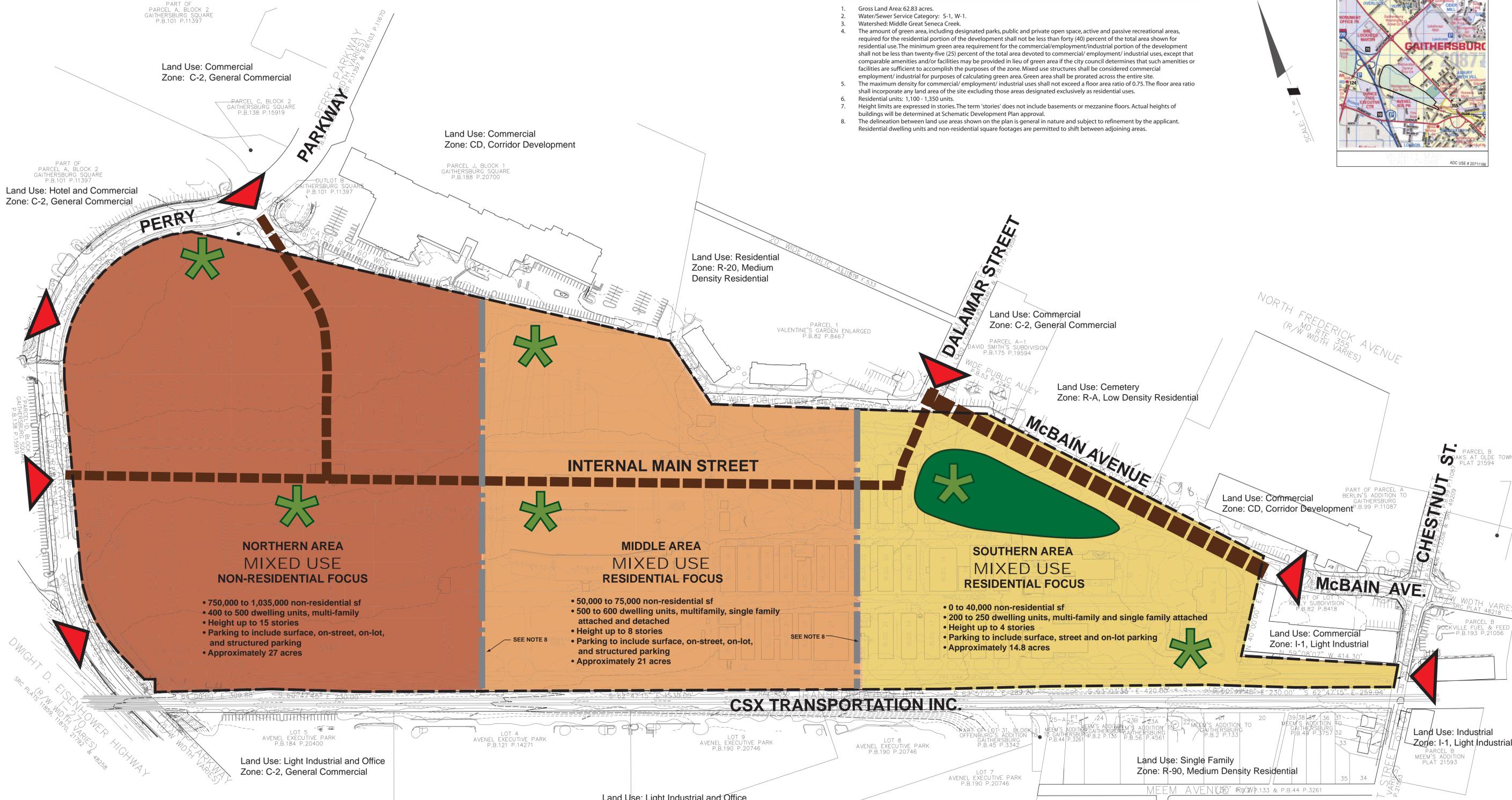
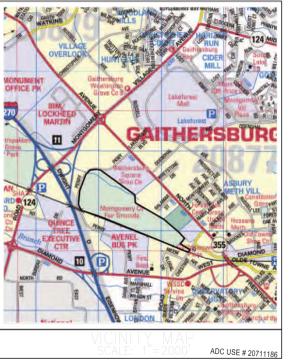


GENERAL NOTES

1. Gross Land Area: 62.83 acres.
2. Water/Sewer Service Category: S-1, W-1.
3. Watershed: Middle Great Seneca Creek.
4. The amount of green area, including designated parks, public and private open space, active and passive recreational areas, required for the residential portion of the development shall not be less than forty (40) percent of the total area shown for residential use. The minimum green area requirement for the commercial/employment/industrial portion of the development shall not be less than twenty-five (25) percent of the total area devoted to commercial/employment/industrial uses, except that comparable amenities and/or facilities may be provided in lieu of green area if the city council determines that such amenities or facilities are sufficient to accomplish the purposes of the zone. Mixed use structures shall be considered commercial/employment/industrial for purposes of calculating green area. Green area shall be prorated across the entire site.
5. The maximum density for commercial/employment/industrial uses shall not exceed a floor area ratio of 0.75. The floor area ratio shall incorporate any land area of the site excluding those areas designated exclusively as residential uses.
6. Residential units: 1,100 - 1,350 units.
7. Height limits are expressed in stories. The term 'stories' does not include basements or mezzanine floors. Actual heights of buildings will be determined at Schematic Development Plan approval.
8. The delineation between land use areas shown on the plan is general in nature and subject to refinement by the applicant. Residential dwelling units and non-residential square footages are permitted to shift between adjoining areas.



**NORTHERN AREA
MIXED USE
NON-RESIDENTIAL FOCUS**

- 750,000 to 1,035,000 non-residential sf
- 400 to 500 dwelling units, multi-family
- Height up to 15 stories
- Parking to include surface, on-street, on-lot, and structured parking
- Approximately 27 acres

**MIDDLE AREA
MIXED USE
RESIDENTIAL FOCUS**

- 50,000 to 75,000 non-residential sf
- 500 to 600 dwelling units, multifamily, single family attached and detached
- Height up to 8 stories
- Parking to include surface, on-street, on-lot, and structured parking
- Approximately 21 acres

**SOUTHERN AREA
MIXED USE
RESIDENTIAL FOCUS**

- 0 to 40,000 non-residential sf
- 200 to 250 dwelling units, multi-family and single family attached
- Height up to 4 stories
- Parking to include surface, street and on-lot parking
- Approximately 14.8 acres

LEGEND

- Traffic Circulation
- Access Point
- Green Area
- Large Green Area



Joint Hearing - MCC & PC
Z-316
Exhibit #27

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Revised July 22, 2011
Revised August 9, 2011
October 18, 2010

Author	LSA
Checked	LSA
Reviewed	LSA
Site Status	Not Started
Notes	

Copyright	© 2010 The Law Firm of
Prepared by	LSA
Site Status	Not Started
Notes	

Project No.	127-00-00
Sheet No.	1
Of	1
Project Name	MONTGOMERY COUNTY FAIRGROUNDS

MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHOEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

SKETCH PLAN

**MONTGOMERY COUNTY
FAIRGROUNDS**

1" = 100'

SHEET 1 OF 1

PROJECT NO. 127-00-00