DEVELOPMENT TABULATIONS

Property Area Data	SF	Acres
Tract Previous Dedication	437,112 SF 837 SF	10.03 acres 0.02 acres
Gross Tract Area	437,949 SF	10.05 acres
Open Space (min) Section 59-4.5.3.C.		
Net Tract Area	437,112 SF General Required SF	General Required %
Open space, tract >10,000 SF	43,712 SF	10%
Phase 1	Provided SF 63,144 SF	Provided % 14%
Phase 2	44,148 SF	10%
Maximum Density Section 59-4.5.3.C.		
CRT 1.5, C 0.5, R 1.0 H-60	Permitted SF	Permitted FAR
Commercial	218,975 SF	0.50
Residential Total	437,949 SF 656,924 SF	1.0 1.5
Phase 1 Commercial	Provided SF 130,000 SF	Provided FAR 0.30
Phase 1 Residential Phase 2 Commercial	0 SF 50,000 SF	0.0
Phase 2 Residential Total	0 SF 180,000 SF	0.0 0.41
	·	0.41
Principal Building Setbacks (min) Section 59-4.5.3.C	General Minimum	Provided
Front setback	0'	35'
Side setback Rear setback	0' 0'	20' 265'
Rear setback abutting Residential Detached	37.5'	265'
Parking Setbacks for Surface Parking Lots (min) S	ection 59-4.5.3.C.	
Front cothack habing front building the	General Minimum Must be behind front building	Provided
Front setback, behind front building line	line of building in the BTA Must be behind front building	Behind BTA
Side street setback	line of building in the BTA	Behind BTA
Side setback abutting Residential Rear setback abutting Residential	10' 10'	min. 10' min 10'
Build-to Area Section 59-4.5.3.C.		
	General Minimum	Provided
Front setback Building in front street BTA	20' 70%	min 35' 0%
Height (max) Section 59-4.5.3.C.		
	General Allowed FT	Provided FT
Principal building	60'	60'
Transparency, for Walls Facing a Street or Open		
Ground story, front (min)	General Minimum 40%	Provided min. 41%
Ground story, side/rear (min) Upper story (min)	25% 20%	N/A min. 21%
	35'	35' max 35' max
	35' 35'	35' max 35' max
Blank wall, front (max) Blank wall, side/rear (max) Parking Section 59-6.2.4.B.		
Blank wall, side/rear (max) Parking Section 59-6.2.4.B.	35' Metric	
Blank wall, side/rear (max) Parking Section 59-6.2.4.B. Phase 1 Office	35'	35' max <i>SF</i>
Blank wall, side/rear (max) Parking Section 59-6.2.4.B. Phase 1 Office Phase 2 Office	35' <i>Metric</i> 4 spaces per 1,000 SF	35' max <i>SF</i> 128,117 SF
Blank wall, side/rear (max)	35' <i>Metric</i> 4 spaces per 1,000 SF	35' max <i>SF</i> 128,117 SF
Blank wall, side/rear (max) Parking Section 59-6.2.4.B. Phase 1 Office Phase 2 Office Required Parking for Phase 1 Surface Parking Standard (8.5' x 18') Compact (7.5' x 16.5' [1]	35' Metric 4 spaces per 1,000 SF 4 spaces per 1,000 SF Metric - Up to 10% of total parking	35' max <i>SF</i> 128,117 SF 180,000 SF <i>Required</i> - Up to 55 spaces
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Handicap Van (8.5' x 18' + 96" aisle)	8 spaces
Motorcyle [3]	10 spaces
Structured Parking	Provided
Standard (8.5' x 18')	417 spaces
Compact (7.5' x 16.5' [1]	-
Electric Vehicle (9' x 18')	3 spaces
Low Emitting Vehicle	
Handicap (8.5' x 18' + 60" aisle)includes van spaces [2]	40 spaces
Handicap Van (8.5' x 18' + 96" aisle)	13 spaces

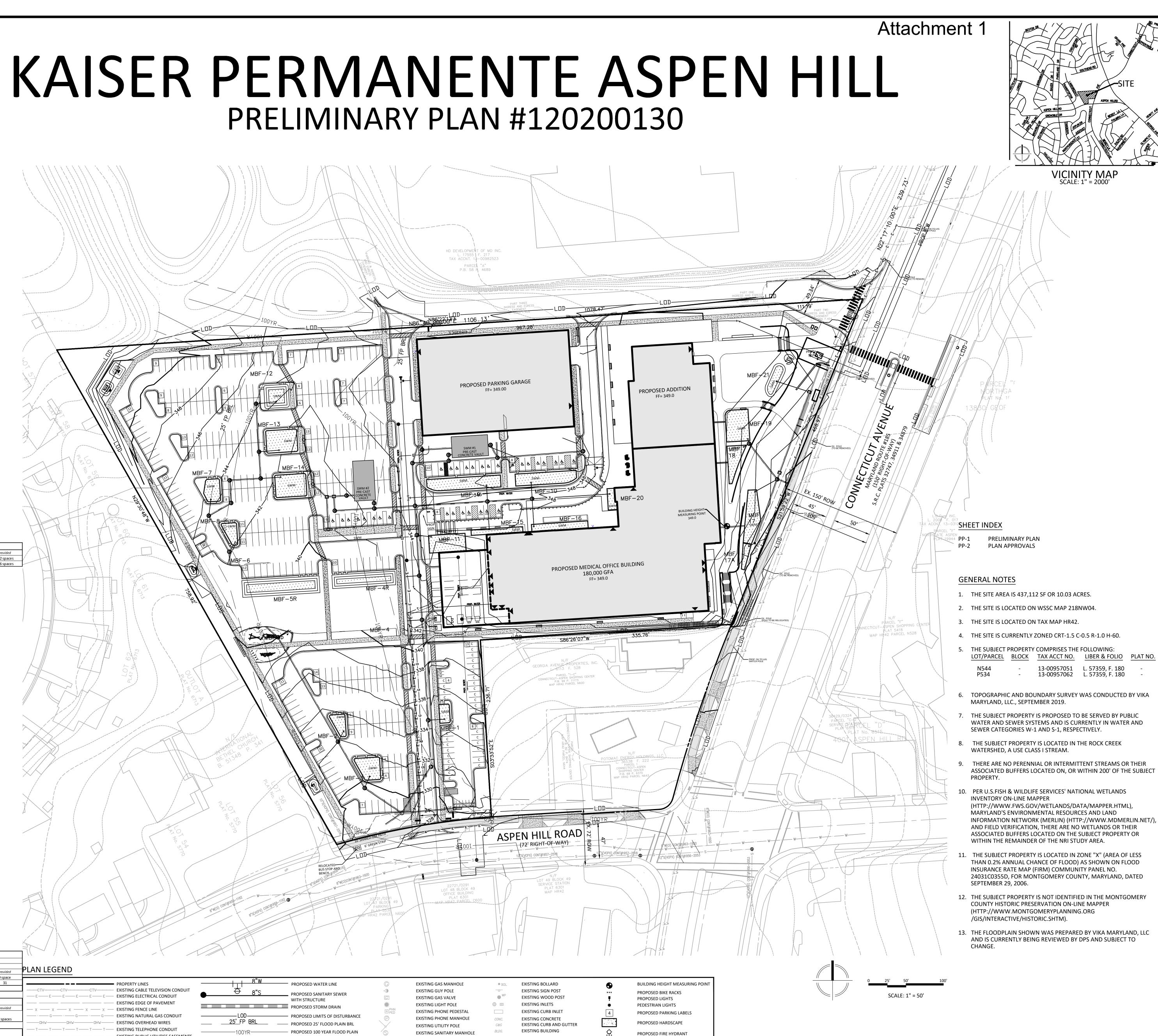
Total Parking 846 spaces Compact spaces can be provided for up to 10% of the total parking provided. [2] Per Montgomery County Department of Permitting Services 4.(i) Outpatient units and facilities: 10 percent of the total number of parking spaces provided serving each such

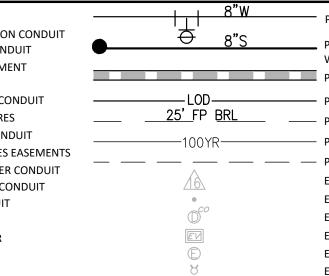
outpatient unit of facility. [3] Motorcycle spaces do not count towards the total parking provided. Amount caps at 10 spaces.

Metric	ic	SF	Min Total R	Required	
1 space per 5,000 SF		180,000 SF	36 spa	ices	
	Metric	,	Min Required	Provided	PLAN LEGEND
Short-Term Bicycle Spaces			5 spaces	9 space	
Long-Term Bicycle Spaces	85% of total spaces		31 spaces	31	PROPERTY LINES
Total Bicycle Parking Provided					CTVCTVCTVCTVEXISTING CABLE TELEV
Loading Section 59-6.2.8.B.2.					
	Metric	SF	Min Required	Provided	
	1 space per		•		
	25,001 to 250,000 GFA	180,000 SF	1 space	2 spaces	G — C G G G G G G G G G G G G G G G G G
					DHWDHW EXISTING OVERHEAD V
Parking Lot Requirements (min) Section	3559.629.01 and $59.629.02$				
Parking Lot Requirements (min) Section	ns 59-6.2.9.C.1 and 59-6.2.9.C.2				
Phase 1	T				TTTTTTEXISTING TELEPHONE (
Phase 1	192,062 SF		Dervided ST	Described 0(— T — T — T — T — T — T — EXISTING TELEPHONE (— — — — — — — EXISTING PUBLIC UTILI — S — S — S — EXISTING SANITARY SE
Phase 1	192,062 SF Min Reg SF	Min Req % (Per Parkina Area)	Provided SF (Per Parkina Area)	Provided % (Per Parkina Area)	— T — T — T — T — T — T — EXISTING TELEPHONE O — — — — — — — EXISTING PUBLIC UTILI — · — S — · — S — · — S — EXISTING SANITARY SE — · — SD — · — SD — EXISTING STORM DRAI
Phase 1 Parking Facility (Limits of Work)	192,062 SF	Min Req % (Per Parking Area) 10%	Provided SF (Per Parking Area) 20,646 SF	Provided % (Per Parking Area) 11%	— T — T — T — T — T — T — EXISTING TELEPHONE (— — — — — — — EXISTING PUBLIC UTILI — · — S — · — S — EXISTING SANITARY SE — · — SD — · — SD — · — SD — EXISTING STORM DRAI — · — W — · — W — EXISTING WATER CONSI
Phase 1 Parking Facility (Limits of Work) Landscape Area (Green Area)	192,062 SF Min Req SF (Per Parking Area)	(Per Parking Area)	(Per Parking Area)	(Per Parking Area)	T T T T T T T T T T T EXISTING TELEPHONE OF Subscription Subscripti
Phase 1 Parking Facility (Limits of Work) Landscape Area (Green Area) Tree Canopy	192,062 SF Min Req SF (Per Parking Area) 19,206 SF	(Per Parking Area) 10%	(Per Parking Area) 20,646 SF	(Per Parking Area) 11%	— T — T — T — T — T — T — EXISTING TELEPHONE (— — — — — — — EXISTING PUBLIC UTILI — · — S — · — S — EXISTING SANITARY SE — · — SD — · — SD — · — SD — EXISTING STORM DRAI — · — W — · — W — EXISTING WATER CONSI
Phase 1 Parking Facility (Limits of Work) Landscape Area (Green Area) Tree Canopy Phase 2	192,062 SF Min Req SF (Per Parking Area) 19,206 SF	(Per Parking Area) 10%	(Per Parking Area) 20,646 SF	(Per Parking Area) 11%	T T T T T EXISTING TELEPHONE (S T T T EXISTING TELEPHONE (S S S EXISTING PUBLIC UTILI S S S S S S S EXISTING SANITARY SE S S S S S S S EXISTING STORM DRAI S S S EXISTING WATER CONI EXISTING ZONE LIMITS EXISTING ZONE LIMITS 520 PROPOSED 10' CONTO
Parking Lot Requirements (min) Section Phase 1 Parking Facility (Limits of Work) Landscape Area (Green Area) Tree Canopy Phase 2 Parking Facility (Limits of Work)	192,062 SF Min Req SF (Per Parking Area) 19,206 SF 48,015 SF	(Per Parking Area) 10%	(Per Parking Area) 20,646 SF	(Per Parking Area) 11%	T T T T T T T T T T T EXISTING TELEPHONE OF Subscription Subscripti
Phase 1 Parking Facility (Limits of Work) Landscape Area (Green Area) Tree Canopy Phase 2 Parking Facility (Limits of Work)	192,062 SF Min Req SF (Per Parking Area) 19,206 SF 48,015 SF 167,899 SF	(Per Parking Area) 10% 25%	(Per Parking Area) 20,646 SF 53,032 SF	(Per Parking Area) 11% 28%	T T T T T EXISTING TELEPHONE (S T T T EXISTING TELEPHONE (S S S EXISTING PUBLIC UTILI S S S S S S S EXISTING SANITARY SE S S S S S S S EXISTING STORM DRAI S S S EXISTING WATER CONI EXISTING ZONE LIMITS EXISTING ZONE LIMITS 520 PROPOSED 10' CONTO
Phase 1 Parking Facility (Limits of Work) Landscape Area (Green Area) Tree Canopy Phase 2	192,062 SF Min Req SF (Per Parking Area) 19,206 SF 48,015 SF 167,899 SF Min Req SF	(Per Parking Area) 10% 25%	(Per Parking Area) 20,646 SF 53,032 SF Provided SF	(Per Parking Area) 11% 28% Provided %	T T T T T EXISTING TELEPHONE (S T T T EXISTING TELEPHONE (S S S EXISTING PUBLIC UTILI S S S S S S S EXISTING SANITARY SE S S S S S S S EXISTING STORM DRAI S S S EXISTING WATER CONI EXISTING ZONE LIMITS EXISTING ZONE LIMITS 520 PROPOSED 10' CONTO

Provided

516 spaces542 spaces720 spaces846 spaces

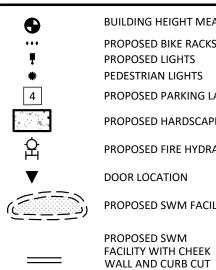




-	PROPOSED WATER LINE
-	PROPOSED SANITARY SEWER WITH STRUCTURE PROPOSED STORM DRAIN
-	PROPOSED LIMITS OF DISTURBANCE
-	PROPOSED 25' FLOOD PLAIN BRL
-	PROPOSED 100 YEAR FLOOD PLAIN
-	PROPOSED STORM WATER EASEMENT
	EXISTING PARKING LABEL
	EXISTING SANITARY CLEANOUT
	EXISTING STORM DRAIN MANHOLE
	EXISTING ELECTRICAL JUNCTION BOX
	EXISTING ELECTRICAL MANHOLE
	EXISTING FIRE DEPARTMENT CONNECTION
	EXISTING FIRE HYDRANT

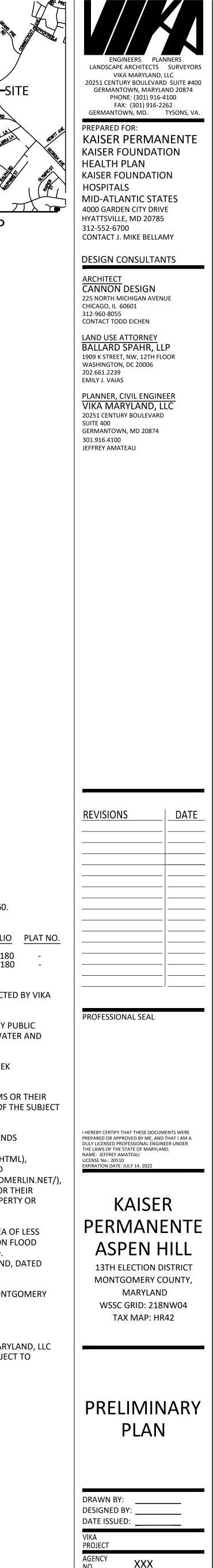
EXISTING TRAFFIC CONTROL BOX EXISTING TRAFFIC SIGNAL POLE EXISTING TREE EXISTING CABLE TELEVISION PEDESTAL EXISTING UNKNOWN UTILITY MANHOLE CMP EXISTING WATER METER EXISTING WATER MANHOLE R/W EXISTING WATER VALVE

EXISTING BOLLARD	
EXISTING SIGN POST	
EXISTING WOOD POST	
EXISTING INLETS	
EXISTING CURB INLET	
EXISTING CONCRETE	
EXISTING CURB AND GUTTER	
EXISTING BUILDING	
EXISTING STORY	
EXISTING ELECTRICAL TRANSFORMER	
EXISTING ASPHALT	
EXISTING EASEMENT	(
EXISTING REINFORCED CONCRETE PIPE	
EXISTING CORRUGATED METAL PIPE	
EXISTING BUILDING RESTRICTION LINE	
EXISTING RIGHT-OF-WAY	



PROPOSED SWM FACILITY WITH CHEEK

PROPOSED SWM FACILITY



SHEET NO. PP-1