

VICINITY MAP - NTS

**GENERAL NOTES:**

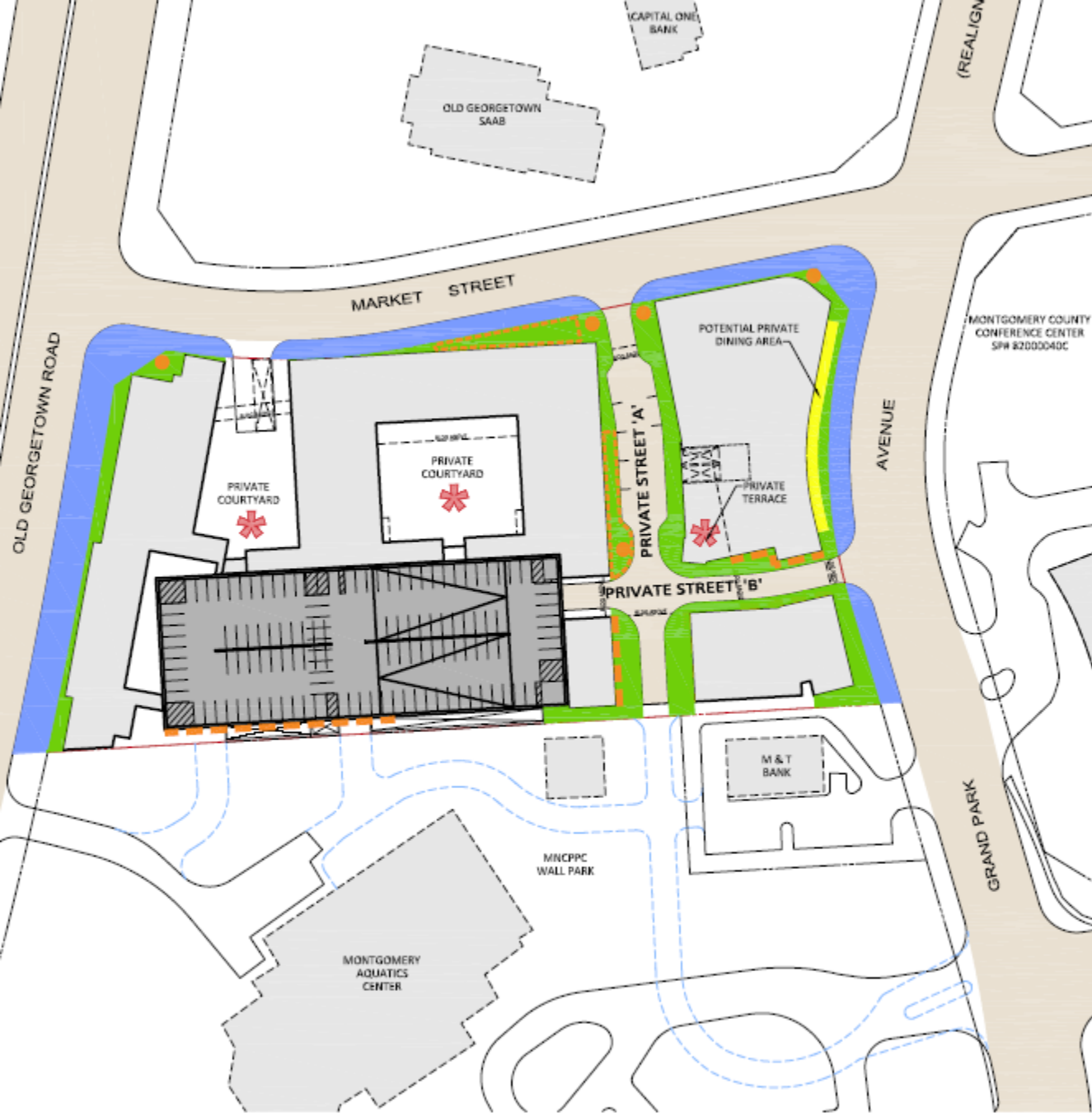
1. The Sketch Plan drawings are conceptual only and represent proposed development in an illustrative manner. Final building locations, dimensions, heights, uses, phasing, density, development standards and programs shall be determined at time of site plan applications. Maximum density and heights for the property pursuant to the CR Zone and the White Flint Sector Plan may be permitted.
2. Phasing boundaries may be adjusted and the density of phases shifted at the time of preliminary plan or site plan approval. Phases may be sequenced in any order or combined. However, the total density must not exceed 695,586 GSF for the gross tract.
3. Based on map 16 in the White Flint Sector Plan, the majority of the site is zoned CR3, with a portion of the site being zoned CR4. The mix of uses shown may be modified up to the total allowed for the project, based on a Gross Tract Area of 227,018 sf. The maximum allowable commercial component for the project is 1.5 FAR, and the maximum allowable residential component is 2.5 FAR for a total of 3.0 FAR for the site (C1.5, R2.5, H7D).
4. This property is subject to an NRI/FSD, as filed on May 29, 2013.

**LEGEND**

- Height Allowed
  - Height Illustrated
  - Proposed Taller/Shorter Buildings
  - Proposed Property Line
  - Adjacent Existing Buildings
  - Loading Space (Typ.)
  - Development area impacted by pending Old Georgetown Saab consent
- Note: The shaded area delineates the property owned by Old Georgetown Saab. If consent to include the Old Georgetown Saab property is not obtained prior to preliminary plan application, this area will not be included & layout will be revised.



...density requested for each building... requirements of Section 30-C-15.6 and the applicable standards and requirements of the... density... for the permitted... to the proposed... categories and... at the time of... plan based on actual... density and use of...  
 ...actually constructed, with no MPDU bonus density proposed, in accordance with Chapter 23A of the Montgomery County Code, 2004, as amended, and Executive Regulations.



Public Use Space (based on Net Lot Area)

	REQUIRED	PROPOSED
Public Use Space %	30.0%	30.0%
Public Use Space SF	18,000	18,000
Right of Way Streetscape %	N/A	10.0%
Right of Way Streetscape SF	N/A	18,000

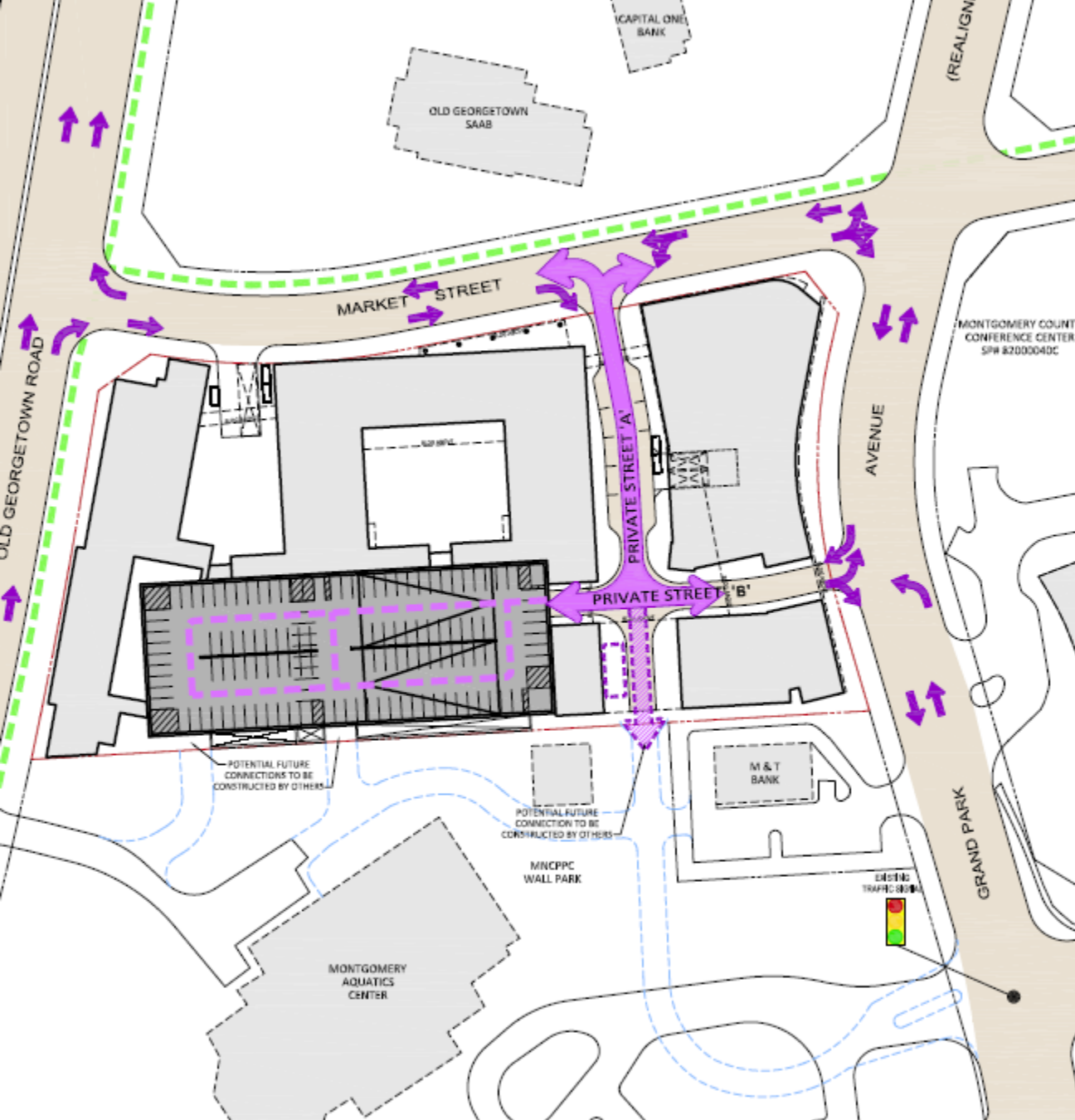
Note: Final Public Use Space may be modified but shall not be less than 10% of net lot area.

- Potential Private Dining Area
- Potential Conceptual Active/Passive Outdoor Recreation Locations
- Potential Conceptual Art Locations (statuary, fountain, sculpture, etc)
- Potential Conceptual Facade Installations
- General Area Installation (installations in series, interactive/functional)







Amenity Area

	UNITS	REQUIRED INDOOR SF	PROPOSED INDOOR SF	REQUIRED OUTDOOR SF	PROPOSED OUTDOOR SF
East Building	188	3,760	3,760	3,760	3,760
Central Building	179	3,580	3,580	3,580	3,580



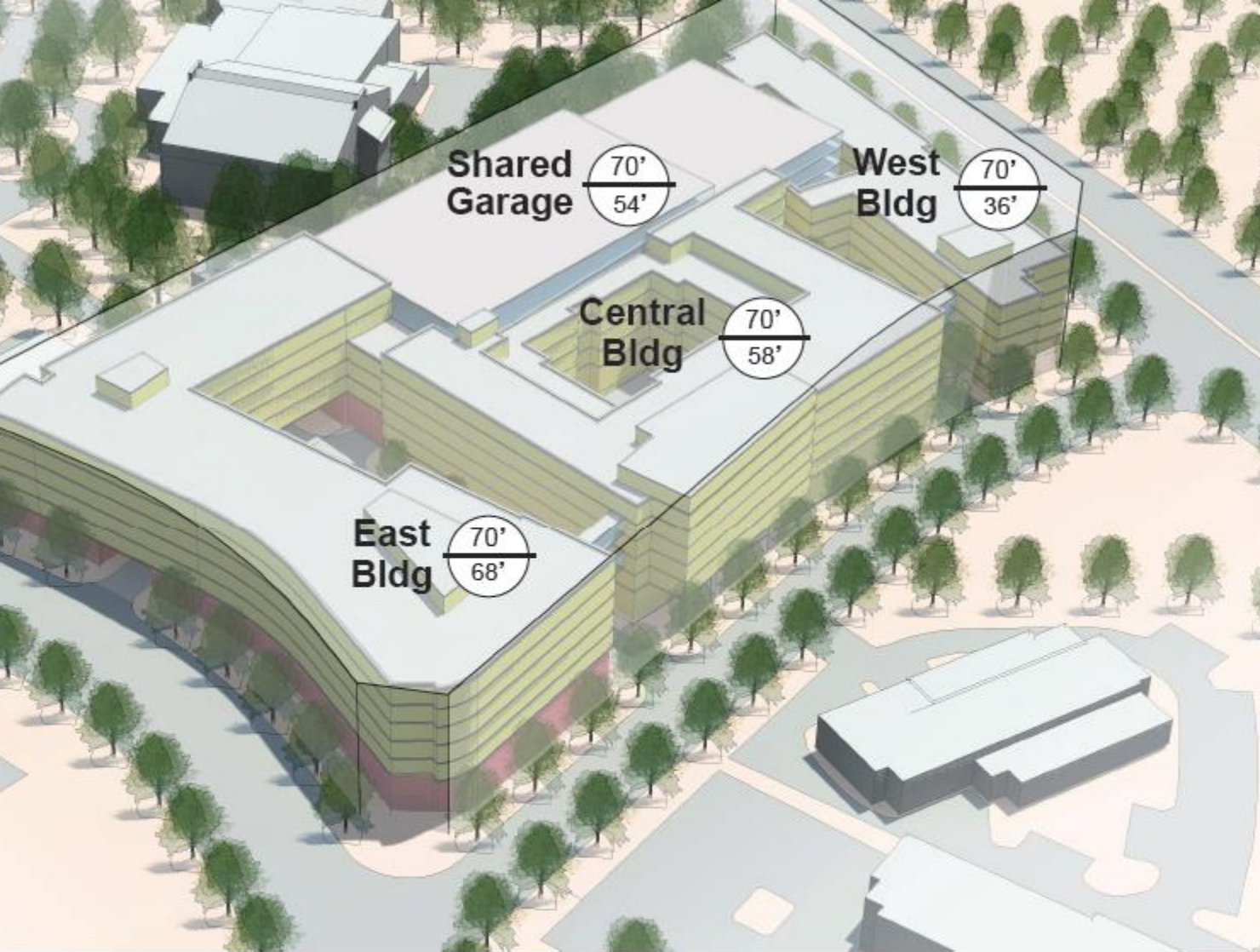


**LEGEND**

-  Vehicle/Bicycle Movement
-  Surrounding Movement
-  Interior Vehicle/Bicycle Movement
-  Bicycle Sharing Station
-  Proposed Shared Use Path By Others Per Map 47, Page 56 of The White Flint Sector Plan
-  Traffic Signal







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**NOTE:**

- Building Height Measuring Point (BHMP) is located at elevation 392.56'
- Applicant may adjust building height during site plan process not to exceed height allowed as

1 View Toward the Southwest





**1** View Toward the Southwest





100' 200'

1

**Ground Floor Plan**