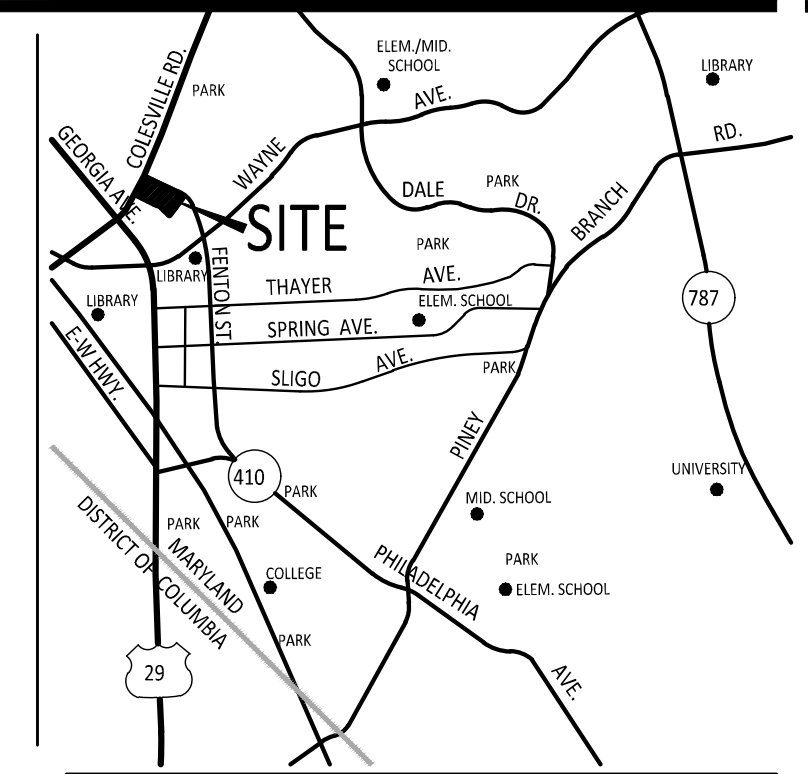


ELLSWORTH PLACE

SKETCH PLAN 320240060



VICINITY MAP
SCALE: 1" = 2000'



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Our Site Set on the Future.

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NOTE:
SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER. FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.

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- CIVIL
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 - SK1A APPROVALS
 - SK1B SKETCH PLAN
 - SK2 OPEN SPACE PLAN
 - SK3 ROAD SECTIONS
 - SK4 GREEN AREA CALCULATION PLAN
 - EXCOND EXISTING SITE CONDITIONS PLAN
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- SUPPORTING DRAWINGS
- CIRC CIRCULATION PLAN
 - LOCAL LOCAL AREA DRAWING
 - UTIL COLOR UTILITY PLAN

REVISIONS DATE
POST-DRC RESPONSE 3/26/24

ELLSWORTH PLACE
LOT 16
EDWARD W. BYRN'S SUBDIVISION
13TH ELECTION DISTRICT
MONTGOMERY COUNTY
SILVER SPRING, MARYLAND
WSSC GRID: 210NW01
TAX MAP: JN33

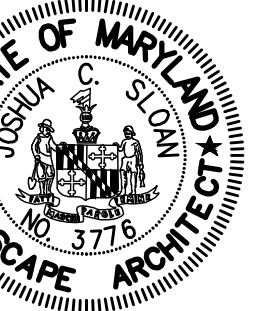
LEGEND

- Sketch Plan Limits
- Existing Podium
- Proposed Tower
- Existing Building
- Height Allowed
- Height Illustrated
- Building Entrances

COVER

#320240060

PROFESSIONAL SEAL



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A QUALIFIED LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LANDSCAPE ARCHITECT: JOSHUA C. SLOAN, RIA
LICENSE NUMBER: 1776
EXPIRATION DATE: MAY 13, 2024

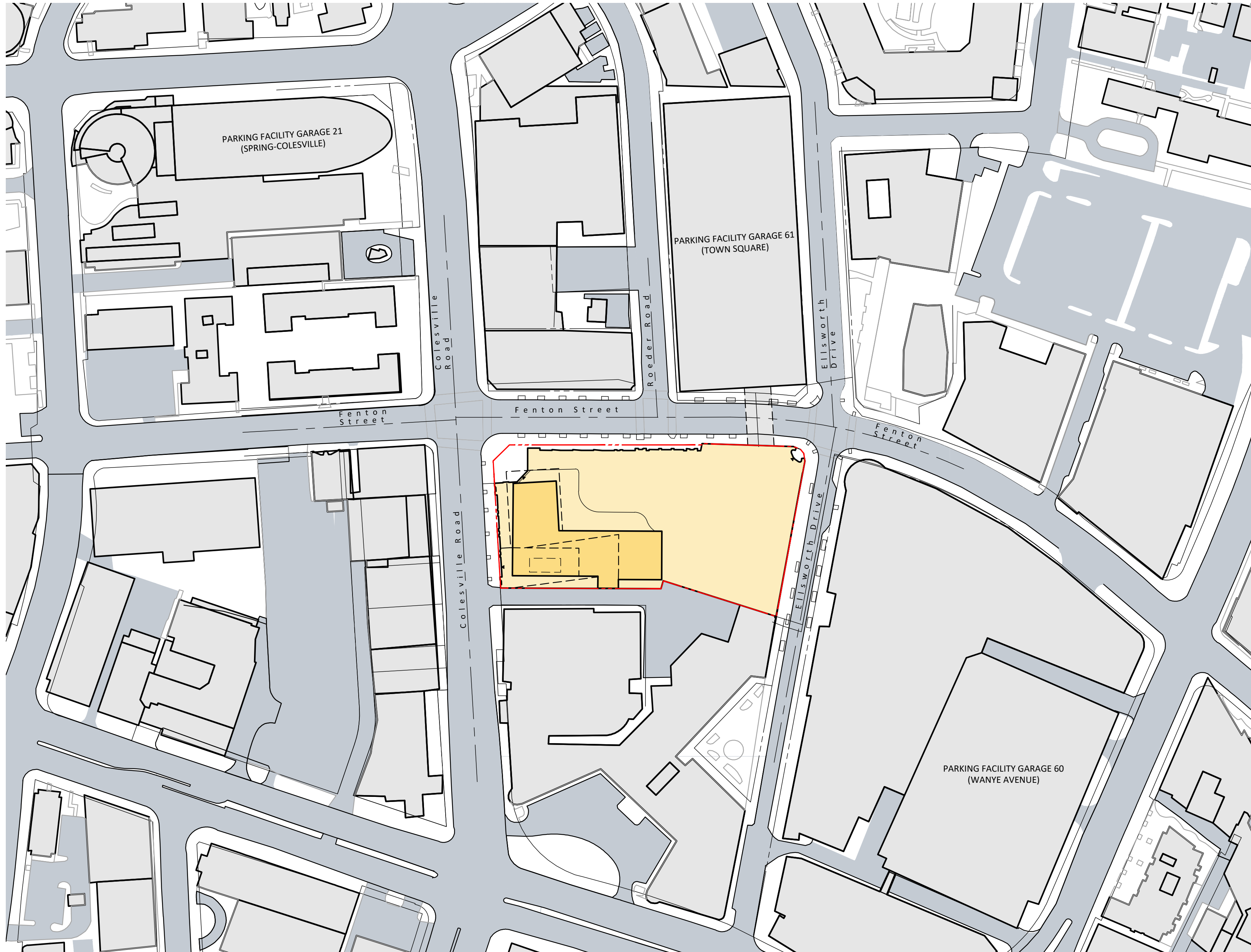
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DRAWN BY: _____
DESIGNED BY: _____
DATE ISSUED: _____

VIKA PROJECT VM1403
DRAWING NO. SK1

SHEET NO.



SCALE: 1" = 100'

PROJECT TABULATIONS

Gross Tract Area Calculation - Lot 16			
Area	Description	SF	Acres
1	Retail Unit of City Place PH1 & Future Office Unit City Place PH2	91,248	2.09477
2	Plus Previous R/W dedication Fenton Street	870	0.01997
3	Plus Previous R/W dedication Ellsworth Drive	8,055	0.18492
4	Plus Previous R/W dedication Fenton Street	5,466	0.12548
5	Plus Previous R/W dedication Coleville Road	2,505	0.05751
6	Less Previous R/W dedication Fenton & Ellsworth	-5,012	
Subtotal Proposed Gross Tract Area		103,132	2.48264

Density Calculation ¹						
Zone:	GFA For Density Purposes	Allowable GFA	Allowable FAR	Existing GFA to remain	Proposed Maximum GFA (Up To)	Proposed FAR (Up To)
CR 8.0, C8.0, R8.0, H300		825,056	8.00	399,463	825,056	8.00
Commercial Density To Remain	103,132	825,056	8.00	399,463	399,463	3.87
Residential Density		825,056	8.00	0.00	425,593	4.13
					Total	8.00

¹ Per Certified Preliminary Plan 11887190C mapped total density was 647,497, prior to the Adopted & Approved 2022 Silver Spring Downtown and Adjacent Communities Plan, which rezoned this property, excluding approved cellar area of 91,772 SF.

Building Height		
Proposed Building	Allowed Height	Proposed Height
	300'	300'

Public Open Space (based on Proposed Net Lot Area, or Site Area)		
Public Open Space % ²	Required	Provided
Public Open Space SF	10.0%	9.89%
Streetscape Area %	9.12%	9.02%
Streetscape Area SF	0.0%	17.8%
		16,235

² Per site plan 81888046B (10/16/07), in lieu of providing off-site public amenity space or facilities, the applicant will make a contribution to M-NCPP towards parkland acquisitions, improvements or other public amenities or facilities, in the Silver Spring CBD in the amount of \$250,000 at the Tower Phase. 9,028 SF of onsite Public Use Space was approved as part of the 2018 Certified Site Plan 81987170F and exists on the property.

Parking Summary (Illustrative)					
Use	Residential Units Proposed	Non-Residential GFA Proposed	Baseline Minimum Parking Spaces	Baseline Maximum Parking Spaces	Parking Provided ¹
Proposed Building	450	399,463	1,553	3,133	0

¹ Parking - none provided on-site. Payment of parking district tax is required. No parking is proposed in the building and all of the parking needs will be accommodated in nearby existing and proposed public parking garages. In particular, short-term parking will be provided in the expansion of garage #1 located across Fenton Street. Parking calculations, including ADA, motorcycle, & bicycle parking will be calculated at Site Plan & based on the Montgomery County, MD Zoning Ordinance, based on approved GFA/unit counts.

Green Canopy (based on proposed tower)		
Proposed Tower Footprint	Required	Provided
Area in %	0	21,720 SF
Area in SF	35.0%	35.2%
	7,602	7,650

Public Benefits Summary		
59-4.7.3.C: Connectivity & Mobility	8	
(2) Minimum Parking	8	
59-4.7.3.D: Diversity of Uses & Activities	31	
(6) Moderately Priced Dwelling Units	31	
59-4.7.3.E: Quality Building & Site Design	38	
(2) Exceptional Design	20	
(4) Public Open Space	12	
(7) Tower Step-Back	6	
59-4.7.3.F: Protection & Enhancement of the Natural Environment	21	
(2) Cool Roof	5	
(1) Building Lot Termination (BLT)	16	
59-4.7.3.G: Building Reuse	52	
Building Re-use	52	
Number of Categories	5	
Points Requested	150	