UNITS ALLOWED 169 UNITS

## **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
- 3. TOPOGRAPHIC INFORMATION PROVIDED BY SOLTESZ DATED OCTOBER
- 4. THE FLOOD PLAIN SHOWN IS A REVISION OF FLOOD PLAIN STUDY #281949 APPROVED BY MCDPS OCTOBER 7, 2016 AS IS UNDER CONCURRENT REVIEW.
- 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.
- 7. 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
- 8. 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.
- 9. SEE OPEN SPACE PLAN FOR COMMON OPEN SPACE DISTRIBUTION AND RECREATION ANALYSIS.

Signature:



COMMENTS

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

MONTGOMERY VILLAGE

c/o MONUMENT REALTY 750 17th STREET, NW, SUITE 1100

PREPARED FOR: USL2 MR

202.777.2010 **RUSSELL HINES** 

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WASHINGTON, DC 20006

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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: JEFFREY AMATEAU LICENSE NUMBER: 20510 EXPIRATION DATE: JULY 14, 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 - J\$ - SCM

DATE ISSUED: May 5, 2017 PROJECT VM1920 XXX

SHEET NO. SP-14

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: 1700 K Street, NW, Suite 600, Washington, DC 20006

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

**SP-15** 

AREA IV 755,386 SQUARE FEET

17.3413 ACRES

LAYOUT: SP-14, Plotted By: grimm