

VICINITY MAP  
SCALE: 1" = 2000'

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

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

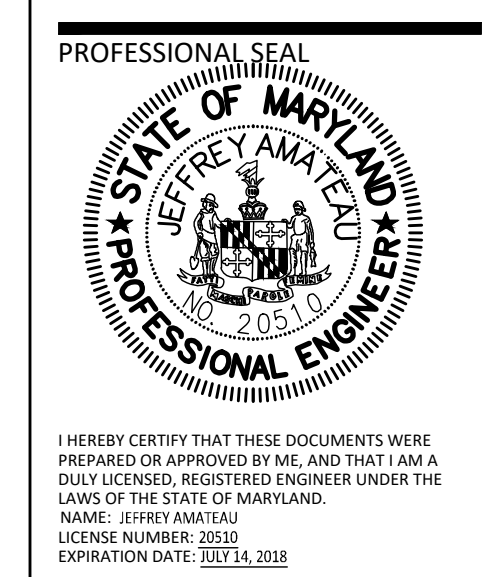
ATTORNEY  
**LEITCH, EARLY & BREWER**  
**CHTD.**  
3 BETHESDA METRO CENTER  
SUITE 460  
BETHESDA, MD 20814  
301.841.3832  
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TRAFFIC ENGINEER  
**WELLS + ASSOCIATES**  
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KEVIN BERGER

LANDSCAPE ARCHITECT  
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JOSH SLOAN

CIVIL ENGINEER  
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MIKE GOODMAN

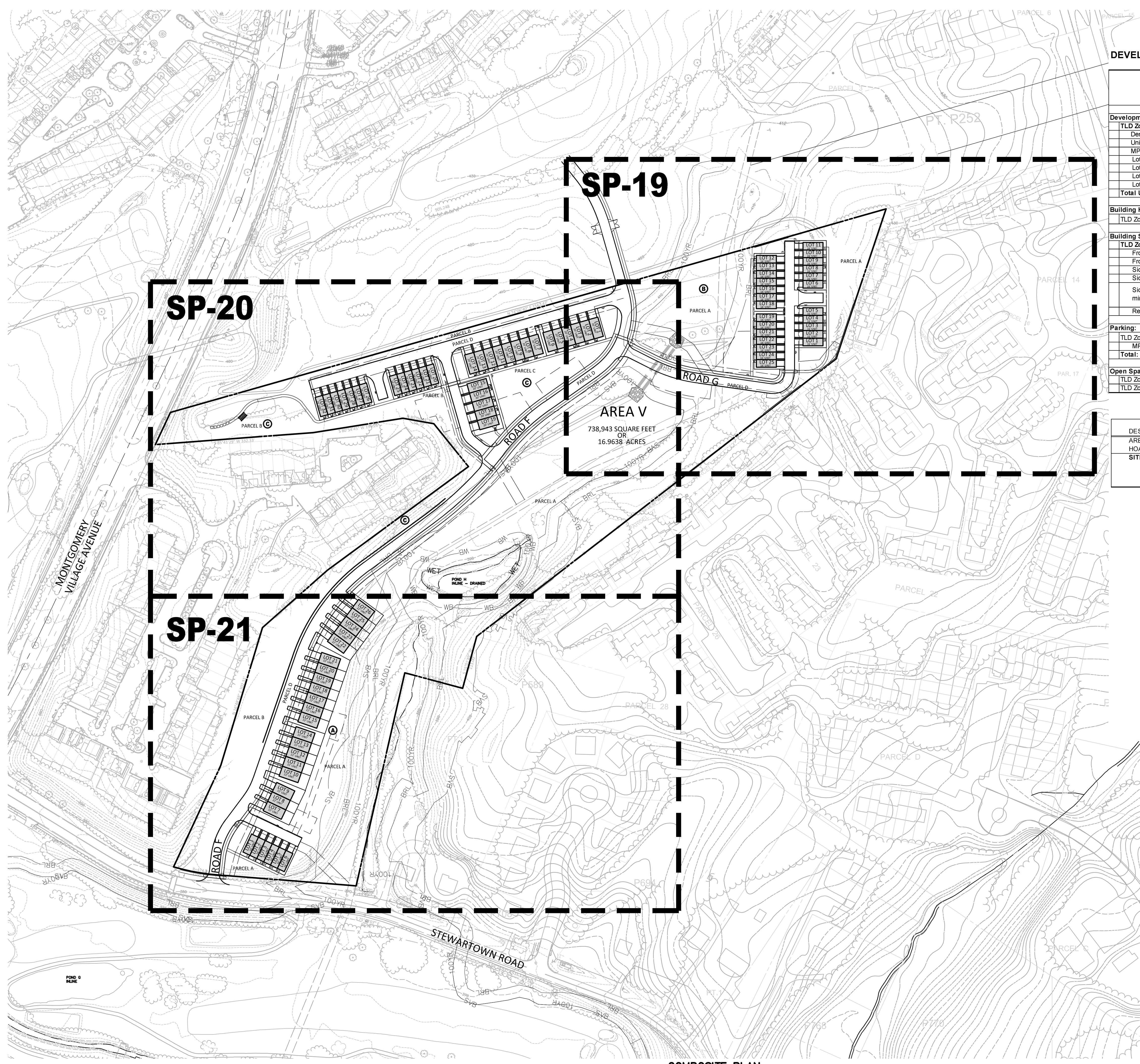
REVISIONS	DATE
DRC COMMENTS	08/09/17
REVIEWERS	08/31/17
COMMENTS	



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

**AREA 5**  
**COMPOSITE**  
**PLAN**

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



COMPOSITE PLAN

DEVELOPMENT STANDARDS FOR TLD ZONE (AREA 5)

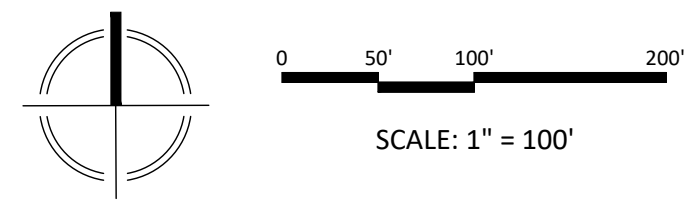
Development Standards:	Zoning Ordinance Development Standards			Area 5 Site Plan			
	Detached House	Duplex	Townhouse	Detached House	Duplex	Townhouse	Total
<b>TLD Zone - Optional Method</b>							
Density (units per acre)	9.76			4.89			
Units	0			0	83	83	83
MPDUs min.	>12.5%			14.5%			
Lot area min.	3,000 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%	
<b>Total Units Proposed:</b>	0			0	83	83	83
<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			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'			
<b>Parking:</b>							
TLD Zone	Baseline Min. 2.00 per unit			0	0	142	142
MPDU	0.5 times baseline / 1.00 per unit			0	0	12	12
<b>Total:</b>	0			0	0	154	154
<b>Open Space:</b>							
TLD Zone Area 5 min.	20%			or	147,789 sf		
TLD Zone Area 5 Site Coverage (townhouse only) max.	n/a	n/a	40%	34%	OR	65,105 sf	

AREA V - OPTIONAL METHOD		
DESCRIPTION	AREA	UNITS
AREA V DEVELOPMENT SITE - LOTS	119,150,009 SF	
N/A PARCELS:	619,732,648 SF	
<b>SITE (FOR DENSITY &amp; OPEN SPACE CALCULATIONS)</b>	<b>738,842,555 SF</b>	
<b>COMMON OPEN SPACE REQUIRED</b>	<b>147,789 SF</b>	
<b>MAXIMUM RESIDENTIAL UNITS ALLOWED</b>	<b>165 UNITS</b>	

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.
- 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.

**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: \_\_\_\_\_



NOTE: SCHEMATIC DESIGN FOR ENTITLEMENT ONLY.  
NOT FOR CONSTRUCTION OR BIDDING PURPOSES.  
LAYOUT: SP-18, Plotted By: grimm