NEIGHBORHOOD 1 - MIXED-USE
UP TO 8 STORIES

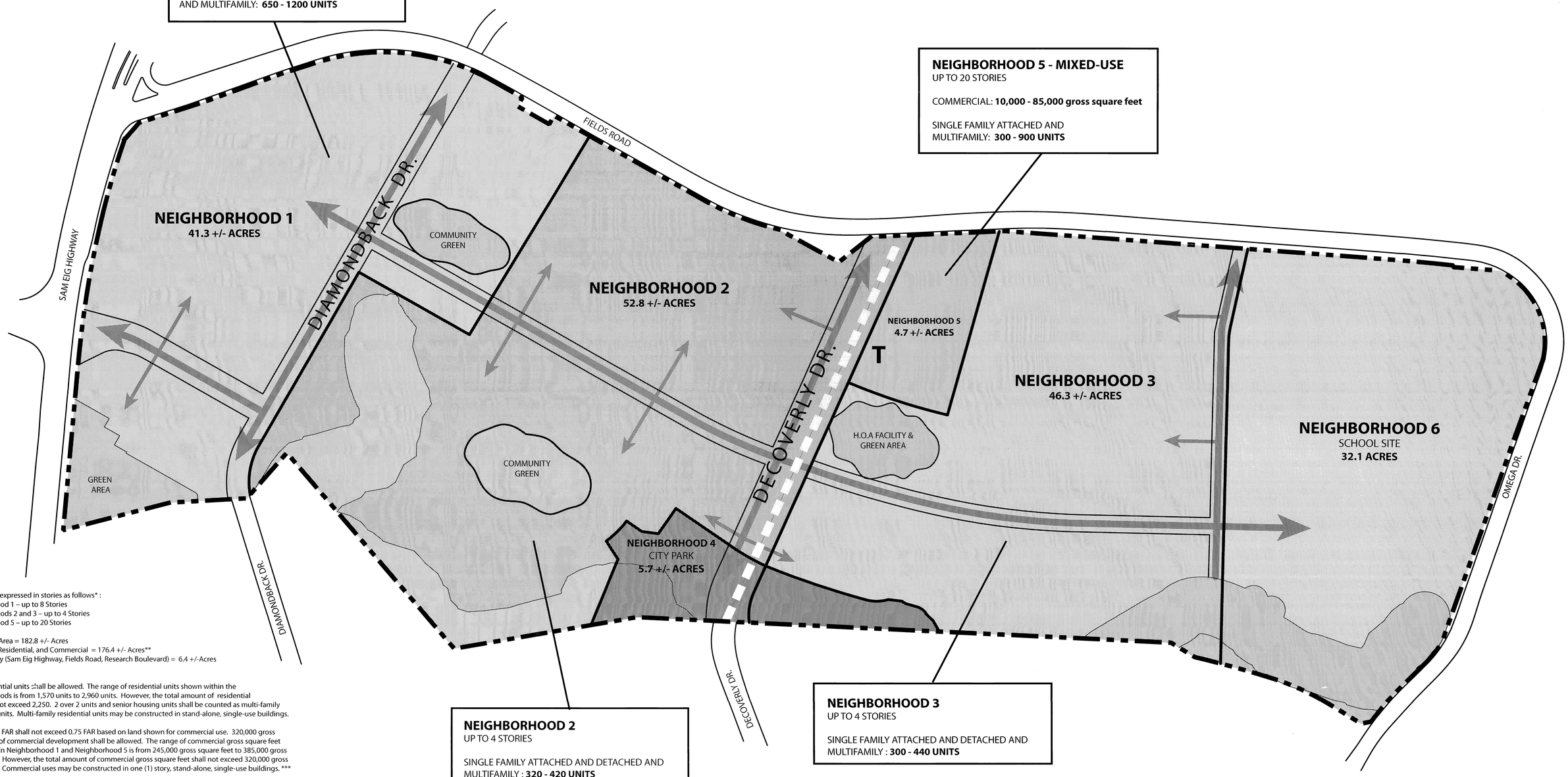
COMMERCIAL: **235,000 - 300,000 gross square feet**

SINGLE FAMILY ATTACHED
AND MULTIFAMILY: **650 - 1200 UNITS**

NEIGHBORHOOD 5 - MIXED-USE
UP TO 20 STORIES

COMMERCIAL: **10,000 - 85,000 gross square feet**

SINGLE FAMILY ATTACHED AND
MULTIFAMILY: **300 - 900 UNITS**



NEIGHBORHOOD 2
UP TO 4 STORIES

SINGLE FAMILY ATTACHED AND DETACHED AND
MULTIFAMILY : **320 - 420 UNITS**

NEIGHBORHOOD 3
UP TO 4 STORIES

SINGLE FAMILY ATTACHED AND DETACHED AND
MULTIFAMILY : **300 - 440 UNITS**

NOTES:

1. Heights are expressed in stories as follows* :
   Neighborhood 1 – up to 8 Stories
   Neighborhoods 2 and 3 – up to 4 Stories
   Neighborhood 5 – up to 20 Stories

2. Gross Land Area = 182.8 +/- Acres
   Mixed Use, Residential, and Commercial = 176.4 +/- Acres**
   Right-of-Way (Sam Eig Highway, Fields Road, Research Boulevard) = 6.4 +/-Acres

3. 2250 residential units shall be allowed. The range of residential units shown within the Neighborhoods is from 1,570 units to 2,960 units. However, the total amount of residential units shall not exceed 2,250. 2 over 2 units and senior housing units shall be counted as multi-family residential units. Multi-family residential units may be constructed in stand-alone, single-use buildings.

4. Commercial FAR shall not exceed 0.75 FAR based on land shown for commercial use. 320,000 gross square feet of commercial development shall be allowed. The range of commercial gross square feet shown within Neighborhood 1 and Neighborhood 5 is from 245,000 gross square feet to 385,000 gross square feet. However, the total amount of commercial gross square feet shall not exceed 320,000 gross square feet. Commercial uses may be constructed in one (1) story, stand-alone, single-use buildings. ***

5. Green area shall not be less than 40% of total area shown for residential use.****

6. Green area shall not be less than 25% of total area shown for commercial use.****

7. The consolidated HOA Facility located in Neighborhood 3 shall be designed to accommodate residential units that are not served by self-contained amenities (for example, amenities within multi-family buildings).

* As used above, the term "stories" does not include basements or mezzanine floors.
Subject to the maximum heights specified, actual building heights will be determined by applicant.

** The applicant may adjust the Neighborhood boundaries, acreages, and other designated areas identified within Neighborhoods. The applicant may shift densities and residential unit types shown in each Neighborhood between Neighborhoods, provided the total allowed density of 2,250 residential units and 320,000 gross square feet of commercial uses is not exceeded.
In Neighborhoods 1 and 5, a hotel use and/or additional office uses may be permitted subject to the terms of the Annexation Agreement, as amended.

*** Applicant may opt to include retail, service and/or employment uses in commercial FAR.
In Neighborhoods shown as mixed use, commercial uses and all residential unit types are permitted.

**** Green area for whole site to be prorated 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.

CITY OF GAITHERSBURG MAYOR & COUNCIL
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

SKETCH PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND CITY COUNCIL HELD ON Dec. 6, 2010
APPLICATION NO. Z-315 WAS GRANTED
SKETCH PLAN APPROVAL
BY ORDINANCE O-27-10 WITH one (1) CONDITIONS
DATE 4/20/2011 BY R. Robinson III
NOTE • ANY REVISIONS TO SIGNED PLANS MUST BE • REAPPROVED BY THE MAYOR & CITY COUNCIL

LEGEND
- SITE BOUNDARY
- NEIGHBORHOOD LIMIT
- STREET CONNECTION
- FUTURE CORRIDOR CITY TRANSIT WAY
- STREAM BUFFER / H.O.A. / GREEN AREA

the CCT Good to Go.

CROWN FARM / GAITHERSBURG, MD
[PROPOSED SKETCH PLAN]
23.NOVEMBER.2010

TEG the eisen group