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 RUSSELL HINES

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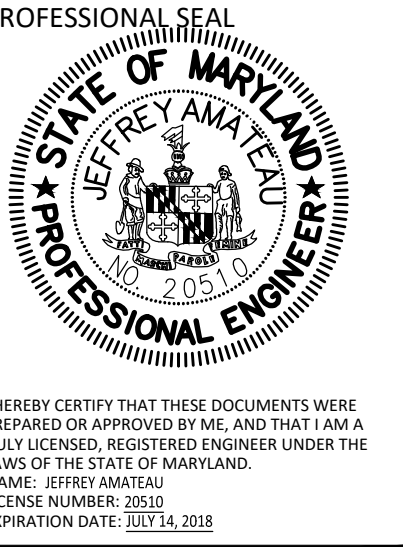
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 MIKE GOODMAN

REVISIONS	DATE

REVISIONS	DATE

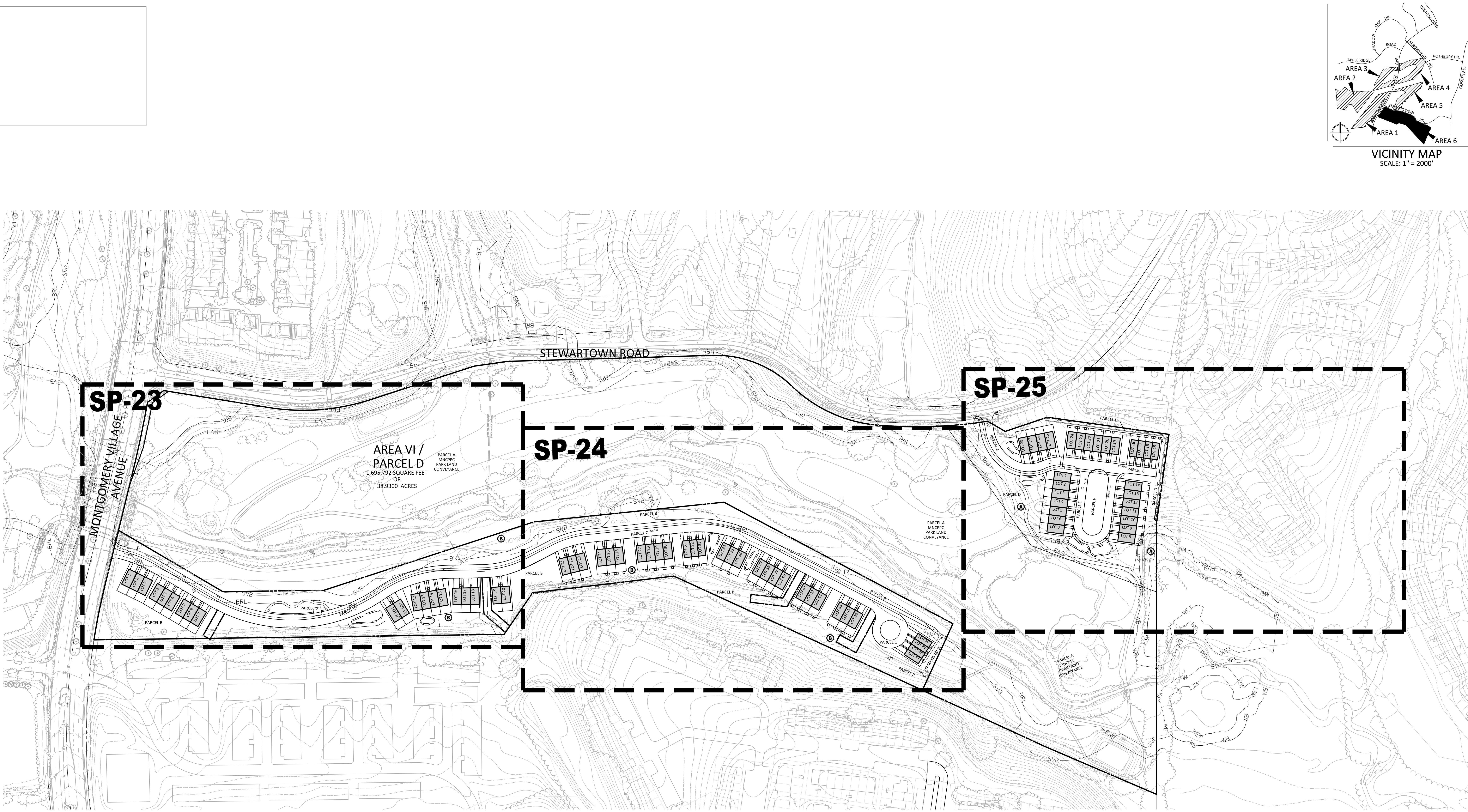


BLOOM MV AREA I-VI
 9TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 WSSC GRID: 227NW09
 TAX MAP: FU342

SP# 820170130

AREA 6 COMPOSITE PLAN

DRAWN BY: PJS
 DESIGNED BY: DLK - JS - SCM
 DATE ISSUED: May 5, 2017
 VKA PROJECT VM1920
 DRAWING NO. XXX
 SHEET NO. SP-22



DEVELOPMENT STANDARDS FOR TLD ZONE (AREA 6)

Development Standards	Zoning Ordinance Development Standards			Area 6 Site Plan			
	Detached House	Duplex	Townhouse	Detached House	Duplex	Townhouse	Total
TLD Zone - Optional Method							
Density (units per acre)	9.76			2.00			
Units	0			0	0	78	78
MPOUs min.	>12.5%			14.1%			
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	0	78	78
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	134	134
MPODU	0.5 times baseline / 1.00 per unit					11	11
Total:				0	0	145	145
Open Space:							
TLD Zone Area 6 min.	20%	or	339,159 sf	21%	OR	350,000 sf	
TLD Zone Area 6 Site Coverage (townhouse only) max.	n/a	n/a	40%	12%	OR	200,000 sf	

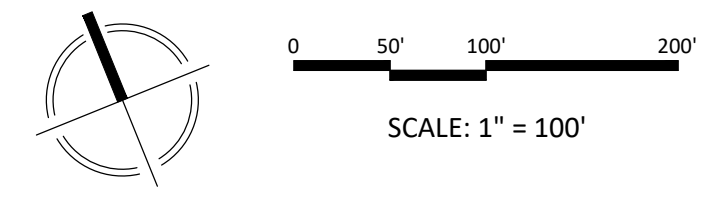
AREA VI - OPTIONAL METHOD		AREA	UNITS
DESCRIPTION	AREA VI DEVELOPMENT SITE - LOTS	154,712,505 SF	
	HOA PARCELS	397,341,357 SF	
	LAND RESERVED FOR FUTURE CONVEYANCE	1,143,737,849 SF	
	SITE (FOR DENSITY & OPEN SPACE CALCULATIONS)	1,695,791,711 SF	
	COMMON OPEN SPACE REQUIRED	339,159 SF	
	MAXIMUM RESIDENTIAL UNITS ALLOWED	379 UNITS	

AREA 6 - 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	78	13.3	17.2	14.0	100.6	7.0
GARDEN	0.0	0.0	0.0	0.0	0.0	0.0
HI-RISE	0.0	0.0	0.0	0.0	0.0	0.0
Total Units	78.0	13.3	17.2	14.0	100.6	7.0
Total Demand		16.0	15.0	15.8	103.4	18.6
On-Site Supply		120.6	87.4	112.7	102.8	284.4
% Demand Met On-Site		0.0	0.0	0.0	0.0	0.0
Off-Site Supply		16.0	15.0	15.8	103.4	18.6
Total On-Site & Off-Site Supply		120.6	87.4	112.7	102.8	284.4
% Demand Met On-Off		100.0	100.0	100.0	100.0	100.0

AREA 6 - ON-SITE SUPPLY CALCULATIONS							
Ref #	Description	No. Provided	D1 Tots	D2 Children	D3 Teens	D4 Adults	D5 Seniors
1.0	TOT (0-6)	1	5.00	2.00	0.00	4.00	1.00
4.0	Picnic/Sitting	5	5.00	5.00	7.50	25.00	10.00
11.0	Horseshoes	1	0.00	2.00	2.00	4.00	3.00
21.0	Pedestrian System	1	1.33	3.43	2.81	45.28	3.16
22.0	Nature Trails	1	0.66	1.72	2.11	15.09	1.05
23.0	Natural Areas	1	0.00	0.56	1.40	10.06	0.35
TOTAL			15.99	15.01	15.82	103.43	18.56

GENERAL NOTES

- THE SUBJECT PROPERTY FOR AREA 6 IS APPROXIMATELY 38.93 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 INGV29.
- 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.



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: _____

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