DEVELOPMENT STANDARDS

Lot Area Tabulations	SF	ACRES
Existing Lot Area	**1,774,634**	**40.74**
Less Proposed R/W Dedications for Public Streets[1]		
Street A	-87,294	-2.00
Street B	-47,501	-1.09
Street C	-31,221	-0.72
Street D	-23,991	-0.55
Street E	-31,246	-0.72
Street F	-47,243	-1.08
Street G	-19,795	-0.45
Proposed Net Lot Area Total	**1,486,343**	**34.12**
Proposed Block Areas[1]		
Block A	159,099	3.65
Block B	33,177	0.76
Block C	36,505	0.84
Block D	40,282	0.92
Block E	56,804	1.30
Block F	52,582	1.21
Block G	54,751	1.26
Block H	146,842	3.37
Block I	165,268	3.79
HOA Parcels	741,035	17.01
Proposed Net Lot Area Total	**1,486,343**	**34.12**

Proposed Density of Development[2]	GTA	Previously Approved Tower Oaks Development Plan	Units / GSF Illustrated	Maximum Proposed
Site Area	40.74			
Residential Density				
Townhouse Units (B,C,D units)			152	178
Townhouse MPDU's[3] (A units)			42	47
Single Family Detached (E units)			30	30
Multi-Family			112	120
Total			**336**	**375**
Non-Residential Density				
Office		755,000[4]		
Community Use Space / Bathhouse			7,000	8,000
Total		**755,000[4]**	**7,000**	**8,000**

Building Height Sec. 25.13.05	Maximum Allowed	Maximum Proposed
Townhouse and Single Family Homes	120'	50'
Multi-family Buildings	120'	120'

Setbacks Sec. 25.13.05	Minimum Required	Minimum Proposed
Front Yards (abutting public R/W or other lot line)		
Townhouse	0'	5'
Single Family Detached	0'	5'
Multi-Family	0'	5'
Side Yards (abutting public R/W or other lot line)		
Townhouse		
End of TH stick	0'	3'
Interior lot line	0'	0'
Single Family Detached	0'	3'
Multi-Family	0'	3'
Rear Yards		
Townhouse	0'	5'
Single Family Detached	0'	15'
Multi-Family	0'	N/A

Residential Unit Mix & Parking Ratios as Illustrated Sec. 25.16.03	Townhouse (Types B, B1, C, C1, & D) 3 or more b/r	Townhouse MPDU's (Type A) 3 or more b/r	Single Family Detached (Type E)	Multi-Family 2 or more b/r	Total
Units	152	42 [3]	30	112	336
Parking Rate	2.0	1.0 [5]	2.0	1.5	
Parking Totals	**304.0**	**42.0**	**60.0**	**168.0**	**574.0**

Parking as Illustrated Sec. 25.16.03	GFA/Units Proposed	Minimum Required	Provided
Residential			
Townhouse and SF Detached Units	224	448	406 [5]
Multi-Family Garage	112	168	168
Multi-Family Visitor Surface Parking		N/A	56
Non-Residential On-Street Parking			
Community Use Space / Bathhouse	7,000	35	35
Swimming Pool * (accessory)	20,000	0	0
Additional On-Street Parking		N/A	76
Total		**651**	**741**

ADA & Bicycle Parking as Illustrated Sec. 25.16.03 (ADA spaces included in total above)	Minimum Required	Provided
Residential ADA Spaces (including van)	-	-
Residential ADA Van Spaces	-	-
Bicycle Spaces		
Townhouse and SF Detached Units	0	0
Multi-Family Units		
Short Term	0	0
Long Term	0	0
Community Use Space / Bathhouse		
Short Term	2	2
Long Term	2	2
Swimming Pool		
Short Term	2	2
Long Term	2	2
Short Term Total	**4**	**4**
Long Term Total	**4**	**4**

Lot Area Sec. 25.13.05	Required	Proposed
Building Coverage	N/A	20% [6]
Minimum Lot Area		
Townhouse	N/A	650 sf.
Single Family Detached	N/A	4,500 sf.
Multi-Family	N/A	N/A
Open Area Sec. 25.13.05	**Required**	**Illustrated**
Open Area (% of Net Lot Area)	20%	68% [7,8]
Open Area SF	297,269	995,255 [7,8]
Public Use Space (% of required Open Area)	5%	6% [7,8]
Public Use Space SF	14,863	17,621 [7,8]

1 Dedication and block areas approximate. Final dedications and subdivisions will be provided at record plat.

2 All elements shown are for illustrative purposes only. Items including but not limited to unit type, mix, and configuration may be modified at site plan within the maximimums approved by this application.

3 Assumes 336 units are constructed. Actual number of MPDUs and location will be determined at Site Plan, provided that 12.5% of the total number of units constructed will be MPDUs.

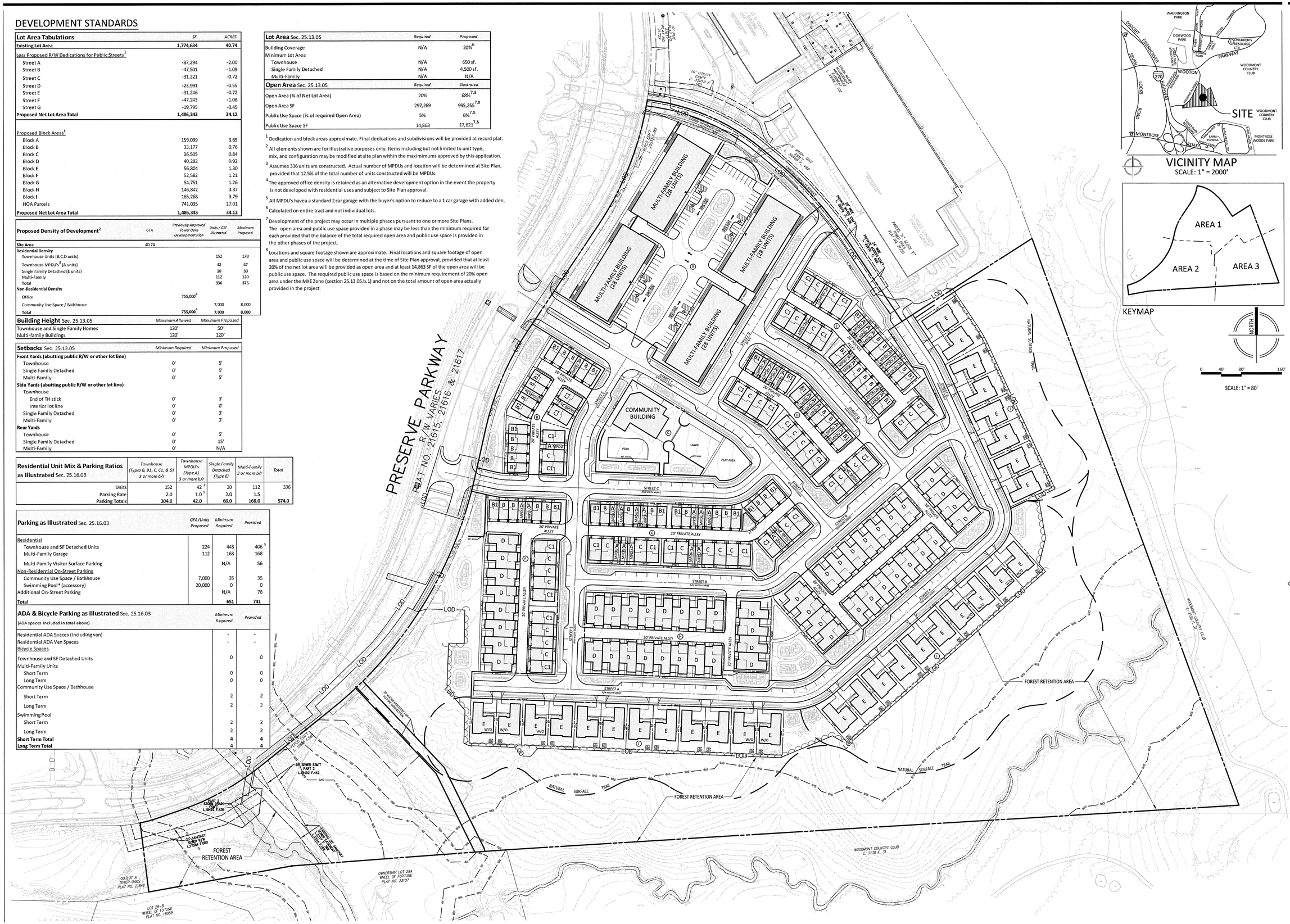
4 The approved office density is retained as an alternative development option in the event the property is not developed with residential uses and subject to Site Plan approval.

5 All MPDU's havea a standard 2 car garage with the buyer's option to reduce to a 1 car garage with added den.

6 Calculated on entire tract and not individual lots.

7 Development of the project may occur in multiple phases pursuant to one or more Site Plans. The open area and public use space provided in a phase may be less than the minimum required for each provided that the balance of the total required open area and public use space is provided in the other phases of the project.

8 Locations and square footage shown are approximate. Final locations and square footage of open area and public use space will be determined at the time of Site Plan approval, provided that at least 20% of the net lot area will be provided as open area and at least 14,863 SF of the open area will be public use space. The required public use space is based on the minimum requirement of 20% open area under the MXE Zone (section 25.13.05.b.1) and not on the total amount of open area actually provided in the project.



VICINITY MAP
SCALE: 1" = 2000'

KEYMAP

NORTH

0 40' 80' 160'
SCALE: 1" = 80'

VIKA
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE #400
GERMANTOWN, MARYLAND 20874
PHONE: (301) 916-4100
FAX: (301) 916-2262
GERMANTOWN, MD. MCLEAN, VA.

APPLICANT:
EYA DEVELOPMENT LLC
4800 HAMPDEN LANE SUITE 300
BETHESDA, MD, 20814
PH: 301.634.8600
CONTACT: Aakash Thakkar
e-mail: athakkar@eya.com

OWNER:
BOSTON PROPERTIES LIMITED PARTNERSHIP
2200 PENNSYLVANIA AVENUE, NW
SUITE 200W
WASHINGTON DC 20037
PH: 202.585.0800
CONTACT: JONATHON KAYLOR
e-mail:
jkaylor@bostonproperties.com

REVISIONS	DATE

PROFESSIONAL SEAL

STATE OF MARYLAND
JOHN W. PLAKSIDES
No. 16956
REGISTERED PROFESSIONAL ENGINEER

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.
JOHN CLAPSADDLE LICENSE No. 16956 EXPIRATION DATE JUNE 09, 2016

EYA TOWER OAKS

4TH ELECTION DISTRICT
ROCKVILLE
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 216NW07
TAX MAP: GQ33
PARCEL P252
LIBER 15897 FOLIO 154

COMPOSITE LAND USE PLAN

DRAWN BY: JDC
DESIGNED BY: CSB
DATE ISSUED: 8/27/2015

DRAWING NO. PP-2.0

SHEET NO.

K:\5001-9999\61-34\cadd\PROJECT PLAN\PLOT SHEETS\61-34100_PROJ_PLAN.dwg – August 27, 2015

LAYOUT: PP-2, Plotted By: chapman