

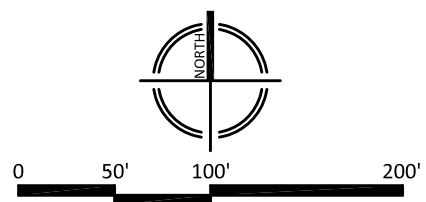
GENERAL NOTES:

1. The Sketch Plan drawings are conceptual only and represent proposed development in an illustrative manner. Final building locations, dimensions, heights, uses, phasing, density, development standards and programs shall be determined at time of site plan applications. Maximum density and heights for the property pursuant to the CR Zone and the White Flint Sector Plan may be permitted.
2. Phasing boundaries may be adjusted and the density of phases shifted at the time of preliminary plan or site plan approval. Phases may be sequenced in any order or combined. However, the total density must not exceed 649,611 GSF for the gross tract.
3. Based on map 16 in the White Flint Sector Plan, the majority of the site is zoned CR3, with a portion of the site being zoned CR4. The mix of uses shown may be modified up to 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').
4. This property is subject to an NRI/FSD, as filed on May 29, 2013.

LEGEND

- Height Allowed
- Height Illustrated
- Proposed Taller/Shorter Buildings
- Proposed Property Line
- Adjacent Existing Buildings
- Loading Space (Typ.)
- Development area impacted by pending Old Georgetown Saab consent

Note: The shaded area delineates the property owned by Old Georgetown Saab. If consent to include the Old Georgetown Saab property is not obtained prior to preliminary plan application, this area will not be included & layout will be revised.



**GABLES
WHITE FLINT**

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Δ	Date	Revision

SHEET TITLE:
SKETCH PLAN

SHEET No:
SK2
 320130010

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BINDING ELEMENTS:

1. 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.
2. 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.

Note: Some of the planimetric information shown on this plan is based on copyrighted GIS Data from M-NCPPC, and may not be copied or reproduced without express written permission from M-NCPPC. This drawing is proposed/conceptual and is to be finalized at time of preliminary and/or site plan as applicable.