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

**MCPB**
**Item #1B**
**12-2-2021**

**MEMORANDUM**

**DATE:** November 19, 2021

**TO:** Montgomery County Planning Board

**FROM:** Stephen Smith, Coordinator SJS
Jay Beatty, Senior Planner JRB
I.R.C. Division
(301) 495-4522 & (301) 495-2178

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board Agenda for December 2, 2021

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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:

**220210200 Bloom Montgomery Village**

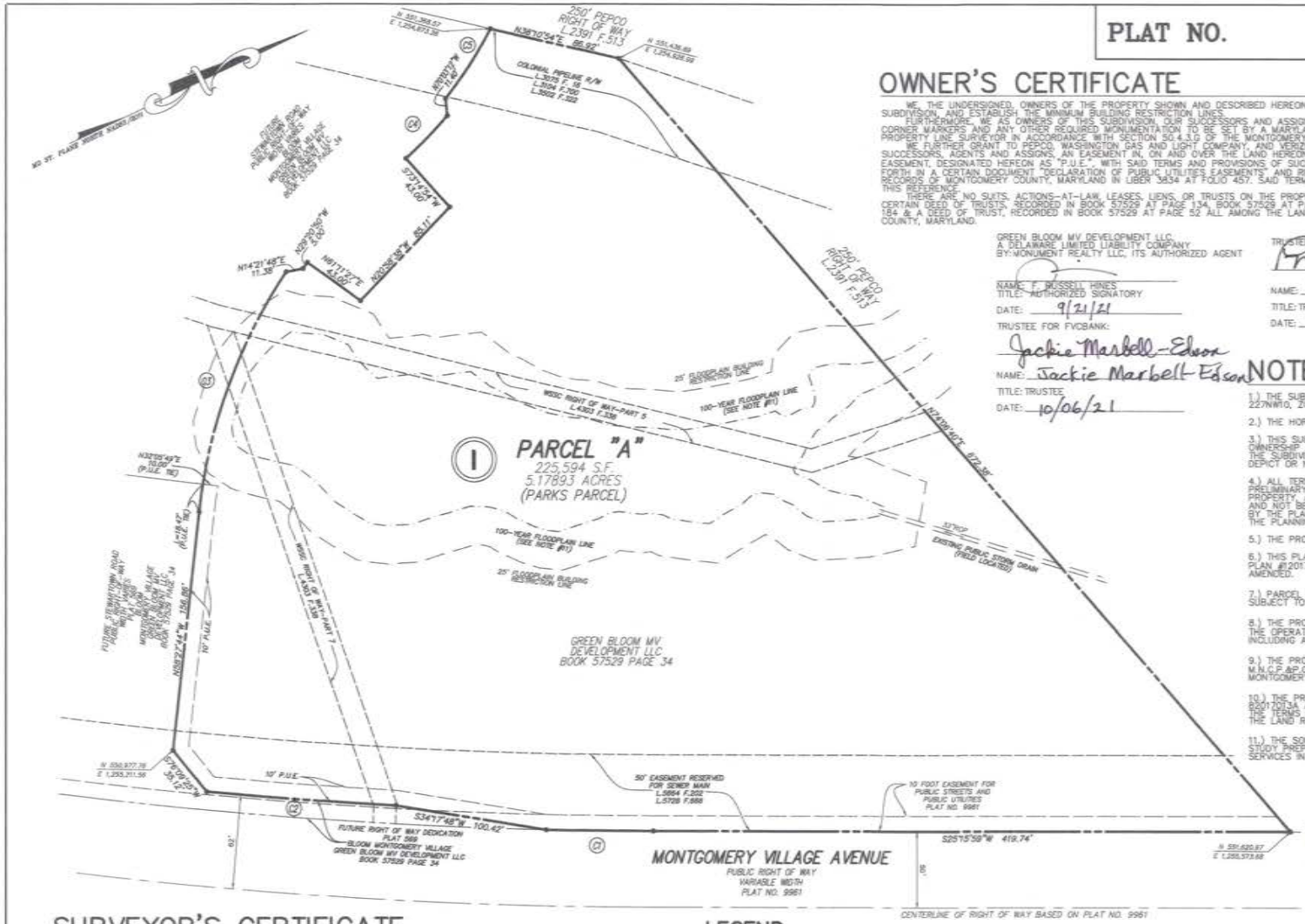
**220210350 - 220210360 Cabin Branch**

**Plat Name:** **Bloom Montgomery Village**
**Plat #:** **220210200**

Location: Located on the western side of Montgomery Village Avenue opposite from the intersection of Stewartown Road
Master Plan: Montgomery Village Master Plan
Plat Details: TLD zone; 1 parcel
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.




## 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.D 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 3834 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: F. RUSSELL HINES
TITLE: AUTHORIZED SIGNATORY
DATE: 9/21/21

TRUSTEE FOR FVCBANK:
Jackie Marbell-Edson
NAME: Jackie Marbell-Edson
TITLE: TRUSTEE
DATE: 10/06/21

TRUSTEE FOR NVR:
Lisa McCulley
NAME: Lisa M. McCulley
TITLE: TRUSTEE
DATE: 9/27/2021

VICINITY MAP
SCALE: 1" = 2000'

## NOTES

1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. FU342 AND WSSC GRID 227NW10, ZONED TLD.

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

6.) THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE M.N.C.P.& P.C. PRELIMINARY PLAN #120170150 AND SITE PLAN #820170130, ENTITLED "BLOOM MV AREAS I-VI", AS MAY BE AMENDED.

7.) PARCEL A, BLOCK I IS TO BE CONVEYED TO THE MONTGOMERY VILLAGE FOUNDATION AND SUBJECT TO THE TERMS AND CONDITIONS OF A DOCUMENT TO BE RECORDED HEREAFTER.

8.) 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.

9.) 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.

10.) THE PROPERTY SHOWN HEREON IS SUBJECT TO FINAL FOREST CONSERVATION PLAN NO. 820170130 AS MAY BE AMENDED. 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 SOURCE OF THE 100-YEAR FLOODPLAIN SHOWN HERON 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.

## 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 225,594 SQUARE FEET OR 5.17893 ACRES OF LAND.

Oct 7, 2021
DATE

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

## LEGEND

| | |
|---|---|
| S.F. | SQUARE FEET |
| N | NORTHING |
| E | EASTING |
| CONC. | CONCRETE |
| MON. | MONUMENT |
| L. | LIBER |
| F. | FOLIO |
| RCP | REINFORCED CONCRETE PIPE |

CURVE TABLE

| NO | RADIUS | DISTANCE | TANGENT | CHORD BEARING | CHORD | DELTA |
|---|---|---|---|---|---|---|
| 21 | 3185.44' | 70.52' | 35.26' | S25°54'02"W | 70.52' | 01°16'06" |
| 22 | 3174.41' | 125.00' | 62.51' | S29°27'35"W | 124.99' | 02°15'22" |
| 23 | 352.51' | 169.16' | 86.24' | N44°43'01"W | 167.54' | 27°29'38" |
| 24 | 282.92' | 39.00' | 19.53' | N20°38'49"W | 38.97' | 07°53'53" |
| 25 | 274.98' | 54.45' | 27.32' | N31°51'00"W | 54.36' | 11°20'45" |

## AREA TABULATION

| | |
|---|---|
| 1 PARCEL | 225,594 SQ.FT. OR 5.17893 ACRES |
| TOTAL AREA OF THIS PLAT | 225,594 SQ.FT. OR 5.17893 ACRES |

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: 11/2/2021
DIRECTOR

PLAT NO.

DATE:

SUBDIVISION RECORD PLAT

PLAT 568
# BLOOM MONTGOMERY VILLAGE

PARCEL A, BLOCK I
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 50' DATE: SEPTEMBER 20, 2021

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com

Our Site Set on the Future.

#220210200

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

MONTGOMERY PLANNING DEPARTMENT
Certified Preliminary Plan - 120170150
APPROVAL
Carrie Sanders 10/17/19

## DEVELOPMENT TABULATIONS

| DESCRIPTION (AREA I - STANDARD METHOD) | AREA |
|---|---|
| AREA I DEVELOPMENT SITE - LOTS | 148 309 508 SF |
| HOA PARCELS (INCLUDES PROP. PRIV. ROAD) | 468 137 018 SF |
| LAND RESERVED FOR FUTURE CONVEYANCE | 316 968 253 SF |
| LAND CONVEYED TO MVF | 229 621 840 SF |
| SITE (FOR OPEN SPACE CALCULATIONS) | 1,160,654 617 SF |
| PREVIOUS ROAD DEDICATIONS | 53,195 000 SF |
| PROPOSED ROAD DEDICATIONS | 37 610 121 SF |
| TRACT (FOR DENSITY CALCULATION) | 1,290,841 738 SF |
| COMMON OPEN SPACE REQUIRED | 116,066 SF |
| MAXIMUM RESIDENTIAL FAR ALLOWED | 645,430 SF |

| DESCRIPTION (AREA II - OPTIONAL METHOD) | AREA | UNITS |
|---|---|---|
| AREA II DEVELOPMENT SITE - LOTS | 218 966 678 SF | |
| HOA PARCELS (INCLUDES PROP. ROAD) | 497 300 987 | |
| LAND RESERVED FOR FUTURE CONVEYANCE | 620 341 848 SF | |
| SITE (FOR DENSITY CALCULATIONS) | 1,375,778,513 SF | |
| PROPOSED ROAD DEDICATIONS | 110 675 409 SF | |
| PROPOSED DETACHED HOUSE LOTS | 113 169 858 SF | |
| SITE (FOR OPEN SPACE CALCULATIONS) | 1,155,935,444 SF | |
| COMMON OPEN SPACE REQUIRED | 231,186 SF | |
| MAXIMUM RESIDENTIAL UNITS ALLOWED | | 309 UNITS |

| DESCRIPTION (AREA III - OPTIONAL METHOD) | AREA | UNITS |
|---|---|---|
| AREA III DEVELOPMENT SITE - LOTS | 258 738 250 SF | |
| HOA PARCELS | 215 508 006 SF | |
| LAND CONVEYED TO MVF | 163 186 568 SF | |
| SITE (FOR DENSITY CALCULATIONS) | 637,433,814 SF | |
| PROPOSED DETACHED HOUSE LOTS | 216 862 432 SF | |
| SITE (FOR OPEN SPACE DEDICATIONS) | 420,571,38 SF | |
| COMMON OPEN SPACE REQUIRED | 84,116 SF | |
| MAXIMUM RESIDENTIAL UNITS ALLOWED | | 142 UNITS |

| DESCRIPTION (AREA IV - OPTIONAL METHOD) | 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 | | 169 UNITS |

| DESCRIPTION (AREA V - OPTIONAL METHOD) | AREA | UNITS |
|---|---|---|
| AREA V DEVELOPMENT SITE - LOTS | 119 733 900 SF | |
| HOA PARCELS | 619 208 708 SF | |
| SITE (FOR DENSITY & OPEN SPACE CALCULATIONS) | 738 942 694 SF | |
| COMMON OPEN SPACE REQUIRED | 147,789 SF | |
| MAXIMUM RESIDENTIAL UNITS ALLOWED | | 165 UNITS |

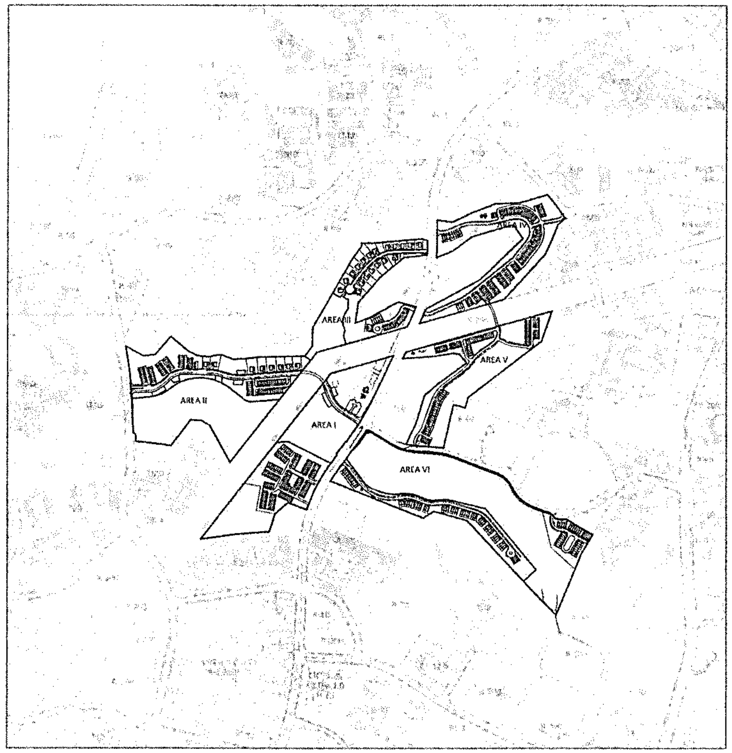
| DESCRIPTION (AREA VI - OPTIONAL METHOD) | AREA | UNITS |
|---|---|---|
| AREA VI DEVELOPMENT SITE - LOTS | 152 087 305 SF | |
| HOA PARCELS | 309 914 621 SF | |
| LAND RESERVED FOR FUTURE CONVEYANCE | 1,141 404 237 SF | |
| SITE (FOR DENSITY CALCULATIONS) | 1,603,416,163 SF | |
| PROPOSED ROAD DEDICATIONS | 2,375 762 SF | |
| SITE (FOR OPEN SPACE CALCULATIONS) | 1,601,040 401 SF | |
| COMMON OPEN SPACE REQUIRED | 320,209 SF | |
| MAXIMUM RESIDENTIAL UNITS ALLOWED | | 379 UNITS |

| COMBINED OPEN SPACE & DENSITY | |
|---|---|
| TOTAL TLD COMMON OPEN SPACE REQUIRED | 952,858 SF |
| TOTAL TLD COMMON OPEN SPACE PROPOSED | > 1,200,000 SF |
| TOTAL FAR ALLOWED IN AREA I | 645,430 SF |
| TOTAL FAR PROPOSED IN AREA I | 300,000 SF |
| TOTAL SITE AREA FOR DENSITY IN AREAS 2-6 | 8,204,848 SF |
| TOTAL UNITS ALLOWED IN AREAS 2-6 | 1,164 UNITS |
| TOTAL UNITS PROPOSED IN AREAS 2-6 | 364 UNITS |

SEE OPEN SPACE & RECREATION EXHIBIT, AS WELL AS JUSTIFICATION STATEMENT, DESCRIBING CONFORMANCE WITH COMMON OPEN SPACE REQUIREMENTS UNDER SECTION 6.3.1 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 (Areas II-VI) Optional Method | | | | | | | |
| Density (units per acre) | 9.78 | | | 5.21 | | | |
| Units | 1,163 | | | 26 | 2 | 355 | |
| MPDUs min. | >12.5% | | | 14.1% | | | 54 |
| Units, Total | | | | 28 | 2 | 345 | 343 |
| Lot area min. | 3,000 SF | 1,500 SF | 800 SF | 3,000 SF | 1,700 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' | 16' | |
| Lot coverage max | 60% | 60% | n/a | 60% | 60% | 90% | |
| CRN 0.5 Zone (Area I) Standard Method | | | | | | | |
| Units | | | | n/a | n/a | 111 | |
| MPDUs min. | 12.50% | | | 12.50% | | | 14 |
| Units, Total | | | | n/a | n/a | 111 | 111 |
| Density [illegible] max | [illegible] | | | 8.23 | | | |
| Lot area min. | 1,000 SF | 500 SF | 800 SF | 1,000 SF | 500 SF | 800 SF | |
| Lot width (at front building line) min | 25' | 12.5' | 12' | 25' | 12.5' | 12' | |
| Lot width (at front lot line) min | 10' | 10' | n/a | 10' | 10' | 10' | |
| Lot coverage max | 90% | 90% | n/a | 90% | 90% | n/a | |
| Total Units Proposed | | | | 28 | 2 | 464 | 494 |
| Building Height: | Detached House | Duplex | Townhouse | Detached House | Duplex | Townhouse | |
| TLD Zone max | 40' | | | 35' | 40' | 40' | |
| CRN 0.5 Zone max | 40' | | | 45' | | | |
| Building Setbacks (FT): | Detached House | Duplex | Townhouse | Detached House | Duplex | Townhouse | |
| TLD Zone - Optional Method | | | | | | | |
| Front from public street min | 10' | | | 15' | | | |
| Front from private street min | 4' | | | 4' | | | |
| Side street min | 10' | 10' | 5' | n/a | 10' | 3' | |
| 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' | | | 16' | | | |
| CRN 0.5 Zone - Standard Method | | | | | | | |
| Front min | 5' | | | 5' | | | |
| Side street min | 5' | | | 6' | | | |
| Side abutting residential zones min | 6' | 6' | 4' | 10' | | | |
| Side end unit min | n/a | n/a | 2' | 4' | | | |
| Side between lot and site boundary min | n/a | n/a | 4' | 4' | | | |
| Rear min | 15' | 15' | 10' | 16' | | | |
| Rear alley min | 4' | | | 16' | | | |
| Rear between lot and site boundary min | n/a | n/a | 5' | n/a | | | |
| Build-to Area (max setback & min % of building facade): | Detached House | Duplex | Townhouse | Detached House | Duplex | Townhouse | |
| CRN 0.5 Zone | | | | | | | |
| Front setback | n/a | n/a | 30' | n/a | n/a | 15' | |
| Building in 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 | Baseline Min. 2.00 per unit | | | 62 | 4 | 872 | 968 |
| MPDU | 0.5 times baseline = 1.00 per unit | | | | | 98 | 98 |
| Total: | | | | 62 | 4 | 1000 | 1036 |
| Open Space: | | | | | | | |
| TLD Zone min | 20% / 960,315 sf | | | 46.50% | sf | 2,207,370 sf | |
| TLD Zone Site Coverage (townhouse only) max | n/a | n/a | 40% | 23.08% | sf | 1,709,910 sf | |
| CRN 0.5 Zone, as common open space min. (%) | n/a | n/a | 10% | n/a | 10% | 41% | |
| CRN 0.5 Zone, as common open space min. (sf) | n/a | n/a | 116,006 sf | n/a | n/a | 527,647 sf | |

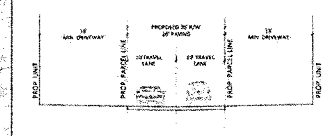



## PRELIMINARY PLAN SHEET INDEX

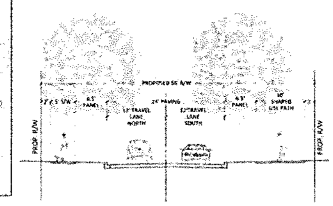

PP-01 COVER SHEET
PP-02 PLAN APPROVALS
PP-02A PLAN APPROVALS
PP-03 TO PP-05 LOTTING DIAGRAM
PP-06 COMPOSITE PRELIMINARY PLAN
PP-07 TO PP-13 DETAILED PRELIMINARY PLAN
PP-14 TO PP-15 PRIVATE ROAD SECTIONS


## 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-200.01
MODIFIED RESIDENTIAL ALLEY W/ 20' PAVING



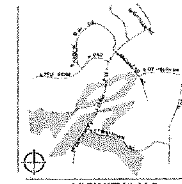

PROPOSED STEWARTOWN ROAD
PER APPROVED MASTER PLAN
1" = 10'
MODIFIED STD. NO. MC-2004.12
SECONDARY RESIDENTIAL STREET W/ NO PARKING

## 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 SOLTESZ 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.





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

DESIGN CONSULTANTS

ARCHITECTS
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ERIK J. AULESTIA

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PATRICIA HARRIS

TRAFFIC ENGINEER
WELLS + ASSOCIATES
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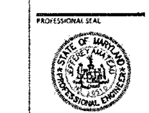
301.448.1333
KEVIN BERGER

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


| REVISIONS | DATE |
|---|---|
| | |

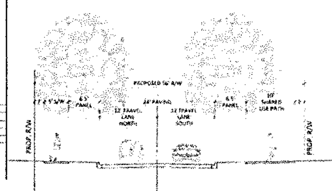
PROFESSIONAL SEAL



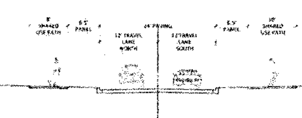

BLOOM MV
AREAS I-VI
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 227NW09,10 & 226NW09
TAX MAP: FU341, 342, 343
CERTIFIED
PP # 120170150

PRELIMINARY PLAN COVER SHEET

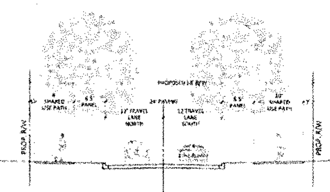
DRAWN BY: PS
DESIGNED BY: LA
DATE ISSUED: MARCH 2018
VIKA PROJECT: VM1920
SHEET NO. PP-01



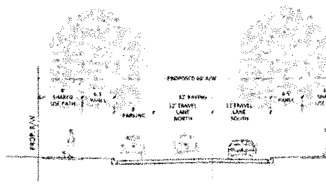

PROPOSED STEWARTOWN ROAD
W/O PARKING
(0+00 - 18+65 ; 25+07 - 27+62)
1" = 10'
MODIFIED STD. NO. MC-2004.25
SECONDARY RESIDENTIAL STREET




PROPOSED STEWARTOWN ROAD
W/O PARKING
THROUGH PEPCO EASEMENT
(18+65 - 21+37)
1" = 10'
MODIFIED STD. NO. MC-2004.25
SECONDARY RESIDENTIAL STREET

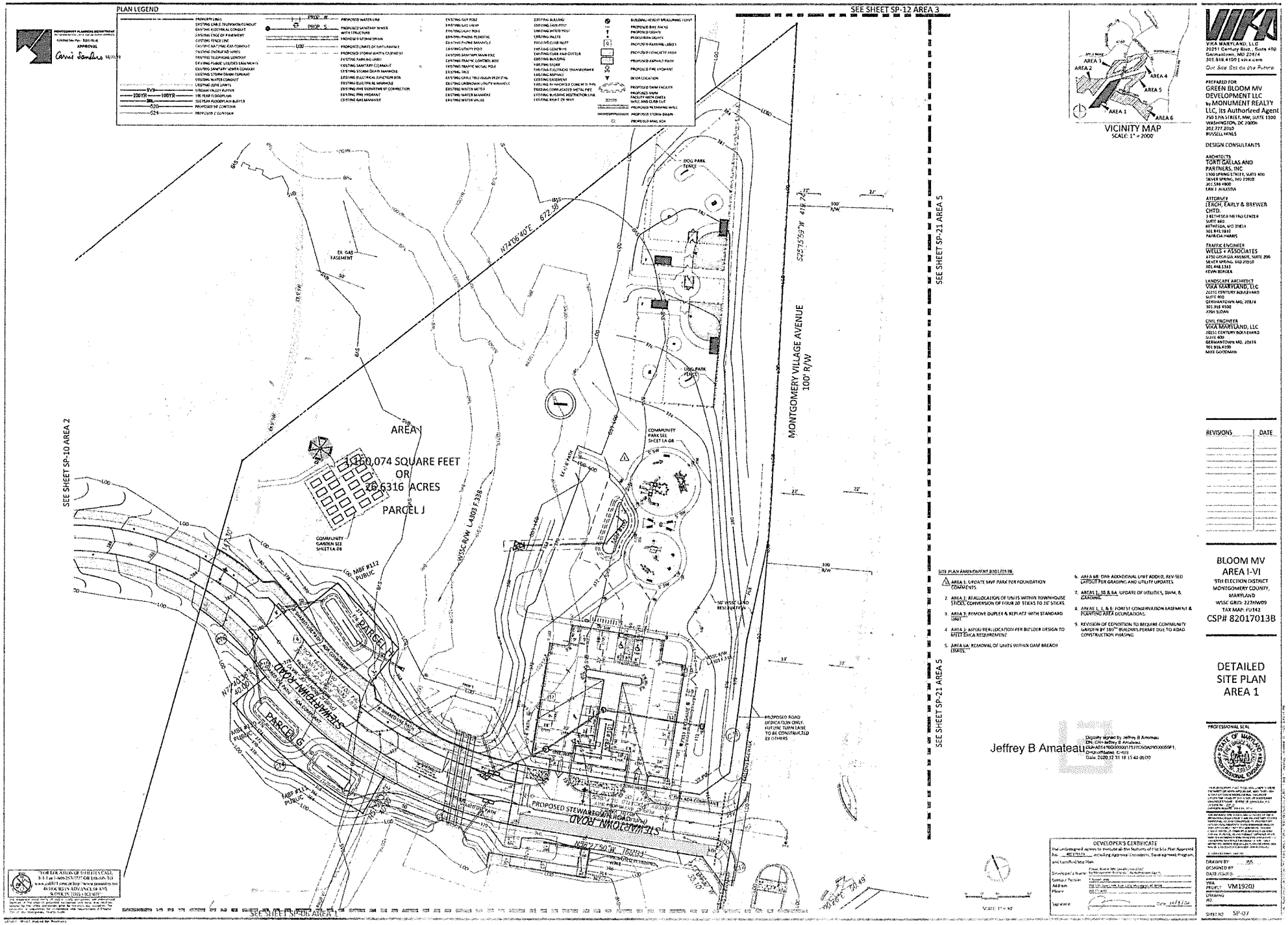



PROPOSED STEWARTOWN ROAD
W/O PARKING
(21+37 - 21+98 ; 23+03 - 25+07)
1" = 10'
MODIFIED STD. NO. MC-2004.25
SECONDARY RESIDENTIAL STREET




PROPOSED STEWARTOWN ROAD
W/ PARKING
(21+98 - 23+03)
1" = 10'
MODIFIED STD. NO. MC-2004.12
SECONDARY RESIDENTIAL STREET W/ PARKING ON ONE SIDE

* RIGHT-OF-WAY AND DESIGN ELEMENTS VARY, AS DISCUSSED IN THE DESIGN EXCEPTION REQUEST LETTER


PLAN LEGEND
SEE SHEET SP-12 AREA 3
SEE SHEET SP-10 AREA 2
SEE SHEET SP-21 AREA 5
SEE SHEET SP-21 AREA 5
SEE SHEET SP-20 AREA 1
AREA 1
1,360,074 SQUARE FEET
OR
20.6316 ACRES
PARCEL J
PARCEL H
PARCEL G
MONTGOMERY VILLAGE AVENUE
100' R/W
STEWARTOWN ROAD
PROPOSED STEWARTOWN ROAD
DOG PARK FENCE
COMMUNITY PARK SEE SHEET 1A 08
COMMUNITY GARDEN SEE SHEETLA 08
EX. GAS EASEMENT
N74°06'40"E 672.50'
S25°15'59"W 418.
MSSC R/W L.4303 F.338
PROPOSED ROAD DEDICATION ONLY. FUTURE TURN LANE TO BE CONSTRUCTED BY OTHERS
VICINITY MAP
SCALE: 1" = 2000'
AREA 1
AREA 2
AREA 4
AREA 5
AREA 6
VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com
Our Site Set on the Future
PREPARED FOR
GREEN BLOOM MV DEVELOPMENT LLC
by MONUMENT REALTY LLC, its Authorized Agent
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
ERIC J. AULESTIA
ATTORNEY
LERCH, EARLY & BREWER CHTD.
3 BETHESDA METRO CENTER
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301.841.3832
PATRICIA HARRIS
TRAFFIC ENGINEER
WELLS + ASSOCIATES
4750 GEORGIA AVENUE, SUITE 200
SILVER SPRING, MD 20910
301.448.1383
KEVIN BERGER
LANDSCAPE ARCHITECT
VIKA MARYLAND, LLC
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SUITE 400
GERMANTOWN MD, 20874
301.916.4100
ZOHI SUDAN
CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
301.916.4100
MIKE GOODMAN
SITE PLAN AMENDMENT #820170138
1. AREA 1: UPDATE MVF PARK PER FOUNDATION COMMENTS.
2. AREA 2: REALLOCATION OF UNITS WITHIN TOWNHOUSE SHEET; CONVERSION OF FOUR 20' STICKS TO 16' STICKS.
3. AREA 3: REMOVE DUPLEX & REPLACE WITH STANDARD UNIT.
4. ARTA 2: MPDU REALLOCATION PER BUILDER DESIGN TO MEET ESHA REQUIREMENT
5. ARTA 6A: REMOVAL OF UNITS WITHIN DAM BREACH LIMITS.
6. AREA 6B: DWR ADDITIONAL UNIT ADDED, REVISED LAYOUT PER GRADING AND UTILITY UPDATES
7. AREAS 1, 3B & 6A: UPDATE OF UTILITIES, SWM, & GRADING.
8. AREAS 1, 5, & 6: FOREST CONSERVATION EASEMENT & PLANTING AREA DELINEATIONS.
9. REVISION OF CONDITION TO REQUIRE COMMUNITY GARDEN BY 180TH BUILDING PERMIT DUE TO ROAD CONSTRUCTION PHASING.
Jeffrey B Amateau
Digitally signed by Jeffrey B Amateau
DN: CN=Jeffrey B Amateau
OU=A01410D000001757FC50A0900000SFF1, O=Unaffiliated, C=US
Date: 2020.12.31 10:15:40 05'00'
DEVELOPER'S CERTIFICATE
SCALE: 1" = 80'
REVISIONS
DATE
BLOOM MV
AREA I-VI
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 227NW09
TAX MAP: FU142
CSP# 820170138
DETAILED SITE PLAN
AREA 1
PROFESSIONAL SEAL
DRAWN BY
DESIGNED BY
DATE
VIKA PROJECT VM19201
DRAWING NO. SP-07