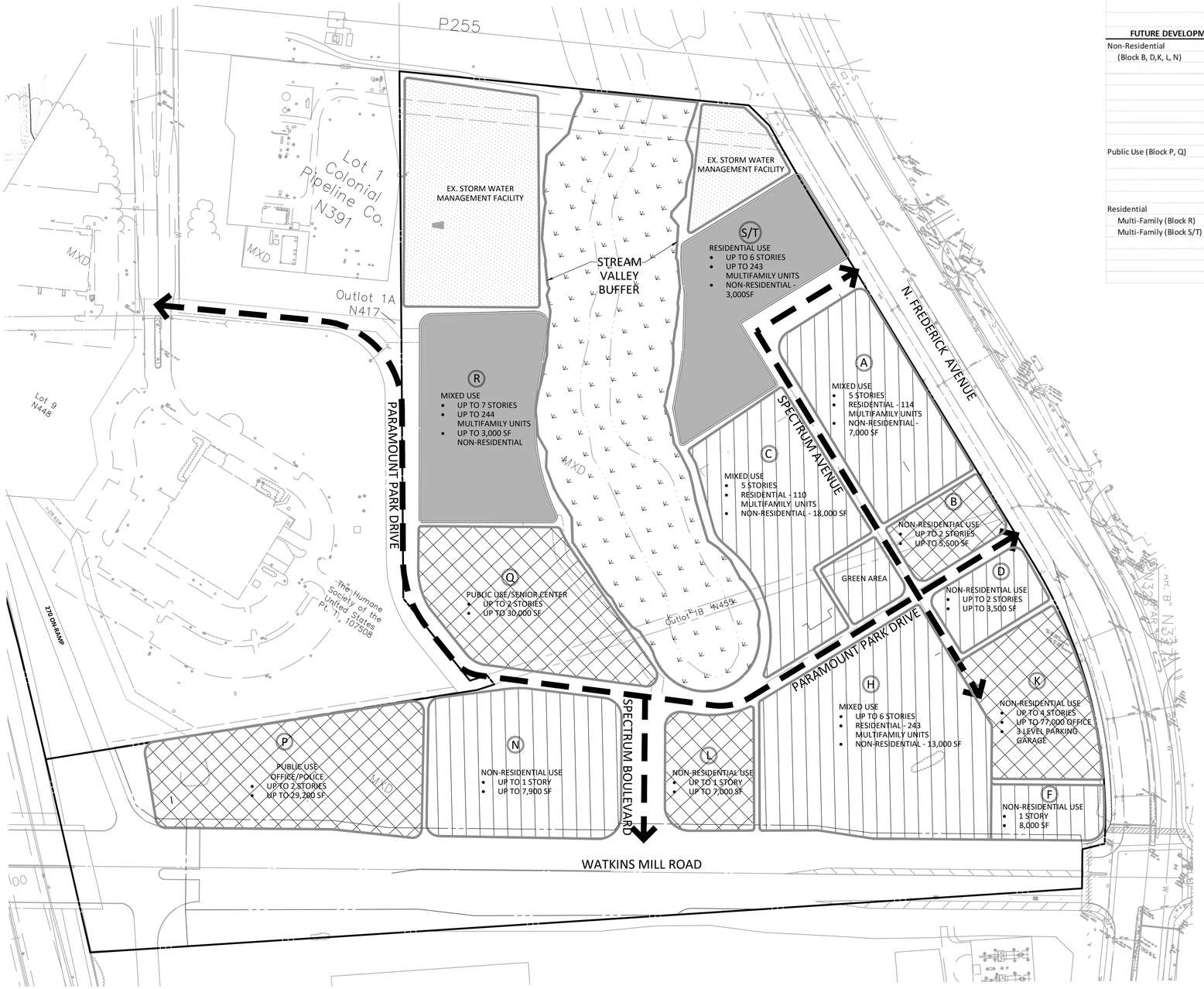
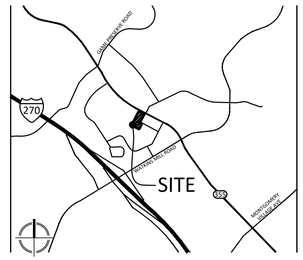
Joint Hearing - MCC & PC
ASK-9892-2024
Exhibit #04



EXISTING		Area (sf) Up to	DU's Up to
Non-Residential & Residential			
(Block A, C, H, F)			
	A	7,000	114
	C	18,000	110
	H	13,000	243
	F	8,000	
	Total	46,000	467
FUTURE DEVELOPMENT			
Non-Residential			
(Block B, D,K, L, N)			
	B	5,500	
	D	3,500	
	K	77,000	
	L	7,000	
	N	7,900	
	Total	100,900	
Public Use (Block P, Q)			
	P	29,200	
	Q	30,000	
	Total	59,200	
Residential			
Multi-Family (Block R)		3,000	244
Multi-Family (Block S/T)		3,000	243
	Total	6,000	487
	GRAND TOTAL	**212,100**	**954**

INDEX

01-SKETCH PLAN
02-APPROVALS SHEET
03-SPECTRUM APPROVED NRI
04-BOUNDARY EXHIBIT



VICINITY MAP
SCALE: 1" = 2000'

SPECTRUM GENERAL NOTES

1. Boundary information for the property was prepared by Rodgers Consulting, Inc.
2. Topography was prepared aerially by Photographic Data Services (March, 2001). Existing contour interval = 2'.
3. The site is zoned MXD.
4. Water & Sewer class: 1.
5. Maximum building height = 7 stories.
6. Designation, total number, location, size and use of buildings are subject to final site plan approval.
7. Site area: 40.10 ac+/-
8. Green space will be provided at 40% of the residential area, and 25% of the commercial area.
9. This plan was previously approved under Sketch Plan ASK-8940-2021.
10. Stormwater management for the subject property is constructed and is not proposed to change.
11. The amount of non-residential square footage shown in each block is not the maximum permitted on the block, and applicant may shift all or a portion of the non-residential square footage shown in each block to other blocks, provided that the maximum non-residential density of 212,100 SF is not exceeded.
12. Non-residential uses allowed for the Property include, the following:
    - Private institutions of an educational, charitable or philanthropic nature
    - Private clubs
    - Research, experimental and testing laboratories
    - Professional office and clinic
    - Public Uses
    - Restaurant
    - Retail
    - Office
    - Personal service
    - Hotel
    - Integrated light manufacturing
    - Theater
    - Amusement and recreational facilities
    - Child Day Care Center
    - Self-service storage facilities
    - Fitness
    - Meeting Halls
    - Accessory uses
    - Automobile filling station with car wash
    - Police Station
    - Senior Center
13. Residential uses allowed for the Property include, the following:
    - Multifamily dwellings including rental apartments, condominiums, and senior living.
    - Accessory uses including, home-based businesses

LEGEND

- Only the areas identified with this hatch are altered from Sketch Plan ASK-8940-2021.
- Existing areas already constructed / under construction
- Future development areas
- Existing Stream Valley Buffer Area
- Existing Storm Water Management Facility

NORTH
0 50' 100' 200'
SCALE: 1" = 100'

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

LAYOUT: SKETCH-01, Plotted By: ren

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com

Our Site Set on the Future.

PREPARED FOR:
HENRY INVESTMENT PARTNERS / HIP PROJECTS, LLC

226 SPECTRUM AVENUE
GAITHERSBURG, MD, 20879
301-850-2234
PETER HENRY
phenry@hipprojects.com

REVISIONS	DATE

SPECTRUM

9th ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 225NW11
TAX MAP:FT23

SKETCH PLAN AMENDMENT

PROFESSIONAL SEAL

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DRAWN BY: LWA
DESIGNED BY: MBG
DATE ISSUED: 2/16/2022

VIKA PROJECT VM 1760 B

DRAWING NO.

SHEET NO. 1

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