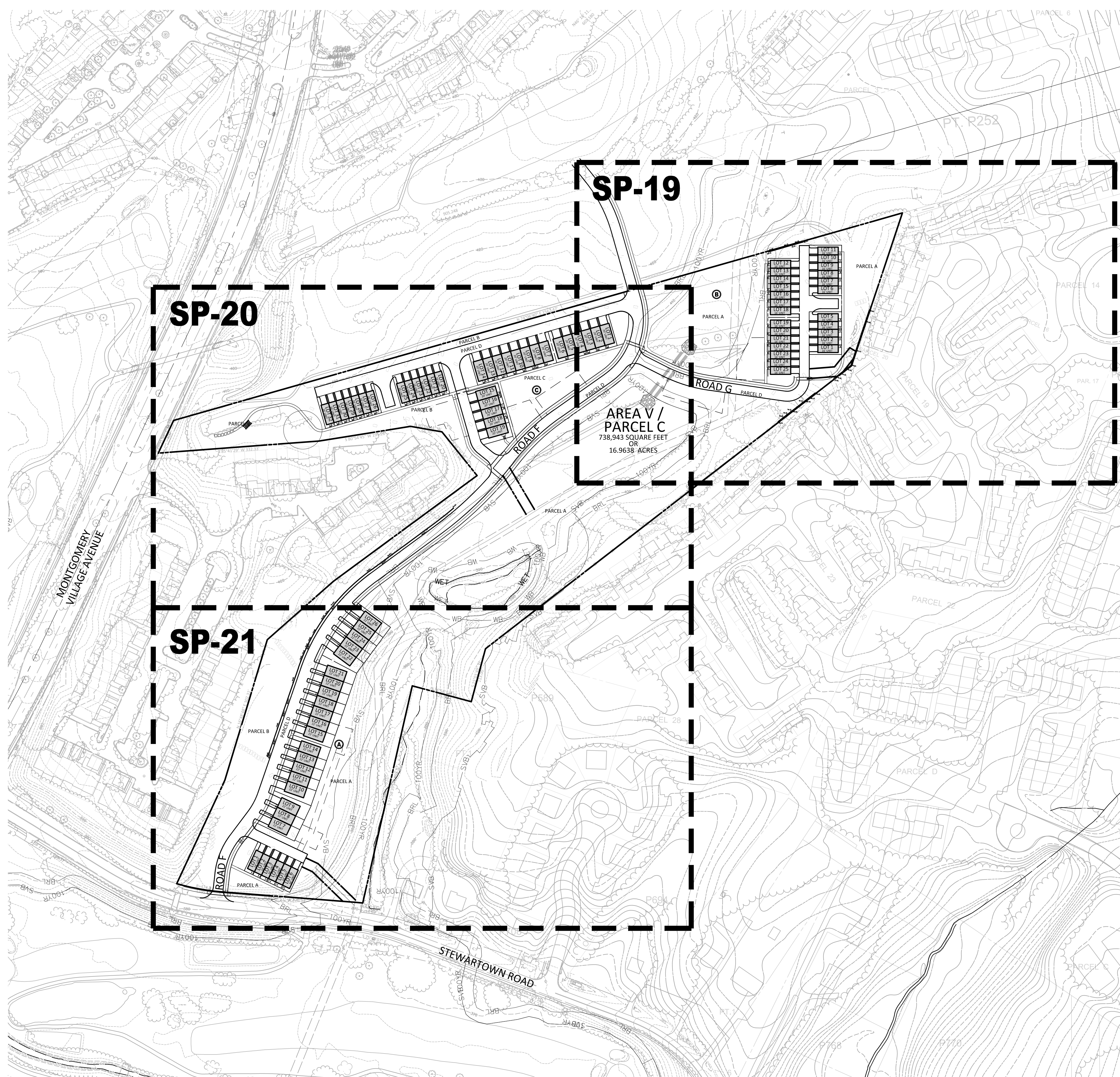


VICINITY MAP
 SCALE: 1" = 2000'



COMPOSITE PLAN

DEVELOPMENT STANDARDS FOR TLD ZONE (AREA 5)

Development Standards:	Zoning Ordinance Development Standards			Area 5 Site Plan		
	Detached House	Duplex	Townhouse	Detached House	Duplex	Townhouse
TLD Zone - Optional Method						
Density (units per acre)	9.76			4.89		
Units				0	0	83
MPDUs min.		>12.5%		14.5%		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:				0	0	83
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 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			0	0	142
MPDU	0.5 times baseline / 1.00 per unit					12
Total:				0	0	154
Open Space:						
TLD Zone Area 5 min.	20%	or	147,789 sf	21%	OR	155,000 sf
TLD Zone Area 5 Site Coverage (townhouse only) max.	n/a	n/a	40%	34%	OR	250,000 sf

DESCRIPTION	AREA	UNITS
AREA V DEVELOPMENT SITE - LOTS	119,190,009 SF	
H/A PARCELS	619,732,548 SF	
SITE (FOR DENSITY & OPEN SPACE CALCULATIONS)	738,942,555 SF	
COMMON OPEN SPACE REQUIRED	147,789 SF	
MAXIMUM RESIDENTIAL UNITS ALLOWED	165 UNITS	

AREA 5 - 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	0.0
SFD II	0.0	0.0	0.0	0.0	0.0	0.0
SFD III	0.0	0.0	0.0	0.0	0.0	0.0
TOWNHOUSE	83	14.1	18.3	14.8	107.1	7.5
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	83.0	14.1	18.3	14.8	107.1	7.5
Total Demand		19.4	27.6	24.0	110.9	12.7
On-Site Supply		137.6	151.0	160.5	103.6	170.5
% Demand Met On-Site		0.0	0.0	0.0	0.0	0.0
*Off-Site Supply		19.4	27.6	24.0	110.9	12.7
Total On-Site & Off-Site Supply		137.6	151.0	160.5	103.6	170.5
% Demand Met On+Off						

AREA 5 - ONSITE SUPPLY CALCULATIONS

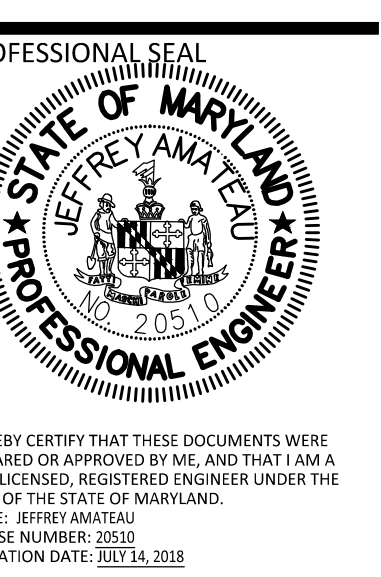
Ref #	Description	No. Provided	D1 Tots	D2 Children	D3 Teens	D4 Adults	D5 Seniors
3.0	Multi-Age Playground	1	9.00	11.00	3.00	7.00	1.00
4.0	Picnic/Sitting	3	3.00	3.00	4.50	15.00	6.00
5A	Open Play Area I	1	6.00	9.00	12.00	30.00	2.00
21.0	Pedestrian System	1	1.41	3.65	2.99	48.18	3.36
23.0	Natural Areas	1	0.00	0.91	1.49	10.71	0.37
TOTAL			19.41	27.67	23.98	110.89	12.74

GENERAL NOTES

- THE SUBJECT PROPERTY FOR AREA 5 IS APPROXIMATELY 16.96 ACRES ZONED TLD AND 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.

REVISIONS

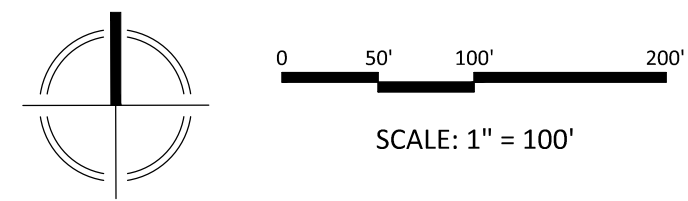
REVISIONS	DATE



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

AREA 5
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: 2200 K Street, NW, Suite 600, Washington, DC 20006
 Phone: 202.777.2010
 Signature: _____ Date: _____



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

DRAWN BY: PJS
 DESIGNED BY: DLK - JS - SCM
 DATE ISSUED: May 5, 2017
 VIKI PROJECT: VM1920
 DRAWING NO.: XXX
 SHEET NO.: SP-18