

DEVELOPMENT STANDARDS FOR SKETCH PLAN

BLOCK ID	MAXIMUM DENSITY		MAXIMUM STORIES
#	RES UNITS	COM SF	#
A	310	520,000	8/5
B	275	450,000	8
C	150	200,000	6
D	144	175,000	6
E	190	310,000	8
F	310	150,000	6
G	150	170,000	6/4
H	55	170,000	6/4
J	30	20,000	2
TOTAL	1,614	*	2

*See General Note #1

BLOCK ID	POTENTIAL OPEN SPACE STRATEGY			
#	URBAN PLAZA	PASEO/PASS-THROUGH	OPEN GREEN	EXPANDED SIDEWALK
A	YES	YES	YES	YES
B	YES	YES	NO	YES
C	YES	YES	NO	YES
D	YES	NO	NO	YES
E	YES	YES	NO	YES
F	YES	NO	NO	YES
G	YES	YES	YES	YES
H	YES	YES	YES	YES
J	YES	YES	NO	YES

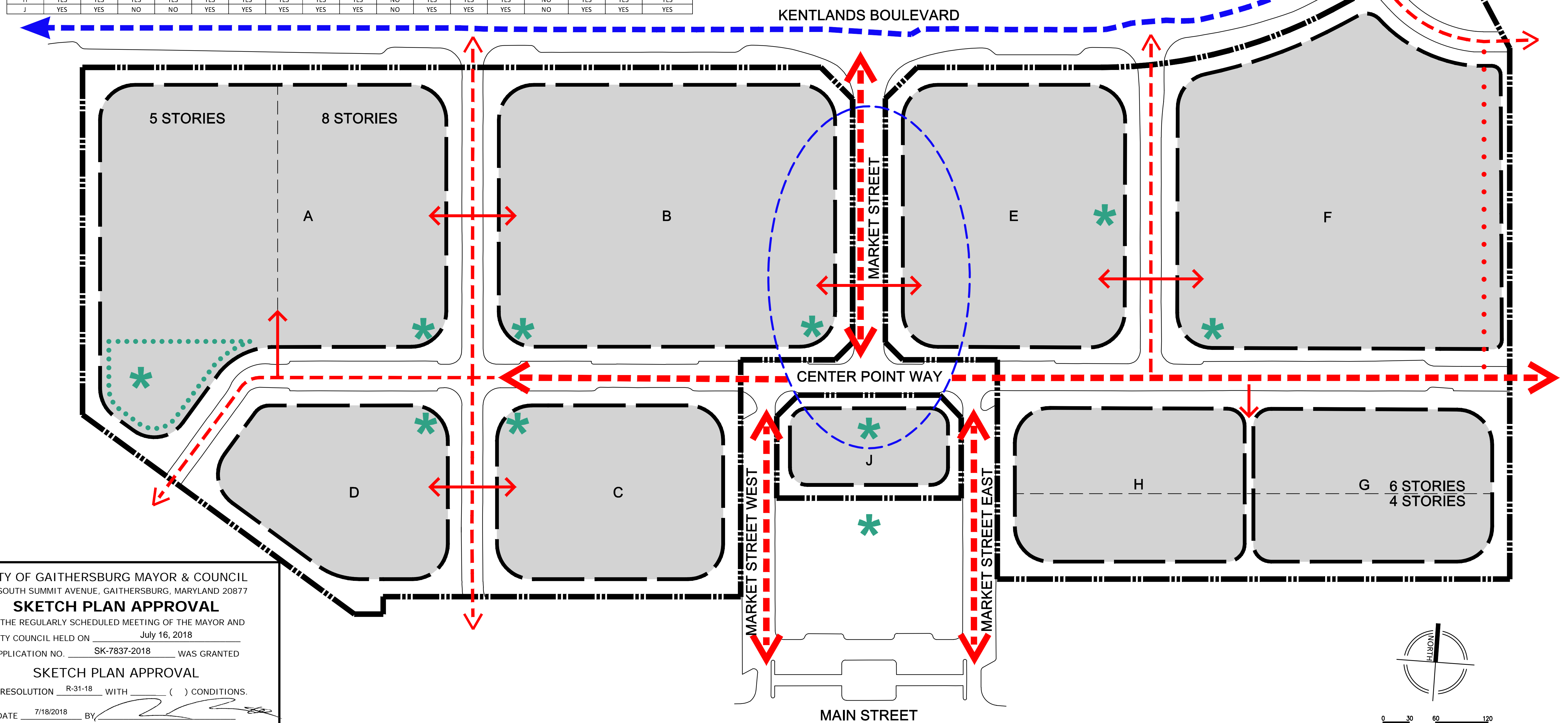
GENERAL NOTES

- TOTAL COMMERCIAL FAR NOT TO EXCEED 1.28 (MAXIMUM OF 1,200,000 SQUARE FEET). TOTAL RESIDENTIAL CAP NOT TO EXCEED 1,614 UNITS.
- THE APPLICANT MAY ADJUST THE BLOCK BOUNDARIES AND OTHER AREAS IDENTIFIED WITHIN BLOCKS.
- RESIDENTIAL MULTI-FAMILY UNITS INITIAL USE TO BE IDENTIFIED AS RENTAL OR FOR-SALE CONDOMINIUM AT SCHEMATIC DEVELOPMENT PLAN.
- MULTI-FAMILY RESIDENTIAL UNITS MAY BE CONSTRUCTED AS STAND-ALONE, SINGLE-USE BUILDINGS OR MIXED-USE BUILDINGS.
- DELINEATION OF STORIES WITHIN BLOCKS IS CONCEPTUAL; ACTUAL TRANSITION LOCATIONS WILL BE DETERMINED AT SCHEMATIC DEVELOPMENT PLAN.
- ARCHITECTURE WILL BE DESIGNED TO PROVIDE APPROPRIATE FAÇADE DETAILING RELATED TO STREET FRONTAGE AND BUILDING LOCATION.
- KENTLANDS BOULEVARD IS AN IMPORTANT LOCAL THOROUGHFARE AND BUILDINGS ALONG THIS ROAD WILL HAVE A STRONG ARCHITECTURAL PRESENCE. NO SERVICE ACCESS DRIVES WILL HAVE ACCESS FROM KENTLANDS BOULEVARD.

BLOCK ID	RESIDENTIAL USES ALLOWED										COMMERCIAL USES ALLOWED									
	MULTI-FAMILY UNIT	SENIOR LIVING	TOWN-HOUSE	2-OVER-2	PROF. OFFICE & CLINIC	REST-AURANT	RETAIL	PERSONAL SERVICE	BANK	HOTEL	INT. LIGHT MANUFACTURING	PRIVATE ED.	THEATER	PUBLIC PARKING GARAGE	AMUSE. CENTER	CIVIC USES	COMMERCIAL CHILD CARE			
A	YES	YES	NO	NO	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES			
B	YES	YES	NO	NO	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES			
C	YES	YES	NO	NO	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES			
D	YES	YES	NO	NO	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES			
E	YES	YES	NO	NO	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES			
F	YES	YES	NO	NO	YES	YES	YES	YES	YES	NO	YES	YES	YES	YES	YES	YES	YES			
G	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	YES	YES	NO	YES	YES	YES	YES			
H	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	YES	YES	NO	YES	YES	YES	YES			
J	YES	YES	NO	NO	YES	YES	YES	YES	YES	NO	YES	YES	NO	YES	YES	YES	YES			

LEGEND

- PROPOSED MXD AREA
- MIXED-USE (MXD)
- PRIMARY SITE CIRCULATION
INCLUDE ACTIVE GROUND FLOOR USES THAT ENCOURAGE WALKABILITY
- SECONDARY SITE CIRCULATION
INCLUDE RETAIL AND OTHER NON-RESIDENTIAL USES AT THE GROUND FLOOR, BUT BEGIN TO FEEL MORE RESIDENTIAL IN CHARACTER AND ARE EXPECTED TO HAVE LESS TRAFFIC MAKING THEM EXCELLENT ALTERNATIVE ROUTES FOR PEDESTRIANS AND BICYCLISTS
- TERTIARY SERVICE/ACCESS ALLEY
PROVIDE ACCESS WITHIN BLOCKS TO MULTIPLE GARAGES AND LOADING AREAS AND SOMETIMES SERVE AS BUFFERS BETWEEN THE PROPERTY AND ADJACENT PROPERTIES
- SERVICE/GARAGE ACCESS
INTERNAL ACCESS TO PROVIDE PARKING, SERVICE ACCESS, AND LOADING AREAS
- LOCAL THOROUGHFARE
KENTLANDS BOULEVARD
- POTENTIAL KEY OPEN SPACES/ FOCUS POINTS
- COMMERCIAL CORE



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 July 16, 2018

APPLICATION NO. SK-7837-2018 WAS GRANTED

SKETCH PLAN APPROVAL

BY RESOLUTION R-31-18 WITH () CONDITIONS.

DATE 7/18/2018 BY [Signature]

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE APPROVED BY THE MAYOR AND CITY COUNCIL

SKETCH PLAN

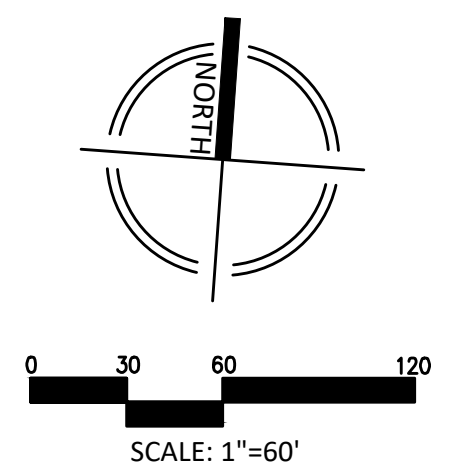
KENTLANDS MARKET SQUARE

VKA MARYLAND, LLC
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■
SURVEYORS ■ SUSTAINABLE DESIGN ■
20251 CENTURY BOULEVARD SUITE 400 ■
GERMANTOWN, MD 20874 ■ FAX (301)916-2262 ■
(301)916-4100 ■ WWW.VKA.COM



JUNE 21, 2018

GAITHERSBURG, MARYLAND
MONTGOMERY COUNTY



LAYOUT: SKETCH_2, Plotted By: OBrien
2: \\50000-50500\50015\CADD\SKETCH\PLOT SHEETS\5001500_SKETCH.dwg ~ Tuesday, July 17, 2018 1:29:25 PM