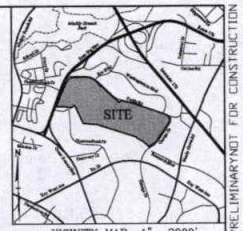
THE CROWN PROPERTY

Vision for a New Community

MXD Concept/Sketch Plan



VICINITY MAP 1"= 2000'

PRELIMINARY NOT FOR CONSTRUCTION

NOTES:

1. Heights are maximum numbers expressed in stories and feet as follows:
   4 Story = Max. 65'
   5 Story = Max. 75'
   20 Story = Max. 250'
2. Gross Land Area= 182.8 +/- Acres
   Mixed Use Residential & Commercial= 176.4 +/- Acres*
   R/W(Sam Eig Highway, Fields Road, Research Boulevard) = 6.4 +/- Acres*
3. 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.***
4. Commercial FAR shall not exceed 0.75 FAR based on land shown for commercial use.
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.****

* 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 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.

LEGEND

- SITE BOUNDARY
- POD LIMITS
- TRANSIT ALIGNMENT
- TRANSIT STATION
- STREAM VALLEY BUFFER
- POSSIBLE STREET CONNECTION
- SINGLE FAMILY ATTACHED (SFA)***** (INCLUDES 2 OVER 2) & SINGLE FAMILY DETACHED (SFD) DENSITY TRANSITION AREA
- HOA OPEN SPACE BOUNDARY
- MIXED USE COMMERCIAL/RESIDENTIAL
- MIXED USE RESIDENTIAL SINGLE FAMILY ATTACHED (SFA)***** SINGLE FAMILY DETACHED (SFD)
- CITY PARK
- SCHOOL SITE

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

SHEET INDEX

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Phasing Plan	4
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GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

REVISION	DATE	REVISION	DATE	REVISION	DATE
REVISED PER CITY COMMENTS	3-13-08				
REVISED PER CITY COMMENTS	4-13-08				
REVISED PER CITY COMMENTS	4-24-08				
REVISED PER CITY COMMENTS	5-21-08				
REVISED PER CITY COMMENTS	6-16-08				
REVISED PER CITY COMMENTS	7-13-08				

Applicant/Owner:
Crown Village Farm, LLC
c/o KBHome
8000 Towers Crescent Drive
13th Floor
Vienna, VA 22182

Mr. Steve Coniglio

LAND USE PLAN
MXD CONCEPT/SKETCH PLAN

RODGERS CONSULTING
Enhancing the value of land assets

Rodgers Consulting, Inc.
19847 Century Blvd., Suite 200
Germantown, MD 20874
301.948.4700
301.948.6256 (fax)

	BY	DATE
BASE DATA	RCI	11/05
DESIGNED		11/05
DRAWN	MJW	11/05
REVIEWED		
RODGERS CONTACT:		

THE CROWN PROPERTY
Vision for a New Community
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SCALE 1"=200'
JOB No. 575C
DATE 11/05
SHEET No. 1 of 5

EXHIBIT D

PENGAD 800-631-6989

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