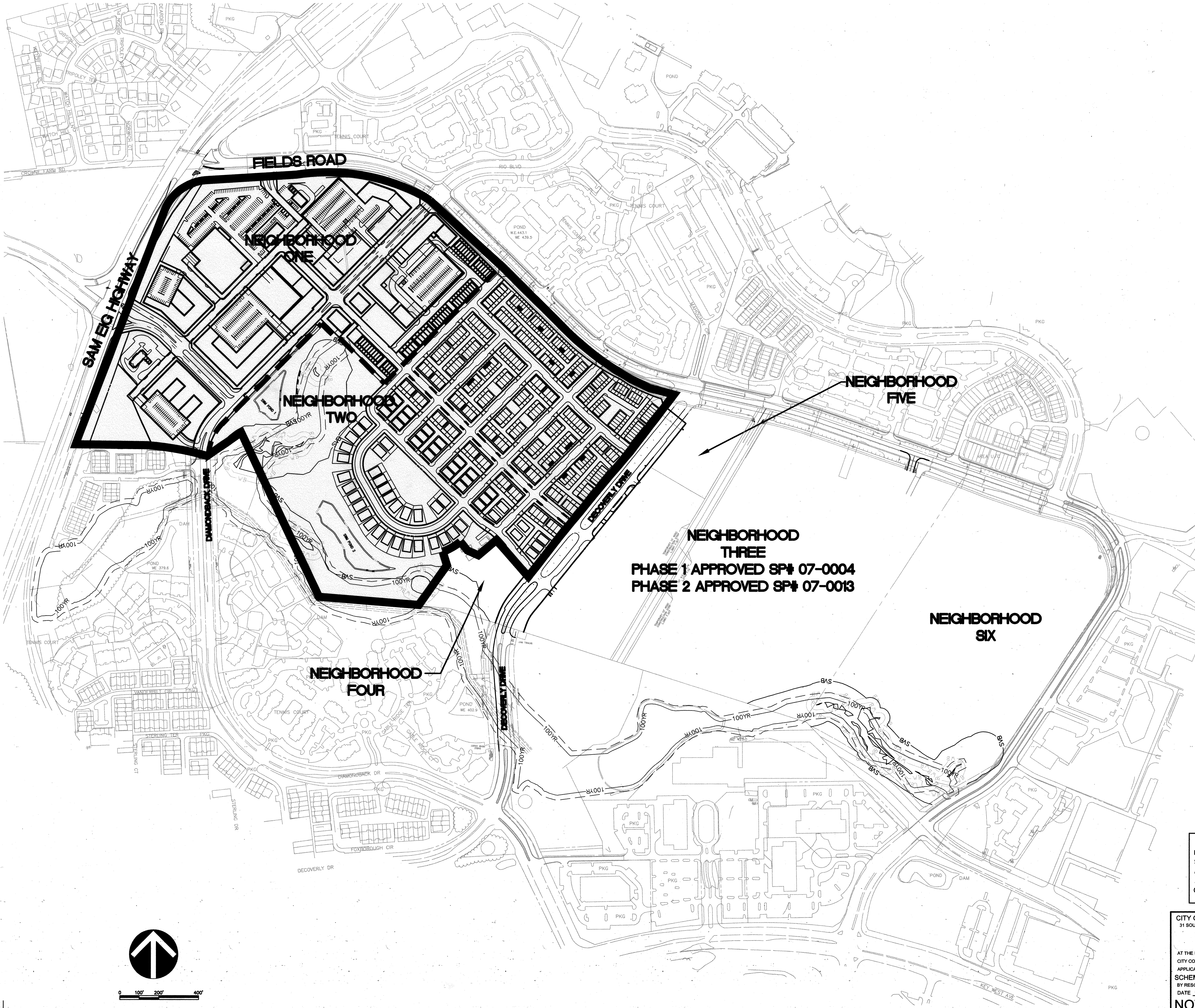
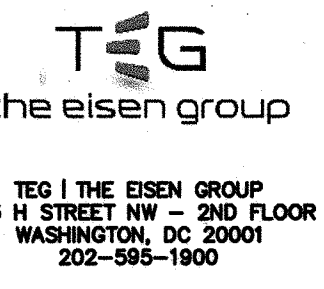


Crown Farm

Schematic Development Plan - Neighborhood 1 & Neighborhood 2



SDP Sheet Index

Sheet No.	Plan Title
1 of 96	Cover sheet
2 of 96	Notes, Details & Lot Typical
3 of 96	Resolution
4 of 96	Boundary Survey
5 of 96	NRI/END
6 of 96	Overall Schematic Development Plan (@100 Scale)
7-8 of 96	Schematic Development Plans (@50 Scale) - Neighborhood 1
9-10 of 96	Schematic Development Plans (@50 Scale) - Neighborhood 2
11-15 of 96	Landscape & Lighting
16 of 96	Landscape & Lighting Notes & Details
17-21 of 96	General & Landscape Amenities
22 of 96	Green Space Exhibit - Neighborhood 1
23 of 96	Green Space Exhibit - Neighborhood 2
24-27 of 96	Not Used
28 of 96	Noise Impact Levels
29-30 of 96	Preliminary Utility Plans (@50 Scale) - Neighborhood 1
31-32 of 96	Preliminary Utility Plans (@50 Scale) - Neighborhood 2
33-34 of 96	Preliminary Grading Plans (@50 Scale) - Neighborhood 1
35-36 of 96	Preliminary Grading Plans (@50 Scale) - Neighborhood 2
37-63 of 96	Preliminary Grade Establishment Plans
	- Diamondback Drive
	- Street D
	- Street F
	- Street G
	- Street H
	- Street I
	- Street J
	- Street K
	- Street L
	- Street M
64-65 of 96	Preliminary Grade Establishment Plans (Alleys)
66-71 of 96	Truck Movement (WB-50)
72-75 of 96	Truck Movement (WB-10)
76-79 of 96	Truck Movement (Fire Access)
80 of 96	Street Sign & Pavement Marking Plan (@.50 Scale)
81 of 96	Traffic Calming Plan
82 of 96	Parking Distribution Plan - Neighborhood 1
83 of 96	Parking Distribution Plan - Neighborhood 2
84 of 96	Lotting Plan - Neighborhood 1
85 of 96	Lotting Plan - Neighborhood 2
86 of 96	Pedestrian & Vehicular Circulation Plan
87 of 96	Sidewalk & Path Plans
88 of 96	Road Sections/Road Code Waiver Exhibits
89 of 96	Building Height Exhibit
90 of 96	Key Lot Locations Plan
91-96 of 96	Street & Entrance Hierarchy Plan
	Architectural Elevations

Consultants:

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Washington, DC 20001
202.595.1900

The Traffic Group
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410.931.6600

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Jansen Land Consulting
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Owner:

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Bethesda, MD 20814
202.498.7009

*Sheets revised in this amendment

CROWN FARM
NEIGHBORHOOD 1 & 2
9TH ELECTION DISTRICT
CITY OF GAITHERSBURG, MONTGOMERY COUNTY, MD



COVER SHEET
SCHEMATIC DEVELOPMENT PLAN

REVISIONS

NO.	DATE	DESCRIPTION
1.	1/5/2011	REVISED PER COG COMMENTS.
2.	3/1/2011	REVISED PER COG COMMENTS.
3.	1/5/2011	REVISED PER COG COMMENTS.
4.	AUGUST, 2010	DES. DWN. LWA
5.	1/5/2011	SCALE: 1"=200'
6.	1/5/2011	PROJECT/FILE NO. M1436N
7.	1/5/2011	SHEET NO. 1 OF 96

A MARYLAND REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT SEAL AND SIGNATURE ON PLANS WILL BE ACCEPTED AS PRIMA FACIE EVIDENCE THAT PLANS ARE IN COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS.

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

Michael B. Goodman
SIGNATURE
MICHAEL B. GOODMAN
PRINTED NAME
TITLE: SENIOR ASSOCIATE
7/19/12
EXPIRATION DATE
LICENSE No. 27721

CITY OF GAITHERSBURG MAYOR & COUNCIL
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

SCHEMATIC DEVELOPMENT PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETINGS OF THE MAYOR AND CITY COUNCIL HELD ON APRIL 4, 2011

APPLICATION NO. SDP-11-001 WAS GRANTED

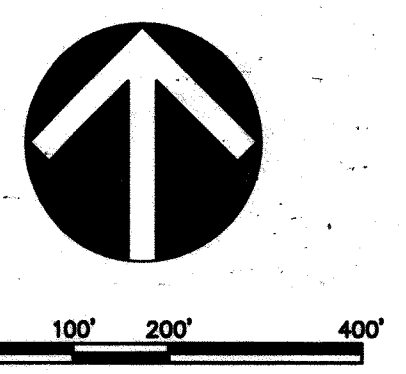
SCHEMATIC DEVELOPMENT PLAN APPROVAL BY RESOLUTION R-28-11 WITH FIVE (5) CONDITIONS.

DATE 5/5/11 BY R. L. [Signature]

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE MAYOR & CITY COUNCIL.

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.wmutility.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.



General Notes:

1. Gross area for Neighborhood 1 and Neighborhood 2 is approximately 89.53 acres +/- and is comprised of parcels P600, P445, P 820, P 905 & P 833 as found on Montgomery County, Maryland tax map FS 341, FS342, FS562, & FS561. Net area after Fields Road dedication is 87.79 acres +/-.
2. Boundary information for the Neighborhood 1 and Neighborhood 2 area is based upon a boundary survey prepared by VKA, Inc., in October, 2007.
3. The topography is based upon aerial photography flown in June, 2005 by Rice Associates. The aerial photography was supplemented by field survey by Patton, Harris, Rust & Associates and provided in digital format to Rodgers Consulting, Inc.
4. Existing contour interval is 2'.
5. 100-year floodplain was determined by Rodgers Consulting, Inc. in September, 2005.
6. This site is zoned MXD predominantly. There is a small area, approximately 1,640 square feet, in the upper right hand corner of Neighborhood 2 that is zoned R-6. There are no setbacks required from the R-6 zone. There are no structures proposed in this area.
7. The water category is 1 and the sewer category is 3.
8. All site development to meet ADA requirements.

9. Maximum building height:
 Heights are maximum numbers expressed in stories and feet as follows:
 4 story = Max. 65' 5-6 Story = Max. 75'
 5 story = Max. 75'
 8 story = Max. 105'

10. Per the Proposed Sketch Plan Z-315:
 Total Maximum Density
 Total Site:
 320,000SF of Commercial
 2,250 Multifamily, Single family attached, and Detached units
 Neighborhood 1:
 Up to 8 stories
 Commercial: 235,000 - 300,000 gross square feet
 Single Family Attached & Multifamily: 650 - 1200 units
 Commercial uses include financial institutions, retail, restaurant, office, institutional, civic, private educational facilities, and amusement centers.
11. Neighborhood 2:
 Up to 4 stories
 Single Family Attached & Detached and Multifamily 340 - 440 units

12. All pedestrian walks, conservation easements and buffers outside of public right of way or P.I.E.s to be maintained privately by H.O.A. or property owner unless otherwise noted on plans.
13. All streets are public except as noted on the road code waiver. Specifically Street 'C', Street 'G' west of Diamondback; Street 'H' and Street 'I'. Private streets and alleys are owned and maintained privately by H.O.A. or property owner.
14. Building footprints, and interior partitions to be finalized at Final Site Plan.
15. In case of conflict, the 50' scale schematic development plan supersedes all 100' and 200' scale plans. SDP will continue to be refined at site plan.
16. Limits of clearing and grading and landscaped open spaces are represented hereon are preliminary and subject to modification at final site plan.
17. Site Areas for Neighborhood 1:
 Total Net Area: 39.60 ac +/-
 Lots: 27.73 ac +/-
 Right of Way: 4.43 ac +/-
 H.O.A. Private Road/Alley: 2.85 ac +/-
 Open Space Parcels: 4.59 ac +/-
 Green Space: 13.14 ac +/-
18. Site Areas for Neighborhood 2:
 Total Net Area: 48.19 ac +/-
 Lots: 16.17 ac +/-
 Right of Way: 10.89 ac +/-
 H.O.A. Private Road/Alley: 3.28 ac +/-
 Open Space Parcels: 17.47 ac +/-
 Historic Lot: 0.38 ac +/-
 Green Space: 28.47 ac +/-
19. The required Green Space for Neighborhood 1 & Neighborhood 2 area shall not be less than 25% of total areas shown for Commercial use & shall not be less than 40% of total areas shown for Residential use. See overall Green Space Chart this page for green space provided.
20. Green area for whole site to be pro-rated between Residential and Commercial uses, including the School Site, City Park, and all open space areas shown. Mixed-use structures shall be considered Commercial for Green Area calculations.
21. All elements of this plan are subject to the terms of Sketch Plan Z-315.
22. All references to square footage of units are approximate.
23. Any site retaining walls shown on this SDP may be permitted and constructed during rough grading prior to "Final Site Plan" approval. Final wall designs to be refined at Final Site Plan.
24. Off-site road improvements per SDP 06-005 approved 6/15/07 will be provided.
25. See this sheet for Overall Parking Tabulations.

Neighborhood 1 Development Summary:

Minimum setbacks (to be finalized at site plan)	Front: 0.00 feet	Side: 0.00 feet	Rear: 0.00 feet
Multi-Family	Required	Provided	
1 BR	N/A	614	
2 BR	N/A	460	
3 BR	N/A	75	
Total Units:		1149	
Townhouses			
16'		42	
20'		9	
Total Units:		51	

Commercial Area	Required	GLA-Retail/GFA-Bank Provided (sf)
Lot 1, Block A		66,300
Lot 2, Block A		3,100
Lot 3, Block A		6,900
Lot 4, Block A		54,100
Lot 1, Block B		5,800
Lot 2, Block B		44,000
Lot 1, Block C		67,200
Lot 2, Block F		3,500
Lot 1, Block G		6,700
Total GLA/GFA:		257,400

*NOTE: Commercial Gross Leasable Area (GLA) may adjust from lot to lot based on final design. However, the Total Commercial Area (Commercial GLA plus Bank GFA) shall not exceed 300,000 square feet.

GREEN SPACE TABULATIONS

OVERALL AREA	% REQUIRED BY USE	AREA REQUIRED (SF)	AREA PROVIDED (AC)	% PROVIDED	SURPLUS (SF)
COMMERCIAL AREA					
(SF)		(AC)	(SF)	(AC)	(AC)
1,832,327	37.47	25%	408,082	9.37	545,213
					12,52
					33%
					137,131.3
					3.15
RESIDENTIAL AREA					
(SF)		(AC)	(SF)	(AC)	(AC)
2,192,331	50.33	40%	876,332	20.13	1,267,168
					29.09
					58%
					390,257
					8.96
TOTAL SITE AREA					
(SF)		(AC)	(SF)	(AC)	(AC)
3,824,658	67.80		1,285,014	29.5	1,812,402
					41.61
					47%
					527,388
					12.11

See Green Space Plan for detailed breakdown.

NEIGHBORHOOD 1 - PARKING SUMMARY

	COMMERCIAL GLA	RESTAURANT GLA	# 1BR Units	# 2BR Units	# 3BR Units	TOWNHOUSE # Units	BANK GLA
A	120,400	10,000	162	108	24	0	0
B	34,075	15,525	116	108	20	0	0
B-TOWN	0	0	0	0	0	38	0
C	57,200	10,000	125	91	11	0	0
D	0	0	81	59	8	0	0
F	0	0	128	94	12	0	3,500
G-REST	0	6,700	0	0	0	0	0
G-TOWN	0	0	0	0	0	13	0
Total GLA/Units	211,675	42,225	614	460	76	51	3,500
Parking Rate	x 4/1000	x 4/1000	x 1.25	x 1.5	x 2.0	x 2.5	x 1/300
Parking Required	846.7	168.9	767.5	690.0	150.0	127.5	11.7

Total Parking Required for Neighborhood 1: 2763

Parking Provided

Parking Structure	2575
Surface Parking	292
Bank Surface Parking	28
Townhouse Garage	30
Townhouse Driveway	67
On-Street Parking	254
Total Provided:	3246
Surplus:	483

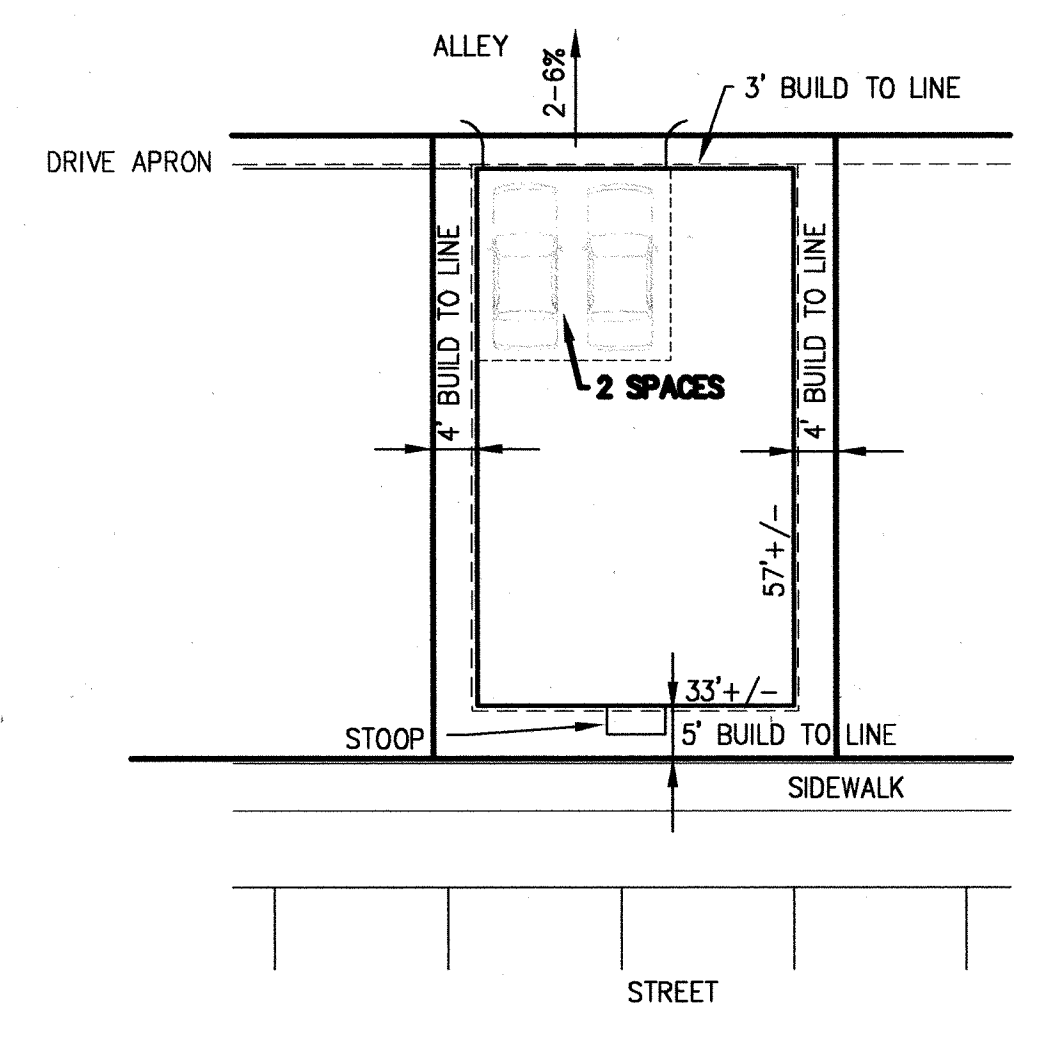
NEIGHBORHOOD 2 - PARKING SUMMARY

	Townhouses	Single Family
# of Units	288	59
Off Street Parking Provided	948	190
Total Unit Parking	1138	

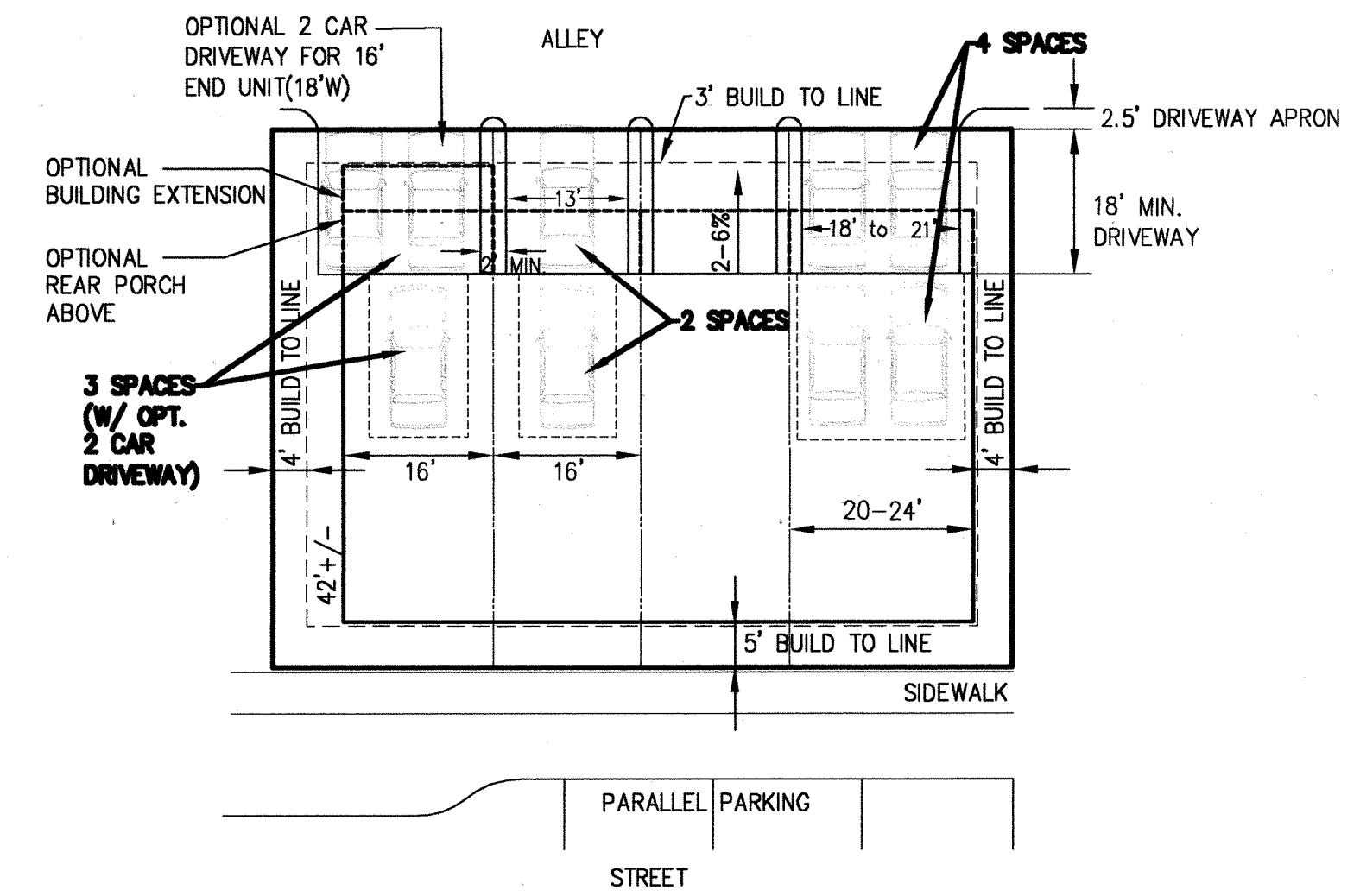
Parking Provided

Townhouse Garage	470
Single Family Garage	118
Driveway	550
On-Street Parking	296
Total Provided:	1434
On-Street Surplus:	296

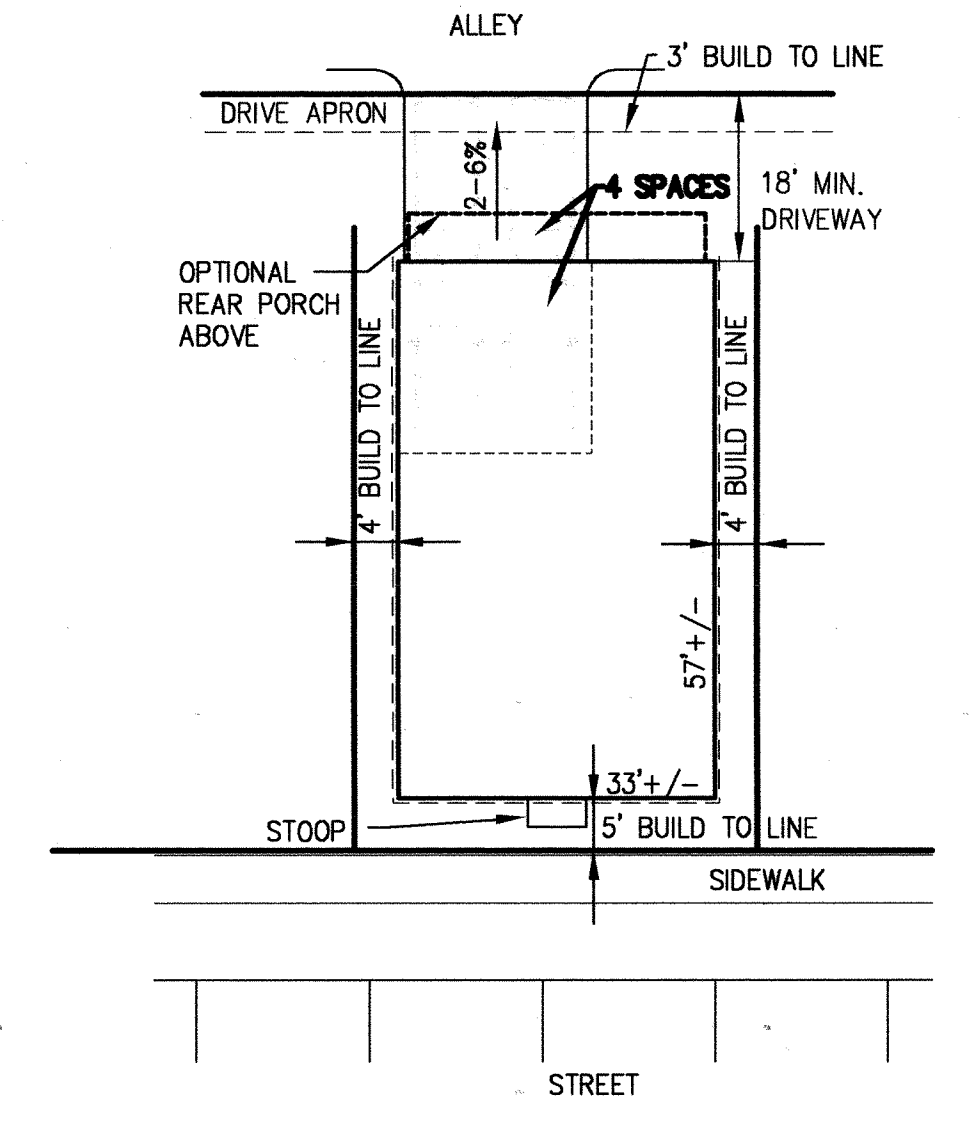
Notes: 1. See Parking Tabulation Plan for detailed breakdown.
 2. Total Surplus counts do not include spaces in single family or townhouse driveways or garages.
 3. Historic Lot self parks and is not included in the Parking Tabulation.



**SINGLE FAMILY-'A'
 REAR LOADED GARAGE**
 41' X 65' MIN.(+/-)

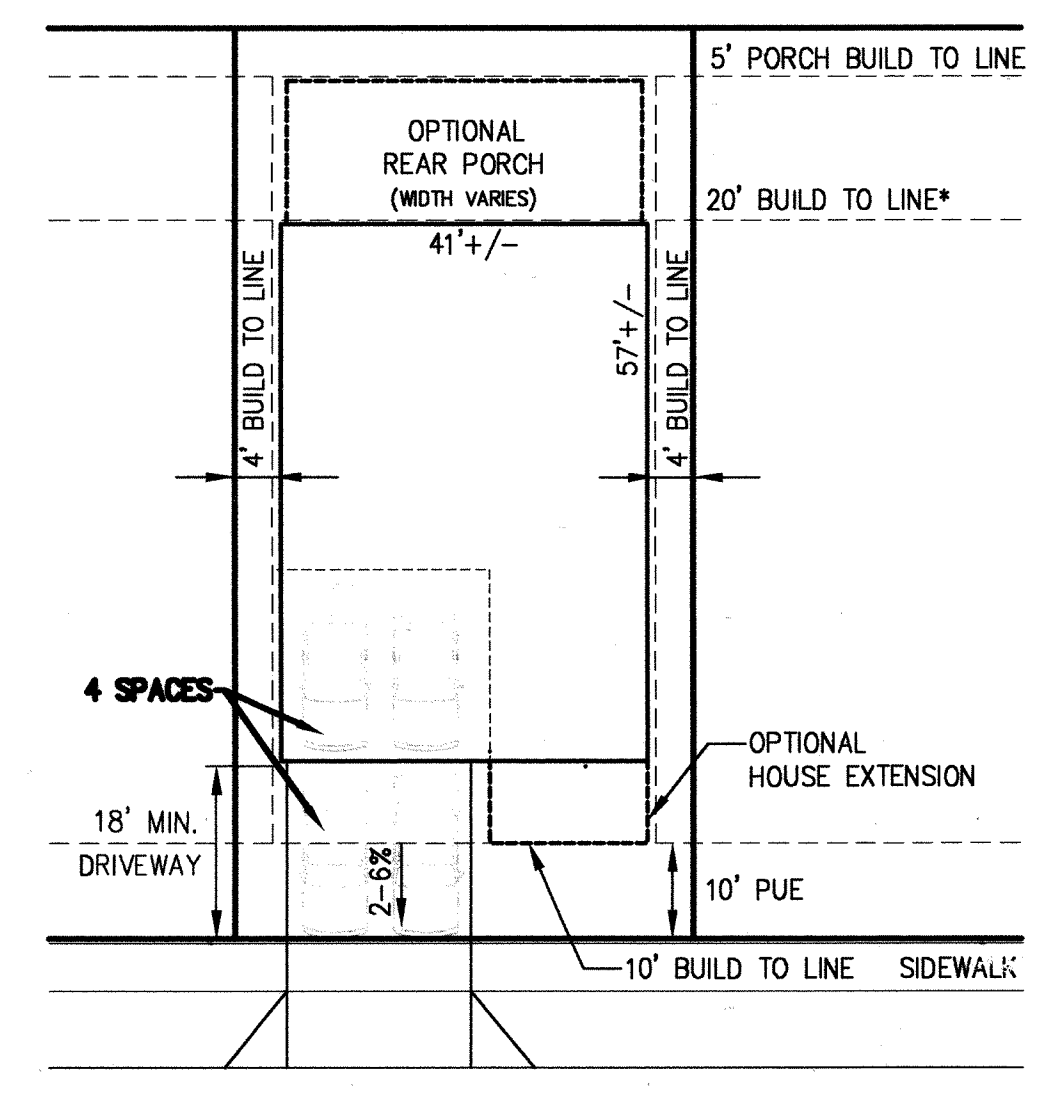


**TOWNHOUSE- T16 TO T24'
 REAR LOADED GARAGE**
 16-24' (VARIES) X 65' MIN. (+/-)
 (16' TOWNHOUSES HAVE 1 CAR GARAGE)



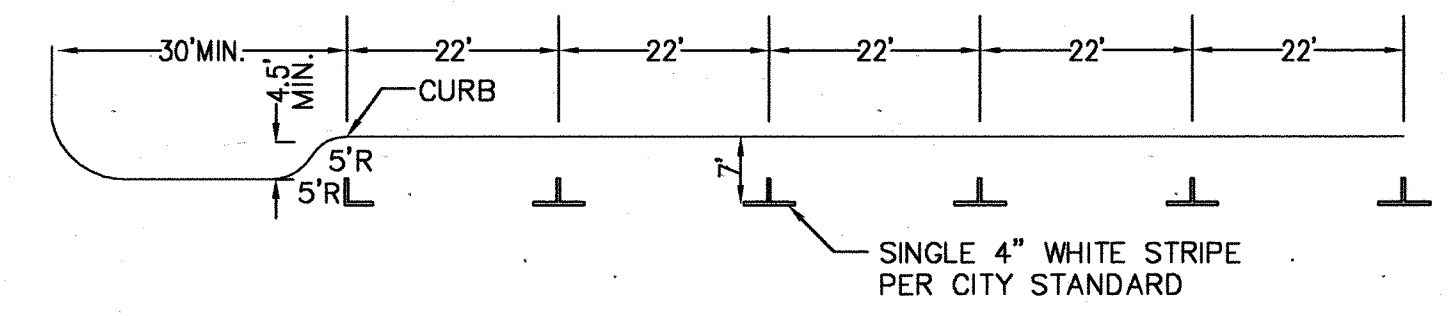
**SINGLE FAMILY-'A'
 REAR LOADED GARAGE
 w/OPTIONAL REAR PORCH**
 41' X 65' MIN.(+/-)

NOTE: REAR DECK OPTION IS ONLY AVAILABLE ON SINGLE FAMILY UNITS LOCATED IN BLOCK T.



**SINGLE FAMILY-'B'
 FRONT LOADED GARAGE**
 49' X 95' MIN. (+/-)

LOT MUST BE 49' WIDE AT FRONT & REAR BUILDING SETBACK.
 LOT WIDTH AT RIGHT-OF-WAY & REAR LOT LINE CAN BE MIN. 20' WIDE.
 *-REAR BRL IS REDUCED TO 10' ON LOT 34G ONLY



Parallel Parking Detail with Bump Out
 N.T.S.

A MARYLAND REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT SEAL AND SIGNATURE ON PLANS WILL BE ACCEPTED AS PRIMA FACIE EVIDENCE THAT PLANS ARE IN COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS.

CITY OF GAITHERSBURG MAYOR & COUNCIL
 31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

SCHEMATIC DEVELOPMENT PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND CITY COUNCIL HELD ON **APRIL 4, 2011**.

APPLICATION NO. **SDP-11-001** WAS GRANTED

SCHEMATIC DEVELOPMENT PLAN APPROVAL
 BY RESOLUTION **R-28-11** WITH **FIVE (5)** CONDITIONS
 DATE **5/5/11** BY **R. B. BROWN**

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE MAYOR & CITY COUNCIL.

PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

Michael B. Goodman
 SIGNATURE DATE **5/5/11**

MICHAEL B. GOODMAN
 PRINTED NAME
 TITLE: SENIOR ASSOCIATE LICENSE No. **27721**

REVISIONS

NO.	DATE	DESCRIPTION
2.	REVISED PER COG COMMENTS. 3/1/2011	
1.	REVISED PER COG COMMENTS. 1/5/2011	

DATE: AUGUST, 2010
 DES: VIK DWN: CAD
 SCALE: NA
 PROJECT/FILE NO. M1436N
 SHEET NO. 2 OF 96

VKA
 ENGINEERS
 PLANNERS
 LANDSCAPE ARCHITECTS
 SURVEYORS
 SUSTAINABLE DESIGN

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 VKA Maryland, LLC
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 Germantown, MD Md. Lic. No. VA

TAG
 the eisen group

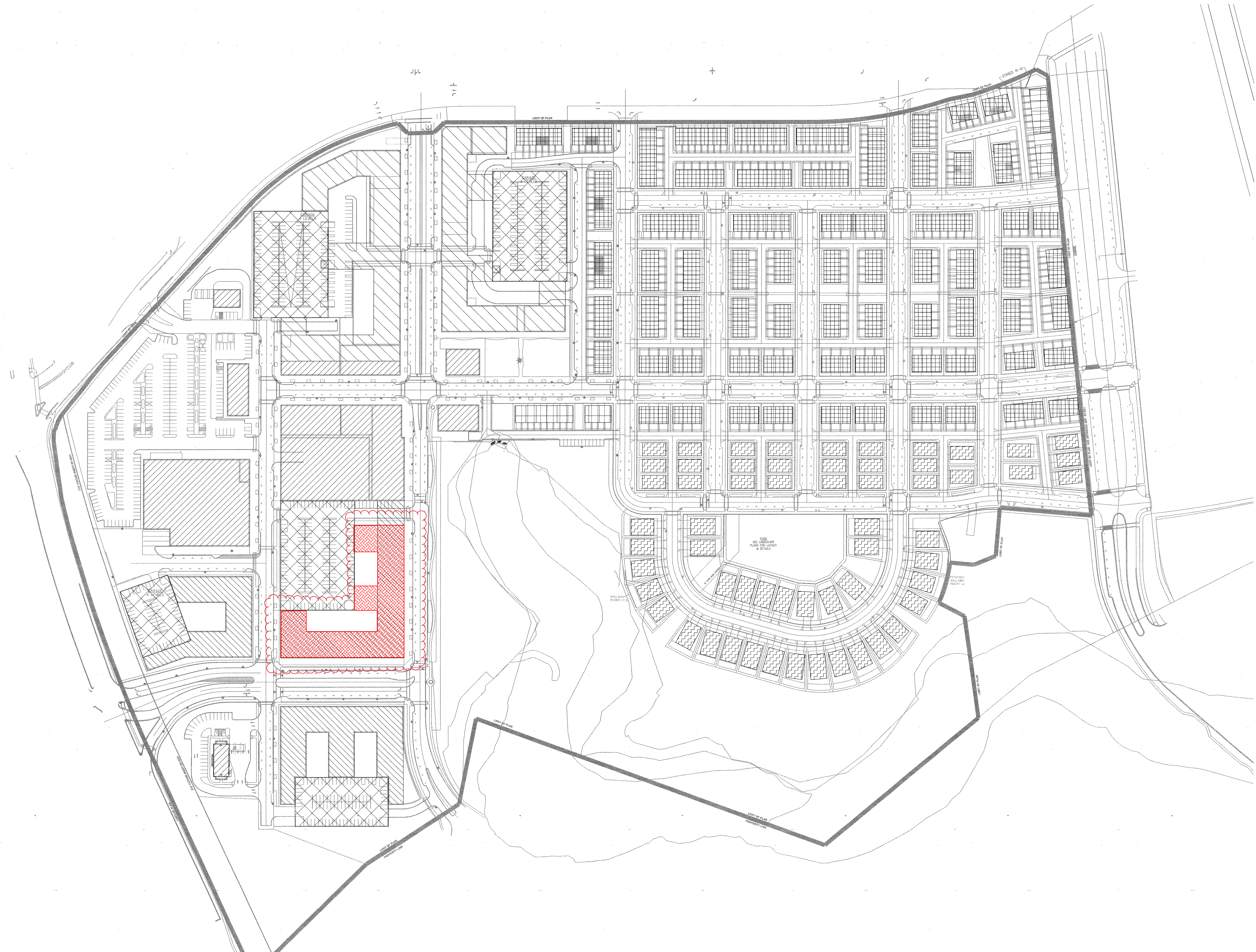
THE EISEN GROUP
 623 H STREET NW - 2ND FLOOR
 WASHINGTON, DC 20001
 202-585-1900

**CROWN FARM
 NEIGHBORHOOD 1 & 2**

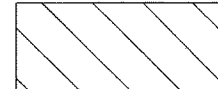
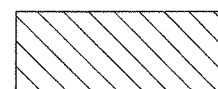
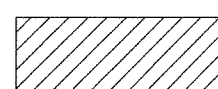

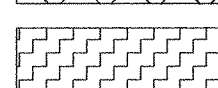
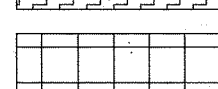
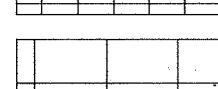

9TH ELECTION DISTRICT
 CITY OF GAITHERSBURG, MONTGOMERY COUNTY, MD

SUNBROOK PARTNERS
 SUNBROOK PARTNERS
 7200 WISCONSIN AVENUE
 SUITE 750
 BETHESDA, MD 20814
 202-498-7009

**NOTES, DETAILS & LOT TYPICALS
 SCHEMATIC DEVELOPMENT PLAN**



01 BUILDING HEIGHT EXHIBIT

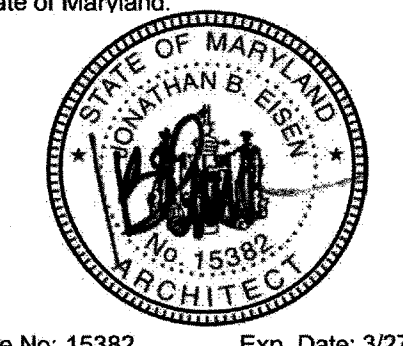
-  5-8 STORY MULTIFAMILY OVER 1 STORY COMMERCIAL
 -  5 STORY MULTIFAMILY
 -  1-2 STORY COMMERCIAL
 -  4 - 5 STORY PARKING STRUCTURE
 -  2 - 3 STORY SINGLE FAMILY HOME
 -  3 - 4 STORY TOWNHOUSE
 -  4 STORY TOWNHOUSE
-  5-6 Story Multi-family

ARCHITECT AND PLANNER

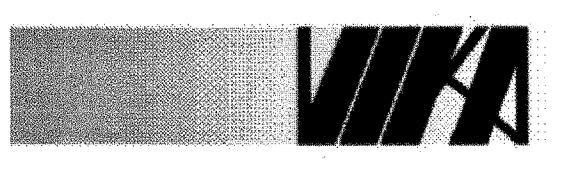


TEG | THE EISEN GROUP
623 H ST NW - 2nd FLOOR
WASHINGTON, DC 20001 202.595.1900

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional architect under the laws of the State of Maryland.



CIVIL ENGINEER



VIKI, INC.
20251 CENTURY BLVD.
SUITE 400
GERMANTOWN, MD 20874

LANDSCAPE ARCHITECT

OWNER:



SUNBROOK PARTNERS
7200 WISCONSIN AVE
SUITE 750
BETHESDA, MD 20814


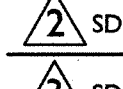
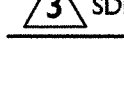
PROJECT: **CROWN FARM**
LOCATION: **GAITHERSBURG, MARYLAND**

SCALE:

DATE: MARCH 1, 2011

PROJECT #: 10-101

REVISIONS:

-  SDP RESUBMITTAL 1-4-11
-  SDP RESUBMITTAL 1-18-11
-  SDP RESUBMITTAL 3-1-11

DRAWING TITLE:
BUILDING HEIGHT EXHIBIT

SHEET TITLE:

88 OF 96

CITY OF GAITHERSBURG MAYOR & COUNCIL
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

SCHEMATIC DEVELOPMENT PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND CITY COUNCIL HELD ON APRIL 4, 2011 WAS GRANTED SCHEMATIC DEVELOPMENT PLAN APPROVAL BY RESOLUTION R-28-11 WITH FIVE (5) CONDITIONS. DATE 5/5/11 BY R. Roberts

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE MAYOR & CITY COUNCIL

