

LEGEND

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

RECREATION DEMAND TABULATION

**AREA 4
Proposed Residential Project - Units by Type and their Demand Points**

Code	Housing Type	Quantity	Total	Children	Teens	Young Adults	Adults	Seniors
1R1W	Multiple Family, 5 stories or more	0	0	0	0	0	0	0
1T1	Townhouses and Single Family Attached	94	13.16	20.68	15.04	49.82	68.62	10.34
2SD	Single Family Detached	0	0	0	0	0	0	0
2S1S1	Multiple Family, 4 stories or less	0	0	0	0	0	0	0
Total Demanded Points:		94	13.16	20.68	15.04	49.82	68.62	10.34

Existing Offsite Park Facilities and their Supply Points

Park Facility	Quantity	Total	Children	Teens	Young Adults	Adults	Seniors
Recreation Center	2	1.32	4.14	4.51	14.95	20.59	4.14
Total Offsite Supply Points:		1.32	4.14	4.51	14.95	20.59	4.14
20% of Total Offsite Supply Points:		0.26	0.83	0.90	2.99	4.12	0.83
Max Allowed Pts (50% of Total Demanded Pts):		6.58	10.34	7.52	24.91	34.31	5.17
Actual Assigned Offsite Supply Pts:		0.26	0.83	0.90	2.99	4.12	0.83

Proposed Onsite Recreation Facilities and their Supply Points

Recreation Facility	Quantity	% Bonus Points	Total	Children	Teens	Young Adults	Adults	Seniors
Pedestrian Connection - Trail System	1	0%	1.32	4.14	2.26	7.47	10.29	1.03
Open Grass Area Lawn - Small (5,000 sf)	2	0%	6	0	18	18	18	6
Open Grass Area Lawn - Large (10,000 sf)	2	0%	12	18	36	40	30	12
Open Grass Area Lawn - Urban (2,000 sf)	1	0%	2	3	5	7	8	3
Playground (Age 2-5) [1 of Lot]	1	0%	0	2	2	3	3	0
Playground (Age 5-12) [100 Area]	1	0%	0	0	3	1	4	2
Picnic/Seating	3	0%	3	3	4.5	9	9	9
Total Onsite Supply Points:			21.52	47.41	64.76	86.47	92.00	36.83

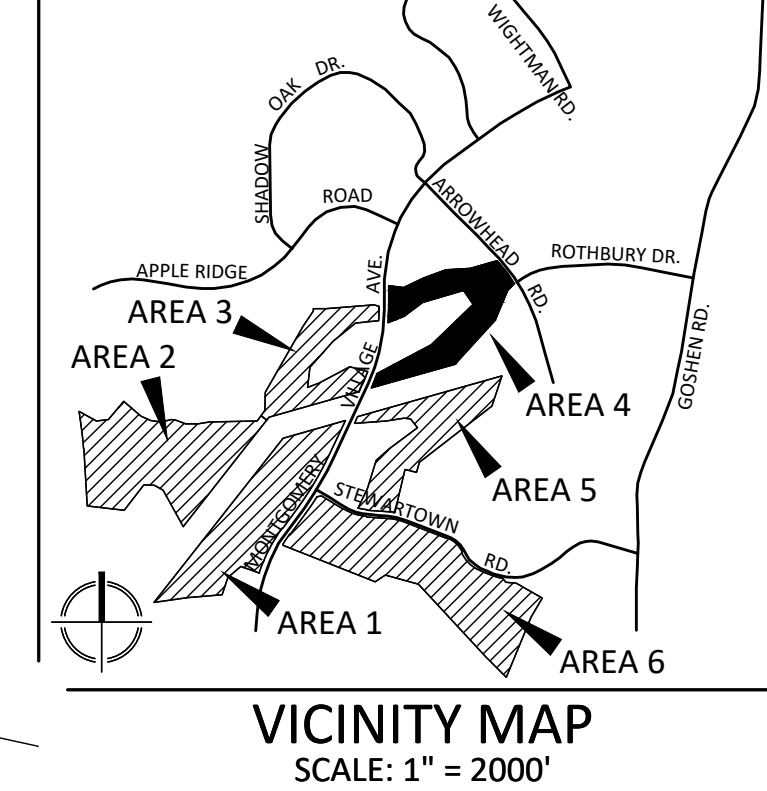
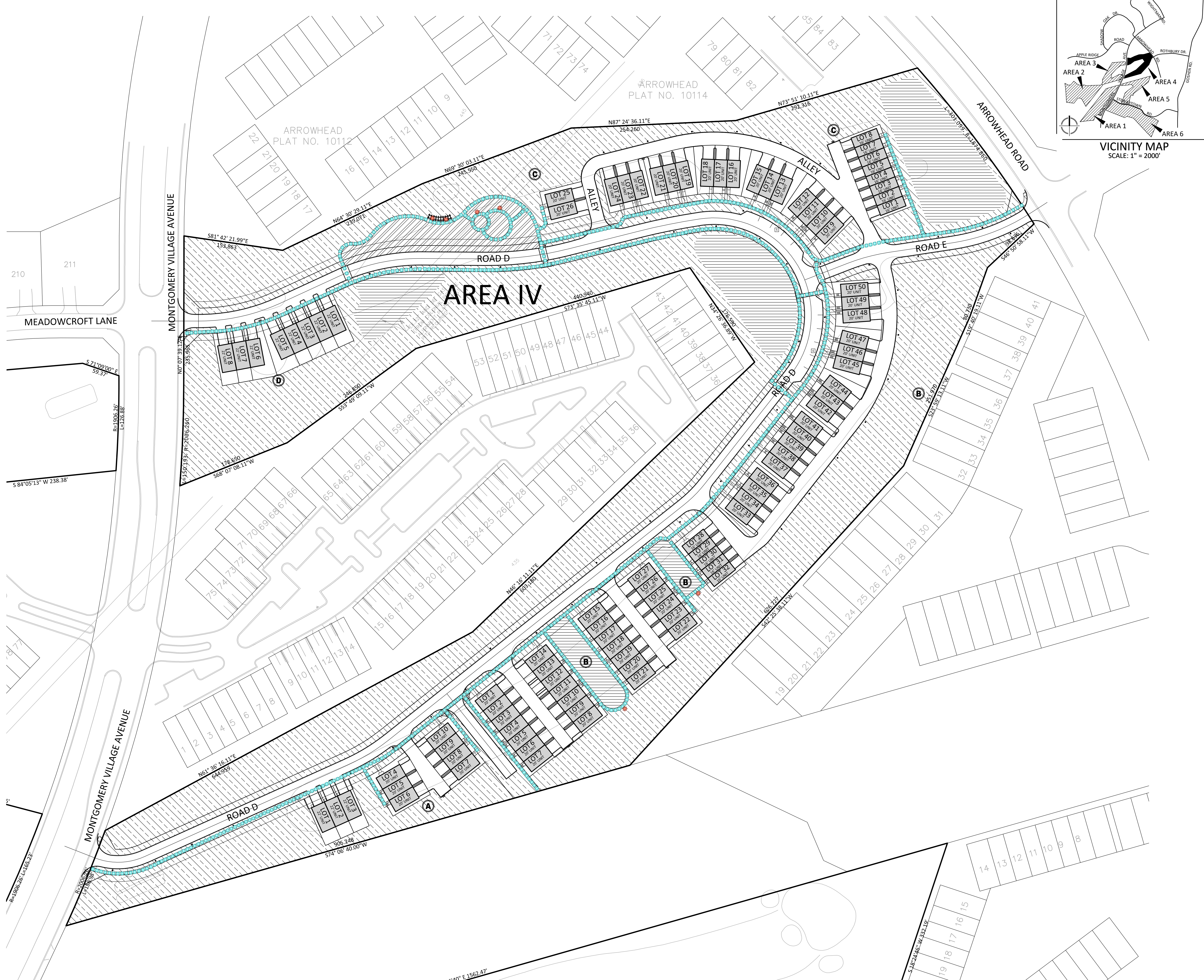
Results: Demand, Supply & Adequacy


Age Group	Total Demand Points	Offsite Supply Points	Onsite Supply Points	Total Supply Points	Adequacy
Total	13.16	0.26	21.52	21.78	Adequate
Children	20.68	1.45	47.14	48.59	Adequate
Teens	15.04	1.58	44.76	46.34	Adequate
Young Adults	49.82	5.23	86.47	91.7	Adequate
Adults	68.62	7.22	82.20	89.42	Adequate
Seniors	10.34	1.45	36.83	37.48	Adequate

OPEN SPACE AREA TABULATION

Category	Required	Provided
SITE AREA:	755,386 sf.	
COMMON OPEN SPACE		
REQUIRED: 20%	151,077 sf.	
PROVIDED: 10%	75,153 sf.	
OPEN RECREATION AREA		
ILLUSTRATED: 8%	59,058 sf.	
ACTIVE RECREATION AREA		
ILLUSTRATED: 2%	16,095 sf.	
PARKLAND		
ILLUSTRATED: 0%	0 sf.	
ADDITIONAL HOA OPEN SPACE		
ILLUSTRATED: 57%	433,406 sf.	
ADDITIONAL NATURAL AREA		
ILLUSTRATED: 0%	0 sf.	
TOTAL OPEN SPACE		508,559 sf.

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





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	08/31/17
COMMENTS	

PROFESSIONAL SEAL

 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. A.L.A.
 LICENSE NUMBER: 1211
 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 4

DRAWN BY: NRP
 DESIGNED BY: DLK-JS-SCM
 DATE ISSUED: May 5, 2017
 VIKI PROJECT: VM1920
 DRAWING NO.
 SHEET NO. OPEN-4

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 800, Washington, DC 20006
 Phone: 202.777.2010
 Signature: _____ Date: _____

