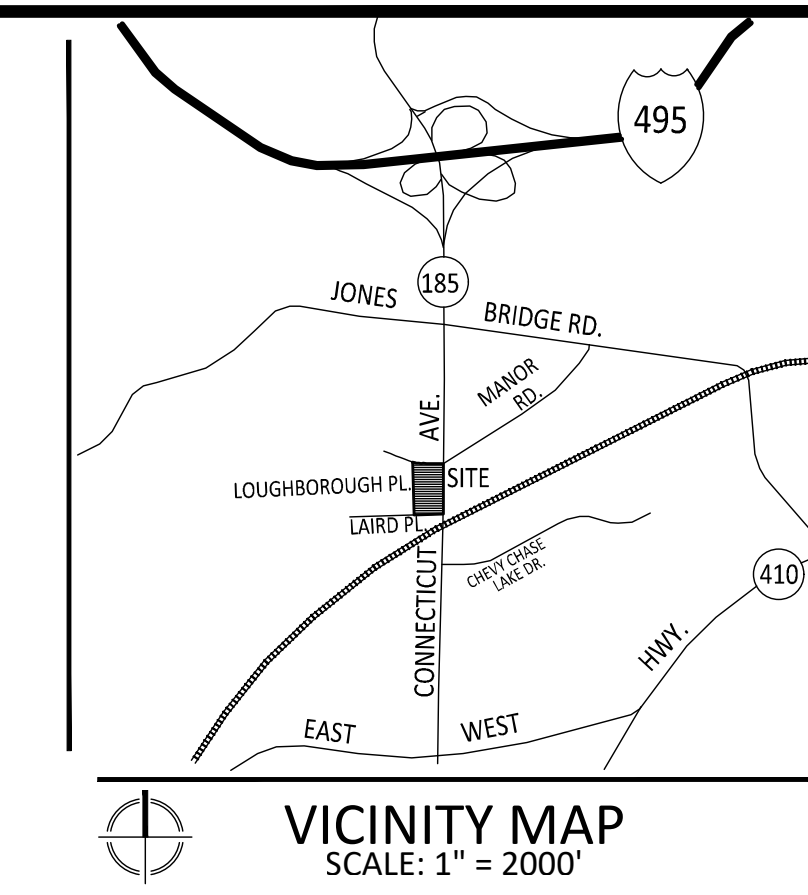


CHEVY CHASE LAKE

BLOCK A

PRELIMINARY PLAN

PLAN NUMBER #120230110



VKA
 VIKI MARYLAND, LLC
 20251 Century Blvd., Suite 400
 Germantown, MD 20874
 301.916.4100 | vika.com
 Our Site Set on the Future.

APPLICANT/JOINT OWNER:
BOZZUTO DEVELOPMENT CO.
 6406 IVY LANE
 GREENBELT, MD 20770
 301.445.2292
 CONTACT: JUSTIN KENNEL
 Justin.Kennel@bozzuto.com

JOINT OWNER:
THE CHEVY CHASE LAND CO.
 8401 CONNECTICUT AVENUE
 PENTHOUSE SUITE
 CHEVY CHASE, MD 20815
 301.654.2650
 CONTACT: MITI FIGUEROA

ATTORNEY:
LERCH, EARLY & BREWER
 7600 WISCONSIN AVENUE
 SUITE 700
 BETHESDA, MD 20814
 301.986.1300
 CONTACT: STEVE ROBINS
 sarobins@lerchearly.com

PLANNER, CIVIL ENGINEER:
VKA MARYLAND, LLC
 20251 CENTURY BOULEVARD
 SUITE 400
 GERMAN TOWN, MD 20874
 301.916.4100
 CONTACTS: JOSH SLOAN / DON NELSON
 sloan@vika.com / nelson@vika.com

DESIGN ARCHITECTS:
DAVID M. SCHWARZ ARCHITECTS, INC.
 3701 L STREET, NW
 SUITE 400
 WASHINGTON, DC 20036
 202.862.0777
 CONTACT: STEVE KNIGHT
 steve.knight@dmass.com

LANDSCAPE ARCHITECT:
MARTHAN RYKEL
 100 WYMAN PARK DRIVE
 SUITE 100
 BRIGHTON, MD 21111
 410.900.1626
 CONTACT: PENG GU
 pgu@mhartharikel.com

TRAFFIC ENGINEER:
WELLS & ASSOCIATES
 1425 SPRINGFIELD ROAD
 #510
 TYSONS, VA 22102
 703.917.6620
 CONTACT: NANCY RANDALL

DEVELOPMENT TABULATIONS

AREA CALCULATION - BLOCK A FOR DEVELOPMENT STANDARDS

Block A Existing Site, Dedication, & Tract Areas (SF)

	Site Area	CR-Zoned Dedication	LSC-Zoned Dedication	Gross Tract Area	UPDATED FROM SKETCH PLAN 320160030 WITH MORE PRECISE SURVEY & INCORPORATING PREVIOUSLY ABANDONED ALLEY. SKETCH PLAN TRACT/SITE = 134,711/80,404.
Existing A1 Area Calculation	35,909	20,101	4,370	60,380	
Existing A2 Area Calculation	40,231	30,673	5,503	76,407	
Proposed Lot 13	76,140	50,774	9,873	136,787	

DENSITY CALCULATION - CCL BLOCKS A, B, & D - Section 4.5.4.B.2.b

APPROVED DENSITY - BLOCKS A, B, & D	Sketch Plan 320160030	
	FAR	SF
Commercial FAR/GFA	0.97	676,700
Residential FAR/GFA	2.00	1,385,360
Total FAR/GFA	2.20	1,526,289

APPROVED & CONSTRUCTED DENSITY - BLOCK B

Block B Density	Site Plan 82016019E	
	FAR	SF
Commercial FAR/GFA	0.27	107,704
Residential FAR/GFA	1.74	686,746
Total FAR/GFA	2.01	794,450

PROPOSED DENSITY - BLOCK A

A1 Density Calculations	Permitted/Required		Approved at Sketch Plan		Proposed	
	FAR	SF	FAR	SF	FAR	SF
CRN-1.0, C-0.25, R-1.0, H-40'	Commercial FAR/GFA: 0.25 Residential FAR/GFA: 1.00 Total FAR/GFA: 1.00	14,003 56,010 56,010	AT SKETCH PLAN, DENSITY BETWEEN BLOCKS A & D WERE APPROVED AS A COMBINED TOTAL OF 459,800 SF COMMERCIAL & 667,559 SF RESIDENTIAL. BLOCK A1, HOWEVER, IS LIMITED TO A MAXIMUM TOTAL DENSITY OF 57,454 SF TOTAL, OF WHICH UP TO 15,599 SF COMMERCIAL DENSITY IS ALLOWED.			
LSC-0.5 H-65	Commercial FAR/GFA: 0.50 Residential FAR/GFA: 0.15 Total FAR/GFA: 0.50	2,185 656 2,185				
Combined A1 Density	Commercial FAR/GFA: 0.27 Residential FAR/GFA: 0.94 Total FAR/GFA: 0.96	16,188 56,666 58,195	0.26 0.95 0.95	15,599 57,454 57,454	0.00 0.95 0.95	0 57,454 57,454

A2 Density Calculations

A2 Density Calculations	Permitted/Required		Approved at Sketch Plan		Proposed	
	FAR	SF	FAR	SF	FAR	SF
CRT-2.0, C-1.00, R-2.0, H-70'	Commercial FAR/GFA: 1.00 Residential FAR/GFA: 2.00 Total FAR/GFA: 2.00	70,904 141,808 141,808	AT SKETCH PLAN, DENSITY BETWEEN BLOCKS A & D WERE APPROVED AS A COMBINED TOTAL OF 459,800 SF COMMERCIAL & 667,559 SF RESIDENTIAL. THUS, MAXIMUM PERMITTED DENSITY FOR BLOCK A ALONE IS LESS THAN PROPOSED, WHICH INCLUDES DENSITY FROM BLOCK D.			
LSC-0.5 H-65	Commercial FAR/GFA: 0.50 Residential FAR/GFA: 0.15 Total FAR/GFA: 0.50	2,752 825 2,752				
Combined A2 Density	Commercial FAR/GFA: 0.96 Residential FAR/GFA: 1.87 Total FAR/GFA: 1.89	73,656 142,633 144,560	6.02 8.74 8.74	459,800 667,559 667,559	0.25 2.22 2.47	19,000 170,000 189,000

Overall Block A Calculations

Block A Density (Maximum)	Permitted/Required		Approved at Sketch Plan		Proposed	
	FAR	SF	FAR	SF	FAR	SF
Commercial FAR/GFA	0.66	89,843	3.36	459,800	0.14	19,000
Residential FAR/GFA	1.46	199,299	4.88	667,559	1.66	227,454
Total FAR/GFA	1.48	202,755	4.88	667,559	1.80	246,454

Block A Residential Units (Final Number and Type Determined at Site Plan up to Maximum Approved by Preliminary Plan)

Block A Residential Unit Count	Units provided in accordance with 12.5% required by Sketch Plan and under DHCA regulations:	Market Rate Units	MPDU (12.5%)
		192	28
Total Units		220	

REMAINING DENSITY - BLOCK D

Block D Density	Future Entitlement	
	FAR	SF
Commercial FAR/GFA	0.00	485,385
Residential FAR/GFA	0.00	471,160
Total FAR/GFA	0.00	485,385

HEIGHT, OPEN SPACE, & SETBACKS - BLOCK A

Building Height - Section 4.5.4.B.2.b	Permitted/Required		Approved at Sketch Plan		Proposed	
	Feet	Feet	Feet	Feet	Feet	Feet
CRN-1.0, C-0.25, R-1.0, H-40'	40	40	40	40	40	40
CRT-2.0, C-1.0, R-2.0, H-70'	70	70	70	70	70	70

Open Space - Section 4.5.4.B.1

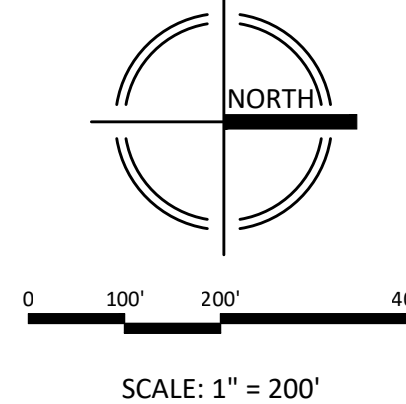
Phase 1 - Public Open Space (Includes "off-site" open space in Block B)	Permitted/Required		Approved at Sketch Plan		Proposed	
	% of Site	SF	% of Site	SF	% of Site	SF
	10%	7,614			10%	7,614

Building Setbacks, Minimum - Section 4.5.4.B.3

From adjacent residential (4.1.8.A does not apply) From R.O.W.	Permitted/Required		Approved at Sketch Plan		Feet	
	Feet	Feet	Feet	Feet	Feet	Feet
	0	0	0	0	0	0
	0	0	0	0	0	0



LOCAL AREA MAP



GENERAL NOTES

- THE SUBJECT PROPERTY IS ±1.81 ACRES.
- THE SITE IS LOCATED ON WSSC MAP 210NW04.
- THE SITE IS LOCATED ON TAX MAP # HN43
- THE SUBJECT PROPERTY COMPRISES THE FOLLOWING LOTS AND PARCELS:

LOT NO.	BLOCK NO.	TAX ACCT NO.	LIBER & FOLIO	PLAT NO.
Lot 1-6	22	00466741		
Lot 7-12	22	00466785		
- ZONING FOR THE SUBJECT PROPERTY IS CRT-2.0, C-1.0, R-2.0, H70' AND CRN-1.0, C-0.25, R-1.0, H-40'.
- THE SITE IS NOT IN A SPECIAL TAXING DISTRICT.
- THE SITE IS IN MONTGOMERY COUNTY AND NOT WITHIN THE BOUNDARIES OF A LOCAL MUNICIPALITY.
- THE PROJECT WILL BE SERVED BY PUBLIC WATER AND SEWER SYSTEMS AND IS CURRENTLY IN WATER AND SEWER CATEGORIES W1 AND W2 RESPECTIVELY.
- PUBLIC UTILITIES FOR THIS SITE ARE PROVIDED BY PEPCO, VERIZON, COMCAST AND WASHINGTON GAS AS COORDINATED BETWEEN SECONDARY SERVICE PROVIDER AND PROPERTY OWNER.
- THE HORIZONTAL DATUM IS NAD-83, BASED ON NGS FIRST ORDER CONTROL POINT (PID #JV7133, DESIGNATION - 20341) NGS PID #HV8992 WAS USED AS A CHECK.
- THE VERTICAL DATUM IS NGVD-29, BASED ON REFERENCE MARK #239, A STANDARD USC&GS METAL RIVET SET IN THE SOUTH/WEST TOP OF A STONE HEADWALL, 13'SOUTH OF CENTERLINE OF THE TRACK, 400'±EAST OF THE JUNCTION WITH CONNECTICUT AVE.
- TOPOGRAPHIC INFORMATION SHOWN IS BASED ON AERIAL SURVEY BY NORAEST MAPPING AND FIELD RUN TOPOGRAPHY BY VIKI MARYLAND LLC, AUGUST AND OCTOBER, 2014. CONTOUR INTERVAL 2 FEET. BOUNDARY SURVEY WAS PERFORMED BY VIKI MARYLAND LLC, AUGUST 2014.
- THE SUBJECT PROPERTY IS LOCATED IN THE LOWER ROCK CREEK WATERSHED, A USE CLASS I STREAM.
- THIS SITE IS NOT WITHIN AN SPA OR PMA.
- THERE ARE NO STREAMS LOCATED ON THE SUBJECT PROPERTY.
- PER U.S. FISH & WILDLIFE SERVICES' NATIONAL WETLANDS INVENTORY ON-LINE MAPPER (<http://www.fws.gov/wetlands/Data/Mapper.html>) AND FIELD VERIFICATION, THERE ARE NO WETLANDS OR THEIR ASSOCIATED BUFFERS LOCATED ON THE SUBJECT PROPERTY OR WITHIN THE NRI STUDY AREA.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREA OUTSIDE OF 0.2% ANNUAL CHANCE OF FLOOD) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 24031C0455D, FOR MONTGOMERY COUNTY, MARYLAND, DATED SEPTEMBER 29, 2006.
- IN LETTERS DATED SEPTEMBER 16, AND NOVEMBER 13, 2014, THE WILDLIFE AND HERITAGE DIVISION OF THE MD DNR STATED THAT THE SUBJECT PROPERTY IS WITHIN THE SENSITIVE SPECIES REVIEW AREA (SSRA) FOR THE YELLOW-CROWNED NIGHT HERON COLONY ALONG COQUELIN RUN. THE APPLICANT WILL COORDINATE WITH THE WILDLIFE AND HERITAGE PROGRAM STAFF REGARDING THE HERON COLONY. NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED DURING THE FIELD WORK.
- THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE MONTGOMERY COUNTY HISTORIC PRESERVATION ON-LINE MAPPER (<http://www.montgomeryplanning.org/gis/interactive/historic.shtm>). THE PROPERTY TO THE EAST ON CHEVY CHASE LAKE DRIVE IS IDENTIFIED AS MARYLAND HISTORIC PROPERTY M35-14, AND THE GEORGETOWN BRANCH B&O RAILROAD IS IDENTIFIED AS MARYLAND HISTORIC PROPERTY M-25-142 (<http://www.mdmerlin.net>). APPLICATIONS FOR HISTORIC DESIGNATIONS FOR THESE PROPERTIES WERE SUBMITTED, HOWEVER, IT WAS DETERMINED THAT THEY WERE TOO ALTERED TO RECEIVE HISTORIC DESIGNATION STATUS.
- THERE ARE NO AREAS OF EXISTING FOREST AS DEFINED BY MONTGOMERY COUNTY FOREST LEGISLATION LOCATED ON THE SUBJECT PROPERTY OR WITHIN THE NRI STUDY AREA.
- THE PLANIMETRIC INFORMATION SHOWN ON THIS PLAN IS BASED IN PART ON MONTGOMERY COUNTY GIS DATA.
- A PRE-CONSTRUCTION MEETING MUST BE HELD IN ORDER TO DETERMINE THE POTENTIAL TREE SAVE MEASURES FOR TREES
- AN ONSITE PRE-CONSTRUCTION MEETING IS REQUIRED TO BE SET UP WITH THE MNCPPC INSPECTION STAFF BEFORE ANY DEMO, CLEARING, OR GRADING OCCURS ON SITE. THE OWNER OR THEIR DESIGNEE WHO HAS SIGNATURE AUTHORITY, AND THE GENERAL CONTRACTOR MUST ATTEND THE PRE-CONSTRUCTION MEETING WITH THE MNCPPC INSPECTOR. A COPY OF THE APPROVED CERTIFIED PRELIMINARY PLAN IS TO BE REQUIRED TO BE ON SITE AT ALL TIMES. TO SCHEDULE AN INSPECTION WITH MNCPPC STAFF, PLEASE CONTACT JOSH KAYE AT 301-495-4722.
- THE SITE IS WITHIN THE URBAN ROAD CODE AREA, CLASS MIXED USE CENTER, AND NO PUE IS PROVIDED.
- MINOR MODIFICATIONS TO THE LIMITS OF DISTURBANCE SHOWN ON THE SITE PLAN WITHIN THE PUBLIC RIGHT-OF-WAY FOR UTILITY CONNECTIONS MAY BE DONE DURING THE REVIEW OF THE RIGHT-OF-WAY PERMIT DRAWINGS BY THE DEPARTMENT OF PERMITTING SERVICES, EXCEPT WHEN THE CHANGES WOULD AFFECT VARIANCE TREES.
- PUBLIC UTILITIES TO BE UNDERGROUND ALONG EACH FRONTAGE.

PUBLIC BENEFITS

Public Benefit	Criteria Met	Points Allowed per Z.O.	Approved at Sketch Plan	Provided with Block B	Proposed with Block A	Future with Block D	Total
Major Public Facility							
Bike Share	Provision of location and cost of installation of bike share facility on-site.	40.00	10.00	10.00	0.00	0.00	10.00
Master-Planned Neighborhood Square	Construction of master-planned neighborhood square: [21,780/269,811]*400]=26 Note: 21,780 SF is the estimated square footage for the neighborhood square pedestrian realm, measured from building face to building face excluding vehicular drive lanes.	40.00	26.00	32.30	0.00	0.00	32.30
Transit Proximity							
CRT - Abutting Level 2	Abutting to master-planned Purple Line Station	15.00	15.00	7.50	2.50	5.00	15.00
Connectivity & Mobility							
Transit Access Improvement [1]	Provision of plaza at Purple Line station at Building B1 and access to neighborhood square	20.00	15.00	0.00	0.00	0.00	0.00
Wayfinding	Design, fabrication, and installation of at least 5 signs directing pedestrians to local parks, libraries, bike trails, transit stops, and services	10.00	5.00	3.00	0.00	2.00	5.00
Quality Building & Site Design							
Exceptional Design	Provision of at least 5 out of 6 criteria; see SOJ	10.00	7.00	7.00	0.00	0.00	7.00
Structured Parking [2]	95% of all parking will be structured below grade (0.95*20= 19), pro-rated per density in each phase	20.00	19.00	19.70	0.00	0.00	19.70
Protection & Enhancement of the Natural Environment							
Vegetated Roof	Installation of vegetated roof on 33% (excluding mechanical equipment area) of buildings constructed with concrete floors to a minimum depth of 4".	15.00	2.50	0.00	0.00	2.50	2.50
Total Provided			99.50	79.50	2.50	9.50	91.50
Total Required							50.00

[1] REMOVED AT SITE PLAN WITH ADDITIONAL POINTS AWARDED FOR THE NEIGHBORHOOD SQUARE.
 [2] ALTHOUGH ALL PARKING IS STRUCTURED, MAXIMUM POINTS WERE TAKEN WITH BLOCK B AND NO ADDITIONAL POINTS ARE REQUIRED (OR REQUESTED) WITH BLOCK A OR D.

SHEET INDEX

- PP-001 COVER SHEET
- PP-002 PLAN APPROVALS
- PP-003 PRELIMINARY PLAN
- PP-004 AUTOTURN EXHIBIT (SU30)
- PP-004B AUTOTURN EXHIBIT (SU30)
- PP-005 AUTOTURN EXHIBIT (SU30)
- PP-005B AUTOTURN EXHIBIT (SU30)
- PP-006 AUTOTURN EXHIBIT (SU40)
- PP-006B AUTOTURN EXHIBIT (SU40)
- PP-007 AUTOTURN EXHIBIT (SU40)
- PP-007B AUTOTURN EXHIBIT (SU40)
- PP-008 STREET SECTIONS AND ULTIMATE CONDITION
- PP-009 GROSS TRACT AREA & LOTTING PLAN

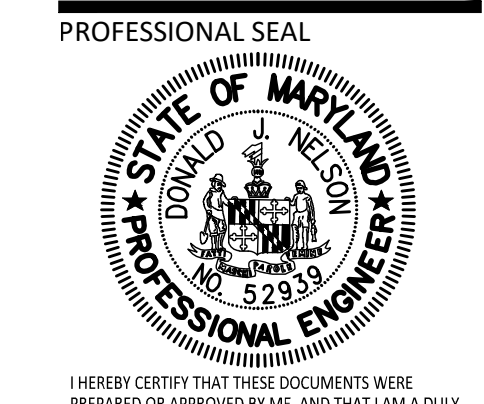
CHEVY CHASE LAKE

BLOCK A

7TH ELECTION DISTRICT
 CHEVY CHASE,
 MARYLAND
 WSSC GRID: 210NW04
 TAX MAP: HN43

COVER SHEET

120230110



IF THESE CERTIFICATES AND CONTENTS OF THESE DRAWINGS OR DOCUMENTS ARE PREPARED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, I HEREBY CERTIFY THAT I AM THE DESIGNER OF THESE DRAWINGS AND I AM NOT PROVIDING ANY SERVICES IN ANY MANNER, WITHOUT PROPER WRITTEN AUTHORIZATION FROM THE BOARD OF PROFESSIONAL ENGINEERS OF THE STATE OF MARYLAND. I HEREBY CERTIFY THAT I AM NOT PROVIDING ANY SERVICES IN ANY MANNER, WITHOUT PROPER WRITTEN AUTHORIZATION FROM THE BOARD OF PROFESSIONAL ENGINEERS OF THE STATE OF MARYLAND. I HEREBY CERTIFY THAT I AM NOT PROVIDING ANY SERVICES IN ANY MANNER, WITHOUT PROPER WRITTEN AUTHORIZATION FROM THE BOARD OF PROFESSIONAL ENGINEERS OF THE STATE OF MARYLAND.

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

VKA
 PROJECT: VM1071AD
 DRAWING NO: _____

SHEET NO: PP-001

*FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or <http://www.missutility.net> 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY.

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.