



## MEMORANDUM

DATE: February 2, 2024

TO: Montgomery County Planning Board

FROM: Stephen Smith, Intake & Regulatory Coordination Division (301)-495-4522 *SS*  
Jay Beatty, Intake & Regulatory Coordination Division (301)-495-2178 *JCB*

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board  
Agenda for February 15, 2024

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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:

**220220950 Bloom Montgomery Village**

**220230080 E. Brooke Lee's Second Addition to Silver Spring**

**220240280, 220240290 & 220240420 Creekside at Cabin Branch**

**Plat Name: Bloom Montgomery Village**

**Plat #: 220220950**

Location: Located on the west side of Montgomery Village Avenue, 1700 feet south of Apple Ridge Road

Master Plan: Montgomery Village Plan

Plat Details: TLD zone; 22 lots, 2 parcels

Owner: Green Bloom MV Development, LLC

This 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 Site Plan No. 82017013E (Certified Site Plan dated November 6, 2023), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's approval of the aforesaid plans.





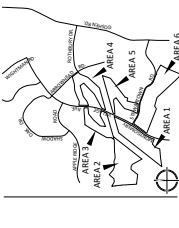
# BLOOM MV AREAS I-VI CERTIFIED SITE PLAN AMENDMENT NO. 82017013E

**VVA ARCHITECTS**  
200 W. CAPITOL BUILDING  
WASHINGTON, DC 20004  
202.331.1111  
WWW.VVA-ARCHITECTS.COM

**DESIGN CONSULTANTS**  
ARCHITECTS  
1000 PENNSYLVANIA AVENUE, SUITE 400  
WASHINGTON, DC 20004  
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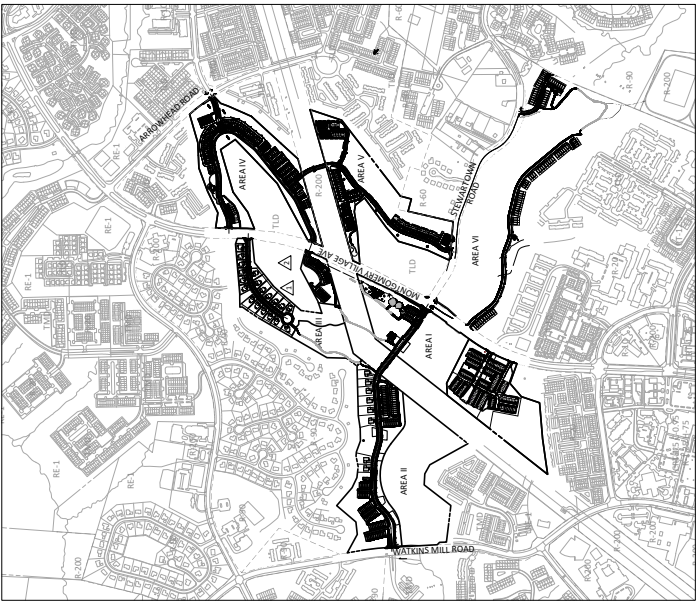


## GENERAL NOTES

- THE SUBJECT PROPERTY IS APPROXIMATELY 166,677 SQ. FT. OF LAND, MORE OR LESS, AND IS LOCATED ON TAMM Pk F 1541, 142, & 141.
- THE HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983. THE VERTICAL DATUM IS THE MEAN SEA LEVEL DATUM OF 1983.
- THE DESIGN PROGRAM WAS PROVIDED BY THE CLIENT AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
- THE STUDY AREA IS LOCATED IN THE DISTRICT OF COLUMBIA, DC, WITHIN THE CITY OF WASHINGTON, AND IS SUBJECT TO THE CITY OF WASHINGTON'S ZONING AND SUBDIVISION REGULATIONS.
- THIS SITE IS LOCATED IN THE SENEA CREEK CORRIDOR BROADWAY DISTRICT, WITHIN THE CITY OF WASHINGTON, AND IS SUBJECT TO THE CITY OF WASHINGTON'S ZONING AND SUBDIVISION REGULATIONS.
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## DEVELOPMENT TABULATIONS

DESCRIPTION	AREA 1	AREA 2	AREA 3	AREA 4	AREA 5	AREA 6	TOTAL
MAXIMUM RESIDENTIAL UNITS ALLOWED	142,000	142,000	142,000	142,000	142,000	142,000	142,000
MAXIMUM COMMON OPEN SPACE REQUIRED	142,000	142,000	142,000	142,000	142,000	142,000	142,000
MAXIMUM COMMON OPEN SPACE PROVIDED	142,000	142,000	142,000	142,000	142,000	142,000	142,000
MAXIMUM COMMON OPEN SPACE DEFICIT	0	0	0	0	0	0	0
MAXIMUM COMMON OPEN SPACE SURPLUS	0	0	0	0	0	0	0



### DEVELOPMENT STANDARDS FOR TLD & CRN ZONES

Development Standard	Zone	Minimum	Maximum	Minimum	Maximum	Minimum	Maximum
TLD Zone Standards	Open Space	10%	15%	10%	15%	10%	15%
	Common Open Space	10%	15%	10%	15%	10%	15%
CRN Zone Standards	Open Space	10%	15%	10%	15%	10%	15%
	Common Open Space	10%	15%	10%	15%	10%	15%

VVA ARCHITECTS  
REGISTERED ARCHITECT  
STATE OF MARYLAND  
No. 11421

VVA ARCHITECTS  
REGISTERED ARCHITECT  
STATE OF VIRGINIA  
No. 11421

## LANDSCAPE PLAN

- 07-ASITE-82017013E-01
- 07-ASITE-82017013E-02
- 07-ASITE-82017013E-03
- 07-ASITE-82017013E-04
- 07-ASITE-82017013E-05
- 07-ASITE-82017013E-06
- 07-ASITE-82017013E-07
- 07-ASITE-82017013E-08
- 07-ASITE-82017013E-09
- 07-ASITE-82017013E-10
- 07-ASITE-82017013E-11
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- 07-ASITE-82017013E-25
- 07-ASITE-82017013E-26
- 07-ASITE-82017013E-27

## ARCHITECTURE PLAN

- 07-ARCH-82017013E-01
- 07-ARCH-82017013E-02
- 07-ARCH-82017013E-03
- 07-ARCH-82017013E-04
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- 07-ARCH-82017013E-27

## PHOTOMETRIC PLAN

- 07-PHOTO-82017013E-01
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- 07-PHOTO-82017013E-03
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- 07-ROAD-82017013E-01
- 07-ROAD-82017013E-02
- 07-ROAD-82017013E-03
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- 07-ROAD-82017013E-05
- 07-ROAD-82017013E-06
- 07-ROAD-82017013E-07
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- 07-ROAD-82017013E-27

**DESIGN GOALS & OBJECTIVES**  
PROGRAM & PERFORMANCE  
PROGRAM & PERFORMANCE  
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**PHOTOMETRIC PLAN - AREA I**  
PHOTOMETRIC PLAN - AREA II  
PHOTOMETRIC PLAN - AREA III  
PHOTOMETRIC PLAN - AREA IV  
PHOTOMETRIC PLAN - AREA V  
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PHOTOMETRIC PLAN - AREA VII  
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PHOTOMETRIC PLAN - AREA X  
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PHOTOMETRIC PLAN - AREA XVI  
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PHOTOMETRIC PLAN - AREA XXIX  
PHOTOMETRIC PLAN - AREA XXX

