

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

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 MIKE GOODMAN

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



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

OPEN SPACE PLAN

AREA 5

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

OPEN SPACE AREA TABULATION

AREA 5	
SITE AREA:	738,943 sf
COMMON OPEN SPACE	
REQUIRED:	20% 147,789 sf
PROVIDED:	9% 65,105 sf
OPEN RECREATION AREA	
ILLUSTRATED:	5% 37,922 sf
ACTIVE RECREATION AREA	
ILLUSTRATED:	4% 27,183 sf
PARKLAND	
ILLUSTRATED:	0% 0 sf
ADDITIONAL HOA OPEN SPACE	
ILLUSTRATED:	20% 144,770 sf
ADDITIONAL NATURAL AREA	
ILLUSTRATED:	45% 335,027 sf
TOTAL OPEN SPACE	544,902 sf

RECREATION DEMAND TABULATION

AREA 5
 Proposed Residential Project - Units by Type and their Demand Points

Code	Housing Type	Quantity	Total	Children	Teens	Young Adults	Adults	Seniors
HLB	Multiple Family, 5 stories or more	0	0	0	0	0	0	0
HL	Multiple Family, 4 stories or less	0	0	0	0	0	0	0
T	Townhomes and Single Family Attached	83	11,603	18,200	13,200	43,900	60,500	9,100
SF	Single Family Detached	0	0	0	0	0	0	0
Total Proposed Units:		83	11,603	18,200	13,200	43,900	60,500	9,100

Existing Offsite Park Facilities and their Supply Points

Park Facility	Quantity	Total	Children	Teens	Young Adults	Adults	Seniors
Natural Area	1	0.38	0.91	1.33	4.4	6.06	0.46
Trial System	1	1.16	3.65	1.99	6.6	5.09	0.91
Basketball Ct	2	6	20	30	24	12	5
Total Offsite Supply Points:		7.74	24.57	33.22	35	27.25	6.37
20% of Total Offsite Supply Points:		2.71	7.68	11.66	13.22	9.5	2.22
Max Allowed Pts (20% of Total Demand Pts):		4.07	6.39	4.65	15.4	21.21	3.2
Actual Assigned Offsite Supply Pts:		2.71	6.39	4.65	12.25	9.5	2.22

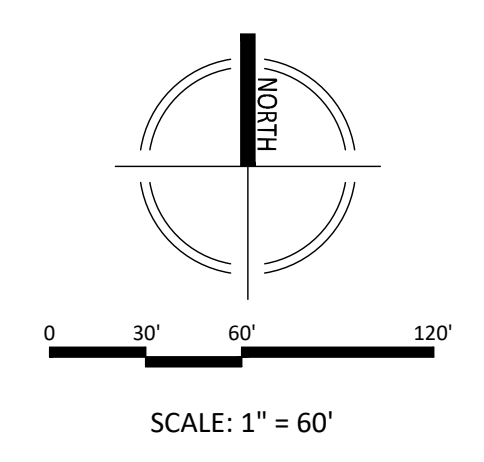
Proposed Onsite Recreation Facilities and their Supply Points

Recreation Facility	Quantity	% Bonus Points	Total	Children	Teens	Young Adults	Adults	Seniors
Paved-on Connection - Trial System	1	0%	1.16	3.65	1.99	6.6	5.09	0.91
Open Grass Area Lawn - Small (15,000 sf)	1	0%	3	4	9	9	9	3
Natural Area	1	0%	1.28	0.91	1.33	4.4	6.06	0.46
Playground (Age 2-12) (Multiple Play)	1	0%	0	11	3	2	4	2
Paved-on Decking	1	0%	1	1	1.5	3	3	3
Proposed Onsite Supply Points:			12.74	20.56	18.67	27	31.25	8.57

Results: Demand, Supply & Adequacy

Age Group	Total Demand Points	Offsite Supply Points	Onsite Supply Points	Total Supply Points	Adequacy
Total	11,603	2,71	12,74	12,74	Adequate
Children	18,200	6,39	20,56	20,56	Adequate
Teens	13,200	4,65	18,67	18,67	Adequate
Young Adults	43,900	12,25	31,25	31,25	Inadequate
Adults	60,500	9,5	31,15	40,65	Inadequate
Seniors	9,100	2,22	9,37	11,6	Adequate

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



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

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: _____