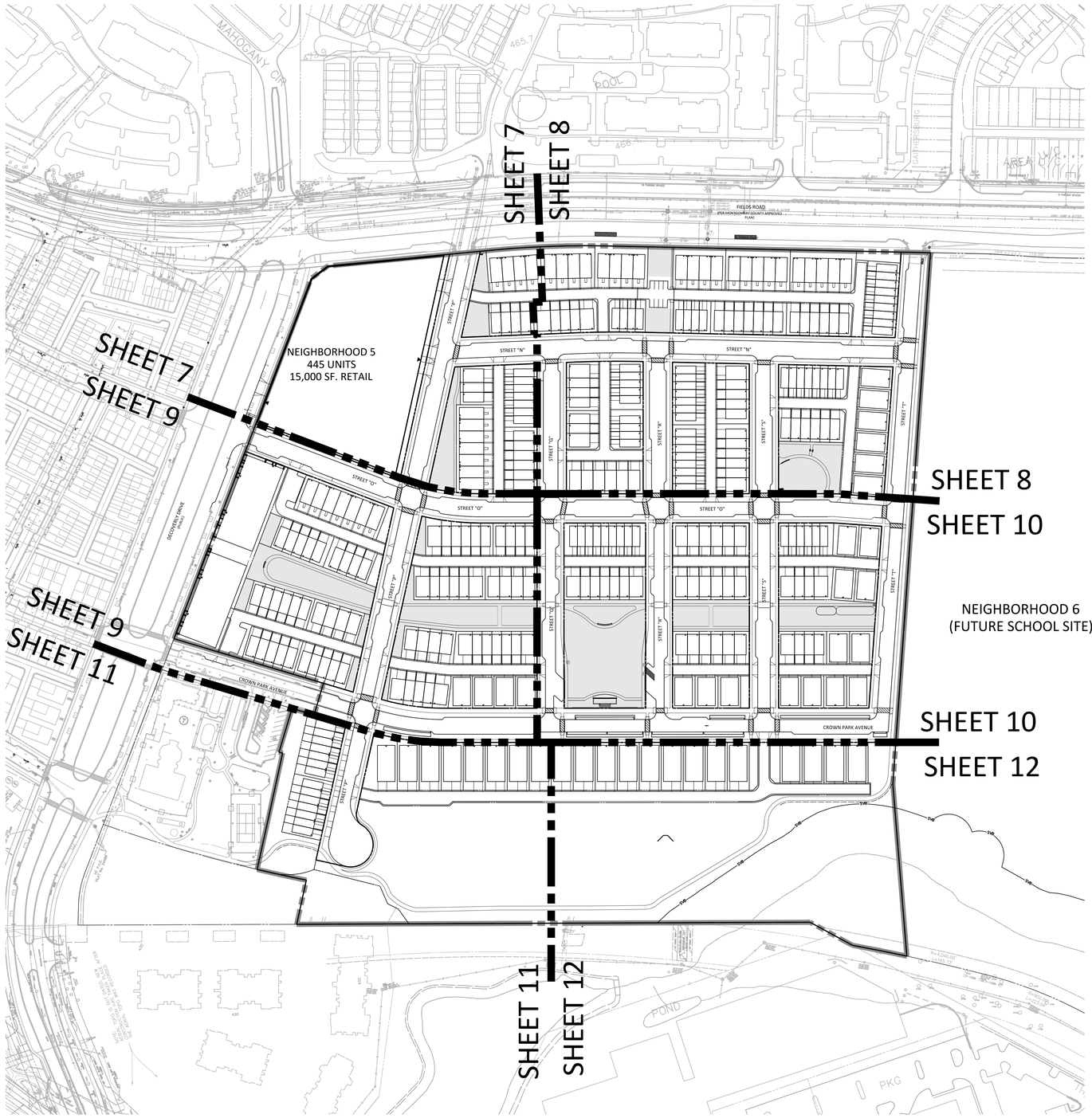

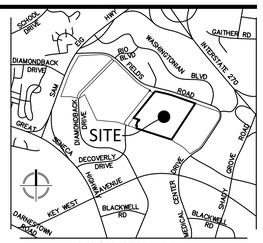

VICINITY MAP
SCALE: 1" = 2000'

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.

PREPARED FOR:
WESTBROOK PROPERTIES
10740 PARKRIDGE BLVD.
SUITE 110
RESTON, VA. 20191
703.391.7258
CONTACT: DAVID RAMSEY

DESIGN CONSULTANTS

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30 SCALE PLAN SHEET GUIDE

SDP SHEET	7	8	9	10	11	12
PRELIM UTILITY	25	26	27	28	29	30
PRELIM GRADING	31	32	33	34	35	36

REVISIONS | DATE

PROFESSIONAL SEAL

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 GOODMAN LICENSE No. 27721
EXPIRATION DATE JULY 19, 2018

CROWN FARM NEIGHBORHOODS 3 & 5

9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID:221NW09, 221NW10
TAX MAP:FS562, FS342

PLAN LEGEND

- PROPERTY LINES
- ADJACENT PROPERTY LINES
- R/W LINES
- CENTERLINE
- BUILD TO LINE/PUE
- PIE
- BLOCK
- WETLAND
- WETLAND BUFFER
- 100YR FLOODPLAIN
- FLOODPLAIN BRL
- STREAM VALLEY BUFFER
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER WITH STRUCTURE
- PROPOSED GAS LINE
- PROPOSED STORM DRAIN
- PROPOSED TRANSFORMER
- PROPOSED RETAINING WALL
- PROPOSED LIGHTS
- PROPOSED PARKING LABELS
- LIMIT OF PLAN
- MATCHLINE
- OPEN SPACE AREA

SCALE: 1"=100'

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.

Joint Hearing - MCC & PC
SDP-7354-2016
6a

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 --------
APPLICATION NO. SDP-------- WAS GRANTED
SCHEMATIC DEVELOPMENT PLAN APPROVAL
BY RESOLUTION R------ WITH - (-) CONDITIONS.
DATE _____ BY _____

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

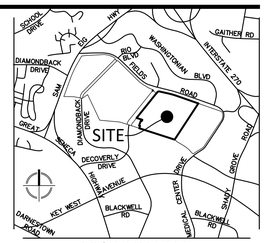
OVERALL SCHEMATIC DEVELOPMENT PLAN

DRAWN BY: SG , LA
DESIGNED BY: JB , MG
DATE ISSUED: 09/16/16

DRAWING NO. -

SHEET NO. 6

Joint Hearing - MCC & PC
SDP-7354-2016
6b



VICINITY MAP
SCALE: 1" = 2000'

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REVISIONS	DATE

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CROWN FARM NEIGHBORHOODS 3 & 5

9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
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PLAN LEGEND

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- PROPOSED RETAINING WALL
- PROPOSED LIGHTS
- PROPOSED PARKING LABELS
- LIMIT OF PLAN
- OPEN SPACE AREA
- PROP. INLET FLUME (MD-374.68 SEE DETAILS ON SHEET 30)

0 15 30 60
SCALE: 1"=30'

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.

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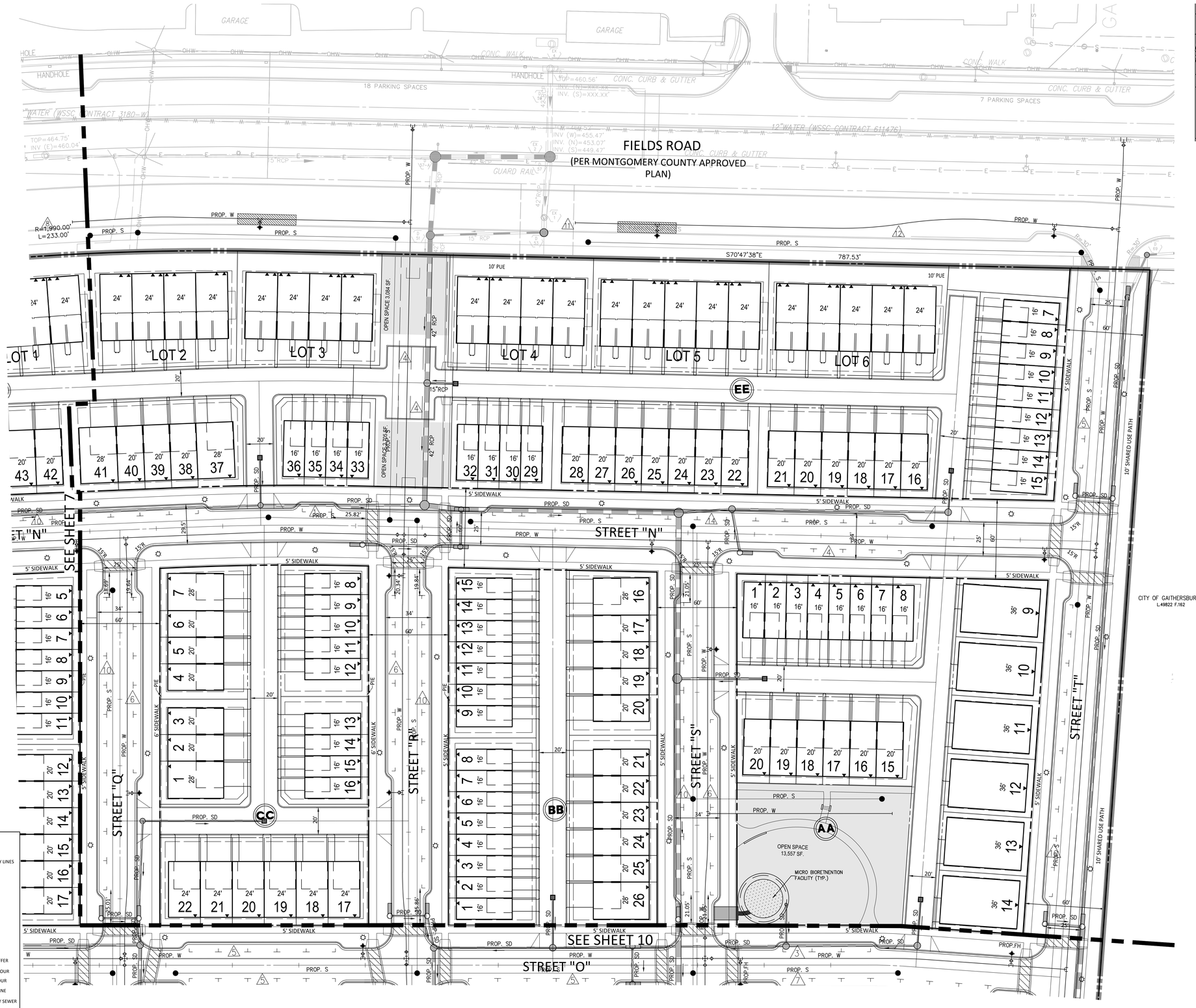
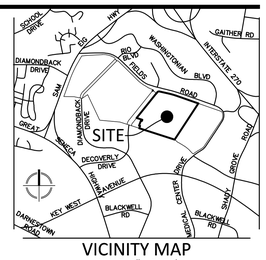
SCHEMATIC DEVELOPMENT PLAN

DRAWN BY: SG LA
DESIGNED BY: JB MG
DATE ISSUED: 09/16/16

DRAWING NO. -

SHEET NO. 7





VICINITY MAP
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CROWN FARM NEIGHBORHOODS 3 & 5

9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID:221NW09, 221NW10
TAX MAP:FS562, FS342

SCHEMATIC DEVELOPMENT PLAN

PLAN LEGEND

- PROPERTY LINES
- ADJACENT PROPERTY LINES
- R/W LINES
- CENTERLINE
- BUILD TO LINE/PUE
- PIE
- BLOCK
- WETLAND
- WETLAND BUFFER
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- PROPOSED RETAINING WALL
- PROPOSED LIGHTS
- PROPOSED PARKING LABELS
- LIMIT OF PLAN
- OPEN SPACE AREA
- PROP. INLET FLUME (MD-374.68 SEE DETAILS ON SHEET 30)

SCALE: 1"=30'

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Joint Hearing - MCC & PC
SDP-7354-2016
6c

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 --------
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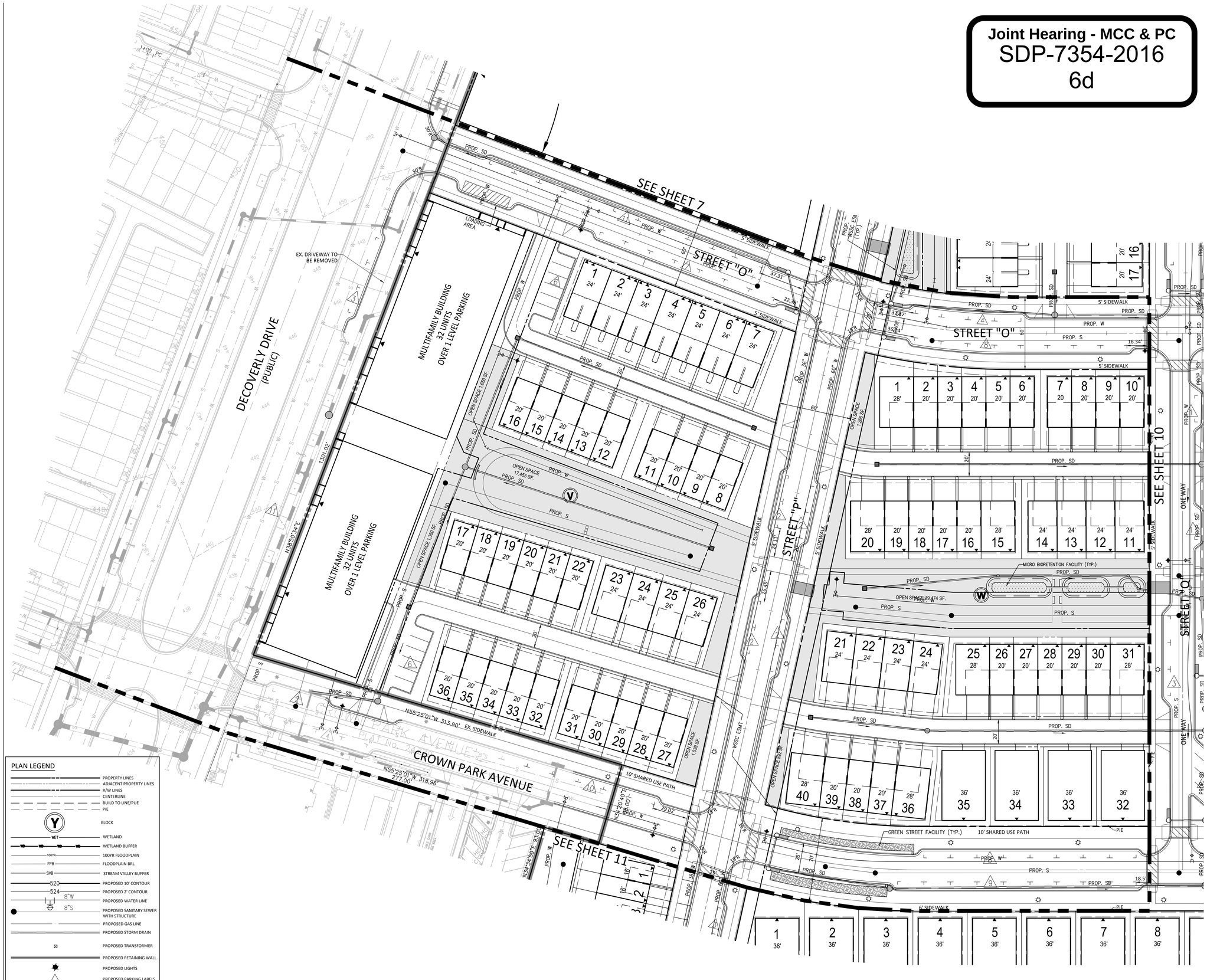
DRAWN BY: SG LA
DESIGNED BY: JB MG
DATE ISSUED: 09/16/16
DRAWING NO. -
SHEET NO. 8

Joint Hearing - MCC & PC
SDP-7354-2016
6d



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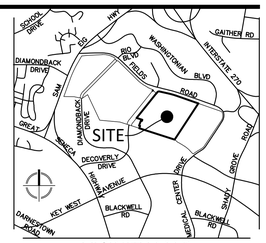

VICINITY MAP
SCALE: 1" = 2000'

VIKA
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LANDSCAPE ARCHITECTS SURVEYORS
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE #400
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REVISIONS	DATE

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MICHAEL GOODMAN LICENSE No. 27721
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CROWN FARM NEIGHBORHOODS 3 & 5

9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID:221NW09, 221NW10
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SCALE: 1"=30'

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CITY OF GAITHERSBURG MAYOR & COUNCIL
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SCHEMATIC DEVELOPMENT PLAN APPROVAL

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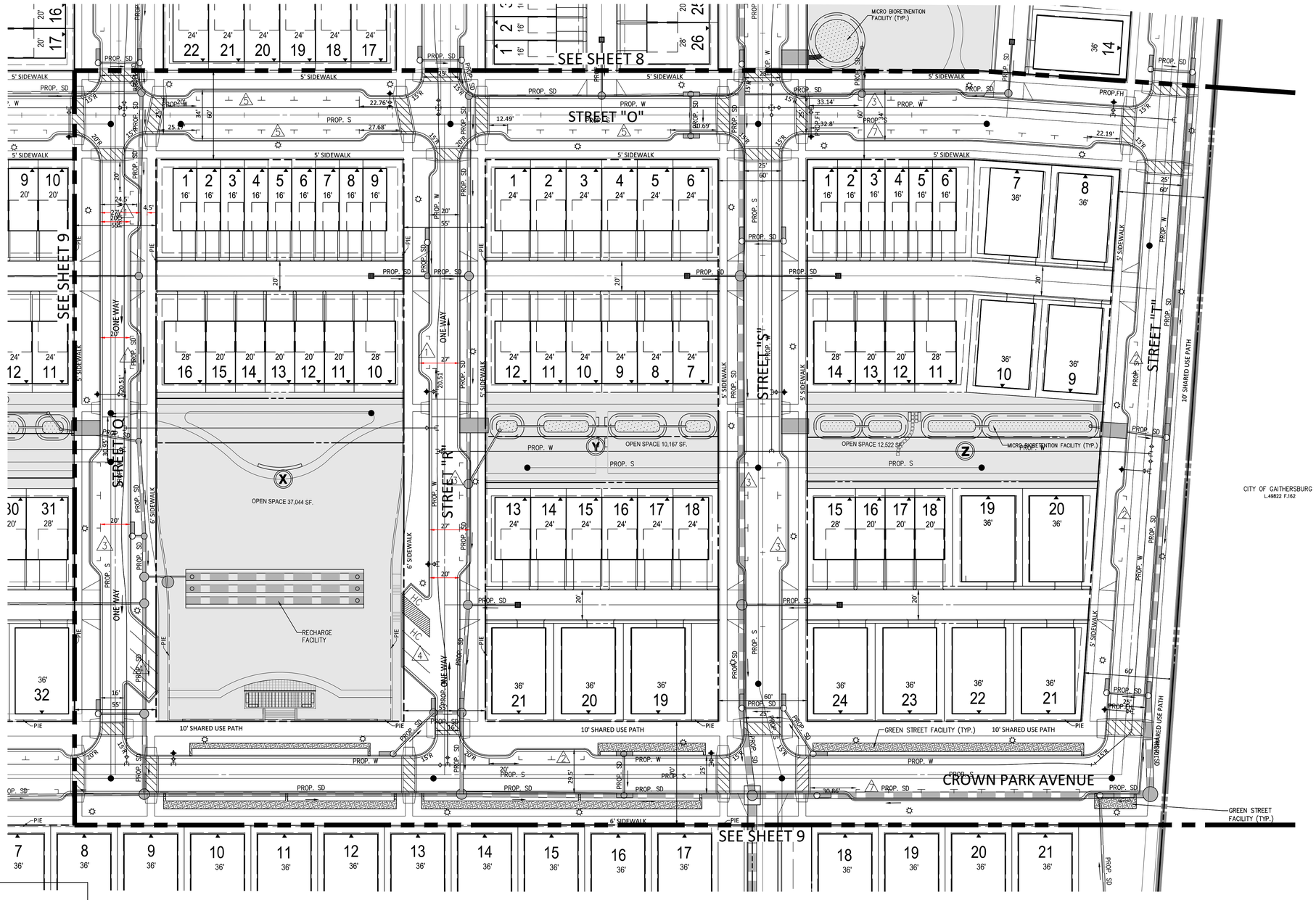
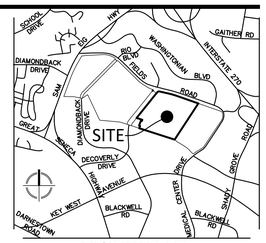
SCHEMATIC DEVELOPMENT PLAN

DRAWN BY: SG LA
DESIGNED BY: JB MG
DATE ISSUED: 09/16/16
DRAWING NO. -
SHEET NO. 9





VICINITY MAP
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CROWN FARM NEIGHBORHOODS 3 & 5

9TH ELECTION DISTRICT
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SCHEMATIC DEVELOPMENT PLAN

PLAN LEGEND

- PROPERTY LINES
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SCALE: 1"=30'

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Joint Hearing - MCC & PC
SDP-7354-2016
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CITY OF GAITHERSBURG MAYOR & COUNCIL
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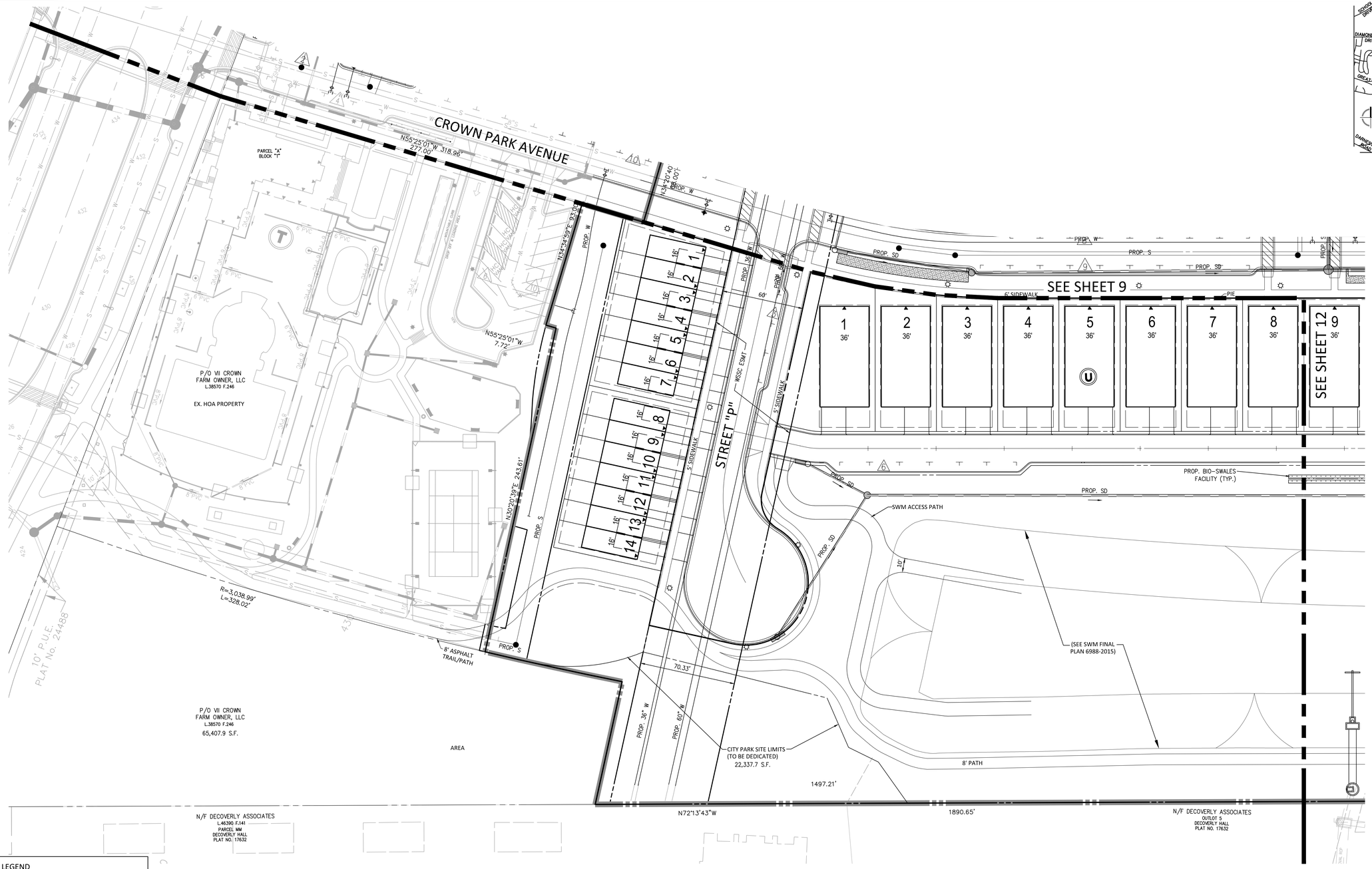
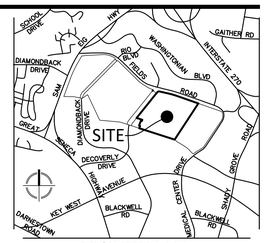
DRAWN BY: SG LA
DESIGNED BY: JB MG
DATE ISSUED: 09/16/16
DRAWING NO. -
SHEET NO. 10





VICINITY MAP
SCALE: 1" = 2000'

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MICHAEL GOODMAN LICENSE NO. 22721
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CROWN FARM NEIGHBORHOODS 3 & 5

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PLAN LEGEND

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0 15 30 60
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Joint Hearing - MCC & PC
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SCHEMATIC DEVELOPMENT PLAN

DRAWN BY: SG LA
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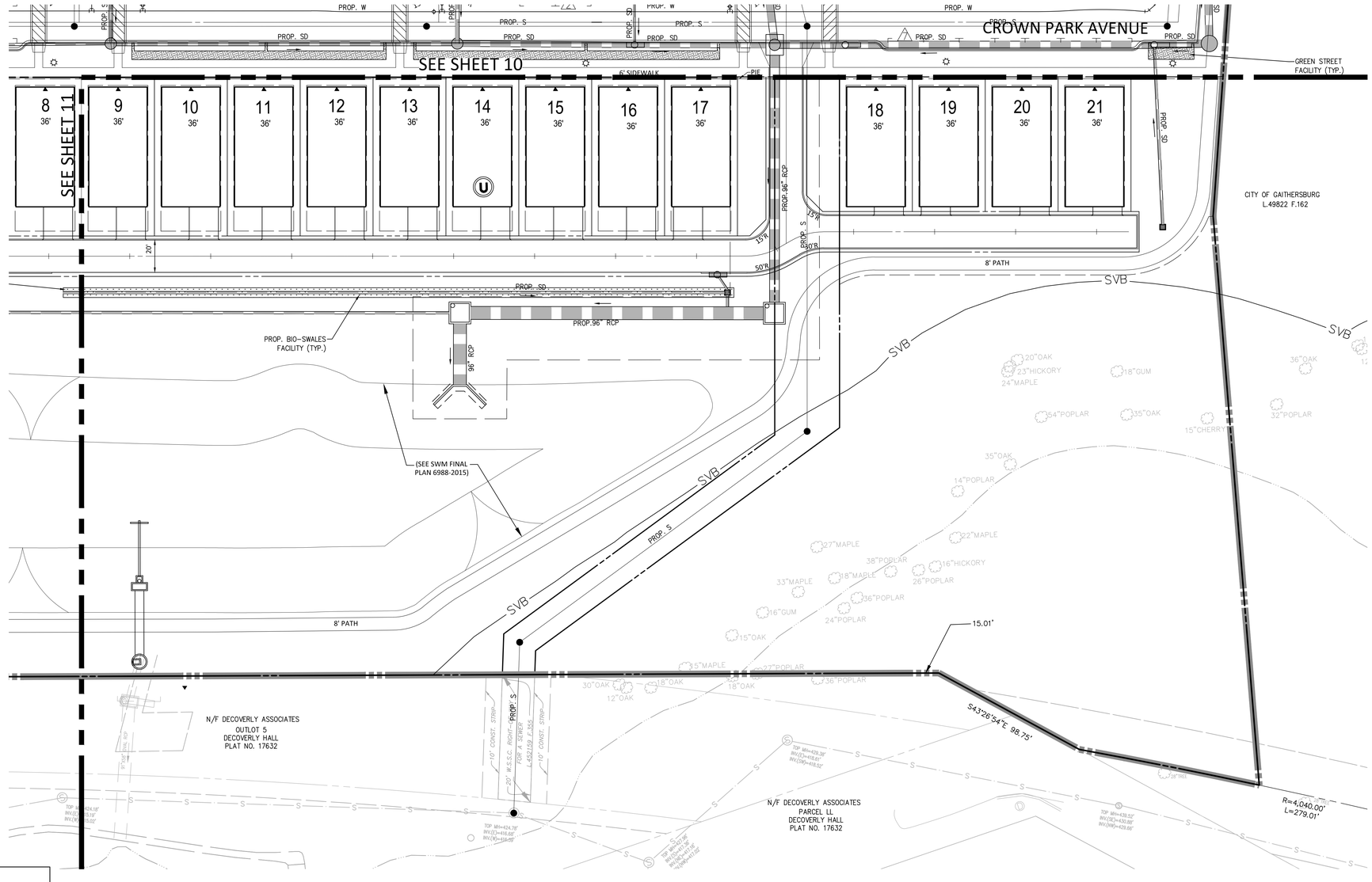
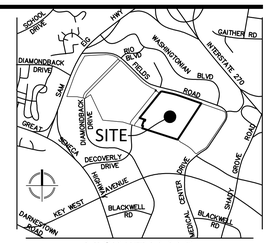
DATE ISSUED: 09/16/16
DRAWING NO. -
SHEET NO. 11





VICINITY MAP
SCALE: 1" = 2000'

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REVISIONS	DATE

PROFESSIONAL SEAL

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 GOODMAN LICENSE No. 27721
EXPIRATION DATE JULY 19, 2018

CROWN FARM NEIGHBORHOODS 3 & 5

9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID:221NW09, 221NW10
TAX MAP:FS562, FS342

SCHEMATIC DEVELOPMENT PLAN

PLAN LEGEND

- PROPERTY LINES
- ADJACENT PROPERTY LINES
- R/W LINES
- CENTERLINE
- BUILD TO LINE/PUE
- PIE
- BLOCK
- WETLAND
- WETLAND BUFFER
- 100YR FLOODPLAIN
- FLOODPLAIN BRL
- STREAM VALLEY BUFFER
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER WITH STRUCTURE
- PROPOSED GAS LINE
- PROPOSED STORM DRAIN
- PROPOSED TRANSFORMER
- PROPOSED RETAINING WALL
- PROPOSED LIGHTS
- PROPOSED PARKING LABELS
- LIMIT OF PLAN
- OPEN SPACE AREA
- PROP. INLET FLUME (MD-374.68 SEE DETAILS ON SHEET 30)

0 15 30 60
SCALE: 1"=30'

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Joint Hearing - MCC & PC
SDP-7354-2016
6g

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 --------
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SCHEMATIC DEVELOPMENT PLAN APPROVAL
BY RESOLUTION R------ WITH - (-) CONDITIONS.
DATE _____ BY _____
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE MAYOR & CITY COUNCIL

DRAWN BY:	SG LA
DESIGNED BY:	JB MG
DATE ISSUED:	09/16/16
DRAWING NO.	-

SHEET NO. 12

LAYOUT: 12 - SDP-30-Scale, Plotted By: buchheister

BLOCK DD - SINGLE FAMILY

UNIT TYPE	NO. OF UNITS	PARKING RATE	REQUIRED PARKING
16' TH	7	2.5	17.5
20' TH	8	2.5	20
28' TH	1	2.5	2.5
2 OVER 2's	14	2	28
TOTAL	30		**68**

UNIT PARKING PROVIDED

GARAGE	
16' TH	7
20' TH	16
28' TH	2
2 OVER 2's	14
DRIVEWAY	
16' TH	7
20' TH	16
28' TH	2
2 OVER 2's	14
	78
ON-STREET PARKING PROVIDED	**22**
RATIO (UNITS/ON-STREET)	0.73
TOTAL PROVIDED	**100**

BLOCK FF - MULTIFAMILY

UNIT TYPE	NO. OF UNITS	PARKING RATE	REQUIRED PARKING
MULTIFAMILY	450	*	616
COMMERCIAL	15,000 SF	4/1000 SF	60
TOTAL	450		676

* VARIES BY # OF BEDROOM, SEE SDP SHEET 2

GARAGE PARKING PROVIDED	
RESIDENTIAL	616
COMMERCIAL	60
	676
ON-STREET PARKING PROVIDED	**27**
TOTAL PROVIDED	**703**

BLOCK V - MULTIFAMILY

UNIT TYPE	NO. OF UNITS	PARKING RATE	REQUIRED PARKING
MULTIFAMILY	64	*	96
TOTAL	64		96

* VARIES BY # OF BEDROOM, SEE SDP SHEET 2

GARAGE PARKING PROVIDED	
RESIDENTIAL	97
	97
ON-STREET PARKING PROVIDED	**28**
TOTAL PROVIDED	**125**

BLOCK V - SINGLE FAMILY

UNIT TYPE	NO. OF UNITS	PARKING RATE	REQUIRED PARKING
20' TH	25	2.5	62.5
24' TH	4	2.5	10
2 OVER 2's	14	2	28
TOTAL	43		**100.5**

UNIT PARKING PROVIDED

GARAGE	
20' TH	50
24' TH	8
2 OVER 2's	14
DRIVEWAY	
20' TH	50
24' TH	8
2 OVER 2's	14
	144
ON-STREET PARKING PROVIDED	**21**
RATIO (UNITS/ON-STREET)	0.49
TOTAL PROVIDED	**165**

BLOCK CC - SINGLE FAMILY

UNIT TYPE	NO. OF UNITS	PARKING RATE	REQUIRED PARKING
16' TH	9	2.5	22.5
20' TH	5	2.5	12.5
24' TH	6	2.5	15
28' TH	2	2.5	5
TOTAL	22		**55**

UNIT PARKING PROVIDED

GARAGE	
16' TH	9
20' TH	10
24' TH	12
28' TH	4
DRIVEWAY	
16' TH	9
20' TH	10
24' TH	12
28' TH	4
	70
ON-STREET PARKING PROVIDED	**17**
RATIO (UNITS/ON-STREET)	0.77
TOTAL PROVIDED	**87**

BLOCK BB - SINGLE FAMILY

UNIT TYPE	NO. OF UNITS	PARKING RATE	REQUIRED PARKING
16' TH	15	2.5	37.5
20' TH	9	2.5	22.5
28' TH	2	2.5	5
TOTAL	26		**65**

UNIT PARKING PROVIDED

GARAGE	
16' TH	15
20' TH	18
28' TH	4
DRIVEWAY	
16' TH	15
20' TH	18
28' TH	4
	74
ON-STREET PARKING PROVIDED	**20**
RATIO (UNITS/ON-STREET)	0.77
TOTAL PROVIDED	**94**

BLOCK EE - SINGLE FAMILY

UNIT TYPE	NO. OF UNITS	PARKING RATE	REQUIRED PARKING
16' TH	17	2.5	42.5
20' TH	20	2.5	50
28' TH	2	2.5	5
2 OVER 2's	52	2	104
TOTAL	91		**201.5**

UNIT PARKING PROVIDED

GARAGE	
16' TH	17
20' TH	40
28' TH	4
2 OVER 2's	52
DRIVEWAY	
16' TH	17
20' TH	40
28' TH	4
2 OVER 2's	52
	226
ON-STREET PARKING PROVIDED	**69**
RATIO (UNITS/ON-STREET)	0.76
TOTAL PROVIDED	**295**

BLOCK AA - SINGLE FAMILY

UNIT TYPE	NO. OF UNITS	PARKING RATE	REQUIRED PARKING
16' TH	8	2.5	20
20' TH	6	2.5	15
SINGLE FAMILY	6	2	12
TOTAL	20		**47**

UNIT PARKING PROVIDED

GARAGE	
16' TH	8
20' TH	12
SINGLE FAMILY	12
DRIVEWAY	
16' TH	8
20' TH	12
SINGLE FAMILY	0
	52
ON-STREET PARKING PROVIDED	**23**
RATIO (UNITS/ON-STREET)	1.15
TOTAL PROVIDED	**75**

BLOCK Y - SINGLE FAMILY

UNIT TYPE	NO. OF UNITS	PARKING RATE	REQUIRED PARKING
24' TH	18	2.5	45
SINGLE FAMILY	3	2	6
TOTAL	21		51

UNIT PARKING PROVIDED

GARAGE	
24' TH	36
SINGLE FAMILY	6
DRIVEWAY	
24' TH	36
SINGLE FAMILY	0
	78
ON-STREET PARKING PROVIDED	**13**
RATIO (UNITS/ON-STREET)	0.62
TOTAL PROVIDED	**91**

BLOCK Z - SINGLE FAMILY

UNIT TYPE	NO. OF UNITS	PARKING RATE	REQUIRED PARKING
16' TH	6	2.5	15
20' TH	5	2.5	12.5
28' TH	3	2.5	7.5
SINGLE FAMILY	10	2	20
TOTAL	24		**55**

UNIT PARKING PROVIDED

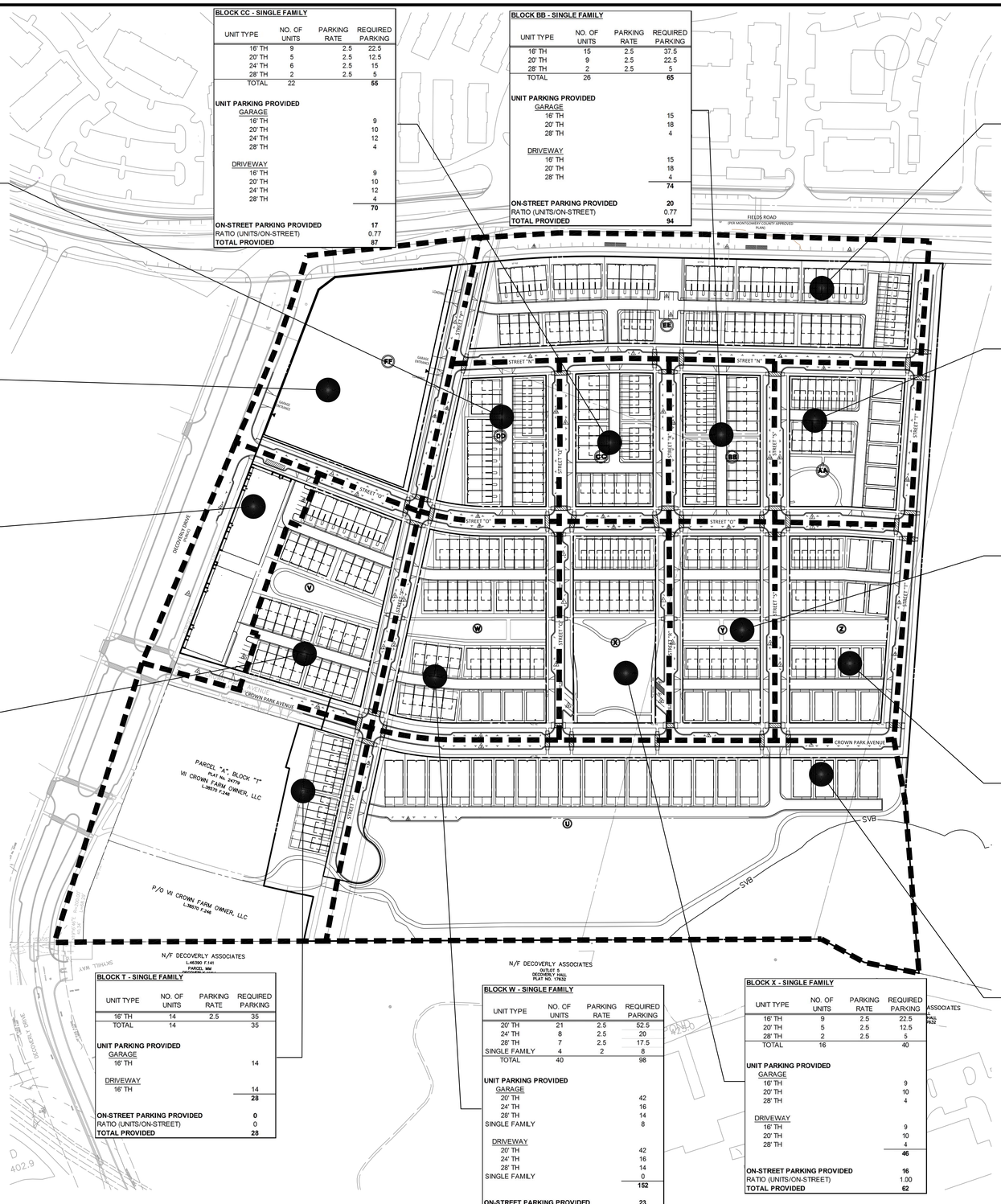
GARAGE	
16' TH	6
20' TH	10
28' TH	6
SINGLE FAMILY	20
DRIVEWAY	
16' TH	6
20' TH	10
28' TH	6
SINGLE FAMILY	0
	64
ON-STREET PARKING PROVIDED	**14**
RATIO (UNITS/ON-STREET)	0.58
TOTAL PROVIDED	**78**

BLOCK U - SINGLE FAMILY

UNIT TYPE	NO. OF UNITS	PARKING RATE	REQUIRED PARKING
SINGLE FAMILY	21	2	42
TOTAL	21		42

UNIT PARKING PROVIDED

GARAGE	
SINGLE FAMILY	42
DRIVEWAY	
SINGLE FAMILY	34
	76
ON-STREET PARKING PROVIDED	**25**
RATIO (UNITS/ON-STREET)	1.19
TOTAL PROVIDED	**101**



BLOCK T - SINGLE FAMILY

UNIT TYPE	NO. OF UNITS	PARKING RATE	REQUIRED PARKING
16' TH	14	2.5	35
TOTAL	14		35

UNIT PARKING PROVIDED

GARAGE	
16' TH	14
DRIVEWAY	
16' TH	14
	28
ON-STREET PARKING PROVIDED	**0**
RATIO (UNITS/ON-STREET)	0
TOTAL PROVIDED	**28**

BLOCK W - SINGLE FAMILY

UNIT TYPE	NO. OF UNITS	PARKING RATE	REQUIRED PARKING
20' TH	21	2.5	52.5
24' TH	8	2.5	20
28' TH	7	2.5	17.5
SINGLE FAMILY	4	2	8
TOTAL	40		98

UNIT PARKING PROVIDED

GARAGE	
20' TH	42
24' TH	16
28' TH	14
SINGLE FAMILY	8
DRIVEWAY	
20' TH	42
24' TH	16
28' TH	14
SINGLE FAMILY	0
	152
ON-STREET PARKING PROVIDED	**23**
RATIO (UNITS/ON-STREET)	0.58
TOTAL PROVIDED	**175**

BLOCK X - SINGLE FAMILY

UNIT TYPE	NO. OF UNITS	PARKING RATE	REQUIRED PARKING
16' TH	9	2.5	22.5
20' TH	5	2.5	12.5
28' TH	2	2.5	5
TOTAL	16		40

UNIT PARKING PROVIDED

GARAGE	
16' TH	9
20' TH	10
28' TH	4
DRIVEWAY	
16' TH	9
20' TH	10
28' TH	4
	46
ON-STREET PARKING PROVIDED	**16**
RATIO (UNITS/ON-STREET)	1.00
TOTAL PROVIDED	**62**

LEGEND:

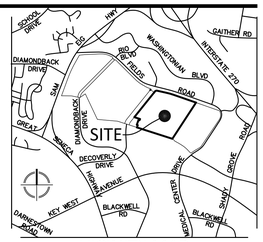
BLOCK BOUNDARY

BLOCK DESIGNATION (X)

NOTES:

1. PARKING SPACES ALONG FIELDS ROAD AND DECOVERLY DRIVE ADJACENT TO NEIGHBORHOOD 3 AND 5 ARE INCLUDED IN THIS PARKING COUNT.
2. THE 16' TOWNHOUSES & 2 OVER 2'S UNITS ARE ALL COUNTED AS 1 CAR GARAGES. THE 20', 24', 28' TOWNHOUSES & SINGLE FAMILY DETACHED UNITS ARE COUNTED AS 2 CAR GARAGES.

Joint Hearing - MCC & PC
SDP-7354-2016
7a



VICINITY MAP
SCALE: 1" = 2000'

VIKA
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0 50 100 200
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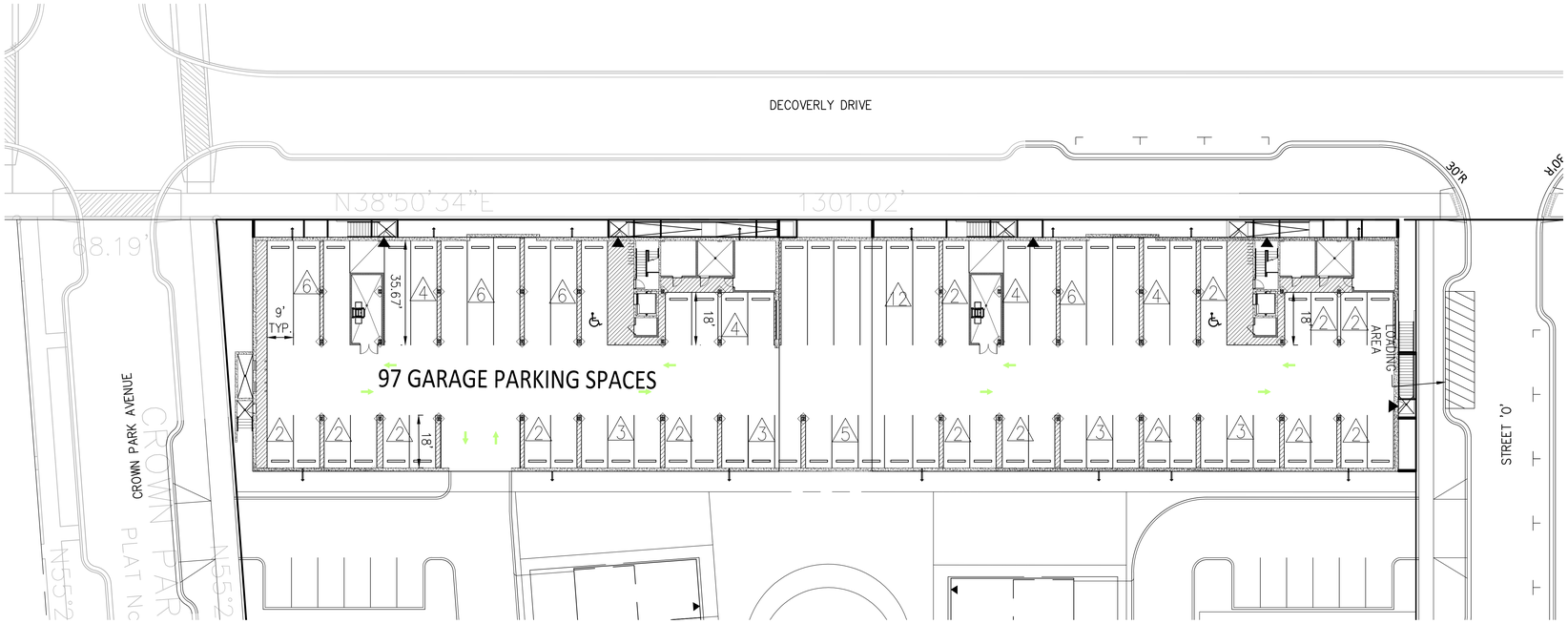
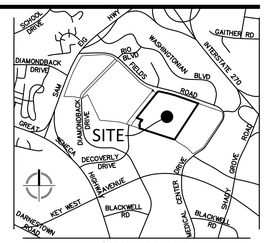
PARKING DISTRIBUTION PLAN

NEIGHBORHOOD 3

DRAWN BY: SG LA
DESIGNED BY: JB MG
DATE ISSUED: 09/16/16
DRAWING NO. -
SHEET NO. 67





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3 & 5

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TYPICAL GARAGE LAYOUT

NEIGHBORHOOD 3

DRAWN BY: SG LA
DESIGNED BY: JB MG
DATE ISSUED: 09/16/16
DRAWING NO. -
SHEET NO. 67A

Joint Hearing - MCC & PC
SDP-7354-2016
7b

Joint Hearing - MCC & PC
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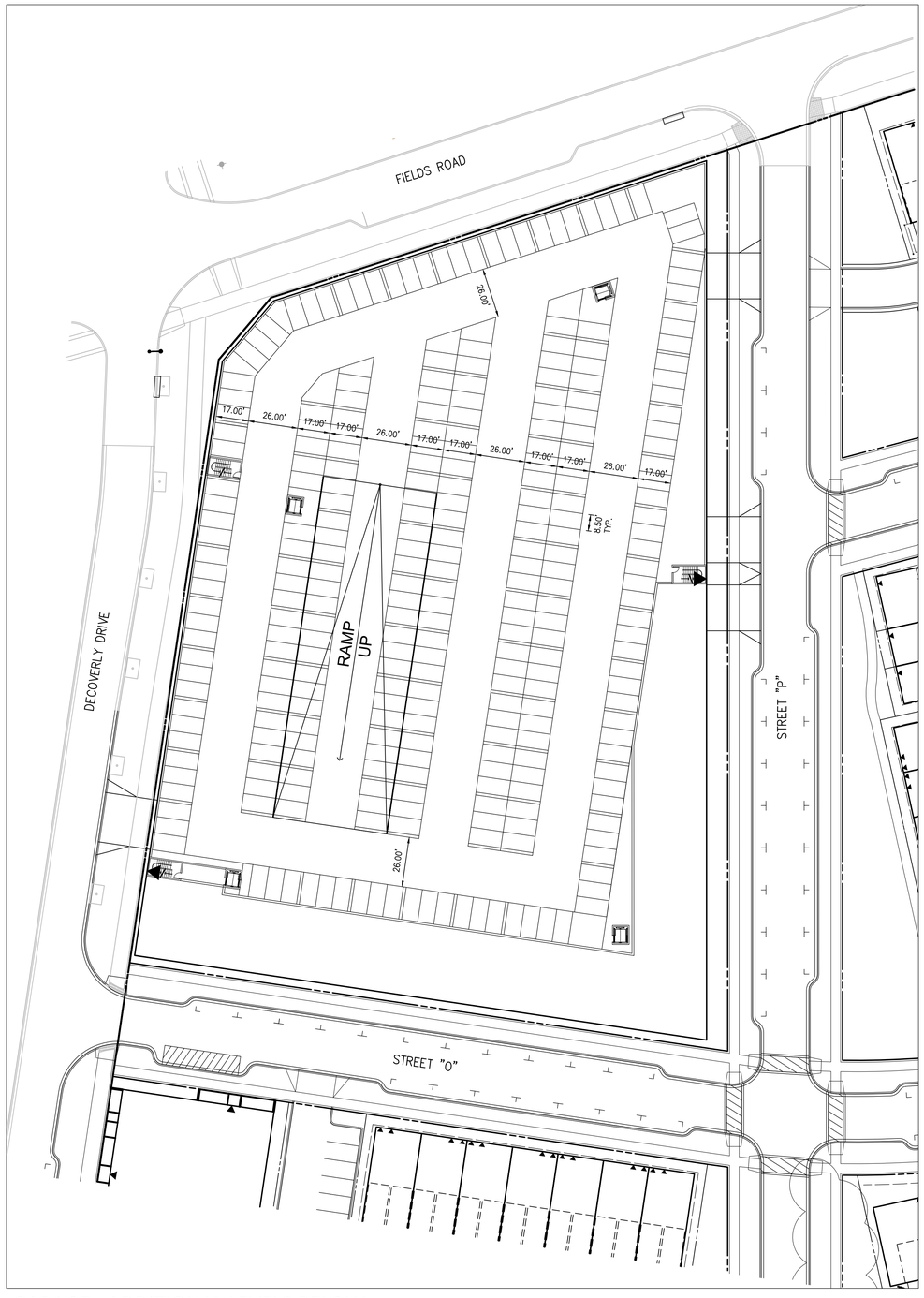
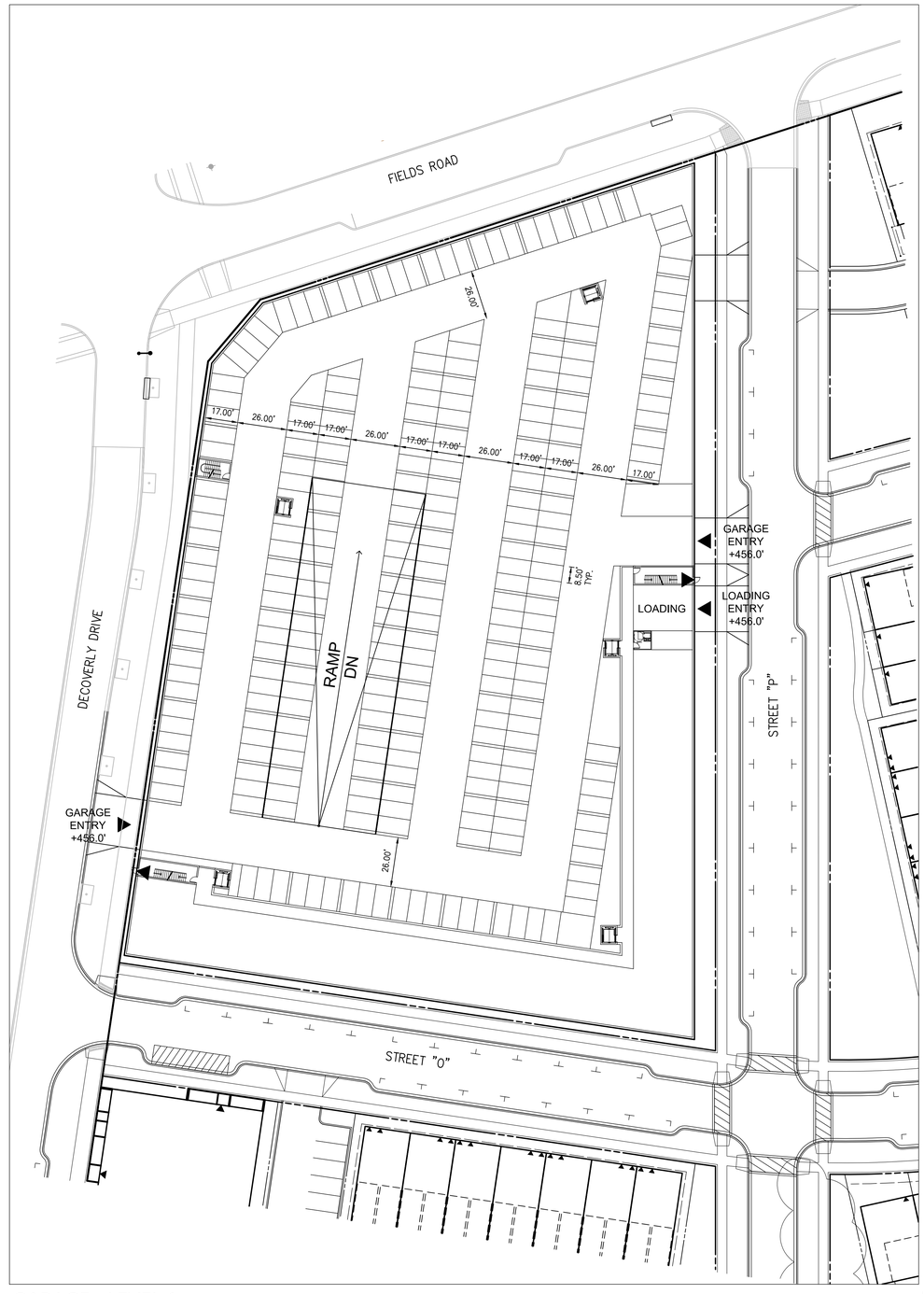
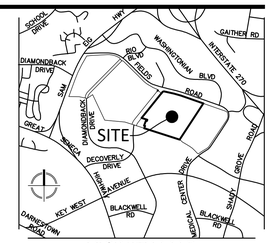


GARAGE - ADDITIONAL LEVELS BELOW



GARAGE - LEVEL 1



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SCHEMATIC GARAGE LAYOUT

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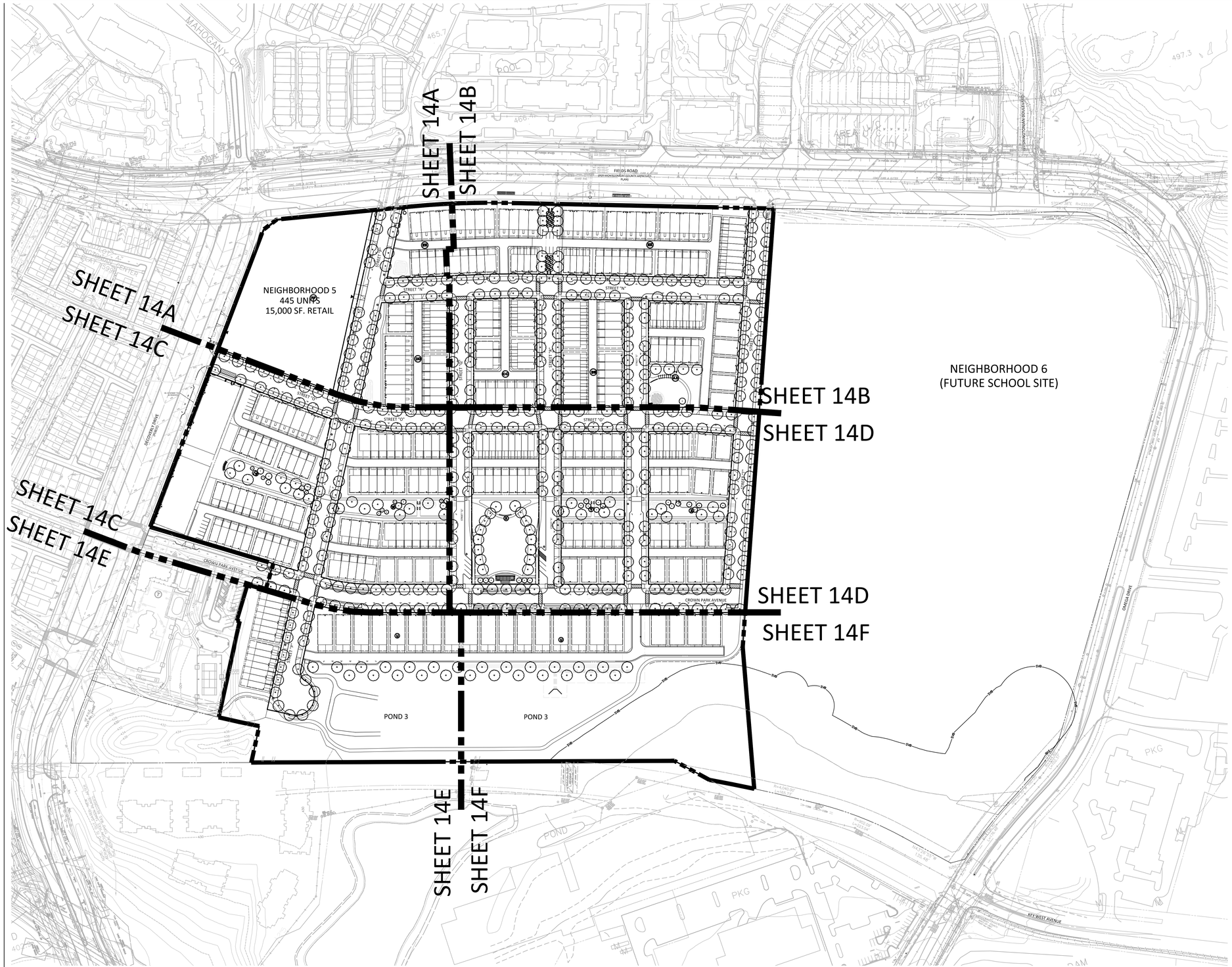
SHEET NO. 67B



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- STEPPERS
- AGGREGATE/MULCH AREA
- SEED/SOD
- SHADE TREE
- ORANMENTAL TREE
- EVERGREEN TREE

SHEET INDEX

13	OVERALL LANDSCAPE AND LIGHTING PLAN (@100 SCALE)
14A-F	LANDSCAPE AND LIGHTING PLAN (@30 SCALE)
15	AMENITY SPACE ENLARGEMENT, BLOCK X (@10 SCALE)
16	AMENITY SPACE ENLARGEMENT, BLOCK AA (@10 SCALE)
17A-C	AMENITY SPACE ENLARGEMENT, BLOCKS Y, W, Y, Z (@10 SCALE)
18	LANDSCAPE & LIGHTING NOTES & DETAILS
19	LANDSCAPE PLAN ILLUSTRATIVE SECTIONS

0 50 100 200
SCALE: 1"=100'

NOTE:
THESE PLANS ARE FOR SCHEMATIC DESIGN ONLY. FINAL DESIGN AND DETAILS TO BE DETERMINED AT DETAILED SITE PLAN.

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CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN, MD, 20874
301.916.4100
CONTACT: MIKE GOODMAN, ASSOCIATE

REVISIONS	DATE

PROFESSIONAL SEAL

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
NAME: STEPHEN K. COOK, ASLA, LEED AP O + M
LICENSE NUMBER: 876
EXPIRATION DATE: 2/17/2018

CROWN FARM
NEIGHBORHOODS
3 & 5

9TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID:221NW09,
221NW10
TAX MAP:FS562, FS342

OVERALL
LANDSCAPE &
LIGHTING PLAN

DRAWN BY: KO DK
DESIGNED BY: SC JB
DATE ISSUED: 09/16/16

DRAWING NO. L000

SHEET NO. 13

PLAN LEGEND

- PROPERTY LINES
- ADJACENT PROPERTY LINES
- R/W LINES
- CENTERLINE
- BUILD TO LINE/PUE
- BLOCK
- WETLAND
- WETLAND BUFFER
- 100YR FLOODPLAIN
- FLOODPLAIN BRL
- STREAM VALLEY BUFFER
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER WITH STRUCTURE
- PROPOSED GAS LINE
- PROPOSED STORM DRAIN
- PROPOSED TRANSFORMER
- PROPOSED RETAINING WALL
- PROPOSED LIGHTS
- LIMIT OF PLAN
- PROP. INLET FLUME (MD-374.68 SEE DETAILS ON SHEET 30)
- SEATING AREA/BENCHES
- SPECIALTY PAVING
- STEPPERS
- AGGREGATE/MULCH AREA
- SEED/SOD
- PERENNIALS & GROUNDCOVERS
- SHADE TREE
- EVERGREEN TREE
- ORANMENTAL TREE

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.

PREPARED FOR:
WESTBROOK PROPERTIES
10740 PARKRIDGE BLVD.
SUITE 110
RESTON, VA. 20191
703.391.1102
CONTACT: MARK MACFARLAND
MMacFarland@WbProperties.com

DESIGN CONSULTANTS

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NAME: STEPHEN K. COOK, ASLA, LEED AP O + M
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EXPIRATION DATE: 2/27/2018

CROWN FARM NEIGHBORHOODS 3 & 5

9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID:221NW09, 221NW10
TAX MAP:FS562, FS342

0 15 30 60
SCALE: 1"=30'

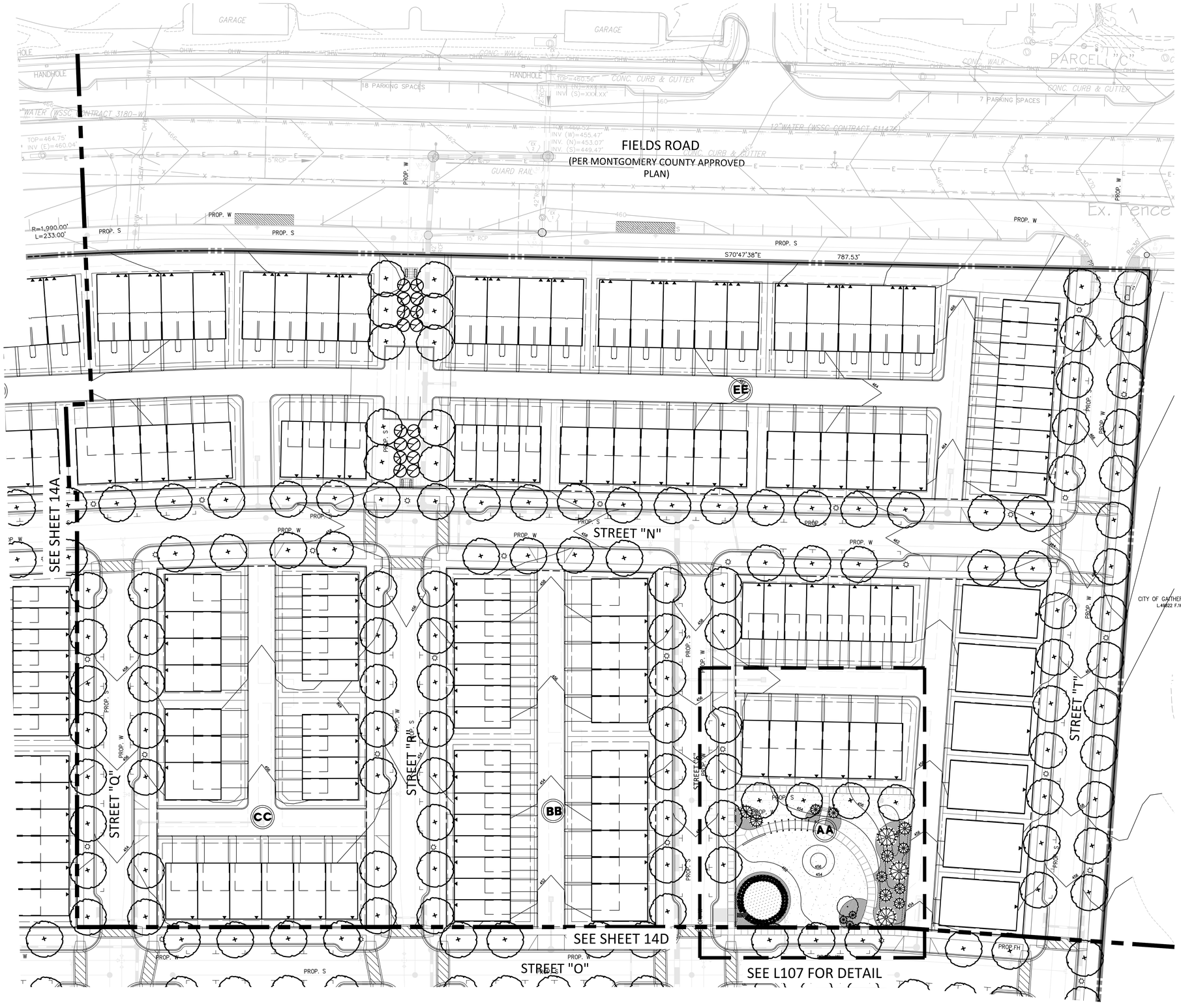
NOTE:
THESE PLANS ARE FOR SCHEMATIC DESIGN ONLY. FINAL DESIGN AND DETAILS TO BE DETERMINED AT DETAILED SITE PLAN.

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 --------
APPLICATION NO. SDP-------- WAS GRANTED
SCHEMATIC DEVELOPMENT PLAN APPROVAL
BY RESOLUTION R------ WITH - (-) CONDITIONS.
DATE _____ BY _____
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE MAYOR & CITY COUNCIL

LANDSCAPE & LIGHTING PLAN

DRAWN BY: KO . DK
DESIGNED BY: SC . JB
DATE ISSUED: 09/16/16
DRAWING NO. L100
SHEET NO. 14A

Joint Hearing - MCC & PC
SDP-7354-2016
8b



PLAN LEGEND

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REVISIONS	DATE

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NAME: STEPHEN K. COOK, ASLA, LEED AP O + M
LICENSE NUMBER: 876
EXPIRATION DATE: 2/17/2018

CROWN FARM NEIGHBORHOODS 3 & 5

9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID:221NW09, 221NW10
TAX MAP:FS562, FS342

0 15 30 60
SCALE: 1"=30'

NOTE:
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Joint Hearing - MCC & PC
SDP-7354-2016
8c

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 ---------
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SCHEMATIC DEVELOPMENT PLAN APPROVAL
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DATE _____ BY _____
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LANDSCAPE & LIGHTING PLAN

DRAWN BY: KO DK
DESIGNED BY: SC JB
DATE ISSUED: 09/16/16
DRAWING NO. L101
SHEET NO. 14B

Joint Hearing - MCC & PC
SDP-7354-2016
8d

PLAN LEGEND

- PROPERTY LINES
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SCALE: 1"=30'

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LICENSE NUMBER: 870
EXPIRATION DATE: 2/17/2018

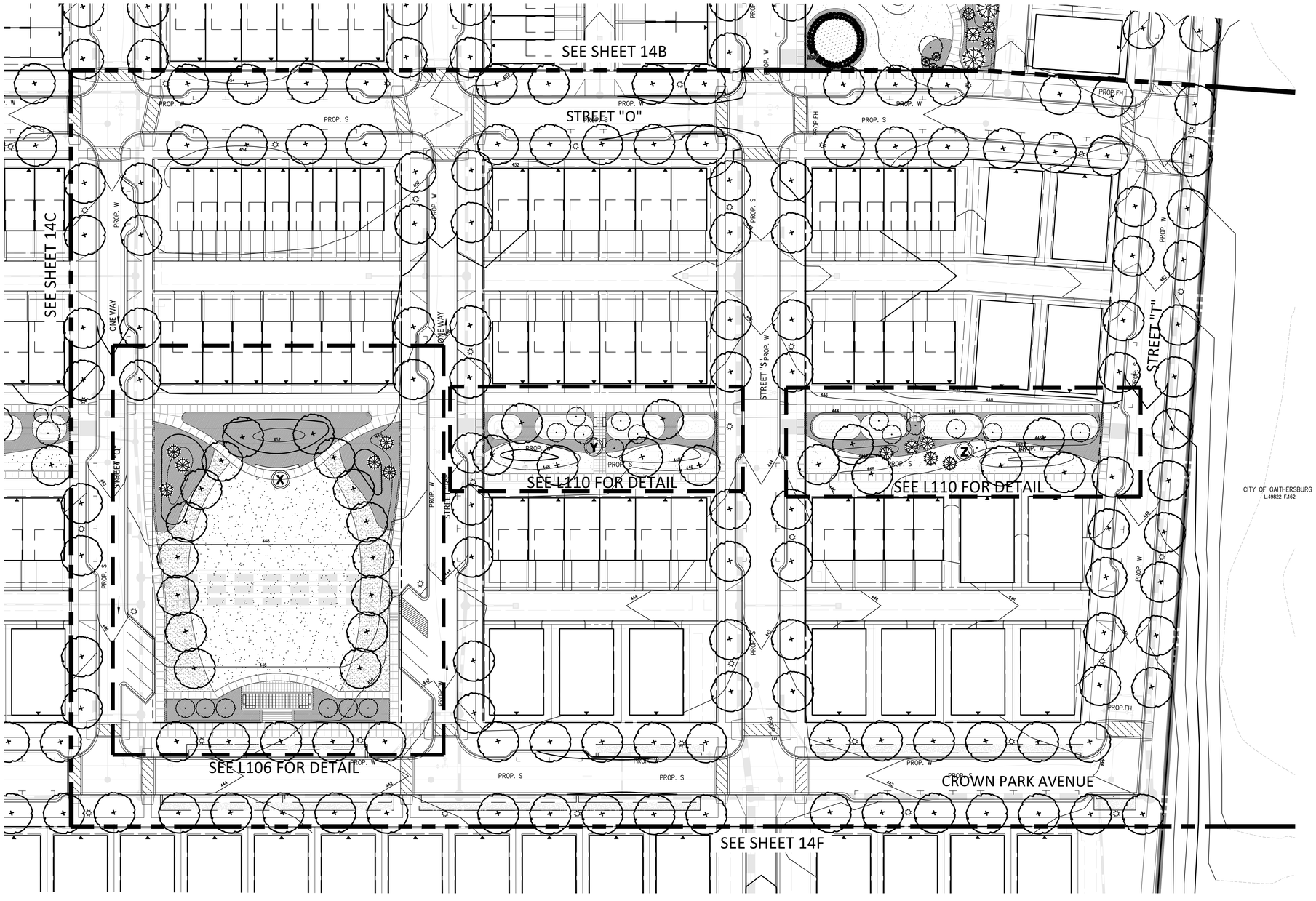
CROWN FARM NEIGHBORHOODS 3 & 5

9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID:221NW09, 221NW10
TAX MAP:FS562, FS342

LANDSCAPE & LIGHTING PLAN

DRAWN BY: KO DK
DESIGNED BY: SC JB
DATE ISSUED: 09/16/16
DRAWING NO. L102
SHEET NO. 14C

LAYOUT: L102, Plotted By: buchheister



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NAME: STEPHEN K. COOK, ASLA, LEED AP O + M
LICENSE NUMBER: 876
EXPIRATION DATE: 2/17/2018

CROWN FARM NEIGHBORHOODS 3 & 5

9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID:221NW09, 221NW10
TAX MAP:FS562, FS342

0 15 30 60
SCALE: 1"=30'

NOTE:
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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 --------
APPLICATION NO. SDP------- WAS GRANTED
SCHEMATIC DEVELOPMENT PLAN APPROVAL
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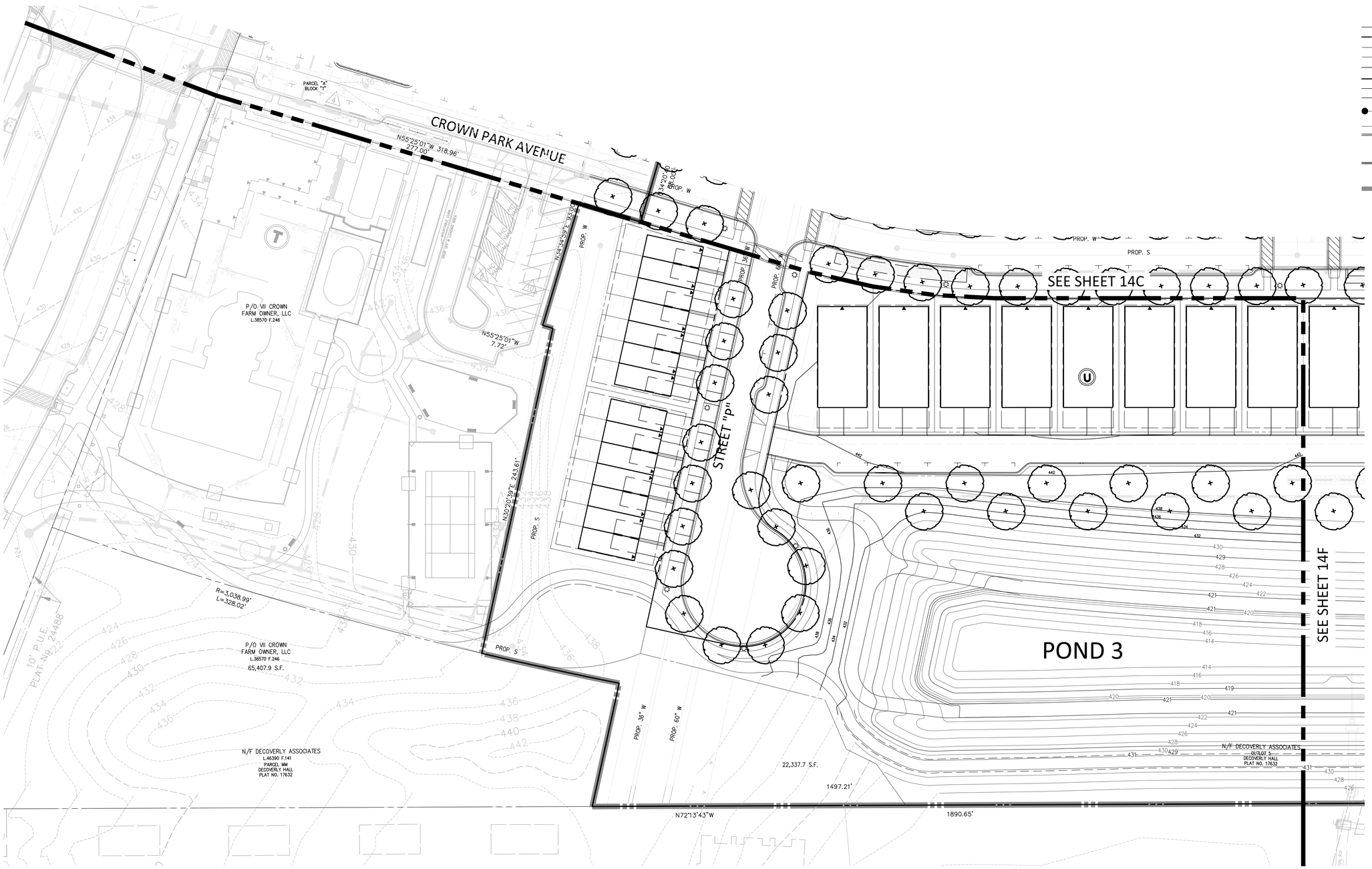
Joint Hearing - MCC & PC
SDP-7354-2016
8e

LANDSCAPE & LIGHTING PLAN

DRAWN BY: KO , DK
DESIGNED BY: SC , JB
DATE ISSUED: 09/16/16
DRAWING NO. L103
SHEET NO. 14D



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CROWN FARM NEIGHBORHOODS 3 & 5

9TH ELECTION DISTRICT
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WSSC GRID:221NW09, 221NW10
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CITY OF GAITHERSBURG MAYOR & COUNCIL
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

SCHEMATIC DEVELOPMENT PLAN APPROVAL

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Joint Hearing - MCC & PC
SDP-7354-2016
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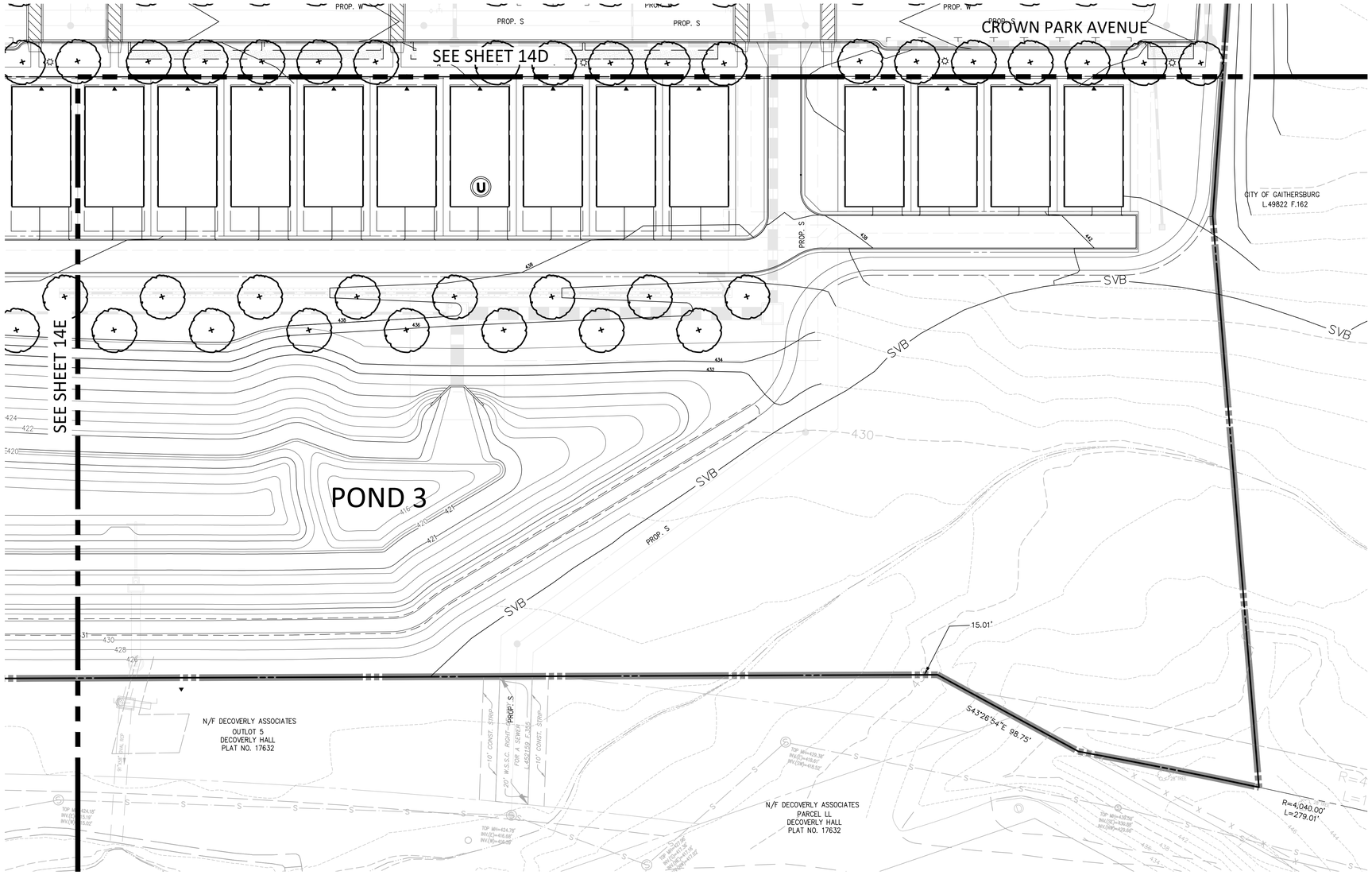
LANDSCAPE & LIGHTING PLAN

DRAWN BY: KO DK
DESIGNED BY: SC JB
DATE ISSUED: 09/16/16
DRAWING NO. L104
SHEET NO. 14E

Autodesk Docs: Revised By: krodriguez



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9TH ELECTION DISTRICT
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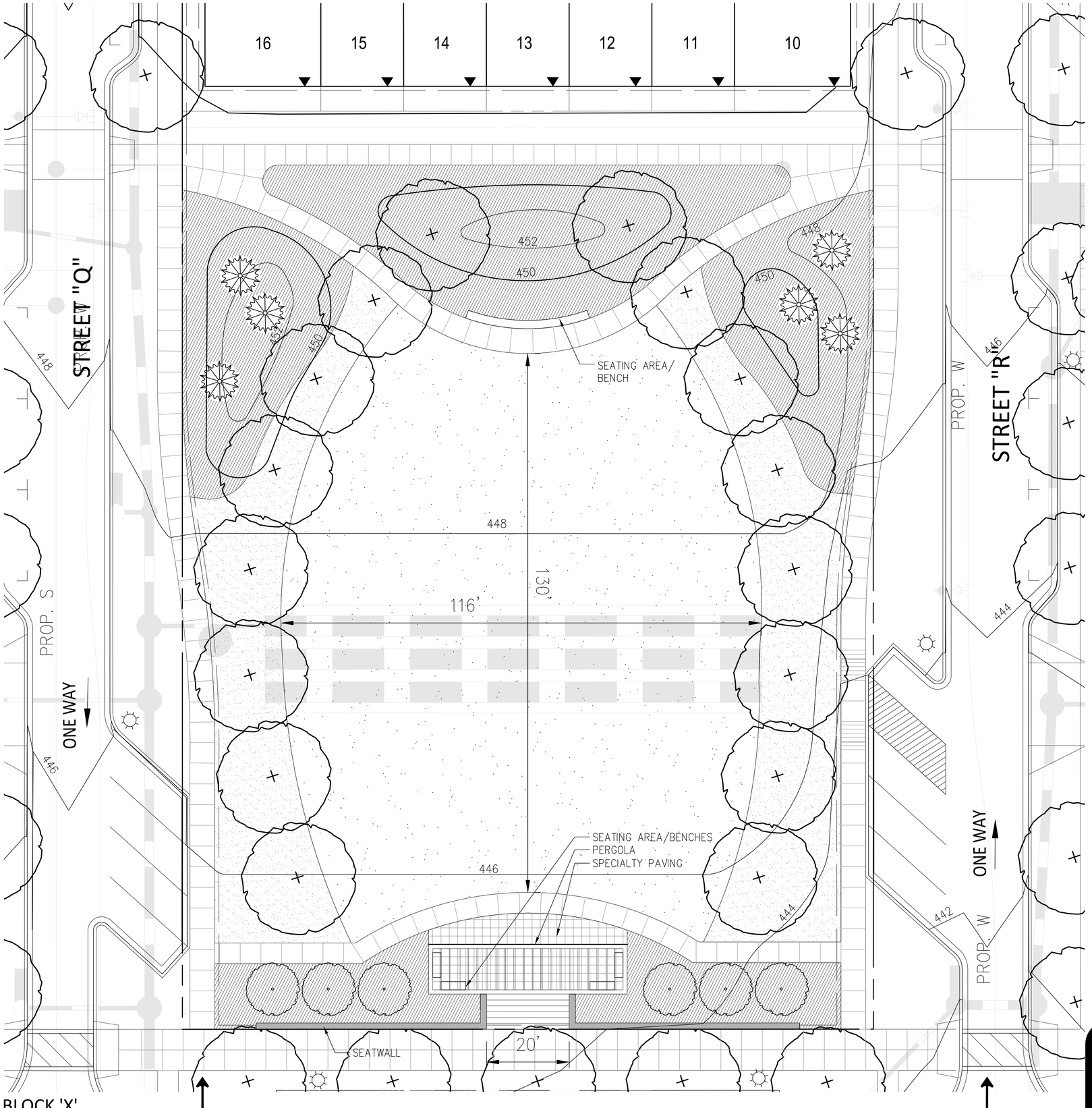
LANDSCAPE & LIGHTING PLAN

DRAWN BY: KO DK
DESIGNED BY: SC JB
DATE ISSUED: 09/16/16
DRAWING NO. L105
SHEET NO. 14F

Joint Hearing - MCC & PC
SDP-7354-2016
8g



BLOCK 'X'
COMMUNITY PARK

SECTION A
L112

PLAN LEGEND

- PROPERTY LINES
- ADJACENT PROPERTY LINES
- R/W LINES
- CENTERLINE
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CONTACT: MARK MACFARLAND
MMacFarland@WbProperties.com

DESIGN CONSULTANTS

LANDSCAPE ARCHITECTS
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN, MD, 20874
301.916.4100
CONTACT: JOSHUA SLOAN

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CONTACT: MIKE GOODMAN, ASSOCIATE

REVISIONS	DATE

PROFESSIONAL SEAL

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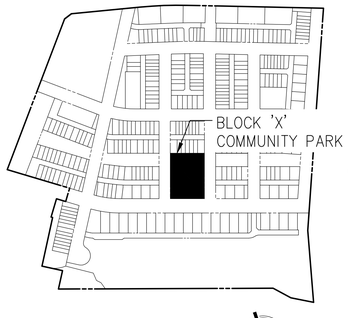
NAME: STEPHEN K. COOK, ASLA, LEED AP O + M
LICENSE NUMBER: 876
EXPIRATION DATE: 2/17/2018



SCALE: 1"=10'

NOTE:
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Joint Hearing - MCC & PC
SDP-7354-2016
8h

NOTE: REAPPROVED BY THE MAYOR & CITY COUNCIL

CROWN FARM
NEIGHBORHOODS
3 & 5

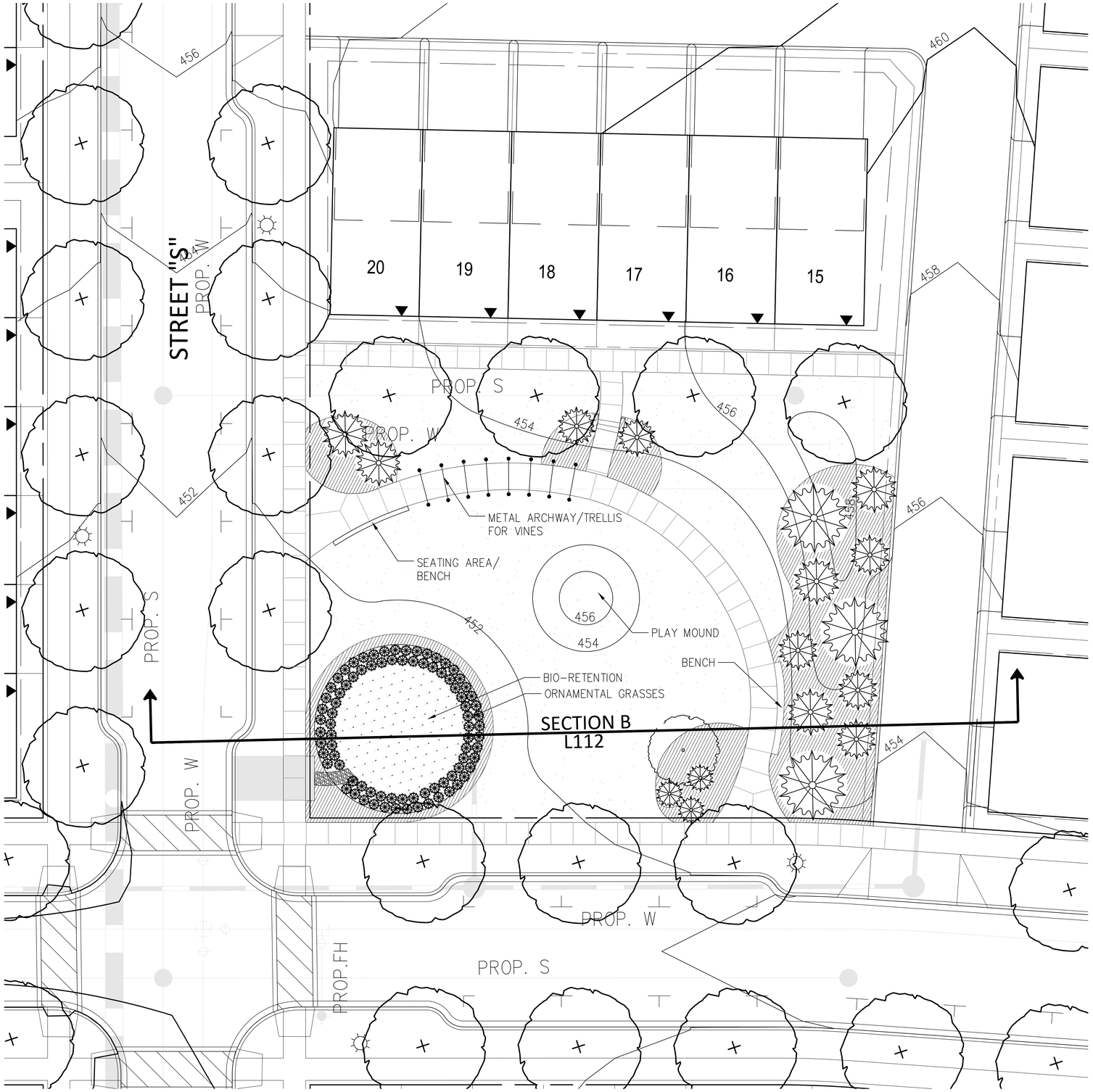
9TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID:221NW09,
221NW10
TAX MAP:FS562, FS342

AMENITY SPACE
ENLARGEMENT

DRAWN BY: KO DK
DESIGNED BY: SC JB
DATE ISSUED: 09/16/16

DRAWING NO. L106

SHEET NO. 15



BLOCK 'AA' NEIGHBORHOOD PARK

PERSPECTIVE 'E'
L112

PLAN LEGEND

- PROPERTY LINES
- ADJACENT PROPERTY LINES
- R/W LINES
- CENTERLINE
- BUILD TO LINE/PUE
- BLOCK
- WETLAND
- WETLAND BUFFER
- 100YR FLOODPLAIN
- FLOODPLAIN BRL
- STREAM VALLEY BUFFER
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER WITH STRUCTURE
- PROPOSED GAS LINE
- PROPOSED STORM DRAIN
- PROPOSED TRANSFORMER
- PROPOSED RETAINING WALL
- PROPOSED LIGHTS
- LIMIT OF PLAN
- PROP. INLET FLUME (MD-374.68 SEE DETAILS ON SHEET 30)
- SEATING AREA/BENCHES
- SPECIALTY PAVING
- STEPPERS
- AGGREGATE/MULCH AREA
- SEED/SOD
- PERENNIALS & GROUNDCOVERS
- EVERGREEN TREE
- ORANMENTAL TREE
- SHADE TREE

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0 5 10 20
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CROWN FARM NEIGHBORHOODS 3 & 5

9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID:221NW09, 221NW10
TAX MAP:FS562, FS342

Joint Hearing - MCC & PC
SDP-7354-2016
8i

& COUNCIL
RYLAND 20877
ENT
E MAYOR AND
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APPROVAL
S CONDITIONS.
ANS MUST BE
& CITY COUNCIL

AMENITY SPACE ENLARGEMENT

DRAWN BY: KO DK
DESIGNED BY: SC JB
DATE ISSUED: 09/16/16

DRAWING NO. L107

SHEET NO. 16

BLOCK 'V' LINEAR PARK

PLAN LEGEND

- PROPERTY LINES
- ADJACENT PROPERTY LINES
- R/W LINES
- CENTERLINE
- BUILD TO LINE/PUE
- BLOCK
- WETLAND
- WETLAND BUFFER
- 100YR FLOODPLAIN
- FLOODPLAIN BRL
- STREAM VALLEY BUFFER
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER WITH STRUCTURE
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- PROPOSED TRANSFORMER
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- PROPOSED LIGHTS
- LIMIT OF PLAN
- PROP. INLET FLUME (MD-374.68 SEE DETAILS ON SHEET 30)
- SEATING AREA/BENCHES
- SPECIALTY PAVING
- STEPPERS
- AGGREGATE/MULCH AREA
- SEED/SOD
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- EVERGREEN TREE
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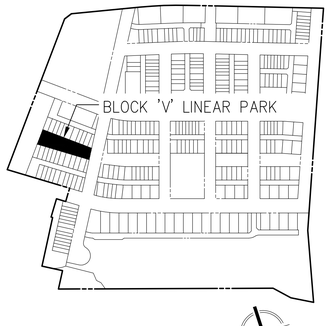

0 5 10 20
SCALE: 1"=10'

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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 --------
APPLICATION NO. SDP-------- WAS GRANTED
SCHEMATIC DEVELOPMENT PLAN APPROVAL
BY RESOLUTION R------ WITH - (-) CONDITIONS.
DATE _____ BY _____
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE MAYOR & CITY COUNCIL

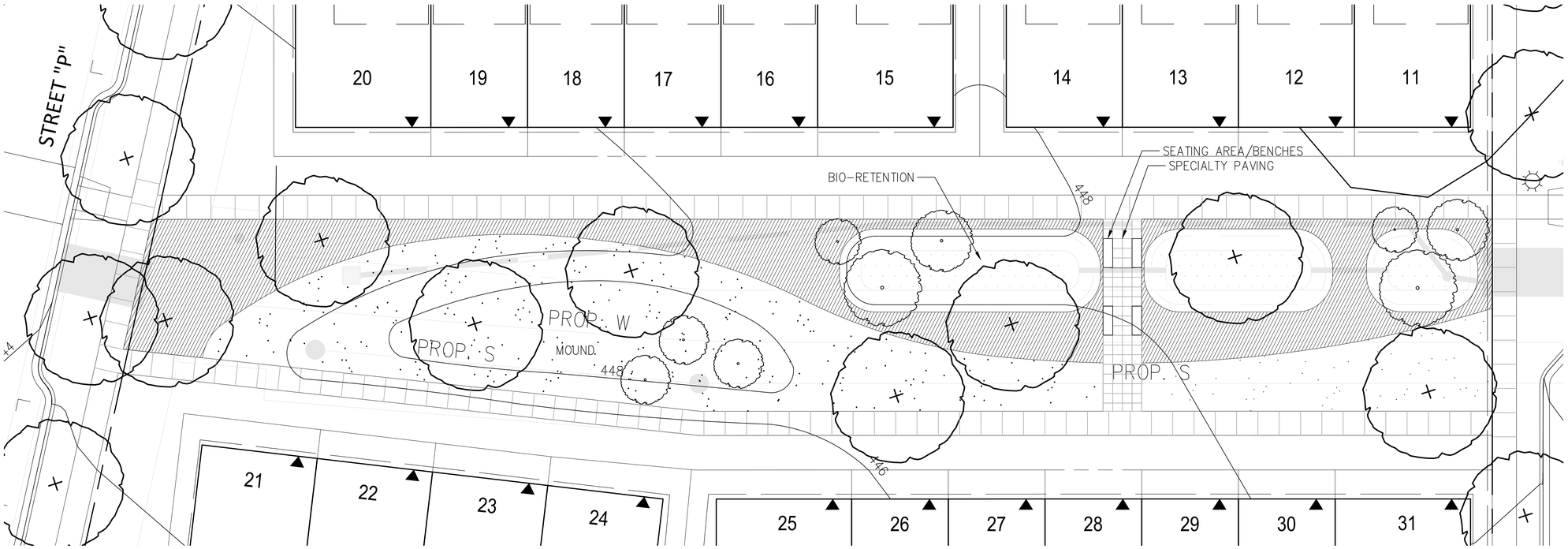
CROWN FARM NEIGHBORHOODS 3 & 5

9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID:221NW09, 221NW10
TAX MAP:FS562, FS342

AMENITY SPACE ENLARGEMENT

DRAWN BY: KO DK
DESIGNED BY: SC JB
DATE ISSUED: 09/16/16
DRAWING NO. L108
SHEET NO. 17A

Joint Hearing - MCC & PC
SDP-7354-2016
8j



BLOCK 'W' LINEAR PARK

PLAN LEGEND

- PROPERTY LINES
- ADJACENT PROPERTY LINES
- R/W LINES
- CENTERLINE
- BUILD TO LINE/PUE
- BLOCK
- WETLAND
- WETLAND BUFFER
- 100YR FLOODPLAIN
- FLOODPLAIN BRL
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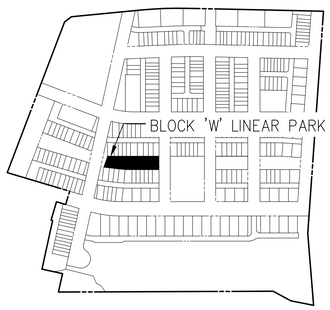

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CROWN FARM
NEIGHBORHOODS
3 & 5

9TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID:221NW09,
221NW10
TAX MAP:FS562, FS342

AMENITY SPACE
ENLARGEMENT

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 --------
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DATE _____ BY _____

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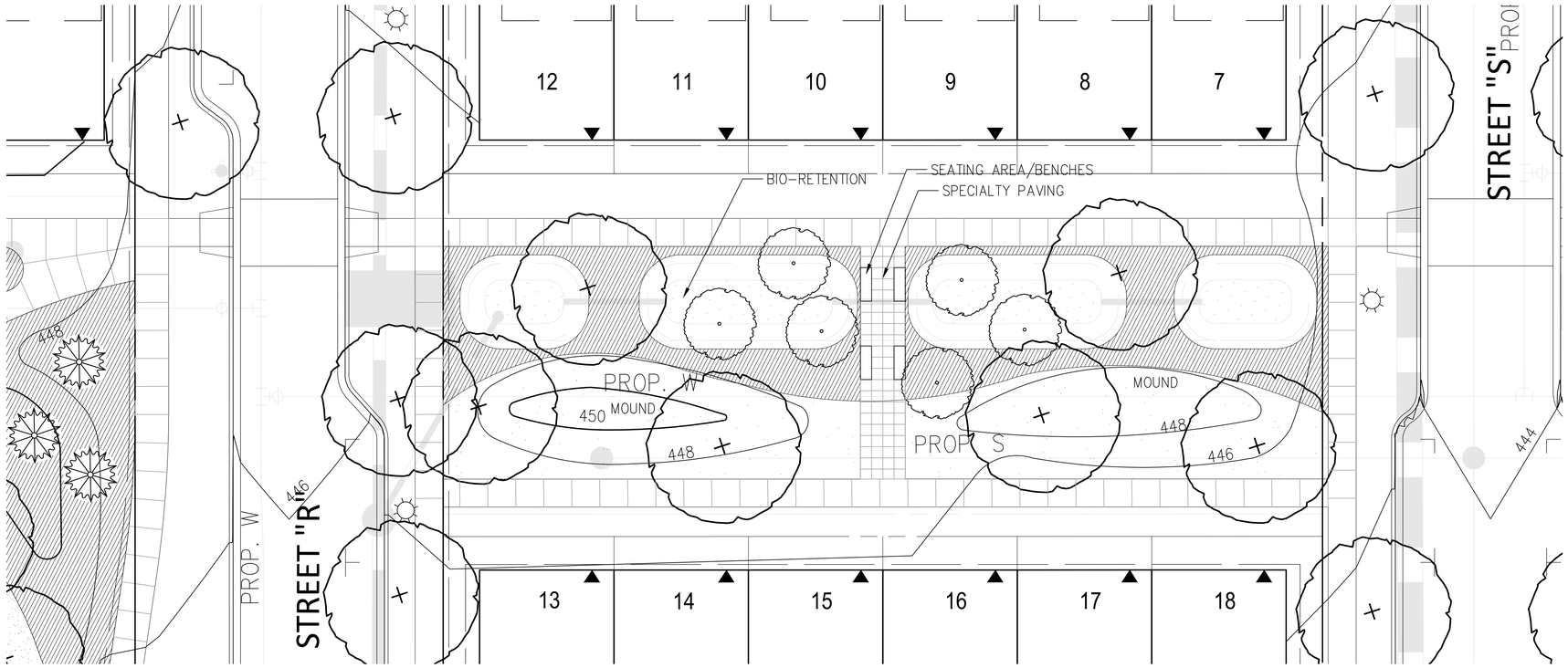
Joint Hearing - MCC & PC
SDP-7354-2016
8k

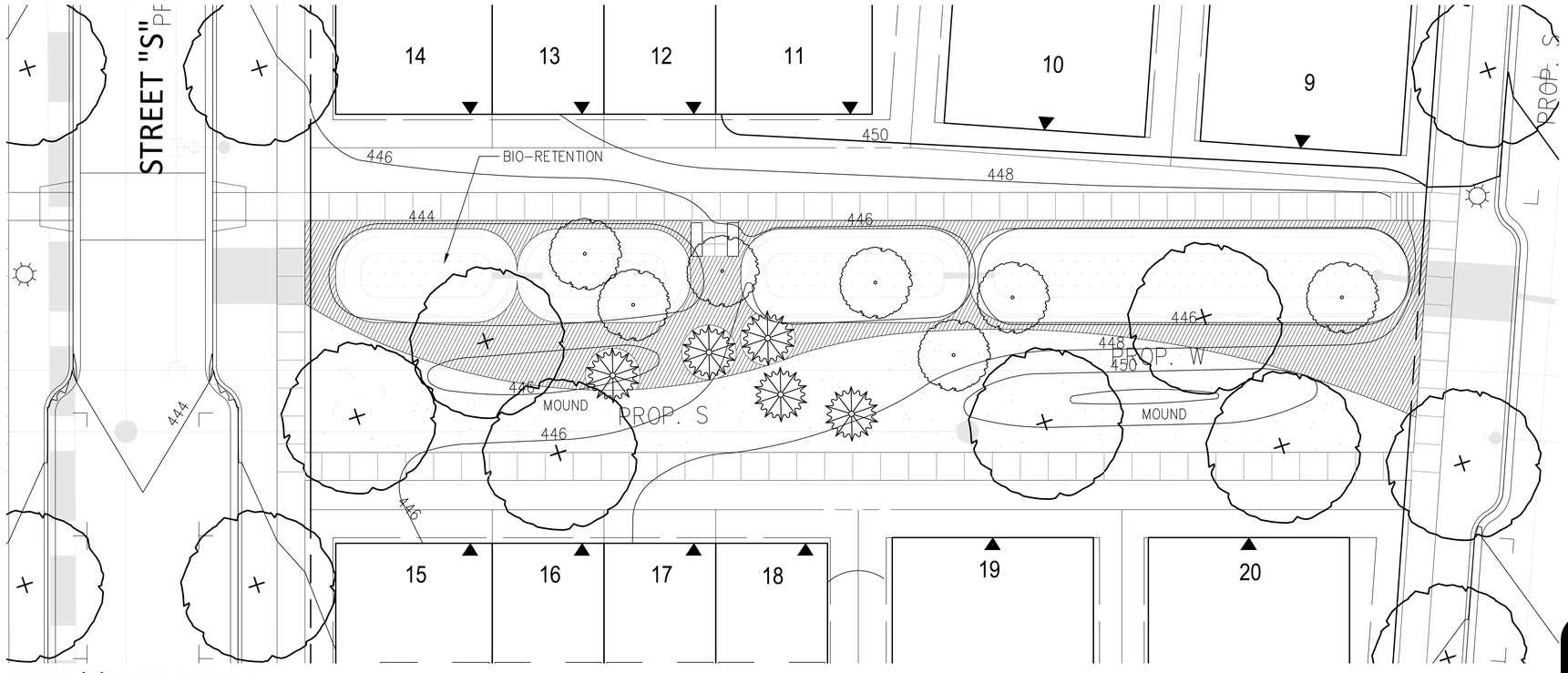
DRAWN BY: KO DK
DESIGNED BY: SC JB
DATE ISSUED: 09/16/16

DRAWING NO. L109

SHEET NO. 17B



BLOCK 'Y' LINEAR PARK



BLOCK 'Z' LINEAR PARK

PLAN LEGEND

- PROPERTY LINES
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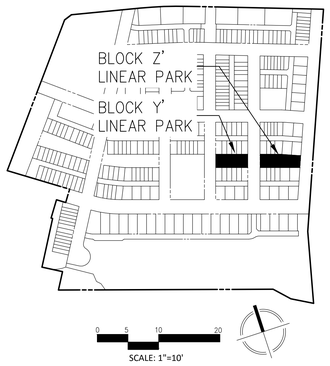

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CROWN FARM NEIGHBORHOODS 3 & 5

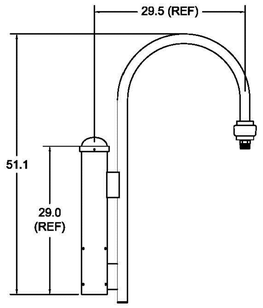
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID:221NW09, 221NW10
TAX MAP:FS562, FS342

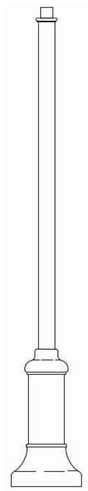
AMENITY SPACE ENLARGEMENT

Joint Hearing - MCC & PC
SDP-7354-2016
8I

DRAWN BY: KO , DK
DESIGNED BY: SC , JB
DATE ISSUED: 09/16/16
DRAWING NO. L110
SHEET NO. 17C

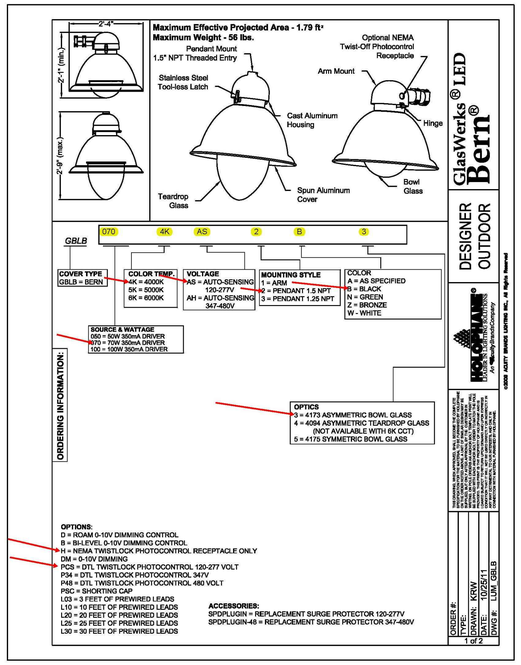
LIGHT FIXTURE DETAILS





S4C & S4J

MOUNTING ARM AND POLE



S1 LIGHTING FIXTURE

PLANT SCHEDULE

Symbol	Botanical / Common Name	Size	Spacing
	Shade and Street Trees		
	Acer rubrum/Red Maple	2.5-3"	as shown
	Acer x freemanii/Freeman Maple	2.5-3"	as shown
	Acer saccharum/Sugar Maple	2.5-3"	as shown
	Ginkgo biloba/Maidenhair Tree	2.5-3"	as shown
	Liquidambar styraciflua 'Rontundiloba'/Rotunbiloba Sweet Gum	2.5-3"	as shown
	Carpinus caroliniana/American Hornbeam	2.5-3"	as shown
	Quercus rubra/Northern Red Oak	2.5-3"	as shown
	Quercus phellos/Willow Oak	2.5-3"	as shown
	Tilia americana/Basswood	2.5-3"	as shown
	Tilia cordata/Littleleaf Linden	2.5-3"	as shown
	Ulmus americana 'Valley Forge'/Valley Forge Elm	2.5-3"	as shown
	Ornamental Trees		
	Amelanchier canadensis/Shadblow Serviceberry	2.5-3"	as shown
	Carpinus betulas 'Fastigiata'/European Hornbeam	2.5-3"	as shown
	Magnolia virginiana/Sweetbay Magnolia	2.5-3"	as shown
	Ostyra virginiana/Ironwood	2.5-3"	as shown
	Chionanthus virginicus/Fringetree	2.5-3"	as shown
	Evergreen Trees		
	Ilex 'Nellie Stevens'/Nellie Stevens Holly	6-8'	as shown
	Juniperus virginiana/Eastern Red Cedar	6-8'	as shown
	Magnolia Grandiflora/Southern Magnolia	6-8'	as shown
	Ilex opaca/American Holly	6-8'	as shown
	Cryptomeria Japonica/Cryptomeria	6-8'	as shown

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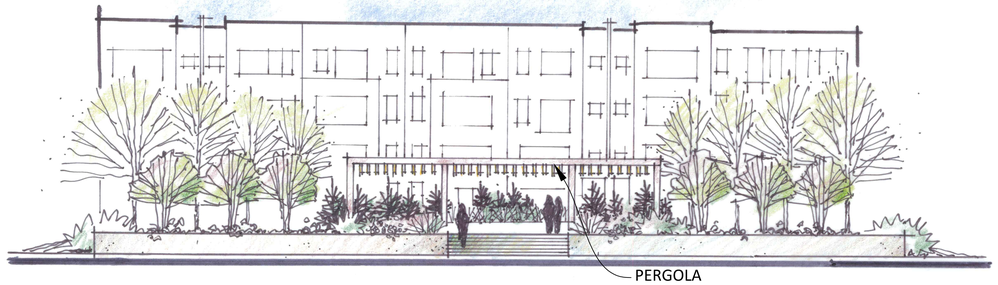
MONTGOMERY COUNTY, MARYLAND
WSSC GRID:221NW09, 221NW10
TAX MAP:FS562, FS342

NOTES & DETAILS

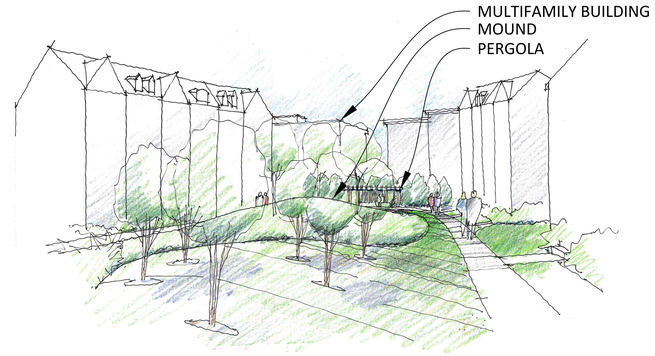
DRAWN BY: KO DK
DESIGNED BY: SC JB
DATE ISSUED: 09/16/16
DRAWING NO. L111
SHEET NO. 18

LAYOUT: L111, Plotted By: kuchheister

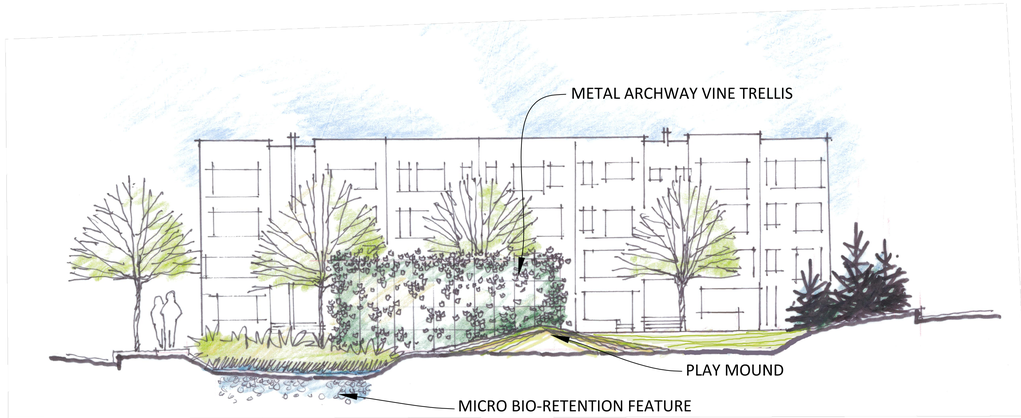


Ⓐ COMMUNITY GREEN - SECTION

NOT TO SCALE

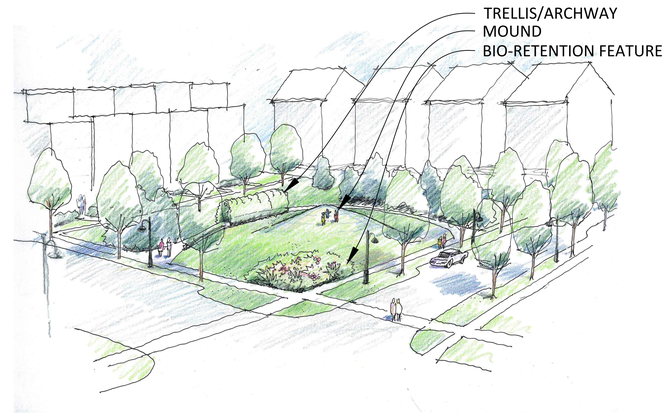


Ⓓ LINEAR PARK - PERSPECTIVE



Ⓑ NEIGHBORHOOD PARK - SECTION

NOT TO SCALE

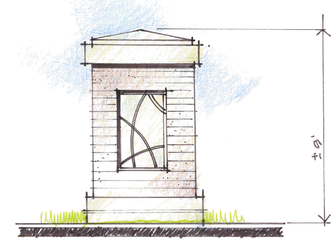


Ⓔ NEIGHBORHOOD PARK - PERSPECTIVE

NOT TO SCALE

Ⓒ LINEAR PARK - SECTION

NOT TO SCALE



Ⓕ ENTRY MONUMENT - ELEVATION

NOT TO SCALE

NOTE:
THESE PLANS ARE FOR SCHEMATIC DESIGN ONLY. FINAL DESIGN AND DETAILS TO BE DETERMINED AT DETAILED SITE PLAN.

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 _____

APPLICATION NO. SDP-------- WAS GRANTED

SCHEMATIC DEVELOPMENT PLAN APPROVAL

BY RESOLUTION R------ WITH - (-) CONDITIONS.

DATE _____ BY _____

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

Joint Hearing - MCC & PC
SDP-7354-2016
8n

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.

PREPARED FOR:
WESTBROOK PROPERTIES
10740 PARKRIDGE BLVD.
SUITE 110
RESTON, VA. 20191
703.391.1102
CONTACT: MARK MACFARLAND
MMacFarland@WbProperties.com

DESIGN CONSULTANTS

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GERMANTOWN, MD, 20874
301.916.4100
CONTACT: MIKE GOODMAN, ASSOCIATE

REVISIONS	DATE

PROFESSIONAL SEAL

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
NAME: STEPHEN K. COOK, ASLA, LEED AP O + M
LICENSE NUMBER: 876
EXPIRATION DATE: 2/17/2018

CROWN FARM
NEIGHBORHOODS
3 & 5

9TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID:221NW09,
221NW10
TAX MAP:FS562, FS342

ILLUSTRATIVE SECTIONS

DRAWN BY: KO DK
DESIGNED BY: SC JB
DATE ISSUED: 09/16/16

DRAWING NO. L112

SHEET NO. 19

Autodesk Inventor Series. Period By Inventor

FC EASEMENT AREA PER APPROVED FCP

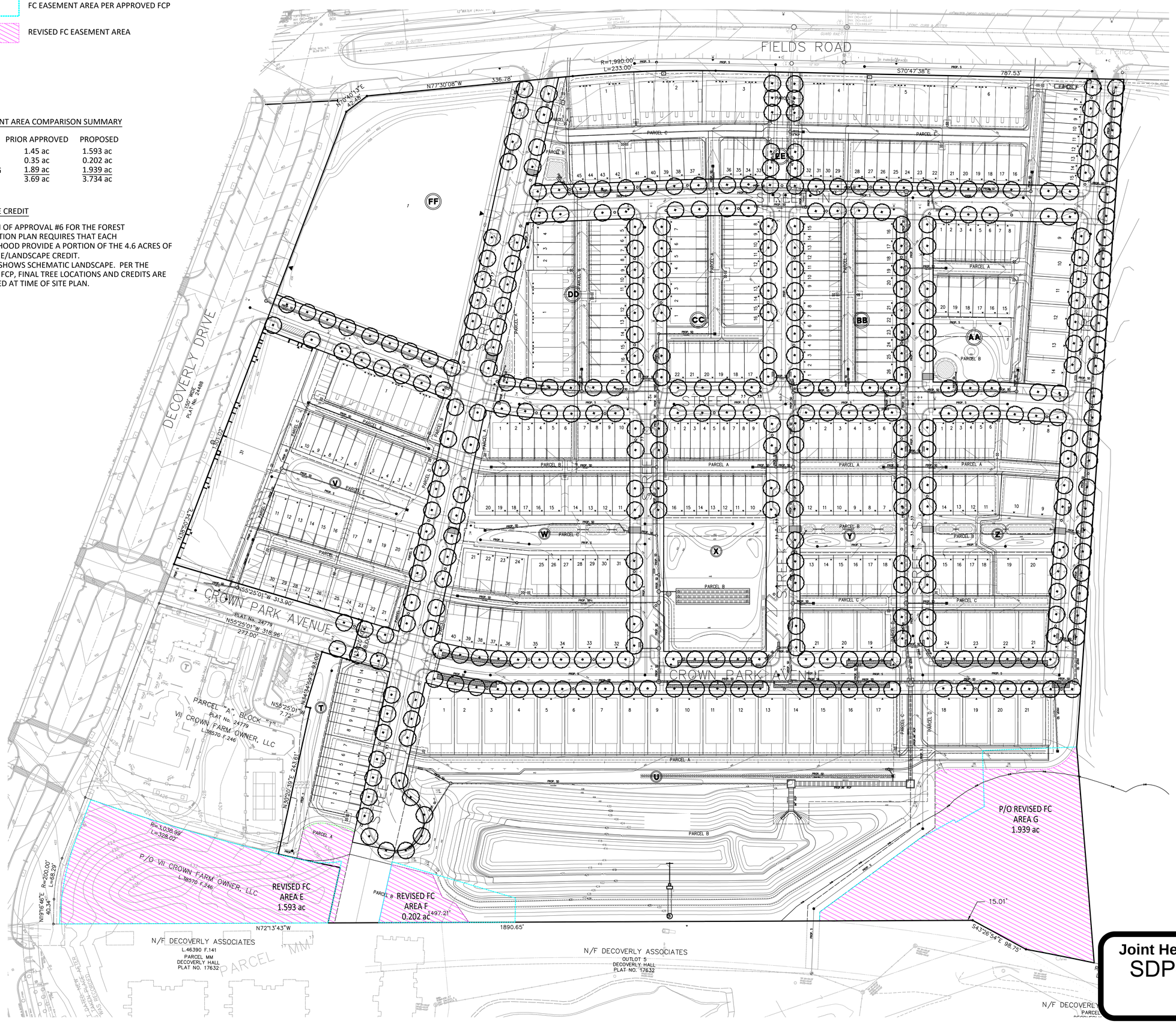
REVISED FC EASEMENT AREA

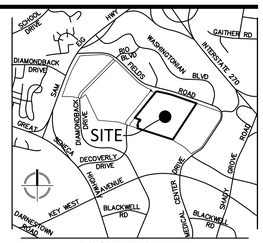
FC EASEMENT AREA COMPARISON SUMMARY

	PRIOR APPROVED	PROPOSED
AREA E	1.45 ac	1.593 ac
AREA F	0.35 ac	0.202 ac
P/O AREA G	1.89 ac	1.939 ac
	3.69 ac	3.734 ac

LANDSCAPE CREDIT

CONDITION OF APPROVAL #6 FOR THE FOREST CONSERVATION PLAN REQUIRES THAT EACH NEIGHBORHOOD PROVIDE A PORTION OF THE 4.6 ACRES OF STREET TREE/LANDSCAPE CREDIT.
THIS PLAN SHOWS SCHEMATIC LANDSCAPE. PER THE APPROVED FCP, FINAL TREE LOCATIONS AND CREDITS ARE DETERMINED AT TIME OF SITE PLAN.





VICINITY MAP
SCALE: 1" = 2000'

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REVISIONS	DATE

PROFESSIONAL SEAL

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 GOODMAN LICENSE No. 27721
EXPIRATION DATE JULY 15, 2018

CROWN FARM NEIGHBORHOODS 3 & 5

9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID:221NW09, 221NW10
TAX MAP:FS562, FS342

SCALE: 1"=60'

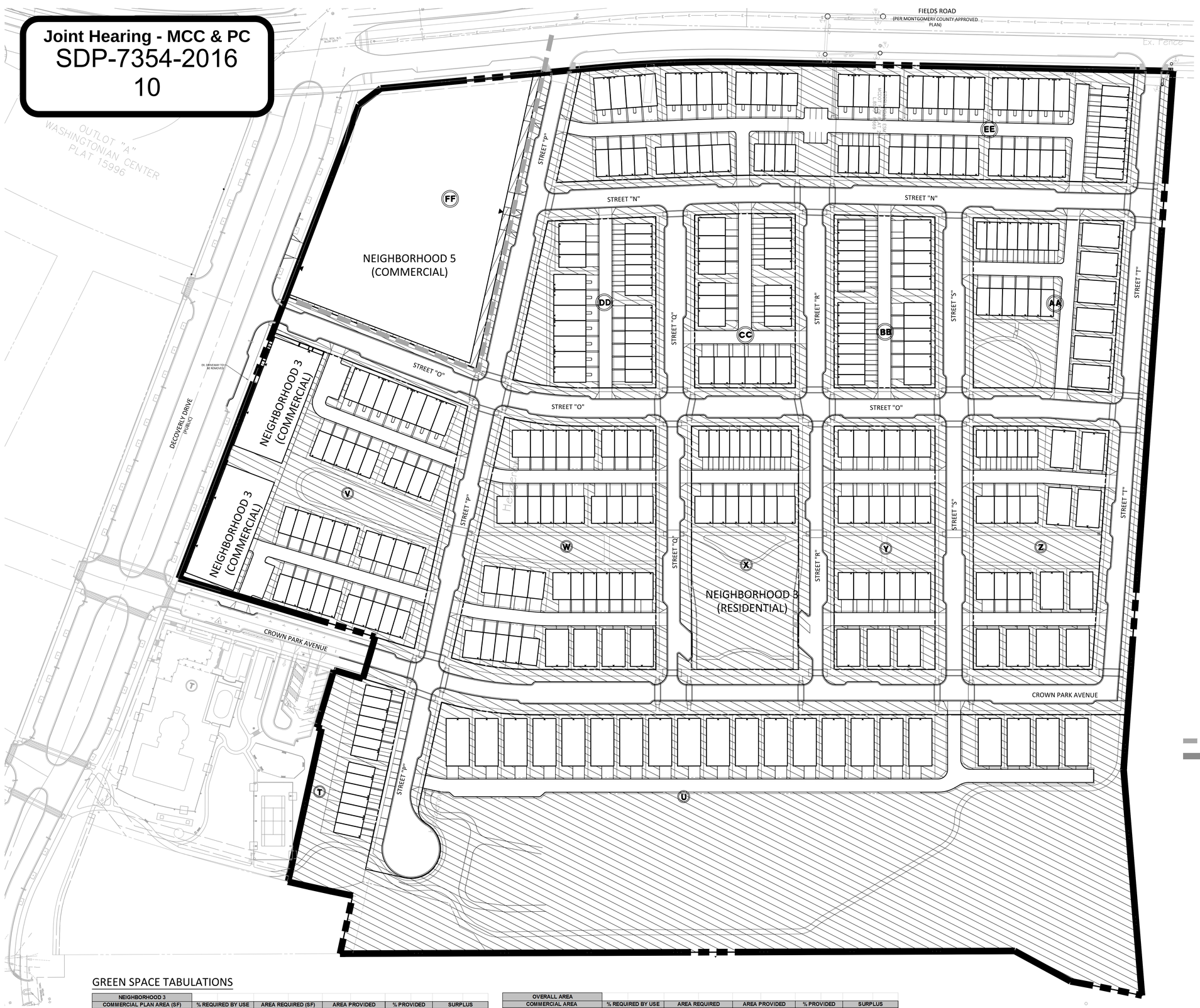
A MARYLAND REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT SEAL AND SIGNATURE ON PLANS WILL BE ACCEPTED AS PRIMA FACIE EVIDENCE THAT PLANS ARE IN COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS.

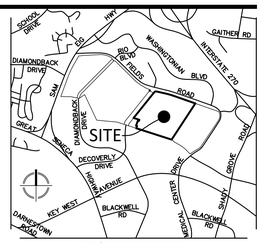
Joint Hearing - MCC & PC
SDP-7354-2016
9

PROPOSED FOREST CONSERVATION EASEMENT REVISIONS

DRAWN BY: SG , LA
DESIGNED BY: JB , MG
DATE ISSUED: 09/16/16
DRAWING NO. -
SHEET NO. 1of 1

Joint Hearing - MCC & PC
SDP-7354-2016
10





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REVISIONS | DATE

PROFESSIONAL SEAL

LEGEND

- LIMIT OF NEIGHBORHOOD
- LIMITS OF PLAN
- NEIGHBORHOOD 3 GREEN SPACE
- NEIGHBORHOOD 5 GREEN SPACE

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GREEN SPACE TABULATIONS

NEIGHBORHOOD 3									
COMMERCIAL PLAN AREA (SF)		% REQUIRED BY USE	AREA REQUIRED (SF)		AREA PROVIDED		% PROVIDED	SURPLUS	
(SF)	(AC)		(SF)	(AC)	(SF)	(AC)		(SF)	(AC)
37,819	0.86	25%	9,455	0.22	8,881	0.20	23%	-573.8	-0.01
RESIDENTIAL PLAN AREA (SF)		% REQUIRED BY USE	AREA REQUIRED (SF)		AREA PROVIDED		% PROVIDED	SURPLUS	
(SF)	(AC)		(SF)	(AC)	(SF)	(AC)		(SF)	(AC)
1,698,624	39.00	40%	679,450	15.60	842,017	19.33	50%	162,567.4	3.73
NEIGHBORHOOD 3 TOTAL AREA			TOTAL AREA REQUIRED		TOTAL AREA PROVIDED			TOTAL SURPLUS	
(SF)	(AC)		(SF)	(AC)	(SF)	(AC)		(SF)	(AC)
1,736,443	39.86		688,904	15.82	850,898	19.53		161,994	3.72

NEIGHBORHOOD 5									
COMMERICAL PLAN AREA (SF)		% REQUIRED BY USE	AREA REQUIRED (SF)		AREA PROVIDED		% PROVIDED	SURPLUS	
(SF)	(AC)		(SF)	(AC)	(SF)	(AC)		(SF)	(AC)
114,969	2.64	25%	28,742	0.7	7,332	0.17	6%	-21,410	-0.49

OVERALL AREA									
COMMERCIAL AREA		% REQUIRED BY USE	AREA REQUIRED		AREA PROVIDED		% PROVIDED	SURPLUS	
(SF)	(AC)		(SF)	(AC)	(SF)	(AC)		(SF)	(AC)
152,788	3.51	25%	38,197	0.88	16,213	0.37	11%	-21,984.0	-0.50
RESIDENTIAL AREA		% REQUIRED BY USE	AREA REQUIRED		AREA PROVIDED		% PROVIDED	SURPLUS	
(SF)	(AC)		(SF)	(AC)	(SF)	(AC)		(SF)	(AC)
1,698,624	39.00	40%	679,450	15.60	842,017	19.33	50%	162,567	3.73
TOTAL SITE AREA			AREA REQUIRED		TOTAL AREA		% PROVIDED	SURPLUS	
(SF)	(AC)		(SF)	(AC)	(SF)	(AC)		(SF)	(AC)
1,851,412	42.50		717,647	16.5	858,230	19.70	46%	140,583	3.23

GREEN SPACE EXHIBIT

NEIGHBORHOOD 3 & NEIGHBORHOOD 5

DRAWN BY: SG LA
DESIGNED BY: JB MG
DATE ISSUED: 09/16/16

DRAWING NO. -

SHEET NO. 23