

**LEGEND**

- EX SIGNAL POLE
- EX MANHOLE
- ⊕ EX STORM DRAIN MANHOLE
- EX UTILITY POLE
- EX GUY WIRE
- ☆ EX LIGHT
- EX SIGN
- ⊕ EX FIRE HYDRANT
- EX PROPERTY LINE
- EX EASEMENT LINE
- EX METAL FENCE
- EX WOOD FENCE
- EX OVER HEAD WIRE
- LIMIT OF DISTURBANCE
- ▨ PROPOSED RETAINING WALL
- ▨ PROPOSED BIO-RETENTION AREA
- ▨ SIDEWALK
- PROPOSED TREE LINE
- ★ PROPOSED STREET LIGHT

**PROFESSIONAL CERTIFICATION**

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NUMBER: 3822  
 EXPIRATION DATE: 03/16/2025

Not valid without signature

**DEVELOPER'S CERTIFICATE**

THE UNDERSIGNED AGREES TO EXECUTE ALL FEATURES OF THE CONDITIONAL USE PLAN APPROVAL NO. INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM AND CERTIFIED CONDITIONAL USE PLAN.

DEVELOPER'S NAME: CM MUNCASTER LLC COMPANY  
 CHRIS MALM CONTRACT PERSON

ADDRESS: 1355 BEVERLY ROAD, SUITE 330, McLEAN, VA 22101  
 PHONE: (703) 734-9855

SIGNATURE: \_\_\_\_\_

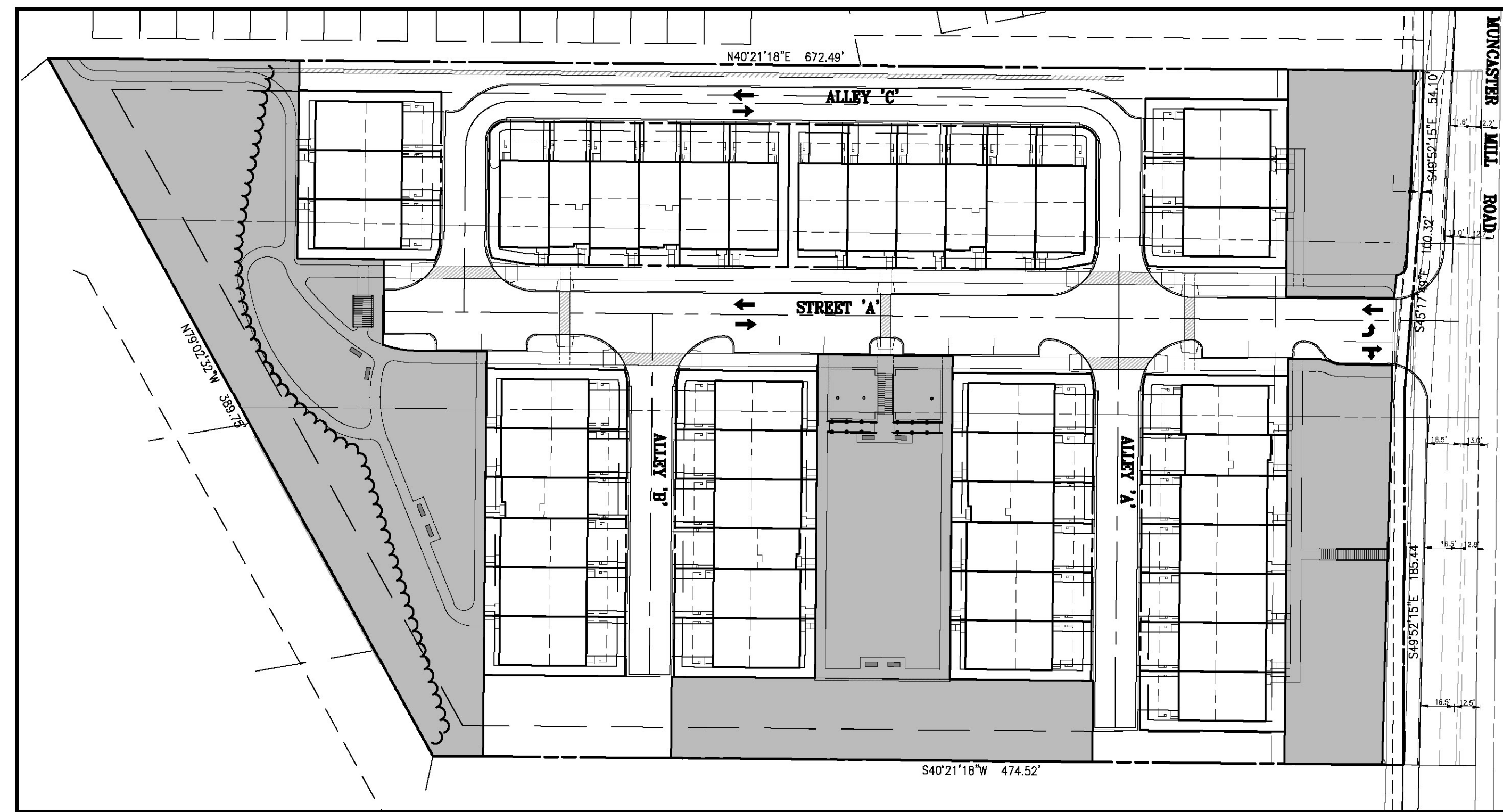


Exhibit 34  
 OZAH Case No: CU 24-07

**DEVELOPMENT STANDARDS**

**TMD Zone, Optional Method of Development**

	Existing	Proposed
Zoning	R-200	R-200, Optional Dev Method
Gross Tract Area	194,216 SF (4.46 Acres)	194,216 SF (4.46 Acres)
Prior Dedications	0	0
Proposed Dedications	0	0
	<b>Required / Allowed</b>	<b>Proposed/Provided</b>
Tract Area	194,216 SF (4.46 Acres)	194,216 SF (4.46 Acres)
Density (Max Units/Usable Area)	12.1 DU/Acre	10.4 DU/Acre
Common Open Space	20% Min.	33% (64,593 SF)
Minimum Lot Area	800 SF	1300 SF
Lot Width at Front BRL	12 ft	12 ft
Lot Width at Front Lot Line	14 ft	14 ft
Frontage on Street or Open Space	Required	Provided
Coverage (Max.)	40%	39%
<b>Building Height (Max.)</b>		
Principal Building Height	40'	40'
Accessory Building Height	25'	25'
<b>Building Setbacks (Min.)</b>		
Principal Building Setback	F-10' / 4' / S-5' / R-4'	F-5' / S-5' / R-4'
Accessory Building Setback	F-10' / S-4' / R-4'	F-10' / S-4' / R-4'
Moderately Priced Dwelling Units	12.5%	16.3%
Vehicle Parking	Min. 2 SP/DU; Max. No Limit	Min. 2 SP/DU 86 Spaces (43 Proposed DU *2 SP/DU)

**DATA TABLE**

Ex. Zoning	R-200
Proposed Development Zone	R-200, TMD Zone Option w/ MPDU
Ex. Water/Sewer Categories	W-1/S-1
Method of SWM	Environmental Site Design
Watershed	Rock Creek
Topographical Information from	CPI Survey
Contour Interval	2'
Boundary Information from	Charles P. Johnson & Associates
Maryland State Grid Datum Used	NAD 83/91
Tax Map Reference	GT42
WSSC Base Map	223N W07 & 224N W07
<b>Areas</b>	
Gross Tract Area	194,216 s.f. or 4.4586 Ac.
Previous Dedication to Public	None
100 Year Floodplain	None
Stream Valley Buffer	None
Wetlands	None

**UPDATES/REVISIONS:**

10/21/23 UPDATE TO ADDRESS DRC COMMENTS. SSS

**CONDITIONAL USE PLAN DESIGN FOR LIFE**

**MUNCASTER MILL PROPERTY**  
 4th ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND

**CPJ Charles P. Johnson & Associates, Inc.**  
 Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors  
 1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9094  
 www.cpj.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT: CM Muncaster LLC 3355 Beverly Road, Suite 330 McLean, VA 22101	WSSC GRID: 223N W07 & 224N W07 LWP/ML	TAX MAP: GT42
DRAWN: SSS	SHEET: 1	OF: 1
DATE: MARCH 2023	SCALE: 1" = 30'	FILE NO: 2021-1586

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OPEN SPACE INSET  
 COMMON OPEN SPACE: 65,000 SQ. FT. OR 33%

SCALE: 1" = 50'