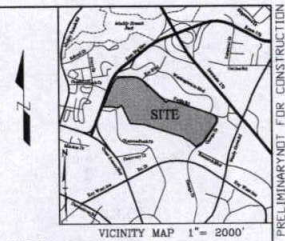


THE CROWN PROPERTY

Vision for a New Community

MXD Concept/Sketch Plan



- NOTES:**
- Heights are maximum numbers expressed in stories and feet as follows:
 4 Story = Max. 65'
 5 Story = Max. 75'
 20 Story = Max. 250'
 - Gross Land Area= 182.8 +/- Acres
 Mixed Use Residential & Commercial= 176.4 +/- Acres*
 R/W/ Sam Elg Highway, Fields Road, Research Boulevard= 6.4 +/- Acres*
 - Residential units allowed 2,250.
 The range of residential units shown within the pods equals 2,178 to 2,492. However, the total amount of units shall not exceed 2,250.
 Commercial use shall not exceed 300,000 square feet in Pod 1 and 20,000 square feet in Pod 5 ***
 - Commercial FAR shall not exceed 0.75 FAR based on land shown for commercial use.
 - Green area shall not be less than 40% of total area shown for residential use.***
 - Green area shall not be less than 25% of total area shown for commercial use.***
- * The applicant may adjust the pod boundaries and other areas identified within pods. The applicant may shift the number of units shown in each pod between pods.
 *** Applicant may opt to include retail or employment uses in commercial. In areas shown as mixed use, commercial and all residential unit types are permitted.
 **** Greenspace for whole site to be provided between residential and commercial including the school site, city park, and all open space areas shown. Mixed use structures shall be considered commercial for green area calculations.

LEGEND

- SITE BOUNDARY
- POD LIMITS
- TRANSIT ALIGNMENT
- (T) TRANSIT STATION
- STREAM VALLEY BUFFER
- POSSIBLE STREET CONNECTION
- SINGLE FAMILY ATTACHED (SFA)*****
- SINGLE FAMILY DETACHED (SFD)
- DENSITY TRANSITION AREA
- HOA OPEN SPACE BOUNDARY
- MIXED USE COMMERCIAL/RESIDENTIAL
- MIXED USE RESIDENTIAL
- SINGLE FAMILY ATTACHED (SFA)*****
- CITY PARK
- SCHOOL SITE

*****2 over 2's are defined as single family attached.

SHEET INDEX

Title	Sheet No.
Land Use	1
Boundary Survey	2
Surrounding Uses & Road Network	3
Flaming Plan	4
Natural Resources Inventory	5

GRAPHIC SCALE

1" = 200'

REVISION	DATE	REVISION	DATE	REVISION	DATE
REVISED PRELIMINARY COMMENTS	11/15/09				
REVISED PRELIMINARY COMMENTS	11/15/09				
REVISED PRELIMINARY COMMENTS	11/15/09				
REVISED PRELIMINARY COMMENTS	11/15/09				
REVISED PRELIMINARY COMMENTS	11/15/09				

Applicant/Owner:
 Crown Village Farm, LLC
 c/o Killdeer
 8000 Townes Convent Drive
 13th Floor
 Vienna, VA 22182
 Mr. Steve Conigle

LAND USE PLAN MXD CONCEPT/SKETCH PLAN

RODGERS CONSULTING
 1947 Century Blvd., Suite 200
 Centreville, VA 20106
 861.848.4700
 861.848.4518 Fax

THE CROWN PROPERTY
 Vision for a New Community

8TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 200'
 DR No. 075C
 DATE: 11/09
 SHEET No. 11 OF 15
 EXHIBIT D

PERMAD 800-631-6989
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