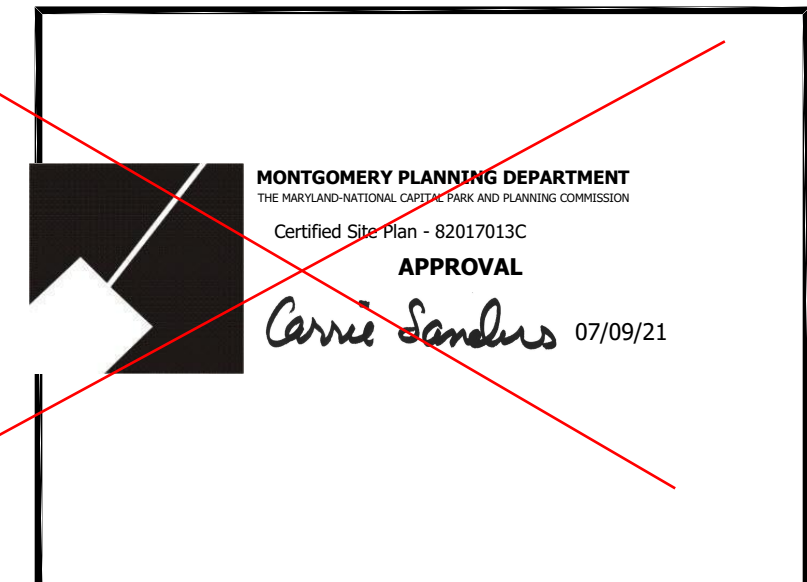


# BLOOM MV AREAS I-VI

## CERTIFIED SITE PLAN AMENDMENT NO. 82017013C



## DEVELOPMENT TABULATIONS

DESCRIPTION	AREA	UNITS
AREA I DEVELOPMENT SITE - LOTS	147,505,520 SF	
HOA PARCELS (INCLUDES PROP. PRIV. ROAD)	476,150,940 SF	
LAND RESERVED FOR FUTURE CONVEYANCE	310,700,560 SF	
LAND CONVEYED TO MVF	225,605,490 SF	
SITE (FOR OPEN SPACE CALCULATIONS)	1,160,022,510 SF	
PREVIOUS ROAD DEDICATIONS	93,195,000 SF	
PROPOSED ROAD DEDICATIONS	37,611,390 SF	
TRACT (FOR DENSITY CALCULATIONS)	1,290,828,900 SF	
COMMON OPEN SPACE REQUIRED	116,003 SF	
MAXIMUM RESIDENTIAL FAR ALLOWED	645,414 SF	

DESCRIPTION	AREA	UNITS
AREA II DEVELOPMENT SITE - LOTS	218,996,678 SF	
HOA PARCELS (INCLUDES PROP. ROAD)	467,388,987 SF	
LAND RESERVED FOR FUTURE CONVEYANCE	693,384,948 SF	
SITE (FOR DENSITY CALCULATIONS)	1,379,770,513 SF	
PROPOSED ROAD DEDICATIONS	110,675,409 SF	
PROPOSED DETACHED HOUSE LOTS	113,159,658 SF	
SITE (FOR OPEN SPACE CALCULATIONS)	1,155,925,446 SF	
COMMON OPEN SPACE REQUIRED	231,186 SF	
MAXIMUM RESIDENTIAL UNITS ALLOWED	309 UNITS	

DESCRIPTION	AREA	UNITS
AREA III DEVELOPMENT SITE - LOTS	258,739,250 SF	
HOA PARCELS (INCLUDES PROP. ROAD)	215,508,006 SF	
LAND CONVEYED TO MVF	163,186,558 SF	
SITE (FOR DENSITY CALCULATIONS)	637,433,814 SF	
PROPOSED DETACHED HOUSE LOTS	216,862,432 SF	
SITE (FOR OPEN SPACE CALCULATIONS)	420,571.38 SF	
COMMON OPEN SPACE REQUIRED	84,115 SF	
MAXIMUM RESIDENTIAL UNITS ALLOWED	142 UNITS	

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	151,067 SF	
MAXIMUM RESIDENTIAL UNITS ALLOWED	169 UNITS	

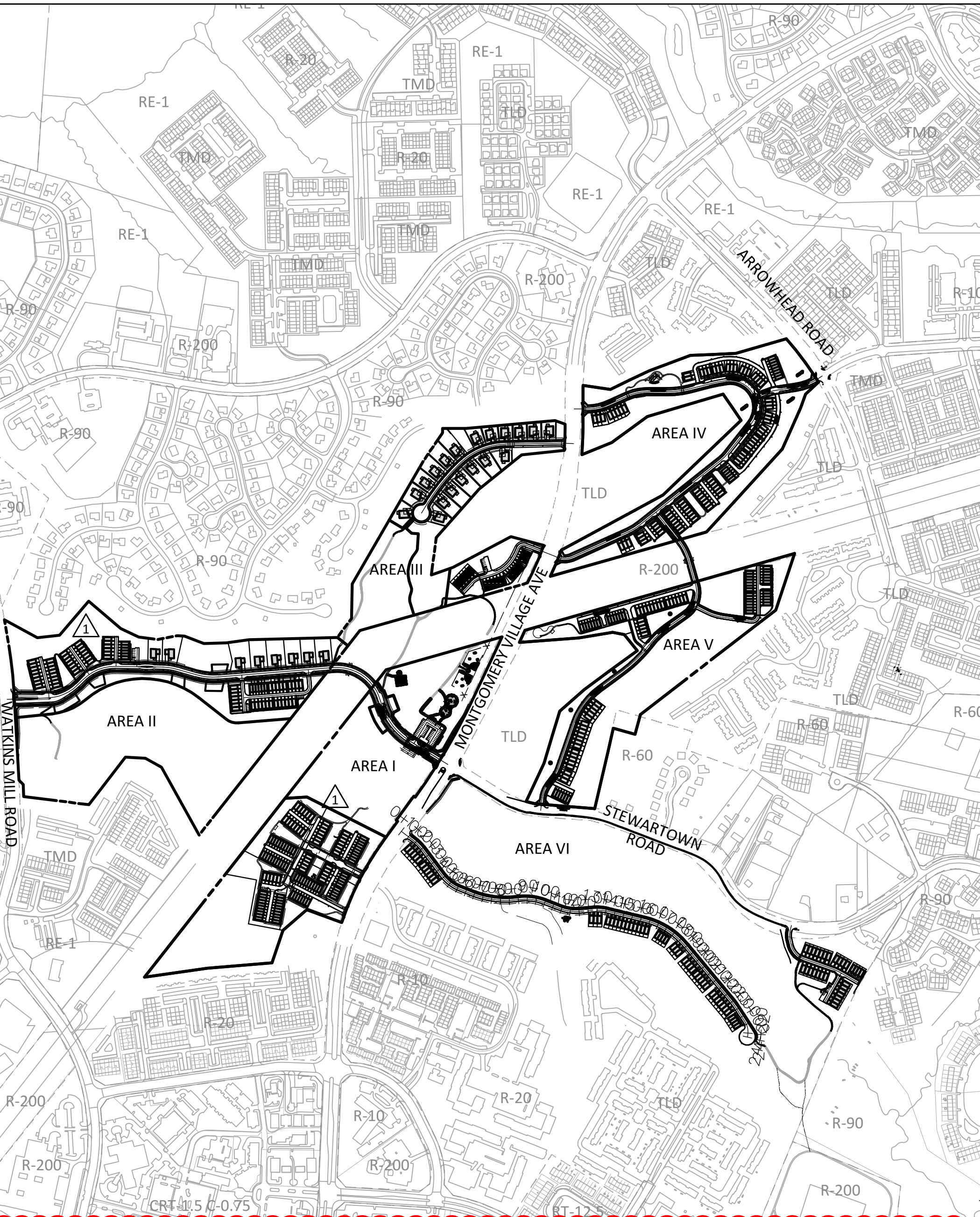
DESCRIPTION	AREA	UNITS
AREA V DEVELOPMENT SITE - LOTS	119,733,986 SF	
HOA PARCELS	619,208,708 SF	
SITE (FOR DENSITY & OPEN SPACE CALCULATIONS)	738,942,694 SF	
COMMON OPEN SPACE REQUIRED	147,789 SF	
MAXIMUM RESIDENTIAL UNITS ALLOWED	165 UNITS	

DESCRIPTION	AREA	UNITS
AREA VI DEVELOPMENT SITE - LOTS	135,253,370 SF	
HOA PARCELS (INCLUDES PROP. ROAD)	416,773,533 SF	
LAND RESERVED FOR FUTURE CONVEYANCE	1,141,704,640 SF	
SITE (FOR DENSITY CALCULATIONS)	1,693,731,543 SF	
PROPOSED ROAD DEDICATIONS	2,065,550 SF	
SITE (FOR OPEN SPACE CALCULATIONS)	1,691,665,993 SF	
COMMON OPEN SPACE REQUIRED	338,334 SF	
MAXIMUM RESIDENTIAL UNITS ALLOWED	379 UNITS	

DESCRIPTION	AREA	UNITS
COMBINED OPEN SPACE & DENSITY		
TOTAL TLD COMMON OPEN SPACE REQUIRED	952,481 SF	
TOTAL TLD COMMON OPEN SPACE PROPOSED	> 1,200,000 SF	
TOTAL FAR ALLOWED IN AREA I	645,414 SF	
TOTAL FAR PROPOSED IN AREA I	300,000 SF	
TOTAL SITE AREA FOR DENSITY IN AREAS 2-6	5,205,163 SF	
TOTAL UNITS ALLOWED IN AREAS 2-6	1,164 UNITS	
TOTAL UNITS PROPOSED IN AREAS 2-6	376 UNITS	

## BLOOM MV - DEVELOPMENT PROGRAM

TRIGGER	TASK	SITE PLAN 820170130 RESOLUTION CONDITION	PRELIMINARY PLAN 120170150 RESOLUTION CONDITION	SITE PLAN 820170138 RESOLUTION CONDITION														
PRIOR TO ANY DEMOLITION, CLEARING, OR GRADING	APPROVAL OF FINAL FOREST CONSERVATION PLAN. NO CLEARING OR GRADING OF THE SITE, OR RECORDING OF PLATS PRIOR TO CERTIFIED SITE PLAN APPROVAL.	2	9.b.															
RECORDATION OF ANY PLAT	PRIOR TO RECORD PLAT APPROVAL, THE APPLICANT MUST SATISFY THE PROVISIONS FOR ACCESS AND IMPROVEMENTS AS REQUIRED BY MCDOT.		3.b.															
	PRIOR TO RECORD PLAT APPROVAL, THE APPLICANT MUST RECORD A MODIFIED CATEGORY I CONSERVATION EASEMENT OVER ALL AREAS OF FOREST RETENTION, FOREST PLANTING AND ENVIRONMENTAL BUFFERS AS SPECIFIED ON THE APPROVED PRELIMINARY FOREST CONSERVATION PLAN. THE MODIFIED CATEGORY I CONSERVATION EASEMENT WILL ALLOW RESTORATION WORK TO BE COMPLETED AND TRAILS CONSTRUCTED PER THE CONDITIONS OF APPROVAL AND A PARKS FACILITY AGREEMENT AND MUST BE APPROVED BY M-NCPPC OFFICE OF THE GENERAL COUNSEL AND RECORDED IN THE MONTGOMERY COUNTY LAND RECORDS BY DEED PRIOR TO THE START OF ANY DEMOLITION, CLEARING, OR GRADING ON THE SUBJECT PROPERTY, AND THE LIBER FOLIO FOR THE EASEMENT MUST BE REFERENCED ON THE RECORD PLAT.		2.b.															
	THE APPLICANT MUST RECEIVE APPROVAL OF THE FLOODPLAIN DELINEATION STUDY FROM MCDPS.		3.d.i.															
	THE APPLICANT MUST RECEIVE AN APPROVED CONDITIONAL LETTER OF MAP REVISION (CLOMR) FROM FEMA THAT HAS BEEN VERIFIED BY THE MCDPS FLOODPLAIN COORDINATOR.		3.d.ii.															
	THE APPLICANT MUST DEDICATE AN SHOW ON THE RECORD PLAT(S) THE FOLLOWING DEDICATIONS, AS SHOWN ON THE CERTIFIED PRELIMINARY PLAN: A FIFTY-SIX (56) TO SIXTY-FOUR (64)-FOOT WIDE RIGHT-OF-WAY FOR THE EXTENSION OF STEWARTOWN ROAD, BETWEEN MONTGOMERY VILLAGE AVENUE AND WATKINS MILL ROAD.		4.a.i.															
	TEN (10) ADDITIONAL FEET FOR A TOTAL OF FIFTY (50) FEET FROM EXISTING PAVEMENT CENTERLINE ALONG THE SUBJECT PROPERTY'S WATKINS MILL ROAD FRONTAGE BEGINNING APPROXIMATELY 250 FEET SOUTH OF THE INTERSECTION OF WATKINS MILL ROAD AND STEWARTOWN ROAD FOR THE FUTURE CONSTRUCTION OF A NORTHBOUND RIGHT TURN LANE.		4.a.ii.															
	TEN (10) ADDITIONAL FEET FOR A TOTAL OF SIXTY (60) FEET FROM THE EXISTING PAVEMENT CENTERLINE ALONG THE SUBJECT PROPERTY'S MONTGOMERY VILLAGE AVENUE FRONTAGE FOR THE FUTURE CONSTRUCTION OF A SEPARATE RIGHT TURN LANE ONTO STEWARTOWN ROAD FROM SOUTHBOUND MONTGOMERY VILLAGE AVENUE.		4.a.iii.															
	TEN (10) ADDITIONAL FEET FOR A TOTAL OF SIXTY (60) FEET FROM THE EXISTING PAVEMENT CENTERLINE ALONG THE SUBJECT PROPERTY'S MONTGOMERY VILLAGE AVENUE FRONTAGE FOR THE FUTURE CONSTRUCTION OF A SEPARATE RIGHT TURN LANE ONTO STEWARTOWN ROAD FROM NORTHBOUND MONTGOMERY VILLAGE AVENUE.		4.a.iv.															
	IF NEEDED, THE AMOUNT NECESSARY TO CONSTRUCT THE MASTER-PLANNED SHARED-USE PATH WITH A GREEN PANEL, OR OTHER BARRIER, ALONG THE SUBJECT PROPERTY'S FRONTAGE ON THE SOUTH SIDE OF STEWARTOWN ROAD, BETWEEN MONTGOMERY VILLAGE AVENUE AND PRIVATE ROAD "J" IN AREA 6.		4.a.v.															
	BEFORE ISSUANCE OF ANY BUILDING PERMIT OR SEDIMENT AND EROSION CONTROL PERMIT	ENTER INTO A SITE PLAN SURETY AND MAINTENANCE AGREEMENT WITH THE PLANNING BOARD.	13															
MUST OBTAIN PLANNING STAFF APPROVAL OF A MAINTENANCE AND MANAGEMENT AGREEMENT FOR ONSITE PLANTING FOR THAT AREA, INCLUDING A PLAN FOR MANAGING INVASIVE SPECIES WITHIN THE PROPOSED PLANTING AREA DURING THE MAINTENANCE PERIOD.		2.g.i.																
THE REQUIRED AFFORESTATION PLANTINGS MUST BE COMPLETED WITHIN ONE YEAR OR TWO GROWING SEASONS AFTER THE ISSUANCE OF THE FINAL RESIDENTIAL BUILDING PERMIT FOR EACH AREA WITH THE MINIMUM PERCENTAGE OF AFFORESTATION FOR EACH AREA DESCRIBED BELOW, EXCEPT THAT WITHIN ONE YEAR OR TWO GROWING SEASONS AFTER THE ISSUANCE OF THE 415TH RESIDENTIAL UNIT BUILDING PERMIT, ANY REMAINING AFFORESTATION REQUIRED BY THE FINAL FOREST CONSERVATION PLAN MUST BE PLANTED, WITH THE OVERALL PERCENTAGE NOT TO EXCEED 100 PERCENT:																		
<table><thead><tr><th>AREA</th><th>% OF TOTAL AFFORESTATION REQUIREMENT</th></tr></thead><tbody><tr><td>AREA 1</td><td>22.5%</td></tr><tr><td>AREA 2</td><td>21.5%</td></tr><tr><td>AREA 3</td><td>10.0%</td></tr><tr><td>AREA 4</td><td>19.0%</td></tr><tr><td>AREA 5</td><td>17.0%</td></tr><tr><td>AREA 6</td><td>25.5%</td></tr></tbody></table>		AREA	% OF TOTAL AFFORESTATION REQUIREMENT	AREA 1	22.5%	AREA 2	21.5%	AREA 3	10.0%	AREA 4	19.0%	AREA 5	17.0%	AREA 6	25.5%	2.f.; 2.g.ii.		
AREA		% OF TOTAL AFFORESTATION REQUIREMENT																
AREA 1		22.5%																
AREA 2		21.5%																
AREA 3		10.0%																
AREA 4		19.0%																
AREA 5		17.0%																
AREA 6	25.5%																	
POST A PERFORMANCE BOND OR OTHER APPROVED FINANCIAL INSTRUMENT TO GUARANTEE THE FOREST CONSERVATION PLANTINGS FOR THAT AREA. THE BOND MAY BE PARTIALLY RELEASED UPON COMPLETION OF AFFORESTATION FOR A GIVEN AREA.																		
PRIOR TO THE FINAL BUILDING INSPECTION FOR ANY RESIDENTIAL UNIT EAST OF LOT 44, THE APPLICANT MUST DESIGN AND INSTALL A LEFT-TURN LANE ONTO STEWARTOWN ROAD FROM NORTHBOUND MONTGOMERY VILLAGE AVENUE.	5.c.																	
BEFORE ISSUANCE OF ANY BUILDING PERMIT	THE PLANNING BOARD ACCEPTS THE RECOMMENDATIONS OF THE DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (DHCA) IN ITS LETTER DATED OCTOBER 17, 2017, AND HEREBY INCORPORATES THEM AS CONDITIONS OF THE SITE PLAN APPROVAL. THE APPLICANT MUST COMPLY WITH EACH OF THE RECOMMENDATIONS AS SET FORTH IN THE LETTER, WHICH DHCA MAY AMEND PROVIDED THAT THE AMENDMENTS DO NOT CONFLICT WITH OTHER CONDITIONS OF THE SITE PLAN APPROVAL.	9.b.																
	PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT FOR THE 150TH RESIDENTIAL UNIT, THE APPLICANT MUST COMPLETE THE REMOVAL OF THE FOLLOWING ABOVE GRADE ITEMS: ALL CART PATHS, BRIDGES, AND ANY OTHER IMPERVIOUS SURFACE NOT OTHERWISE INCORPORATED INTO THE TRAIL SYSTEM; DRINKING FOUNTAINS; DEBRIS; SIGNS; BOLLARDS; BUILDINGS; AND SAND TRAPS.	2.e.																
	PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT FOR THE 150TH RESIDENTIAL UNIT, ALL AMENITIES FOR THE MONTGOMERY VILLAGE FOUNDATION PARK MUST BE COMPLETED. THIS INCLUDES, BUT IS NOT LIMITED TO, THE DOG PARK, TOT LOTS, PLAY AREA, AND TRAIL SYSTEM.		7.d.															
	PRIOR TO ISSUANCE OF THE BUILDING PERMIT FOR THE 54th RESIDENTIAL BUILDING PERMIT IN AREA 2, THE COMMUNITY GARDEN IN THE MONTGOMERY VILLAGE FOUNDATION PARK MUST BE COMPLETED.		7.g.															
	PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT FOR THE 300TH RESIDENTIAL UNIT, THE APPLICANT MUST CONSTRUCT AN EIGHT-FOOT WIDE SHARED USE PATH BETWEEN MONTGOMERY VILLAGE AVENUE AND PRIVATE ROAD "J" IN AREA 6, WHICH MAY BE LOCATED EITHER ALONG THE SOUTH SIDE OF STEWARTOWN ROAD OR ALONG PRIVATE ROAD "H" IN AREA 6. IF CONSTRUCTED ALONG STEWARTOWN ROAD, THE SHARED USE PATH MAY BE LESS THAN EIGHT FEET WIDE IN ENVIRONMENTALLY OR TOPOGRAPHICALLY CONSTRAINED AREAS. BOTH OPTIONS MUST BE SHOWN ON THE CERTIFIED SITE PLAN AS ALTERNATIVES.	7.e.																
	PRIOR TO THE FINAL BUILDING INSPECTION FOR EACH DEVELOPMENT AREA (AREAS 1-6), ALL COMMON OPEN SPACE AREAS FOR THE RESPECTIVE DEVELOPMENT AREA MUST BE COMPLETED AS SHOWN ON THE SITE PLAN.	3.b.																
	PRIOR TO THE FINAL BUILDING INSPECTION FOR EACH APPLICABLE AREA (AREAS 1-6) RECREATION FACILITIES WITHIN EACH RESPECTIVE AREA MUST BE COMPLETED.	7.c.																
	PRIOR TO THE END OF THE FIRST PLANTING SEASON FOLLOWING FINAL BUILDING INSPECTION, ALL LANDSCAPE PLANT MATERIALS MUST BE INSTALLED (PER EACH RESPECTIVE AREAS OF THE DEVELOPMENT AS THEY ARE BUILT).	11																
	PRIOR TO COMPLETION OF MONTGOMERY VILLAGE FOUNDATION PARK	PRIOR TO COMPLETION OF THE MONTGOMERY VILLAGE FOUNDATION (MVF) PARK, THE APPLICANT MUST CONSTRUCT THE EASTERN MOST SECTION OF THE ROAD, PROVIDING ACCESS TO THE MVF PARK.	4.b.i.															
	PRIOR TO FINAL BUILDING INSPECTION FOR ANY UNIT WEST OF LOT 44 IN AREA 2	PRIOR TO THE FINAL BUILDING INSPECTION FOR ANY RESIDENTIAL UNIT IN THE WESTERN PORTION OF AREA 2, THE APPLICANT MUST CONSTRUCT THE SECTION OF STEWARTOWN ROAD EXTENDING FROM WATKINS MILL ROAD TO THE EASTERN BOUNDARY OF LOT 44	4.b.ii.															
PRIOR TO FINAL BUILDING INSPECTION FOR ANY UNIT EAST OF LOT 44 IN AREA 2	PRIOR TO THE FINAL BUILDING INSPECTION FOR ANY RESIDENTIAL UNIT EAST OF LOT 44, THE APPLICANT MUST CONSTRUCT THE REMAINING PORTION OF STEWARTOWN ROAD.	4.b.iii.																
PRIOR TO FINAL BUILDING INSPECTION FOR ANY UNIT EAST OF LOT 44 IN AREA 2	PRIOR TO THE FINAL BUILDING INSPECTION FOR ANY RESIDENTIAL UNIT EAST OF LOT 44, THE APPLICANT MUST DESIGN AND INSTALL A LEFT-TURN LANE ONTO STEWARTOWN ROAD FROM NORTHBOUND MONTGOMERY VILLAGE AVENUE.	4.c.																
PRIOR TO FINAL BUILDING INSPECTION FOR ANY UNIT WEST OF LOT 44 IN AREA 2	PRIOR TO THE FINAL BUILDING INSPECTION FOR ANY RESIDENTIAL UNIT IN THE WESTERN PORTION OF AREA 2, THE APPLICANT MUST REMOVE THE PEDESTRIAN REFUGE ISLAND AND CONSTRUCT A SEPARATE SOUTHBOUND LEFT TURN LANE FROM WATKINS MILL ROAD ONTO CRESTED IRIS DRIVE/PROPOSED STEWARTOWN ROAD, AND PROVIDE A SAFE PEDESTRIAN CROSSING AT WATKINS MILL ROAD AS REQUIRED BY MCDOT.	4.d.																



## DEVELOPMENT STANDARDS FOR TLD &amp; CRN ZONES

	Zoning Ordinance Development Standards			Overall Site Plan			
Development Standards:	Detached House	Duplex	Townhouse	Detached House	Duplex	Townhouse	Total
<b>TLD Zone (Areas I-IV) Optional Method</b>							
Density (units per acre)	9.76			3.15			
Units	1163			27	0	-349,369	-94,39
MPDUs min.	>12.5%			27	25.0%	-349,369	-376,936
Units, Total:				0			
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%	
<b>CRN 0.5 Zone (Area I) Standard Method</b>							
Units				n/a	n/a	118	
MPDUs min.					12.5%		15
Units, Total:				n/a	n/a	118	118
Density (FAR) max.	C-0.0, R-0.5 FAR			n/a	n/a	0.23	
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 Approved:				27	0	-467,487	-484,514
<b>Building Height:</b>							
TLD Zone max.				35'	40'	40'	
CRN 0.5 Zone max.				65'	45'		
<b>Building Setbacks (FT):</b>							
<b>TLD Zone - Optional Method</b>							
Front from public street min.				10'		15'	
Front from private street min.				4'			
Side street min.	10'	10'	5'	n/a	10'	5'	18-114
Side or rear min.	Determined at site plan			4'	4'	4'	
Side or rear abutting property not included in application	Equal to detached building type setback in abutting zone under standard method				10' side / 20' rear		
Rear alley min.				4'		15'	
<b>CRN 0.5 Zone - Standard Method</b>							
Front min.				5'		5'	
Side street min.				5'			
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'		15'		
Rear alley min.	4'				15'		
Rear between lot and site boundary min.	n/a	n/a	5'		n/a		
<b>Build-to Area (max setback &amp; min % of building façade):</b>							
<b>CRN 0.5 Zone</b>							
Front setback	n/a	n/a	15'	n/a	n/a	15'	
Building in front street BTA	n/a	n/a	70%	n/a	n/a	70%	
<b>Parking:</b>							
<b>TLD &amp; CRN 0.5 Zone</b>							
Baseline Min. 2.00 per unit	54	0	716,746	54	0	716,746	770,500
MPDU 0.5 times baseline / 1.00 per unit	54	0	825,860	54	0	825,860	879,914
<b>Open Space:</b>							
TLD Zone min.							
TLD Zone Site Coverage (townhouse only) max.	n/a	n/a	40%	46.50%	or	2,207,370 sf	
CRN 0.5 Zone, as common open space min. (%)	n/a	n/a	10%	23.06%	or	1,200,000 sf	
CRN 0.5 Zone, as common open space min. (sf)	n/a	n/a	116,003 sf	n/a	n/a	527,647 sf	

NOTE: INDIVIDUAL AREA TABLES ARE SHOWN ON AREA COMPOSITE SHEETS.

## GENERAL NOTES

- 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.
- 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.
- TOPOGRAPHIC INFORMATION PROVIDED BY SOLTESZ DATED OCTOBER 2014.
- THE FLOOD PLAIN SHOWN IS A REVISION OF FLOOD PLAIN STUDY #281949 APPROVED BY MCDPS OCTOBER 7, 2016 AS IS UNDER CONCURRENT REVIEW.
- THIS SITE IS LOCATED IN THE SENECA CREEK - CABIN BRANCH WATERSHED, A USE CLASS I-P STREAM.
- REGULATED RESOURCES (I.E., WATERS OF THE US, NONTIDAL WETLANDS, ETC.) WERE PRESENT ON THE SUBJECT PROPERTY AND EACH HAVE BEEN IDENTIFIED ON NRI/FSD 420170430.
- NRI/FSD 420170430 WAS APPROVED ON 12/27/2016 & NRI/FSD 420151680 WAS APPROVED ON 4/3/2015. THIS PLAN IS SUBJECT TO FOREST CONSERVATION REQUIREMENTS, SEE FINAL CONSERVATION PLAN.
- 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.
- MNCPPC STAFF MUST INSPECT ALL TREE-SAVE AREAS AND PROTECTION DEVICES BEFORE CLEARING AND GRADING.
- 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.
- PARKING WITHIN THE PUBLIC RIGHT-OF-WAY IS ILLUSTRATIVE AND MAY BE MODIFIED BY MCDPS OR MCDOT.

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

- MODIFICATION TO MCDOT SUBURBAN MINOR ARTERIAL ROAD SECTION.
- MODIFICATION TO MONUMENTAL ENTRANCE.

## USEABLE AREA CALCULATIONS

## ENVIRONMENTAL BUFFERS PER AREA

AREA 1:	669,824 SF.	15.38 AC.
AREA 2:	822,533 SF.	18.88 AC.
AREA 3:	75,539 SF.	1.73 AC.
AREA 4:	0	0
AREA 5:	284,847 SF.	6.54 AC.
AREA 6:	1,225,212 SF.	28.13 AC.
TOTAL:	3,077,955 SF.	70.66 AC.

TOTAL SITE AREA: 146.67 AC

TOTAL ENVIRONMENTAL BUFFER AREA: 48%

TOTAL USABLE AREA: 146.67 AC. \*

\*USABLE AREA HAS NO DEDUCTIONS BECAUSE AREA OF ENVIRONMENTAL BUFFERS IS ≤ 50%

## SITE PLAN SHEET INDEX

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- \* SP-04 TO SP-07
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AREA IV  
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AREA VI

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PROGRAM & PERFORMANCE  
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AREA V  
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DETAIL SHEETS  
PLANTING DETAILS & NOTES  
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HS-08 TO HS-10  
HS-11 TO HS-14  
HS-15 TO HS-18  
HS-19 TO HS-22

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AREA III  
AREA IV  
AREA V  
AREA VI

## FINAL FOREST CONSERVATION PLAN

- \* FFCP-100
- \* FFCP-200
- \* FFCP-300
- \* FFCP-301
- \* FFCP-302
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FCP COVER SHEET  
FCP SHEET INDEX  
COMPOSITE FCP  
FOREST CONSERVATION EASEMENTS  
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GOLF COURSE REMEDIATION  
AREA I DETAILED FCP  
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AREA IV DETAILED FCP  
AREA V DETAILED FCP  
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FCP NOTES  
FCP DETAILS

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AREAS I-VI  
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## ARCHITECTURE PLAN

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3A-B  
4-5  
6A-C & 7  
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16' TOWNHOUSE ELEVATION  
18' TOWNHOUSE ELEVATION  
20' TOWNHOUSE ELEVATION  
22' TOWNHOUSE ELEVATION  
TOWNHOUSE END ELEVATION  
SINGLE FAMILY  
DUPELX