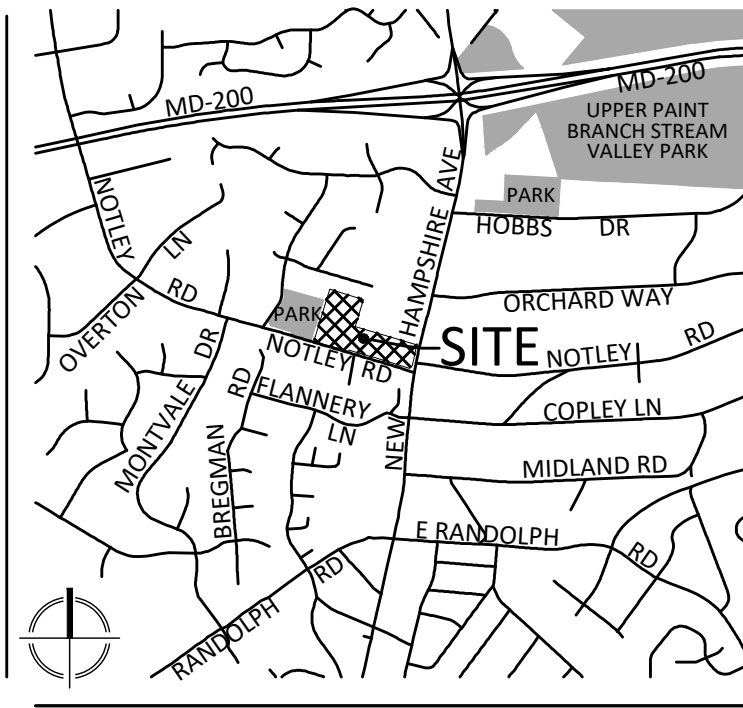


E-FILE STAMP

Exhibit 77  
OZAH Case No. H-159



VICINITY MAP  
SCALE: 1" = 2000'

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4041 Powder Mill Rd., Suite 215  
Beltsville, MD 20705  
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*Our Site Set on the Future.*

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e-mail: DMuller@ryansdev.com

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khw@goroveslade.com

COMMON OPEN SPACE DESIGN REQUIREMENTS FOR STANDARD  
METHOD DEVELOPMENT (6.3.5.B.1)

a. COMMON OPEN SPACE IS LOCATED IN A CENTRAL LOCATION OR  
PLACED IN A LOCATION TAKING ADVANTAGE OF AN IMPORTANT  
ADJACENT NATURAL FEATURE OR OPEN SPACE.

THE OPEN SPACE IS PROVIDED IN THREE CONNECTED SPACES  
SEPARATED ONLY BY INTERNAL RESIDENTIAL STREETS. THE CENTRAL  
SPACE IS FLANKED BY A LINEAR PARK TO THE EAST AND THE PRIMARY  
PARK SPACE TO THE WEST, WHICH IS CONNECTED TO THE ABUTTING  
MNCPPC PARK.

b. THE MINIMUM WIDTH FOR ANY REQUIRED COMMON OPEN SPACE  
IS 50 FEET EXCEPT FOR THE LINEAR PARK, WHICH IS APPROXIMATELY  
40 FEET DEEP, MEETING THE INTENT OF DIVISION 6.3, TO PROVIDE  
ADEQUATE LIGHT, AIR, CIRCULATION, AND RECREATION AND  
ENCOURAGE THE ENHANCEMENT OF WATER AND AIR QUALITY.

THE PRIMARY OPEN SPACE IS CONNECTED TO THE ABUTTING MNCPPC  
PARK AND IS AT LEAST 90 FEET WIDE; THE CENTRAL OPEN SPACE IS  
APPROXIMATELY 49 FEET X 132 FEET; AND THE LINEAR PARK IS  
APPROXIMATELY 38 FEET X 481 FEET. THE LINEAR PARK PROVIDES A  
SEATING AREA & SHADE STRUCTURE, CURVILINEAR PARK, SMALL  
VEGETATED BIOPANTERS, AND NEW LANDSCAPE PLANTINGS TO  
MEET THE INTENT OF DIVISION 6.3.

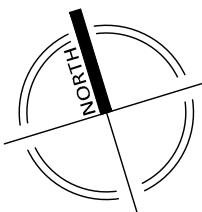
c. THE CENTRAL OPEN SPACE IS APPROXIMATELY 6,100 SQUARE FEET  
AND IS DIRECTLY ACROSS INTERNAL RESIDENTIAL STREETS FROM THE  
APPROXIMATELY 19,000 SQUARE-FOOT LINEAR PARK TO THE EAST  
AND THE APPROXIMATELY 18,000 SQUARE-FOOT PRIMARY OPEN  
SPACE TO THE WEST. 100% OF THE COMMON OPEN SPACE IS  
PROVIDED IN THESE THREE AREAS SEPARATED ONLY BY INTERNAL  
RESIDENTIAL STREETS WITH LOW TRAFFIC VOLUME AND CLEAR, SAFE  
CROSSINGS.

FINAL DESIGN AND LAYOUT OF THE COMMON OPEN SPACE WILL BE  
DETERMINED DURING SITE PLAN REVIEW BUT AT LEAST 35,997  
SQUARE FEET (10%) OF THE SITE AREA WILL BE PROVIDED.

LEGEND

- Proposed Residential Building
- Open Space (44,027 s.f.)
- Private Open Space (67,639 s.f.)
- HOA Open Space (50,445 s.f.)
- ROW Open Space (28,730 s.f.)
- Subject Property Limits
- Proposed Face of Curb
- Proposed Public Utility Easement
- Proposed 30' Building Setback
- Proposed Sidewalk

0 20' 40' 80'  
SCALE: 1" = 40'

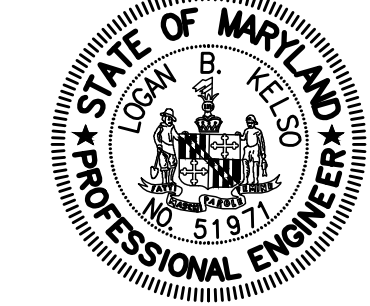


**NOTLEY ROAD**  
5TH ELECTION DISTRICT  
MONTGOMERY COUNTY,  
MARYLAND  
WSSC GRID: 218NE01  
TAX MAP: JR52

#H-159

OPEN  
SPACE  
PLAN

PROFESSIONAL SEAL



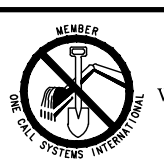
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED OR APPROVED BY ME, AND THAT I AM A  
DULY LICENSED PROFESSIONAL ENGINEER UNDER THE  
LAWS OF THE STATE OF MARYLAND.  
NAME: LOGAN B. KELSO  
LICENSE NO.: 51513  
EXPIRATION DATE: 12/31/2025

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DESIGNED BY: JS/CSB  
DATE ISSUED: 04/17/2025  
VIKA  
PROJECT: VM50728  
DRAWING  
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SHEET NO.

NOT FOR CONSTRUCTION



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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.