

**VKA**  
ENGINEERS PLANNERS  
LANDSCAPE ARCHITECTS SURVEYORS  
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20251 CENTURY BOULEVARD SUITE 400  
GERMANTOWN, MARYLAND 20874  
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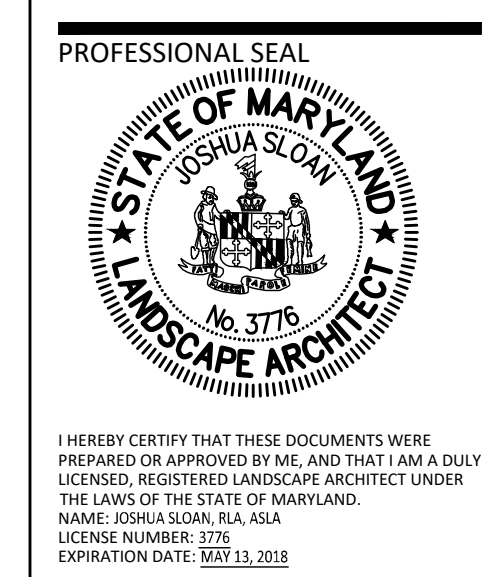
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GERMANTOWN MD, 20874  
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MIKE GOODMAN

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 6**

DRAWN BY: NRP  
DESIGNED BY: DLK/JOS - SCM  
DATE ISSUED: May 5, 2017  
VKA PROJECT: VM1920  
DRAWING NO.  
SHEET NO. OPEN-6A

**LEGEND**

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

**RECREATION DEMAND TABULATION**

AREA 6  
Proposed Residential Project - Units by Type and their Demand Points

Code	Housing Type	Quantity	Total	Children	Teens	Young Adults	Adults	Seniors
MH	Multiple-Family, 4 stories or less	0	0	0	0	0	0	0
T1	Townhouses and Single-Family Attached	76	10,92	17,16	12,48	41,34	56,94	8,58
M1	Multiple-Family, 5 stories or more	0	0	0	0	0	0	0
SD	Single-Family Detached	0	0	0	0	0	0	0
<b>Total Demand Points:</b>		<b>76</b>	<b>10,92</b>	<b>17,16</b>	<b>12,48</b>	<b>41,34</b>	<b>56,94</b>	<b>8,58</b>

Existing Offsite Park Facilities and their Supply Points

Park Facility	Quantity	Total	Children	Teens	Young Adults	Adults	Seniors
Soccerball Ct	1	3	10	15	12	8	2,5
Football Field	1	2	15	20	25	15	2
Playground	1	0	9	3	2	4	2
Softball Field	1	1	7	10	12	7	2
Natural Area	1	0,55	0,86	1,29	4,13	5,69	0,43
<b>Total Offsite Supply Points:</b>		<b>6,55</b>	<b>41,86</b>	<b>49,25</b>	<b>50,13</b>	<b>37,69</b>	<b>8,93</b>
<b>35% of Total Offsite Supply Points:</b>		<b>2,29</b>	<b>14,65</b>	<b>17,24</b>	<b>19,3</b>	<b>13,19</b>	<b>3,13</b>
<b>Net Demand (Net (20% of Total Demand) Pts):</b>		<b>2,29</b>	<b>4,01</b>	<b>4,27</b>	<b>14,43</b>	<b>29,03</b>	<b>3</b>
<b>Net Demand (Net (20% of Total Demand) Pts):</b>		<b>2,29</b>	<b>4,01</b>	<b>4,27</b>	<b>14,43</b>	<b>29,03</b>	<b>3</b>

Proposed Onsite Recreation Facilities and their Supply Points

Recreation Facility	Quantity	% Bonus Points	Total	Children	Teens	Young Adults	Adults	Seniors
Recreation Connection - Trail System	1	0%	1,00	3,43	1,87	6,2	8,54	0,86
Bikeway	1	0%	0,55	1,22	1,87	6,2	8,54	0,86
Open Green Area Lawn - Small (5,000 sf)	1	0%	3	4	9	9	9	3
Natural Area	1	0%	0,55	0,86	1,25	4,13	5,69	0,43
Playground (Age 2-5) [Tot Lot]	1	0%	9	2	3	3	3	3
Perse/Seating	2	0%	2	2	3	6	6	6
<b>Total Onsite Supply Points:</b>			<b>16,15</b>	<b>14,61</b>	<b>16,09</b>	<b>34,53</b>	<b>46,17</b>	<b>14,15</b>

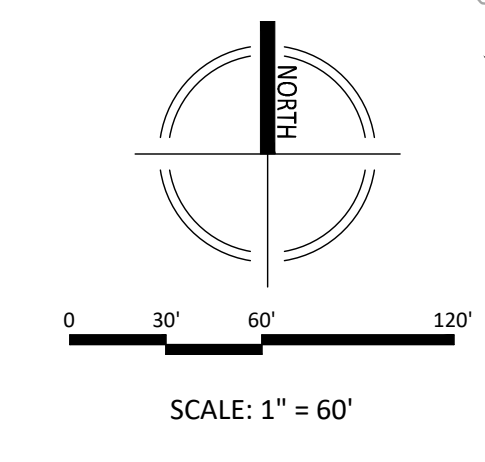
Results: Demand, Supply & Adequacy

Age Group	Total Demand Points	Offsite Supply Points	Onsite Supply Points	Total Supply Points	Adequacy
Totals	10,92	2,29	14,15	16,44	Adequate
Children	17,16	4,01	14,61	20,92	Adequate
Teens	12,48	4,27	16,75	23,36	Adequate
Young Adults	41,34	14,43	34,53	49	Adequate
Adults	56,94	13,19	46,17	59,96	Adequate
Seniors	8,58	3	14,15	17,15	Adequate

**OPEN SPACE AREA TABULATION**

SITE AREA:	1,691,047 sf.	
REQUIRED: 20% COMMON OPEN SPACE	338,209 sf.	
PROVIDED: 68.2%	1,152,805 sf.	
OPEN RECREATION AREA	ILLUSTRATED: 0.5%	8,129 sf.
ACTIVE RECREATION AREA	ILLUSTRATED: 0.2%	3,322 sf.
PARKLAND	ILLUSTRATED: 67.5%	1,141,254 sf.
ADDITIONAL HOA OPEN SPACE	ILLUSTRATED: 19%	320,571 sf.
ADDITIONAL NATURAL AREA	ILLUSTRATED: 0%	0 sf.
<b>TOTAL OPEN SPACE</b>	<b>1,473,376 sf.</b>	

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: \_\_\_\_\_