

VKA
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VKA MARYLAND, LLC
20251 CENTURY BOULEVARD, SUITE 400
GERMANTOWN, MARYLAND 20874
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GERMANTOWN, MD. MCLEAN, VA.

PREPARED FOR:
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c/o MONUMENT REALTY
750 17TH STREET, NW, SUITE 1100
WASHINGTON, DC 20006
202.777.2010
RUSSELL HINES

DESIGN CONSULTANTS

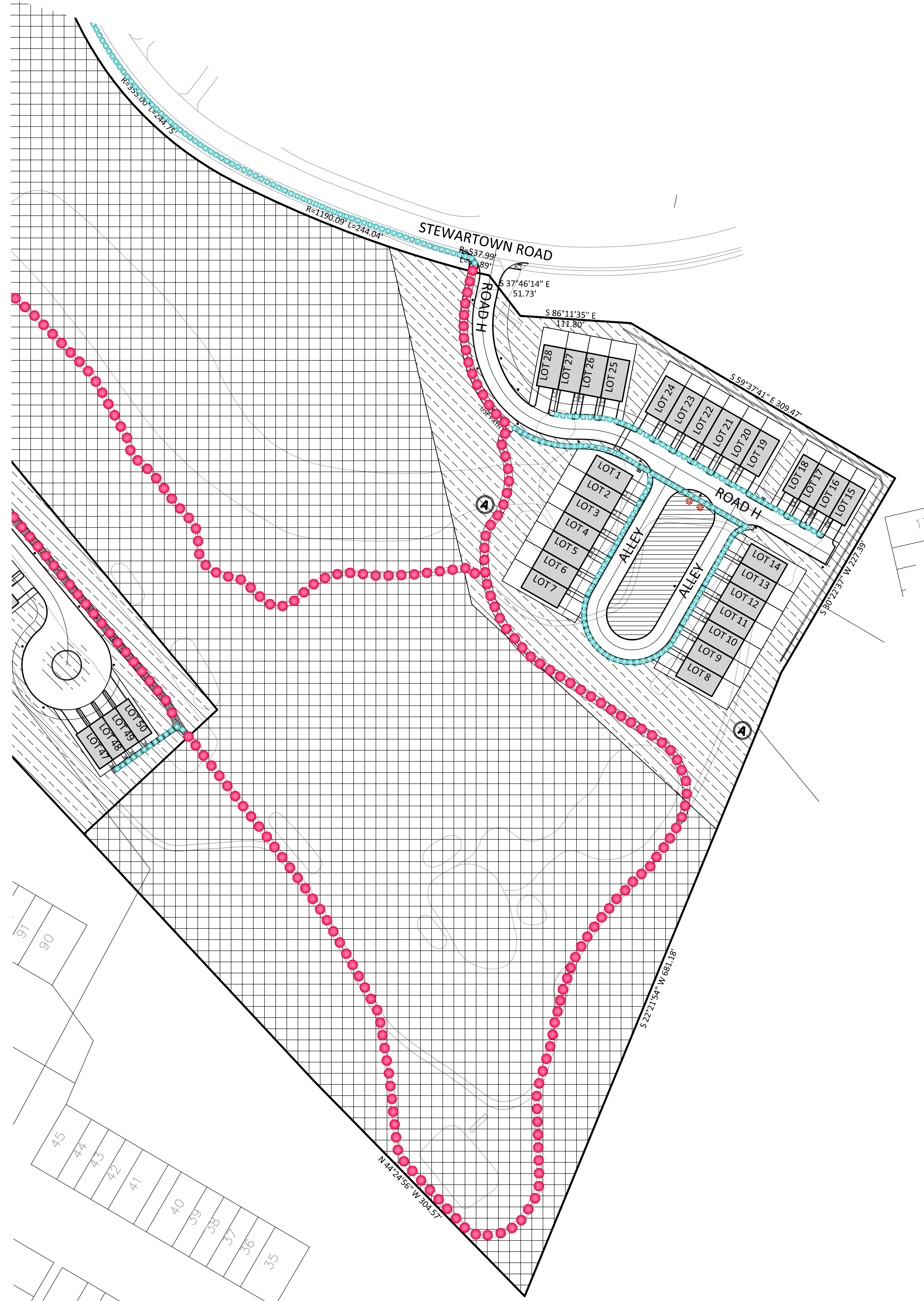
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MIKE GOODMAN



- 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-1a	Multiple Family, 4 stories or less	0	0	0	0	0	0	0
TH	Townhouses and Single Family Attached	78	10,92	17,16	12,48	41,34	56,94	6,36
MH-1b	Multiple Family, 5 stories or more	0	0	0	0	0	0	0
SFD	Single Family Detached	0	0	0	0	0	0	0
Total Demand Points:		78	10,92	17,16	12,48	41,34	56,94	6,36

Existing Offsite Park Facilities and their Supply Points

Park Facility	Quantity	Total	Children	Teens	Young Adults	Adults	Seniors
Basketball Ct	1	3	16	15	32	4	2,5
Football Field	1	2	15	20	25	15	2
Playground	1	0	9	3	2	4	2
Sportball Field	1	1	7	15	12	7	2
Natural Area	3	0,55	0,86	1,25	4,13	5,69	0,43
Total Offsite Supply Points:		6,52	41,86	49,25	55,13	29,69	8,93
35% of Total Offsite Supply Points:		2,29	14,65	17,24	19,3	11,19	3,13
Max Allowed Pts (35% of Total Demand Pts):		3,82	6,81	6,37	16,47	19,93	3
Net Available Offsite Supply Points:		2,29	6,81	6,37	16,47	18,53	2

Proposed Onsite Recreation Facilities and their Supply Points

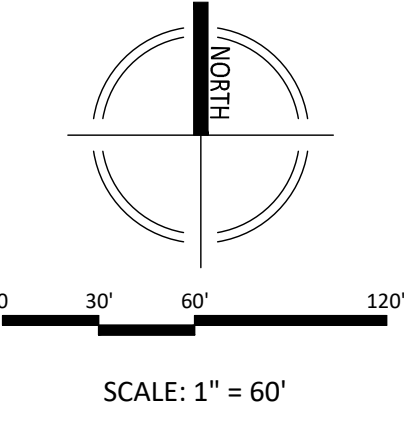
Recreation Facility	Quantity	% Supply Points	Total	Children	Teens	Young Adults	Adults	Seniors
Pedestrian Connection - Trail System	1	0%	1,09	3,43	1,87	6,2	8,54	0,86
Billboard	1	0%	0,55	1,19	1,47	6,2	8,54	0,86
Open Grass Area Lawn - Small (5,000 sf)	1	0%	3	4	9	9	3	3
Natural Area	1	0%	0,55	0,86	1,25	4,13	5,69	0,43
Playground (Age 2-5) (Flat Lot)	1	0%	9	2	3	3	3	3
Picnic/Seating	2	0%	2	2	3	6	6	6
Total Onsite Supply Points:			16,59	14,81	18,99	34,53	40,77	14,43

Results: Demand, Supply & Adequacy

Age Group	Total Demand Points	Offsite Supply Points	Onsite Supply Points	Total Supply Points	Adequacy
Total	10,92	2,29	16,59	18,88	Adequate
Children	17,16	6,01	14,01	20,02	Adequate
Teens	12,48	4,37	18,99	23,36	Adequate
Young Adults	41,34	14,47	34,53	49	Adequate
Adults	56,94	13,93	40,77	33,66	Adequate
Seniors	6,36	3	14,15	17,15	Adequate

OPEN SPACE AREA TABULATION

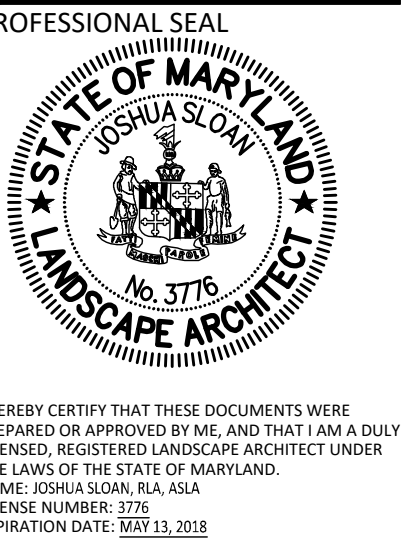
SITE AREA:	1,691,047 sf
COMMON OPEN SPACE	
REQUIRED:	20% 338,209 sf
PROVIDED:	68.2% 1,152,805 sf
OPEN RECREATION AREA	
ILLUSTRATED:	0.5% 8,129 sf
ACTIVE RECREATION AREA	
ILLUSTRATED:	0.2% 3,322 sf
PARKLAND	
ILLUSTRATED:	67.5% 1,141,354 sf
ADDITIONAL HOA OPEN SPACE	
ILLUSTRATED:	19% 320,571 sf
ADDITIONAL NATURAL AREA	
ILLUSTRATED:	0% 0 sf
TOTAL OPEN SPACE	1,473,376 sf



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

REVISIONS

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



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 - JS - SCM
DATE ISSUED: May 5, 2017
VKA PROJECT: VM1920
DRAWING NO.:
SHEET NO.: OPEN-GB

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: **202.777.2000**
Signature: _____ Date: _____