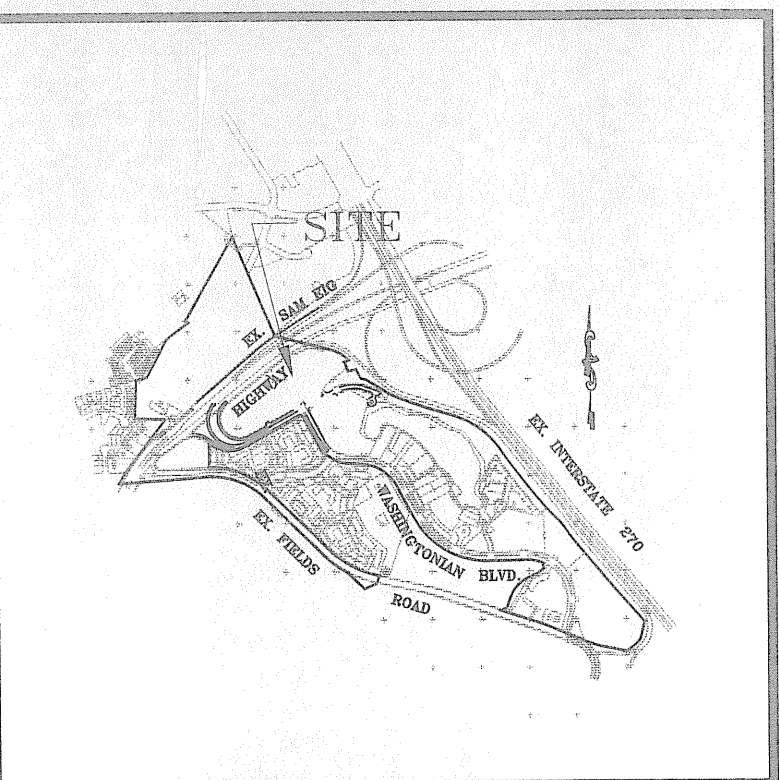
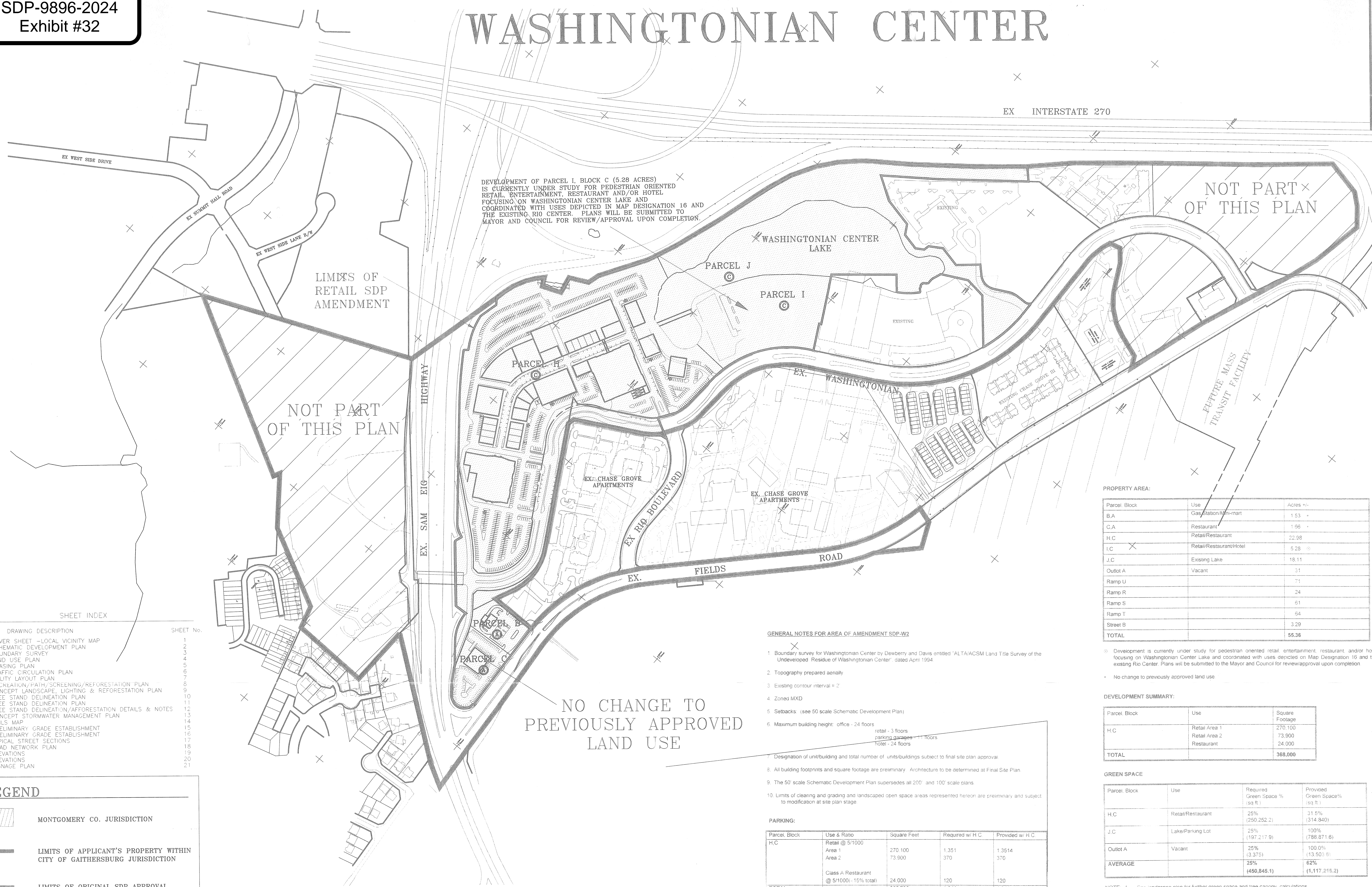


# WASHINGTONIAN CENTER



VICINITY MAP  
1"=2000'



DEVELOPMENT OF PARCEL I, BLOCK C (5.28 ACRES) IS CURRENTLY UNDER STUDY FOR PEDESTRIAN ORIENTED RETAIL, ENTERTAINMENT, RESTAURANT AND/OR HOTEL FOCUSING ON WASHINGTONIAN CENTER LAKE AND COORDINATED WITH USES DEPICTED IN MAP DESIGNATION 16 AND THE EXISTING RIO CENTER. PLANS WILL BE SUBMITTED TO MAYOR AND COUNCIL FOR REVIEW/APPROVAL UPON COMPLETION.

NOT PART OF THIS PLAN

LIMITS OF RETAIL SDP AMENDMENT

NOT PART OF THIS PLAN

NO CHANGE TO PREVIOUSLY APPROVED LAND USE

PROPERTY AREA:

| Parcel Block | Use                     | Acres +/-    |
|--------------|-------------------------|--------------|
| B.A          | Gas Station/Mini-mart   | 1.53         |
| C.A          | Restaurant              | 1.96         |
| H.C          | Retail/Restaurant/Hotel | 22.98        |
| I.C          | Retail/Restaurant/Hotel | 5.28         |
| J.C          | Existing Lake           | 18.11        |
| Outlet A     | Vacant                  | 31           |
| Ramp U       |                         | 71           |
| Ramp R       |                         | 24           |
| Ramp S       |                         | 61           |
| Ramp T       |                         | 54           |
| Street B     |                         | 3.29         |
| <b>TOTAL</b> |                         | <b>55.36</b> |

Development is currently under study for pedestrian oriented retail, entertainment, restaurant, and/or hotel focusing on Washingtonian Center Lake and coordinated with uses depicted on Map Designation 16 and the existing Rio Center. Plans will be submitted to the Mayor and Council for review/approval upon completion.

No change to previously approved land use.

DEVELOPMENT SUMMARY:

| Parcel Block | Use           | Square Footage |
|--------------|---------------|----------------|
| H.C          | Retail Area 1 | 270,100        |
|              | Retail Area 2 | 73,900         |
|              | Restaurant    | 24,000         |
| <b>TOTAL</b> |               | <b>368,000</b> |

GREEN SPACE

| Parcel Block   | Use               | Required Green Space % (sq ft.) | Provided Green Space % (sq ft.) |
|----------------|-------------------|---------------------------------|---------------------------------|
| H.C            | Retail/Restaurant | 25% (250,252.2)                 | 31.5% (314,840)                 |
| J.C            | Lake/Parking Lot  | 25% (197,217.9)                 | 100% (788,871.6)                |
| Outlet A       | Vacant            | 25% (3,375)                     | 100.0% (13,500.0)               |
| <b>AVERAGE</b> |                   | <b>25% (450,845.1)</b>          | <b>62% (1,117,215.2)</b>        |

NOTE: 1. See landscape plan for further green space and tree canopy calculations.  
2. Provided green space includes pedestrian walks.

TREE CANOPY:

| Parcel Block       | Use               | Provided Tree Canopy % (sq ft.) |
|--------------------|-------------------|---------------------------------|
| H.C                | Retail/Restaurant | 25.3% (253,300)                 |
| Washingtonian Blvd |                   | 21.6% (31,000)                  |

NOTE: See Forest Conservation and Tree Stand Delineation plans for conservation and existing tree information.

GENERAL NOTES FOR AREA OF AMENDMENT SDP-W2

- Boundary survey for Washingtonian Center by Dewberry and Davis entitled 'ALTA/ACSM Land Title Survey of the Undeveloped Residue of Washingtonian Center' dated April 1994.
- Topography prepared aerially.
- Existing contour interval = 2'
- Zoned MXD.
- Setbacks: (see 50 scale Schematic Development Plan)
- Maximum building height: office - 24 floors  
retail - 3 floors  
parking garages - 11 floors  
hotel - 24 floors
- Designation of unit/building and total number of units/buildings subject to final site plan approval.
- All building footprints and square footage are preliminary. Architecture to be determined at Final Site Plan.
- The 50' scale Schematic Development Plan supersedes all 200' and 100' scale plans.
- Limits of clearing and grading and landscaped open space areas represented hereon are preliminary and subject to modification at site plan stage.

PARKING:

| Parcel Block | Use & Rate                              | Square Feet    | Required w/ H.C | Provided w/ H.C |
|--------------|---|----------------|-----------------|-----------------|
| H.C          | Retail @ 5/1000                         |                |                 |                 |
|              | Area 1                                  | 270,100        | 1,351           | 1,351           |
|              | Area 2                                  | 73,900         | 370             | 370             |
|              | Class A Restaurant @ 5/1000 - 15% total | 24,000         | 120             | 120             |
| <b>TOTAL</b> |   | <b>362,700</b> | <b>1,841</b>    | <b>1,841</b>    |

\* Includes 29 handicap spaces as required by ADA.  
Parking deck will be adjusted in size during final site plan design to provide at least the minimum number of spaces required.

ARCHITECT/LANDSCAPE ARCHITECT/GRAPHICS:

RTKL ASSOCIATES, INC.  
ALEX BROWN BUILDING  
BALTIMORE, MARYLAND 21202  
(410) 528-8600

OWNER:  
WASHINGTONIAN ASSOCIATES, L.C.  
12500 FAIR LAKES CIRCLE  
SUITE 400  
FAIRFAX, VIRGINIA 22033  
(703) 631-7539

COVER SHEET  
SCHEMATIC DEVELOPMENT  
PLAN AMENDMENT  
SDP-W2

RETAIL AREA  
WASHINGTONIAN CENTER  
9th ELECTION DISTRICT  
CITY OF GAITHERSBURG

**R&A**  
RODGERS & ASSOCIATES, INC.  
9260 GAITHER ROAD  
GAITHERSBURG, MARYLAND 20877  
PHONE: (301) 948-4700  
FAX: (301) 253-6609  
FREDERICK (301) 948-6256

| BY       | DATE | SCALE: 1" = 200'  |
|----------|------|-------------------|
| DESIGNED |      | JOB No. 609C      |
| DRAWN    | MP   | DATE: DEC., 1996  |
| REVIEWED |      | RELEASE FOR       |
| BY       | DATE | SHEET No. 1 of 21 |

SHEET INDEX

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| SCHEMATIC DEVELOPMENT PLAN                           | 2         |
| BOUNDARY SURVEY                                      | 3         |
| LAND USE PLAN  | 4         |
| PHASING PLAN   | 5         |
| TRAFFIC CIRCULATION PLAN                             | 6         |
| UTILITY LAYOUT PLAN                                  | 7         |
| RECLAIMATION/PATHS/SCREENING/REFORESTATION PLAN      | 8         |
| CONCEPT LANDSCAPE, LIGHTING & REFORESTATION PLAN     | 9         |
| TREE STAND DELINEATION PLAN                          | 10        |
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| TREE STAND DELINEATION/AFFORESTATION DETAILS & NOTES | 12        |
| CONCEPT STORMWATER MANAGEMENT PLAN                   | 13        |
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| PRELIMINARY GRADE ESTABLISHMENT                      | 15        |
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LEGEND

- MONTGOMERY CO. JURISDICTION
- LIMITS OF APPLICANT'S PROPERTY WITHIN CITY OF GAITHERSBURG JURISDICTION
- LIMITS OF ORIGINAL SDP APPROVAL
- LIMITS OF SDP AMENDMENT
- LIMITS OF APPLICANTS PROPERTY
- NOT PART OF THIS PLAN

| REVISION | DATE | REVISION                          | DATE  | REVISION | DATE | REVISION | DATE |
|----------|------|-----------------------------------|-------|----------|------|----------|------|
|          |      |                                   |       |          |      |          |      |
|          |      | REVISED LAYOUT PER STAFF COMMENTS | 2/97  |          |      |          |      |
|          |      | REVISED LAYOUT & LIMITS           | 12/96 |          |      |          |      |
|          |      | REVISED LAYOUT & LIMITS           | 5/96  |          |      |          |      |
|          |      | REVISED LAYOUT                    | 6/95  |          |      |          |      |