Montgomery Planning
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

2425 Reedie Drive
Floor 14
Wheaton, MD 20902

MontgomeryPlanning.org

**MEMORANDUM**

DATE: February 9, 2024

TO: Montgomery County Planning Board

FROM: Stephen Smith, Intake & Regulatory Coordination Division (301)-495-4522 SMS
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 22, 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:

**220221080 thru 220221120 Bloom Montgomery Village**

**220230060 Joseph's Park**

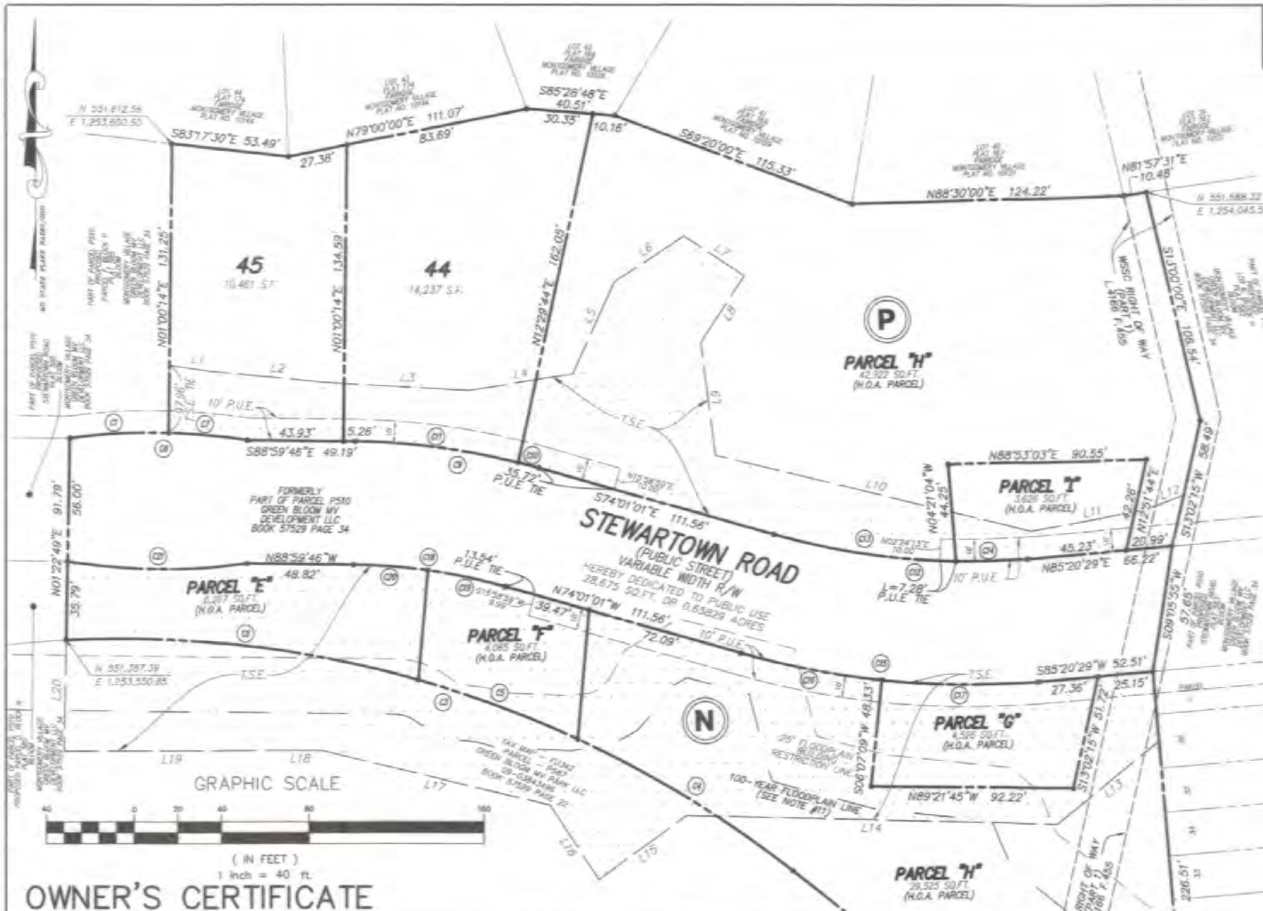
**220240100 thru 220240130 Westwood Square**

**220240430 Creekside at Cabin Branch**

**Plat Name:** **Bloom Montgomery Village**
**Plat #:** **220221080 thru 220221120**

Location: Located at the western terminus of Stewartown Road
Master Plan: Montgomery Village Master Plan
Plat Details: TLD zone; 57 lots, 16 parcels
Owner: Green Bloom MV Development, LLC

These subdivision plats have 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 plats do not alter the intent of the Board's approval of the aforesaid plans.




# PLAT NO.

## NOTES

1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. FU342 AND IS 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 #12017015A AND SITE PLAN #82017013E, ENTITLED "BLOOM MV AREAS I–VI", AS MAY BE AMENDED.

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 E, F, G, AND H, BLOCK N & PARCELS H AND I, BLOCK P 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. 82017013D. FOREST CONSERVATION REQUIREMENTS ARE BEING SATISFIED BY THE TERMS OF A FOREST CONSERVATION EASEMENT RECORDED IN BOOK 56749 AT PAGE 186, BOOK 66753 AT PAGE 66, BOOK 63318 AT PAGE 195, BOOK 59326 AT PAGE 111, AND BOOK 59328 AT PAGE 150, ALL 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.

12.) 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.

## VICINITY MAP

SCALE: 1" = 2000'

## 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 144,304 SQ.FT. OR 3.31276 ACRES OF LAND, OF WHICH 28,675 SQ.FT. OR 0.65829 OF LAND IS DEDICATED TO PUBLIC USE.

11/29/2023
DATE

JOSHUA G. PRICE
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21846
LICENSE EXPIRES: MAY 31, 2024

STATE OF MARYLAND · JOSHUA G. PRICE · No. 21846 · PROFESSIONAL LAND SURVEYOR

| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| NO. | RADIUS | LENGTH | TANGENT | CHORD | CHORD BEARING | DELTA |
| C1 | 276.00' | 45.24' | 22.67' | 45.19' | N87°14'40"E | 09°23'31" |
| C2 | 100.00' | 35.80' | 18.10' | 35.61' | N62°04'33"W | 20°30'52" |
| C3 | 500.00' | 355.53' | 185.65' | 348.08' | N72°11'20"W | 40°44'26" |
| C4 | 500.00' | 115.22' | 57.86' | 114.96' | N58°25'12"W | 13°12'10" |
| C5 | 500.00' | 77.77' | 38.96' | 77.69' | N69°28'39"W | 08°54'43" |
| C6 | 500.00' | 162.54' | 81.99' | 161.82' | N83°14'46"W | 18°37'33" |
| C7 | 276.00' | 36.22' | 18.14' | 36.19' | S84°18'01"E | 07°31'08" |
| C8 | 276.00' | 81.46' | 41.03' | 81.17' | S88°59'46"E | 16°54'39" |
| C9 | 325.50' | 85.10' | 42.79' | 84.86' | S81°30'24"E | 14°58'45" |
| C10 | 325.50' | 9.81' | 4.91' | 9.81' | S74°52'50"E | 01°43'37" |
| C11 | 325.50' | 75.29' | 37.81' | 75.12' | S82°22'12"E | 13°15'08" |
| C12 | 324.50' | 116.91' | 59.09' | 116.28' | S84°20'16"E | 20°38'30" |
| C13 | 324.50' | 84.19' | 42.33' | 83.95' | S81°26'58"E | 14°51'54" |
| C14 | 324.50' | 32.72' | 16.37' | 32.70' | N88°13'47"E | 05°46'36" |
| C15 | 380.50' | 137.08' | 69.29' | 136.34' | N84°20'16"W | 20°38'30" |
| C16 | 380.50' | 65.51' | 32.83' | 65.43' | N78°56'56"W | 09°51'50" |
| C17 | 380.50' | 71.57' | 35.89' | 71.47' | N89°16'11"W | 10°46'40" |
| C18 | 269.50' | 70.46' | 35.43' | 70.26' | N81°30'24"W | 14°58'45" |
| C19 | 269.50' | 36.48' | 18.27' | 36.46' | N77°53'42"W | 07°45'23" |
| C20 | 269.50' | 33.98' | 17.01' | 33.95' | N85°23'05"W | 07°13'22" |
| C21 | 281.00' | 82.20' | 41.39' | 81.90' | S88°59'46"E | 16°45'35" |

## 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 AND DEDICATE THE STREET SHOWN HEREON DEDICATED TO PUBLIC USE.

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 3834 AT FOLIO 457. SAID TERMS BEING INCORPORATED HEREIN BY THIS REFERENCE.

WE FURTHER GRANT TO MONTGOMERY COUNTY, MARYLAND, A TEMPORARY SLOPE EASEMENT DESIGNATED HEREON AS "T.S.E.", ADJACENT TO ALL PUBLIC STREET RIGHT OF WAY LINES. SAID TEMPORARY SLOPE EASEMENTS SHALL BE EXTINGUISHED AT SUCH TIME AS THE PUBLIC IMPROVEMENTS ON THE ABUTTING PUBLIC STREETS HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND.

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: 9/14/23

TRUSTEE FOR FVCBANK:
NAME: Lisa M. Eiare
TITLE: TRUSTEE
DATE: 10/19/23

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

NAME: F. RUSSELL HINES
TITLE: AUTHORIZED SIGNATORY
DATE: 9/14/23

TRUSTEE FOR NVR:
NAME: LISA M. MCCULLEY
TITLE: TRUSTEE
DATE: 9/19/23

## LEGEND

S.F. — SQUARE FEET
N — NORTHING
E — EASTING
P.U.E. — PUBLIC UTILITY EASEMENT
T.S.E. — TEMPORARY SLOPE EASEMENT
[dashed box] = TEMPORARY SLOPE EASEMENT AREA

## AREA TABULATION

| | | | |
|---|---|---|---|
| LOTS | 24,698 SQ.FT. | OR 0.56699 ACRES |
| PARCELS | 90,931 SQ.FT. | OR 2.08748 ACRES |
| STREET DEDICATION | 28,675 SQ.FT. | OR 0.65829 ACRES |
| TOTAL AREA OF THIS PLAT | 144,304 SQ.FT. | OR 3.31276 ACRES |

| T.S.E. LINE TABLE | | | | | |
|---|---|---|---|---|---|
| NO. | BEARING | DISTANCE | NO. | BEARING | DISTANCE |
| L1 | S81°19'32"E | 18.96' | L11 | N79°58'14"E | 53.71' |
| L2 | S84°08'15"E | 55.01' | L12 | N69°05'50"E | 18.31' |
| L3 | S86°40'28"E | 63.56' | L13 | S51°32'48"W | 59.70' |
| L4 | N81°18'37"E | 47.92' | L14 | N88°30'44"W | 169.44' |
| L5 | N24°45'42"E | 45.91' | L15 | S54°17'56"W | 49.24' |
| L6 | N57°01'55"E | 37.98' | L16 | N33°12'16"W | 40.50' |
| L7 | S56°25'10"E | 33.04' | L17 | N76°22'22"W | 107.20' |
| L8 | S33°34'50"W | 36.36' | L18 | N89°38'00"W | 20.08' |
| L9 | S07°14'03"E | 51.54' | L19 | N89°52'38"W | 97.54' |
| L10 | S76°19'35"E | 147.80' | L20 | N01°22'49"E | 50.50' |

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: ____________

CHAIR | MONTGOMERY PLAT SIGNATORY FOR SECRETARY–TREASURER

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

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

APPROVED: 2-1-2024
DIRECTOR

PLAT NO.

DATE:

# SUBDIVISION RECORD PLAT

PLAT 584
BLOOM
MONTGOMERY VILLAGE
LOTS 44 & 45, PARCELS H AND I, BLOCK P
PARCELS E THROUGH H, BLOCK N
AND STREET DEDICATION – "STEWARTOWN ROAD"
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 40'   DATE: SEPTEMBER 13, 2023

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

#2202210SD

# 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 89,229 SQ.FT. OR 2.04842 ACRES OF LAND, OF WHICH 11,907 SQ.FT. OR 0.27335 ACRES OF LAND IS DEDICATED TO PUBLIC USE.

11/29/2023
DATE

JOSHUA G. PRICE
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21846
LICENSE EXPIRES: MAY 31, 2024

STATE OF MARYLAND · JOSHUA G. PRICE · No. 21846 · PROFESSIONAL LAND SURVEYOR

# NOTES

1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. FU342 AND IS 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.

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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 #12017015A AND SITE PLAN #82017013OE, ENTITLED "BLOOM MV AREAS I–VI", AS MAY BE AMENDED.

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.) PARCEL D, BLOCK N, & PARCELS F & G, BLOCK P 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. 820170130. FOREST CONSERVATION REQUIREMENTS ARE BEING SATISFIED BY THE TERMS OF A FOREST CONSERVATION EASEMENT RECORDED IN BOOK 66749 AT PAGE 186, BOOK 66753 AT PAGE 85, BOOK 63318 AT PAGE 195, BOOK 58326 AT PAGE 111, AND BOOK 58326 AT PAGE 150, ALL 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.

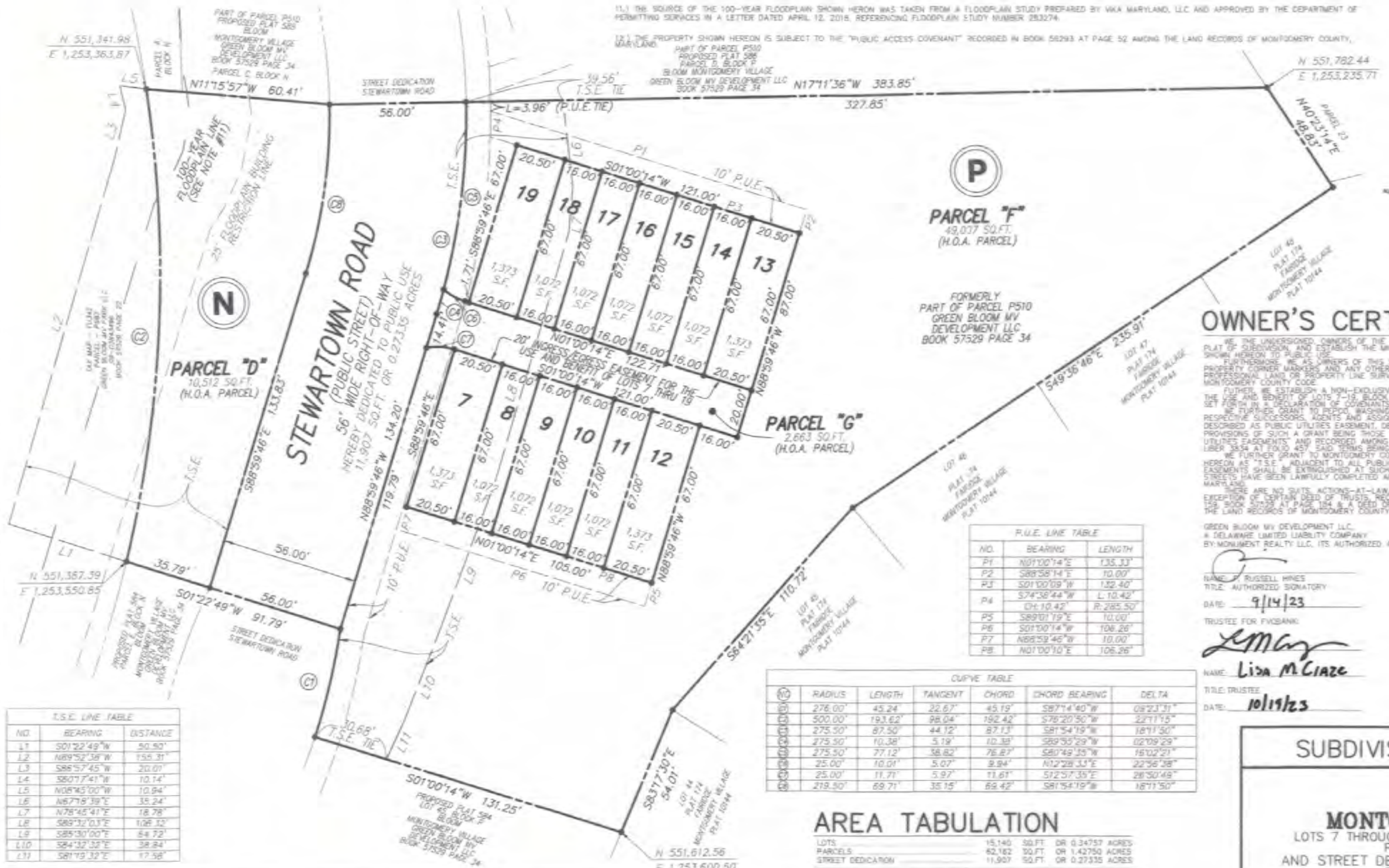
12.) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "PUBLIC ACCESS COVENANT" RECORDED IN BOOK 56293 AT PAGE 52 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

# PLAT NO.

# VICINITY MAP
SCALE: 1" = 2000'

## LEGEND

| | |
|---|---|
| S.F. | SQUARE FEET |
| N. | NORTHING |
| E. | EASTING |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| T.S.E. | TEMPORARY SLOPE EASEMENT |
| [dashed box] | TEMPORARY SLOPE EASEMENT AREA |




| P.U.E. LINE TABLE | | |
|---|---|---|
| NO. | BEARING | LENGTH |
| P1 | N01°00'14"E | 135.33' |
| P2 | S88°58'14"E | 10.00' |
| P3 | S01°00'09"W | 132.40' |
| P4 | S74°38'44"W | L: 10.42' |
| | CH: 10.42' | R: 285.50' |
| P5 | S89°01'19"E | 10.00' |
| P6 | S01°00'14"W | 106.26' |
| P7 | N88°59'46"W | 10.00' |
| P8 | N01°00'10"E | 106.26' |

| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| NO. | RADIUS | LENGTH | TANGENT | CHORD | CHORD BEARING | DELTA |
| C1 | 276.00' | 45.24' | 22.67' | 45.19' | S87°14'40"W | 09°23'31" |
| C2 | 500.00' | 193.62' | 98.04' | 192.42' | S76°20'50"W | 22°11'15" |
| C3 | 275.50' | 87.50' | 44.12' | 87.13' | S81°54'19"W | 18°11'50" |
| C4 | 275.50' | 10.38' | 5.19' | 10.38' | S89°55'29"W | 02°09'29" |
| C5 | 275.50' | 77.12' | 38.82' | 76.87' | S80°49'35"W | 16°02'21" |
| C6 | 25.00' | 10.01' | 5.07' | 9.94' | N12°28'33"E | 22°56'38" |
| C7 | 25.00' | 11.71' | 5.97' | 11.61' | S12°57'35"E | 26°50'49" |
| C8 | 219.50' | 69.71' | 35.15' | 69.42' | S81°54'19"W | 18°11'50" |

| T.S.E. LINE TABLE | | |
|---|---|---|
| NO. | BEARING | DISTANCE |
| L1 | S01°22'49"W | 50.50' |
| L2 | N89°52'38"W | 155.31' |
| L3 | S86°57'45"W | 20.01' |
| L4 | S80°17'41"W | 10.14' |
| L5 | N08°45'00"W | 10.94' |
| L6 | N67°18'39"E | 35.24' |
| L7 | N78°45'41"E | 18.78' |
| L8 | S89°32'03"E | 108.32' |
| L9 | S85°30'00"E | 64.72' |
| L10 | S84°32'32"E | 38.84' |
| L11 | S81°19'32"E | 17.58' |

# 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 AND DEDICATE THE STREET SHOWN HEREON TO PUBLIC USE.

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.

FURTHER, WE ESTABLISH A NON-EXCLUSIVE INGRESS/EGRESS EASEMENT, OVER PARCEL G, BLOCK P, FOR THE USE AND BENEFIT OF LOTS 7-19, BLOCK P, AS SHOWN HEREON, SUBJECT TO THE TERMS AND PROVISIONS SET FORTH IN A DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS TO BE RECORDED HEREAFTER.

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.

WE FURTHER GRANT TO MONTGOMERY COUNTY, MARYLAND, A TEMPORARY SLOPE EASEMENT DESIGNATED HEREON AS "T.S.E." ADJACENT TO ALL PUBLIC STREET RIGHT OF WAY LINES. SAID TEMPORARY SLOPE EASEMENTS SHALL BE EXTINGUISHED AT SUCH TIME AS THE PUBLIC IMPROVEMENTS ON THE ABUTTING PUBLIC STREETS HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND.

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: 9/14/23

TRUSTEE FOR FVCBANK:
NAME: Lisa M Ciaze
TITLE: TRUSTEE
DATE: 10/19/23

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

NAME: F. RUSSELL HINES
TITLE: AUTHORIZED SIGNATORY
DATE: 9/14/23

TRUSTEE FOR NVR:
NAME: Lisa M. McCulley
TITLE: TRUSTEE
DATE: 9/19/23

# AREA TABULATION

| | | | |
|---|---|---|---|
| LOTS | 15,140 SQ.FT. | OR | 0.34757 ACRES |
| PARCELS | 62,182 SQ.FT. | OR | 1.42750 ACRES |
| STREET DEDICATION | 11,907 SQ.FT. | OR | 0.27335 ACRES |
| TOTAL AREA OF THIS PLAT | 89,229 SQ.FT. | OR | 2.04842 ACRES |

GRAPHIC SCALE
30 0 15 30 60 120
( IN FEET )
1 inch = 30 ft.

# SUBDIVISION RECORD PLAT

PLAT 585

**BLOOM**
**MONTGOMERY VILLAGE**

LOTS 7 THROUGH 19, PARCELS F AND G, BLOCK P,
PARCEL D, BLOCK N &
AND STREET DEDICATION – "STEWARTOWN ROAD"
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: SEPTEMBER 13, 2023

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

#220221090

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: ______

CHAIR: ______ MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER

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

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

APPROVED: 2-1-2024
DIRECTOR

PLAT NO.

DATE:

# 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 3834 AT FOLIO 457. SAID TERMS BEING INCORPORATED HEREIN BY THIS REFERENCE.

WE FURTHER GRANT TO MONTGOMERY COUNTY, MARYLAND, A TEMPORARY SLOPE EASEMENT DESIGNATED HEREIN AS "T.S.E.", ADJACENT TO ALL PUBLIC STREET RIGHT OF WAY LINES. SAID TEMPORARY SLOPE EASEMENTS SHALL BE EXTINGUISHED AT SUCH TIME AS THE PUBLIC IMPROVEMENTS ON THE ABUTTING PUBLIC STREETS HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND.

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: RUSSELL HINES
TITLE: AUTHORIZED SIGNATORY
DATE: 9/14/23

TRUSTEE FOR FVCBANK:

NAME: Lisa M. Clark
TITLE: TRUSTEE
DATE: 10/19/2023

TRUSTEE FOR NVR:

NAME: Lisa M. McCulley
TITLE: TRUSTEE
DATE: 11/30/2023

# NOTES

1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. FU342 AND IS 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 #820170130E, ENTITLED "BLOOM MV AREAS I-VI", AS MAY BE AMENDED.

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 58262 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.) PARCEL E, BLOCK P (LOST STREAM COURT) AS SHOWN HEREON IS SUBJECT TO A RESTRICTIVE COVENANT FOR PRIVATE ROADS RECORDED IN BOOK 54082 AT PAGE 338.

10.) PARCELS D AND E, BLOCK P ARE TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION AND SUBJECT TO THE TERMS AND CONDITIONS OF A DOCUMENT TO BE RECORDED HEREAFTER.

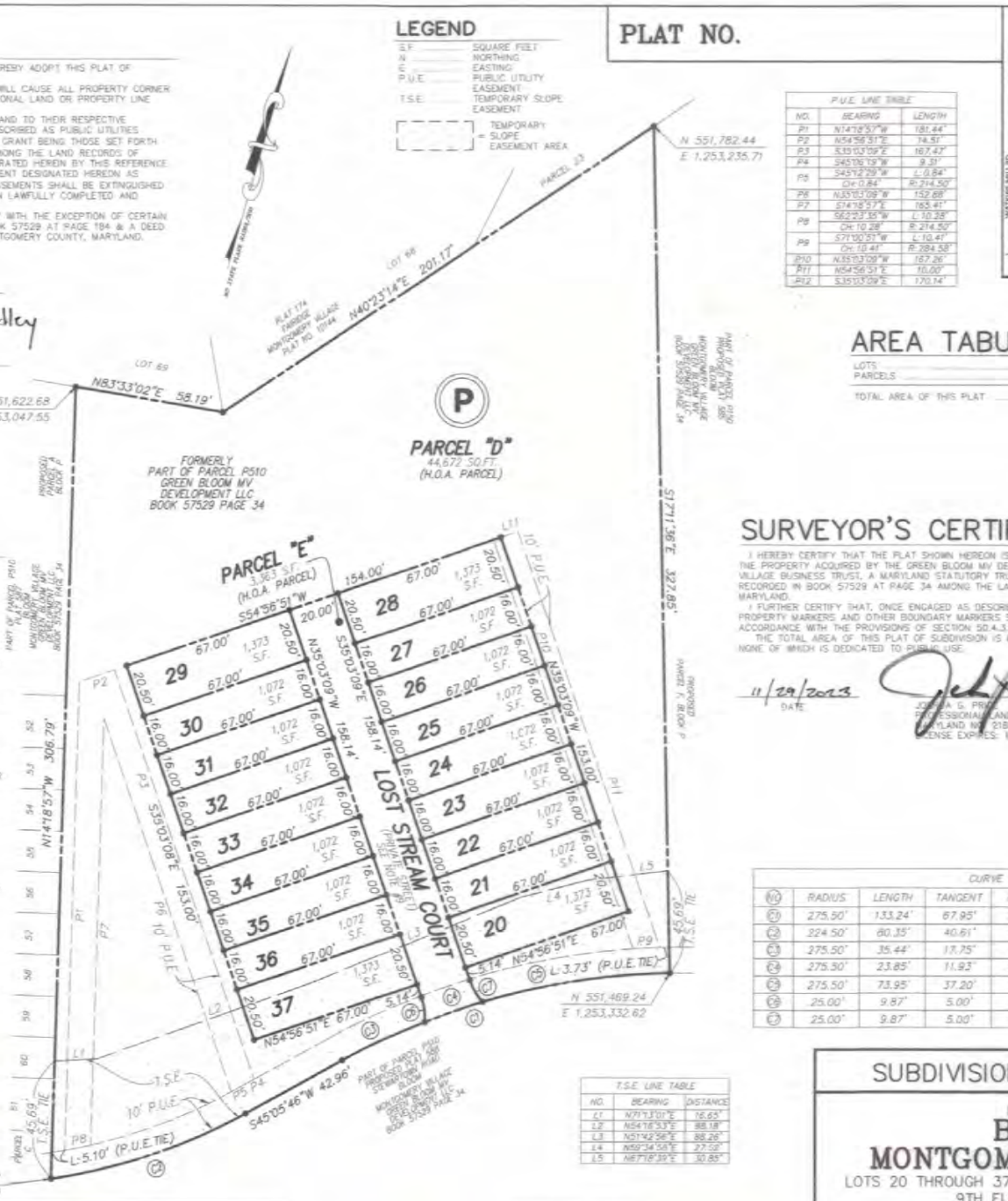
11.) THE PROPERTY SHOWN HEREON IS SUBJECT TO FINAL FOREST CONSERVATION PLAN NO. 820170130. FOREST CONSERVATION REQUIREMENTS ARE BEING SATISFIED BY THE TERMS OF A FOREST CONSERVATION EASEMENT RECORDED IN BOOK 66749 AT PAGE 186, BOOK 66753 AT PAGE 66, BOOK 63318 AT PAGE 195, BOOK 59326 AT PAGE 111, AND BOOK 59326 AT PAGE 150, ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

12.) 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.

## LEGEND

| | |
|---|---|
| S.F. | SQUARE FEET |
| N | NORTHING |
| E | EASTING |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| T.S.E. | TEMPORARY SLOPE EASEMENT |
| [ ] | = TEMPORARY SLOPE EASEMENT AREA |

# PLAT NO.




| P.U.E. LINE TABLE | | |
|---|---|---|
| NO. | BEARING | LENGTH |
| P1 | N14°18'57"W | 181.44' |
| P2 | N54°56'51"E | 14.51' |
| P3 | S35°03'09"E | 167.43' |
| P4 | S45°05'19"W | 9.31' |
| P5 | S45°12'29"W | L: 0.84' |
| | CH: 0.84' | R: 214.50' |
| P6 | N35°03'09"W | 152.68' |
| P7 | S14°18'57"E | 165.41' |
| P8 | S62°23'35"W | L: 10.28' |
| | CH: 10.28' | R: 214.50' |
| P9 | S71°00'51"W | L: 10.41' |
| | CH: 10.41' | R: 284.58' |
| P10 | N35°03'09"W | 167.26' |
| P11 | N54°56'51"E | 16.00' |
| P12 | S35°03'09"E | 170.14' |

VICINITY MAP
SCALE: 1" = 2000'

# AREA TABULATION

| | | |
|---|---|---|
| LOTS | 20,500 SQ.FT. | OR 0.47082 ACRES |
| PARCELS | 48,035 SQ.FT. | OR 1.10273 ACRES |
| TOTAL AREA OF THIS PLAT | 68,535 SQ.FT. | OR 1.57335 ACRES |

# 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 68,535 SQ.FT. OR 1.57335 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

11/29/2023
DATE

JOSHUA G. PRICE
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21846
LICENSE EXPIRES: MAY 31, 2024

STATE OF MARYLAND
JOSHUA G. PRICE
No. 21846
PROFESSIONAL LAND SURVEYOR

| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| NO. | RADIUS | LENGTH | TANGENT | CHORD | CHORD BEARING | DELTA |
| C1 | 275.50' | 133.24' | 67.95' | 131.95' | S58°57'05"W | 27°42'38" |
| C2 | 224.50' | 80.35' | 40.61' | 79.92' | N55°20'57"E | 20°30'23" |
| C3 | 275.50' | 35.44' | 17.75' | 35.42' | S48°46'54"W | 07°22'16" |
| C4 | 275.50' | 23.85' | 11.93' | 23.85' | S54°56'51"W | 04°57'39" |
| C5 | 275.50' | 73.95' | 37.20' | 73.72' | S65°07'03"W | 15°22'43" |
| C6 | 25.00' | 9.87' | 5.00' | 9.81' | N23°44'30"W | 22°37'17" |
| C7 | 25.00' | 9.87' | 5.00' | 9.81' | S46°21'47"E | 22°37'17" |

| T.S.E. LINE TABLE | | |
|---|---|---|
| NO. | BEARING | DISTANCE |
| L1 | N71°13'01"E | 16.65' |
| L2 | N54°16'53"E | 88.18' |
| L3 | N51°42'56"E | 88.26' |
| L4 | N59°34'58"E | 27.02' |
| L5 | N67°18'39"E | 30.85' |

GRAPHIC SCALE
30 0 15 30 60 120
( IN FEET )
1 inch = 30 ft.

# SUBDIVISION RECORD PLAT

PLAT 586
# BLOOM
# MONTGOMERY VILLAGE
LOTS 20 THROUGH 37, PARCELS D AND E, BLOCK P
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: SEPTEMBER 13, 2023


VIKA MARYLAND, LLC
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#220221100

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIR — MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER

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

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

APPROVED: 2-1-2024
DIRECTOR

PLAT NO.

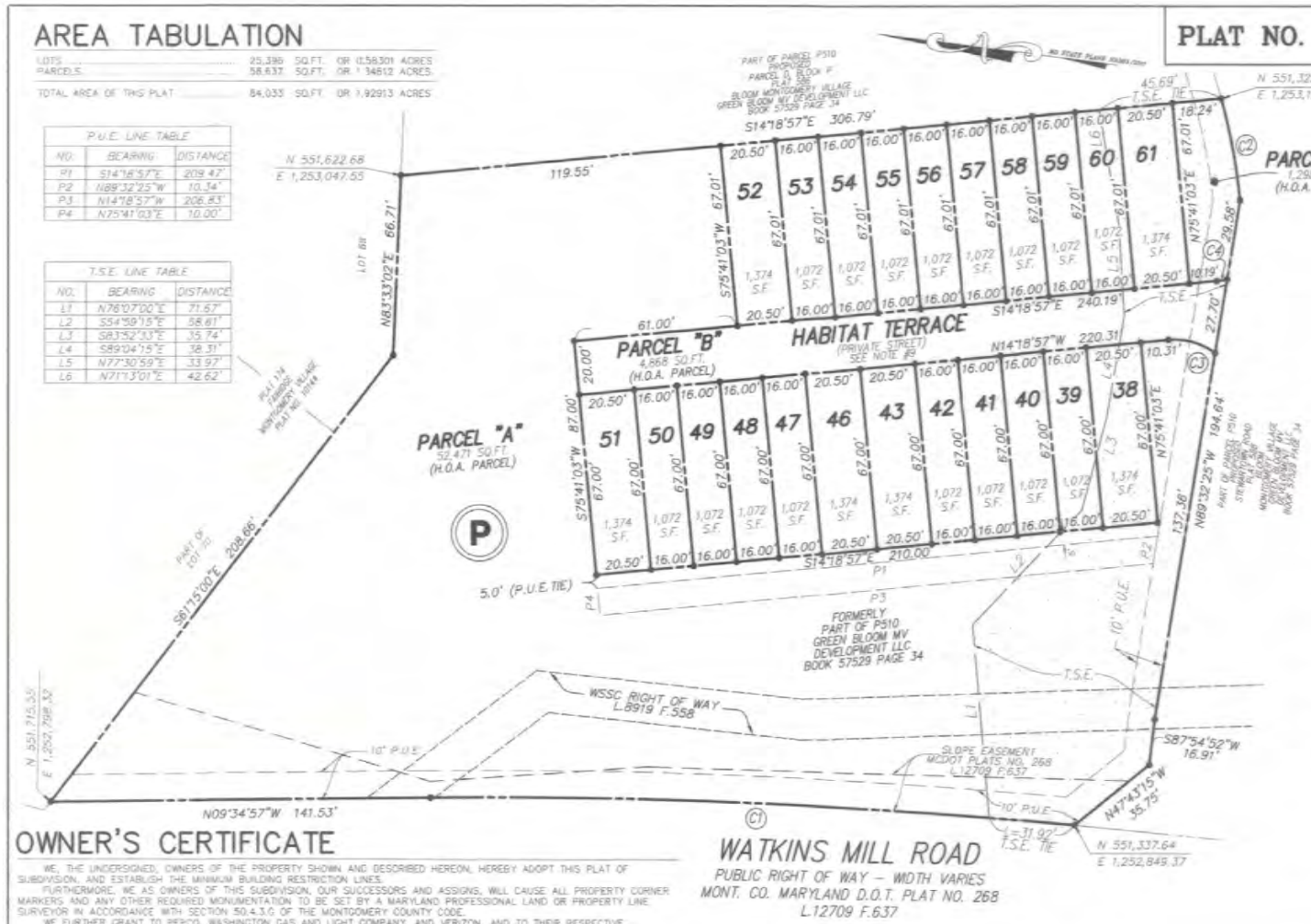
DATE:

# AREA TABULATION

| | | | |
|---|---|---|---|
| LOTS | 25,399 | SQ.FT. | OR 0.58301 ACRES |
| PARCELS | 58,637 | SQ.FT. | OR 1.34612 ACRES |
| TOTAL AREA OF THIS PLAT | 84,033 | SQ.FT. | OR 1.92913 ACRES |

| P.U.E. LINE TABLE | | |
|---|---|---|
| NO. | BEARING | DISTANCE |
| P1 | S14°18'57"E | 209.47' |
| P2 | N89°32'25"W | 10.34' |
| P3 | N14°18'57"W | 206.83' |
| P4 | N75°41'03"E | 10.00' |

| T.S.E. LINE TABLE | | |
|---|---|---|
| NO. | BEARING | DISTANCE |
| L1 | N76°07'00"E | 71.57' |
| L2 | S54°59'15"E | 58.61' |
| L3 | S83°52'33"E | 35.74' |
| L4 | S89°04'15"E | 38.31' |
| L5 | N77°30'59"E | 33.97' |
| L6 | N71°13'01"E | 42.62' |




## LEGEND

| | |
|---|---|
| S.F. | SQUARE FEET |
| N | NORTHING |
| E | EASTING |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| T.S.E. | TEMPORARY SLOPE EASEMENT |
| | TEMPORARY SLOPE EASEMENT AREA |

## VICINITY MAP

SCALE: 1" = 2000'

## NOTES

1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. FU342 AND IS 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.) 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 58288 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.) PARCEL B, BLOCK P (HABITAT TERRACE) AS SHOWN HEREON IS SUBJECT TO A RESTRICTIVE COVENANT FOR PRIVATE ROADS RECORDED IN BOOK 54062 AT PAGE 338.

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

11.) THE PROPERTY SHOWN HEREON IS SUBJECT TO FINAL FOREST CONSERVATION PLAN NO. 820170130. FOREST CONSERVATION REQUIREMENTS ARE BEING SATISFIED BY THE TERMS OF A FOREST CONSERVATION EASEMENT RECORDED IN BOOK 66749 AT PAGE 186, BOOK 66753 AT PAGE 56, BOOK 83318 AT PAGE 195, BOOK 59326 AT PAGE 111, AND BOOK 59326 AT PAGE 150, ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

12.) 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.

| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| NO. | RADIUS | LENGTH | TANGENT | CHORD BEARING | CHORD | DELTA |
| C1 | 2290.00' | 240.04' | 120.13' | N06°34'46"W | 239.94' | 06°00'21" |
| C2 | 224.50' | 38.29' | 19.19' | N70°29'19"E | 38.24' | 09°46'19" |
| C3 | 25.00' | 18.40' | 9.64' | N06°45'57"E | 17.98' | 42°09'45" |
| C4 | 25.00' | 3.99' | 2.00' | N18°53'03"W | 3.98' | 09°08'11" |

## 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 3834 AT FOLIO 457. SAID TERMS BEING INCORPORATED HEREIN BY THIS REFERENCE.

WE FURTHER GRANT TO MONTGOMERY COUNTY, MARYLAND, A TEMPORARY SLOPE EASEMENT DESIGNATED HEREON AS "T.S.E.", ADJACENT TO ALL PUBLIC STREET RIGHT OF WAY LINES. SAID TEMPORARY SLOPE EASEMENTS SHALL BE EXTINGUISHED AT SUCH TIME AS THE PUBLIC IMPROVEMENTS ON THE ABUTTING PUBLIC STREETS HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND.

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: RUSSELL HINES
TITLE: AUTHORIZED SIGNATORY
DATE: 9/14/23

TRUSTEE FOR FVCBANK:
NAME: LISA M. CRACE
TITLE: TRUSTEE
DATE: 10/19/23

TRUSTEE FOR NVR:
NAME: LISA M. McCULLEY
TITLE: TRUSTEE
DATE: 9/19/23

11/29/2023
DATE

## 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 84,033 SQ.FT. OR 1.92913 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

JOSHUA G. PRICE
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21848
LICENSE EXPIRES: MAY 31, 2024

STATE OF MARYLAND
JOSHUA G. PRICE
No. 21848
PROFESSIONAL LAND SURVEYOR

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED:

CHAIR — MONTGOMERY PLAT SIGNATORY FOR SECRETARY–TREASURER

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

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

APPROVED: 2-1-2024
DIRECTOR

PLAT NO:

DATE:

GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.

# SUBDIVISION RECORD PLAT

PLAT 587

# BLOOM MONTGOMERY VILLAGE

LOTS 38 THROUGH 43, LOTS 46 THROUGH 61, PARCELS A, B, & C, BLOCK P
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: SEPTEMBER 13, 2023


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


#220221110

Z:\000-9999\9300\CADD\VIKA SURVEYS\RECORDPLATS\AREA-2\AREA 9A\9300-9A-MEA24-PLAT 8.-587.dwg

# PLAT NO.

## AREA TABULATION

| | | |
|---|---|---|
| STREET DEDICATION | 38,430 SQ.FT. | OR 0.88223 ACRES |
| PARCELS | 31,173 SQ.FT. | OR 0.71583 ACRES |
| TOTAL AREA OF THIS PLAT | 69,603 SQ.FT. | OR 1.59786 ACRES |

## LEGEND

S.F. ..... SQUARE FEET
N ..... NORTHING
E ..... EASTING
P.U.E. ..... PUBLIC UTILITY EASEMENT
T.S.E. ..... TEMPORARY SLOPE EASEMENT
= TEMPORARY SLOPE EASEMENT AREA

## 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.D OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF THIS PLAT OF SUBDIVISION IS 69,603 SQ.FT. OR 1.59787 ACRES OF LAND, OF WHICH 38,430 SQ.FT. OR 0.88223 IS DEDICATED TO PUBLIC USE.

DEC 18, 2023
DATE

JOSHUA G. PRICE
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21846
LICENSE EXPIRES: MAY 31, 2024

STATE OF MARYLAND — JOSHUA G. PRICE — No. 21846 — PROFESSIONAL LAND SURVEYOR

## VICINITY MAP

SCALE: 1" = 2000'

| T.S.E. LINE TABLE | | |
|---|---|---|
| NO. | BEARING | DISTANCE |
| L1 | S08°45'00"E | 10.94' |
| L2 | S60°17'41"W | 98.16' |
| L3 | S56°49'25"W | 59.66' |
| L4 | S60°27'54"W | 55.70' |
| L5 | S63°29'17"W | 61.86' |
| L6 | S49°56'48"W | 100.86' |
| L7 | N63°50'15"W | 22.00' |
| L8 | N26°15'58"E | 22.31' |
| L9 | N47°52'49"W | 41.95' |
| L10 | S84°11'08"W | 140.38' |

| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| NO. | RADIUS | LENGTH | TANGENT | CHORD | CHORD BEARING | DELTA |
| C1 | 224.50' | 118.64' | 60.74' | 117.26' | N60°14'07"E | 30°16'42" |
| C2 | 275.50' | 133.24' | 67.95' | 131.95' | S58°57'05"W | 27°42'38" |
| C3 | 500.00' | 134.85' | 67.64' | 134.44' | S57°31'37"W | 15°27'11" |
| C4 | 340.50' | 204.34' | 105.35' | 201.29' | N66°59'34"E | 34°23'04" |
| C5 | 219.50' | 106.16' | 54.14' | 105.13' | S58°57'05"W | 27°42'38" |
| C6 | 219.50' | 96.03' | 48.79' | 95.26' | S60°16'26"W | 25°03'57" |
| C7 | 219.50' | 10.13' | 5.07' | 10.13' | S46°25'06"W | 02°38'41" |
| C8 | 330.50' | 74.76' | 37.54' | 74.60' | N51°34'35"E | 12°57'38" |
| C9 | 330.50' | 26.69' | 13.35' | 26.68' | N55°44'36"E | 04°37'36" |
| C10 | 330.50' | 48.07' | 24.08' | 48.03' | N49°15'47"E | 08°20'02" |
| C11 | 118.50' | 61.75' | 31.59' | 61.06' | N72°59'08"E | 29°51'28" |
| C12 | 118.50' | 8.16' | 4.08' | 8.16' | N85°56'26"E | 03°56'47" |
| C13 | 118.50' | 53.59' | 27.26' | 53.13' | N71°00'45"E | 25°54'41" |
| C14 | 162.50' | 69.45' | 35.26' | 68.92' | N70°18'01"E | 24°29'13" |

## NOTES

1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. FU342 AND IS 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 OF THE PROPERTY. ANY MATTER AFFECTING THE OWNERSHIP AND USE OF THE PROPERTY SHOWN ON THIS 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, ALL OF WHICH ARE ON FILE AT THE 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 SUBDIVISION RECORD PLAT IS INTENDED TO BE 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 #120170155A AND SITE PLAN #820170130E, ENTITLED "BLOOM MV AREAS I–IV", AS MAY BE AMENDED.

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 58269 AT PAGE 42.

8.) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "COMMON OPEN SPACE COVENANT WITH THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION" RECORDED IN BOOK 28045 AT FOLIO 578 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

9.) PARCELS A, B, & C, BLOCK N 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. 820170130, FOREST CONSERVATION EASEMENTS ARE BEING SATISFIED BY THE TERMS OF A PERPETUAL FOREST CONSERVATION EASEMENT RECORDED IN BOOK 58174 AT PAGE 186, BOOK 58293 AT PAGE 160, BOOK 59315 AT PAGE 232 AND BOOK 59326 AT PAGE 150, ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

11.) 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.

12.) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "PUBLIC ACCESS COVENANT" RECORDED IN BOOK 58293 AT PAGE 232 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

## 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 AND DEDICATE PARCELS A, B, & C, BLOCK N, SHOWN HEREON DEDICATED TO PUBLIC USE AND WE, THE OWNERS, AND ALL OTHER PERSONS ENTITLED TO DISPOSITION OF THE PROPERTY, RELEASE ANY AND ALL RIGHTS WE MAY HAVE IN THE PROPERTY SHOWN HEREON DEDICATED TO PUBLIC USE. WE ALSO ADOPT THIS PLAT OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE PARCELS A, B, & C, BLOCK N TO BE SURVEYED BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.C.6 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 HEREIN 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.

WE FURTHER GRANT TO MONTGOMERY COUNTY, MARYLAND, A TEMPORARY SLOPE EASEMENT DESIGNATED HEREON AS "T.S.E.", ADJACENT TO ALL PUBLIC STREET RIGHT OF WAY LINES. SAID TEMPORARY SLOPE EASEMENTS SHALL BE EXTINGUISHED AT SUCH TIME AS THE PUBLIC IMPROVEMENTS ON THE ABUTTING PUBLIC STREETS HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND.

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: J. RUSSELL HINES
TITLE: AUTHORIZED SIGNATORY
DATE: 11/29/23

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

NAME: J. RUSSELL HINES
TITLE: AUTHORIZED SIGNATORY
DATE: 11/29/23

TRUSTEE FOR FVCBANK:
NAME: LISA M. CIAZE
TITLE: TRUSTEE
DATE: 12/11/23

TRUSTEE FOR NVR:
NAME: LISA M. McCULLEY
TITLE: TRUSTEE
DATE: 11/30/2023

GRAPHIC SCALE

20 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.

## SUBDIVISION RECORD PLAT

PLAT 588
# BLOOM MONTGOMERY VILLAGE

PARCELS A, B, & C, BLOCK N
AND STREET DEDICATION – "STEWARTOWN ROAD"
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: SEPTEMBER 13, 2023

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

#220221120

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED:

CHAIR — MONTGOMERY PLAT SIGNATORY FOR SECRETARY–TREASURER

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

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

APPROVED: 2-1-2024
DIRECTOR

PLAT NO.

DATE:

E:\1990-999F\1989\CADD\VIKA SURVEYS\RECORDPLATS\AREA-2\AREA 2A\1820-BP-AREA2A-PLAT 7 -588.dwg

MONTGOMERY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Certified Plan - 82017013E
APPROVAL
11/06/23

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

### SITE PLAN

| | | |
|---|---|---|
| *SP-01 | 07-BSITE-82017013E-01 | COVER SHEET |
| **SP-01A | 07-BSITE-82017013E-01A | DEVELOPMENT PROGRAM |
| SP-02 | 07-SITE-820170130-02 | PLAN APPROVALS |
| SP-03 | 07-BSITE-82017013B-03 | PLAN APPROVALS |
| SP-03A | 07-BSITE-82017013B-03A | PLAN APPROVALS |
| SP-03B | 07-BSITE-82017013D-03B | PLAN APPROVALS |
| **SP-03C | 07-BSITE-82017013E-03C | PLAN APPROVALS |
| *SP-04 | 07-BSITE-82017013E-04 | AREA I |
| *SP-05 | 07-BSITE-82017013E-05 | AREA I |
| *SP-06 | 07-BSITE-82017013E-06 | AREA I |
| *SP-07 | 07-BSITE-82017013E-07 | AREA I |
| *SP-08 | 07-BSITE-82017013E-08 | AREA II |
| *SP-09 | 07-BSITE-82017013E-09 | AREA II |
| *SP-10 | 07-BSITE-82017013D-10 | AREA II |
| *SP-11 | 07-BSITE-82017013E-11 | AREA III |
| *SP-12 | 07-BSITE-82017013E-12 | AREA III |
| SP-13 | 07-BSITE-82017013D-13 | AREA III |
| *SP-14 | 07-BSITE-82017013E-14 | AREA IV |
| *SP-15 | 07-BSITE-82017013E-15 | AREA IV |
| SP-16 | 07-BSITE-82017013D-16 | AREA IV |
| SP-17 | 07-BISTE-82017013E-17 | AREA IV |
| *SP-18 | 07-BSITE-82017013E-18 | AREA V |
| SP-19 | 07-BSITE-82017013D-19 | AREA V |
| *SP-20 | 07-BSITE-82017013E-20 | AREA V |
| SP-21 | 07-BSITE-82017013D-21 | AREA V |
| *SP-22 | 07-BSITE-82017013D-22 | AREA VI |
| *SP-23 | 07-BSITE-82017013D-23 | AREA VI |
| SP-24 | 07-BSITE-82017013D-24 | AREA VI |
| SP-25 | 07-BSITE-82017013D-25 | AREA VI |
| SP-26 | 07-BSITE-82017013D-26 | AREA VI |
| *SP-27 | 07-BSITE-82017013D-27 | AREA VI |

### LANDSCAPE PLAN

| | | |
|---|---|---|
| LA-01 | 08-LL-820170130-LA-01 | COVER SHEET |
| LA-02 | 08-LL-820170130-LA-02 | DESIGN GOALS & OBJECTIVES |
| LA-03 | 08-LL-820170130-LA-03 | PROGRAM & PERFORMANCE |
| *LA-04 | 08-LL-820170130-LA-04 | OVERALL COMPOSITE |
| *LA-05 | 08-BLL-82017013D-LA-05 | AREA I |
| *LA-06 | 08-BLL-82017013D-LA-06 | AREA I |
| *LA-07 | 08-BLL-82017013D-LA-07 | AREA I |
| *LA-08 | 08-BLL-82017013D-LA-08 | AREA I |
| LA-08A | 08-BLL-82017013B-LA-08A | MVF PARK PLANTING PLAN |
| LA-08B | 08-BLL-82017013B-LA-08B | MVF PARK PLANTING PLAN |
| LA-08C | 08-BLL-82017013B-LA-08C | MVF PARK PLANTING PLAN |
| LA-08D | 08-BLL-82017013B-LA-08D | MVF PARK PLANTING PLAN |
| LA-08E | 08-BLL-82017013B-LA-08E | MVF PARK PLANTING PLAN |
| LA-09 | 08-BLL-82017013D-LA-09 | AREA II |
| LA-10 | 08-BLL-82017013D-LA-10 | AREA II |
| LA-11 | 08-BLL-82017013D-LA-11 | AREA II |
| *LA-12 | 08-BLL-82017013E-LA-12 | AREA III |
| *LA-13 | 08-BLL-82017013E-LA-13 | AREA III |
| LA-14 | 08-BLL-82017013D-LA-14 | AREA III |
| *LA-15 | 08-BLL-82017013D-LA-15 | AREA IV |
| *LA-16 | 08-BLL-82017013D-LA-16 | AREA IV |
| LA-17 | 08-BLL-82017013D-LA-17 | AREA IV |
| *LA-18 | 08-BLL-82017013E-LA-18 | AREA IV |
| LA-19 | 08-BLL-82017013D-LA-19 | AREA V |
| LA-20 | 08-BLL-82017013D-LA-20 | AREA V |
| LA-21 | 08-BLL-82017013D-LA-21 | AREA V |
| LA-22 | 08-BLL-82017013D-LA-22 | AREA V |
| *LA-23 | 08-BLL-82017013D-LA-23 | AREA VI |
| LA-24 | 08-BLL-82017013D-LA-24 | AREA VI |
| LA-25 | 08-BLL-82017013D-LA-25 | AREA VI |
| *LA-26 | 08-BLL-82017013D-LA-26 | AREA VI |
| *LA-27 | 08-BLL-82017013E-LA-27 | MVF PARK DETAIL |
| LA-28 | 08-BLL-82017013B-LA-28 | DETAIL SHEETS |
| *LA-29 | 08-BLL-82017013B-LA-29 | DETAIL SHEETS |
| *LA-30 | 08-BLL-82017013B-LA-30 | DETAIL SHEETS |
| LA-31 | REMOVED UNDER 82017013B | |
| LA-32 | 08-BLL-82017013D-LA-32 | PLANTING DETAILS & NOTES |
| *LA-33 | 08-BLL-82017013D-LA-33 | MVF PARK SITE DETAILS |
| LA-34 | 08-BLL-82017013D-LA-34 | MVF PARK SITE DETAILS |
| *LA-35 | 08-BLL-82017013D-LA-35 | MVF PARK SITE DETAILS |

### HARDSCAPE PLAN

| | | |
|---|---|---|
| *HS-01 | 08-BLL-82017013D-HS-01 | AREA I |
| *HS-02 | 08-BLL-82017013D-HS-02 | AREA I |
| HS-03 | 08-BLL-82017013D-HS-03 | AREA I |
| HS-04 | 08-BLL-82017013D-HS-04 | AREA I |
| HS-05 | 08-BLL-82017013D-HS-05 | AREA II |
| HS-06 | 08-BLL-82017013D-HS-06 | AREA II |
| HS-07 | 08-BLL-82017013D-HS-07 | AREA II |
| *HS-08 | 08-BLL-82017013D-HS-08 | AREA III |
| *HS-09 | 08-BLL-82017013D-HS-09 | AREA III |
| HS-10 | 08-BLL-82017013D-HS-10 | AREA III |
| *HS-11 | 08-BLL-82017013D-HS-11 | AREA IV |
| *HS-12 | 08-BLL-82017013D-HS-12 | AREA IV |
| HS-13 | 08-BLL-82017013D-HS-13 | AREA IV |
| HS-14 | 08-BLL-82017013D-HS-14 | AREA IV |
| *HS-15 | 08-BLL-82017013E-HS-15 | AREA V |
| HS-16 | 08-BLL-82017013D-HS-16 | AREA V |
| *HS-17 | 08-BLL-82017013E-HS-17 | AREA V |
| HS-18 | 08-BLL-82017013D-HS-18 | AREA V |
| HS-19 | 08-BLL-82017013D-HS-19 | AREA VI |
| HS-20 | 08-BLL-82017013D-HS-20 | AREA VI |
| HS-21 | 08-BLL-82017013D-HS-21 | AREA VI |
| HS-22 | 08-BLL-82017013D-HS-22 | AREA VI |

### LIGHTING PLAN

| | | |
|---|---|---|
| *PM-100 | 08-BLL-82017013E-PM100 | PHOTOMETRIC PLAN - COMPOSITE |
| PM-200 | 08-BLL-82017013E-PM200 | PHOTOMETRIC PLAN - AREA I |
| PM-201 | 08-BLL-82017013D-PM201 | PHOTOMETRIC PLAN - AREA II |
| *PM-202 | 08-BLL-82017013E-PM202 | PHOTOMETRIC PLAN - AREA III |
| PM-203 | 08-BLL-82017013E-PM203 | PHOTOMETRIC PLAN - AREA IV |
| PM-204 | 08-BLL-82017013E-PM204 | PHOTOMETRIC PLAN - AREA V |
| PM-205 | 08-BLL-82017013D-PM205 | PHOTOMETRIC PLAN - AREA VI |
| PM-206 | 08-BLL-82017013D-PM206 | PHOTOMETRIC PLAN - AREA VI |
| PM-300 | 08-BLL-82017013D-PM300 | LIGHTING DETAILS |

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

### FINAL FOREST CONSERVATION PLAN

| | | |
|---|---|---|
| *FFCP-100 | 10-BFCP-82017013E-100 | FCP COVER SHEET |
| FFCP-200 | 10-FCP-820170130-200 | FCP SHEET INDEX |
| *FFCP-300 | 10-FCP-820170130-300 | COMPOSITE FCP |
| *FFCP-301 | 10-BFCP-82017013E-301 | FOREST CONSERVATION ESMTS. |
| *FFCP-302 | 10-BFCP-82017013E-302 | AFFORESTATION |
| FFCP-303 | 10-FCP-820170130-303 | GOLF COURSE REMEDIATION |
| FFCP-304 | 10-FCP-820170130-304 | GOLF COURSE REMEDIATION |
| FFCP-310 | 10-BFCP-82017013D-310 | AREA I DETAILED FCP |
| FFCP-311 | 10-BFCP-82017013D-311 | AREA I DETAILED FCP |
| *FFCP-312 | 10-BFCP-82017013E-312 | AREA I DETAILED FCP |
| *FFCP-313 | 10-BFCP-82017013E-313 | AREA I DETAILED FCP |
| *FFCP-320 | 10-BFCP-82017013E-320 | AREA II DETAILED FCP |
| FFCP-321 | 10-BFCP-82017013D-321 | AREA II DETAILED FCP |
| FFCP-322 | 10-BFCP-82017013D-322 | AREA II DETAILED FCP |
| *FFCP-323 | 10-BFCP-82017013E-323 | AREA II DETAILED FCP |
| *FFCP-330 | 10-BFCP-82017013E-330 | AREA III DETAILED FCP |
| FFCP-331 | 10-BFCP-82017013D-331 | AREA III DETAILED FCP |
| *FFCP-332 | 10-BFCP-82017013E-332 | AREA III DETAILED FCP |
| FFCP-340 | 10-BFCP-82017013A-340 | AREA IV DETAILED FCP |
| FFCP-341 | 10-BFCP-82017013A-341 | AREA IV DETAILED FCP |
| FFCP-342 | 10-BFCP-82017013A-342 | AREA IV DETAILED FCP |
| FFCP-343 | 10-BFCP-82017013A-343 | AREA IV DETAILED FCP |
| FFCP-350 | 10-BFCP-82017013A-350 | AREA V DETAILED FCP |
| FFCP-351 | 10-BFCP-82017013E-351 | AREA V DETAILED FCP |
| FFCP-352 | 10-BFCP-82017013A-352 | AREA V DETAILED FCP |
| *FFCP-360 | 10-BFCP-82017013D-360 | AREA VI DETAILED FCP |
| *FFCP-361 | 10-BFCP-82017013D-361 | AREA VI DETAILED FCP |
| FFCP-362 | 10-BFCP-82017013D-362 | AREA VI DETAILED FCP |
| FFCP-363 | 10-BFCP-82017013D-363 | AREA VI DETAILED FCP |
| *FFCP-364 | 10-BFCP-82017013D-364 | AREA VI DETAILED FCP |
| FFCP-365 | 10-BFCP-82017013D-365 | AREA VI DETAILED FCP |
| FFCP-366 | 10-BFCP-82017013D-366 | AREA VI DETAILED FCP |
| FFCP-400 | 10-BFCP-82017013B-400 | FCP TREE INVENTORY |
| FFCP-401 | 10-BFCP-82017013B-401 | FCP TREE INVENTORY |
| FFCP-410 | 10-FCP-820170130-410 | FCP NOTES |
| FFCP-500 | 10-FCP-820170130-500 | FCP DETAILS |

### ARCHITECTURE PLAN

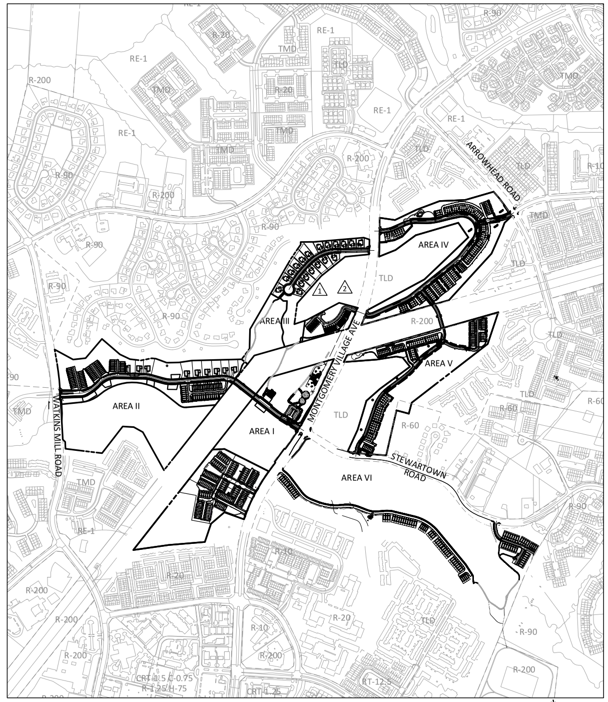
| | | |
|---|---|---|
| 1 | 09-ARCH-820170130-01 | 16'TOWNHOUSE ELEVATION |
| 2 | 09-ARCH-820170130-02 | 16'TOWNHOUSE ELEVATION |
| 3A | 09-BARCH-82017013B-03 | 18' TOWNHOUSE ELEVATION |
| 3B | 09-BARCH-82017013B-03 | 18' TOWNHOUSE ELEVATION |
| 4 | 09-ARCH-820170130-04 | 20' TOWNHOUSE ELEVATION |
| 5 | 09-ARCH-820170130-05 | 20' TOWNHOUSE ELEVATION |
| 6A | 09-BARCH-82017013B-06 | 22' TOWNHOUSE ELEVATION |
| 6B | 09-BARCH-82017013B-06 | 22' TOWNHOUSE ELEVATION |
| 6C | 09-BARCH-82017013B-06 | 22' TOWNHOUSE ELEVATION |
| 7 | 09-BARCH-82017013B-06 | 22' TOWNHOUSE ELEVATION |
| **8 | 09-BARCH-82017013E-07 | TOWNHOUSE END ELEVATIONS |
| 9 | 09-ARCH-820170130-09 | SINGLE FAMILY ELEVATIONS |
| 10 | 09-ARCH-820170130-10 | DUPLEX |

### SUPPORTING PLANS

| | | |
|---|---|---|
| MPDU-100 | 32-BMPDU-82017013C | MPDU LOCATION EXHIBIT [1] |
| *REC 01 | 32-REC-82017013E-01 | RECREATION PLAN COMPOSITE |
| REC 02 | 32-REC-82017013D-02 | AREA 1 |
| REC 03 | 32-REC-82017013D-03 | AREA 2 |
| REC 04 | 32-REC-82017013E-04 | AREA 3 |
| *REC 05 | 32-REC-82017013D-05 | AREA 4 |
| REC 06 | 32-REC-82017013D-06 | AREA 5 |
| REC 07 | 32-REC-82017013D-07 | AREA 6 |
| REC 08 | 32-REC-82017013D-07 | AREA 6 |
| PR 01 | 32-SECTIONS-820170130-01 | PRIVATE ROAD SECTIONS |
| PR 02 | 32-SECTIONS-820170130-02 | PRIVATE ROAD SECTIONS |
| *OPEN 0 | 32-OPEN-820170130-00 | OPEN SPACE PLAN |
| OPEN 1 | 32-OPEN-820170130-01 | OPEN SPACE PLAN |
| OPEN 2 | 32-OPEN-820170130-02 | OPEN SPACE PLAN |
| *OPEN 3 | 32-OPEN-820170130-03 | OPEN SPACE PLAN |
| OPEN 4 | 32-OPEN-820170130-04 | OPEN SPACE PLAN |
| OPEN 5 | 32-OPEN-820170130-05 | OPEN SPACE PLAN |
| OPEN 6A | 32-OPEN-820170130-06A | OPEN SPACE PLAN |
| OPEN 6B | 32-OPEN-820170130-06B | OPEN SPACE PLAN |
| FAP-01 | 13-FDA-820170130-01 | FIRE ACCESS PLAN |
| FAP-02 | 13-BFDA-82017013D-02 | FIRE ACCESS PLAN |
| *FAP-03 | 13-BFDA-82017013E-03 | FIRE ACCESS PLAN |
| FAP-04 | 13-FDA-820170130-04 | FIRE ACCESS PLAN |
| FAP-05 | 13-FDA-820170130-05 | FIRE ACCESS PLAN |
| FAP-06 | 13-BFDA-82017013D-06A | FIRE ACCESS PLAN |
| FAP-07 | 13-BFDA-82017013B-06B | FIRE ACCESS PLAN |

[1] TO BE UPDATED AS NEEDED PER DISCUSSIONS WITH DHCA.
* SHEETS UPDATED UNDER THIS AMENDMENT
** SHEETS ADDED UNDER THIS AMENDMENT

SITE PLAN AMENDMENT 82017013E:
1. REVISE PRIVATE ROAD ALIGNMENT TO ACCOMMODATE GAS EASEMENT CONSTRAINTS.
2. UPDATE LANDSCAPE, HARDSCAPE, AND CIVIL DESIGN PER ROAD ALIGNMENT REVISION
3. UPDATE COMPLETE CSP PER CONSTRUCTION INSPECTIONS AND FIELD ADJUSTMENTS.
4. REVISE LIMIT OF DISTURBANCE (L.O.D.) IN AREA 2 AND AREA 6.




### DEVELOPMENT STANDARDS FOR TLD & CRN ZONES

| | Zoning Ordinance Development Standards | | | 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) | 9.76 | | | 3.31 | | | |
| Units | 1163 | | | 27 | 0 | 369 | |
| MPDUs min. | >12.5% | | | 25.0% | | | 99 |
| **Units, Total:** | | | | 27 | 0 | 369 | 396 |
| 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 | 118 | |
| MPDUs min | 12.50% | | | 12.5% | | | 15 |
| **Units, Total:** | | | | n/a | n/a | 118 | 118 |
| Density (FAR) max | C-0.0, R-0.5 FAR | | | 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 | 487 | 514 |
| **Building Height:** | Detached House | Duplex | Townhouse | Detached House | Duplex | Townhouse | |
| TLD Zone max. | 40' | | | 35' | 40' | 40' | |
| CRN 0.5 Zone max. | 65' | | | 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' | 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' | | | 15' | | | |
| **CRN 0.5 Zone - Standard Method** | | | | | | | |
| Front min. | 5' | | | 5' | | | |
| Side street min. | 5' | | | 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 | | | |
| **Build-to Area (max setback & min % of building façade):** | Detached House | Duplex | Townhouse | Detached House | Duplex | Townhouse | |
| CRN 0.5 Zone | | | | | | | |
| 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% | |
| **Parking:** | Detached House | Duplex | Townhouse | Detached House | Duplex | Townhouse | Total |
| TLD & CRN 0.5 Zone | Baseline Min. 2.00 per unit | | | 54 | 0 | 746 | 800 |
| MPDU | 0.5 times baseline / 1.00 per unit | | | | | 114 | 114 |
| Total: | | | | 54 | 0 | 860 | 914 |
| **Open Space:** | | | | | | | |
| TLD Zone min | 20% / 950,315 sf | | | 46.50% | or | 2,207,370 sf | |
| TLD Zone Site Coverage (townhouse only) max. | n/a | n/a | 40% | 23.05% | or | 1,200,000 sf | |
| CRN 0.5 Zone. as common open space min. (%) | n/a | n/a | 10% | n/a | n/a | 45% | |
| 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.

### DEVELOPMENT TABULATIONS

| AREA I - STANDARD METHOD | |
|---|---|
| DESCRIPTION | AREA |
| AREA I DEVELOPMENT SITE - LOTS | 147,505.520 SF |
| HOA PARCELS (INCLUDES PROP. PRIV. ROAD) | 476,150.940 SF |
| LAND RESERVED FOR FUTURE CONVEYANCE | 310,760.560 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** |

| AREA II - OPTIONAL METHOD | | |
|---|---|---|
| DESCRIPTION | AREA | UNITS |
| AREA II DEVELOPMENT SITE - LOTS | 218,696.678 SF | |
| HOA PARCELS (INCLUDES PROP. ROAD) | 467,388.987 | |
| LAND RESERVED FOR FUTURE CONVEYANCE | 693,384.848 SF | |
| **SITE (FOR DENSITY CALCULATIONS)** | **1,379,770.513 SF** | |
| PROPOSED ROAD DEDICATIONS | 110,675.409 SF | |
| PROPOSED DETACHED HOUSE LOTS | 113,169.658 SF | |
| **SITE (FOR OPEN SPACE CALCULATIONS)** | **1,155,925.446 SF** | |
| **COMMON OPEN SPACE REQUIRED** | **231,186 SF** | |
| **MAXIMUM RESIDENTIAL UNITS ALLOWED** | | **309 UNITS** |

| AREA III - OPTIONAL METHOD | | |
|---|---|---|
| DESCRIPTION | AREA | UNITS |
| AREA III DEVELOPMENT SITE - LOTS | 258,739.250 SF | |
| HOA PARCELS | 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 DEDICATIONS)** | **420,571.38 SF** | |
| **COMMON OPEN SPACE REQUIRED** | **84,115 SF** | |
| **MAXIMUM RESIDENTIAL UNITS ALLOWED** | | **142 UNITS** |

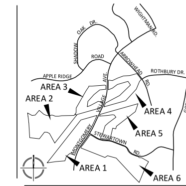
| AREA IV - OPTIONAL METHOD | | |
|---|---|---|
| DESCRIPTION | AREA | UNITS |
| AREA IV DEVELOPMENT SITE - LOTS | 151,063.004 SF | |
| HOA PARCELS | 604,221.787 SF | |
| **SITE (FOR DENSITY & OPEN SPACE CALCULATIONS)** | **755,284.791 SF** | |
| **COMMON OPEN SPACE REQUIRED** | **151,057 SF** | |
| **MAXIMUM RESIDENTIAL UNITS ALLOWED** | | **169 UNITS** |

| AREA V - OPTIONAL METHOD | | |
|---|---|---|
| DESCRIPTION | AREA | UNITS |
| AREA V DEVELOPMENT SITE - LOTS | 119,733.986 SF | |
| HOA PARCELS | 619,208.706 SF | |
| **SITE (FOR DENSITY & OPEN SPACE CALCULATIONS)** | **738,942.694 SF** | |
| **COMMON OPEN SPACE REQUIRED** | **147,789 SF** | |
| **MAXIMUM RESIDENTIAL UNITS ALLOWED** | | **165 UNITS** |

| AREA VI - OPTIONAL METHOD | | |
|---|---|---|
| DESCRIPTION | AREA | UNITS |
| AREA VI DEVELOPMENT SITE - LOTS | 135,253.370 SF | |
| HOA PARCELS (ROADS & OPEN SPACE) | 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** |

| 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** | **5,205,183** SF |
| **TOTAL UNITS ALLOWED IN AREAS 2-6** | **1,164** UNITS |
| **TOTAL UNITS PROPOSED IN AREAS 2-6** | **376** UNITS |

(1) SEE OPEN SPACE & RECREATION EXHIBIT, AS WELL AS JUSTIFICATION STATEMENT, DESCRIBING CONFORMANCE WITH COMMON OPEN SPACE REQUIREMENTS UNDER SECTION 6.6.1. ALTERNATIVE METHOD OF COMPLIANCE REGARDING DESIGN REQUIREMENTS.




VICINITY MAP
SCALE: 1" = 2000'

### 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 IS A REVISION OF FLOOD PLAIN STUDY #281949 APPROVED BY MCDPS OCTOBER 7, 2016 AS 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/FSD 420170430.
8. 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.
9. 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.
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.
12. PARKING WITHIN THE PUBLIC RIGHT-OF-WAY IS ILLUSTRATIVE AND MAY BE MODIFIED BY MCDPS OR MCDOT.
13. PER TLD SETBACK REQUIREMENTS, LOTS 7-19 IN AREA 3B REQUIRES A 20' REAR SETBACK DUE TO THE DEVELOPED ADJACENT PROPERTIES. LOTS 1-6 ONLY REQUIRE A 4' REAR SETBACK AS THE ABUTTING PARCEL IS IDENTIFIED AS OPEN SPACE AND WILL NOT BE DEVELOPED.
14. AN ON-SITE PRE-CONSTRUCTION MEETING IS REQUIRED TO BE SET UP WITH THE DEPARTMENT OF PERMITTING SERVICES (DPS), ZONING & SITE PLAN ENFORCEMENT DIVISION BEFORE ANY BUILDING CONSTRUCTION ACTIVITY OCCURS ON-SITE. THE OWNER OR HIS DESIGNEE WHO HAS SIGNATURE AUTHORITY, AND GENERAL CONTRACTOR MUST ATTEND THE PRE-CONSTRUCTION MEETING WITH THE DPS SITE PLAN ENFORCEMENT INSPECTOR. A COPY OF THE CERTIFIED SITE PLAN IS REQUIRED TO BE ON-SITE AT ALL TIMES. TO SCHEDULE A SITE PLAN INSPECTION WITH DPS, ZONING AND CODE COMPLIANCE SECTION (ZCCS), PLEASE CONTACT BRIAN KEELER, 240-581-4485.

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

1. MODIFICATION TO MCDOT SUBURBAN MINOR ARTERIAL ROAD SECTION.
2. 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%

DEVELOPER'S CERTIFICATE
The undersigned agrees to execute all the features of the Site Plan Approval No. 82017013E including Approval Conditions, Development Program, and Certified Site Plan.
Developer's Name: Green Bloom MV Development LLC by Monument Realty LLC, its Authorized Agent
Contact Person:
Address:
Phone:
Signature: Date: 11/06/23

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

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1300 SPRING STREET, SUITE 400
SILVER SPRING, MD 20910
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LERCH, EARLY & BREWER CHTD.
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JEFF AMATEAU

| REVISIONS | DATE |
|---|---|
| 820170130 | 12/26/17 |
| 82017013A | 11/08/19 |
| 82017013B | 10/08/20 |
| 82017013C | 06/24/21 |
| 82017013D | 04/26/22 |
| 82017013E | 10/20/23 |

BLOOM MV
AREA I-VI
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 227NW09
TAX MAP: FU342
SP# 82017013E

CERTIFIED

SITE PLAN
COVER SHEET

PROFESSIONAL SEAL
STATE OF MARYLAND ★ GHASSAN S. KHOURI ★ No. 25786 ★ PROFESSIONAL ENGINEER
Ghassan S Khouri

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. ENGINEER'S NAME: GHASSAN S. KHOURI, P.E. LICENSE No.: 25786 EXPIRATION DATE: JUNE 29, 2024

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DRAWN BY: KP
DESIGNED BY: LP
DATE ISSUED: SEPT. 8, 2023
VIKA PROJECT VM1920T
DRAWING NO.
SHEET NO. SP-01

MONTGOMERY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
On-Line Plan - 820170138
APPROVAL
11/06/23

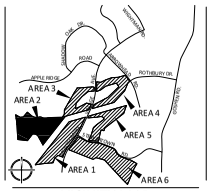
## PLAN LEGEND

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

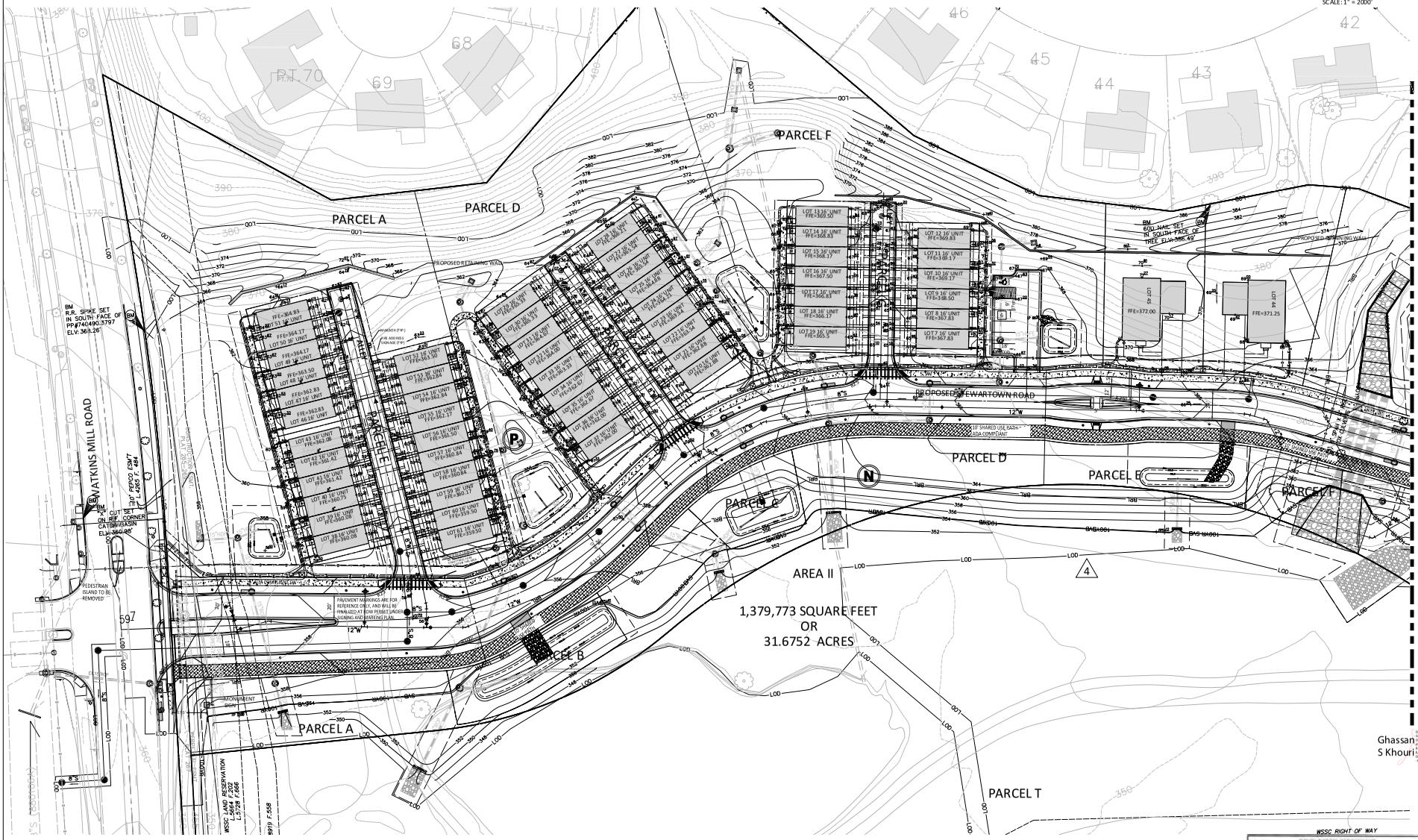
SITE PLAN AMENDMENT 82017013E:

1. REVISE AREA 3A PRIVATE ROAD ALIGNMENT TO ACCOMMODATE GAS EASEMENT CONSTRAINTS.
2. UPDATE AREA 3A LANDSCAPE, HARDSCAPE, & CIVIL DESIGN PER ROAD ALIGNMENT REVISION.
3. UPDATE COMPLETE CSP PER CONSTRUCTION INSPECTIONS AND FIELD ADJUSTMENTS.

4 REVISE LIMIT OF DISTURBANCE (L.O.D.) IN AREA 2 AND AREA 6.




VICINITY MAP
SCALE: 1" = 2000'





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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

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| REVISIONS | DATE |
|---|---|
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BLOOM MV
AREA I-VI
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 227NW09
TAX MAP: FU342
SP# 82017013E

CERTIFIED

DETAILED SITE PLAN AREA 2

PROFESSIONAL SEAL

STATE OF MARYLAND
GHASSAN S. KHOURI
No. 25138
PROFESSIONAL ENGINEER

Ghassan S Khouri

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. LICENSE NUMBER: 25138 EXPIRATION DATE: JUNE 30, 2024


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DRAWN BY: RJS
DESIGNED BY: LP
DATE ISSUED: SEPT. 8, 2023
VIKA PROJECT: VM19207
DRAWING NO.: XXX
SHEET NO.: SP-09

"FOR LOCATION OF UTILITIES CALL Bel-Air 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

The excavator must notify all public utility companies with underground facilities in the vicinity of proposed excavation at least forty-eight hours (not including weekends) prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

LAYOUT: SP-09, Plotted By: grimm

MONTGOMERY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Certified Plan - 820170138
APPROVAL
11/06/23

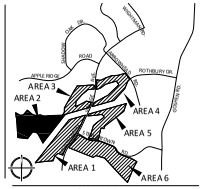
## PLAN LEGEND

| | | | |
|---|---|---|---|
| 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 | LOD PROPOSED LIMITS OF DISTURBANCE | EXISTING PHONE PEDESTAL | EXISTING INLETS |
| EXISTING FENCE LINE | PROPOSED STORM WATER EASEMENT | EXISTING PHONE MANHOLE | EXISTING CURB INLET |
| EXISTING NATURAL GAS CONDUIT | EXISTING PARKING LABEL | EXISTING UTILITY POLE | EXISTING CONCRETE |
| EXISTING OVERHEAD WIRES | EXISTING SANITARY CLEANOUT | EXISTING SANITARY MANHOLE | EXISTING CURB AND GUTTER |
| EXISTING TELEPHONE CONDUIT | EXISTING STORM DRAIN MANHOLE | EXISTING TRAFFIC CONTROL BOX | EXISTING BUILDING |
| EXISTING PUBLIC UTILITIES EASEMENTS | EXISTING ELECTRICAL JUNCTION BOX | EXISTING TRAFFIC SIGNAL POLE | EXISTING STOOP |
| EXISTING SANITARY SEWER CONDUIT | EXISTING ELECTRICAL MANHOLE | EXISTING TREE | EXISTING ELECTRICAL TRANSFORMER |
| EXISTING STORM DRAIN CONDUIT | EXISTING FIRE DEPARTMENT CONNECTION | EXISTING CABLE TELEVISION PEDESTAL | EXISTING ASPHALT |
| EXISTING WATER CONDUIT | EXISTING FIRE HYDRANT | EXISTING UNKNOWN UTILITY MANHOLE | EXISTING EASEMENT |
| EXISTING ZONE LIMITS | EXISTING GAS MANHOLE | EXISTING WATER METER | EXISTING REINFORCED CONCRETE PIPE |
| STREAM VALLEY BUFFER | | 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 2' CONTOUR | | | |

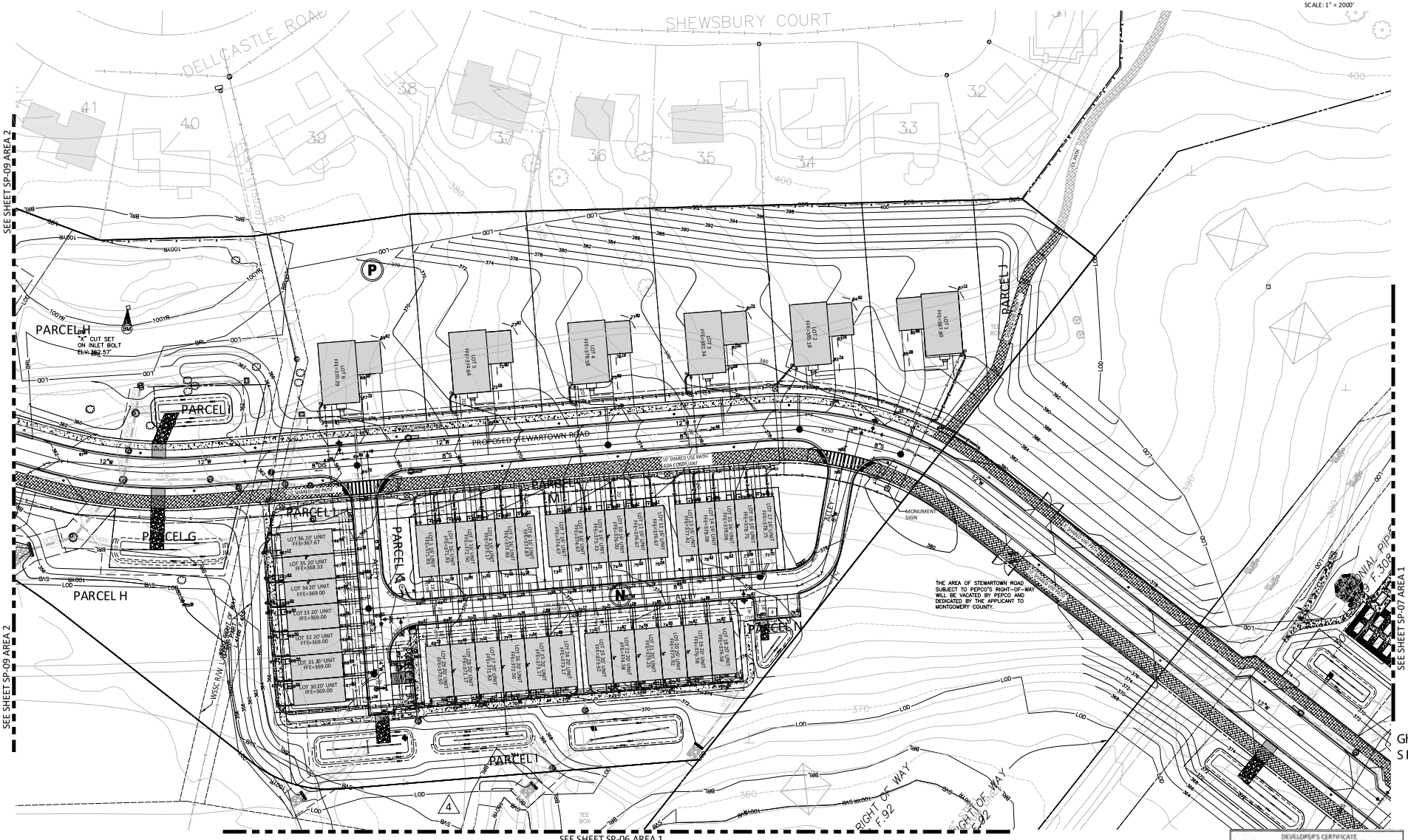
| | |
|---|---|
| BUILDING HEIGHT MEASURING POINT | |
| PROPOSED BIKE RACKS | |
| PROPOSED LIGHTS | |
| PEDESTRIAN LIGHTS | |
| PROPOSED PARKING LABELS | |
| PROPOSED CONCRETE PATH | |
| PROPOSED ASPHALT PATH | |
| PROPOSED FIRE HYDRANT | |
| DOOR LOCATION | |
| PROPOSED SWM FACILITY | |
| PROPOSED SWM FACILITY WITH CHEEK WALL AND CURB CUT | |
| PROPOSED RETAINING WALL | |
| PROPOSED STORM DRAIN | |
| PROPOSED MAIL BOX | |

SITE PLAN AMENDMENT 82017013E:
1. REVISE AREA 3A PRIVATE ROAD ALIGNMENT TO ACCOMMODATE GAS EASEMENT CONSTRAINTS.
2. UPDATE AREA 3A LANDSCAPE, HARDSCAPE, & CIVIL DESIGN PER ROAD ALIGNMENT REVISION.
3. UPDATE COMPLETE CSP PER CONSTRUCTION INSPECTIONS AND FIELD ADJUSTMENTS.

△1 REVISE LIMIT OF DISTURBANCE (L.O.D.) IN AREA 2 AND AREA 6.




VICINITY MAP
SCALE: 1" = 2000'




SCALE: 1" = 30'

DEVELOPER'S CERTIFICATE
The undersigned agrees to execute all the features of the Site Plan Approval No. 82017013E including Approval Conditions, Development Program, and Certified Site Plan.
Developer's Name: Green Bloom MV Development LLC by Monument Realty LLC, its Authorized Agent
Contact Person: *Russell Hines
Address: 750 17th St. NW, Suite 1100, Washington, DC 20006
Phone: 202.777.2010
Signature: Date: 11/16/23

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"
The excavator must notify all public utility companies with underground facilities in the vicinity of proposed excavation at least 48 hours before the date of excavation unless a shorter time is specified in the excavation permit issued by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

LAYOUT: SP-10, Plotted By: grimm

VIKA
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
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1300 SPRING STREET, SUITE 400
SILVER SPRING, MD 20910
301.588.4800
ERIK J. AULESTIA

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301.916.4100
JEFF AMATEAU

| REVISIONS | DATE |
|---|---|
| 82017013A | 11/08/19 |
| 82017013B | 10/08/20 |
| 82017013C | 06/24/21 |
| 82017013D | 04/26/22 |
| 82017013E | 10/20/23 |

BLOOM MV
AREA I-VI
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 227NW09
TAX MAP: FU342
SP# 82017013E

CERTIFIED

DETAILED SITE PLAN AREA 2

PROFESSIONAL SEAL
STATE OF MARYLAND
GHASSAN S. KHOURY
No. 15000
PROFESSIONAL ENGINEER
Ghassan S Khoury
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. LICENSE NO. 15000 EXPIRATION DATE: SEPTEMBER 8, 2023
LICENSED PROFESSIONAL ENGINEER
EXPIRATION DATE: JUNE 30, 2024

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DRAWN BY: RJS
DESIGNED BY: LP
DATE ISSUED: SEPT. 8, 2023
VIKA PROJECT: VM1920T
DRAWING NO.: XXX
SHEET NO.: SP-10