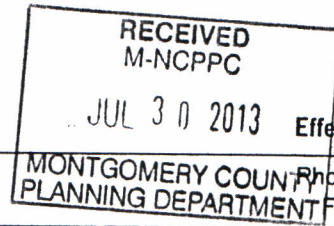




**Montgomery County Planning Department**  
Maryland-National Capital Park and Planning Commission

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

www.montgomeryplanning.org



Area # 2  
1 of 7

Effective: June 1, 2012  
Phone 301.495.4550  
Fax 301.495.1306

**SKETCH PLAN APPLICATION**

- Initial Application     Final Application     Revised Application     Amendment

7/30/2013

M-NCPPC Staff Use Only			
File Number	3 2013 0010	Fee (Attach Worksheet)	✓ # 140,250. <sup>00</sup>
Date Final Application Received	7/30/2013	Fee Received by	(AB)
MCPB Hearing Date	10/17/2013	DRC Meeting Date	Tues 9/3/2013
Lead Reviewer		NRI/FSD Number	20131890

An application will not be accepted for review unless all required information and fees are provided. If an item requires more space, attach a separate sheet.

Sketch Plan Name: Gables White Flint Acres 5.21 Sq.ft. 227,018

200 scale Base Map # 215NW06, \_\_\_\_\_, \_\_\_\_\_ Tax Map # GQ62, \_\_\_\_\_

Special Protection Area \_\_\_\_\_

Property Tax Account Number(s) associated with the plan (8 digits)

- A. 04-01508248    B. 04-03262813    C. \_\_\_\_\_    D. \_\_\_\_\_    E. \_\_\_\_\_  
F. \_\_\_\_\_    G. \_\_\_\_\_    H. \_\_\_\_\_    I. \_\_\_\_\_    J. \_\_\_\_\_

**Location:** (Complete either A or B)

- A. On Existing Old Georgetown Road, 0 feet \_\_\_\_\_ of Existing Executive Boulevard  
Street Name (N,S,E,W etc.) Nearest Intersecting Street
- B. \_\_\_\_\_ quadrant, intersection of \_\_\_\_\_ and \_\_\_\_\_  
(N,S,E,W etc.) Street Name Street Name

**Subdivision Information:** (Complete either C, if located within a recorded subdivision, or D)

- C. Lot SEE ATTACHED Block \_\_\_\_\_ Subdivision \_\_\_\_\_
- D. Parcel \_\_\_\_\_ Liber 34881 Folio 172; Parcel \_\_\_\_\_ Liber \_\_\_\_\_ Folio \_\_\_\_\_; Parcel \_\_\_\_\_ Liber \_\_\_\_\_ Folio \_\_\_\_\_
- Planning Area: Concourse Bethesda # 30  
NORR

**Applicant Team** (Enter all that apply and submit separate supporting documentation as necessary)

**Primary Contact** (Person who will be the primary contact and point person for future electronic review process.)

VIKA Maryland, LLC    Ian P. Duke  
Company Name    Contact Person  
20251 Century Boulevard Suite 400  
Street Address  
Germantown    MD    20874  
City    State    Zip Code  
301-916-4100    301-916-2262    duke@vika.com  
Telephone Number ext.    Fax Number    E-mail

**Owner**

LG Georgetown LLC    Jorgen Punda  
Company Name    Contact Person  
8280 Greensboro Drive Suite 605  
Street Address  
McLean    VA    22102  
City    State    Zip Code  
703-918-2500    jpunda@gables.com  
Telephone Number ext.    Fax Number    E-mail

**Landscape Architect**

Parker Rodriguez		Trini Rodriguez	
<i>Company Name</i>		<i>Contact Person</i>	
101 North Union Street Suite 320			
<i>Street Address</i>			
Alexandria		VA	22314
<i>City</i>		<i>State</i>	
703-548-5010		trodriguez@parkerrodriguez.com	
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	

**Architect**

Torti Gallas		Daniel Ashtary	
<i>Company Name</i>		<i>Contact Person</i>	
1300 Spring Street Suite 400			
<i>Street Address</i>			
Silver Spring		MD	20910
<i>City</i>		<i>State</i>	
301-588-4800		301-650-2255	
<i>Telephone Number</i>	<i>Fax Number</i>	dashtary@tortigallas.com	
		<i>E-mail</i>	

**Engineer**

VIKA Maryland, LLC		Jason Evans	
<i>Company Name</i>		<i>Contact Person</i>	
20251 Century Boulevard Suite 400			
<i>Street Address</i>			
Germantown		MD	20874
<i>City</i>		<i>State</i>	
301-916-4100		301-916-2262	
<i>Telephone Number</i>	<i>Fax Number</i>	evans@vika.com	
		<i>E-mail</i>	

**Attorney**

Linowes & Blocher		Stephen Kaufman	
<i>Company Name</i>		<i>Contact Person</i>	
7200 Wisconsin Avenue Suite 800			
<i>Street Address</i>			
Bethesda		MD	20814
<i>City</i>		<i>State</i>	
301-654-0504		301-654-2801	
<i>Telephone Number</i>	<i>Fax Number</i>	skaufman@linowes-law.com	
		<i>E-mail</i>	

**Other:** Traffic Engineer

Wells & Associates		Nancy Randall	
<i>Company Name</i>		<i>Contact Person</i>	
8730 Georgia Avenue Suite 200			
<i>Street Address</i>			
Silver Spring		MD	20910
<i>City</i>		<i>State</i>	
301-448-133 x1494		amrandall@mjwells.com	
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	

<b>Data Summary Table</b>		<u>Acres</u>	<u>Square Feet</u>
<u>Tract Area</u>			
Gross Tract Area		5.21	227,018
Area Dedicated to Public Use		0.39	17,186
Area Previously Dedicated to Public Use		0.33	14,164
Total Net Area of Sketch Plan		4.14	180,343
<b>Gross Tract Area by Zone</b>	Zone 1: CR-3, C-1.5, R-2.5, H-70'	4.64	202,290
(indicate full zone, e.g., CRT2.0 C1.0 R1.5 H60)	Zone 2: CR-4, C-2., R-3., H-250'	0.57	24,728*
	Zone 3: n/a	n/a	n/a

\*2,549sf of Old Georgetown Saab property within GTA, not used for density.

<u>Density (Total)</u>	<u>Permitted (Sq.Ft.)</u>	<u>Proposed (Sq.Ft.)</u>
Non-Residential		Up to 31,000
Residential		Up to 490,000
Other <u>Base density including incentive</u>	695,586	Up to _____
<b>Total</b>	<b>695,586 *</b>	<b>Total</b> Up to 521,000

\*2,549sf of Old Georgetown Saab property within GTA, not used for density.

<u>Height</u>	<u>Permitted (Ft.)</u>	<u>Proposed (Ft.)</u>
Zone 1: CR-3, C-1.5, R-2.5, H-70'	70'	Up to 70'
Zone 2: CR-4, C-2.5, R-3.5, H-250'	250'	Up to 70'
Zone 3:	n/a	Up to n/a

<u>Parking Spaces</u>			
Non-Residential	124	(Min)	124 (Max)
Residential	388	(Min)	470 (Max)
Other <u>(7 surface spaces &amp; 400 park spaces in garage)</u>		(Min)	407 (Max)
<b>Total</b>	<b>512</b>	<b>(Min)</b>	<b>Total</b> 1001 (Max)

Is the property located within a parking lot district?

Yes

No

If yes: \_\_\_\_\_

<u>Public Use Space</u>	<u>Required</u>	<u>Proposed</u>
	10 (%)	10 (%)

**Supplementary Information:**

**Previous Plan Submittals:** (enter information, if applicable)

Type	Case No.	Resolution/Approval Date
Zoning Case		
Development Plan/Schematic DP		
Special Exception		
Variance		
NRI/FSD (if applicable)	420131890	July 2, 2013
SWM Concept (if applicable)		
Pre-Application		
Sketch Plan		
Project Plan		
Preliminary Plan		
Site Plan		

If Record Plat(s) recorded, enter M-NCPPC record plat book & page: \_\_\_\_\_ - \_\_\_\_\_  
 \_\_\_\_\_ - \_\_\_\_\_

Describe the nature of the amendment or revision, if applicable. (Note: This form applies only to full plan amendments.)  Attached

- Is the property in the Locational Atlas and Index of Historic Sites?  Yes  No
- Is the property in the Master Plan for Historic Preservation?  Yes  No
- Is the property in an incorporated municipality?  Yes, \_\_\_\_\_  No
- Is the property in a special taxing district?  Yes, \_\_\_\_\_  No

Legal restrictions on property not shown on plan, if any\* (See Submission Requirements, section 4.17)

\*MNCPPC does not enforce private easements or any other private legal agreements.

Applicant hereby acknowledges that he/she  is the sole owner of the subject property,  is otherwise legally authorized to represent the owner(s) (written verification provided), or  is a contract purchaser authorized to submit this application by the property owner (written verification provided). Applicant hereby acknowledges that the 60-day time allotted for review by the Planning Board, as set forth in Section 50-35(f) of the Subdivision Regulation, will not commence until final plan drawings and all supporting information necessary for a decision for the subject application is provided to the Montgomery County Planning Department so that it can be referred to the appropriate agencies for final comment.

Signature of Applicant(s) (Owner, Owner's Representative or Contract Purchaser)

Signature \_\_\_\_\_  
Jorgen Punda  
Name (Type or Print) \_\_\_\_\_  
Date 5/20/13

Signature \_\_\_\_\_  
Name (Type or Print) \_\_\_\_\_  
Date \_\_\_\_\_

Signature \_\_\_\_\_  
Name (Type or Print) \_\_\_\_\_  
Date \_\_\_\_\_

Signature \_\_\_\_\_  
Name (Type or Print) \_\_\_\_\_  
Date \_\_\_\_\_

# Checklist

**See Submission Requirements for more details about the items below:**

**Initial Applications:** Submit only 3 copies of all relevant items below

**Final Applications:** Submit applicable number of copies per the checklist

- 1. Complete application form and checklist.....
- 2. Complete fee schedule worksheet and fee.....

### 3. Outreach Information

- 3.1 Notice List prepared in conformance with the Manual of Development Review Procedures on printer labels and paper copy of labels.....
- 3.2 Copy of the application notice letter.....
- 3.3 Pre-submission Meeting information, including:
  - 3.3.1 Notarized affidavit with meeting time, date and location.....
  - 3.3.2 Copy of invitation letter with list of "Invitees".....
  - 3.3.3 List of meeting participants and copy of attendee sign-in sheet....
  - 3.3.4 Copy of meeting minutes.....
- 3.4 Site Posting Information, including:
  - 3.4.1 Notarized affidavit with location and date of sign posting.....
  - 3.4.2 Plan drawing with location of sign(s) (8" x 11").....
  - 3.4.3 Photograph of posted sign with date stamp.....

### 4. Sketch Plan Booklet (11" x 17" Booklet) with the following:

- 4.1 General Information
  - 4.1.1 Complete application form and checklist.....
  - 4.1.2 Complete fee schedule worksheet and fee.....
- 4.2 Justification Statement Indicating how the project meets the requirements and standards of the zone and will further the objectives of the applicable master or sector plan.....
- 4.3 Illustrative Plans showing:
  - 4.3.1 Building densities, massing, heights, and the anticipated mix of uses;
  - 4.3.2 Locations of public use and other open spaces;
  - 4.3.3 Pedestrian, bicycle, and vehicular circulation, parking, and loading; and
  - 4.3.4 Relationships between existing or proposed adjacent buildings and rights of way.....
- 4.4 A table of proposed public benefits and the incentive density requested for each.....
- 4.5 A general phasing outline of structures, uses, rights-of-way, sidewalks, dedications, public benefits, and future preliminary and site plan applications.....

No. Copies	Engineer/ Surveyor	M-NCPPC Staff
	Submitted or N/A	Accepted or Not Accepted
1		✓
1	submitted	✓
2 sets of labels & 1 paper copy	submitted	✓
2	submitted	✓
		✓
1	submitted	✓
1	submitted	✓
1	submitted	✓
1	submitted	✓
		✓
1	submitted	✓
1	submitted	✓
1	submitted	✓
12	submitted	✓

- 4.6 Narrative describing how the sketch plan will:
  - 4.6.1 Meet the objectives, general requirements, and standards of the zone;
  - 4.6.2 Further the recommendations and objectives of the applicable master or sector plan;
  - 4.6.3 Achieve compatible internal and external relationships between existing and proposed nearby buildings, open space, and uses;
  - 4.6.4 Provide satisfactory general vehicular, pedestrian, and bicyclist access, circulation, parking, and loading;
  - 4.6.5 Propose and outline of public benefits that supports the requested incentive density; and
  - 4.6.6 Establish a feasible and appropriate provisional phasing plan for all structures, uses, rights-of-way, sidewalks, dedications, public benefits, and future preliminary and site plan applications.....
- 4.7 Certificate of Compliance attesting that the application conforms to all applicable federal, state and local laws and regulations.....

No. Copies	Engineer/Surveyor	M-NCPPC Staff
12	Submitted or N/A	Accepted or Not Accepted ✓
	submitted	
12	submitted	✓
12	submitted	✓
2	submitted	✓
2	submitted	✓

**5. Supporting Information for Sketch Plan (Provide in 11"x 17" Booklet - Drawings and Notes must be readable)**

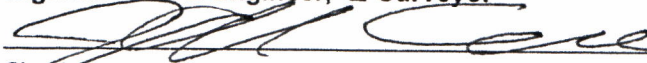
- 5.1 The proposed / filed NRI/FSD
- 5.2 The proposed /filed SWM concept or a narrative describing environmental site design strategy with exhibits
- 5.2 Local Vicinity Map, at 1" = 200', showing area within 1,000' of site perimeter
  - a. Topography at five-foot contour intervals
  - b. Transit facilities
  - c. Public Parks and Recreational Facilities
  - d. Cultural Features (e.g., libraries, museums, entertainment venues)
  - e. Streets & Roads: Master Plan ROWs and easements
- 5.3 Existing Site Conditions Map
  - a. Must include area up to 100' from the site perimeter
  - b. Zoning
  - c. Buildings and Structures
  - d. Roads, Alleys, Parking Areas, Sidewalks, Trails, etc.
  - e. Utilities

7. PDF image of the entire proposed Sketch Plan booklet and coordinating drawings on a cd

8. WSSC Information Sheet and Paid Receipt

The engineer or surveyor hereby certifies that all required information for the submission of a preliminary plan of subdivision has been included in this application, and that to the best of his/her knowledge, information, and reasonable belief, the information and data are accurate.

Signature of  Engineer,  Surveyor



Signature

Jason Evans

5/22/13  
Date

Name (Type or Print)

Gables White Flint		
Tax Parcel	Liber	Folio
N610	34881	172
P665	34881	172
P687	34881	172
P684	34881	172
P613	20858	087
P614	20858	087
N628	17247	132
Portions of Executive Boulevard	5327	266
	5592	484
	5327	266
	8947	593