

LEGEND

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

RECREATION DEMAND TABULATION

AREA 3 Proposed Residential Project - Units by Type and their Demand Points

Code	Residence Type	Quantity	Units	Children	Teens	Young Adults	Adults	Seniors
T1	Townhouses and Single Family Attached	24	3.36	5.28	3.84	12.72	17.52	2.64
H1	Multi-Family, 2-4 stories or more	0	0	0	0	0	0	0
S1D	Single Family Detached	20	3	7	7	5.4	14.0	2.8
H2	Multi-Family, 5 stories or more	0	0	0	0	0	0	0
Total Demand Points		44	6.36	12.28	10.84	18.12	31.52	5.44

Existing Offsite Park Facilities and their Supply Points

Park Facility	Quantity	Children	Teens	Young Adults	Adults	Seniors
Recreation Center	2	0.64	2.46	3.25	5.44	0.64
Total Offsite Supply Points		0.64	2.46	3.25	5.44	0.64
35% of Total Offsite Supply Points		0.22	0.86	1.14	1.9	0.23
Max Allowed Pts (35% of Total Demand Pts)		2.22	4.3	4.29	6.34	1.24
Actual Assigned Offsite Supply Pts		0.22	0.86	1.14	1.9	0.23

Proposed Onsite Recreation Facilities and their Supply Points

Recreation Facility	Quantity	% Demand Points	Children	Teens	Young Adults	Adults	Seniors
Production Connection - Tall Bottom	1	0%	0.64	2.46	3.83	7.72	4.82
Open Green Area Lawn - Large (10,000 sq ft)	1	0%	4	9	15	20	5
Total Onsite Supply Points			5.04	11.46	16.63	27.72	10.37

Results: Demand, Supply & Adequacy

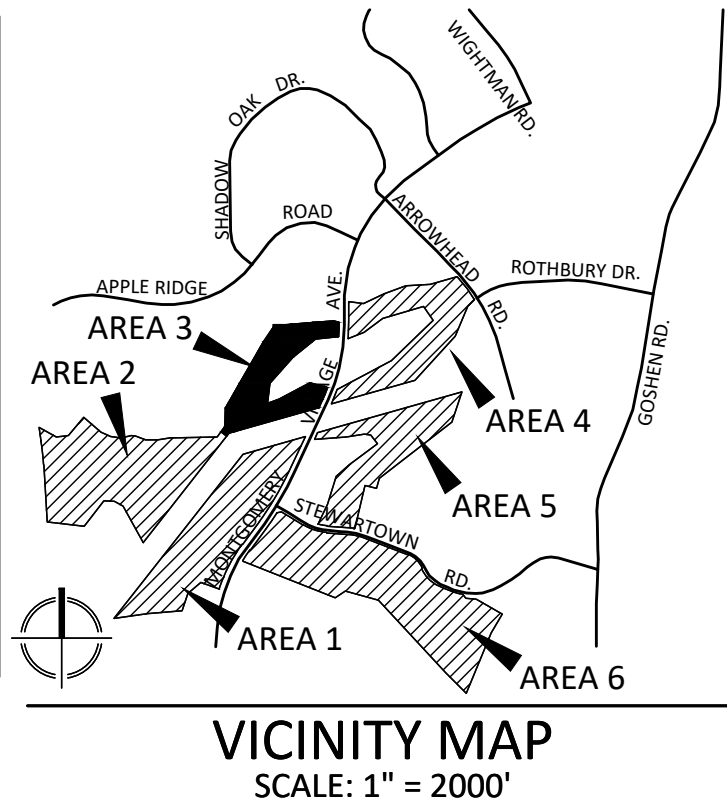
Age Group	Total Demand Points	Offsite Supply Points	Onsite Supply Points	Total Supply Points	Adequacy
Totals	6.36	0.22	5.04	5.26	Adequate
Children	12.28	0.86	11.46	12.32	Adequate
Teens	10.84	1.14	10.63	11.77	Adequate
Young Adults	18.12	1.9	16.63	18.53	Adequate
Adults	31.52	3.23	27.72	28.95	Insufficient
Seniors	5.44	0.23	4.82	5.05	Adequate

OPEN SPACE AREA TABULATION

AREA 3		420,571 sq. ft.
SITE AREA:		
COMMON OPEN SPACE		
REQUIRED:	20%	84,114 sq. ft.
PROVIDED:	45%	189,072 sq. ft.
OPEN RECREATION AREA		
ILLUSTRATED:	45%	189,072 sq. ft.
ACTIVE RECREATION AREA		
ILLUSTRATED:	0%	0 sq. ft.
PARKLAND		
ILLUSTRATED:	0%	0 sq. ft.
ADDITIONAL HOA OPEN SPACE		
ILLUSTRATED:	33%	138,001 sq. ft.
ADDITIONAL NATURAL AREA		
ILLUSTRATED:	0%	0 sq. ft.
TOTAL OPEN SPACE		327,073 sq. ft.



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



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
LERCHE, 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
VKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
301.916.4100
JOSH SLOAN

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

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

PROFESSIONAL SEAL
STATE OF MARYLAND
JOSHUA SLOAN
No. 3776
LANDSCAPE ARCHITECT
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
NAME: JOSHUA SLOAN, P.L.A. AIA
LICENSE NUMBER: 1213
EXPIRATION DATE: 12/31/2018

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

OPEN SPACE PLAN

AREA 3

DRAWN BY: NRP
DESIGNED BY: DLK-JS-SCM
DATE ISSUED: May 5, 2017
VKA PROJECT: VM1920
DRAWING NO.
SHEET NO. OPEN-3

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: 1200 K Street, NW, Suite 400, Washington, DC 20006
Phone: 202.777.2010
Signature: _____ Date: _____