

WHITE FLINT MALL SKETCH PLAN SUBMISSION

FEBRUARY 10, 2012



APPLICANT/ OWNER:



LERNER ENTERPRISES

2000 Tower Oaks Boulevard, 8th Floor ROCKVILLE, MARYLAND 20852 ATTN: JAMES D. POLICARO, PE



THE TOWER COMPANIES®

2000 Tower Oaks Boulevard, 9th Floor Rockville, Maryland 20852

MASTER PLANNER: ELKUS MANFREDI ARCHITECTS 300 A Street, Boston, MA 02210 617.368.3491 ATTN: MICHAEL COHEN, AIA

CIVIL ENGINEER: RODGERS CONSULTING 19847 Century Boulevard, Suite 200 Germantown, Maryland 20874 301.948.4700 (MAIN) ATTN: DOUGLAS WRENN

Land Use Counsel: Lerch Early & Brewer 3 Bethesda Metro Center, Suite 460 Bethesda, Maryland 20814-5367 301.657.0165 (DIRECT PHONE) ATTN: ROBERT G. BREWER, JR.

TRANSPORTATION CONSULTANT WELLS & ASSOCIATES 170 Jennifer Road, Suite 260 Annapolis Maryland 21401 Phone 410 266-5723 ATTN: NANCY RANDALL AICP, PTP





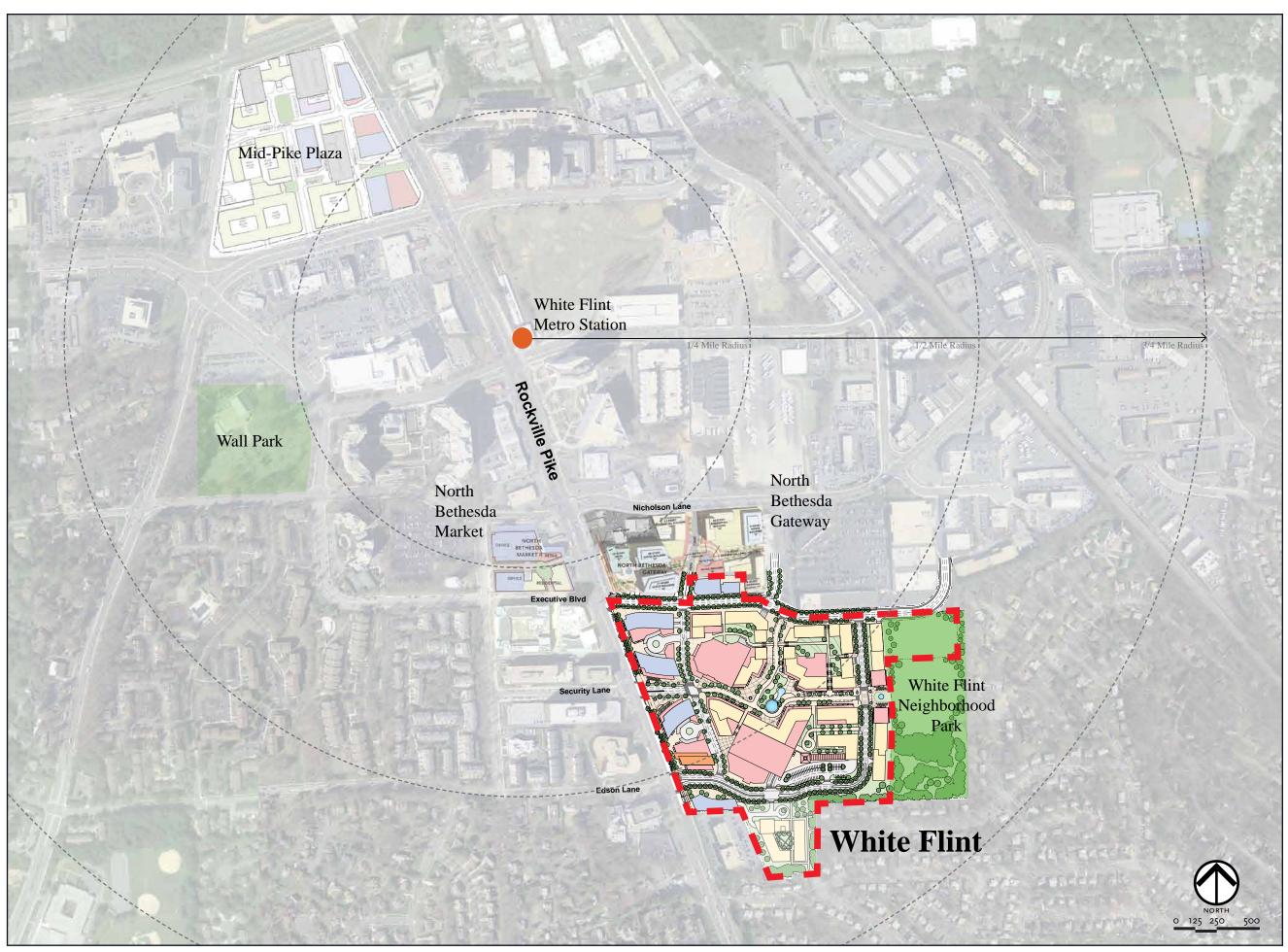
tively represent the Project. Final building locations, dimensions, heights, uses, number of residential units and development standards and programs will be finally determined at the time of future site plan applications.

SHEET TITLE:

White Flint Mall COVER SHEET

SHEET NO:

SK0







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19847 CENTURY BOULEVARD, SUITE 200
GERMANTOWN, MARYLAND 20874
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No. 320120040 , incl	uding Approval Conditions, D	evelopment
Program, and Certif		
Developer's Name:	White Flint Associates, LLC White Flint Mall, LLLP	James D. Policaro, PE
	Company	Contact Person
Address:	c/o Lerner Enterprises	
	2000 Tower Oaks Boulevard, Eighth Floo	r
	Rockville, Maryland 20852	
Phone:	(301) 284 - 6000	
Signature:	gours Pa-	
M-NCPPC APPROV	AL STAMP	
	Certified Sketch Plan	
	File No. 320120040	
	Montgomery County Planning	DI

*Note: The Sketch Plan drawings are conceptual only and illustratively represent the Project. Final building locations, dimensions, heights, uses, number of residential units and development standards and programs will be finally determined at the time of future site plan applications.

MONTGOMERY COUNTY PLANNING DEPARTMENT

SHEET TITLE:

White Flint Mall Context plan

SHEET NO:

SK1

Sketch Plan Summary

SITE

Site Area (Existing Gross Tract Area)	45.3 Acres	1,974,642 sf
As of right F.A.R.		0.50
Requested Total Incentive Density Points		190
Allowable F.A.R. When Incentive Density Meets or Exceeds 100) Points	2.77
Maximum Allowable Building Area		5,466,090 sf GFA

PROGRAM	Area
Retail	1,033,990 sf
Residential	2,459 Units
Office	1,025,995 sf
Hotel	(300 Keys) 279,175 sf

OPEN SPACE

Public Open Space	(32% of site)	13.1 Acres
Private Open Space	(8% of site)	3.5 Acres
Total Open Space	(40% of site)	16.6 Acres

PUBLIC USE SPACE

Public Use Space (10% Required)	(18.8% Net Tract)	6.7 Acres
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PARKING

Maximum Parking Allowed	13,361 spaces
Minimum Parking Required	7,925 spaces
Parking Provided	8,750 spaces

PHASING SUMMARY

	Total Area	Office	Hotel	Residential		Retail
Phase 1	2,194,345 sf GFA	0 sf GFA	0 sf GFA	1,421,600 sf GFA	1,201 Units	772,745 sf GFA
Phase 2	1,767,840 sf GFA	373,180 sf GFA	279,175 sf GFA	942,530 sf GFA	803 Units	172,955 sf GFA
Phase 3	1,121,500 sf GFA	492,365 sf GFA	0 sf GFA	547,685 sf GFA	455 Units	81,450 sf GFA
Phase 4	167,290 sf GFA	160,450 sf GFA	0 sf GFA	0 sf GFA	0 Units	6,840 sf GFA
Total	5,250,975 sf GFA	1,025,995 sf GFA	279,175 sf GFA	2,911,815 sf GFA	2,459 Units	1,033,990 sf GFA

*Note: The final number of parking spaces will be determined at the time of future site plan applications.



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PHONE 410 266-5723
ATTN: NANCY RANDALL AICP, PTP

Program, and Co	ertified Sketch Plan.	
Developer's Nan	White Flint Associates, LLC White Flint Mall, LLLP	James D. Policaro, PE
	Company	Contact Person
Address:	c/o Lerner Enterprises	
iddiooo.	2000 Tower Oaks Boulevard, Eighth Flor	or .
	Rockville, Maryland 20852	
Phone:	(301) 284 - 6000	
Signature:	James Ta	
M-NCPPC APPR	TOVAL STAMP	
	Certified Sketch Plan	
	File No. 320120040	
	Montgomery County Plannin	g Board

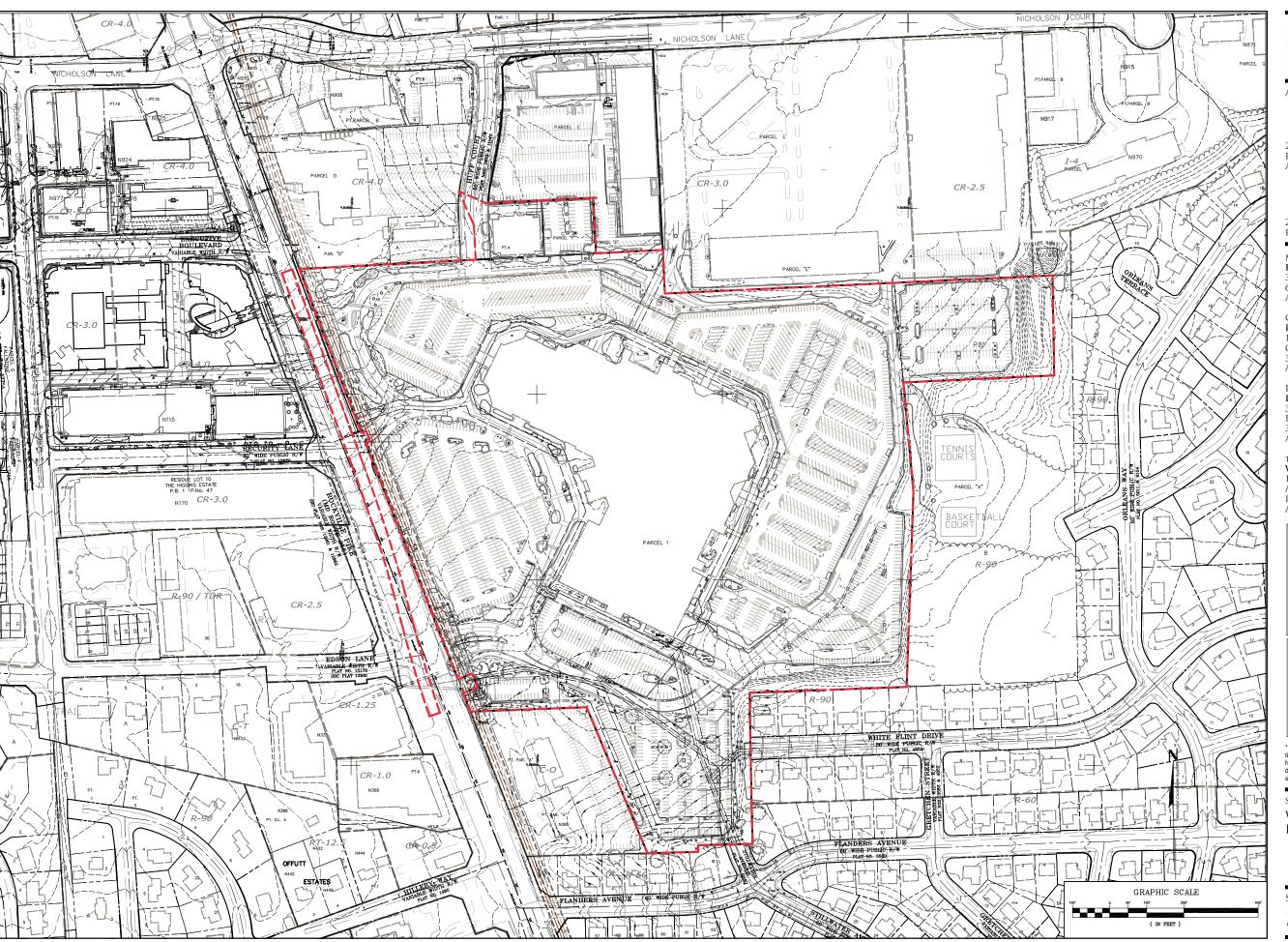
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White Flint Mall Sketch Plan Summary

SHEET NO:









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SHEET TITLE:

WHITE FLINT MALL EXISTING CONDITIONS

SHEET NO:

SK3







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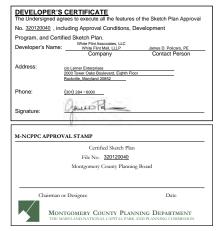
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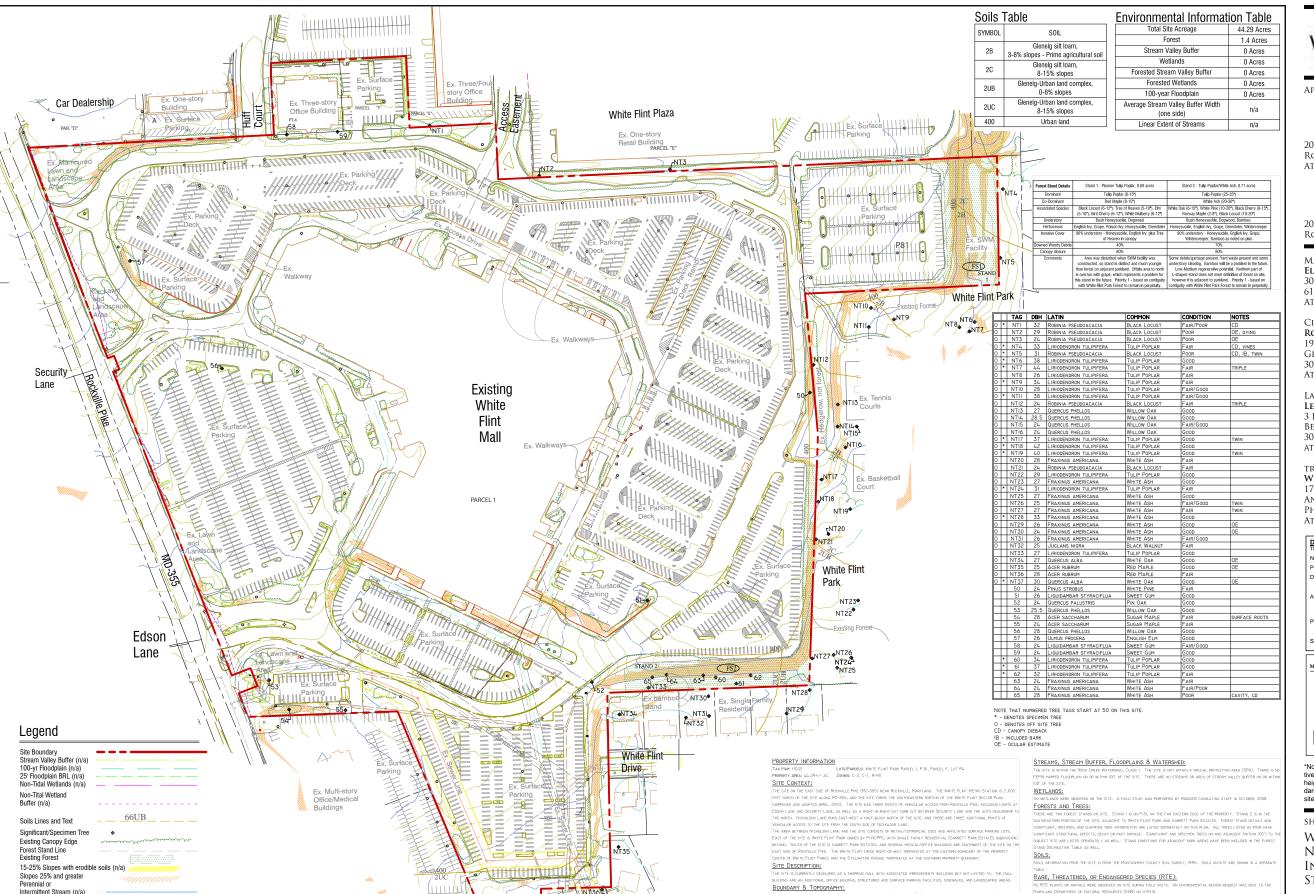
SHEET TITLE:

White Flint Mall Zoning Proximity To Transit / Tract Area Exhibit

SHEET NO:

SK4

February 10, 2012



Existing Contours

Existing Buildings

2 CONTOR INTERVAL TOPOGRAPHIC INFORMATION WAS GREATED IN NOVEMBER 2004, FROM AREBUL, INFORMATION FLOWN BY VIRGINA. RESIDENCE MAPPING, INC., 5° CONTOR INTERVAL INFORMATION FLOW HAVENING THE GREAT ADMINISTRATION FLOW HAVENING THE RESIDENCE AND REPORT OF A CONTOR AND ADMINISTRATION FLOW FLOW HAVENING FLOW HAVENI



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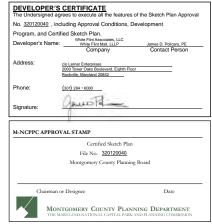
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SHEET TITLE:

WHITE FLINT MALL NATURAL RESOURCES INVENTORY / FOREST STAND DELINEATION

SHEET NO:

SK5



Legend

PROPERTY INFORMATION

TAX MAP: HOIZI LOTS/PARCELS: WHITE FLINT PARK PARCEL I, P.8I, PARCEL F, LOT P4PROPERTY AREA: LL.29+/- ac. ZONING: C-2, C-T, R-90

SITE CONTEXT:

SITE CONTEXT:

THE SITE ON THE SATE SIDE OF ROCKVILLE PINE (MD-355) NEAR ROCKVILLE, MANYLARD. THE WHITE FLANT METRO STATION IS 2 , ,000 PRET NORTH OF THE SITE ALDIGE MOST SET, AND THE SITE FORMS THE SOUTHEASTERN PORTION OF THE WHITE FLANT SECTOR FLAN (LAPRINGED AND ADOPTED ARRIA, 2010). THE SITE HAS THESE POINTS OF WHICHCARD ACCESS FROM ROCKVILLE PINE, RINLINGS LIGHTS AT THE SECON LAME AND SECRETIFY LAME, SEAL AS A RIGHT-HIGH-OUT CURSE OF TERMEN SECURITY LAME AND THE SITE AND THE SECON LAME AND SECRETIFY LAME, SEAL AS A RIGHT-HIGH-OUT CURSE OF TERMEN SECURITY LAME AND THE SITE OF THE SITE AND THESE ARE THESE ADOPTIONAL POINTS OF THE SITE AND THE SECOND THE ADOPTION THE POINT AND THE SOUTH AND THE SITE CONDISIS OF RETAINT COMPRISED. LIDES AND APPLICATED SHAP ACE PARKING LOTS.

EAST OF THE SITE IS WHITE FLANT THE ROCK MORED BY NAN-POINT, WITH SHORE LE HAMY MESIDENTIAL (GRAWETT PARK ESTATES, SHOWINGOV) BEYOND. SOUTH OF THE SITE IS CARRETT PARK STATES, AND SERVINAL MEDICAL/OPPICE BULDHOUGH AS SOUTHWEST OF THE SITE OF THE SOUTHWEST FROM THE SOUTHWEST FR

SITE DESCRIPTION:

THE SITE IS QUIRENTLY DEVELOPED AS A SHOPPING MALL WITH ASSOCIATED IMPROVEMENTS INCLUDING BUT NOT LIMITED TO: THE MALL BUILDING AND AN ADDITIONAL OFFICE BUILDING, STRUCTURED AND SURFACE PARKING FACILITIES, SIDEWALKS, AND LANGSCHING REAS.

BUILDING AND AN ADDITIONAL OFFICE BUILDING, STRUCTURED AND SUPFACE PARRING FACILITIES, DISWARES, AND LANGEAGNER AREA.

BOUNDARY & TOPOGRAPHY:

2 CONTROW REVENUE, TOPOGRAPHY:

2 CONTROW REVENUE, TOPOGRAPHY:

3 CONTROW REVENUE, TOPOGRAPHY:

5 CONTROW REVENUE, TOPOGRAPHY:

5 CONTROW REVENUE, TOPOGRAPHY:

5 CONTROW REVENUE, TOPOGRAPHY:

6 CONTROW REVENUE, TOPOGRAPHY:

6 DOWNERS MAPPING, INC. 55 CONTROW REVENUE, INCOME TOP FOR PHACEPY CO SHOWN ROT THE AREA SURROUGHNER TO STITE.

8 DOWNERS WE REPORT TOW. IT THE INFORMATION OF ADDITIONAL SHAPEY PEPERADE OF REVENUE FOR 10H 1997 AS HELD ADDITIONAL POWER.

8 DOWNERS WE REPORT TOW. THE INFORMATION OF ADDITIONAL SHAPEY PEPERADE OF REVENUE FOR 10H 1997 AND THE INFORMATION CONTROL OF ADDITIONAL PROPERTY TO THE INFORMATION OF THE INFO

STREAMS, STREAM BUFFER, FLOODPLAINS & WATERSHED:

THE SITE IS WITHIN THE ROCK CREEK WATERSHED, CLASS I. THE SITE IS NOT WITHIN A SPECIAL PROTECTION AREA (SPA). THERE IS NO FEMA HAVED PLOODPLAIN ON OR WITHIN 100° OF THE SITE. THERE ARE NO STREAMS OR AREA OF STREAM VALLEY RUFFER ON OR WITHIN 100° OF THE SITE.

FORESTS AND TREES:

FORESTS AND TREES:

THER JAR TWO PROPERS TAMOS OF SITE. STAND I IS ON P.BI, ON THE FAR EASTERN EDGE OF THE PROPERTY. STAND 2 IS IN THE SOLUTIFICATION PORTION OF THE SITE, ADJACENT TO WHITE FULLY RANG GARRIET PAIR ESTATES. FOREST STAND GETALS, AND SOMEWORK, STEPPINEN, AND COMPROTING REPORT ROOM FOR THE STAND AND STAND REPORT STANDARD STANDARD AND STANDARD STANDA

SOILS INFORMATION FROM THE SITE IS FROM THE MONTGOMERY COUNTY SOIL SURVEY, 1995. SOILS ON-SITE ARE SHOWN IN A SEPARATE

RARE, THREATENED, OR ENDANGERED SPECIES (RTE):

NO RTE PLANTS OR ANMALS WERE OBSERVED ON SITE DURING FIELD VISITS. AN ENVIRONMENTAL REVIEW REQUEST WAS SENT TO THE MARYLAND DEPARTMENT OF NATURAL RESOURCES (DNR) ON 11/9/10.

HISTORIC/CULTURAL:

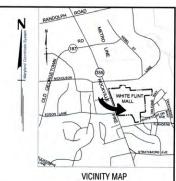
SITE VISITS FOR PURPOSES OF CONDUCTING THIS NRI/FSD TOOK PLACE IN NOVEMBER 2010 BY RODGERS CONSULTING STAFF SHE THIS FOR FORTILES OF LOWERING THE ATT SO HOW FLALE IN MOVEMEN USE IT AND BY DECORPT SOURCES LOWLLING STEEL PHINOMOMENIA. LEVILLES AND BUFFERS LOCATED WITHIN 100 FEET OF THE SITE AND BY DEED VERYOR DESTON PESCARCIS (SOIL SHEET, ARRIAL HOTG, ETC.). THE FEATURES SHOWN HAVE BEEN ADDED FOR MACPPC'S REQUEST, AND THIS FLAN IS NOT BROWN ON ANY PROPERTY EXCEPT THOSE MENTIONED IN PROPERTY INFORMATION ABOVE. THIS FLAN IS NOT FOR CONCENÇATION.

Forest Stand Details	Stand 1 - Pioneer Tulip Poplar, 0.69 acres	Stand 2 - Tulip Poplar/White Ash, 0.71 acres
Dominant	Tulip Poplar (8-15")	Tulip Poplar (25-35")
Co-Dominant	Red Maple (8-15")	White Ash (20-30")
Associated Species	Black Locust (6-12"), Tree of Heaven (5-10"), Elm (5-10"), Bird Cherry (6-12"), White Mulberry (6-12")	White Oak (8-15*), White Pine (10-20*), Black Cherry (8-15*) Norway Maple (2-8*), Black Locust (10-20*)
Understory	Bush Honeysuckle, Dogwood	Bush Honeysuckle, Dogwood, Bamboo,
Herbaceous	English Ivy, Grape, Poison Ivy, Honeysuckle, Greenbrier	Honeysuckle, English Ivy, Grape, Greenbrier, Wintercreeper
Invasive Cover	90% understory - Honeysuckle, English Ivy, plus Tree of Heaven in canopy	90% understory - Honeysuckle, English Ivy, Grape, Wintercreeper, Bamboo as noted on plan
Downed Woody Debris	40%	70%
Canopy closure	80%	80%
Comments	Area was disturbed when SWM facility was constructed, so stand is distinct and much younger than forest on adjacent parkind. Offsite area to north is overrun with grape, which represents a problem for this stand in the future. Priority 1 - based on contiguity with White First Park Forest in cremal in prophility.	Some debris/garbage present. Yard waste present and some understory clearing. Bamboo will be a problem in the future. Low-Medium regenerative potential. Northern part of L-shaped stand does not meet definition of forest on site, however it is adjacent to parkland. Priority 1 - based on confisionity, with White Filler Park Forest to remain in companion.

Parcel 1 and P.81, Parcel F, Lot P4

L. 35483 F.418, L.4501 F.807

Rockville, Montgomery County, Maryland



L	L	TAG	DBH	LATIN	COMMON	CONDITION	NOTES
0	ŀ	NTI	32	ROBINIA PSEUDOACACIA	BLACK LOCUST	FAIR/POOR	CD
0		NT2	29	ROBINIA PSEUDOACACIA	BLACK LOCUST	Poor	OE, DYING
0	Г	NT3	24	ROBINIA PSEUDOACACIA	BLACK LOCUST	Poor	OE
0	•	NT4	33	LIRIODENDRON TULIPIFERA	TULIP POPLAR	FAIR	CD. VINES
0	•	NT5	31	ROBINIA PSEUDOACACIA	BLACK LOCUST	Poor	CD, IB, TWIN
0	ŀ	NT6	38	LIRIODENDRON TULIPIFERA	TULIP POPLAR	Goop	
0	•	NT7	44	LIRIODENDRON TULIPIFERA	TULIP POPLAR	FAIR	TRIPLE
0		NT8	26	LIRIODENDRON TULIPIFERA	TULIP POPLAR	FAIR	
0	•	NT9	34	LIRIODENDRON TULIPIFERA	TULIP POPLAR	FAIR	
0		NTIO	28	LIRIODENDRON TULIPIFERA	TULIP POPLAR	FAIR/GOOD	
0	٠	NTII	38	LIRIODENDRON TULIPIFERA	TULIP POPLAR	FAIR/GOOD	
0	П	NTI2	24	ROBINIA PSEUDOACACIA	BLACK LOCUST	FAIR	TRIPLE
0		NTI3	27	QUERCUS PHELLOS	WILLOW OAK	GOOD	
0	П	NTI4	28.5	QUERCUS PHELLOS	WILLOW OAK	GOOD	
0	П	NTI5	24	QUERCUS PHELLOS	WILLOW OAK	FAIR/GOOD	
0	П	NTI6	24	QUERCUS PHELLOS	WILLOW OAK	Goop	
0	•	NTI7	37	LIRIODENDRON TULIPIFERA	TULIP POPLAR	Goop	TWIN
Ó	•	NTI8	42	LIRIODENDRON TULIPIFERA	TULIP POPLAR	Goop	11111
0	٠	NTIQ	40	LIRIODENDRON TULIPIFERA	TULIP POPLAR	GOOD	TWIN
0	П	NT20	28	FRAXINUS AMERICANA	WHITE ASH	FAIR	
0	П	NT2I	24	ROBINIA PSEUDOACACIA	BLACK LOCUST	FAIR	
0	П	NT22	29	LIRIODENDRON TULIPIFERA	TULIP POPLAR	GOOD	
0	П	NT23	27	FRAXINUS AMERICANA	WHITE ASH	GOOD	
0	ē	NT24	31	LIRIODENDRON TULIPIFERA	TULIP POPLAR	FAIR	
0	П	NT25	27	FRAXINUS AMERICANA	WHITE ASH	Goop	
0	П	NT26	25	FRAXINUS AMERICANA	WHITE ASH	FAIR/GOOD	TWIN
0	П	NT27	27	FRAXINUS AMERICANA	WHITE ASH	FAIR	TWIN
0	•	NT28	33	FRAXINUS AMERICANA	WHITE ASH	GOOD	
0	П	NT29	26	FRAXINUS AMERICANA	WHITE ASH	Goop	OE
0	П	NT30	24	FRAXINUS AMERICANA	WHITE ASH	Goop	0E
0	П	NT3I	26	FRAXINUS AMERICANA	WHITE ASH	FAIR/GOOD	VL
0	П	NT32	25	JUGLANS NIGRA	BLACK WALNUT	FAIR	
Ť	П	NT33	27	LIRIODENDRON TULIPIFERA	TULIP POPLAR	GOOD	
0	П	NT34	27	QUERCUS ALBA	WHITE OAK	Good	0E
o	Н	NT35	25	ACER RUBRUM	RED MAPLE	GOOD	0E
o	П	NT36	28	ACER RUBRUM	RED MAPLE	FAIR	OL.
ŏ		NT37	30	QUERCUS ALBA	WHITE OAK	GOOD	0E
Ť	Н	50	24	PINUS STROBUS	WHITE PINE	FAIR	OE .
	Н	51	26		SWEET GUM	GOOD	
П	Н	52	24	QUERCUS PALUSTRIS	PIN OAK	GOOD	
	П	53		QUERCUS PHELLOS	WILLOW OAK	Goop	
	т	54	28	ACER SACCHARUM	SUGAR MAPLE	FAIR	SURFACE ROOTS
7	┪	55	24	ACER SACCHARUM	SUGAR MAPLE	FAIR	SURFACE HOUTS
Т	7	56	28	QUERCUS PHELLOS	WILLOW OAK	GOOD	
П	┪	57	26	ULMUS PROCERA	ENGLISH ELM	GOOD	
7	7	58		LIQUIDAMBAR STYRACIFLUA		FAIR/GOOD	
	7	59		LIQUIDAMBAR STYRACIFLUA		GOOD	
7	•	60		LIRIODENDRON TULIPIFERA	TULIP POPLAR	Goop	_
7	•	61		LIRIODENDRON TULIPIFERA	TULIP POPLAR	GOOD	
7	•	62		LIRIODENDRON TULIPIFERA	TULIP POPLAR	FAIR	
7	7	63		FRAXINUS AMERICANA	WHITE ASH	FAIR	
-	+	64		FRAXINUS AMERICANA	WHITE ASH	FAIR/POOR	
- 1							

	Table	Environmental Informat	iuii Table
SYMBOL	SOIL	Total Site Acreage	44.29 Acres
	74.5	Forest	1.4 Acres
28	Gleneig sitt loam 3-8% stopes - Prime agricultural soil	Stream Valley Buffer	0 Acres
20	Glenelg silt loam, 8-15% slopes	Wetlands	0 Acres
	Gleneig-Urban land complex, 0-8%	Forested Stream Valley Buffer	0 Acres
208	slopes	Forested Wetlands	0 Acres
2UC	Gleneig-Urban land complex, 8-15%	100-year Floodplain	0 Acres
200	slopes	Average Stream Valley Buffer Width	
400	Urban land	(one side)	n/a
		Linear Extent of Otrooms	-/-





Natural Resources Inventory / Forest Stand Delineation

RODGERS

N:\MD-Montgomery\White Flint\DWG\environment\wf nrifsd.dwg

8Y	DATE		SHEET N	No.
RELEASE F	DR		1	
REVIEWED	DR	10/10	11/10	
DRAWN	HRM	9/10	DATE	4446
DESIGNED			J08 No.	569E10
BASE DATA			\vdash	1 -100
	BY	DATE	SCALE	1"=100"

11/15/2010 4:04 PM



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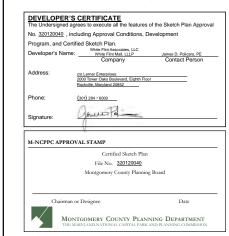
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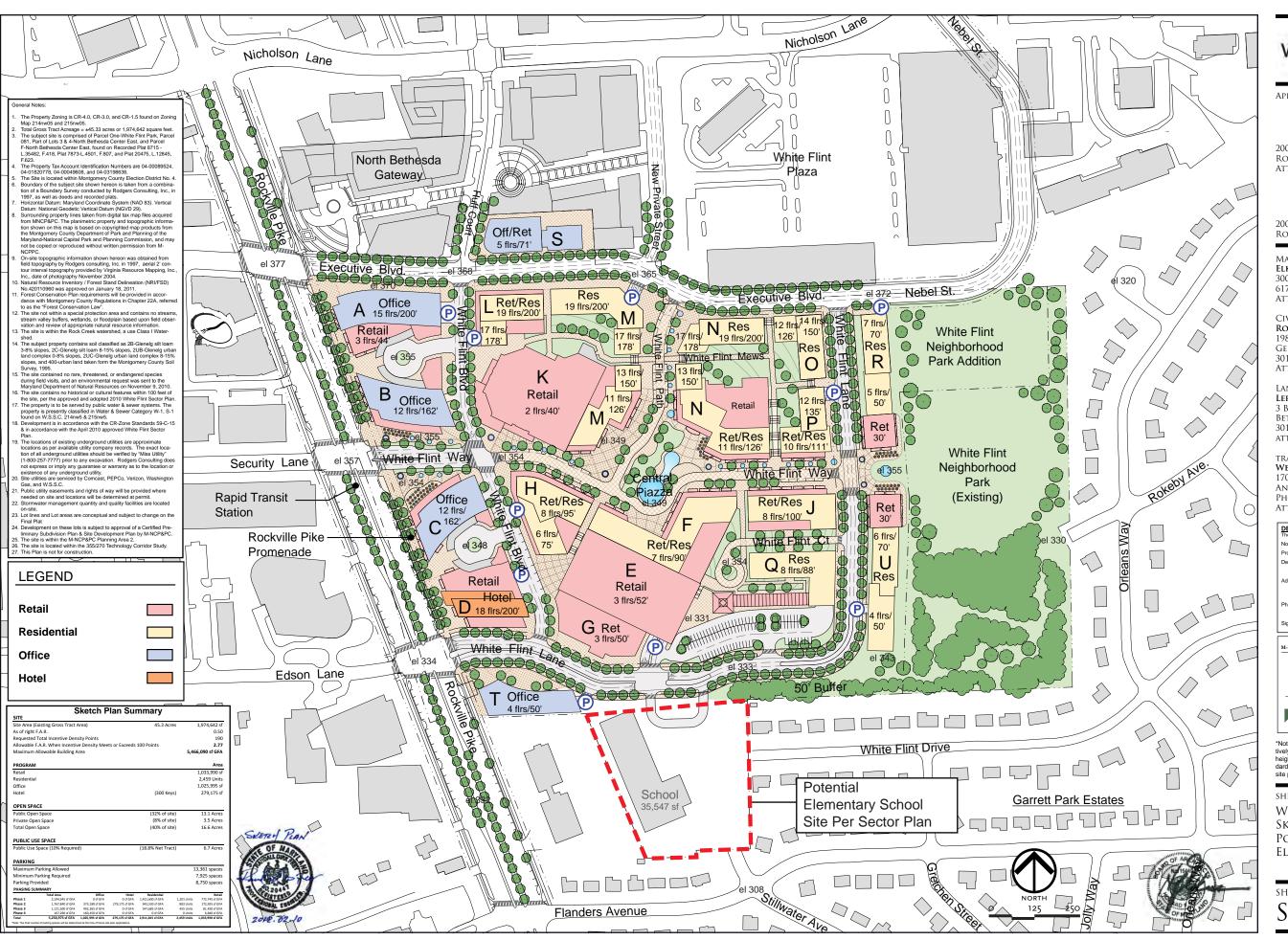
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SHEET TITLE:

WHITE FLINT MALL APPROVED NATURAL RESOURCES INVENTORY / FOREST STAND DELINEATION

SHEET NO:

SK5A







LERNER ENTERPRISES

2000 Tower Oaks Boulevard, 8th Floor Rockville, Maryland 20852 Attn: James D. Policaro, PE



THE TOWER COMPANIES®

2000 Tower Oaks Boulevard, 9th Floor Rockville, Maryland 20852

MASTER PLANNER: ELKUS MANFREDI ARCHITECTS 300 A STREET, BOSTON, MA 02210 617.368.3491 ATTN: MICHAEL COHEN, AIA

CIVIL ENGINEER: RODGERS CONSULTING 19847 CENTURY BOULEVARD, SUITE 200 GERMANTOWN, MARYLAND 20874 301.948.4700 (MAIN) ATTN: DOUGLAS WRENN

Land Use Counsel: Lerch Early & Brewer 3 Bethesda Metro Center, Suite 460 Bethesda, Maryland 20814-5367 301.657.0165 (Direct Phone) Attn: Robert G. Brewer, Ir.

Transportation Consultant **Wells & Associates**170 Jennifer Road, Suite 260
Annapolis Maryland 21401
Phone 410 266-5723
Attn: Nancy Randall AICP, PTP



*Note: The Sketch Plan drawings are conceptual only and illustratively represent the Project. Final building locations, dimensions, heights, uses, number of residential units and development standards and programs will be finally determined at the time of future site plan applications.

SHEET TITLE:

WHITE FLINT MALL SKETCH PLAN WITH POSSIBLE FUTURE ELEMENTARY SCHOOL

SHEET NO:

SK6







LERNER ENTERPRISES

2000 TOWER OAKS BOULEVARD, 8TH FLOOR ROCKVILLE, MARYLAND 20852 ATTN: JAMES D. POLICARO, PE



THE TOWER COMPANIES®

2000 Tower Oaks Boulevard, 9th Floor Rockville, Maryland 20852

MASTER PLANNER: ELKUS MANFREDI ARCHITECTS 300 A Street, Boston, MA 02210 617.368.3491 ATTN: MICHAEL COHEN, AIA

CIVIL ENGINEER: RODGERS CONSULTING 19847 Century Boulevard, Suite 200 GERMANTOWN, MARYLAND 20874 301.948.4700 (MAIN) ATTN: DOUGLAS WRENN

LAND USE COUNSEL. LERCH EARLY & BREWER 3 BETHESDA METRO CENTER, SUITE 460 BETHESDA, MARYLAND 20814-5367 301.657.0165 (DIRECT PHONE) ATTN: ROBERT G. BREWER, JR.

TRANSPORTATION CONSULTANT WELLS & ASSOCIATES 170 Jennifer Road, Suite 260 Annapolis Maryland 21401 Phone 410 266-5723 ATTN: NANCY RANDALL AICP, PTP

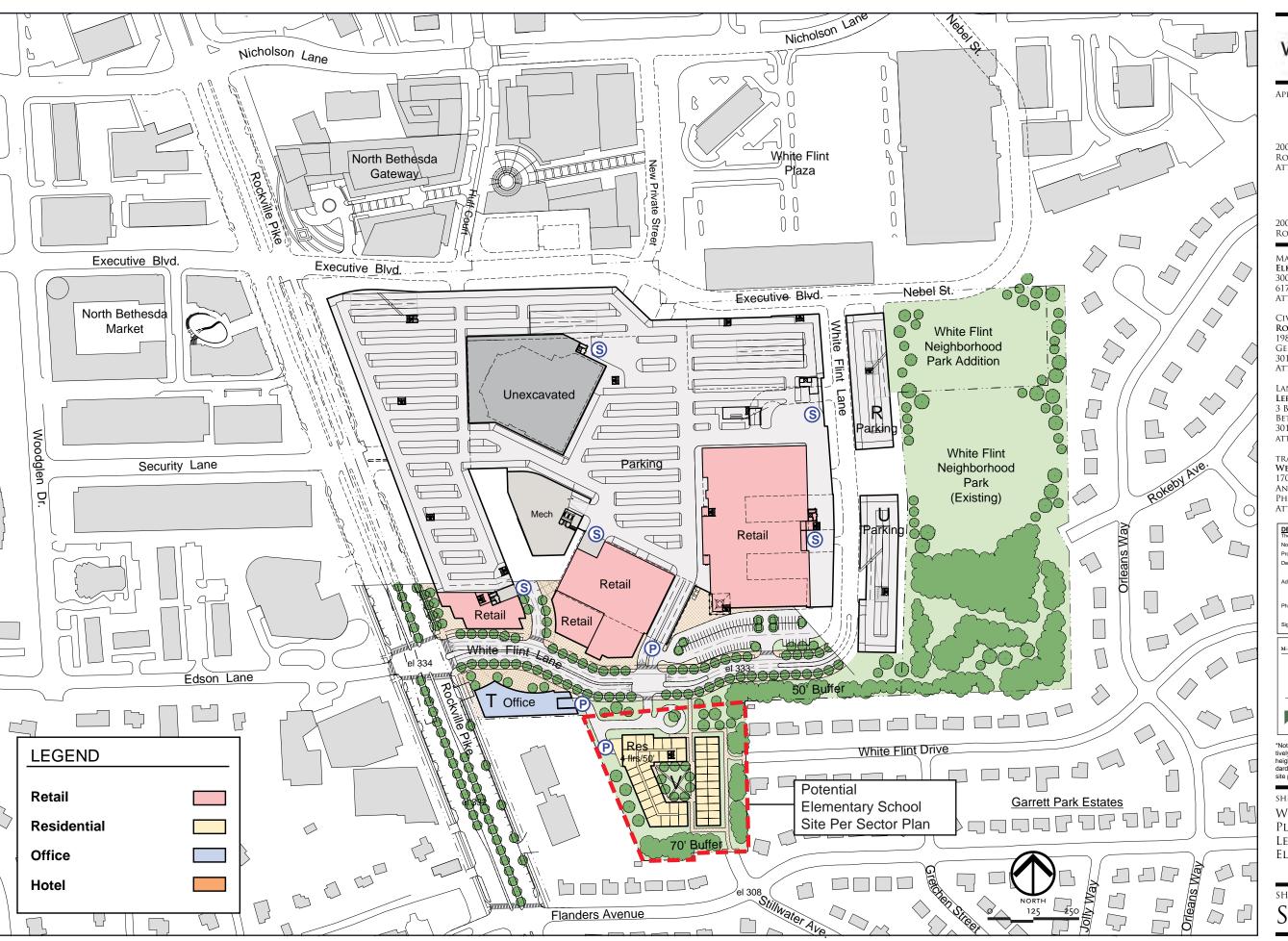


tively represent the Project. Final building locations, dimensions heights, uses, number of residential units and development standards and programs will be finally determined at the time of future site plan applications.

SHEET TITLE:

WHITE FLINT MALL SKETCH PLAN WITH RESIDENTIAL BUILDING V

SHEET NO:







LERNER ENTERPRISES

2000 Tower Oaks Boulevard, 8th Floor Rockville, Maryland 20852 Attn: James D. Policaro, PE



THE TOWER COMPANIES®

2000 Tower Oaks Boulevard, 9th Floor Rockville, Maryland 20852

MASTER PLANNER: ELKUS MANFREDI ARCHITECTS 300 A STREET, BOSTON, MA 02210 617.368.3491 ATTN: MICHAEL COHEN, AIA

CIVIL ENGINEER:
RODGERS CONSULTING
19847 CENTURY BOULEVARD, SUITE 200
GERMANTOWN, MARYLAND 20874
301.948-4700 (MAIN)
ATTN: DOUGLAS WRENN

Land Use Counsel: Lerch Early & Brewer 3 Bethesda Metro Center, Suite 460 Bethesda, Maryland 20814-5367 301.657.0165 (Direct Phone) Attn: Robert G. Brewer, Jr.

Transportation consultant **Wells & Associates**170 Jennifer Road, Suite 260
Annapolis Maryland 21401
Phone 410 266-5723
Attn: Nancy Randall AICP, PTP



*Note: The Sketch Plan drawings are conceptual only and illustratively represent the Project. Final building locations, dimensions, heights, uses, number of residential units and development standards and programs will be finally determined at the time of future site plan applications.

SHEET TITI

WHITE FLINT MALL PLAN: WHITE FLINT LANE LEVEL LEVEL P3 EL. */-332

SHEET NO:

SK8







2000 Tower Oaks Boulevard, 8th Floor Rockville, Maryland 20852 Attn: James D. Policaro, PE



THE TOWER COMPANIES®

2000 Tower Oaks Boulevard, 9th Floor Rockville, Maryland 20852

Master Planner: Elkus Manfredi Architects 300 A Street, Boston, Ma 02210 617.368.3491 Attn: Michael Cohen, AIA

CIVIL ENGINEER:
RODGERS CONSULTING
19847 CENTURY BOULEVARD, SUITE 200
GERMANTOWN, MARYLAND 20874
301.948.4700 (MAIN)
ATTN: DOUGLAS WRENN

Land Use Counsel: Lerch Early & Brewer 3 Bethesda Metro Center, Suite 460 Bethesda, Maryland 20814-5367 301.657.0165 (Direct Phone) Attn: Robert G. Brewer, Jr.

TRANSPORTATION CONSULTANT WELLS & ASSOCIATES
170 JENNIFER ROAD, SUITE 260
ANNAPOLIS MARYLAND 21401
PHONE 410 266-5723
ATTN: NANCY RANDALL AICP, PTP

DEVELOPER'S The Undersigned ag	ees to execute all the features	s of the Sketch Plan Approval
No. 320120040 , inc	luding Approval Conditions,	Development
Program, and Certif Developer's Name:	White Elint Associates 11 C	James D. Policaro, PE Contact Person
Address:	c/o Lerner Enterprises 2000 Tower Oaks Boulevard, Eighth Fle Rockville, Maryland 20852	por
Phone:	(301) 284 - 6000	
Signature:	James Pa	
M-NCPPC APPROV	AL STAMP	
	Certified Sketch Plan	n
	File No. 320120040	
	Montgomery County Plannin	ng Board
Chairman o	r Designee	Date

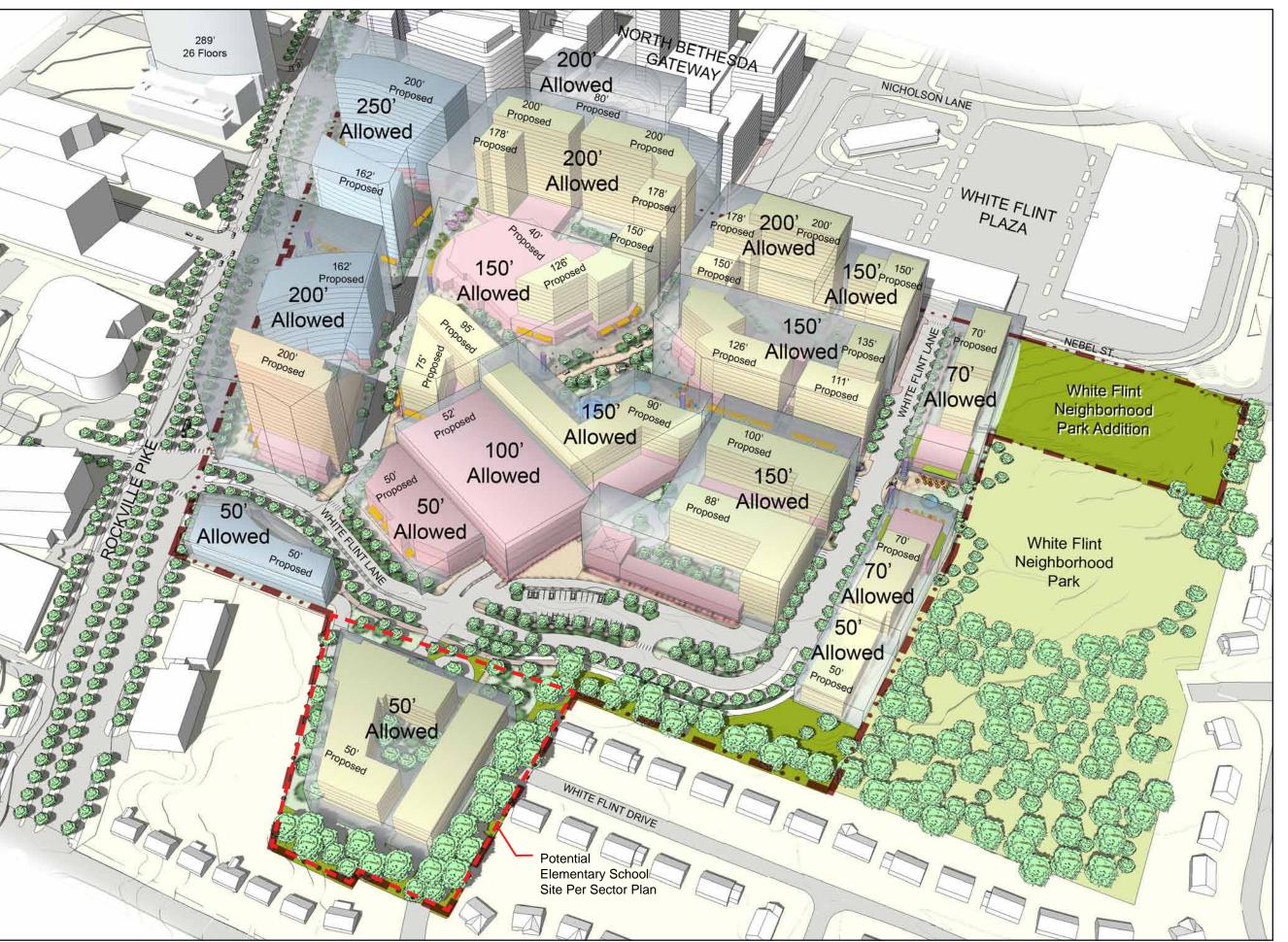
*Note: The Sketch Plan drawings are conceptual only and illustratively represent the Project. Final building locations, dimensions, heights, uses, number of residential units and development standards and programs will be finally determined at the time of future site plan applications.

SHEET TITLE:

WHITE FLINT MALL ILLUSTRATIVE BUILDING MASSING AND HEIGHTS

SHEET NO:

SK9







2000 Tower Oaks Boulevard, 8th Floor Rockville, Maryland 20852 Attn: James D. Policaro. PE



THE TOWER COMPANIES®

2000 Tower Oaks Boulevard, 9th Floor Rockville, Maryland 20852

MASTER PLANNER: ELKUS MANFREDI ARCHITECTS 300 A STREET, BOSTON, MA 02210 617.368.3491 ATTN: MICHAEL COHEN, AIA

Civil Engineer: Rodgers Consulting 19847 Century Boulevard, Suite 200 Germantown, Maryland 20874 301.948-4700 (Main) Attn: Douglas Wrenn

Land Use Counsel: Lerch Early & Brewer 3 Bethesda Metro Center, Suite 460 Bethesda, Maryland 20814-5367 301.657.0165 (Direct Phone) Attn: Robert G. Brewer, Jr.

Transportation consultant Wells & Associates 170 Jennifer Road, Suite 260 Annapolis Maryland 21401 Phone 410 266-5723 Attn: Nancy Randall AICP, PTP

	luding Approval Conditions, D	ovolopillorit
Program, and Certif	led Sketch Plan. White Flint Associates, LLC	
Developer's Name:	White Flint Mall, LLLP	James D. Policaro, PE
	Company	Contact Person
Address:		
	c/o Lerner Enterprises 2000 Tower Oaks Boulevard, Eighth Floo	or .
	Rockville, Maryland 20852	
Phone:	(301) 284 - 6000	
Signature:	James Fa	
	V.	
M-NCPPC APPROV	AL STAMP	
	Certified Sketch Plan	
	File No. 320120040	
	Montgomery County Planning	g Board

*Note: The Sketch Plan drawings are conceptual only and illustratively represent the Project. Final building locations, dimensions, heights, uses, number of residential units and development standards and programs will be finally determined at the time of future site plan applications.

MONTGOMERY COUNTY PLANNING DEPARTME

SHEET TITLE:

WHITE FLINT MALL
ILLUSTRATIVE
ALLOWABLE BUILDING MASSING
AND HEIGHTS

SHEET NO:

SK10







LERNER ENTERPRISES

2000 Tower Oaks Boulevard, 8th Floor ROCKVILLE, MARYLAND 20852 ATTN: JAMES D. POLICARO, PE



THE TOWER COMPANIES®

2000 Tower Oaks Boulevard, 9th Floor Rockville, Maryland 20852

MASTER PLANNER: ELKUS MANFREDI ARCHITECTS 300 A Street, Boston, MA 02210 617.368.3491 ATTN: MICHAEL COHEN, AIA

CIVIL ENGINEER: RODGERS CONSULTING 19847 Century Boulevard, Suite 200 Germantown, Maryland 20874 301.948.4700 (MAIN) ATTN: DOUGLAS WRENN

Land Use Counsel: Lerch Early & Brewer 3 BETHESDA METRO CENTER, SUITE 460 BETHESDA, MARYLAND 20814-5367 301.657.0165 (DIRECT PHONE) ATTN: ROBERT G. BREWER, JR.

TRANSPORTATION CONSULTANT WELLS & ASSOCIATES 170 Jennifer Road, Suite 260 Annapolis Maryland 21401 Phone 410 266-5723 ATTN: NANCY RANDALL AICP, PTP

Program, and Certi	cluding Approval Conditions, De	velopment
Developer's Name:	White Elint Associates 11 C	James D. Policaro, PE Contact Person
Address:	clo Lerner Enterprises 2000 Tower Oaks Boulevard, Eighth Floor Rockville, Maryland 20852	
Phone:	(301) 284 - 6000	
Signature:	James Pa	
M-NCPPC APPRO	VAL STAMP	
M-NCPPC APPRO	VAL STAMP Certified Sketch Plan	
M-NCPPC APPRO	-	
M-NCPPC APPRO	Certified Sketch Plan	Board
M-NCPPC APPRO	Certified Sketch Plan File No. 320120040	Board

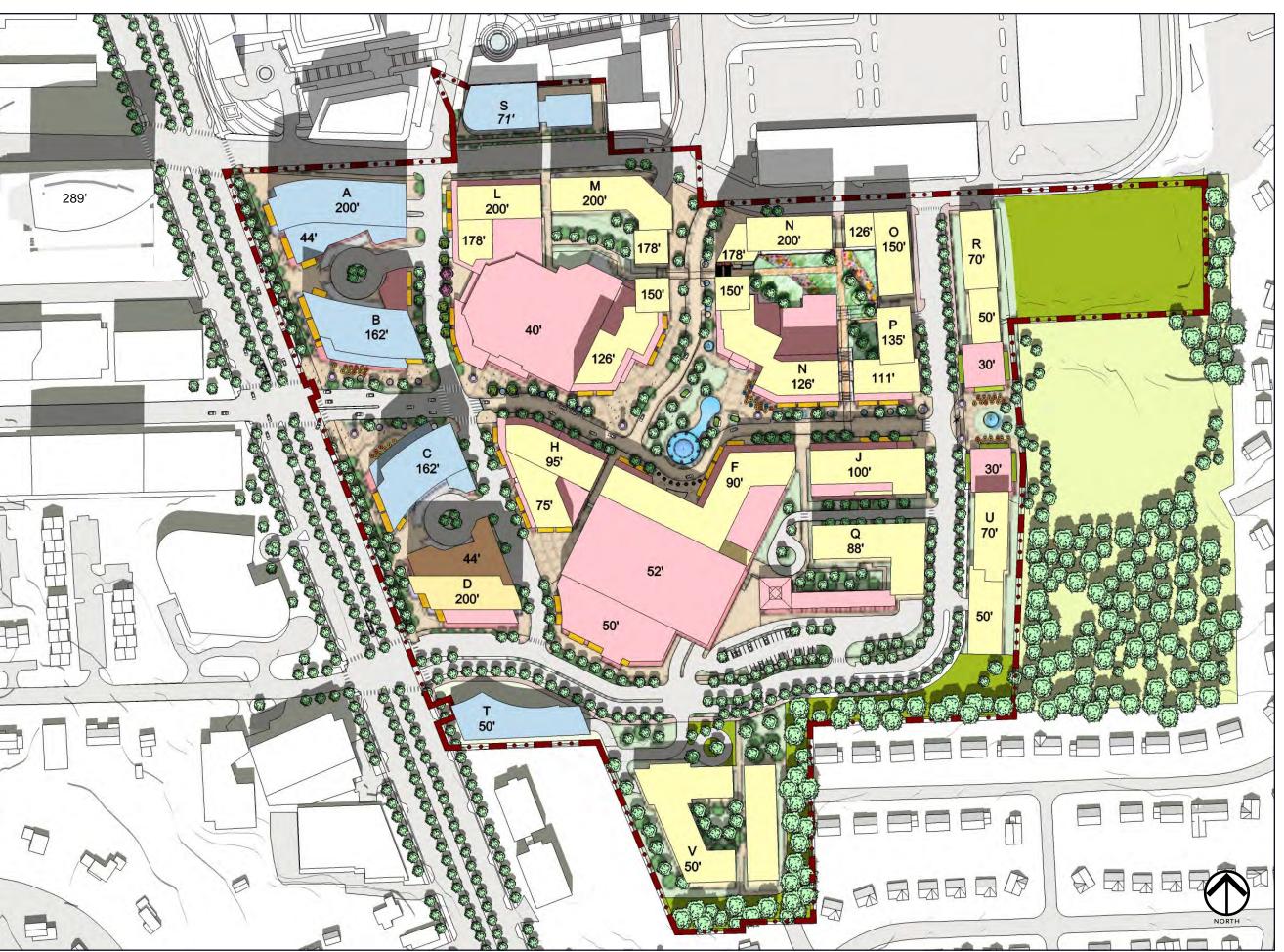
*Note: The Sketch Plan drawings are conceptual only and illustratively represent the Project. Final building locations, dimensions, heights, uses, number of residential units and development standards and programs will be finally determined at the time of future site plan applications.

SHEET TITLE:

WHITE FLINT MALL ILLUSTRATIVE SHADOW STUDY 9:00 AM

SHEET NO:

SK11







LERNER ENTERPRISES

2000 Tower Oaks Boulevard, 8th Floor Rockville, Maryland 20852 Attn: James D. Policaro, PE



THE TOWER COMPANIES®

2000 Tower Oaks Boulevard, 9th Floor Rockville, Maryland 20852

MASTER PLANNER: ELKUS MANFREDI ARCHITECTS 300 A STREET, BOSTON, MA 02210 617.368.3491 ATTN: MICHAEL COHEN, AIA

CIVIL ENGINEER:
RODGERS CONSULTING
19847 CENTURY BOULEVARD, SUITE 200
GERMANTOWN, MARYLAND 20874
301.948.4700 (MAIN)
ATTN: DOUGLAS WRENN

Land Use Counsel: Lerch Early & Brewer 3 Bethesda Metro Center, Suite 460 Bethesda, Maryland 20814-5367 301.657.0165 (Direct Phone) Attn: Robert G. Brewer, Jr.

Transportation consultant Wells & Associates 170 Jennifer Road, Suite 260 Annapolis Maryland 21401 Phone 410 266-5723 Attn: Nancy Randall AICP, PTP

James D. Policaro, PE Contact Person
hth Floor
٤.
ı Plan
140
lanning Board

*Note: The Sketch Plan drawings are conceptual only and illustratively represent the Project. Final building locations, dimensions, heights, uses, number of residential units and development standards and programs will be finally determined at the time of future site plan applications.

SHEET TITLE:

WHITE FLINT MALL ILLUSTRATIVE SHADOW STUDY 12:00 NOON

SHEET NO:







LERNER ENTERPRISES

2000 Tower Oaks Boulevard, 8th Floor Rockville, Maryland 20852 Attn: James D. Policaro, PE



THE TOWER COMPANIES®

2000 Tower Oaks Boulevard, 9th Floor Rockville, Maryland 20852

MASTER PLANNER: ELKUS MANFREDI ARCHITECTS 300 A STREET, BOSTON, MA 02210 617.368.3491 ATTN: MICHAEL COHEN, AIA

CIVIL ENGINEER:
RODGERS CONSULTING
19847 CENTURY BOULEVARD, SUITE 200
GERMANTOWN, MARYLAND 20874
301.948.4700 (MAIN)
ATTN: DOUGLAS WRENN

Land Use Counsel: Lerch Early & Brewer 3 Bethesda Metro Center, Suite 460 Bethesda, Maryland 20814-5367 301.657.0165 (Direct Phone) Attn: Robert G. Brewer, Jr.

Transportation consultant **Wells & Associates**170 Jennifer Road, Suite 260
Annapolis Maryland 21401
Phone 410 266-5723
Attn: Nancy Randall AICP, PTP

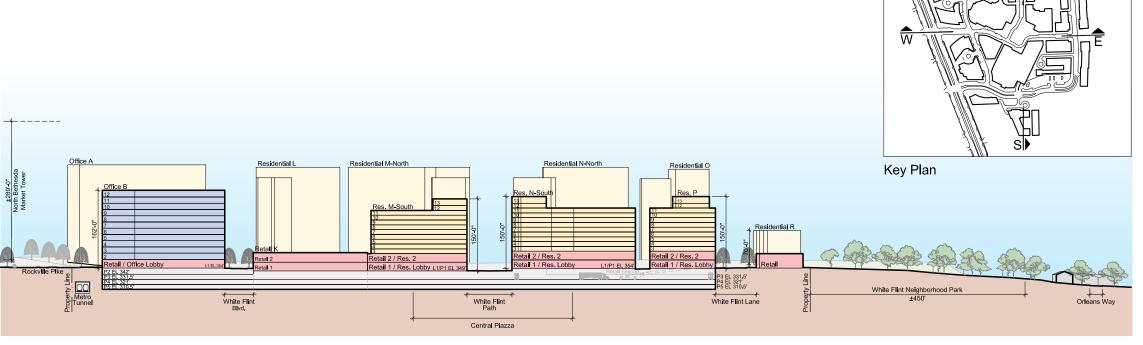
Program, and Certi Developer's Name:	White Flint Associates, LLC	
Developer's Name:	White Flint Mall, LLLP Company	James D. Policaro, PE Contact Person
Address:	c/o Lerner Enterprises 2000 Tower Oaks Boulevard, Eighth Flo Rockville, Maryland 20852	or
Phone:	(301) 284 - 6000	
Signature:	James Pa	
M-NCPPC APPRO	VAL STAMP	
M-NCPPC APPRO	VAL STAMP Certified Sketch Plan	1
M-NCPPC APPRO		1
M-NCPPC APPRO	Certified Sketch Plan	

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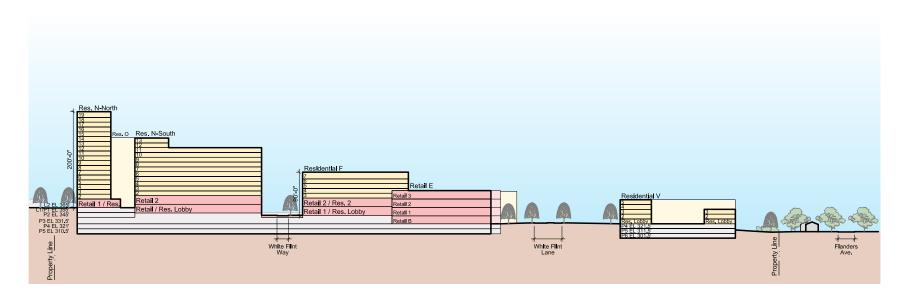
SHEET TITLE:

WHITE FLINT MALL ILLUSTRATIVE SHADOW STUDY 3:00 PM

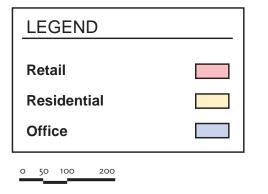
SHEET NO:



Site Section W/E: West/East











LERNER ENTERPRISES

2000 Tower Oaks Boulevard, 8th Floor Rockville, Maryland 20852 Attn: James D. Policaro, PE



THE TOWER COMPANIES®

2000 Tower Oaks Boulevard, 9th Floor Rockville, Maryland 20852

Master Planner: Elkus Manfredi Architects 300 A Street, Boston, MA 02210 617.368.3491 Attn: Michael Cohen, AIA

CIVIL ENGINEER:
RODGERS CONSULTING
19847 CENTURY BOULEVARD, SUITE 200
GERMANTOWN, MARYLAND 20874
301.948.4700 (MAIN)
ATTN: DOUGLAS WRENN

Land Use Counsel: Lerch Early & Brewer 3 Bethesda Metro Center, Suite 460 Bethesda, Maryland 20814-5367 301.657.0165 (Direct Phone) Attn: Robert G. Brewer, Jr.

TRANSPORTATION CONSULTANT WELLS & ASSOCIATES
170 JENNIFER ROAD, SUITE 260
ANNAPOLIS MARYLAND 21401
PHONE 410 266-5723
ATTN: NANCY RANDALL AICP, PTP

	•	levelopment
Program, and Certif	tied Sketch Plan. White Flint Associates 11 C	
Developer's Name:	White Flint Mall, LLLP	James D. Policaro, PE
	Company	Contact Person
Address:	c/o Lerner Enterprises	
	2000 Tower Oaks Boulevard, Eighth Flor	or
	Rockville, Maryland 20852	
Phone:	(301) 284 - 6000	
Signature:	Mullia	
Jigilature.		
	VAL STAMP	
	VAL STAMP Certified Sketch Plan	
M-NCPPC APPRO	Certified Sketch Plan	g Board
M-NCPPC APPRO	Certified Sketch Plan File No. 320120040	g Board

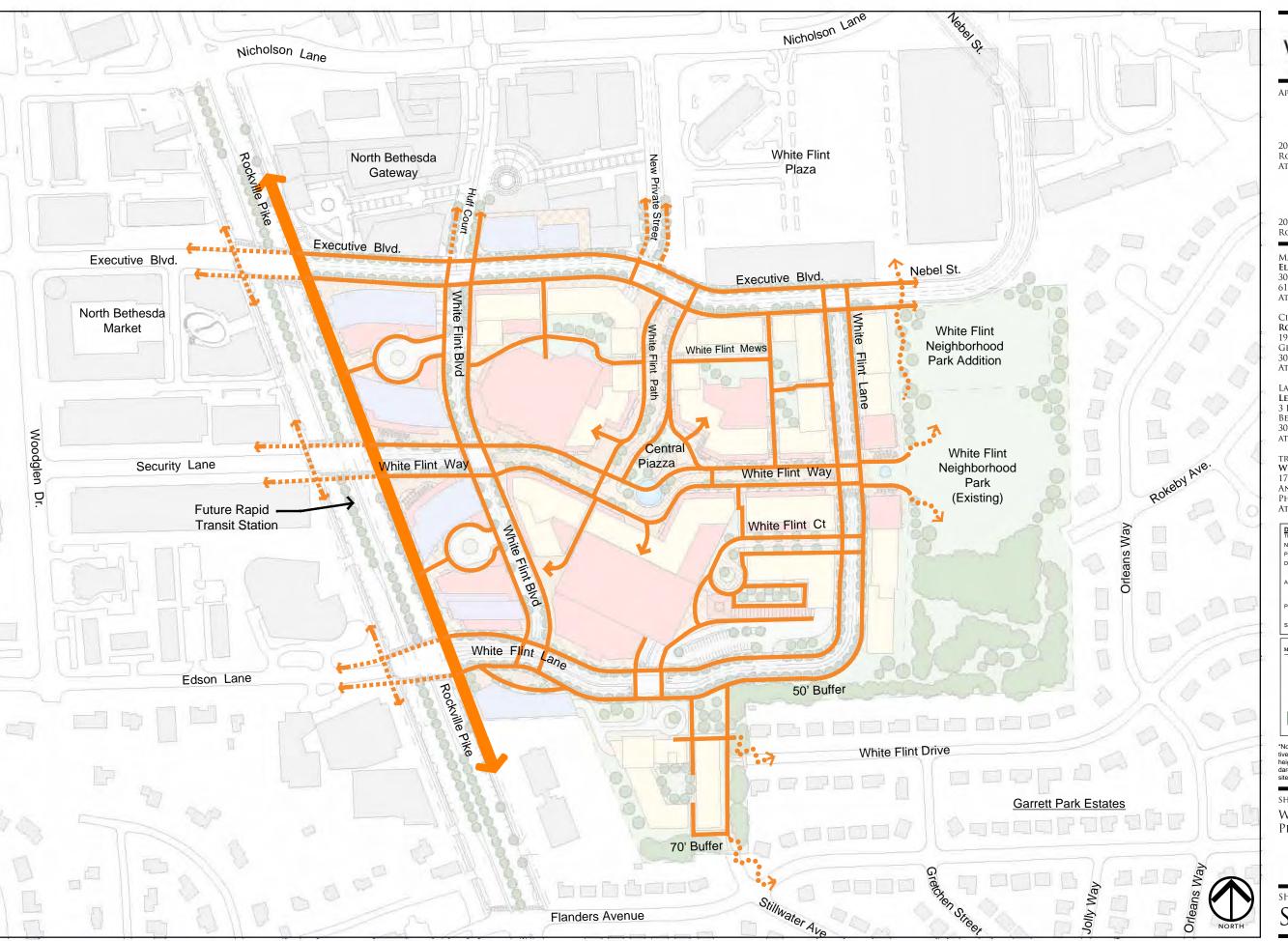
*Note: The Sketch Plan drawings are conceptual only and illustratively represent the Project. Final building locations, dimensions, heights, uses, number of residential units and development standards and programs will be finally determined at the time of future site plan applications.

SHEET TITLE:

White Flint Mall Illustrative Site Sections

SHEET NO:

SK14







LERNER ENTERPRISES

2000 Tower Oaks Boulevard, 8th Floor Rockville, Maryland 20852 Attn: James D. Policaro, PE



THE TOWER COMPANIES®

2000 Tower Oaks Boulevard, 9th Floor Rockville, Maryland 20852

Master Planner: Elkus Manfredi Architects 300 A Street, Boston, MA 02210 617.368.3491 Attn: Michael Cohen, AIA

CIVIL ENGINEER:
RODGERS CONSULTING
19847 CENTURY BOULEVARD, SUITE 200
GERMANTOWN, MARYLAND 20874
301.948.4700 (MAIN)
ATTN: DOUGLAS WRENN

Land Use Counsel: Lerch Early & Brewer 3 Bethesda Metro Center, Suite 460 Bethesda, Maryland 20814-5367 301.657.0165 (Direct Phone) Attn: Robert G. Brewer, Jr.

Transportation consultant **Wells & Associates**170 Jennifer Road, Suite 260
Annapolis Maryland 21401
Phone 410 266-5723
Attn: Nancy Randall AICP, PTP

Program, and Certified	Sketch Plan.	
Developer's Name: _	White Flint Associates, LLC White Flint Mall, LLLP	James D. Policaro, PE
	Company	Contact Person
	Lerner Enterprises	
	30 Tower Oaks Boulevard, Eighth Floo ckville, Maryland 20852	or
Phone: (a		
Pnone: (3)	01) 284 - 6000	
Signature:	james Pa-	
	V	
M-NCPPC APPROVA	L STAMP	
	Certified Sketch Plan	
	File No. 320120040	

*Note: The Sketch Plan drawings are conceptual only and illustratively represent the Project. Final building locations, dimensions, heights, uses, number of residential units and development standards and programs will be finally determined at the time of future site plan applications.

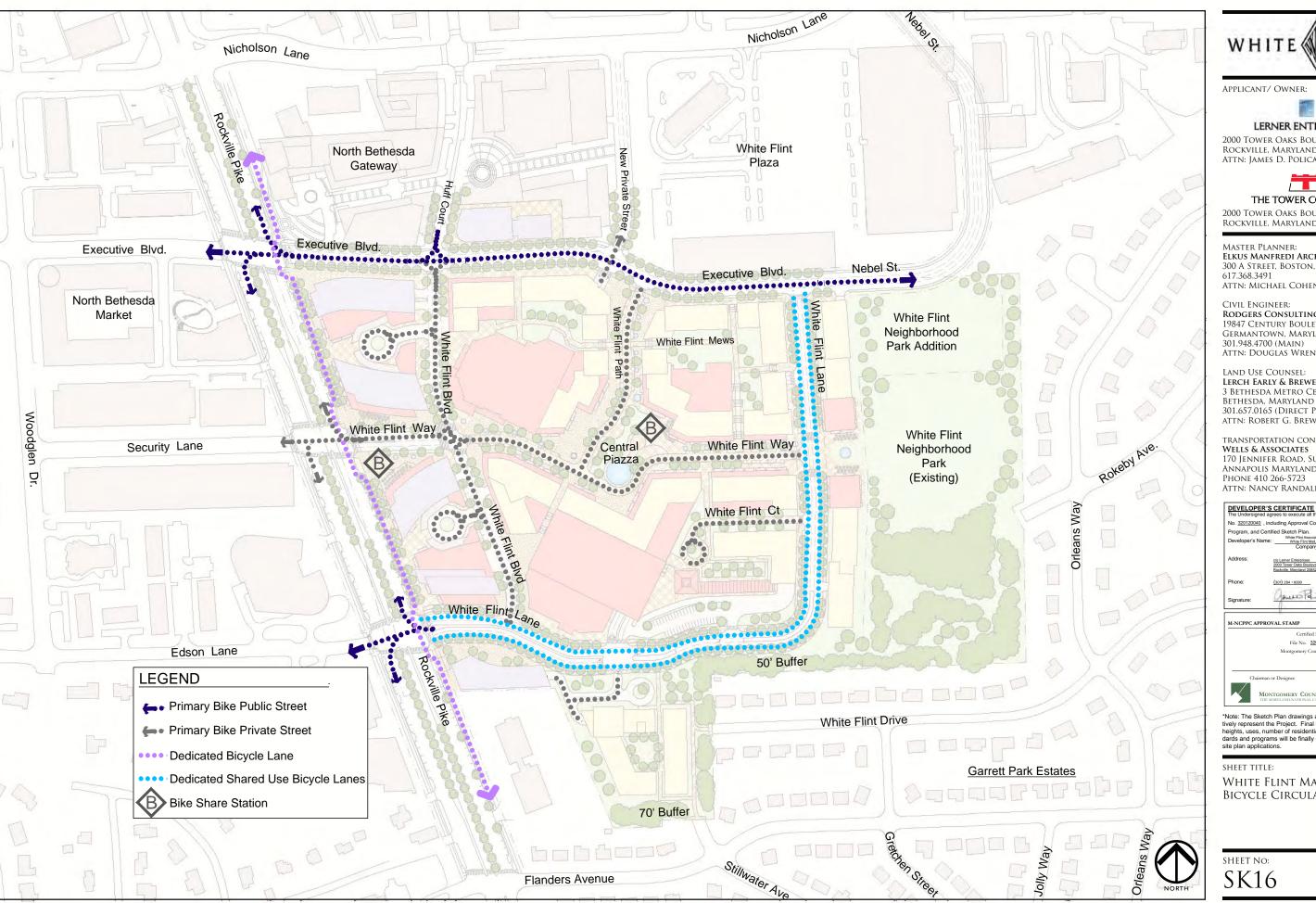
MONTGOMERY COUNTY PLANNING DEPARTMENT

SHEET TITLE:

White Flint Mall Pedestrian Circulation

SHEET NO:

February 10, 2012







LERNER ENTERPRISES

2000 TOWER OAKS BOULEVARD, 8TH FLOOR Rockville, Maryland 20852 ATTN: JAMES D. POLICARO, PE



THE TOWER COMPANIES®

2000 Tower Oaks Boulevard, 9th Floor Rockville, Maryland 20852

MASTER PLANNER: **ELKUS MANFREDI ARCHITECTS** 300 A Street, Boston, MA 02210 617.368.3491 ATTN: MICHAEL COHEN, AIA

CIVIL ENGINEER: RODGERS CONSULTING 19847 Century Boulevard, Suite 200 Germantown, Maryland 20874 301.948.4700 (Main) Attn: Douglas Wrenn

LAND USE COUNSEL: LERCH EARLY & BREWER 3 BETHESDA METRO CENTER, SUITE 460 BETHESDA, MARYLAND 20814-5367 301.657.0165 (DIRECT PHONE) ATTN: ROBERT G. BREWER, JR.

TRANSPORTATION CONSULTANT WELLS & ASSOCIATES 170 Jennifer Road, Suite 260 Annapolis Maryland 21401 Phone 410 266-5723 ATTN: NANCY RANDALL AICP, PTP

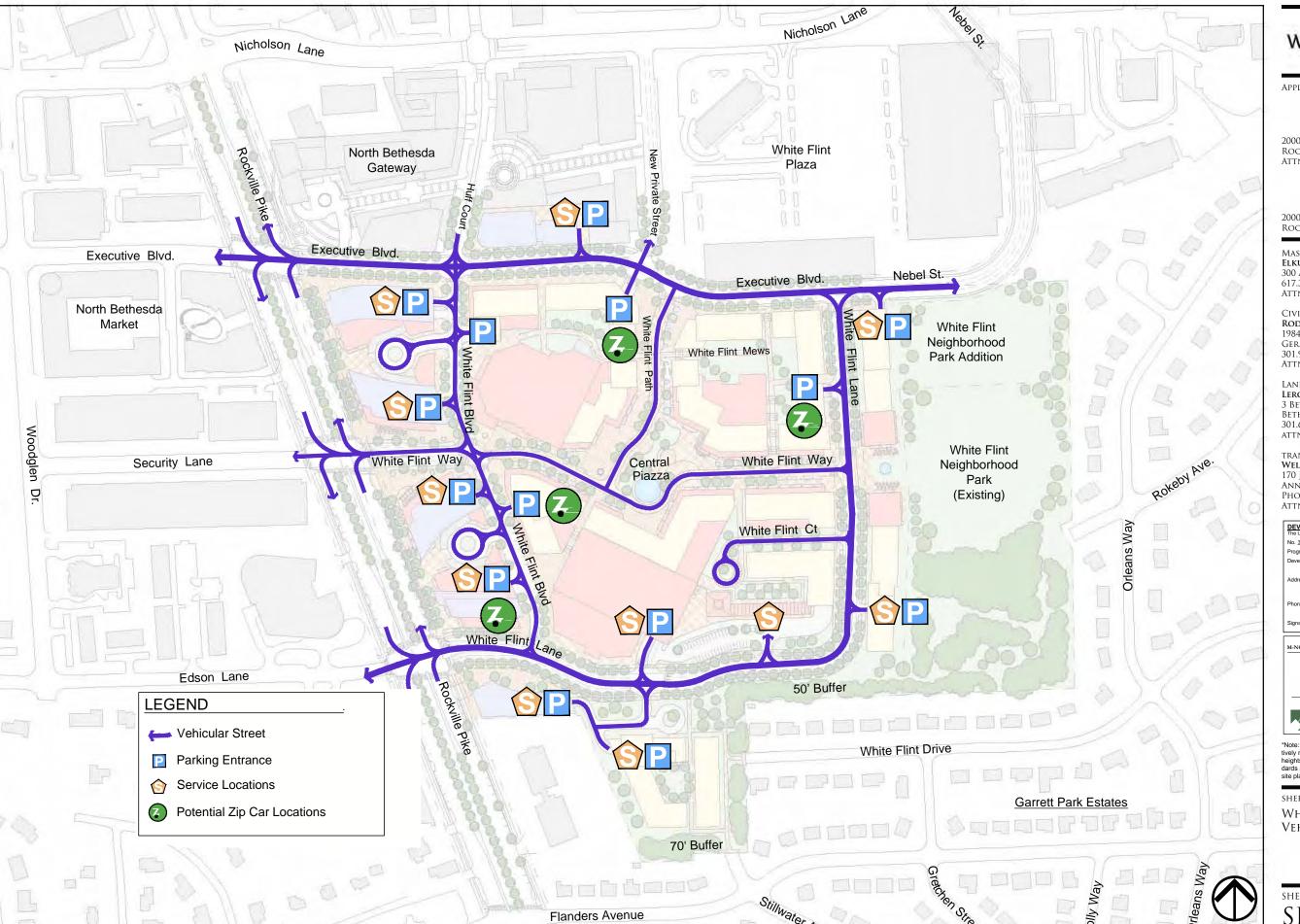
Program, and Certif	ied Sketch Plan. White Flint Associates 11 C	
Developer's Name:	White Flint Mall, LLLP	James D. Policaro, PE
	Company	Contact Person
Address:	o/o Lerner Enterprises	
riddiooo.	2000 Tower Oaks Boulevard, Eighth Floo	r
	Rockville, Maryland 20852	
Phone:	(301) 284 - 6000	
FIIOHE.	(301) 284 - 6000	
Signature:	amen Pa-	
Signature:	1	
	V	
M-NCPPC APPROV	/AL STAMP	
	Certified Sketch Plan	
	File No. 320120040	
	Montgomery County Planning	Board

*Note: The Sketch Plan drawings are conceptual only and illustratively represent the Project. Final building locations, dimensions, heights, uses, number of residential units and development stan-dards and programs will be finally determined at the time of future site plan applications.

White Flint Mall BICYCLE CIRCULATION

SHEET NO:

SK16







LERNER ENTERPRISES

2000 Tower Oaks Boulevard, 8th Floor Rockville, Maryland 20852 Attn: James D. Policaro, PE



THE TOWER COMPANIES®

2000 Tower Oaks Boulevard, 9th Floor Rockville, Maryland 20852

MASTER PLANNER: ELKUS MANFREDI ARCHITECTS 300 A STREET, BOSTON, MA 02210 617.368.3491 ATTN: MICHAEL COHEN, AIA

CIVIL ENGINEER:
RODGERS CONSULTING
19847 CENTURY BOULEVARD, SUITE 200
GERMANTOWN, MARYLAND 20874
301.948.4700 (MAIN)
ATTN: DOUGLAS WRENN

Land Use Counsel: Lerch Early & Brewer 3 Bethesda Metro Center, Suite 460 Bethesda, Maryland 20814-5367 301.657.0165 (Direct Phone) Attn: Robert G. Brewer, Jr.

Transportation consultant **Wells & Associates** 170 Jennifer Road, Suite 260 Annapolis Maryland 21401 Phone 410 266-5723 Attn: Nancy Randall AICP, PTP

Program, and Certil Developer's Name:	White Elint Associates 11.0	James D. Policaro, PE Contact Person
Address:	c/o Lerner Enterprises 2000 Tower Oaks Boulevard, Eighth Floor Rockville, Maryland 20852	
Phone:	(301) 284 - 6000	
Signature:	James Pa	
M-NCPPC APPRO	V	

Montgomery County Planning Board

Chairman or Designee Date

MONTGOMERY COUNTY PLANNING DEPARTMEN

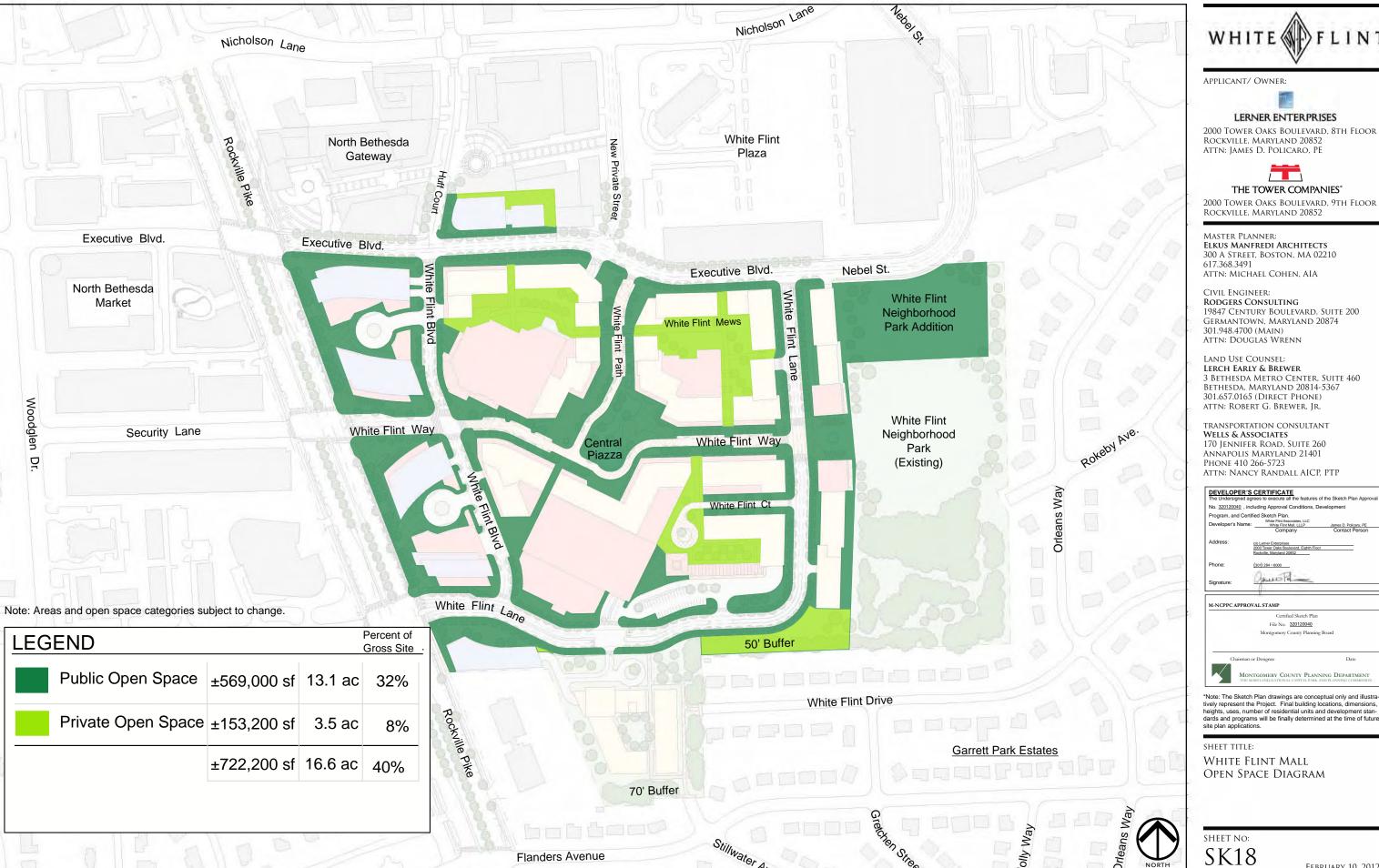
*Note: The Sketch Plan drawings are conceptual only and illustratively represent the Project. Final building locations, dimensions, heights, uses, number of residential units and development standards and programs will be finally determined at the time of future site plan applications.

SHEET TITLE:

WHITE FLINT MALL VEHICULAR CIRCULATION

SHEET NO:

February 10, 2012





2000 Tower Oaks Boulevard, 8th Floor ROCKVILLE, MARYLAND 20852

2000 Tower Oaks Boulevard, 9th Floor ROCKVILLE, MARYLAND 20852

ELKUS MANFREDI ARCHITECTS 300 A Street, Boston, MA 02210

19847 Century Boulevard, Suite 200 Germantown, Maryland 20874

3 BETHESDA METRO CENTER, SUITE 460 BETHESDA, MARYLAND 20814-5367 301.657.0165 (DIRECT PHONE) ATTN: ROBERT G. BREWER, JR.

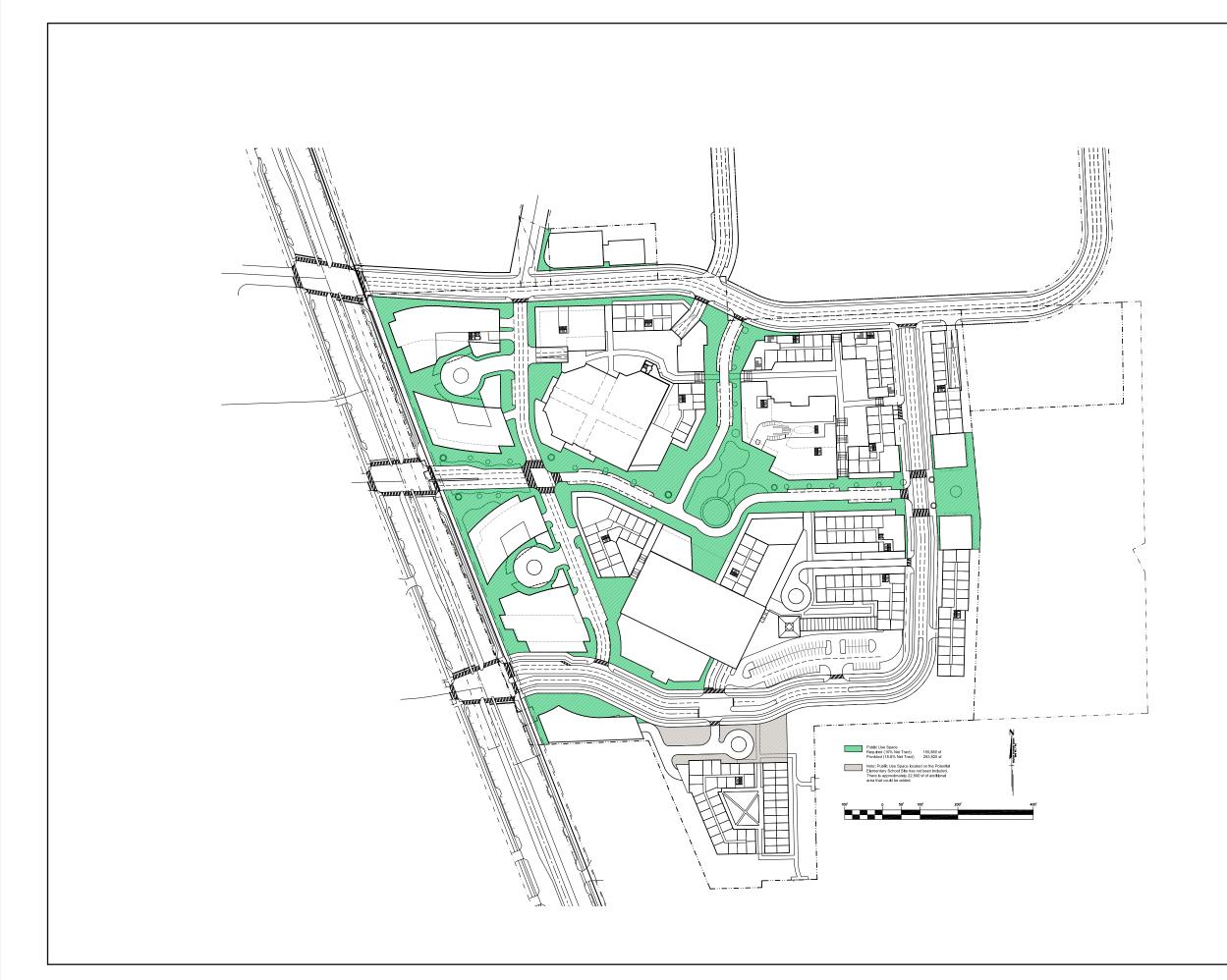
170 Jennifer Road, Suite 260 Annapolis Maryland 21401 ATTN: NANCY RANDALL AICP, PTP

	luding Approval Conditions, De	sveiopinent
Program, and Certif		
Developer's Name:	White Flint Associates, LLC White Flint Mall, LLLP	James D. Policaro, PE
	Company	Contact Person
Address:	g/o Lerner Enterprises	
	2000 Tower Oaks Boulevard, Eighth Floo	
	Rockville, Maryland 20852	
Phone:	(301) 284 - 6000	
0:	amen Pa	
Signature:	-1	



tively represent the Project. Final building locations, dimensions, heights, uses, number of residential units and development stan-dards and programs will be finally determined at the time of future site plan applications.

OPEN SPACE DIAGRAM







LERNER ENTERPRISES

2000 Tower Oaks Boulevard, 8th Floor Rockville, Maryland 20852 Attn: James D. Policaro, PE



THE TOWER COMPANIES®

2000 Tower Oaks Boulevard, 9th Floor Rockville, Maryland 20852

Master Planner: Elkus Manfredi Architects 300 A Street, Boston, MA 02210 617.368.3491 Attn: Michael Cohen, AIA

CIVIL ENGINEER:
RODGERS CONSULTING
19847 CENTURY BOULEVARD, SUITE 200
GERMANTOWN, MARYLAND 20874
301.948.4700 (MAIN)
ATTN: DOUGLAS WRENN

Land Use Counsel: Lerch Early & Brewer 3 Bethesda Metro Center, Suite 460 Bethesda, Maryland 20814-5367 301.657.0165 (Direct Phone) Attn: Robert G. Brewer, Jr.

Transportation consultant **Wells & Associates** 170 Jennifer Road, Suite 260 Annapolis Maryland 21401 Phone 410 266-5723 Attn: Nancy Randall AICP, PTP

No. 320120040 , inc	cluding Approval Conditions,	Development
Program, and Certi		
Developer's Name:	White Flint Associates, LLC White Flint Mall, LLLP Company	James D. Policaro, PE Contact Person
Address:	c/o Lerner Enterprises 2000 Tower Oaks Boulevard, Eighth Fle Rockville, Maryland 20852	
Phone:	(301) 284 - 6000	
Signature:	MULTINA	
Signature:		
	VALSTAMP	
	VAL STAMP Certified Sketch Plan	1
		1
M-NCPPC APPRO	Certified Sketch Plan	
M-NCPPC APPRO	Certified Sketch Plat File No. 320120040	

*Note: The Sketch Plan drawings are conceptual only and illustratively represent the Project. Final building locations, dimensions, heights, uses, number of residential units and development standards and programs will be finally determined at the time of future site plan applications.

SHEET TITLE:

White Flint Mall Public Use Space Diagram

SHEET NO:

SK19







LERNER ENTERPRISES

2000 Tower Oaks Boulevard, 8th Floor Rockville, Maryland 20852 Attn: James D. Policaro, PE



THE TOWER COMPANIES®

2000 Tower Oaks Boulevard, 9th Floor Rockville, Maryland 20852

MASTER PLANNER: ELKUS MANFREDI ARCHITECTS 300 A STREET, BOSTON, MA 02210 617.368.3491 ATTN: MICHAEL COHEN, AIA

CIVIL ENGINEER:
RODGERS CONSULTING
19847 CENTURY BOULEVARD, SUITE 200
GERMANTOWN, MARYLAND 20874
301.948.4700 (MAIN)
ATTN: DOUGLAS WRENN

Land Use Counsel:
Lerch Early & Brewer
3 Bethesda Metro Center, Suite 460
Bethesda, Maryland 20814-5367
301.657.0165 (Direct Phone)
Attn: Robert G. Brewer, Jr.

Transportation consultant **Wells & Associates**170 Jennifer Road, Suite 260
Annapolis Maryland 21401
Phone 410 266-5723
Attn: Nancy Randall AICP, PTP

Program, and Certi	luding Approval Conditions, E	Development
Developer's Name:	White Elint Associates 110	James D. Policaro, PE Contact Person
Address:	c/o Lerner Enterprises 2000 Tower Oaks Boulevard, Eighth Flo Rockville, Maryland 20852	or
Phone:	(301) 284 - 6000	
Signature:	James Pa	
M-NCPPC APPRO	VAL STAMP	
M-NCPPC APPRO	VAL STAMP Certified Sketch Plan	
M-NCPPC APPRO	-	
M-NCPPC APPRO	Certified Sketch Plan	

*Note: The Sketch Plan drawings are conceptual only and illustratively represent the Project. Final building locations, dimensions, heights, uses, number of residential units and development standards and programs will be finally determined at the time of future site plan applications.

SHEET TITLE:

WHITE FLINT MALL ILLUSTRATIVE PUBLIC USE SPACE PLAN

SHEET NO:





ATTN: IAMES D. POLICARO, PE



2000 Tower Oaks Boulevard, 8th Floor Rockville, Maryland 20852



THE TOWER COMPANIES®

2000 Tower Oaks Boulevard, 9th Floor Rockville, Maryland 20852

MASTER PLANNER: ELKUS MANFREDI ARCHITECTS 300 A STREET, BOSTON, MA 02210 617.368.3491 ATTN: MICHAEL COHEN, AIA

CIVIL ENGINEER: RODGERS CONSULTING 19847 CENTURY BOULEVARD, SUITE 200 GERMANTOWN, MARYLAND 20874 301.948.4700 (MAIN) ATTN: DOUGLAS WRENN

Land Use Counsel: Lerch Early & Brewer 3 Bethesda Metro Center, Suite 460 Bethesda, Maryland 20814-5367 301.657.0165 (Direct Phone) Attn: Robert G. Brewer, Jr.

TRANSPORTATION CONSULTANT WELLS & ASSOCIATES
170 JENNIFER ROAD, SUITE 260
ANNAPOLIS MARYLAND 21401
PHONE 410 266-5723
ATTN: NANCY RANDALL AICP, PTP

	'S CERTIFICATE agrees to execute all the features	of the Sketch Plan Approval
No. 320120040 ,	including Approval Conditions, D	evelopment
Program, and Ce Developer's Nam	ertified Sketch Plan. White Flint Associates, LLC White Flint Mall, LLLP Company	James D. Policaro, PE Contact Person
Address:	glo Lerner Enterprises 2000 Tower Oaks Boulevard, Eighth Floo Rockville, Maryland 20852	or
Phone:	(301) 284 = 6000	
Signature:	James Pa	
M-NCPPC APPR		
	Certified Sketch Plan	
	File No. 320120040	
	Montgomery County Planning	g Board
Chairma	in or Designee	Date
	DNTGOMERY COUNTY PLANS E MARYLAND-NATIONAL CAPITAL PARK	

*Note: The Sketch Plan drawings are conceptual only and illustratively represent the Project. Final building locations, dimensions, heights, uses, number of residential units and development standards and programs will be finally determined at the time of future site plan applications.

SHEET TITLE:

WHITE FLINT MALL ILLUSTRATIVE PUBLIC USE SPACE PLAN









LERNER ENTERPRISES

2000 Tower Oaks Boulevard, 8th Floor Rockville, Maryland 20852 Attn: James D. Policaro, PE



THE TOWER COMPANIES®

2000 Tower Oaks Boulevard, 9th Floor Rockville, Maryland 20852

MASTER PLANNER: ELKUS MANFREDI ARCHITECTS 300 A STREET, BOSTON, MA 02210 617.368.3491 ATTN: MICHAEL COHEN, AIA

CIVIL ENGINEER:
RODGERS CONSULTING
19847 CENTURY BOULEVARD, SUITE 200
GERMANTOWN, MARYLAND 20874
301.948.4700 (MAIN)
ATTN: DOUGLAS WRENN

Land Use Counsel: Lerch Early & Brewer 3 Bethesda Metro Center, Suite 460 Bethesda, Maryland 20814-5367 301.657.0165 (Direct Phone) Attn: Robert G. Brewer, Jr.

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170 JENNIFER ROAD, SUITE 260
ANNAPOLIS MARYLAND 21401
PHONE 410 266-5723
ATTN: NANCY RANDALL AICP, PTP

Program, and Certif Developer's Name:	White Elint Associates LLC	
Developer's Name.	White Flint Mall, LLLP Company	James D. Policaro, PE Contact Person
Address:	c/o Lerner Enterprises	
	2000 Tower Oaks Boulevard, Eighth Floor Rockville, Maryland 20852	
Phone:	(301) 284 - 6000	
Signature:	James Pa	



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SHEET TITLE:

WHITE FLINT MALL ILLUSTRATIVE VIEW: GATEWAY PLAZA FROM ROCKVILLE PIKE

SHEET NO:

SK22





Gateway Towers, LAX airport, Los Angels, CA



Piazza Navona, Rome, Ital



ome, Italy



Michigan Avenue, Chicago, IL



Bryant Park, New York









LERNER ENTERPRISES

2000 Tower Oaks Boulevard, 8th Floor Rockville, Maryland 20852 Attn: James D. Policaro, PE



THE TOWER COMPANIES®

2000 Tower Oaks Boulevard, 9th Floor Rockville, Maryland 20852

Master Planner: Elkus Manfredi Architects 300 A Street, Boston, Ma 02210 617.368.3491 Attn: Michael Cohen, AIA

CIVIL ENGINEER:
RODGERS CONSULTING
19847 CENTURY BOULEVARD, SUITE 200
GERMANTOWN, MARYLAND 20874
301.948.4700 (MAIN)
ATTN: DOUGLAS WRENN

Land Use Counsel: Lerch Early & Brewer 3 Bethesda Metro Center, Suite 460 Bethesda, Maryland 20814-5367 301.657.0165 (Direct Phone) Attn: Robert G. Brewer, Jr.

Transportation consultant **Wells & Associates**170 Jennifer Road, Suite 260
Annapolis Maryland 21401
Phone 410 266-5723
Attn: Nancy Randall AICP, PTP



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SHEET TITLE:

WHITE FLINT MALL ILLUSTRATIVE PUBLIC USE SPACE PLAN GATEWAY PLAZA

SHEET NO:

SK23

February 10, 2012



Central Piazza From White Flint Boulevard







LERNER ENTERPRISES
2000 Tower Oaks Boulevard, 8th Floor

ROCKVILLE, MARYLAND 20852 ATTN: JAMES D. POLICARO, PE



THE TOWER COMPANIES®

2000 Tower Oaks Boulevard, 9th Floor Rockville, Maryland 20852

Master Planner: Elkus Manfredi Architects 300 A Street, Boston, MA 02210 617.368.3491 Attn: Michael Cohen, AIA

Civil Engineer: **Rodgers Consulting** 19847 Century Boulevard, Suite 200 Germantown, Maryland 20874 301.948.4700 (Main) Attn: Douglas Wrenn

Land Use Counsel: Lerch Early & Brewer 3 Bethesda Metro Center, Suite 460 Bethesda, Maryland 20814-5367 301.657.0165 (Direct Phone) Attn: Robert G. Brewer, Jr.

Transportation consultant Wells & Associates 170 Jennifer Road, Suite 260 Annapolis Maryland 21401 Phone 410 266-5723 Attn: Nancy Randall AICP, PTP

The Undersigned ag	rees to execute all the features	of the Sketch Plan App
No. 320120040 , inc	luding Approval Conditions, D	evelopment
Program, and Certif	fied Sketch Plan.	
Developer's Name:		James D. Policaro, PE
	Company	Contact Persor
Address:	c/o Lerner Enterprises	
	2000 Tower Oaks Boulevard, Eighth Floo Rockville, Maryland 20852	r
Phone:	(301) 284 - 6000	
Signature:	gmus Pa-	

Certified Sketch	Plan
File No. 32012004	0
Montgomery County Plan	nning Board

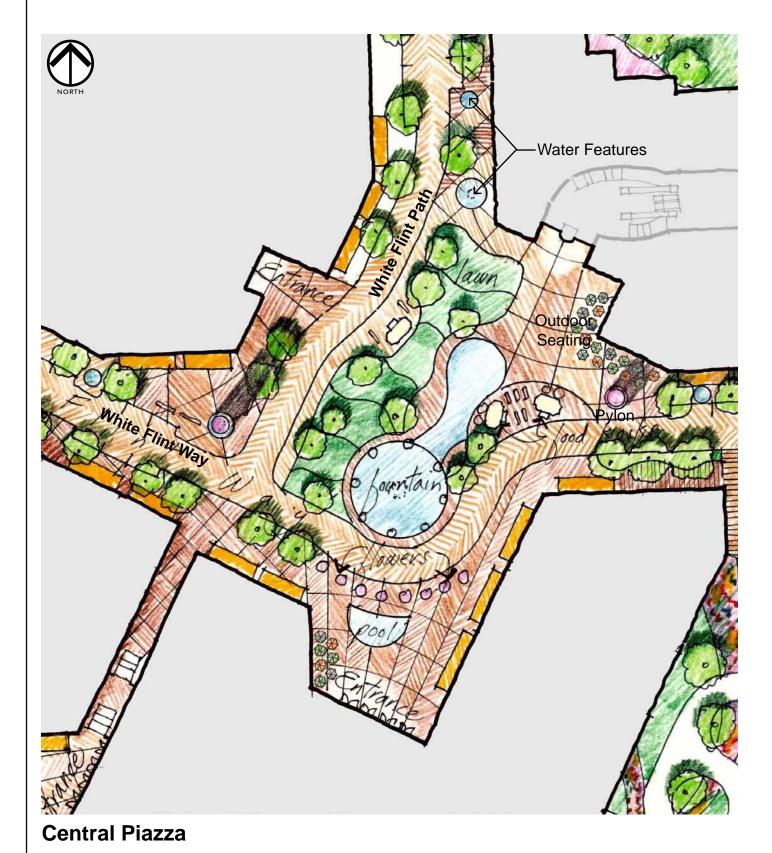
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SHEET TITLE:

WHITE FLINT MALL
ILLUSTRATIVE VIEW:
CENTRAL PIAZZA
FROM WHITE FLINT BLVD.

SHEET NO:

SK24





Olympic Park, Atlanta, GA



Plaza Santa Ana, Ma



Post Office Square, Boston, MA



Luxembourg Gardens, Paris



Americana at Brand, Glendale, G







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2000 Tower Oaks Boulevard, 8th Floor Rockville, Maryland 20852 Attn: James D. Policaro, PE



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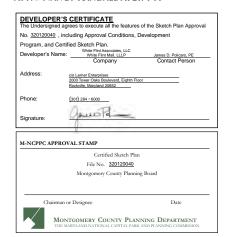
2000 Tower Oaks Boulevard, 9th Floor Rockville, Maryland 20852

Master Planner: Elkus Manfredi Architects 300 A Street, Boston, Ma 02210 617.368.3491 Attn: Michael Cohen, AIA

CIVIL ENGINEER:
RODGERS CONSULTING
19847 CENTURY BOULEVARD, SUITE 200
GERMANTOWN, MARYLAND 20874
301.948.4700 (MAIN)
ATTN: DOUGLAS WRENN

Land Use Counsel: Lerch Early & Brewer 3 Bethesda Metro Center, Suite 460 Bethesda, Maryland 20814-5367 301.657.0165 (Direct Phone) Attn: Robert G. Brewer, Jr.

Transportation consultant Wells & Associates 170 Jennifer Road, Suite 260 Annapolis Maryland 21401 Phone 410 266-5723 Attn: Nancy Randall AICP, PTP



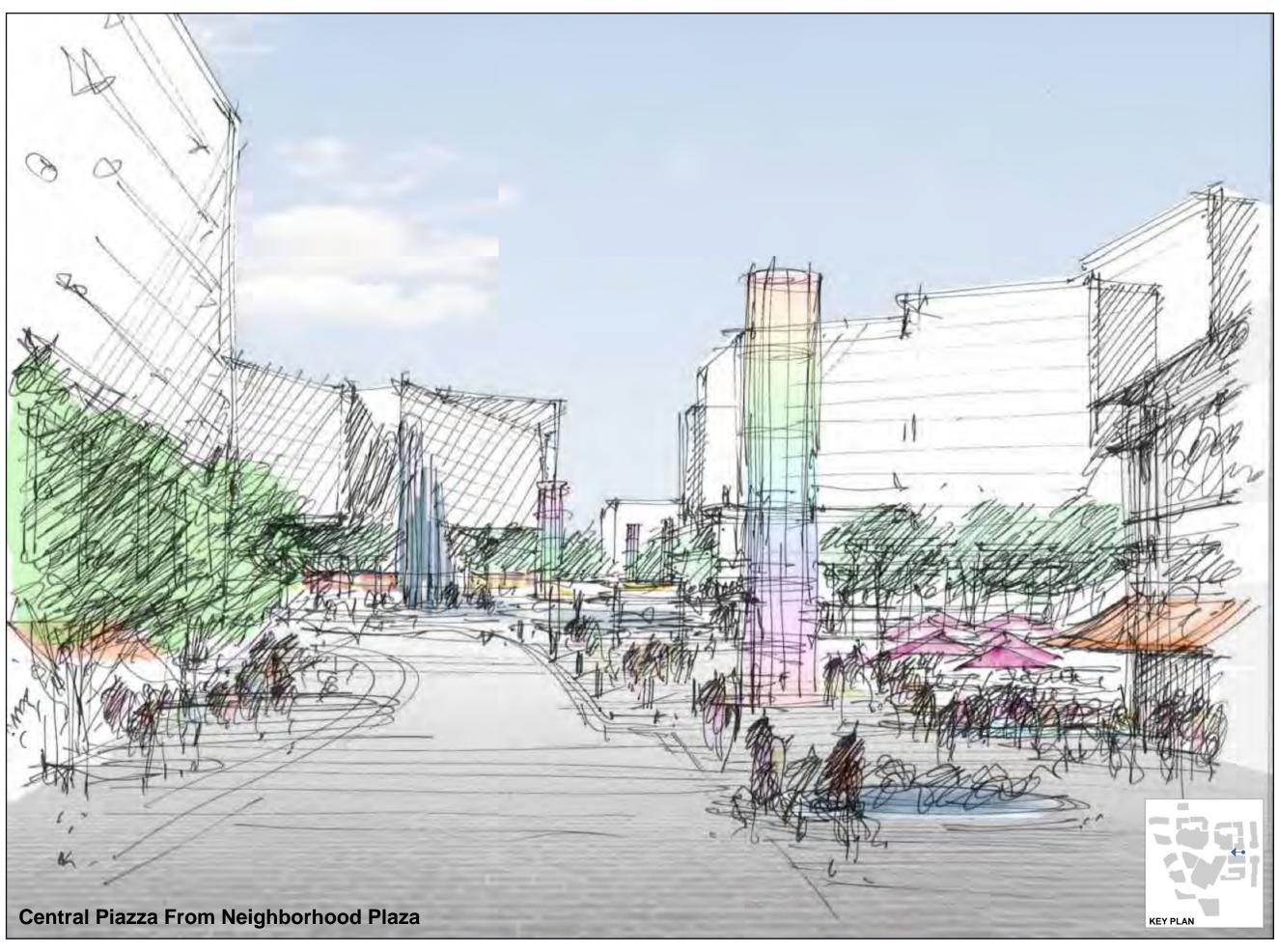
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SHEET TITLE:

WHITE FLINT MALL ILLUSTRATIVE PUBLIC USE SPACE PLAN CENTRAL PIAZZA

SHEET NO:

February 10, 2012







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2000 Tower Oaks Boulevard, 8th Floor Rockville, Maryland 20852 Attn: James D. Policaro, PE



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2000 Tower Oaks Boulevard, 9th Floor Rockville, Maryland 20852

MASTER PLANNER: ELKUS MANFREDI ARCHITECTS 300 A STREET, BOSTON, MA 02210 617.368.3491 ATTN: MICHAEL COHEN, AIA

CIVIL ENGINEER:
RODGERS CONSULTING
19847 CENTURY BOULEVARD, SUITE 200
GERMANTOWN, MARYLAND 20874
301.948.4700 (MAIN)
ATTN: DOUGLAS WRENN

Land Use Counsel: Lerch Early & Brewer 3 Bethesda Metro Center, Suite 460 Bethesda, Maryland 20814-5367 301.657.0165 (Direct Phone) Attn: Robert G. Brewer, Jr.

Transportation consultant Wells & Associates 170 Jennifer Road, Suite 260 Annapolis Maryland 21401 Phone 410 266-5723 Attn: Nancy Randall AICP, PTP

Program, and Certi	fied Sketch Plan.	
Developer's Name:	White Elint Associates 11 C	James D. Policaro, PE Contact Person
Address:	c/o Lerner Enterprises 2000 Tower Oaks Boulevard, Eighth Flo Rockville, Maryland 20852	or
Phone:	(301) 284 - 6000	
Signature:	James Pa	
M-NCPPC APPRO	VAL STAMP	
	Certified Sketch Plan	
	File No. <u>320120040</u>	

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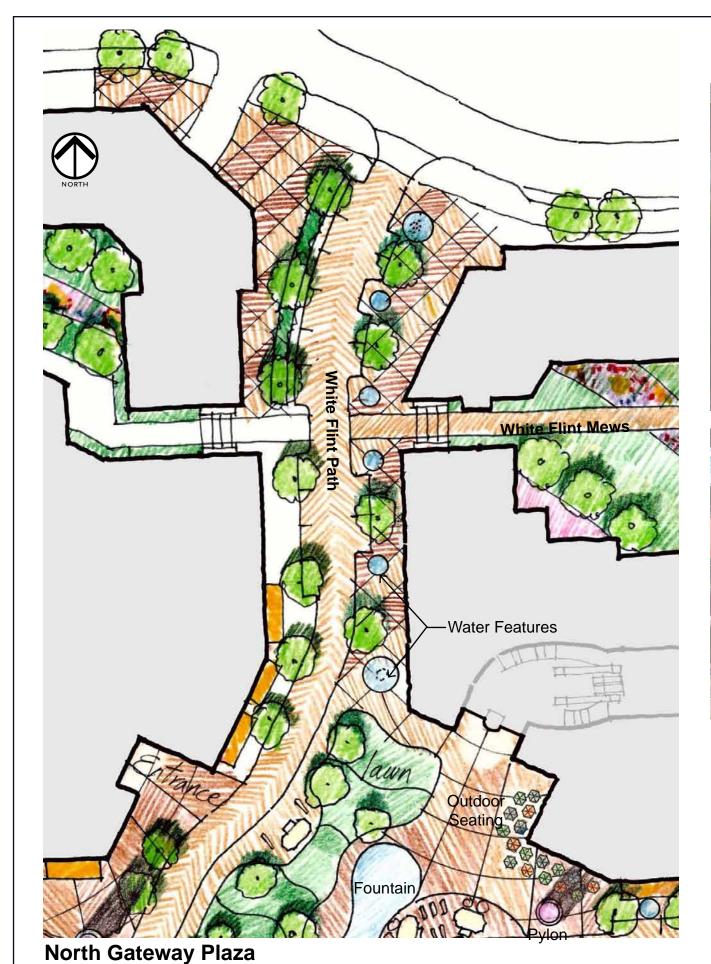
MONTGOMERY COUNTY PLANNING DEPARTMENT

SHEET TITL

WHITE FLINT MALL ILLUSTRATIVE VIEW: CENTRAL PIAZZA FROM NEIGHBORHOOD PLAZA

SHEET NO:

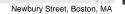
SK26













Rue Montorgueil, Paris



Bethesda Lane, Bethesda, Maryland







LERNER ENTERPRISES 2000 Tower Oaks Boulevard, 8th Floor

ROCKVILLE, MARYLAND 20852 ATTN: JAMES D. POLICARO, PE



THE TOWER COMPANIES®

2000 Tower Oaks Boulevard, 9th Floor Rockville, Maryland 20852

MASTER PLANNER: **ELKUS MANFREDI ARCHITECTS** 300 A Street, Boston, MA 02210 617.368.3491 ATTN: MICHAEL COHEN, AIA

CIVIL ENGINEER: RODGERS CONSULTING 19847 Century Boulevard, Suite 200 Germantown, Maryland 20874 301.948.4700 (MAIN) ATTN: DOUGLAS WRENN

Land Use Counsel: Lerch Early & Brewer 3 BETHESDA METRO CENTER, SUITE 460 BETHESDA, MARYLAND 20814-5367 301.657.0165 (DIRECT PHONE) ATTN: ROBERT G. BREWER, JR.

TRANSPORTATION CONSULTANT WELLS & ASSOCIATES 170 Jennifer Road, Suite 260 Annapolis Maryland 21401 Phone 410 266-5723 ATTN: NANCY RANDALL AICP, PTP



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SHEET TITLE:

White Flint Mall ILLUSTRATIVE Public Use Space Plan North Gateway Plaza

SHEET NO:

SK27



Neighborhood Plaza From White Flint Way







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2000 Tower Oaks Boulevard, 8th Floor Rockville, Maryland 20852 Attn: James D. Policaro, PE



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2000 Tower Oaks Boulevard, 9th Floor Rockville, Maryland 20852

MASTER PLANNER: ELKUS MANFREDI ARCHITECTS 300 A STREET, BOSTON, MA 02210 617.368.3491 ATTN: MICHAEL COHEN, AIA

CIVIL ENGINEER:
RODGERS CONSULTING
19847 CENTURY BOULEVARD, SUITE 200
GERMANTOWN, MARYLAND 20874
301.948.4700 (MAIN)
ATTN: DOUGLAS WRENN

Land Use Counsel: Lerch Early & Brewer 3 Bethesda Metro Center, Suite 460 Bethesda, Maryland 20814-5367 301.657.0165 (Direct Phone) Attn: Robert G. Brewer, Jr.

TRANSPORTATION CONSULTANT WELLS & ASSOCIATES
170 JENNIFER ROAD, SUITE 260
ANNAPOLIS MARYLAND 21401
PHONE 410 266-5723
ATTN: NANCY RANDALL AICP, PTP



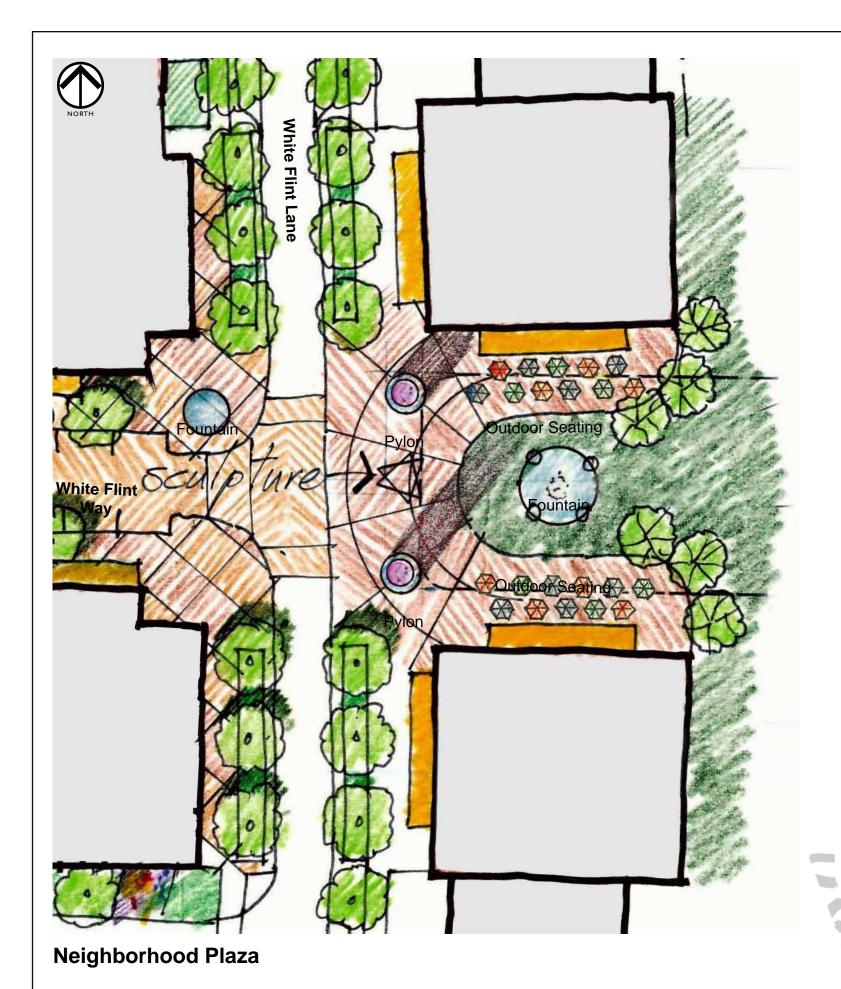
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SHEET TITLE:

WHITE FLINT MALL ILLUSTRATIVE VIEW: NEIGHBORHOOD PLAZA FROM WHITE FLINT WAY

SHEET NO:

SK28





Public Fountain



Small Park near Pont Neuf, Paris, France



London, England





LERNER ENTERPRISES

2000 Tower Oaks Boulevard, 8th Floor Rockville, Maryland 20852 Attn: James D. Policaro, PE



THE TOWER COMPANIES®

2000 Tower Oaks Boulevard, 9th Floor Rockville, Maryland 20852

Master Planner: Elkus Manfredi Architects 300 A Street, Boston, MA 02210 617.368.3491 Attn: Michael Cohen, AIA

CIVIL ENGINEER:
RODGERS CONSULTING
19847 CENTURY BOULEVARD, SUITE 200
GERMANTOWN, MARYLAND 20874
301.948.4700 (MAIN)
ATTN: DOUGLAS WRENN

Land Use Counsel: Lerch Early & Brewer 3 Bethesda Metro Center, Suite 460 Bethesda, Maryland 20814-5367 301.657.0165 (Direct Phone) Attn: Robert G. Brewer, Jr.

Transportation consultant **Wells & Associates**170 Jennifer Road, Suite 260
Annapolis Maryland 21401
Phone 410 266-5723
Attn: Nancy Randall AICP, PTP



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SHEET TITLE:

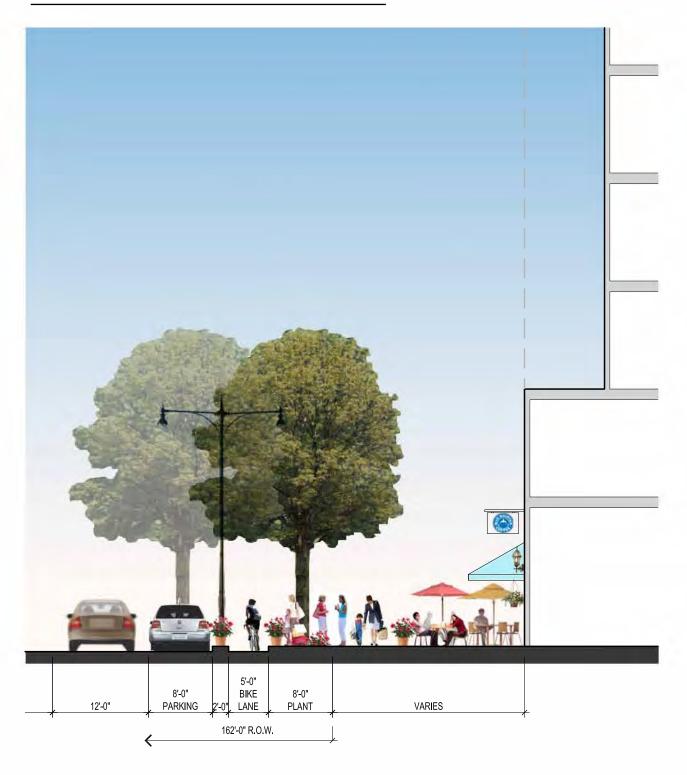
WHITE FLINT MALL ILLUSTRATIVE PUBLIC USE SPACE PLAN NEIGHBORHOOD PLAZA

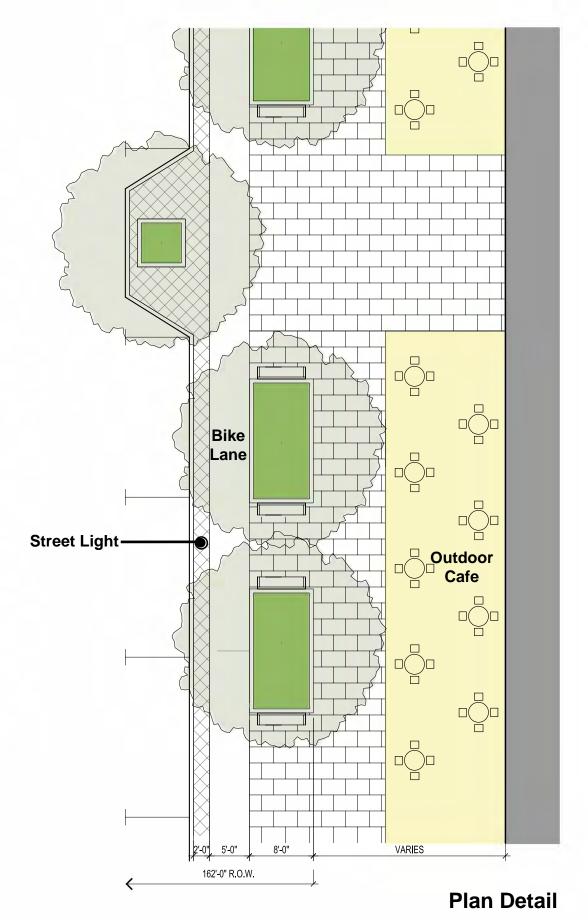
SHEET NO:

February 10, 2012

Rockville Pike Promenade

Section







APPLICANT/ OWNER:



LERNER ENTERPRISES

2000 Tower Oaks Boulevard, 8th Floor Rockville, Maryland 20852 Attn: James D. Policaro, PE



THE TOWER COMPANIES®

2000 Tower Oaks Boulevard, 9th Floor Rockville, Maryland 20852

Master Planner: Elkus Manfredi Architects 300 A Street, Boston, MA 02210 617.368.3491 Attn: Michael Cohen, AIA

CIVIL ENGINEER:
RODGERS CONSULTING
19847 CENTURY BOULEVARD, SUITE 200
GERMANTOWN, MARYLAND 20874
301.948.4700 (MAIN)
ATTN: DOUGLAS WRENN

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Transportation consultant Wells & Associates 170 Jennifer Road, Suite 260 Annapolis Maryland 21401 Phone 410 266-5723 Attn: Nancy Randall AICP, PTP

Program, and Certil		
Developer's Name:	White Elint Associates 110	James D. Policaro, PE
Developer a reame.	Company	Contact Person
Address:	c/o Lerner Enterprises	
	2000 Tower Oaks Boulevard, Eighth Flo	or
	Rockville, Maryland 20852	
Phone:	(301) 284 - 6000	
Signature:	James Pa	
	1	
M-NCPPC APPRO	VAL STAMP	
M-NCPPC APPRO	VAL STAMP Certified Sketch Plan	
M-NCPPC APPRO		
M-NCPPC APPRO	Certified Sketch Plan	g Board

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SHEET TITLE:

WHITE FLINT MALL
ILLUSTRATIVE
PUBLIC USE SPACE PLAN
ROCKVILLE PIKE PROMENADE
CONCEPTUAL DESIGN

SHEET NO:

SK30



Rockville Pike Promenade Looking North

Image taken from "Rockville Pike Boulevard Alignment Study"



APPLICANT/ OWNER:



LERNER ENTERPRISES

2000 Tower Oaks Boulevard, 8th Floor Rockville, Maryland 20852 Attn: James D. Policaro, PE



THE TOWER COMPANIES®

2000 Tower Oaks Boulevard, 9th Floor Rockville, Maryland 20852

Master Planner: Elkus Manfredi Architects 300 A Street, Boston, MA 02210 617.368.3491 Attn: Michael Cohen, AIA

CIVIL ENGINEER:
RODGERS CONSULTING
19847 CENTURY BOULEVARD, SUITE 200
GERMANTOWN, MARYLAND 20874
301.948.4700 (MAIN)
ATTN: DOUGLAS WRENN

Land Use Counsel: Lerch Early & Brewer 3 Bethesda Metro Center, Suite 460 Bethesda, Maryland 20814-5367 301.657.0165 (Direct Phone) Attn: Robert G. Brewer, Jr.

Transportation consultant Wells & Associates 170 Jennifer Road, Suite 260 Annapolis Maryland 21401 Phone 410 266-5723 Attn: Nancy Randall AICP, PTP

Program, and Certif		
Developer's Name:	White Flint Associates, LLC White Flint Mall, LLLP	James D. Policaro, PE
	Company	Contact Person
Address:	c/o Lerner Enterprises	
	2000 Tower Oaks Boulevard, Eighth Floor	
	Rockville, Maryland 20852	
Phone:	(301) 284 - 6000	
Signature:	gues Pa-	
	V	
M-NCPPC APPROV	AL STAMP	

Chairman or Designee Date

MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMBISSIO

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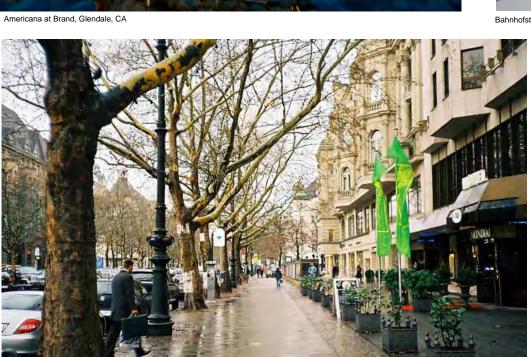
SHEET TITLE:

WHITE FLINT MALL
ILLUSTRATIVE
PUBLIC USE SPACE PLAN
ROCKVILLE PIKE PROMENADE
CONCEPTUAL DESIGN

SHEET NO:

SK31







Bahnhofstrasse, Zurich, Switzerland



Champs Elysees, Paris



Bike Sharing Program, Washington, D.C.



Boulevard St. Michel, Paris





LERNER ENTERPRISES

2000 Tower Oaks Boulevard, 8th Floor ROCKVILLE, MARYLAND 20852 ATTN: JAMES D. POLICARO, PE



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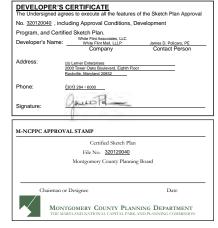
2000 Tower Oaks Boulevard, 9th Floor Rockville, Maryland 20852

MASTER PLANNER: ELKUS MANFREDI ARCHITECTS 300 A Street, Boston, MA 02210 617.368.3491 ATTN: MICHAEL COHEN, AIA

CIVIL ENGINEER: RODGERS CONSULTING 19847 CENTURY BOULEVARD, SUITE 200 GERMANTOWN, MARYLAND 20874 301.948.4700 (MAIN) ATTN: DOUGLAS WRENN

Land Use Counsel: Lerch Early & Brewer 3 Bethesda Metro Center, Suite 460 Bethesda, Maryland 20814-5367 301.657.0165 (DIRECT PHONE) ATTN: ROBERT G. BREWER, JR.

TRANSPORTATION CONSULTANT WELLS & ASSOCIATES 170 Jennifer Road, Suite 260 Annapolis Maryland 21401 Phone 410 266-5723 ATTN: NANCY RANDALL AICP, PTP



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SHEET TITLE:

White Flint Mall ILLUSTRATIVE Public Use Space Plan Rockville Pike Promenade Precedent Images

SHEET NO:

SK32

Summary of Public Benefits Incentive Density Categories

	Requested
59-C-15.851 Major Public Facilities	12
59-C-15.852 Transit Proximity	24
59-C-15.853 Connectivity and Mobility	55
59-C-15.854 Diversity of Uses and Activities	20
59-C-15.855 Quality Building & Site Design	54
59-C-15.856 Natural Environmental Protection and Enhancement	25

Requested Total Incentive Density Points

Notes:

Incentive Density Calculations based on:

Montgomery County Zoning Ordinance 16-44 Adopted 03-02-2010 Revised per Ordinance 17-09 Adopted 10-11-2011

M-NCP&PC CR Zone Incentive Density Implementation Guidelines 12-2-2010

*Note: Certain adjustments to the proposed public benefit categories may be made at the time of future site plan approvals based on actual density and mix of uses.



APPLICANT/ OWNER:



LERNER ENTERPRISES

2000 Tower Oaks Boulevard, 8th Floor Rockville, Maryland 20852 Attn: James D. Policaro, PE



THE TOWER COMPANIES®

2000 Tower Oaks Boulevard, 9th Floor Rockville, Maryland 20852

Master Planner: Elkus Manfredi Architects 300 A Street, Boston, Ma 02210 617.368.3491 Attn: Michael Cohen, AIA

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19847 CENTURY BOULEVARD, SUITE 200
GERMANTOWN, MARYLAND 20874
301.948.4700 (MAIN)
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Wells & Associates 170 Jennifer Road, Suite 260 Annapolis Maryland 21401 Phone 410 266-5723 Attn: Nancy Randall AICP, PTP

TRANSPORTATION CONSULTANT

		evelopment
Program, and Cert		
Developer's Name	White Flint Associates, LLC White Flint Mall, LLLP	James D. Policaro, PE
	Company	Contact Person
Address:	c/o Lerner Enterprises	
	2000 Tower Oaks Boulevard, Eighth Flor	or
	Rockville, Maryland 20852	
Phone:	(301) 284 - 6000	
Signature:	gmusta	
	V.	
M-NCPPC APPRO	OVAL STAMP	
M-NCPPC APPRO	OVAL STAMP Certified Sketch Plan	
M-NCPPC APPRO		
M-NCPPC APPRO	Certified Sketch Plan	
M-NCPPC APPRO	Certified Sketch Plan File No. 320120040	

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SHEET TITLE:

190

WHITE FLINT MALL CR ZONE INCENTIVE DENSITY PUBLIC BENEFITS PROGRAM

SHEET NO:

SK33

59-C-15.851. Major public facilities.

Major public facilities provide public services at convenient locations and where increased density creates a greater need for civic uses and greater demands on public infrastructure.

(a) Major public facilities include, but are not limited to, such facilities as schools, libraries, recreation centers, parks, county service centers, public transportation or utility upgrades, or other resources delineated in an applicable master or sector plan.

59-C-15.852. Transit Proximity.

Development near transit facilities encourages greater use of transit, controls sprawl, and reduces vehicle miles traveled, congestion, and carbon emissions, and is eligible for incentive density. The Planning Board may approve incentive density for transit proximity under this section. Transit proximity points are granted for proximity to existing or master planned transit stops based on transit service level and CRT and CR zones as follows:

Proximity	Adjac	Adjacent or		Within ¼ mile B		Between ¼ and ½		en ½ and 1
	confr	confronting		mile		mile		
Transit Service Level	1	2	1	1 2	1	2	1	2
CRT	25	15	20	12.5	15	10	10	7.5
CR	l 50	30	40	25	30	20	20	15

- (a) A project is adjacent to or confronting a transit station or stop if it shares a property line or easement line, or is separated only by a right-of-way from an existing or master-planned transit station or stop, and 100 percent of the gross tract area in a single sketch plan application is within ¼ mile of the transit portal.
- (b) For split proximity-range projects:
 - (1) If at least 75 percent of the gross tract area in a single sketch plan application is within the closer of two proximity ranges, the entire project may take the points for the closer range;
 - (2) If less than 75 percent of the gross tract area in a single sketch plan is within the closer of 2 proximity ranges, the points must be calculated as the weighted average of the percentage of area in each range.

59-C-15.853. Connectivity and mobility.

Development that enhances connectivity between uses and amenities; increases mobility options; encourages non-automotive travel; facilitates social interaction; provides opportunities for healthier living; and stimulates local businesses is eligible for incentive density.

59-C-15.851 Major Public Facilities The Project dedicates approximately 2.3 acres (101,691 square feet) for the location of the extended White Flint Neighborhood Park, a major public facility. Tract Area Requested Land Area (sq. ft.) Prior Right-of-Way Dedication 45.464 Proposed Right-of-Way Dedication 268.815 1,660,363 **Public Facility Area** Land Area (sq. ft.) Proposed Land Dedication (White Flint Park) 101 691 Proposed FAR Dedication Facility Construction Summary of Facility Dedication Area Major Public Facility Points Requested 12

(b) For split proximity-range projects:(2) If less than 75 percent of the gross tract area in a single sketch plan is within the closer of 2 proximity ranges, the points must be a weighted average of the percentage of area in each range.	alculated a
(2) If less than 75 percent of the gross tract area in a single sketch plan is within the closer of 2 proximity ranges, the points must be a	alculated a
	calculated a
weighted average of the percentage of area in each range.	
Level 1 Transit	
sq. ft. % appl. bonus blended	
-d	
Adjacent or Confronting 0 0.00% 50 0.00	
Within 1/4 mile 0 0.00% 40 0.00	
Between 1/4 and 1/2 mile 964,771 48.86% 30 14.66	
Between 1/2 mile and 1 mile 1.009.871 51.14% 20 10.23	
Between 72 mile and 1 mile 1,007,071 31.1470 20 10.20	

1.974.642

0.00%

59-C-15.852 Transit Proximity

Transit Proximity Points Requested 24

24.89

Requested

59-C-15.853 Connectivity and Mobility Available Requested C. Through Block Connections The Project will provide safe and attractive pedestrian connections between Executive Boulevard, White Flint Way and White Flint Lane from north to south; and between Rockville Pike, White Flint Boulevard, White Flint Path and White Flint Lane from east to west Through Block Connections should be: Be open-air, non-climate controlled • Provide Direct Connection between streets, with public access easements Unobstructed windows for 35% of the walls facing and connection below 8' • Be open to the public between sunrise and sunset, and where the connection leads to a transit facility or public parking facility within 1/2 mile be open for the hours of the public facility Additional Possible Incentive Items · Direct connection to parks, transit or public buildings · Accessable retail uses along the majority of the length Increased width Public Artworks along the walk 9 The Project will provide 8.750 parking spaces of which 3.565 will be reserved and 5.185 will be available for public parking The maximum allowable parking for the Project is 13,361 spaces. ((Total Spaces - Reserved Residentail) / Maximum Allowed) (25 Points) ((8.750 - 3.565) / 13.361) (25 points) = 9.7 points Per Technical Staff's advisement, the Sketch Plan Booklet shows the location and quantity of the land that will be dedicated on the Sketch Plan, and the calculation of how much density credit that supports (see page SK-4). The actual dedication will be platted after the Planning Board approves the Sketch Plan Application and the Project's first subsequent preliminary plan of subdivision 10 I. Way Finding Project will provide a way-finding system orienting pedestrians and cyclists to major open spaces, cultural facilities, and transi opportunities. Connectivity and Mobility Points Requested



APPLICANT/ OWNER:



LERNER ENTERPRISES

2000 Tower Oaks Boulevard, 8th Floor Rockville, Maryland 20852 Attn: James D. Policaro, PE



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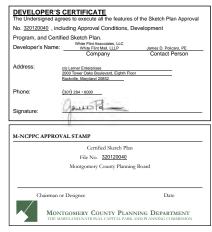
2000 Tower Oaks Boulevard, 9th Floor Rockville, Maryland 20852

MASTER PLANNER: ELKUS MANFREDI ARCHITECTS 300 A STREET, BOSTON, MA 02210 617.368.3491 ATTN: MICHAEL COHEN, AIA

CIVIL ENGINEER: RODGERS CONSULTING 19847 CENTURY BOULEVARD, SUITE 200 GERMANTOWN, MARYLAND 20874 301.948.4700 (MAIN) ATTN: DOUGLAS WRENN

Land Use Counsel: Lerch Early & Brewer 3 Bethesda Metro Center. Suite 460 Bethesda, Maryland 20814-5367 301.657.0165 (Direct Phone) Attn: Robert G. Brewer, Jr.

Transportation consultant **Wells & Associates** 170 Jennifer Road, Suite 260 Annapolis Maryland 21401 Phone 410 266-5723 Attn: Nancy Randall AICP, PTP



*Note: The Sketch Plan drawings are conceptual only and illustratively represent the Project. Final building locations, dimensions, heights, uses, number of residential units and development standards and programs will be finally determined at the time of future site plan applications.

SHEET TITLE:

WHITE FLINT MALL
CR ZONE INCENTIVE DENSITY
PUBLIC BENEFITS PROGRAM

SHEET NO:

SK34

*Note: Certain adjustments to the proposed public benefit categories may be made at the time of future site plan approvals based on actual density and mix of uses.

59-C-15.854. Diversity of uses and activities.

Development that increases the variety and mixture of land uses, types of housing, economic variety, and community activities; contributes to development of more efficient and sustainable communities; reduces the necessity for automobile use; and facilitates healthier lifestyles and greater social interaction is eligible for incentive density.

59-C-15.855. Quality building and site design.

High quality design is especially important in urban, integrated-use settings, to ensure that buildings and uses are visually compatible with each other and adjacent communities and to provide a harmonious pattern of development, and is eligible for incentive density. Due to increased density in these settings, buildings tend to be highly visible; high quality design helps attract residents, patrons, and businesses to these areas. Location, height, massing, façade treatments, and ornamentation of buildings affect sense of place, orientation, and the perception of comfort and convenience. The quality of the built environment affects light, shadow, wind, and noise, as well as the functional and economic value of property.

59-C-15.856. Protection and enhancement of the natural environment.

Protecting and enhancing natural systems and decreasing energy consumption help mitigate or reverse environmental impacts, such as heat island effects from the built environment, inadequate carbon-sequestration, habitat and agricultural land loss, and air and water pollution caused by reliance on the automobile, and are eligible for incentive density.

59-C-15.854 Diversity of Uses and Activities	Available	Requested
D. Small Business Opportunities The Project will provide on-site space for at least three small, neighborhood-oriented businesses (retail bays of no more than 5,000 square feet).	20	20
Diversity of Uses and Activities Points	Requested	20

59-C-15.855 Quality Building & Site Design	Available	Reques
3. Structured Parking	20	19
he Project will place a significant amount of its parking within above- or below-grade structures.		
Structured Parking Spaces / Total Parking Spaces) (20 points)		
8,600 / 8,750) (20 points) = 19.7 points		
D. Public Art	15	15
he Project will implement a public art program, which will be reviewed for comment by the Arts and Humanities Council and fulf it least five of the following goals:	II	
Achieve aesthetic excellence;		
• Ensure an appropriate interaction between the art and the architectural setting in terms of scale, materials, and context;		
Ensure public access and invite public participation;		
Encourage collaboration between the artist(s) and other project designers early in the design phases;		
• Ensure long-term durability of permanent works through material selection and/or a documented maintenance program;		
Encourage a rich variety of arts including permanent installations, revolving temporary works, and event programming;		
Increase public understanding and enjoyment of art through interpretive information and/or programmed events;		
• Contribute to a collection of commissioned art that is unique and fosters a positive community identity.		
. Public Open Space	20	10
he Project provides significant public open space in addition to the minimum required public use space.		
ublic Open Space should be:		
 Directly accessible to a street; and Open to the public between sunrise and sunset; 		
 No proposed loading or parking facilities are visible below a height of the fourth floor; 		
• Contains seating, trash receptacles, landscaping, and other amenities such as water features, kiosks, and passive recreation		
At least 35 feet at its narrowest width;		
• Walls of any non-residential floor area facing the open space have windows on at least 60 percent of the facade below a height of 40 feet; and		
Main entries to any dwelling units are from a wall facing the open space.		
(Public open space / Net lot area)		
Exceptional Design	10	10
he Project will provide a building/site design whose visual and functional impacts enhance the character of its setting and the purposes delineated in Section 59-C-15.855 of the CR Zone.		

A. Building Lot Termination (BLT)	5	5
the Applicant will purchase BLT easements in an amount equal to 5% of the incentive density floor area.	3	J
C. Vegetated Wall	10	10
. Pegetated wan	10	10
east 300 square feet in area and is visible from a public street or open space.		
Additional Possible Incentive Items		
Greater percent of coverage;		
Southern or western exposure;		
Plants with varying flowering seasons; or		
Integration into an overall energy or environmental site design program		
E. Vegetated Area	10	10
The Project will install plantings in a minimum of 12 inches of soil, covering at least 5,000 square feet, within interior residential areas.		
Additional Possible Incentive Items		
Area replaces impervious area;		
• Larger area;		
Maintenance program is provided;		
Greater soil depth, or		
Use of vegetated area as a community garden		
Natural Environmental Protection and Enhancement Points	Dominotod	25

*Note: Certain adjustments to the proposed public benefit categories may be made at the time of future site plan approvals based on actual density and mix of uses.



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MASTER PLANNER: ELKUS MANFREDI ARCHITECTS 300 A STREET, BOSTON, MA 02210 617.368.3491 ATTN: MICHAEL COHEN, AIA

CIVIL ENGINEER:
RODGERS CONSULTING
19847 CENTURY BOULEVARD, SUITE 200
GERMANTOWN, MARYLAND 20874
301.948.4700 (MAIN)
ATTN: DOUGLAS WRENN

Land Use Counsel: Lerch Early & Brewer 3 Bethesda Metro Center, Suite 460 Bethesda, Maryland 20814-5367 301.657.0165 (Direct Phone) Attn: Robert G. Brewer, Jr.

Transportation consultant **Wells & Associates** 170 Jennifer Road, Suite 260 Annapolis Maryland 21401 Phone 410 266-5723 Attn: Nancy Randall AICP, PTP

No. 320120040 , inc	luding Approval Conditions, E	Development
Program, and Certif	ied Sketch Plan	
Developer's Name:	White Flint Associates, LLC	
Developer's Name:	White Flint Mall, LLLP Company	James D. Policaro, PE Contact Person
Address:	c/o Lerner Enterprises	
Address.	2000 Tower Oaks Boulevard, Eighth Flor	or .
	Rockville, Maryland 20852	
Phone:	(301) 284 - 6000	
Signature:	James Pa-	
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	()	
M-NCPPC APPROV	/AL STAMP	
M-NCPPC APPROV	/AL STAMP Certified Sketch Plan	
M-NCPPC APPROV		
M-NCPPC APPROV	Certified Sketch Plan	
M-NCPPC APPROV	Certified Sketch Plan File No. 320120040	
M-NCPPC APPROV	Certified Sketch Plan File No. 320120040 Montgomery County Plannin	
M-NCPPC APPROV	Certified Sketch Plan File No. 320120040 Montgomery County Plannin	g Board

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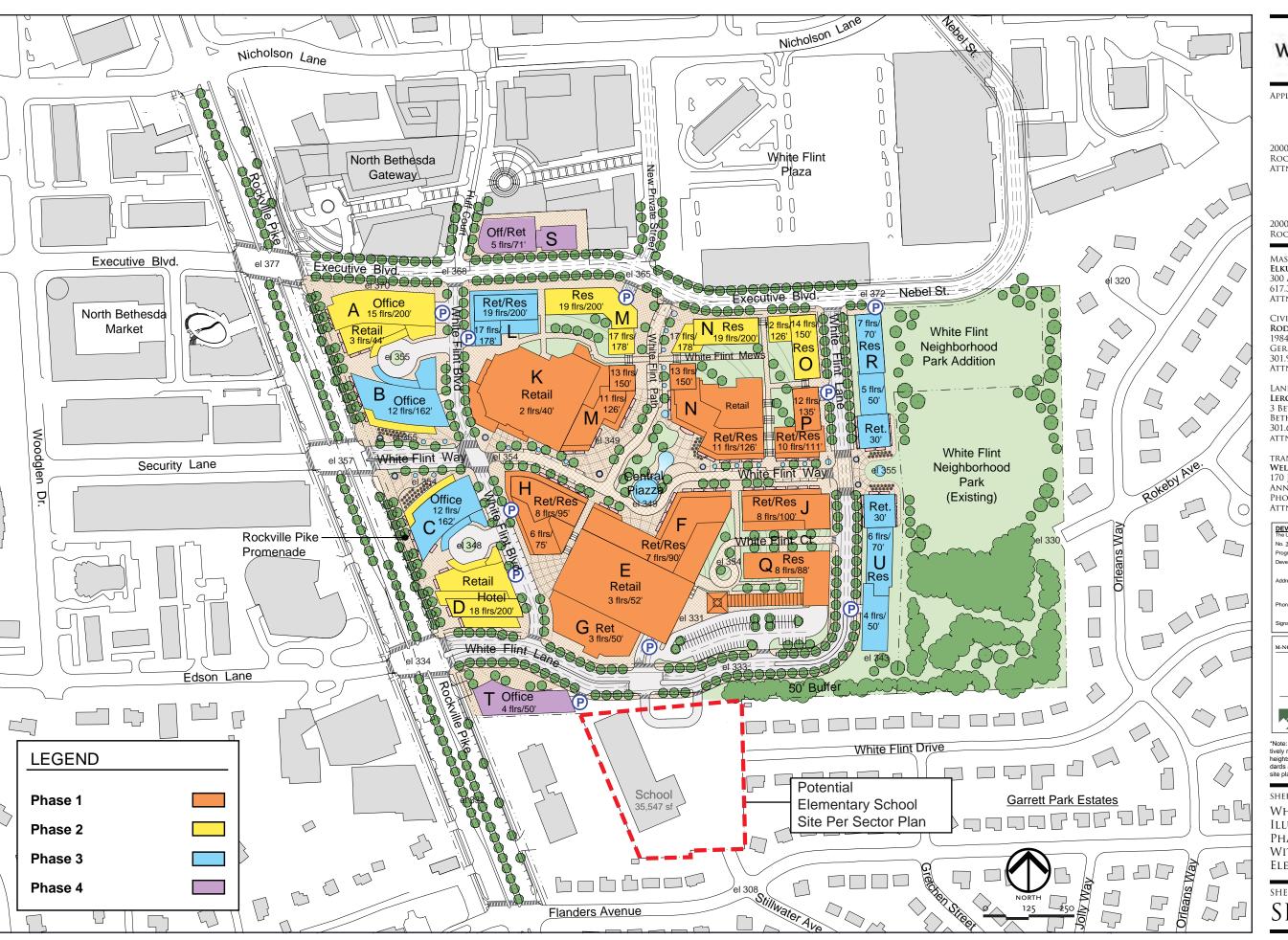
SHEET TITLE:

White Flint Mall CR Zone Incentive Density Public Benefits Program

SHEET NO:

SK35

February 10, 2012







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RODGERS CONSULTING
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GERMANTOWN, MARYLAND 20874
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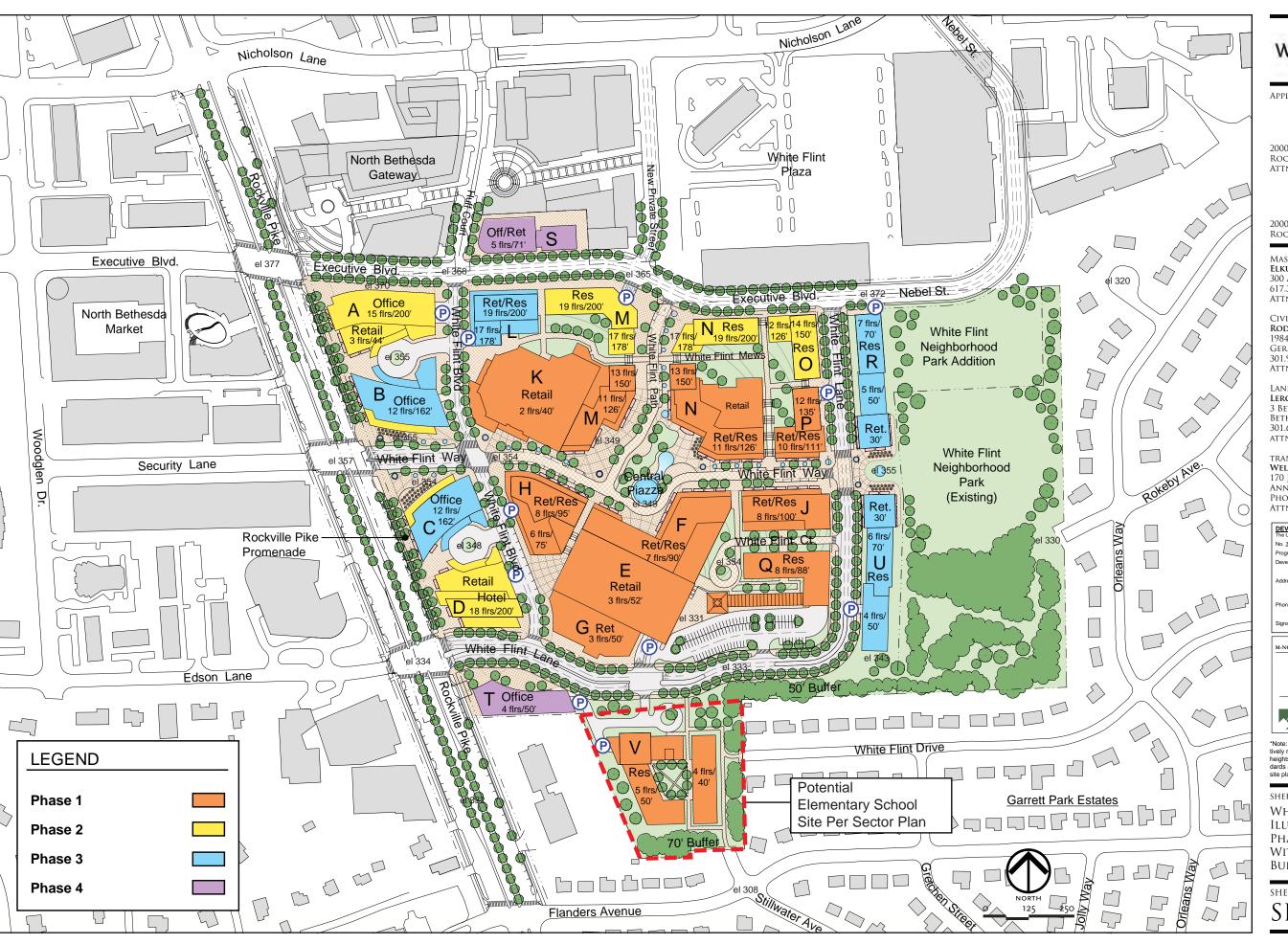
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SHEET TITLE:

WHITE FLINT MALL ILLUSTRATIVE PHASING DIAGRAM WITH POSSIBLE FUTURE ELEMENTARY SCHOOL

SHEET NO:

SK36







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2000 Tower Oaks Boulevard, 9th Floor Rockville, Maryland 20852

MASTER PLANNER: ELKUS MANFREDI ARCHITECTS 300 A STREET, BOSTON, MA 02210 617.368.3491 ATTN: MICHAEL COHEN, AIA

Civil Engineer: Rodgers Consulting 19847 Century Boulevard, Suite 200 Germantown, Maryland 20874 301.948.4700 (Main) Attn: Douglas Wrenn

Land Use Counsel:
Lerch Early & Brewer
3 Bethesda Metro Center, Suite 460
Bethesda, Maryland 20814-5367
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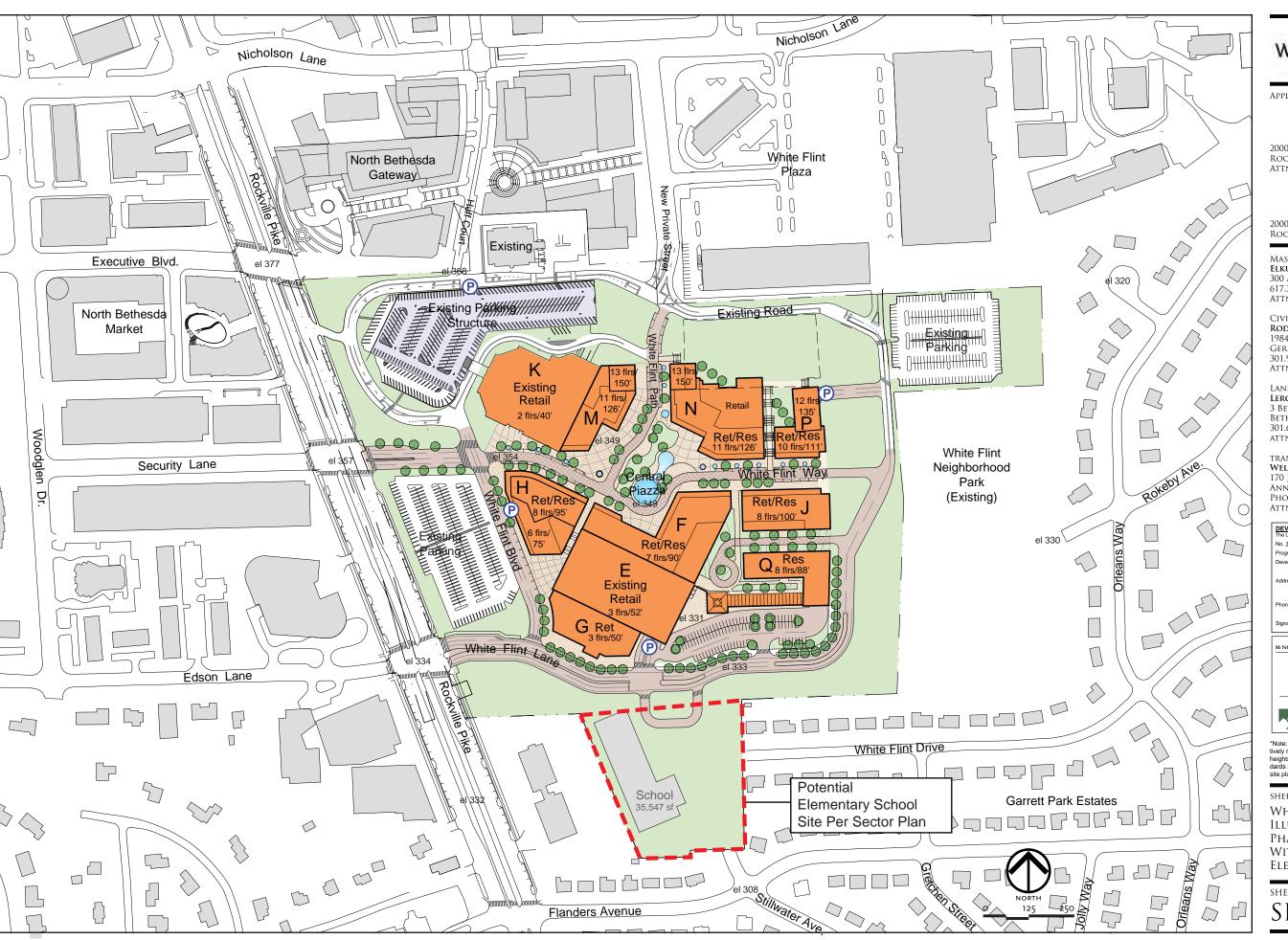
MONTGOMERY COUNTY PLANNING DEPARTMENT

SHEET TITLE:

WHITE FLINT MALL ILLUSTRATIVE PHASING DIAGRAM WITH RESIDENTIAL BUILDING V

SHEET NO:

SK37







LERNER ENTERPRISES

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2000 Tower Oaks Boulevard, 9th Floor Rockville, Maryland 20852

MASTER PLANNER: ELKUS MANFREDI ARCHITECTS 300 A STREET, BOSTON, MA 02210 617.368.3491 ATTN: MICHAEL COHEN, AIA

CIVIL ENGINEER: RODGERS CONSULTING 19847 CENTURY BOULEVARD, SUITE 200 GERMANTOWN, MARYLAND 20874 301.948.4700 (MAIN) ATTN: DOUGLAS WRENN

Land Use Counsel: Lerch Early & Brewer 3 Bethesda Metro Center, Suite 460 Bethesda, Maryland 20814-5367 301.657.0165 (Direct Phone) Attn: Robert G. Brewer, Jr.

Transportation Consultant **Wells & Associates**170 Jennifer Road, Suite 260
Annapolis Maryland 21401
Phone 410 266-5723
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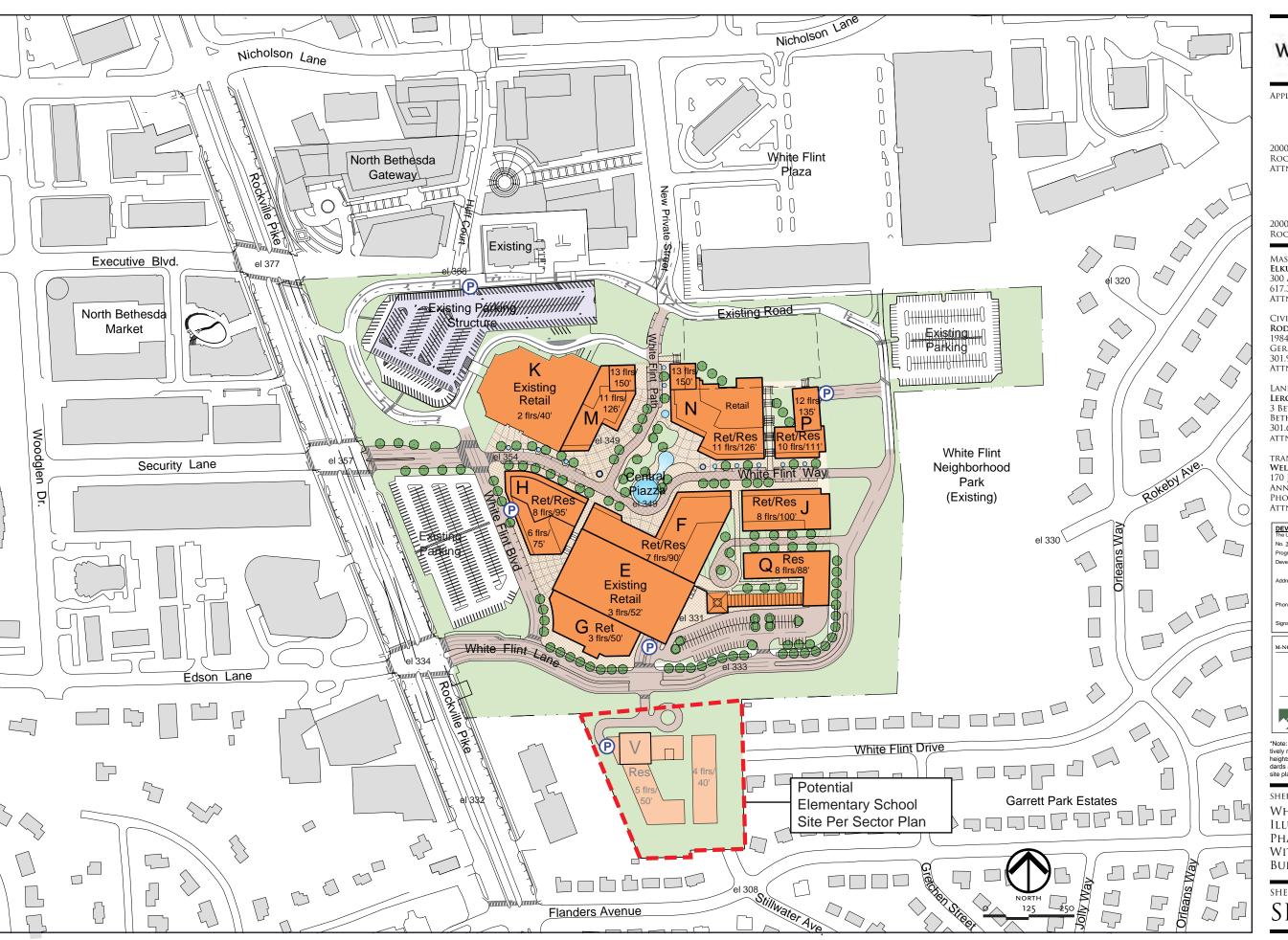
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SHEET TITLE:

White Flint Mall Illustrative Phasing Diagram: Phase One With Possible Future Elementary School

SHEET NO:

SK38







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SHEET TITLE:

White Flint Mall Illustrative Phasing Diagram: Phase One With Residential Building V

SHEET NO:

SK39