

DEVELOPMENT STANDARDS

Lot Area Tabulations table with columns SF and ACRES. Rows include Existing Lot Area, Less Proposed R/W Dedications for Public Streets, Streets A through G, and Proposed Blocks A-1, Lots, and HOA Parcels (Net Lot Area).

Proposed Density of Development table with columns GTA, Previously Approved Tower Oaks Development Plan, Previously Approved Tower Oaks Project Plan, and Proposed. Rows include Site Area, Residential Density (Townhouse Units, MPDU's, Single Family Detached, Multi-Family, Total), and Non-Residential Density (Office, Community Use Space, Total).

Building Height table with columns Maximum Allowed and Maximum Proposed. Rows include Townhouse and Single Family Homes, and Multi-Family Buildings.

Open Area table with columns Required and Proposed. Rows include Open Area (% of Net Lot Area), Open Area SF, Public Use Space (% of required Open Area), and Public Use Space SF.

Setbacks table with columns Minimum Required and Minimum Proposed. Rows include Front Yards (Townhouse, Single Family Detached, Multi-Family), Side Yards (Townhouse, End of TH stick, Interior lot line, Single Family Detached, Multi-Family), and Rear Yards (Townhouse, Single Family Detached, Multi-Family).

Residential Unit Mix & Parking Required table with columns Units, Parking Rate, and Parking Totals. Rows include Townhouse (Types B, B1, C, C1, & D), Single Family Detached, and Multi-Family.

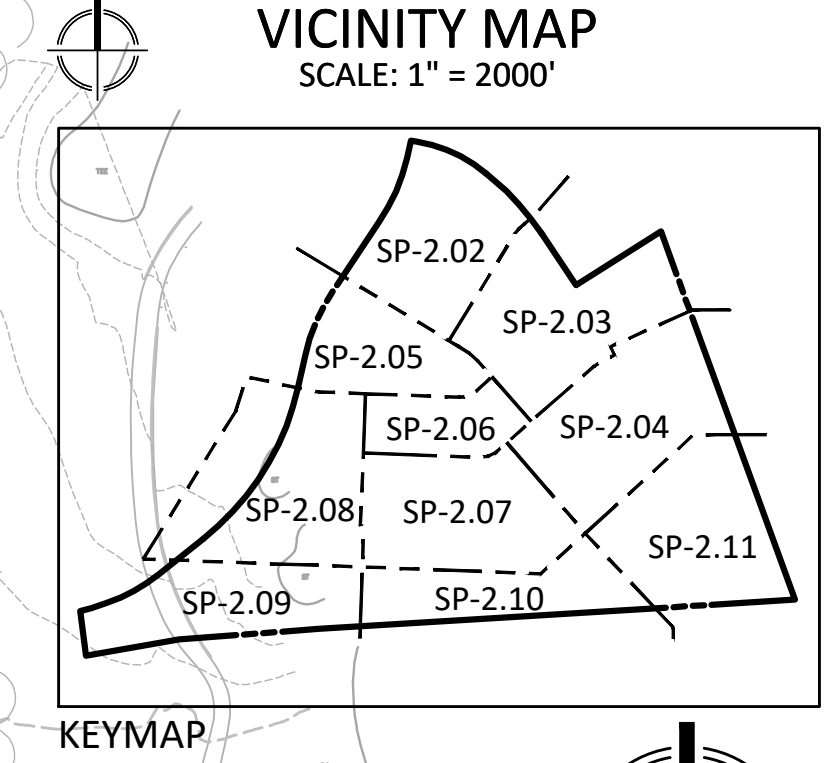
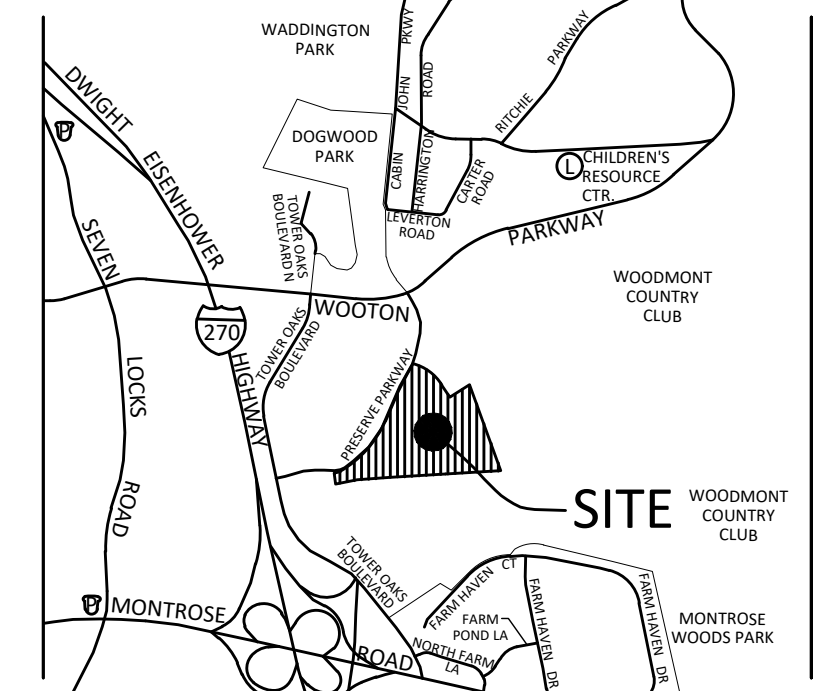
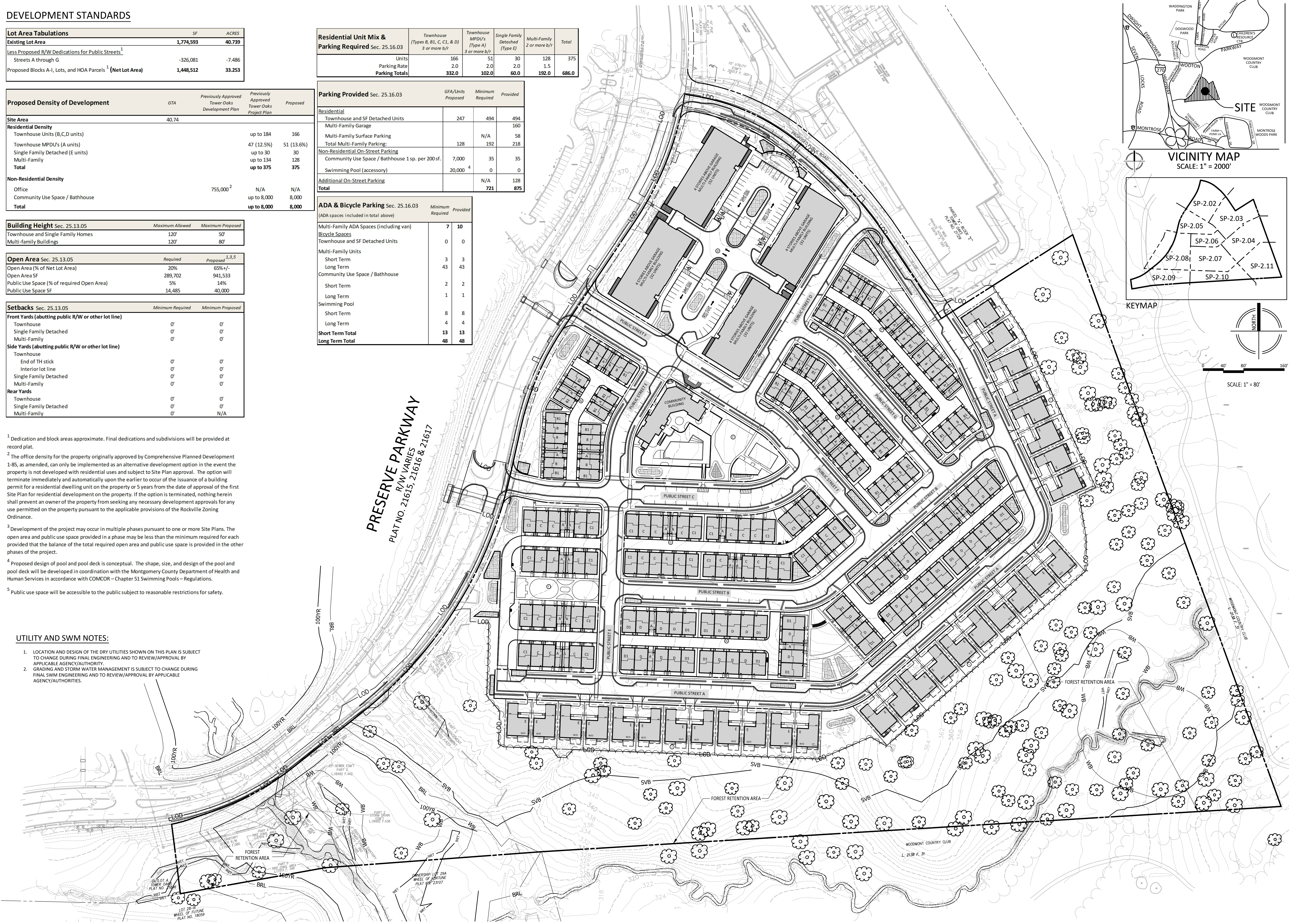
Parking Provided table with columns GFA/Units Proposed, Minimum Required, and Provided. Rows include Residential (Townhouse and SF Detached Units, Multi-Family Garage, Multi-Family Surface Parking, Total Multi-Family Parking), Non-Residential On-Street Parking, and Additional On-Street Parking.

ADA & Bicycle Parking table with columns Minimum Required and Provided. Rows include Multi-Family ADA Spaces (including van), Bicycle Spaces (Townhouse and SF Detached Units, Multi-Family Units, Short Term, Long Term), Community Use Space / Bathroom (Short Term, Long Term), and Swimming Pool (Short Term, Long Term).

1 Dedication and block areas approximate. Final dedications and subdivisions will be provided at record plat.
2 The office density for the property originally approved by Comprehensive Planned Development 1-85, as amended, can only be implemented as an alternative development option in the event the property is not developed with residential uses and subject to Site Plan approval.
3 Development of the project may occur in multiple phases pursuant to one or more Site Plans.
4 Proposed design of pool and pool deck is conceptual.
5 Public use space will be accessible to the public subject to reasonable restrictions for safety.

UTILITY AND SWM NOTES:

- 1. LOCATION AND DESIGN OF THE DRY UTILITIES SHOWN ON THIS PLAN IS SUBJECT TO CHANGE DURING FINAL ENGINEERING AND TO REVIEW/APPROVAL BY APPLICABLE AGENCY/AUTHORITY.
2. GRADING AND STORM WATER MANAGEMENT IS SUBJECT TO CHANGE DURING FINAL SWM ENGINEERING AND TO REVIEW/APPROVAL BY APPLICABLE AGENCY/AUTHORITIES.



VIA ENGINEERS PLANNERS LANDSCAPE ARCHITECTS SURVEYORS VIKI MARYLAND, LLC 20251 CENTURY BOULEVARD SUITE #400 GERMANTOWN, MARYLAND 20874

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REVISIONS table with columns INITIAL SUBMISSION, RESPOND TO DRC, PER FORESTRY MTG, PER 2ND REVIEW, PER MTG, and DATE.



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.

EYA TOWER OAKS 4TH ELECTION DISTRICT ROCKVILLE MONTGOMERY COUNTY, MARYLAND WSSC GRID: 216NW07 TAX MAP: GQ33 PARCEL P252 LIBER 15897 FOLIO 157

COMPOSITE SITE PLAN

DRAWN BY: SG/KO DESIGNED BY: JS/JC DATE ISSUED: 9/12/2017 DRAWING NO. SP-2.01

Attachment 1.A.2: Approved EYA Tower Oaks Site Plan (2602 : PL172019-00695 EYA Tower Oaks Final Plat Amendment)