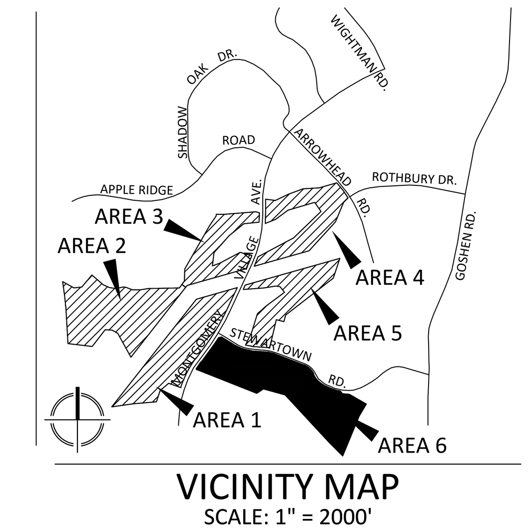


VICINITY MAP
SCALE: 1" = 2000'

VIKA

ENGINEERS PLANNERS
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.

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

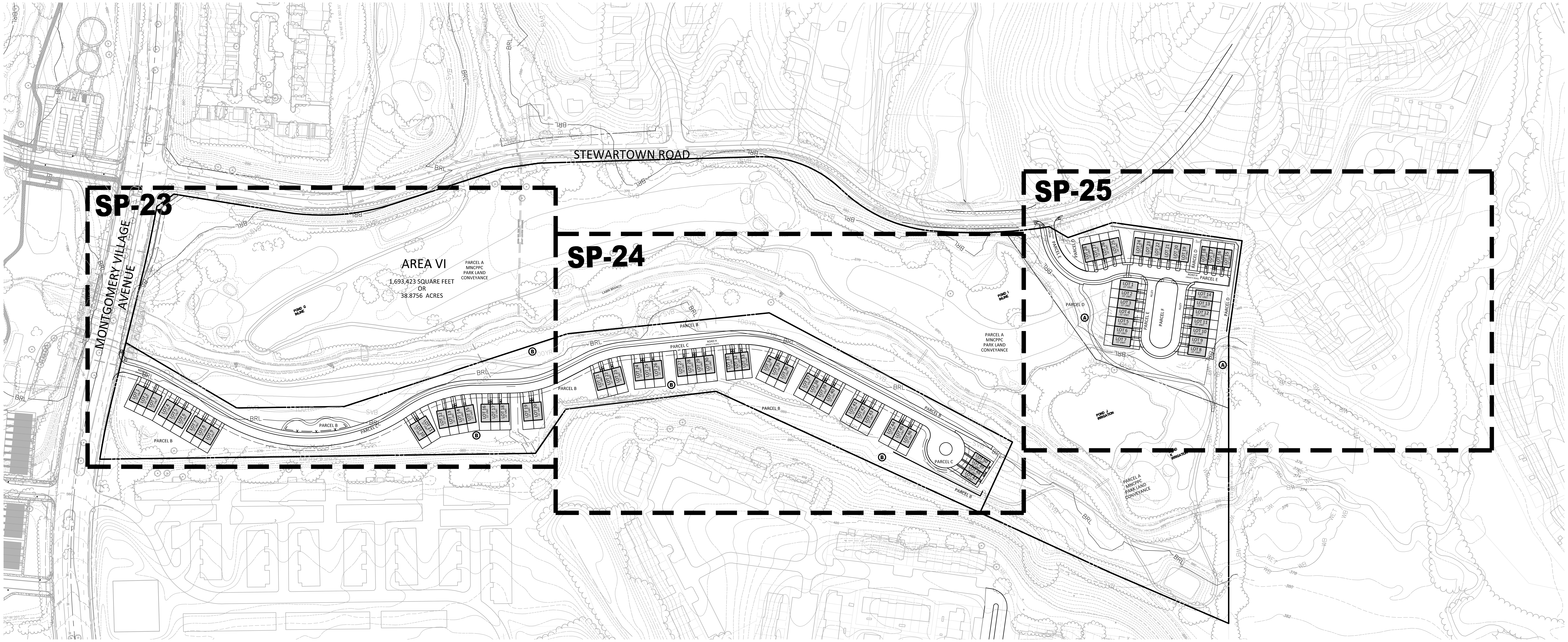
ARCHITECTS
TORTI GALLAS AND PARTNERS, INC
1300 SPRING STREET, SUITE 400
SILVER SPRING, MD 20910
301.588.4800
ERIK J. AULESTIA

ATTORNEY
LERCH, EARLY & BREWER CHTD.
3 BETHESDA METRO CENTER
SUITE 460
BETHESDA, MD 20814
301.841.3832
PATRICIA HARRIS

TRAFFIC ENGINEER
WELLS + ASSOCIATES
8730 GEORGIA AVENUE, SUITE 200
SILVER SPRING, MD 20910
301.448.1333
KEVIN BERGER

LANDSCAPE ARCHITECT
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
301.916.4100
JOSH SLOAN

CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
301.916.4100
MIKE GOODMAN



DEVELOPMENT STANDARDS FOR TLD ZONE (AREA 6)

	Zoning Ordinance Development Standards			*Area 6 Site Plan*			
Development Standards:	*Detached House*	*Duplex*	*Townhouse*	*Detached House*	*Duplex*	*Townhouse*	*Total*
TLD Zone - Optional Method							
Density (units per acre)	9.76			2.01			
Units				0	0	78	78
MPDUs min.	>12.5%			14.1%			11
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**	**78**	**78**
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	134	**134**
MPDU	0.5 times baseline / 1.00 per unit					11	**11**
Total:				**0**	**0**	**145**	**145**
Open Space:							
TLD Zone Area 6 min.	20%	or	338,210 sf	68%	OR	1,152,805 sf	
TLD Zone Area 6 Site Coverage (townhouse only) max.	n/a	n/a	40%	12%	OR	200,000 sf	

AREA VI - OPTIONAL METHOD		
DESCRIPTION	AREA	UNITS
AREA VI DEVELOPMENT SITE - LOTS	154,727.534	SF
HOA PARCELS	397,333.291	SF
LAND RESERVED FOR FUTURE CONVEYANCE	1,141,362.087	SF
SITE (FOR DENSITY CALCULATIONS)	**1,693,422.912**	**SF**
PROPOSED ROAD DEDICATIONS	2,375.76	SF
SITE (FOR OPEN SPACE CALCULATIONS)	**1,691,047.15**	**SF**
COMMON OPEN SPACE REQUIRED	**338,210**	**SF**
MAXIMUM RESIDENTIAL UNITS ALLOWED	**379**	**UNITS**

GENERAL NOTES

1. THE SUBJECT PROPERTY FOR AREA 6 IS APPROXIMATELY 38.93 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. 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 PLAN.
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.

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.

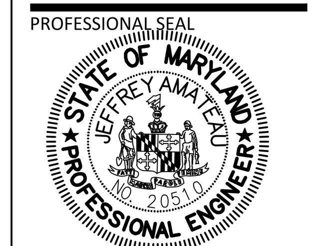
Developer's Name: USL2 MR Montgomery Village Business Trust
Contact Person: Russell Hines
Address: 1700 K Street, NW, Suite 600, Washington, DC 20006
Phone: 202.777.2010

Signature: ____________ Date: ________

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

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

PROFESSIONAL SEAL



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 6 COMPOSITE PLAN

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