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 CA 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 3.5 FAR, and the maximum allowable residential component is 2.5 FAR for a total of 3.0 FAR for the site (C15, R2.5, H70).

4. This property is subject to an NRI/PSD, as filed on May 29, 2013.

LEGEND

- Height Allowed
- Height Illustrated

- Proposed Tall/Shorter Buildings

- Proposed Property Line

- Loading Area (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.
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
View Toward the Southwest