

GABLES WHITE FLINT

Applicant/Owner:



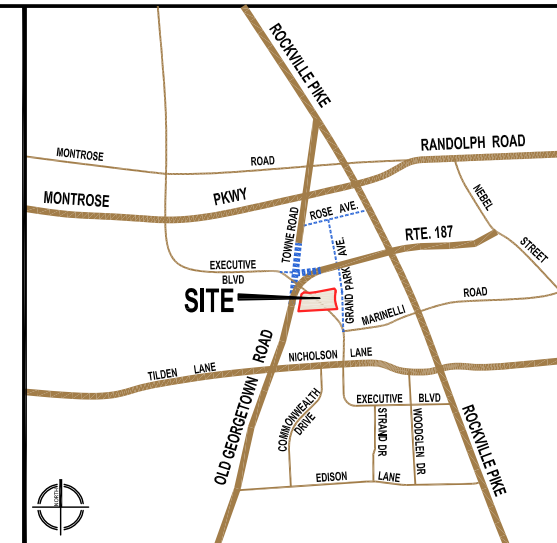
LG Georgetown LLC
 8280 Greensboro Drive - Suite 605
 McLean, VA 22102
 703.918.2500
 Contact: Jorgen Punda

Architect:
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 Contact: Daniel Ashtary

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 Contact: Stephen Kaufman

Traffic Engineer:
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 Contact: Nancy Randall

Civil Engineer:
VIKA Maryland, LLC
 20251 Century Boulevard
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 Germantown, Maryland 20874
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 Contact: Ian P. Duke

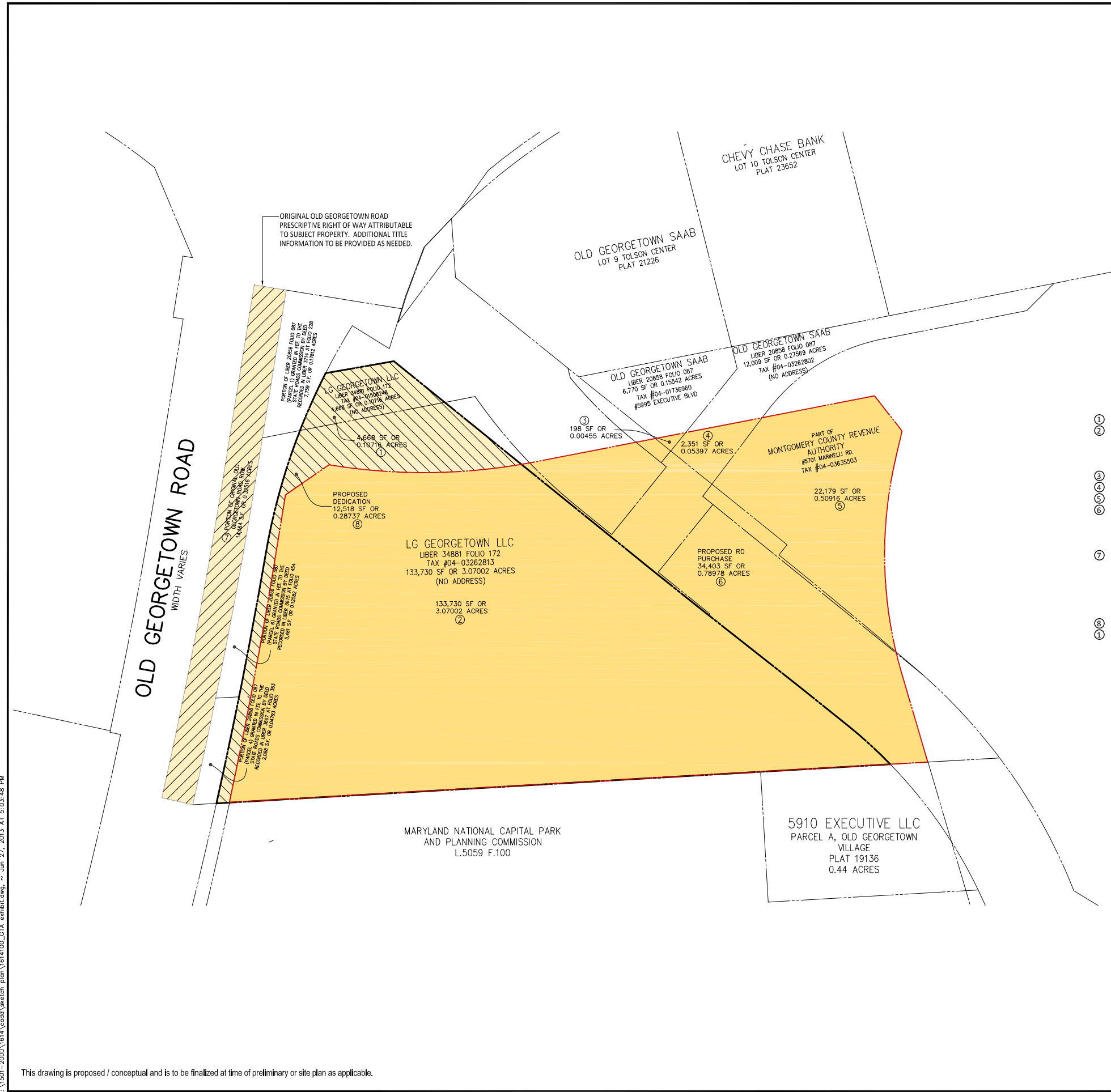


VICINITY MAP - NTS

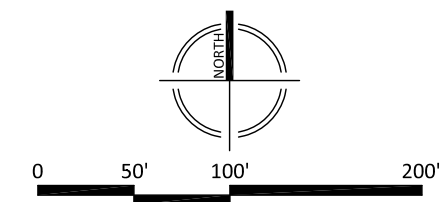
- PREVIOUS DEDICATION
- PROPOSED DEDICATION

| | | | | | |
|----------------------------------|--|-------|------------------|-----------------------|----------------------|
| ① | L 34881 | F.172 | Tax# 04-01508248 | 4,668 sq.ft. | 0.10716 acres |
| ② | L 34881 | F.172 | Tax# 04-03262813 | 133,730 sq.ft. | 3.07002 acres |
| Existing Net Lot Area | | | | 138,398 sq.ft. | 3.17718 acres |
| Purchased Properties | | | | | |
| ③ | part of Old Georgetown Saab (not included for density) | | Tax# 04-01736960 | 198 sq.ft. | 0.00455 acres |
| ④ | part of Old Georgetown Saab (not included for density) | | Tax# 04-03262802 | 2,351 sq.ft. | 0.05397 acres |
| ⑤ | Montgomery County Revenue Authority | | Tax# 04-03635503 | 22,179 sq.ft. | 0.50916 acres |
| ⑥ | Street Area of Existing Executive Blvd. | | | 34,403 sq.ft. | 0.78978 acres |
| Proposed Net Lot Area | | | | 197,529 sq.ft. | 4.53464 acres |
| Previous Dedications | | | | | |
| ⑦ | Portion of Old Georgetown Road ROW | | | 14,164 sq.ft. | 0.32516 acres |
| Existing Gross Tract Area | | | | 211,693 sq.ft. | 4.85980 acres |
| Proposed Dedications | | | | | |
| Proposed Net Lot Area | | | | 197,529 sq.ft. | 4.53464 acres |
| LESS | | | | | |
| ⑧ | Part of L.34881 F.172 to SHA | | Tax# 04-03262813 | 12,518 sq.ft. | 0.28737 acres |
| ① | L.34881 F.172 | | Tax# 04-01508248 | 4,668 sq.ft. | 0.10716 acres |
| Ultimate Net Lot Area | | | | 180,343 sq.ft. | 4.14011 acres |

NOTE: PORTIONS OF THE ORIGINAL RIGHT OF WAY OF OLD GEORGETOWN ROAD LYING WEST OF THE AREAS CONVEYED TO THE STATE ROADS COMMISSION (TOTALING 14,164 S.F.) MAY BE COUNTABLE AS GROSS TRACT AREA.



PROPERTY OF
OLD GEORGETOWN SAAB PROPERTY, LLC
 LIBER 20858 FOLIO 087
 1" = 50' MAY 2007/REVISED MAY 2013
 4TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND



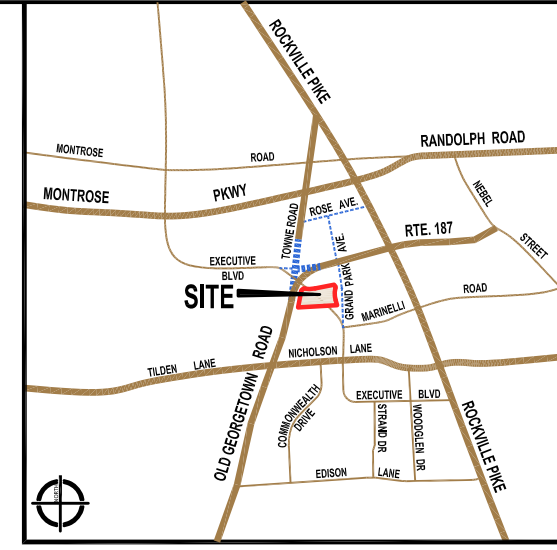
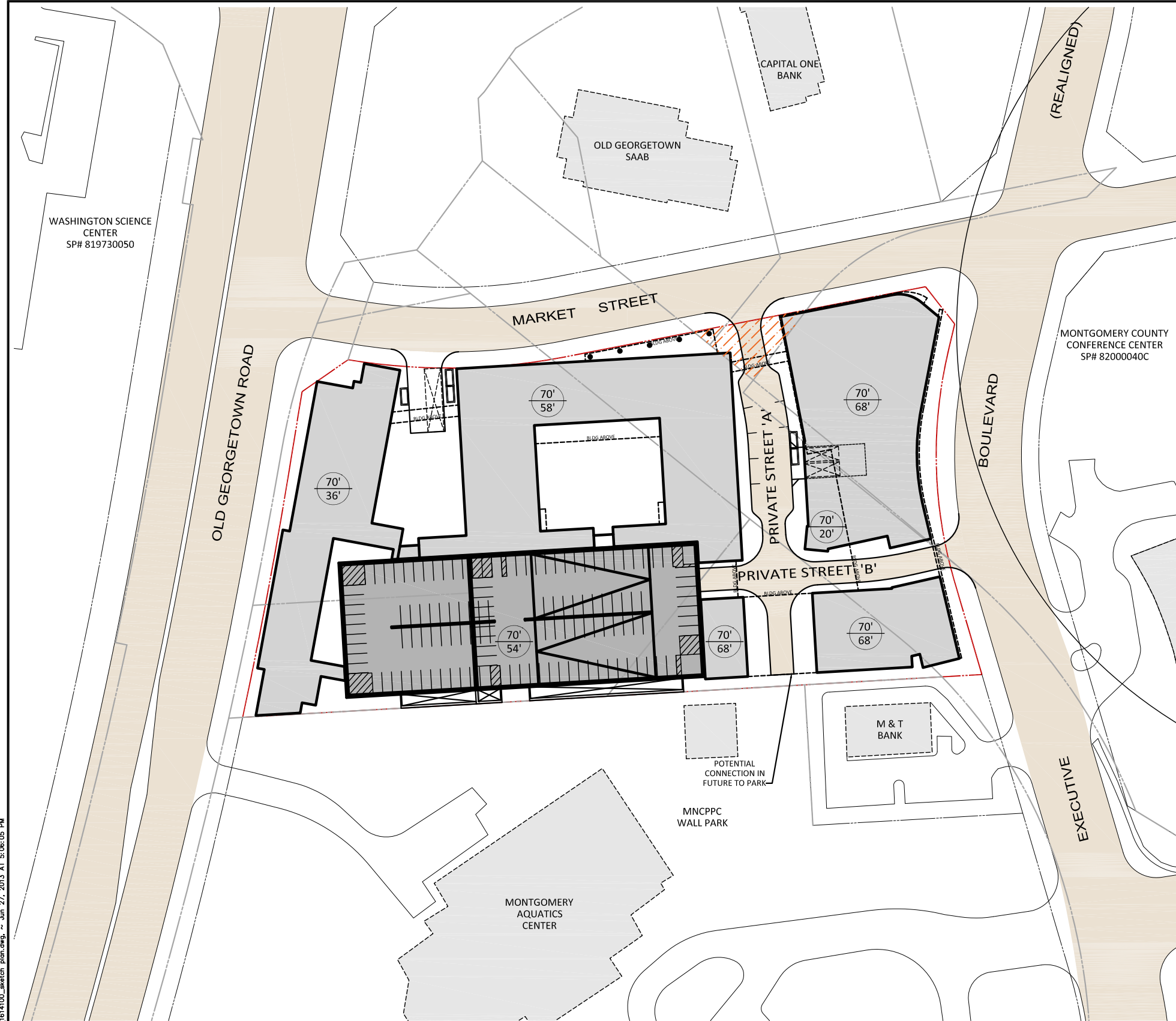
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This drawing is proposed / conceptual and is to be finalized at time of preliminary or site plan as applicable.

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SHEET TITLE:
PROPOSED GROSS TRACT AREA EXHIBIT

SHEET No:
SK1
320130010



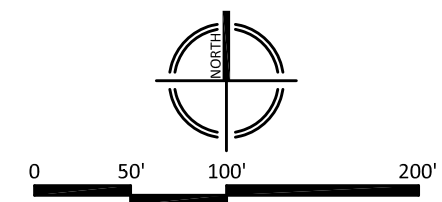
GENERAL NOTES:

- 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.
- 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 649,611 GSF for the gross tract.
- 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 649,611 total sf for the project, based on a Gross Tract Area of 211,693 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, H70').
- 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.



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SHEET TITLE:
SKETCH PLAN

SHEET No:
SK2
320130010

BINDING ELEMENTS:

- The table of proposed public benefits and the incentive density requested for each satisfies the requirements of Section 59-C-15.8 and the applicable standards and requirements of the incentive density guidelines for the permitted 3.0/4.0 FAR for the property. Proportionate adjustments to the proposed public benefit categories shall be made at the time of final site plan based on actual permitted density and mix of uses.
- MPDUs will be provided at 12.5% of the dwelling units actually constructed, with no MPDU bonus density proposed, in accordance with Chapter 25A of the Montgomery County Code, 2004, as amended, and Executive Regulations.

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SHEET TITLE:
**PUBLIC OPEN SPACE
PUBLIC USE SPACE &
RESIDENTIAL
AMENITY AREA**

SHEET No:

SK3
320130010



Public Use Space (based on Net Lot Area)

| | REQUIRED | PROPOSED |
|-----------------------------|----------|----------|
| Public Use Space % | 10.0% | 10.0% |
| Public Use Space SF | 18,034 | 18,100 |
| Right of Way Streetscape % | N/A | 10.0% |
| Right of Way Streetscape SF | N/A | 18,000 |

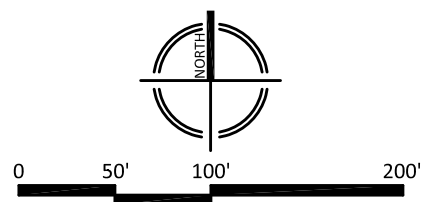
Note: Final Public Use Space may be modified but shall not be less than 10% of net lot area.

- 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 |
| West Building | 88 | 1,760 | 1,760 | 1,760 | 1,760 |
| Totals | 455 | 9,100 | 9,100 | 9,100 | 9,100 |

Note: Indoor calculated at 20 SF/unit up to 5,000 SF max required; Outdoor calculated at 20 SF/unit, 5,000 SF max required, 400 SF must adjoin indoor amenity.



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LAYOUT: SK3, Plotted By: olomar

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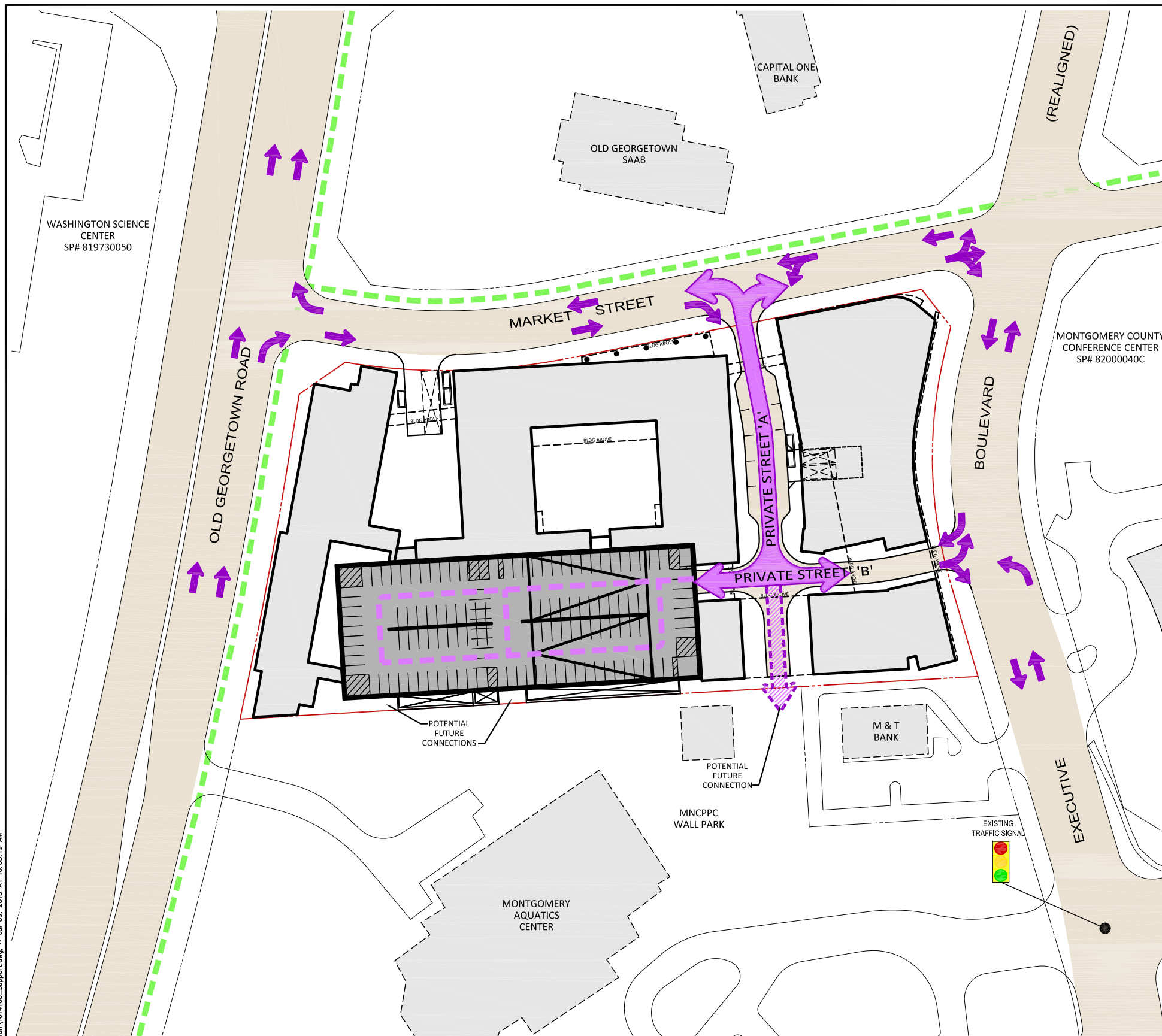
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SHEET TITLE:
**VEHICULAR
CIRCULATION PLAN**

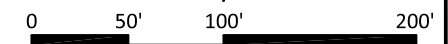
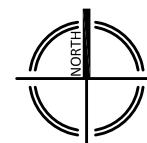
SHEET No:

SK4
320130010



LEGEND

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



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LAYOUT: SK4, Plotted By: alomar

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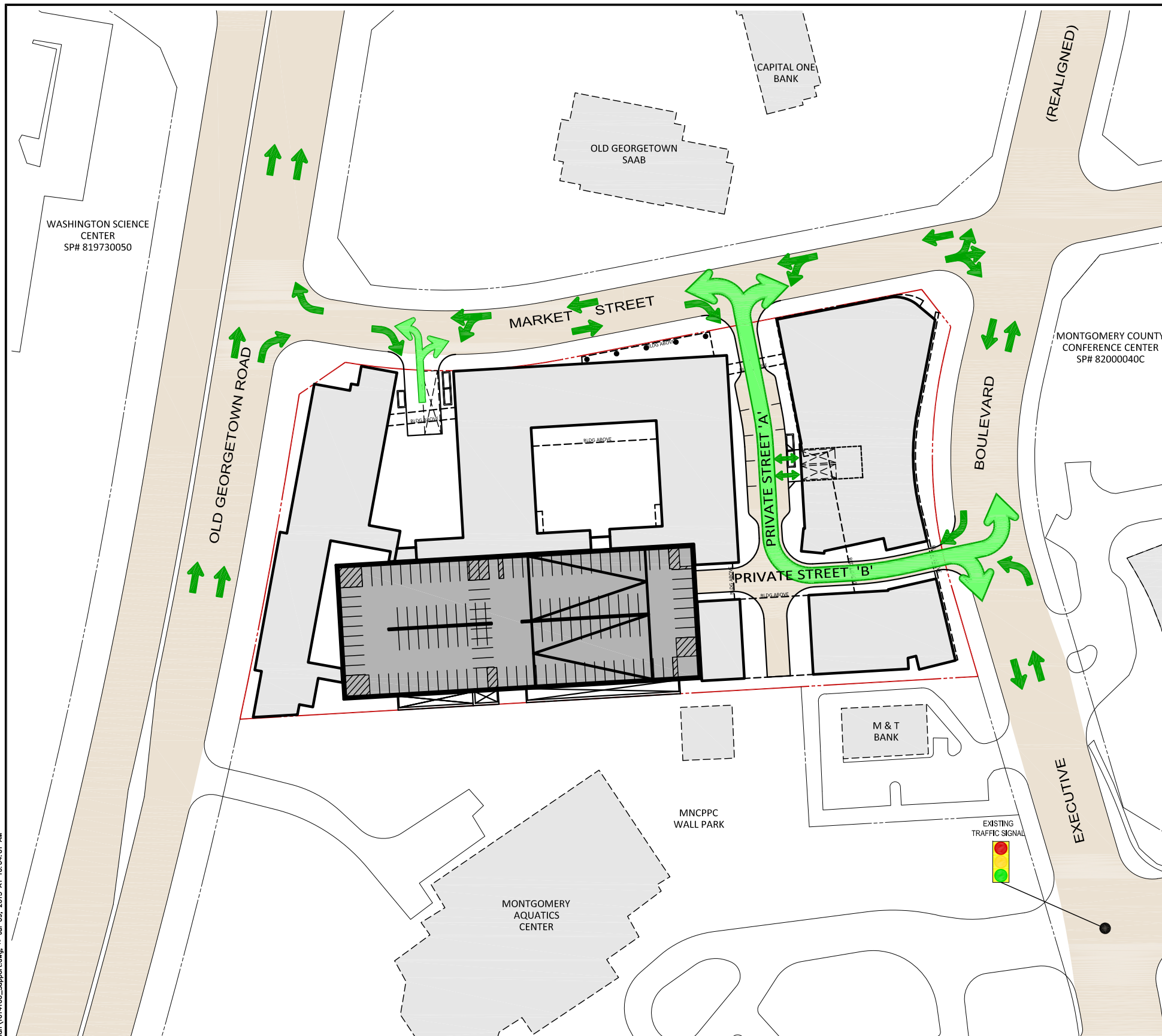
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SHEET TITLE:
**SERVICE VEHICLE
CIRCULATION PLAN**

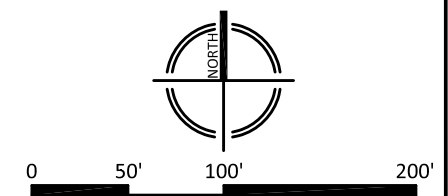
SHEET No:

SK5
320130010



LEGEND

- SU30 Truck Movement
- WB50 Truck Movement
- Inbound Movement
- Traffic Signal



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