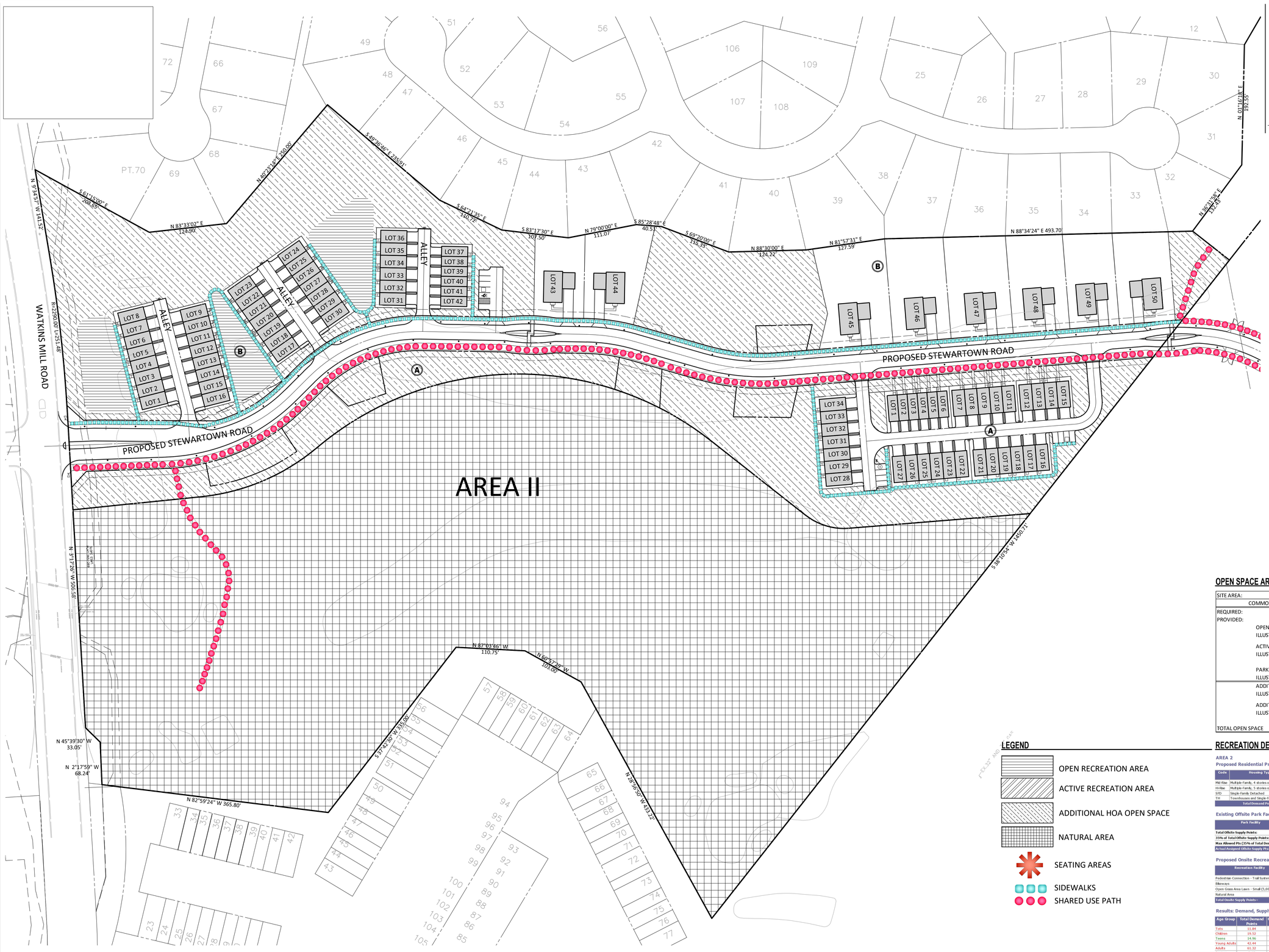

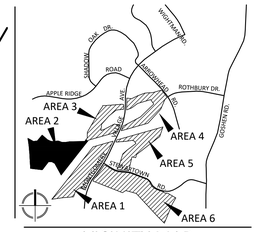

VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- OPEN RECREATION AREA
- ACTIVE RECREATION AREA
- ADDITIONAL HOA OPEN SPACE
- NATURAL AREA
- SEATING AREAS
- SIDEWALKS
- SHARED USE PATH

NORTH
0 30' 60' 120'
SCALE: 1" = 60'

OPEN SPACE AREA TABULATION

SITE AREA:		1,145,627 sf.
COMMON OPEN SPACE		
REQUIRED:	20%	229,125 sf.
PROVIDED:	63%	725,235 sf.
OPEN RECREATION AREA		
ILLUSTRATED:	3%	30,454 sf.
ACTIVE RECREATION AREA		
ILLUSTRATED:	0%	0 sf.
PARKLAND		
ILLUSTRATED:	61%	694,781 sf.
ADDITIONAL HOA OPEN SPACE		
ILLUSTRATED:	26%	302,710 sf.
ADDITIONAL NATURAL AREA		
ILLUSTRATED:	0%	0 sf.
TOTAL OPEN SPACE		1,027,945 sf.

RECREATION DEMAND TABULATION

AREA 2

Proposed Residential Project - Units by Type and their Demand Points

Code	Housing Type	Quantity	Tots	Children	Teens	Young Adults	Adults	Seniors
Mid-Rise	Multiple-Family, 4 stories or less	0	0	0	0	0	0	0
Hi-Rise	Multiple-Family, 5 stories or more	0	0	0	0	0	0	0
SFD	Single-Family Detached	8	1.2	2.8	2.8	2.16	5.84	1.12
TH	Townhouses and Single-Family attached	76	10.64	16.72	12.16	40.28	55.48	8.36
Total Demand Points >		84	11.84	19.52	14.96	42.44	61.32	9.48

Existing Offsite Park Facilities and their Supply Points

Park Facility	Quantity	Tots	Children	Teens	Young Adults	Adults	Seniors
Total Offsite Supply Points:		0	0	0	0	0	0
25% of Total Offsite Supply Points:		0	0	0	0	0	0
Max Allowed Pts (25% of Total Demand Pts):		4.14	6.83	5.24	14.85	21.46	3.32
Actual Assigned Offsite Supply Pts:		0	0	0	0	0	0

Proposed Onsite Recreation Facilities and their Supply Points

Recreation Facility	Quantity	% Bonus Points	Tots	Children	Teens	Young Adults	Adults	Seniors
Pedestrian Connection - Trail System	1	0%	1.18	3.9	2.24	6.37	9.2	0.95
Bikeways	1	0%	0.59	1.95	2.24	6.37	9.2	0.95
Open Grass Area Lawn - Small (5,000 sf	2	0%	6	8	18	18	18	6
Natural Area	1	0%	0.59	0.98	1.5	4.24	6.13	0.47
Total Onsite Supply Points:>			8.36	14.83	23.98	34.98	42.53	8.37

Results: Demand, Supply & Adequacy

Age Group	Total Demand Points	Offsite Supply Points	Onsite Supply Points	Total Supply Points	Adequacy
Tots	11.84	0	8.36	8.36	Inadequate
Children	19.52	0	14.83	14.83	Inadequate
Teens	14.96	0	23.98	23.98	Adequate
Young Adults	42.44	0	34.98	34.98	Inadequate
Adults	61.32	0	42.53	42.53	Inadequate
Seniors	9.48	0	8.37	8.37	Inadequate

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.

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

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

PROFESSIONAL SEAL

STATE OF MARYLAND · JOSHUA SLOAN · No. 3775 · LANDSCAPE ARCHITECT

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
NAME: JOSHUA SLOAN, ASLA
LICENSE NUMBER: 3775
EXPIRATION DATE: SEPT 11, 2018

BLOOM MV
AREA I-VI

9TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 227NW09
TAX MAP: FU342

SP# 820170130

OPEN SPACE PLAN

AREA 2

DRAWN BY: NRP
DESIGNED BY: DLK - JS - SCM
DATE ISSUED: May 5, 2017

VIKA PROJECT VM1920
DRAWING NO.

SHEET NO. OPEN-2