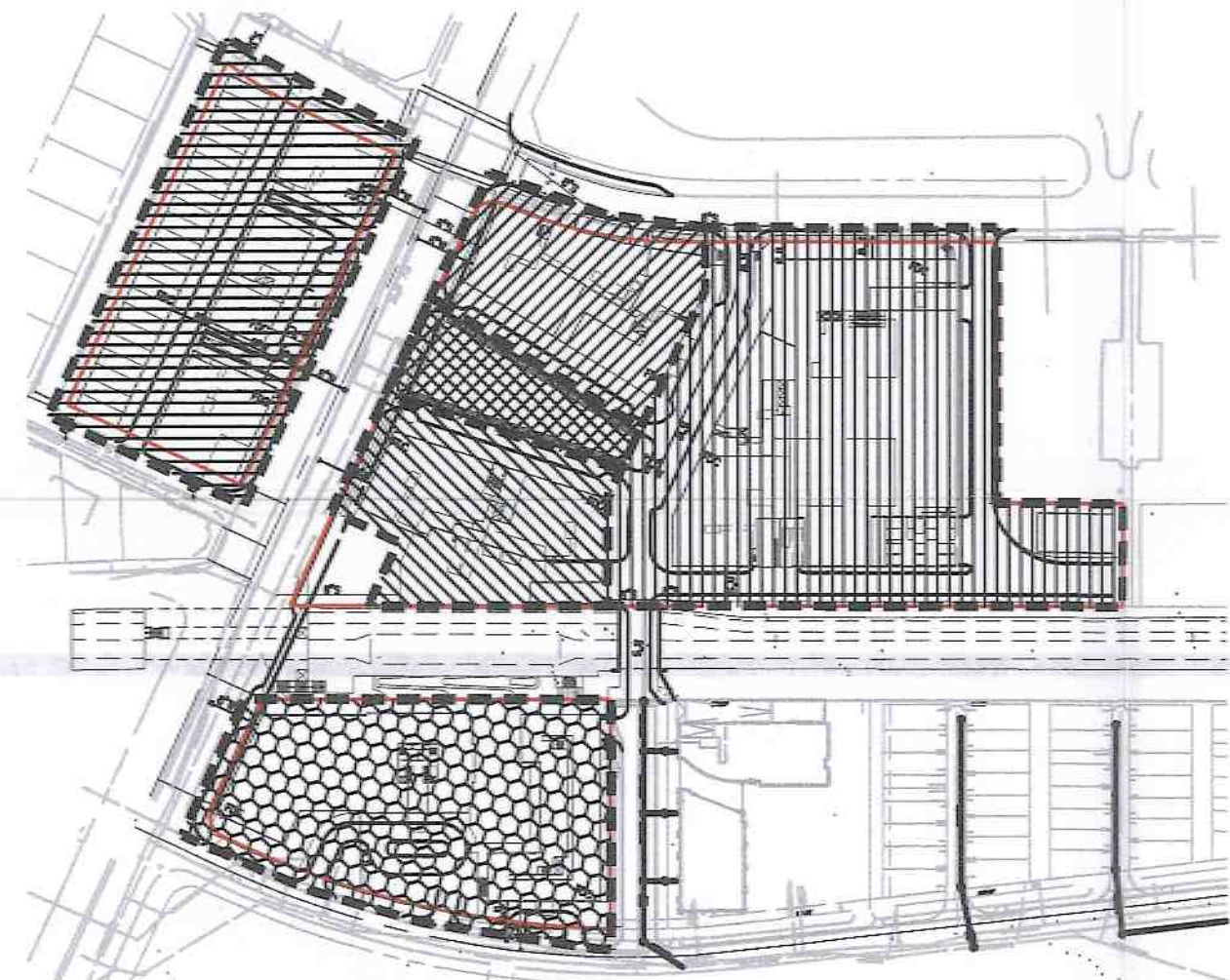


GENERAL NOTES:

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 CRT CRN Zones, the optional method public benefit regulations of Section 4.7 of the Zoning Ordinance, and the Chevy Chase Lake 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. Under section 7.3.3.1, phases may be sequenced in any order or combined. However, the total density must not exceed 1,526,289 GSF of residential use for the gross tract.
3. The project will provide 12.5% MPDUs.
4. This property is subject to NRI/FSD 420160610, submitted October 2015.

PHASING



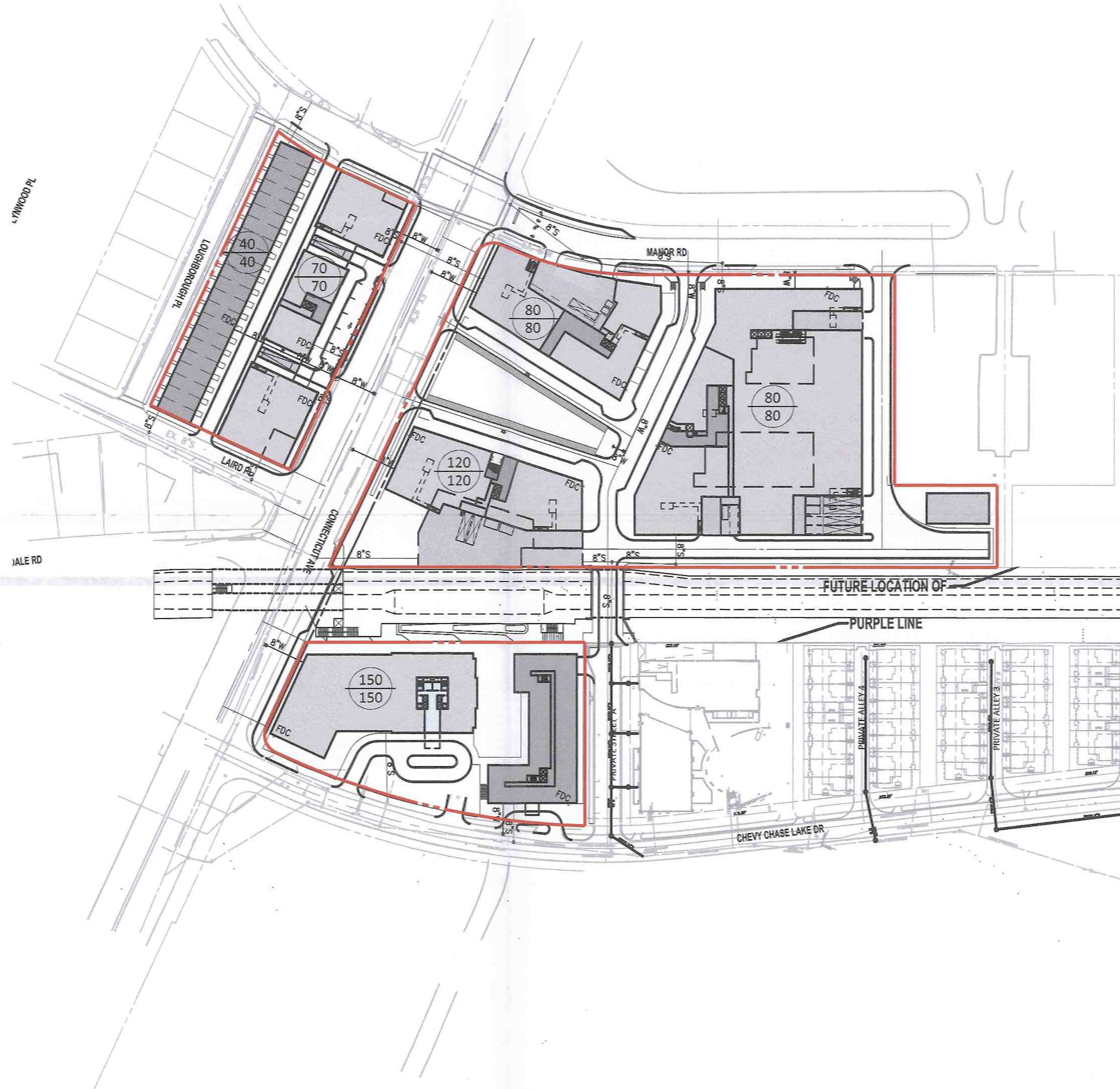
- Phase 1a
- Phase 1b
- Phase 1c
- Phase 2
- Phase 3
- Phase 1b or 1c

- Note:**
- Phase 1a-1c can be developed in any order or concurrently.
 - Whichever phase gets developed first (1b or 1c) will develop the park area.
 - The new private street (B-1) will be built with Phase 1A.

BINDING ELEMENTS:

1. The table of proposed public benefits on sheet SK5 and the incentive density requested for each satisfies the requirements of Section 59-4.5.4.A.2 and Section 4.7 of the Zoning Ordinance and the applicable standards and requirements of the incentive density guidelines. 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.

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.



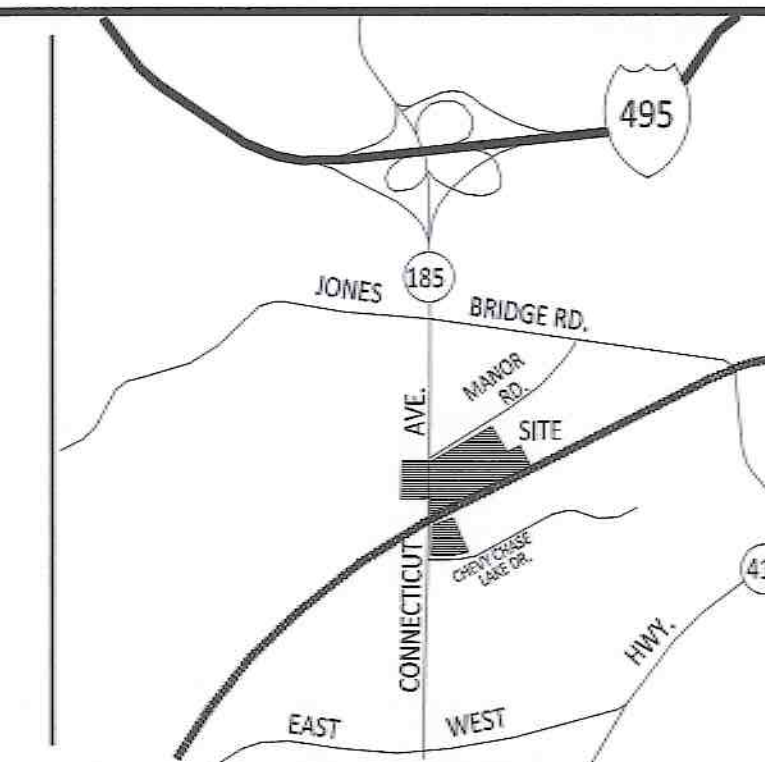
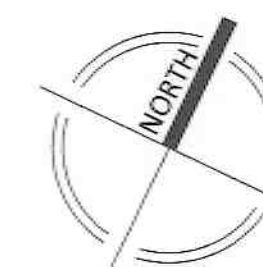
LEGEND

- Height Proposed
- Height Allowed
- Proposed Building
- Existing Property Line
- Loading Space (Typ.)

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0 50' 100' 200'

SCALE: 1" = 100'



VICINITY MAP
SCALE: 1" = 2000'
WSSC GRID: 210 NW 04
TAX MAP: 36C9

CHEVY CHASE LAKE BLOCKS A, B, & D

Applicant / Joint Owner:

Bozzuto Development Company
6406 Ivy Lane
Greenbelt, MD 20770
301.446.2292
Contact: Hilary Goldfarb

Joint Owner:

The Chevy Chase Land Company
8401 Connecticut Avenue
Penthouse Suite
Chevy Chase, MD 20815
301.654.2690
Contact: Miti Figueredo

Attorney:

Lerch, Early & Brewer
3 Bethesda Metro Center
Suite 460
Bethesda, MD 20814
301.657.0747
Contact: Steve Robins

Land Planners/ Civil Engineers:

VIKA Maryland, LLC
20251 Century Boulevard
Suite 400
Germantown, MD 20874
301.916.4100
Contact: Josh Sloan/Don Mitchell

Architects:

David M. Schwartz Architects Inc.
1707 L Street NW
Suite 400
Washington, DC 20036
202.862.0777
Contact: Steve Knight

Traffic Consultant:

STS Consulting
6449 Red Keel
Columbia, MD 21044
410.718.8660
Contact: Shahriar Elemadi

1	10-19-15	Formal Submission
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SKETCH PLAN

SHEET No:

SK6

320160030