MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item #1B
10-7-2021

MEMORANDUM

DATE: September 24, 2021

TO: Montgomery County Planning Board

FROM: Stephen Smith, Coordinator SJS
Jay Beatty, Senior Planner JRB
IRC Division
(301) 495-4522 & (301) 495-2178

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board Agenda for October 7, 2021

The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

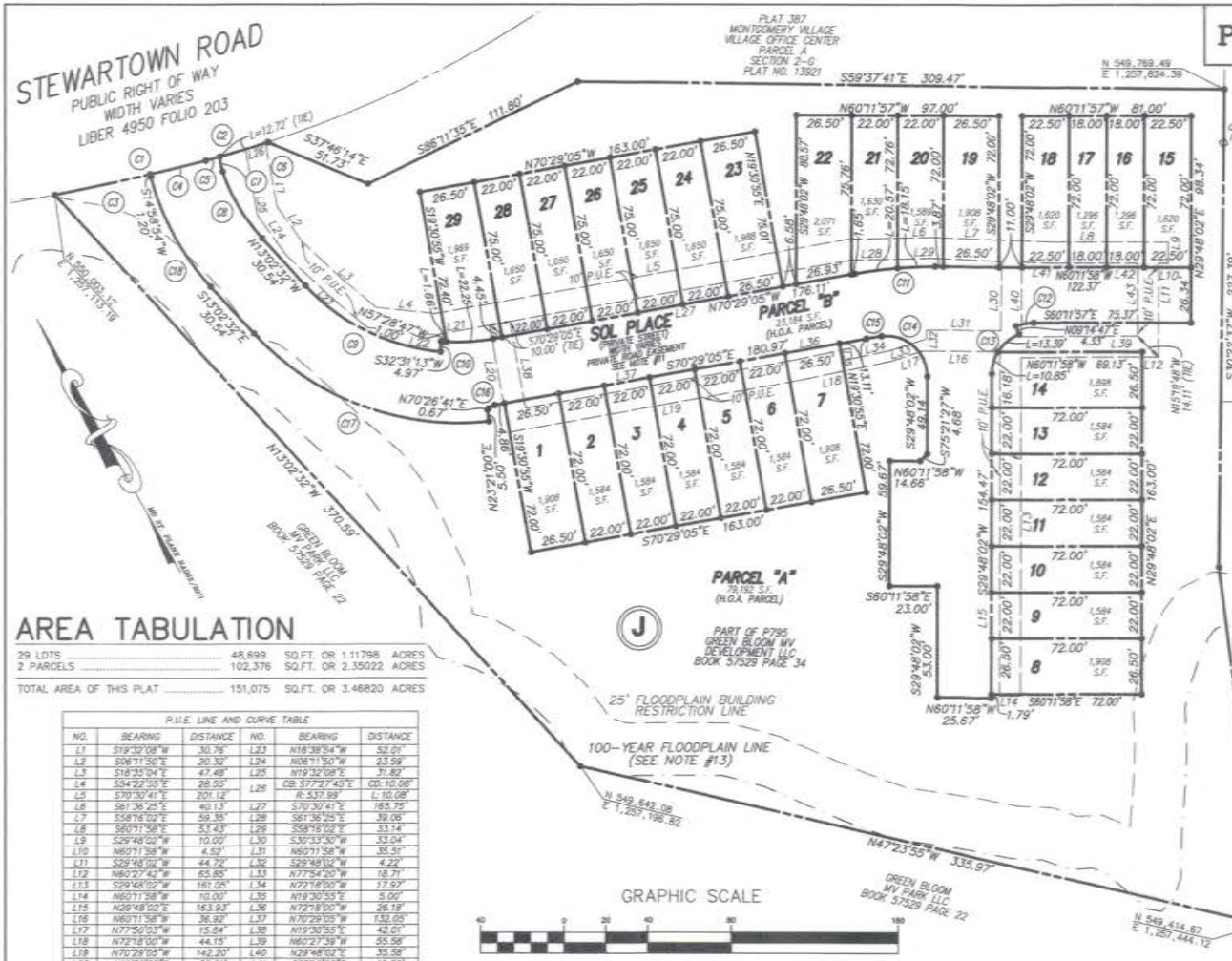
220210330 Bloom Montgomery Village

Plat Name: **Bloom Montgomery Village**
Plat #: **220210330**

Location: Located on the southern side of Stewartown Road, 2050 feet from the intersection of Montgomery Village Avenue
Master Plan: Montgomery Village Master Plan
Plat Details: TLD zone; 29 lots and 2 parcels
Owner: Green Bloom MV Development, LLC

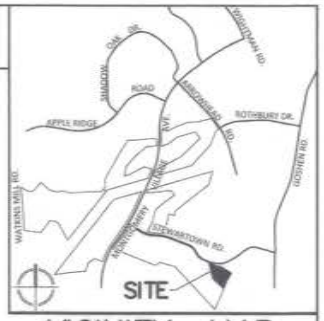
The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120170150 (MCPB Resolution No. 17-110) and with Site Plan No. 82017013B (Certified Site Plan dated January 26, 2021), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plans.

PLAT NO.



LEGEND

S.F.	SQUARE FEET
N	NORTHING
E	EASTING
P.U.E.	PUBLIC UTILITY EASEMENT
C.M.F.	CONCRETE MONUMENT FOUND



VICINITY MAP

SCALE: 1" = 2000'

NOTES

1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. FU562 WITH A TAX ACCOUNT NO. 09-03843365, ZONED RLD.

2.) THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON MARYLAND STATE PLANE NAD 83/2011.

3.) THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE OF, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

4.) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

5.) THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE M.N.C.P.& P.C. PRELIMINARY PLAN #120170150 AND SITE PLAN #820170138, ENTITLED "BLOOM MV AREAS I-VI", AS MAY BE AMENDED.

6.) THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER ONLY.

7.) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" FOR THE OPERATION AND MAINTENANCE OF PRIVATE PARKS AND/OR OTHER PRIVATE OPEN SPACES AND INCLUDING ANY PRIVATE STREET AND DRAINAGE SYSTEM AS RECORDED IN BOOK 58268 AT PAGE 42.

8.) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "COMMON OPEN SPACE COVENANT WITH THE M.N.C.P.&P.C." RECORDED IN LIBER 28045 AT FOLIO 578 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

9.) PARCELS A AND B, BLOCK J ARE TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION AND SUBJECT TO THE TERMS AND CONDITIONS OF A DOCUMENT TO BE RECORDED HEREAFTER.

10.) THE PROPERTY SHOWN HEREON IS SUBJECT TO FINAL FOREST CONSERVATION PLAN NO. 820170138. FOREST CONSERVATION REQUIREMENTS ARE BEING SATISFIED BY THE TERMS OF A FOREST CONSERVATION EASEMENT RECORDED IN BOOK 63318 AT PAGE 195 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

11.) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "PUBLIC ACCESS COVENANT" RECORDED IN BOOK 58293 AT PAGE 52 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

12.) PARCEL B, BLOCK J (SOL PLACE) AS SHOWN HEREON IS SUBJECT TO A RESTRICTIVE COVENANT FOR PRIVATE ROADS RECORDED IN BOOK 54062 AT PAGE 338.

13.) THE SOURCE OF THE 100-YEAR FLOODPLAIN SHOWN HEREON WAS TAKEN FROM A FLOODPLAIN STUDY PREPARED BY VIKA MARYLAND, LLC AND APPROVED BY THE DEPARTMENT OF PERMITTING SERVICES IN A LETTER DATED APRIL 12, 2018, REFERENCING FLOODPLAIN STUDY NUMBER 283274.

AREA TABULATION

29 LOTS	48,699	SQ.FT. OR 1.11798 ACRES
2 PARCELS	102,376	SQ.FT. OR 2.35022 ACRES
TOTAL AREA OF THIS PLAT	151,075	SQ.FT. OR 3.46820 ACRES

P.U.E. LINE AND CURVE TABLE

NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
L1	S19°32'08"W	30.76'	L23	N18°38'54"W	52.01'
L2	S06°11'50"E	20.32'	L24	N06°11'50"W	23.59'
L3	S18°35'04"E	47.48'	L25	N19°32'08"E	31.82'
L4	S54°22'55"E	28.55'	L26	CD: S77°21'45"E	CD: 10.08'
L5	S70°30'41"E	201.12'		R: 537.99'	L: 10.08'
L6	S61°36'25"E	40.13'	L27	S70°30'41"E	165.75'
L7	S58°16'02"E	59.35'	L28	S61°36'25"E	39.06'
L8	S60°11'58"E	53.45'	L29	S58°16'02"E	33.14'
L9	S29°48'02"W	10.00'	L30	S30°33'30"W	33.04'
L10	N60°11'58"W	4.52'	L31	N60°11'58"W	35.51'
L11	S29°48'02"W	44.72'	L32	S29°48'02"W	4.22'
L12	N60°27'42"W	65.85'	L33	N77°54'20"W	18.71'
L13	S29°48'02"W	161.05'	L34	N72°18'00"W	17.97'
L14	N60°11'58"W	10.00'	L35	N19°30'55"E	5.00'
L15	N29°48'02"E	163.93'	L36	N72°18'00"W	26.18'
L16	N60°11'58"W	38.92'	L37	N70°29'05"W	132.05'
L17	N77°50'03"W	15.84'	L38	N19°30'55"E	42.01'
L18	N72°18'00"W	44.15'	L39	N60°27'38"W	55.58'
L19	N70°29'05"W	142.20'	L40	N29°48'02"E	35.58'
L20	N19°30'55"E	52.01'	L41	S58°16'02"E	18.52'
L21	N70°30'41"W	26.01'	L42	S60°11'58"E	39.08'
L22	N54°22'55"W	33.06'	L43	S29°48'02"W	34.77'

CURVE TABLE

NO.	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C1	1190.09'	74.16'	37.09'	S73°02'48"E	74.15'	03°34'13"
C2	537.99'	30.89'	15.45'	S76°28'37"E	30.89'	03°17'25"
C3	1190.09'	46.65'	23.33'	S72°23'04"E	46.64'	02°14'45"
C4	1190.09'	27.51'	13.76'	S74°10'11"E	27.51'	01°19'29"
C5	537.99'	6.94'	3.47'	S75°12'05"E	6.94'	00°44'30"
C6	537.99'	23.95'	11.98'	S76°50'47"E	23.95'	02°33'05"
C7	24.33'	7.20'	3.63'	N19°23'41"E	7.18'	16°57'30"
C8	89.33'	37.35'	18.95'	N01°03'48"W	37.08'	23°57'27"
C9	99.33'	73.54'	38.55'	N34°15'05"W	71.87'	42°25'05"
C10	94.33'	23.91'	12.02'	S63°13'22"E	23.85'	14°31'26"
C11	215.67'	38.72'	19.41'	S65°20'31"E	38.66'	10°17'02"
C12	24.33'	8.73'	4.41'	S70°28'35"E	8.68'	20°33'15"
C13	20.00'	24.24'	13.86'	S64°31'25"W	22.78'	69°26'45"
C14	19.33'	33.07'	22.24'	S19°12'20"E	29.18'	98°00'46"
C15	184.33'	7.31'	3.66'	S89°20'54"E	7.31'	02°16'22"
C16	4.99'	3.41'	1.77'	N89°58'48"E	3.34'	39°09'31"
C17	133.00'	124.44'	67.19'	S39°50'48"E	119.95'	53°36'28"
C18	123.00'	60.16'	30.69'	S00°58'11"W	59.56'	28°01'26"

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF PART OF THE PROPERTY ACQUIRED BY THE GREEN BLOOM MV DEVELOPMENT LLC FROM USL2 MR MONTGOMERY VILLAGE BUSINESS TRUST, A MARYLAND STATUTORY TRUST, BY DEED DATED APRIL 23, 2019 AND RECORDED IN BOOK 57529 AT PAGE 34 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS: —●— WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF THIS PLAT OF SUBDIVISION IS 151,075 SQUARE FEET OR 3.46820 ACRES OF LAND.

7-26-2021
DATE

JOSHUA G. PRICE
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21846
LICENSE EXPIRES: MAY 31, 2022

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. FURTHERMORE, WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

WE FURTHER GRANT TO PEPCO, WASHINGTON GAS AND LIGHT COMPANY, AND VERIZON, AND TO THEIR RESPECTIVE SUCCESSORS, AGENTS AND ASSIGNS, AN EASEMENT IN, ON AND OVER THE LAND HEREON DESCRIBED AS PUBLIC UTILITIES EASEMENT, DESIGNATED HEREON AS "P.U.E.", WITH SAID TERMS AND PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT "DECLARATION OF PUBLIC UTILITIES EASEMENTS", AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 18514 AT FOLIO 457, SAID TERMS BEING INCORPORATED HEREIN BY THIS REFERENCE.

THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUSTS ON THE PROPERTY WITH THE EXCEPTION OF CERTAIN DEED OF TRUSTS, RECORDED IN BOOK 57529 AT PAGE 134, BOOK 57529 AT PAGE 159, BOOK 57529 AT PAGE 184 & A DEED OF TRUST RECORDED IN BOOK 57529 AT PAGE 52 ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

GREEN BLOOM MV DEVELOPMENT LLC,
A DELAWARE LIMITED LIABILITY COMPANY
BY: MONUMENT REALTY LLC, ITS AUTHORIZED AGENT

NAME: E. RUSSELL HINES
TITLE: AUTHORIZED SIGNATORY
DATE: 8/2/21

TRUSTEE FOR FVCBANK:
Jackie Marbell-Edson
NAME: Jackie Marbell-Edson
TITLE: TRUSTEE
DATE: 8/05/2021

TRUSTEE FOR NVR:
NAME: Lisa M. McCulley
TITLE: TRUSTEE
DATE: 7/28/2021

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIRMAN — SECRETARY - TREASURER

M.N.C.P. & P.C. RECORD FILE NO.:

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

APPROVED: 9/15/2021
Mitra Pedoeem
DIRECTOR

PLAT NO.

DATE:

SUBDIVISION RECORD PLAT

PLAT 576

BLOOM MONTGOMERY VILLAGE

LOTS 1 – 29, PARCELS A & B, BLOCK J
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 40' DATE: JULY 20, 2021

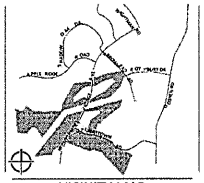
VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com
Our Site Set on the Future.

#220210330

LAYOUT: RECORD PLAT-MD, Plotted By: wood

MONTGOMERY PLANNING DEPARTMENT
Certified Preliminary Plan - 120170150
APPROVAL
Carrie Sanders 07/13/18

PRELIMINARY PLAN OF SUBDIVISION
BLOOM MV AREAS I-VI
CERTIFIED PRELIMINARY PLAN NO. 120170150



VICINITY MAP
SCALE: 1" = 2000'

VIKA
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. TYSONS, 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

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301.588.4800
ERIK J. AULESTIA

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Bethesda, MD 20814
301.841.3832
PATRICIA HARRIS

TRAFFIC ENGINEER
WELLS + ASSOCIATES
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Silver Spring, MD 20910
301.448.1333
KEVIN RINGER

CIVIL ENGINEER & LANDSCAPE ARCHITECT
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
Suite 400
GERMANTOWN MD, 20874
301 916 4100
JEFFREY AMATEAU

DEVELOPMENT TABULATIONS

AREA I - STANDARD METHOD		
DESCRIPTION	AREA	
AREA I DEVELOPMENT SITE - LOTS	148,309 506 SF	
HOA PARCELS (INCLUDES PROP. PRIV. ROAD)	405,137 018 SF	
LAND RESERVED FOR FUTURE CONVEYANCE	316,968 253 SF	
LAND CONVEYED TO MVF	229,621 840 SF	
SITE (FOR OPEN SPACE CALCULATIONS)	1,190,056.617 SF	
PREVIOUS ROAD DEDICATIONS	53,195 000 SF	
PROPOSED ROAD DEDICATIONS	37,810 121 SF	
TRACT (FOR DENSITY CALCULATIONS)	1,290,841.738 SF	
COMMON OPEN SPACE REQUIRED	194,006 SF	
MAXIMUM RESIDENTIAL FAR ALLOWED	646,430 SF	

AREA II - OPTIONAL METHOD		
DESCRIPTION	AREA	UNITS
AREA II DEVELOPMENT SITE - LOTS	218,998 878 SF	
HOA PARCELS (INCLUDES PROP. ROAD)	467,368.867	
LAND RESERVED FOR FUTURE CONVEYANCE	692,384.848 SF	
SITE (FOR DENSITY CALCULATIONS)	1,379,776.513 SF	
PROPOSED ROAD DEDICATIONS	110,675 409 SF	
PROPOSED DETACHED HOUSE LOTS	113 169 658 SF	
SITE (FOR OPEN SPACE CALCULATIONS)	1,155,928.446 SF	
COMMON OPEN SPACE REQUIRED	231,186 SF	
MAXIMUM RESIDENTIAL UNITS ALLOWED	309 UNITS	

AREA III - OPTIONAL METHOD		
DESCRIPTION	AREA	UNITS
AREA III DEVELOPMENT SITE - LOTS	258,734 250 SF	
HOA PARCELS	215 508.008 SF	
LAND CONVEYED TO MVF	163,186.658 SF	
SITE (FOR DENSITY CALCULATIONS)	637,428.914 SF	
PROPOSED DETACHED HOUSE LOTS	216,992 432 SF	
SITE (FOR OPEN SPACE DEDICATIONS)	420,01.36 SF	
COMMON OPEN SPACE REQUIRED	84,115 SF	
MAXIMUM RESIDENTIAL UNITS ALLOWED	142 UNITS	

AREA IV - OPTIONAL METHOD		
DESCRIPTION	AREA	UNITS
AREA IV DEVELOPMENT SITE - LOTS	151,063.004 SF	
HOA PARCELS	604,221.787 SF	
SITE (FOR DENSITY & OPEN SPACE CALCULATIONS)	755,284.791 SF	
COMMON OPEN SPACE REQUIRED	151,057 SF	
MAXIMUM RESIDENTIAL UNITS ALLOWED	159 UNITS	

AREA V - OPTIONAL METHOD		
DESCRIPTION	AREA	UNITS
AREA V DEVELOPMENT SITE - LOTS	119,733 988 SF	
HOA PARCELS	619,208.708 SF	
SITE (FOR DENSITY & OPEN SPACE CALCULATIONS)	738,942.684 SF	
COMMON OPEN SPACE REQUIRED	147,789 SF	
MAXIMUM RESIDENTIAL UNITS ALLOWED	168 UNITS	

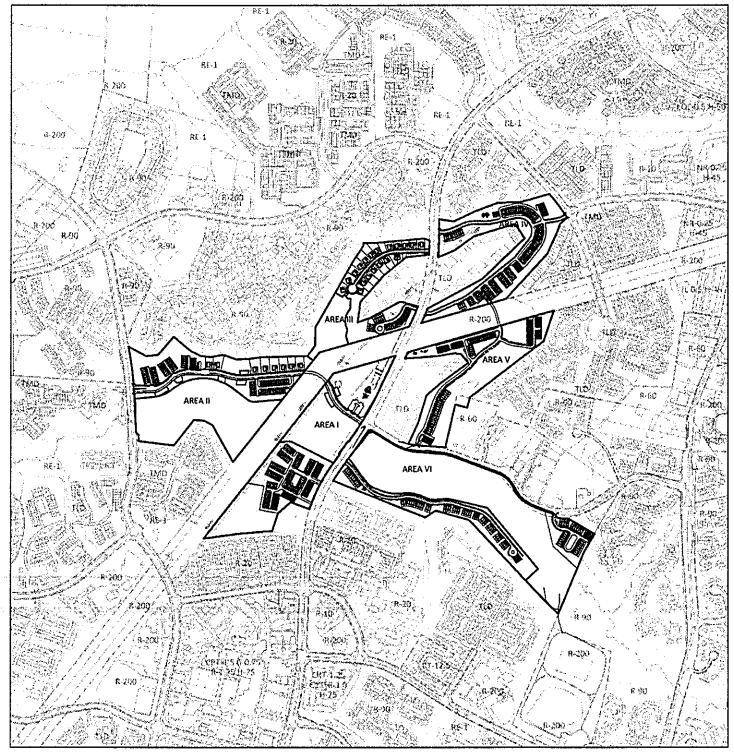
AREA VI - OPTIONAL METHOD		
DESCRIPTION	AREA	UNITS
AREA VI DEVELOPMENT SITE - LOTS	152,097.300 SF	
HOA PARCELS	309 914.821 SF	
LAND RESERVED FOR FUTURE CONVEYANCE	1,141,404.237 SF	
SITE (FOR DENSITY CALCULATIONS)	1,603,416.163 SF	
PROPOSED ROAD DEDICATIONS	2,375.762 SF	
SITE (FOR OPEN SPACE CALCULATIONS)	1,601,040.401 SF	
COMMON OPEN SPACE REQUIRED	338,209 SF	
MAXIMUM RESIDENTIAL UNITS ALLOWED	379 UNITS	

COMBINED OPEN SPACE & DENSITY	
TOTAL TLD COMMON OPEN SPACE REQUIRED	952,356 SF
TOTAL TLD COMMON OPEN SPACE PROPOSED	> 1,200,000 SF
TOTAL FAR ALLOWED IN AREA I	646,430 SF
TOTAL FAR PROPOSED IN AREA I	300,000 SF
TOTAL SITE AREA FOR DENSITY IN AREAS 2-6	6,204,648 SF
TOTAL UNITS ALLOWED IN AREAS 2-6	1,184 UNITS
TOTAL UNITS PROPOSED IN AREAS 2-6	364 UNITS

(1) SEE OPEN SPACE & RECREATION EXHIBIT, AS WELL AS JUSTIFICATION STATEMENT, DESCRIBING CONFORMANCE WITH COMMON OPEN SPACE REQUIREMENTS UNDER SECTION 6.1.1 ALTERNATIVE METHOD OF COMPLIANCE REGARDING DESIGN REQUIREMENTS.

DEVELOPMENT STANDARDS FOR TLD & CRN ZONES

	Zoning Ordinance Development Standards			Approved by Planning Board Overall Site Plan			
Development Standards	Detached House	Duplex	Townhouse	Detached House	Duplex	Townhouse	Total
TLD Zone (Area 2-VI) Optional Method							
Density (units per acre)	8.25			5.21			
Units	140			26	2	355	
MPDUs min.	+12.5%			14.1%			50
Units, Total:				26	2	348	363
Lot area min	3,000 SF	1,900 SF	800 SF	3,000 SF	1,900 SF	1,000 SF	
Lot width (at front building line) min	Determined at site plan			40'	22'	16'	
Lot width (at front lot line) min	15'	15'	14'	15'	15'	15'	
Lot coverage max.	60%	60%	n/a	60%	60%	60%	
CRN 0.5 Zone (Area 1) Standard Method							
Units				n/a	n/a	111	
MPDUs min	12.5%				12.5%		14
Units, Total:				n/a	n/a	111	111
Density (0.625) max	CR 0 R-0.5 H-45			0.25			
Lot area min	1,000 SF	500 SF	400 SF	1,000 SF	500 SF	400 SF	
Lot width (at front building line) min	25	10' 5"	12'	25'	10' 5"	12'	
Lot width (at front lot line) min	10	10'	n/a	10'	10'	12'	
Lot coverage max.	90%	90%	n/a	90%	90%	n/a	
Total Units Proposed				26	2	466	494
Building Height	Detached House	Duplex	Townhouse	Detached House	Duplex	Townhouse	
TLD Zone max	40'			35'	40'	40'	
CRN 0.5 Zone max	60'				60'		
Building Setbacks (1)	Detached House	Duplex	Townhouse	Detached House	Duplex	Townhouse	
TLD Zone - Optional Method							
Front lot line (side street) min	10'			10'			
Front lot line (private st) min	4'			4'			
Side street min	10	10	5	n/a	10'	5	
Side or rear min	Determined at site plan			4'	4'	4'	
Side or rear abutting property not included in application min.	Equal to detached building type setback in abutting zone under standard method			10' side / 20' rear			
Rear alley min	4'			1'(2)			
CRN 0.5 Zone - Standard Method							
Front min	0'			0'			
Side street min	5'			0'			
Side abutting residential zones min	6'	6'	4'	10'			
Side and rear min	n/a	n/a	2'	4'			
Side between lot and side boundary min	n/a	n/a	4'	4'			
Rear min	15'	15'	10'	10'			
Rear alley min	4'			1'(2)			
Rear between lot and rear boundary min	n/a	n/a	4'	n/a			
Building Area (max setback & min % of building frontage)	Detached House	Duplex	Townhouse	Detached House	Duplex	Townhouse	
CRN 0.5 Zone							
Front setback	n/a	n/a	10'	n/a	n/a	10'	
Building on front street BTA	n/a	n/a	70%	n/a	n/a	70%	
Parking	Detached House	Duplex	Townhouse	Detached House	Duplex	Townhouse	Total
TLD & CRN 0.5 Zone	Residential Min. 2.00 per unit			52	4	932	988
MPDU	0.5 gross space/unit * 1.00 per unit					56	56
Total:				52	4	1000	1056
Open Space:							
TLD Zone min	20% (952,0 3 sf			46.50%	or	2,207,370 sf	
TLD Zone Site Coverage (continuous only) max	n/a	n/a	40%	23.08%	or	1,200,000 sf	
CRN 0.5 Zone, on common open space min (1)	n/a	n/a	50%	n/a	n/a	40%	
CRN 0.5 Zone, on common open space min (2)	n/a	n/a	110,000 sf	n/a	n/a	527,647 sf	



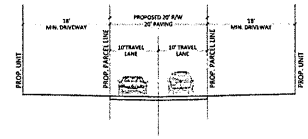
SCALE: 1" = 500'

PRELIMINARY PLAN SHEET INDEX

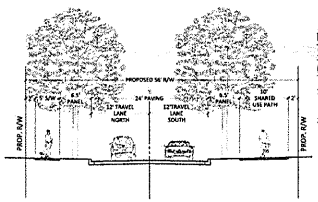
PP-01	COVER SHEET
PP-02	PLAN APPROVALS
PP-02A	PLAN APPROVALS
PP-03 TO PP-05	LOTTING DIAGRAM
PP-06	COMPOSITE PRELIMINARY PLAN
PP-07 TO PP-13	DETAILED PRELIMINARY PLAN
PP-14 TO PP-15	PRIVATE ROAD SECTIONS

PRELIMINARY FOREST CONSERVATION PLAN

PFC-100	COVER SHEET
PFC-200	COMPOSITE
PFC-201	FOREST CONSERVATION EASEMENTS
PFC-202	AFFORESTATION
PFC-203 TO 204	GOLF COURSE REMEDIATION
PFC-300 TO 306	AREAS I-VI
PFC-400	TREE INVENTORY



PROPOSED ALLEY
1" = 10'
MODIFIED STD. NO. MC 700.01
MODIFIED RESIDENTIAL ALLEY W/ 20' PAVING



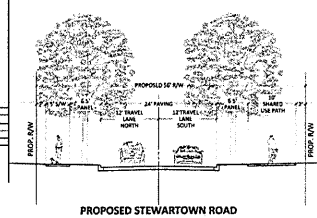
PROPOSED STEWARTOWN ROAD
PER APPROVED MASTER PLAN
1" = 10'
MODIFIED STD. NO. MC 2004 21
SECONDARY RESIDENTIAL STREET W/ NO PARKING

GENERAL NOTES

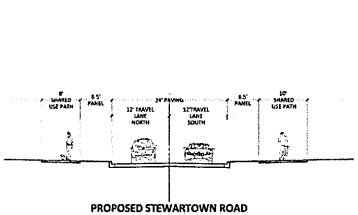
1. THE SUBJECT PROPERTY IS APPROXIMATELY 146.67 ACRES OF WHICH 27.47 ACRES ARE ZONED CRN AND 119.20 ACRES ARE ZONED TLD AND IS LOCATED ON TAX MAP # FU341, 342, & 343.
2. THE HORIZONTAL DATUM IS BASED ON THE MARYLAND COORDINATE SYSTEM NAD83/91 MD1900. THE VERTICAL DATUM IS BASED ON THE DATUM OF THE WASHINGTON SUBURBAN SANITARY COMMISSION NGVD29.
3. TOPOGRAPHIC INFORMATION PROVIDED BY SOLTES2 DATED OCTOBER 2014.
4. THE FLOOD PLAIN SHOWN HEREON IS A REVISION OF FLOOD PLAIN STUDY #281949 APPROVED BY MCDPS OCTOBER 7, 2016. FPS #283274 IS UNDER CONCURRENT REVIEW.
5. THIS SITE IS LOCATED IN THE SENECA CREEK - CABIN BRANCH WATERSHED, A USE CLASS I-P STREAM.
6. REGULATED RESOURCES (I.E., WATERS OF THE US, NONTIDAL WETLANDS, ETC.) WERE PRESENT ON THE SUBJECT PROPERTY AND EACH HAVE BEEN IDENTIFIED ON NRI 420151680, APPROVED 4/3/15, AND NRI/FSD 420170430.
7. NRI 420151680, APPROVED 4/3/15, AND NRI/FSD 420170430 WAS APPROVED ON 12/27/2016. THIS PLAN IS SUBJECT TO FOREST CONSERVATION REQUIREMENTS. SEE PRELIMINARY CONSERVATION PLAN.
8. THE PROJECT IS PROPOSED TO BE SERVED BY PUBLIC WATER AND SEWER SYSTEMS AND IS CURRENTLY IN WATER AND SEWER SERVICE CATEGORIES W-1 AND S-1, RESPECTIVELY.
9. UNLESS SPECIFICALLY NOTED ON THIS CERTIFIED PRELIMINARY PLAN OR IN THE PLANNING BOARD CONDITIONS APPROVAL, THE BUILDING FOOTPRINTS, BUILDING HEIGHTS, ON-SITE PARKING, SITE CIRCULATION, AND SIDEWALKS SHOWN ON THE PRELIMINARY PLAN ARE ILLUSTRATIVE. THE FINAL LOCATIONS OF BUILDINGS, STRUCTURES AND HARDSCAPE WILL BE DETERMINED AT THE TIME OF ISSUANCE OF SITE PLAN APPROVAL. PLEASE REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS SUCH AS SETBACKS, BUILDING RESTRICTION LINES, BUILDING HEIGHT, AND LOT COVERAGE FOR EACH LOT. OTHER LIMITATIONS FOR SITE DEVELOPMENT MAY ALSO BE INCLUDED IN THE CONDITIONS OF THE PLANNING BOARD'S APPROVAL.
10. MNCPPC STAFF MUST INSPECT ALL TREE-SAVE AREAS AND PROTECTION DEVICES BEFORE CLEARING AND GRADING.
11. MINOR MODIFICATIONS TO THE LIMITS OF DISTURBANCE SHOWN ON THE SITE PLAN WITHIN THE PUBLIC RIGHT-OF-WAY FOR UTILITY CONNECTIONS MAY BE DONE DURING THE REVIEW OF THE RIGHT-OF-WAY PERMIT DRAWINGS BY THE DEPARTMENTS OF PERMITTING SERVICES.

DESIGN EXCEPTIONS FOR STEWARTOWN ROAD (TO BE APPROVED BY MCDOT)

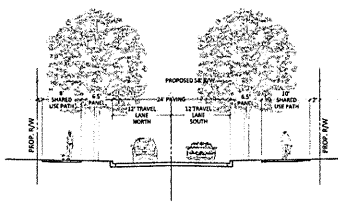
1. MODIFICATION TO MCDOT SUBURBAN MINOR ARTERIAL ROAD SECTION.
2. MODIFICATION TO MONUMENTAL ENTRANCE.



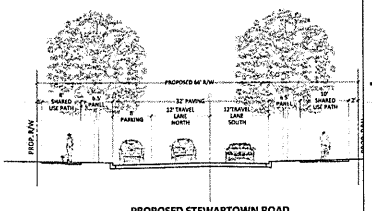
PROPOSED STEWARTOWN ROAD
W/O PARKING
(0+00 - 18+65 ; 25+07 - 27+62)
1" = 10'
MODIFIED STD. NO. MC 2004 21
SECONDARY RESIDENTIAL STREET



PROPOSED STEWARTOWN ROAD
W/O PARKING
THROUGH PEPCO EASEMENT
(18+65 - 21+37)
1" = 10'
MODIFIED STD. NO. MC 2004 21
SECONDARY RESIDENTIAL STREET



PROPOSED STEWARTOWN ROAD
W/O PARKING
(21+37 - 21+98 ; 23+03 - 25+07)
1" = 10'
MODIFIED STD. NO. MC 2004 21
SECONDARY RESIDENTIAL STREET



PROPOSED STEWARTOWN ROAD
W/ PARKING
(21+98 - 23+03)
1" = 10'
MODIFIED STD. NO. MC 2004 21
SECONDARY RESIDENTIAL STREET W/ PARKING ON ONE SIDE

* RIGHT OF WAY AND DESIGN ELEMENTS VARY, AS DESC USED IN THE DESIGN EXCEPTION REQUEST LETTER

REVISIONS	DATE

PROFESSIONAL SEAL

STATE OF MARYLAND
JEFFREY A. AMATEAU
No. 15141
PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
NAME: JEFFREY AMATEAU LICENSE NUMBER: 15141
EXPIRATION DATE: JULY 10, 2018

BLOOM MV
AREAS I-VI
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 227NW09,10 & 226NW09
TAX MAP: FU341, 342, 343
CERTIFIED
PP # 120170150

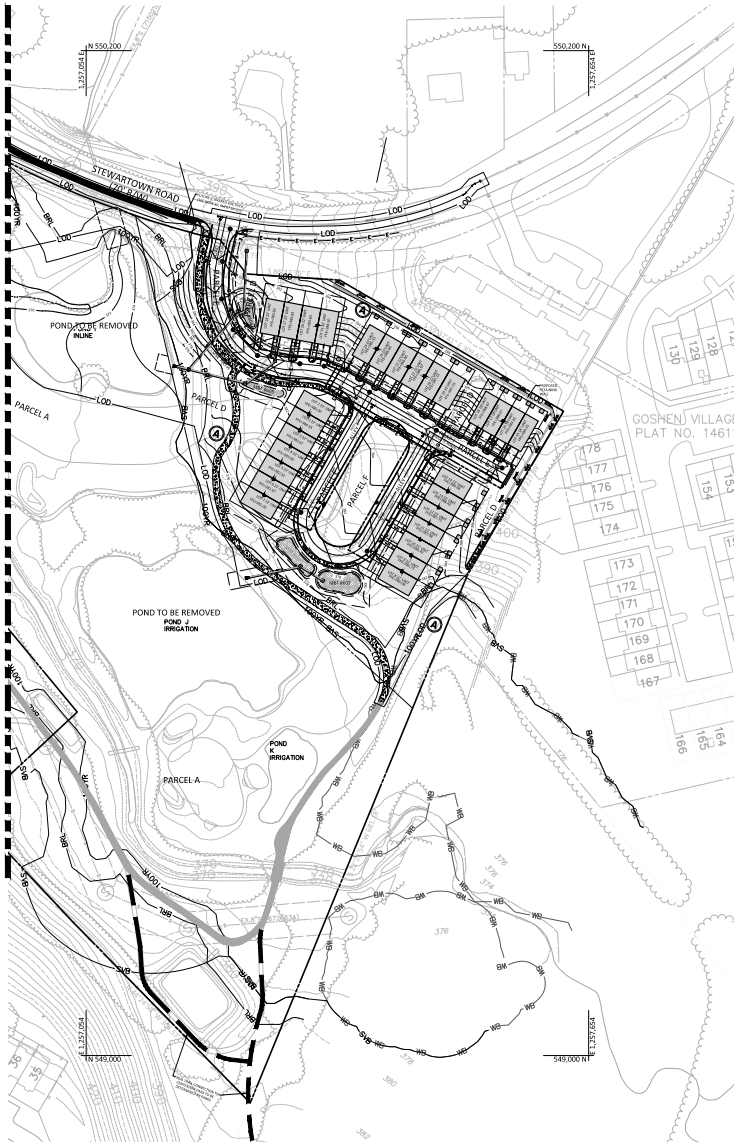
PRELIMINARY PLAN COVER SHEET

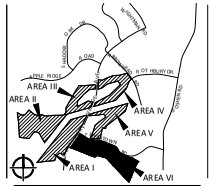
DRAWN BY: PJS
DESIGNED BY: LA
DATE ISSUED: MARCH, 2018
VIKA PROJECT: VM1920

SHEET NO. PP-01

LAYOUT: PP-01, Plotted By: aamar

MONTGOMERY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Certified Preliminary Plan - 120170150
APPROVAL
07/13/18



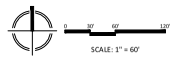


VICINITY MAP
SCALE: 1" = 2000'

PLAN LEGEND

PROPERTY LINES	PROPOSED WATER LINE	EXISTING SIGN POST	BUILDING HEIGHT MEASURING POINT
EXISTING ELECTRICAL CONDUIT	PROPOSED SANITARY SEWER WITH STRUCTURE	EXISTING INLETS	PROPOSED LIGHTS
EXISTING EDGE OF PAVEMENT	PROPOSED STORM DRAIN	EXISTING CURB INLET	PROPOSED PARKING LABELS
EXISTING FENCE LINE	PROPOSED STORM DRAIN INLETS	EXISTING RIGHT-OF-WAY	PROPOSED HARDSCAPE
EXISTING NATURAL GAS CONDUIT	PROPOSED STORM DRAIN OUTLETS	EXISTING SANITARY MANHOLE	PROPOSED FIRE HYDRANT
EXISTING OVERHEAD WIRES	PROPOSED STORM DRAIN MANHOLE	EXISTING TREE	DOOR LOCATION
EXISTING PUBLIC UTILITIES EASEMENTS	PROPOSED LIMITS OF DISTURBANCE	EXISTING UNKNOWN UTILITY MANHOLE	PROPOSED SWM FACILITY
EXISTING SANITARY SEWER CONDUIT	PROPOSED PUBLIC UTILITY EASEMENT	PROPOSED BLOCK DESIGNATION	PROPOSED SWM FACILITY WITH CHEEK WALL AND CURB CUT
EXISTING STORM DRAIN CONDUIT	PROPOSED 10' CONTOUR	PROPOSED PARCEL DESIGNATION	DRYWELL
EXISTING WATER CONDUIT	PROPOSED 2' CONTOUR		ALL SIDEWALKS ARE 5' WIDE UNLESS OTHERWISE NOTED
EXISTING ZONE LIMITS	APPROVED 100 YEAR FLOODPLAIN		
EXISTING 10' CONTOUR	FLOODPLAIN BUFFER		
EXISTING 2' CONTOUR	PROPOSED STREAM VALLEY BUFFER		

8"W
8"S
520
524
100YR
BRL
SVB
LOD
A
PARCEL B



VIKA
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. TYSONS, VA.

PREPARED FOR:
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MONTGOMERY VILLAGE BUSINESS TRUST
c/o MONUMENT REALTY
750 17th STREET, NW, SUITE 1100
WASHINGTON, DC 20006
202.777.2010
RUSSELL HINES

DESIGN CONSULTANTS

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301.588.4800
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Suite 460
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TRAFFIC ENGINEER
WELLS + ASSOCIATES
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KEVIN BERGER

CIVIL ENGINEER &
LANDSCAPE ARCHITECT
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD. 20874
301.916.4100
JEFFREY AMATEAU

REVISIONS	DATE

PROFESSIONAL SEAL

STATE OF MARYLAND
JEFFREY A. AMATEAU
No. 20818
PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
NAME JEFFREY AMATEAU LICENSE NUMBER: 20818
EXPIRATION DATE: 04/14/2018

BLOOM MV
AREAS I-VI
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 227NW09,10 & 226NW09
TAX MAP: FU341, 342, 343

CERTIFIED
PP # 120170150

AREA VI
DETAILED
PRELIMINARY
PLAN

DRAWN BY: PJS
DESIGNED BY: LA
DATE ISSUED: MARCH 2018
VIKA PROJECT VM1920
SHEET NO. PP-13

LAYOUT: PP-13, Plotted By: slomar

Z:\1920-BMV\DWG\PRELIMINARY PLAT SHEETS\AREA IV\1920-IV_PP13-4 Composite.dwg -- Friday, May 18, 2018 3:35:25 PM

MONTGOMERY PLANNING DEPARTMENT
M-NCPPC • 2425 Reedie Drive, Wheaton, MD 20902
Certified Site Plan - 82017013B
APPROVAL
Carrie Sanders 01/21/21

PLAN LEGEND

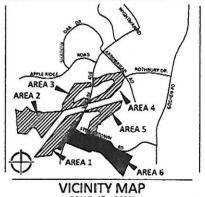
PROPERTY LINES	PROPOSED WATER LINE	EXISTING GUY POLE	EXISTING BOLLARD
EXISTING CABLE TELEVISION CONDUIT	PROPOSED SANITARY SEWER WITH STRUCTURE	EXISTING GAS VALVE	EXISTING SIGN POST
EXISTING ELECTRICAL CONDUIT	PROPOSED STORM DRAIN	EXISTING LIGHT POLE	EXISTING WOOD POST
EXISTING EDGE OF PAVEMENT	PROPOSED ROOF DRAIN	EXISTING PHONE PEDESTAL	EXISTING INLETS
EXISTING FENCE LINE	PROPOSED LIMITS OF DISTURBANCE	EXISTING PHONE MANHOLE	EXISTING CURB INLET
EXISTING NATURAL GAS CONDUIT	PROPOSED STORM WATER EASEMENT	EXISTING UTILITY POLE	EXISTING CONCRETE
EXISTING OVERHEAD WIRES	EXISTING PARKING LABEL	EXISTING SANITARY MANHOLE	EXISTING CURB AND GUTTER
EXISTING TELEPHONE CONDUIT	EXISTING SANITARY CLEANOUT	EXISTING TRAFFIC CONTROL BOX	EXISTING BUILDING
EXISTING PUBLIC UTILITIES EASEMENTS	EXISTING STORM DRAIN MANHOLE	EXISTING TRAFFIC SIGNAL POLE	EXISTING STOMP
EXISTING SANITARY SEWER CONDUIT	EXISTING ELECTRICAL JUNCTION BOX	EXISTING TREE	EXISTING ELECTRICAL TRANSFORMER
EXISTING STORM DRAIN CONDUIT	EXISTING ELECTRICAL MANHOLE	EXISTING CABLE TELEVISION PEDESTAL	EXISTING ASPHALT
EXISTING WATER CONDUIT	EXISTING FIRE DEPARTMENT CONNECTION	EXISTING UNKNOWN UTILITY MANHOLE	EXISTING EASEMENT
EXISTING ZONE LIMITS	EXISTING FIRE HYDRANT	EXISTING WATER METER	EXISTING REINFORCED CONCRETE PIPE
STREAM VALLEY BUFFER	EXISTING GAS MANHOLE	EXISTING WATER MANHOLE	EXISTING CORRUGATED METAL PIPE
100 YEAR FLOODPLAIN		EXISTING WATER VALVE	EXISTING BUILDING RESTRICTION LINE
100 YEAR FLOODPLAIN BUFFER			EXISTING RIGHT-OF WAY
PROPOSED 10' CONTOUR			PROPOSED DRY WELL
PROPOSED 2' CONTOUR			

BUILDING HEIGHT MEASURING POINT
PROPOSED BIKE RACKS
PROPOSED LIGHTS
PROPOSED PARKING LABELS
PROPOSED CONCRETE PATH
PROPOSED ASPHALT PATH
PROPOSED FIRE HYDRANT
DOOR LOCATION
PROPOSED SWM FACILITY
PROPOSED SWM FACILITY WITH CHEEK WALL AND CURB CUT
PROPOSED RETAINING WALL

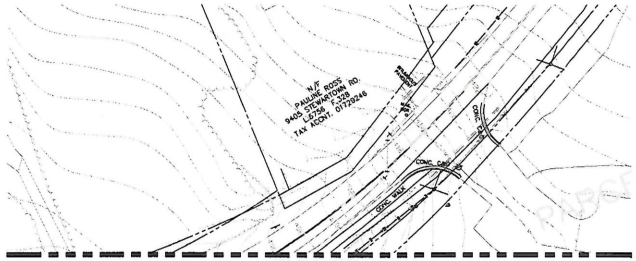
SEE THIS SHEET

SITE PLAN AMENDMENT 82017013B:

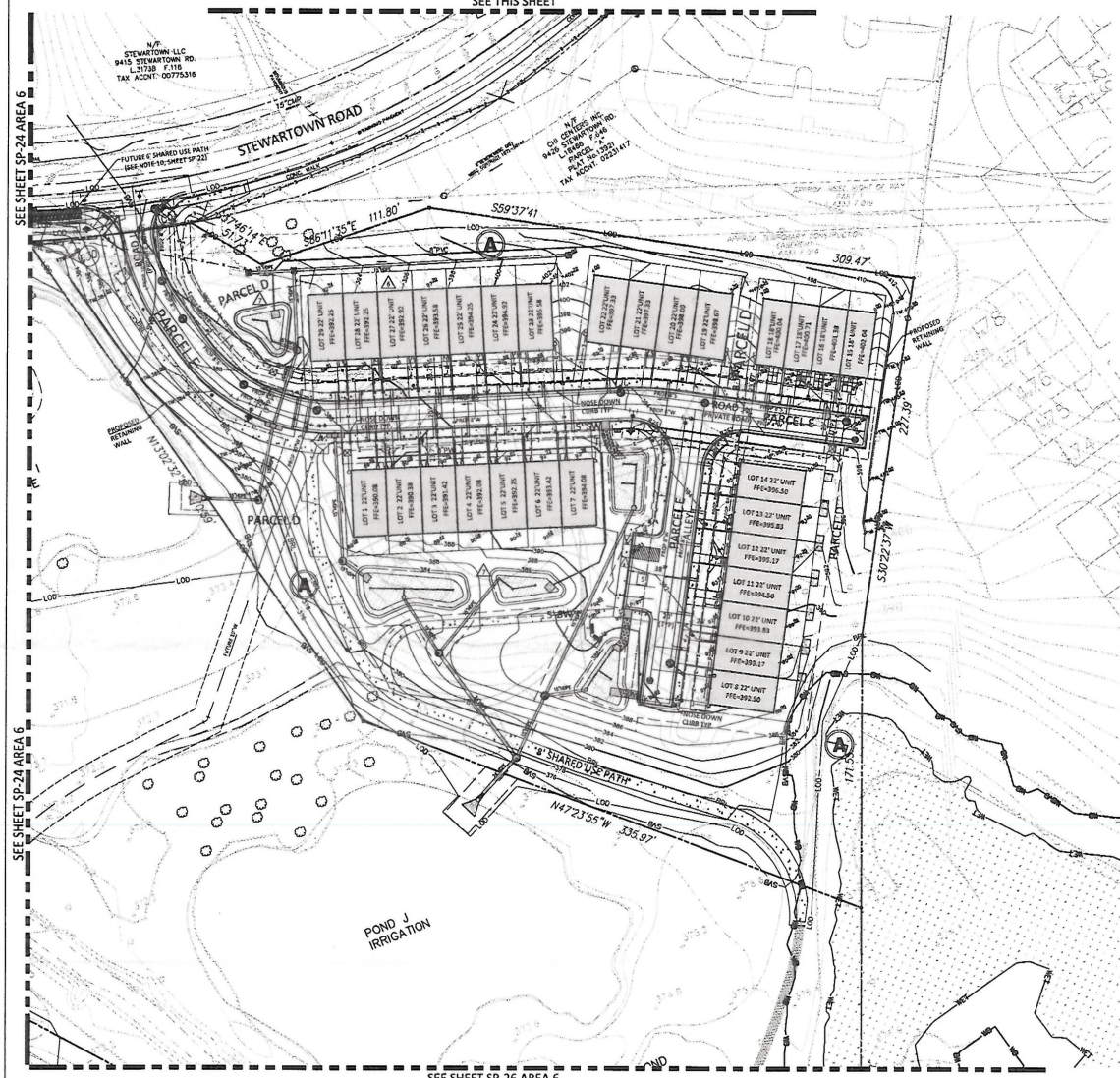
1. AREA 1: UPDATE MVF PARK PER FOUNDATION COMMENTS.
2. AREA 1: REALLOCATION OF UNITS WITHIN TOWNHOUSE STICKS, CONVERSION OF FOUR 20' STICKS TO 16' STICKS.
3. AREA 3: REMOVE DUPLEX & REPLACE WITH STANDARD UNIT
4. AREA 3: MPDU REALLOCATION PER BUILDER DESIGN TO MEET DHCA REQUIREMENT.
5. AREA 6A: REMOVAL OF UNITS WITHIN DAM BREACH LIMITS
6. AREA 6B: ONE ADDITIONAL UNIT ADDED, REVISED LAYOUT PER GRADING AND UTILITY UPDATES.
7. AREAS 1, 3B & 6A: UPDATE OF UTILITIES, SWM, & GRADING.
8. AREAS 1, 3, & 6: FOREST CONSERVATION EASEMENT & PLANTING AREA DELINEATIONS.
9. REVISION OF CONDITION TO REQUIRE COMMUNITY GARDEN BY 180TH BUILDING PERMIT DUE TO ROAD CONSTRUCTION PHASING.



VICINITY MAP
SCALE: 1" = 2000'



SEE THIS SHEET


SEE SHEET SP-24 AREA 6
N/F
STEWARTOWN LLC
9415 STEWARTOWN RD.
L.31738 F.116
TAX ACCNT. 00775316
STEWARTOWN ROAD
FUTURE 8' SHARED USE PATH (SEE NOTE 10, SHEET SP-22)
N/F
CHI CENTERS INC.
9420 STEWARTOWN RD.
L.18882 F.248
PARCEL 'A'
PLAT No. 19231
TAX ACCNT. 02251417
S59°37'41"
S86°11'35"E 111.80'
309.47'
PARCEL D
PARCEL E
PARCEL F
PARCEL G
PARCEL H
PARCEL I
PARCEL J
PARCEL K
PARCEL L
PARCEL M
PARCEL N
PARCEL O
PARCEL P
PARCEL Q
PARCEL R
PARCEL S
PARCEL T
PARCEL U
PARCEL V
PARCEL W
PARCEL X
PARCEL Y
PARCEL Z
PARCEL AA
PARCEL BB
PARCEL CC
PARCEL DD
PARCEL EE
PARCEL FF
PARCEL GG
PARCEL HH
PARCEL II
PARCEL JJ
PARCEL KK
PARCEL LL
PARCEL MM
PARCEL NN
PARCEL OO
PARCEL PP
PARCEL QQ
PARCEL RR
PARCEL SS
PARCEL TT
PARCEL UU
PARCEL VV
PARCEL WW
PARCEL XX
PARCEL YY
PARCEL ZZ
PARCEL AAA
PARCEL BBB
PARCEL CCC
PARCEL DDD
PARCEL EEE
PARCEL FFF
PARCEL GGG
PARCEL HHH
PARCEL III
PARCEL JJJ
PARCEL KKK
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PARCEL NNN
PARCEL OOO
PARCEL PPP
PARCEL QQQ
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PARCEL TTT
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PARCEL EEEEE
PARCEL FFFFF
PARCEL GGGGG
PARCEL HHHHH
PARCEL IIIII
PARCEL JJJJJ
PARCEL KKKKK
PARCEL LLLLL
PARCEL MMMMM
PARCEL NNNNN
PARCEL OOOOO
PARCEL PPPPP
PARCEL QQQQQ
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PARCEL ZZZZZ
PARCEL AAAAAA
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PARCEL CCCCCC
PARCEL DDDDDD
PARCEL EEEEEE
PARCEL FFFFFF
PARCEL GGGGGG
PARCEL HHHHHH
PARCEL IIIIII
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PARCEL LLLLLL
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PARCEL VVVVVVV
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PARCEL ZZZZZZZ
PARCEL AAAAAAAA
PARCEL BBBBBBBB
PARCEL CCCCCCCC
PARCEL DDDDDDDD
PARCEL EEEEEEEE
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PARCEL GGGGGGGG
PARCEL HHHHHHHH
PARCEL IIIIIIII
PARCEL JJJJJJJJ
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PARCEL MMMMMMMM
PARCEL NNNNNNNN
PARCEL OOOOOOOO
PARCEL PPPPPPPP
PARCEL QQQQQQQQ
PARCEL RRRRRRRR
PARCEL SSSSSSSS
PARCEL TTTTTTTT
PARCEL UUUUUUUU
PARCEL VVVVVVVV
PARCEL WWWWWWWW
PARCEL XXXXXXXX
PARCEL YYYYYYYY
PARCEL ZZZZZZZZ
PARCEL AAAAAAAAA
PARCEL BBBBBBBBB
PARCEL CCCCCCCCC
PARCEL DDDDDDDDD
PARCEL EEEEEEEEE
PARCEL FFFFFFFFF
PARCEL GGGGGGGGG
PARCEL HHHHHHHHH
PARCEL IIIIIIIII
PARCEL JJJJJJJJJ
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PARCEL LLLLLLLLL
PARCEL MMMMMMMMM
PARCEL NNNNNNNNN
PARCEL OOOOOOOOO
PARCEL PPPPPPPPP
PARCEL QQQQQQQQQ
PARCEL RRRRRRRRR
PARCEL SSSSSSSSS
PARCEL TTTTTTTTT
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PARCEL VVVVVVVVV
PARCEL WWWWWWWWW
PARCEL XXXXXXXXX
PARCEL YYYYYYYYY
PARCEL ZZZZZZZZZ
PARCEL AAAAAAAAAA
PARCEL BBBBBBBBBB
PARCEL CCCCCCCCCC
PARCEL DDDDDDDDDD
PARCEL EEEEEEEEEE
PARCEL FFFFFFFFFF
PARCEL GGGGGGGGGG
PARCEL HHHHHHHHHH
PARCEL IIIIIIIIII
PARCEL JJJJJJJJJJ
PARCEL KKKKKKKKKK
PARCEL LLLLLLLLLL
PARCEL MMMMMMMMMM
PARCEL NNNNNNNNNN
PARCEL OOOOOOOOOO
PARCEL PPPPPPPPPP
PARCEL QQQQQQQQQQ
PARCEL RRRRRRRRRR
PARCEL SSSSSSSSSS
PARCEL TTTTTTTTTT
PARCEL UUUUUUUUUU
PARCEL VVVVVVVVVV
PARCEL WWWWWWWWWW
PARCEL XXXXXXXXXX
PARCEL YYYYYYYYYY
PARCEL ZZZZZZZZZZ
PARCEL AAAAAAAAAAA
PARCEL BBBBBBBBBBB
PARCEL CCCCCCCCCCC
PARCEL DDDDDDDDDDD
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PARCEL FFFFFFFFFFF
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PARCEL LLLLLLLLLLL
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PARCEL XXXXXXXXXXX
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PARCEL BBBBBBBBBBBB
PARCEL CCCCCCCCCCCC
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