



LEED for New Construction v 2.2 Registered Project Checklist

Project Name: Devlin Property

Project Address: 11506 Game Preserve Road Gaithersburg, MD 20878

Yes	?	No		
21	6	35	Project Totals (Pre-Certification Estimates) 69 Points	
			Certified: 26-32 points	Silver: 33-38 points
			Gold: 39-51 points	Platinum: 52-69 points

Yes	?	No		
8	1	5	Sustainable Sites 14 Points	

Yes	?	No		Required	
			Prereq 1	Construction Activity Pollution Prevention	Required
1			Credit 1	Site Selection	1
1			Credit 2	Development Density & Community Connectivity	1
		1	Credit 3	Brownfield Redevelopment	1
1			Credit 4.1	Alternative Transportation , Public Transportation	1
	1		Credit 4.2	Alternative Transportation , Bicycle Storage & Changing Rooms	1
		1	Credit 4.3	Alternative Transportation , Low-Emitting & Fuel Efficient Vehicles	1
		1	Credit 4.4	Alternative Transportation , Parking Capacity	1
1			Credit 5.1	Site Development , Protect or Restore Habitat	1
1			Credit 5.2	Site Development , Maximize Open Space	1
1			Credit 6.1	Stormwater Design , Quantity Control	1
1			Credit 6.2	Stormwater Design , Quality Control	1
		1	Credit 7.1	Heat Island Effect , Non-Roof	1
		1	Credit 7.2	Heat Island Effect , Roof	1
1			Credit 8	Light Pollution Reduction	1

Yes	?	No		
2		3	Water Efficiency 5 Points	

1			Credit 1.1	Water Efficient Landscaping , Reduce by 50%	1
1			Credit 1.2	Water Efficient Landscaping , No Potable Use or No Irrigation	1
		1	Credit 2	Innovative Wastewater Technologies	1
		1	Credit 3.1	Water Use Reduction , 20% Reduction	1
		1	Credit 3.2	Water Use Reduction , 30% Reduction	1

Joint Hearing - MCC & PC
SDP-4560-2014
Exhibit 11



LEED for New Construction v 2.2 Registered Project Checklist

Yes	?	No		
	3	7	Energy & Atmosphere	
			17 Points	

Yes		Prereq 1	Fundamental Commissioning of the Building Energy Systems	Required
Yes		Prereq 1	Minimum Energy Performance	Required
Yes		Prereq 1	Fundamental Refrigerant Management	Required

***Note for EAc1:** All LEED for New Construction projects registered after June 26, 2007 are required to achieve at least two (2) points.

	3		Credit 1	Optimize Energy Performance	1 to 10
			Credit 1.1	10.5% New Buildings / 3.5% Existing Building Renovations	1
			Credit 1.2	14% New Buildings / 7% Existing Building Renovations	2
			Credit 1.3	17.5% New Buildings / 10.5% Existing Building Renovations	3
			Credit 1.4	21% New Buildings / 14% Existing Building Renovations	4
			Credit 1.5	24.5% New Buildings / 17.5% Existing Building Renovations	5
			Credit 1.6	28% New Buildings / 21% Existing Building Renovations	6
			Credit 1.7	31.5% New Buildings / 24.5% Existing Building Renovations	7
			Credit 1.8	35% New Buildings / 28% Existing Building Renovations	8
			Credit 1.9	38.5% New Buildings / 31.5% Existing Building Renovations	9
			Credit 1.10	42% New Buildings / 35% Existing Building Renovations	10

		3	Credit 2	On-Site Renewable Energy	1 to 3
			Credit 2.1	2.5% Renewable Energy	1
			Credit 2.2	7.5% Renewable Energy	2
			Credit 2.3	12.5% Renewable Energy	3

		1	Credit 3	Enhanced Commissioning	1
		1	Credit 4	Enhanced Refrigerant Management	1
		1	Credit 5	Measurement & Verification	1
		1	Credit 6	Green Power	1



LEED for New Construction v 2.2 Registered Project Checklist

Yes	?	No		
1	1	11	Materials & Resources 13 Points	

Yes				
		1	Prereq 1	Storage & Collection of Recyclables Required
		1	Credit 1.1	Building Reuse , Maintain 75% of Existing Walls, Floors & Roof 1
		1	Credit 1.2	Building Reuse , Maintain 95% of Existing Walls, Floors & Roof 1
		1	Credit 1.3	Building Reuse , Maintain 50% of Interior Non-Structural Elements 1
		1	Credit 2.1	Construction Waste Management , Divert 50% from Disposal 1
		1	Credit 2.2	Construction Waste Management , Divert 75% from Disposal 1
		1	Credit 3.1	Materials Reuse , 5% 1
		1	Credit 3.2	Materials Reuse , 10% 1
		1	Credit 4.1	Recycled Content , 10% (post-consumer + 1/2 pre-consumer) 1
		1	Credit 4.2	Recycled Content , 20% (post-consumer + 1/2 pre-consumer) 1
1			Credit 5.1	Regional Materials , 10% Extracted, Processed & Manufactured 1
	1		Credit 5.2	Regional Materials , 20% Extracted, Processed & Manufactured 1
		1	Credit 6	Rapidly Renewable Materials 1
		1	Credit 7	Certified Wood 1

Yes	?	No		
9	1	5	Indoor Environmental Quality 15 Points	

Yes				
			Prereq 1	Minimum IAQ Performance Required
			Prereq 2	Environmental Tobacco Smoke (ETS) Control Required
		1	Credit 1	Outdoor Air Delivery Monitoring 1
	1		Credit 2	Increased Ventilation 1
1			Credit 3.1	Construction IAQ Management Plan , During Construction 1
1			Credit 3.2	Construction IAQ Management Plan , Before Occupancy 1
1			Credit 4.1	Low-Emitting Materials , Adhesives & Sealants 1
1			Credit 4.2	Low-Emitting Materials , Paints & Coatings 1
1			Credit 4.3	Low-Emitting Materials , Carpet Systems 1
1			Credit 4.4	Low-Emitting Materials , Composite Wood & Agrifiber Products 1
		1	Credit 5	Indoor Chemical & Pollutant Source Control 1
1			Credit 6.1	Controllability of Systems , Lighting 1
1			Credit 6.2	Controllability of Systems , Thermal Comfort 1
1			Credit 7.1	Thermal Comfort , Design 1
		1	Credit 7.2	Thermal Comfort , Verification 1
		1	Credit 8.1	Daylight & Views , Daylight 75% of Spaces 1
		1	Credit 8.2	Daylight & Views , Views for 90% of Spaces 1



LEED for New Construction v 2.2 Registered Project Checklist

Yes	?	No		
1		4	Innovation & Design Process	5 Points
		1	Credit 1.1 Innovation in Design: Provide Specific Title	1
		1	Credit 1.2 Innovation in Design: Provide Specific Title	1
		1	Credit 1.3 Innovation in Design: Provide Specific Title	1
		1	Credit 1.4 Innovation in Design: Provide Specific Title	1
1			Credit 2 LEED® Accredited Professional	1

Master Plan and MXD Compliance Statement

The subject property (Devlin Property, Parcel 21) consists of 3.23 acres and is located just south and west of the Parklands at Watkins Mill Town Center (Formerly Casey West) development. The site is currently zoned MXD and this proposal is being submitted to update the land use by sketch plan. The applicant proposes to connect to the adjacent Parklands development, which is also zoned MXD, by continuing Caulfield Lane, from Parklands, through the Devlin Property and intersecting it into Forest Preserve Lane. The applicant proposes 19 townhouse units with architecture that is similar in character to the architecture in Parklands. This project will be annexed into the Parklands Homeowners Association and be governed by the same Design Guidelines document approved for the Parklands development.

The 1997 City of Gaithersburg Master Plan designates Parcel 21 along with part of Parcels 707 and 880 “as mixed residential (Map Designations 48 and 49).” The Master Plan goes on to state, “Development may occur only after West Watkins Mill Road is constructed over the CSX rail line. The maximum housing unit count on this 44-acre parcel for all dwellings will be 300 with 50 percent being single-family detached and 50 percent single-family attached equaling 7 units per acre.” The proposed development is consistent with the recommendation of the 1997 Master Plan. West Watkins Mill Road has been constructed. The 23 single-family detached units approved on what was parcel 880 west of Watkins Mill Road combined with the proposed 19 single-family attached unit on parcel 21 is close to the 50/50 mix of detached to attached specified in the 1997 Master Plan. The density of development proposed on Parcel 21 is 5.88 units per acre with is just below the 7 units per acre specified in the Master Plan.

A Settlement Agreement dated April 18, 2005 included development requirements pertaining to the Casey West project. One of those requirements titled “Right of Way to Adjoining Properties” requires the development to connect to adjoining properties that will be developed in the future, provided that the development is compatible with the residential uses of the Casey West Development. The right-of-way from Caulfield Lane to Parcel 21 has been provided for this purpose as required by the Settlement Agreement.

The approved Sketch Plan number Z-297 for the Casey West property include four possible sketch plan options. The option that was selected and turned into an approved site plan is Alternative 4. Alternative 4 provided residential on part of what was parcel 880 consistent with the 1997 Master Plan.

Joint Hearing - MCC & PC
Z-4520-2014
Exhibit 8

Joint Hearing - MCC & PC
SDP-4560-2014
Exhibit 12

Devlin Property
11506 Game Preserve Road
Gaithersburg, MD 20878

MXD Sketch Plan Notes

1. Heights are maximum numbers expressed in stories and feet as follows:
 4 Story = Max. 50'
2. Existing Zone= MXD
3. Gross Land Area= 3.23 +/- Acres
4. Land Use Illustrated
 Residential= 19 Units
 Density- 5.88 Units per acre
5. Green area shall not be less than 40% of total area shown for residential use.
6. Parking required 2.5 spaces per unit= 48 parking spaces
7. Parking Provided= 57 off-street + 21 on-street= 78 total*

*Per the City of Gaithersburg Ordinance, each garage parking space counts as 0.5 spaces.
2 Garage Spaces = 1 garage space + 2 driveway spaces= 3 spaces per unit
3 spaces per unit * 19 units= 57 spaces

MEMO

To: Dover Hankins, Classic Group, LLC
Cc: Gary Unterberg, Rodgers Consulting, Inc.
From: Scott Harvey, PE, INCE Bd. Cert., Phoenix Noise & Vibration
Josh Curley, Phoenix Noise & Vibration
Date: 31 January 2014
Reference: Devlin Property
Transportation Noise Analysis



Phoenix Noise & Vibration, LLC
5216 Chairmans Court, Suite 107
Frederick, Maryland 21703
301.846.4227 (phone)
301.846.4355 (fax)
www.phoenixnv.com

Phoenix Noise & Vibration has conducted an analysis of future transportation noise impact upon the Devlin Property, a small portion of land in the Parklands development (City of Gaithersburg, Maryland) consisting of 19 townhomes and one single family home. The Devlin Property is (at the closest point) located approximately 100 feet north of the CSX railway and south of Block N Lots 1 – 12. This analysis

1. Determined the future day-night average noise level (Ldn)¹ for Devlin Property residences and private yards due to the CSX railway, future CCT light-rail line, and Watkins Mill Road.
2. Evaluated the effect of a 10-foot noise barrier along the common property line (recommended by the City of Gaithersburg) in reducing noise impact upon Devlin Property residences and private yards.

BACKGROUND

This analysis was based upon a previous study² conducted by Phoenix Noise & Vibration for Classic Community Companies, which determined future transportation noise impact throughout the Parklands development, as well as the mitigation requirements necessary to maintain noise levels in residences and outdoor activity areas at 45 and 65 dBA Ldn, respectively, as required by the City of Gaithersburg's noise regulations for residential development. Noise impact was determined using a computer model to represent the future Parklands development (as designed

¹ The day-night average noise level, or Ldn, is the equivalent sound pressure level averaged over a 24-hour period, obtained by adding 10 dB to sound pressure levels measured from 10:00 p.m. to 7:00 a.m. This 10 dB "penalty" accounts for the added sensitivity caused by noise generated during the nighttime hours. The Ldn is NOT a measurement of the instantaneous noise level.

² Report #070828, dated 19 September 2007, entitled *Transportation Noise Analysis (Future Conditions) With Building Shell Analysis*.

at that time), and calibrated using long-term on-site noise measurements of roadway and railway noise propagation throughout the site.

COMPUTER MODELING

The computer model developed for the previous study was modified to include the Devlin Property, inputting proposed residential buildings and future site topography,³ as well as the assumed location of the 10-foot noise barrier recommended by the City of Gaithersburg. The model calculated future transportation noise impact upon residences and in outdoor areas of the Devlin Property, as well as for Parklands Block N Lots 1 through 12. Noise levels were calculated at the ground (5.5 feet above grade) and upper (25 feet above grade) level to represent the impact upon occupants of outdoor spaces and upper floors of residences, respectively.

Future transportation noise levels (as calculated by the computer model) with and without the recommended 10-foot noise barrier are presented on enclosed Drawings 1 and 2, respectively. Drawing 3 indicates the difference in noise level at each location due to the noise barrier. Enclosed Drawings 4 and 5 indicate residences and outdoor activity areas impacted by noise levels above 65 dBA Ldn with and without the noise barrier, respectively.

ANALYSIS

Future transportation noise impact throughout the Devlin Property, Block N Lots 1 - 12, and the effect of the proposed 10-foot noise barrier are as follows:

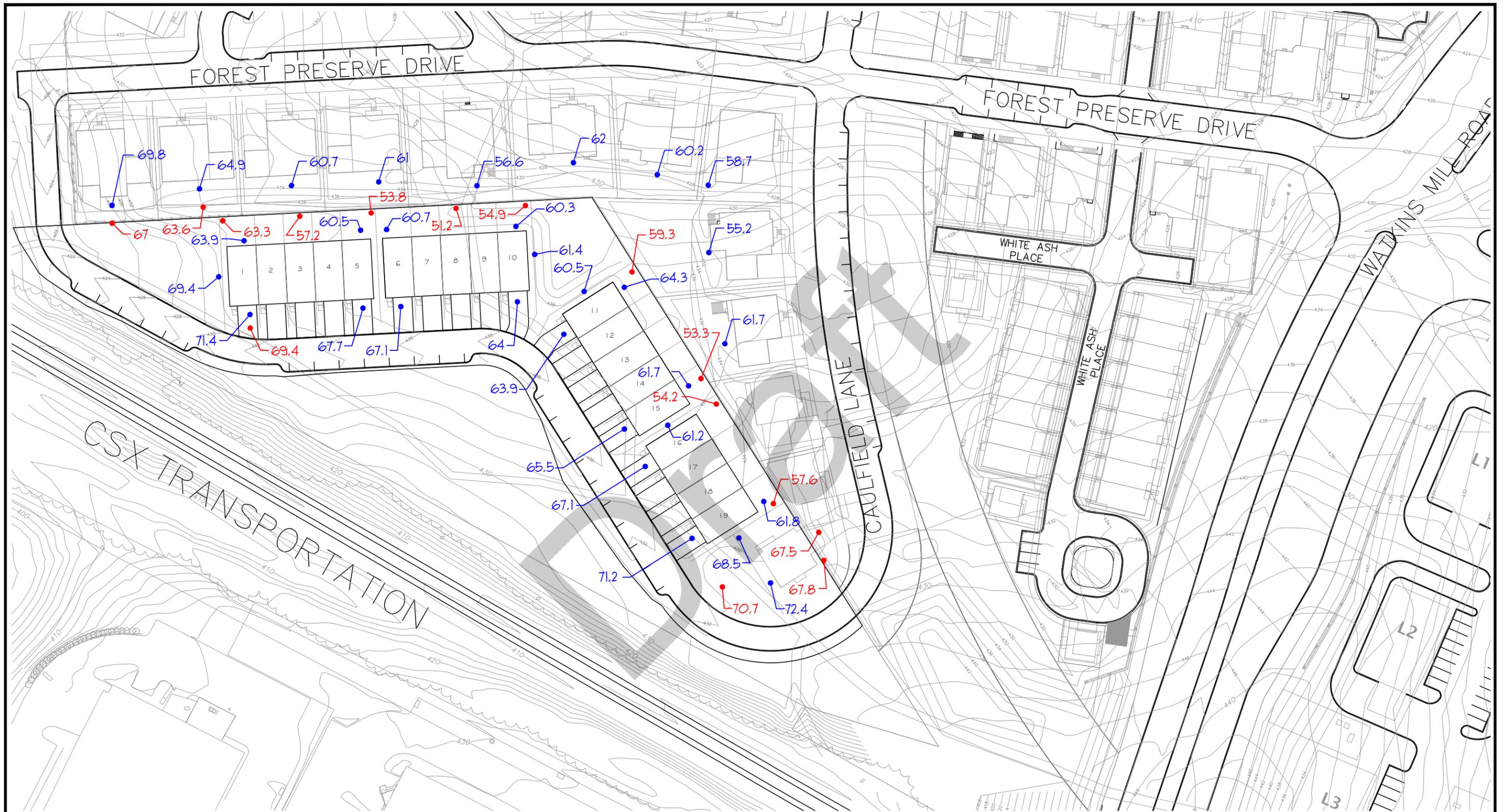
1. The Devlin Property townhomes act as noise barriers for Block N Lots 1 - 10, reducing railway noise propagation to these residences.
2. For Devlin Property residences directly facing the CSX railway, the 10-foot noise barrier reduces noise levels between 2 and 6 dBA (Drawing 3).
3. The 10-foot noise barrier does not provide a significant amount of noise reduction (less than 2 dBA) for the majority of Devlin Property rear facades and back yards.
4. Without the 10-foot noise barrier, 14 of the 19 Devlin Property residences, as well as the outdoor area of the one single family home, are exposed to transportation noise levels above 65 dBA Ldn (Drawing 4).
5. With the 10-foot noise barrier, 7 of the 19 Devlin Property residences, as well as the outdoor area of the single family home, are exposed to transportation noise levels above 65 dBA Ldn (Drawing 5).
6. Residences and outdoor areas exposed to noise levels above 65 dBA Ldn require further analysis to determine whether additional mitigation is necessary to

³ Taken from a site plan provided by Rodgers Consulting, Inc.

maintain indoor and outdoor noise levels at the limits required by the City of Gaithersburg.

- a. Mitigation to maintain indoor noise levels below 45 dBA Ldn may require modifications to the proposed standard building construction. These modifications can only be determined once architectural drawings for available residential home models are well developed. Modifications, if necessary, may include upgraded windows and doors and slight adjustments to planned exterior wall construction.
- b. Mitigation to maintain noise levels at 65 dBA Ldn in outdoor areas may require a longer or taller noise barrier along the property line or localized noise barriers along residential lot lines.

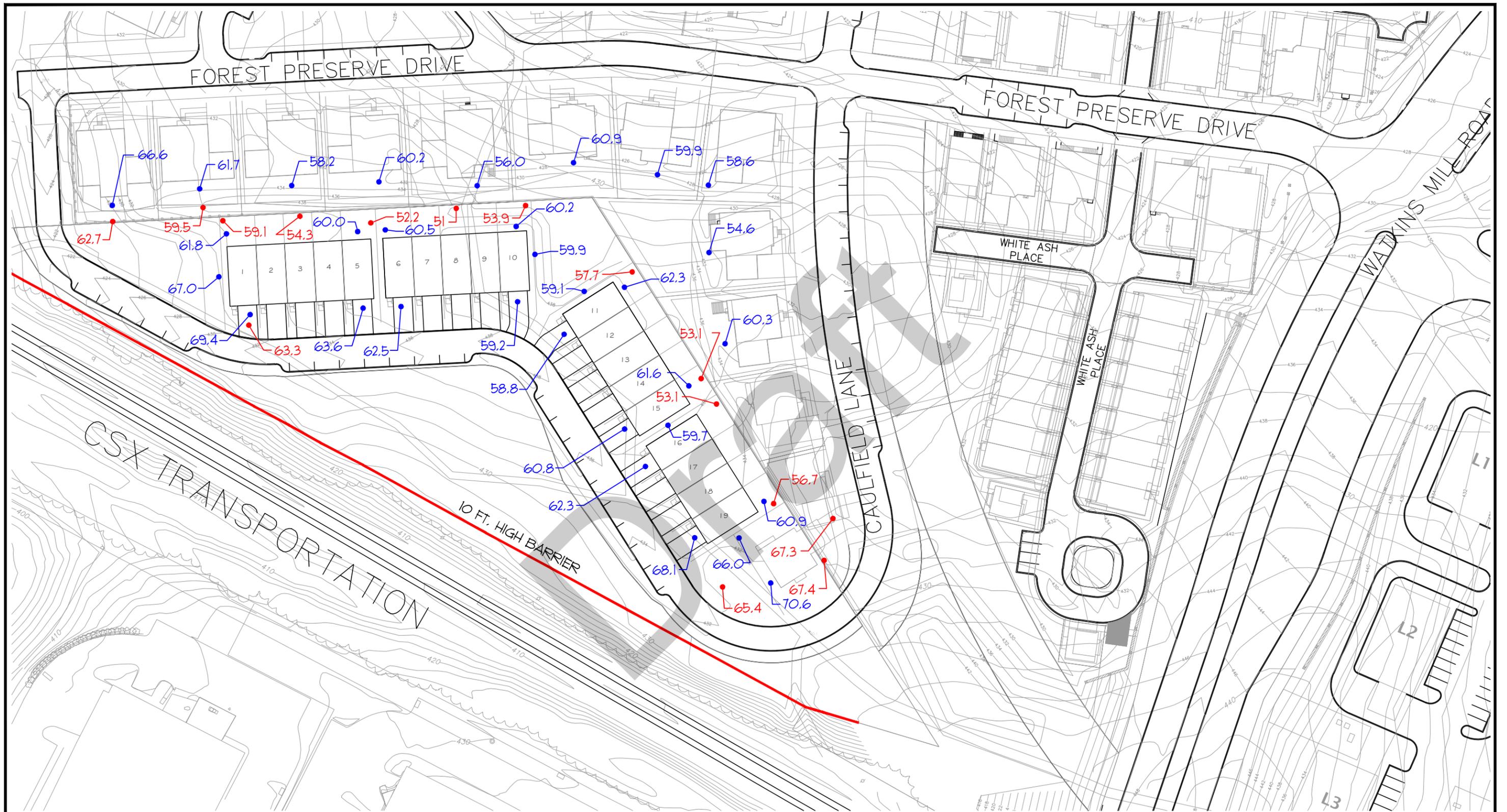
Encl: Drawing 1: Transportation Noise Levels – No Noise Barrier
Drawing 2: Transportation Noise Levels – With 10 Ft. High Noise Barrier
Drawing 3: Difference in Noise Level Due to 10 Ft. High Noise Barrier
Drawing 4: Noise Impact – No Barrier
Drawing 5: Noise Impact – With 10 Ft. High Noise Barrier



● GROUND LEVEL: NOISE LEVEL (dBA Ldn) 5.5 FEET ABOVE GRADE.

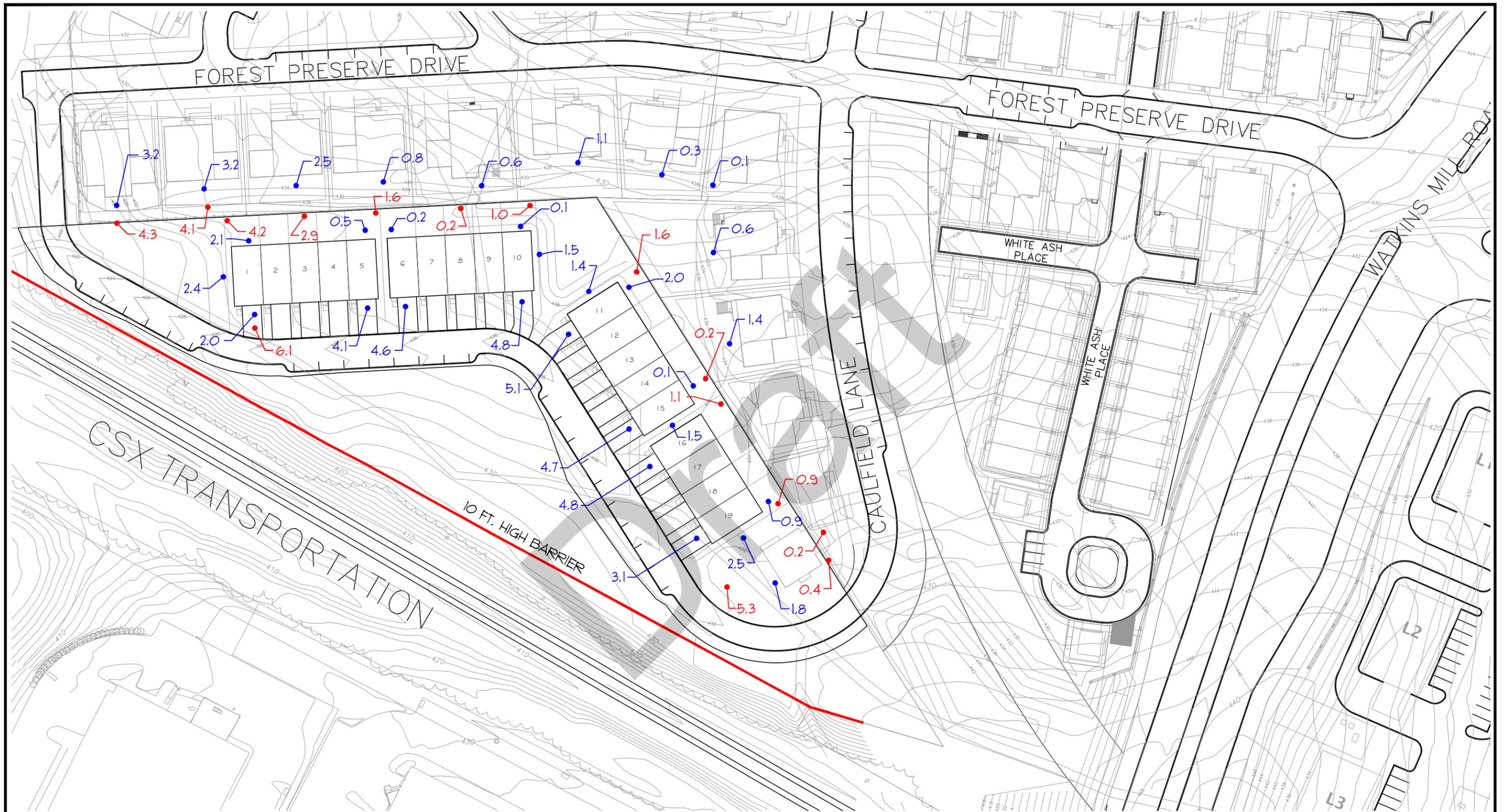
● UPPER LEVEL: NOISE LEVEL (dBA Ldn) 25 FEET ABOVE GRADE.

PHOENIX noise & vibration 5216 Chairmans Court Suite 107 Frederick, MD 21703 301-846-4227	DEVLIN PROPERTY	
	TRANSPORTATION NOISE LEVELS NO NOISE BARRIER	
	DWG. NO. 1	DATE 140128
	SCALE NOT TO SCALE	DRAWN BY WCC



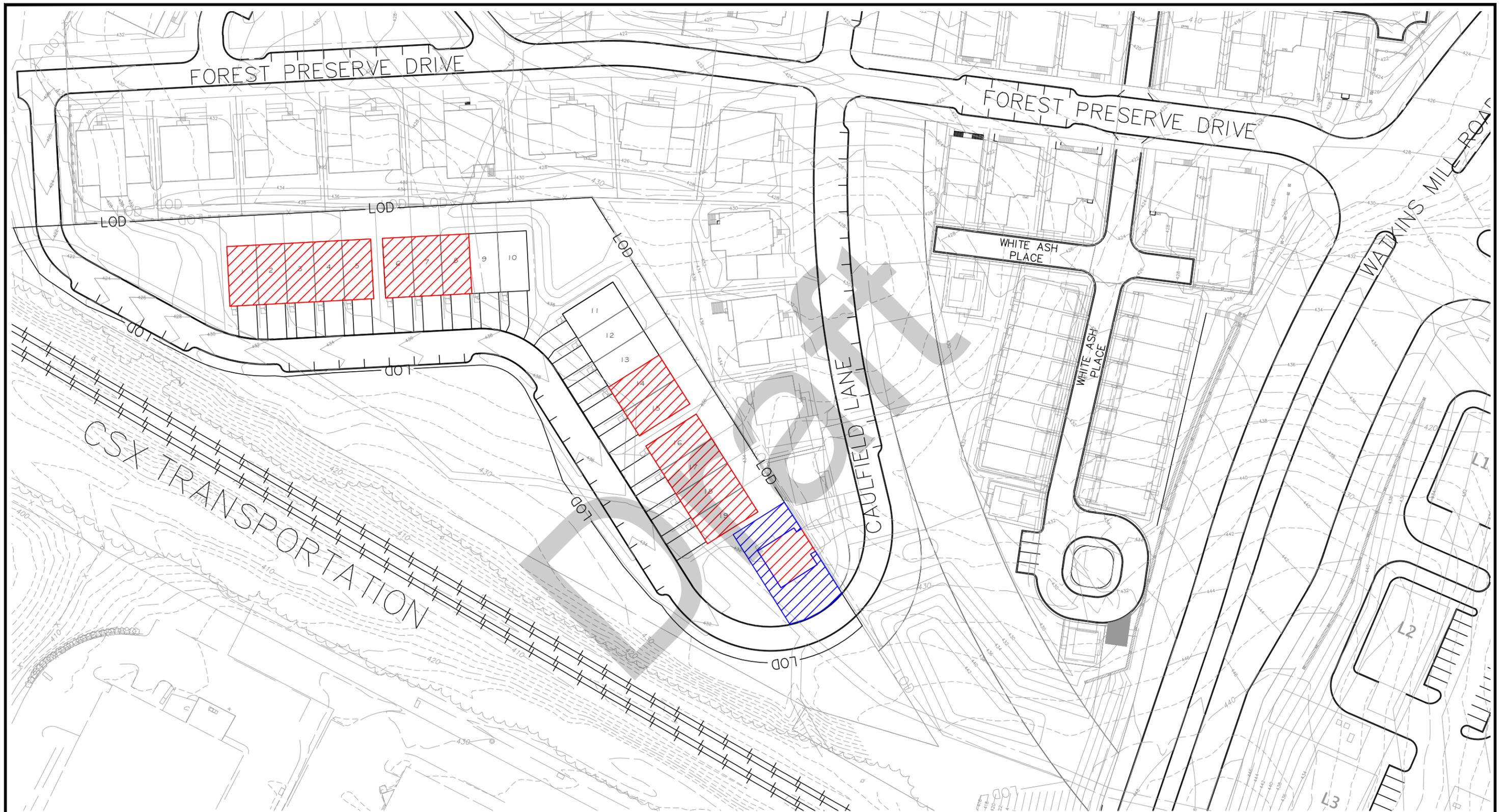
- GROUND LEVEL: NOISE LEVEL (dBA Ldn) 5.5 FEET ABOVE GRADE.
- UPPER LEVEL: NOISE LEVEL (dBA Ldn) 25 FEET ABOVE GRADE.

PHOENIX noise & vibration 5216 Chairmans Court Suite 107 Frederick, MD 21703 301-846-4227	DEVLIN PROPERTY	
	TRANSPORTATION NOISE LEVELS WITH 10 FT. HIGH NOISE BARRIER	
	DWG. NO. 2	DATE 140128
	SCALE NOT TO SCALE	DRAWN BY WCC



- GROUND LEVEL: REDUCTION IN NOISE LEVEL (dBA Ldn) DUE TO PRESENCE OF 10 FT. HIGH NOISE BARRIER.
- UPPER LEVEL: REDUCTION IN NOISE LEVEL (dBA Ldn) DUE TO PRESENCE OF 10 FT. HIGH NOISE BARRIER

PHOENIX noise & vibration 5216 Chairmans Court Suite 107 Frederick, MD 21703 301-846-4227	DEVLIN PROPERTY	
	DIFFERENCE IN NOISE LEVEL DUE TO 10 FT. HIGH NOISE BARRIER	
	DWG. NO. 3	DATE 140128
	SCALE NOT TO SCALE	DRAWN BY WCC

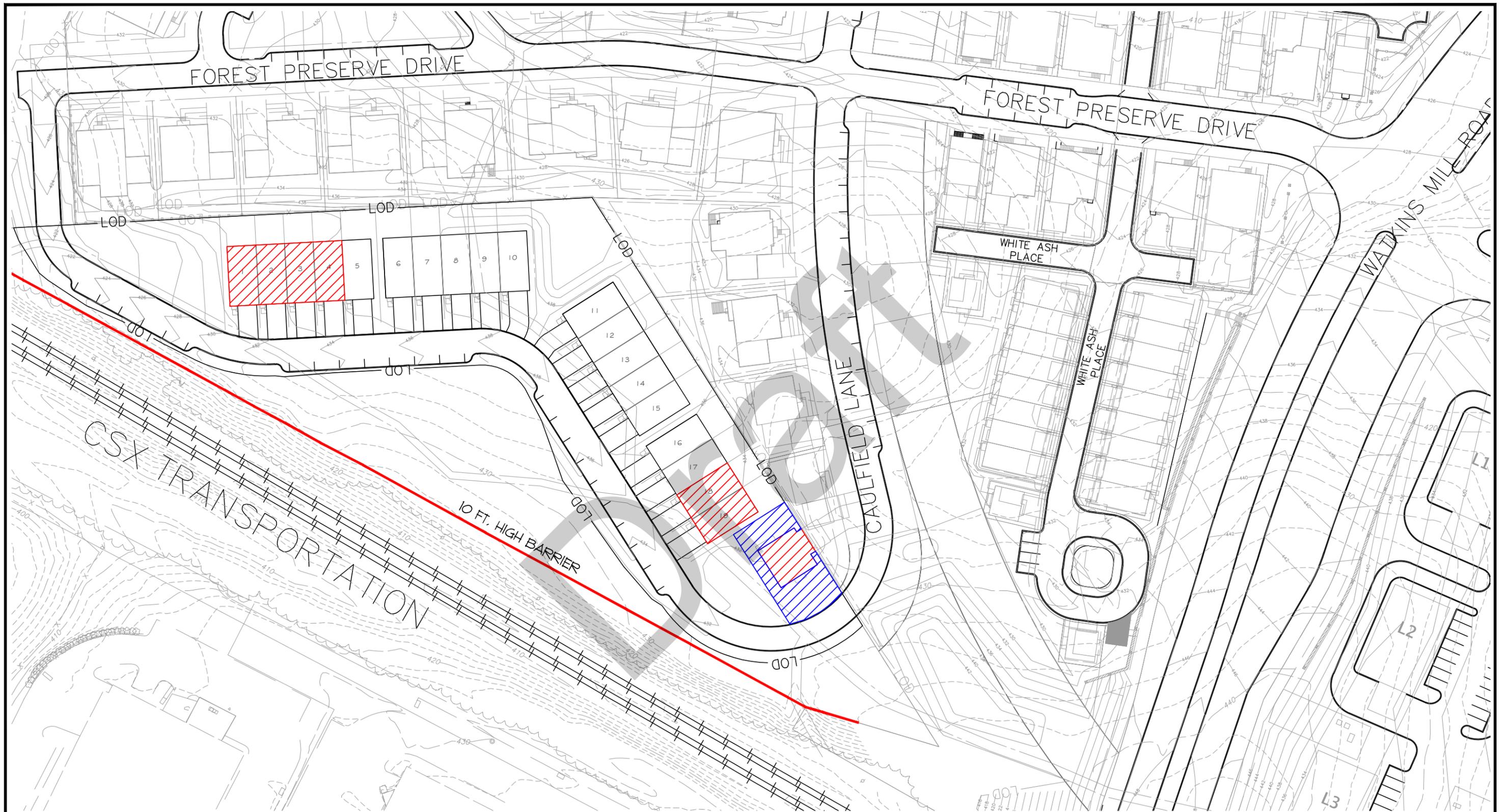


RESIDENCE WITH TRANSPORTATION NOISE IMPACT ABOVE 65 dBA Ldn.



PRIVATE OUTDOOR AREA WITH NOISE IMPACT ABOVE 65 dBA Ldn.

PHOENIX noise & vibration 5216 Chairmans Court Suite 107 Frederick, MD 21703 301-846-4227	DEVLIN PROPERTY	
	NOISE IMPACT NO BARRIER	
	DWG. NO. 4	DATE 140128
	SCALE NOT TO SCALE	DRAWN BY WCC



RESIDENCE WITH TRANSPORTATION NOISE IMPACT ABOVE 65 dBA Ldn.



PRIVATE OUTDOOR AREA WITH NOISE IMPACT ABOVE 65 dBA Ldn.

PHOENIX noise & vibration 5216 Chairmans Court Suite 107 Frederick, MD 21703 301-846-4227	DEVLIN PROPERTY	
	NOISE IMPACT WITH 10 FT. HIGH BARRIER	
	DWG. NO. 5	DATE 140128
	SCALE NOT TO SCALE	DRAWN BY WCC



TRF-4631-2014

3/14/14

DEPARTMENT OF PUBLIC WORKS AND ENGINEERING

City of Gaithersburg · 31 South Summit Avenue · Gaithersburg, Maryland 20877 · Telephone: (301) 258-6330 · Fax: (301) 258-6336
plancode@gaitthersburgmd.gov · www.gaitthersburgmd.gov

TRAFFIC STUDY APPLICATION

All information must be complete to initiate processing of application

SUBJECT PROPERTY

Street Address 11506 Game Preserve Road Gaithersburg, MD 20878

LOCATION DESCRIPTION South and west of the Parklands at Watkins Mill Town Center

PROJECT NAME Devlin Property

APPLICANT/BILLING CONTACT

Business Name Rodgers Consulting, Inc.

Primary Contact Gary Unterberg

Street Address 19847 Century Blvd. Suite No. 200

City Germantown State Maryland Zip Code 20874

Telephone Numbers: Work 301-948-4700 Cell E-mail Address gunterberg@rodgers.com

OWNER

Business Name Classic Community Corporation

Primary Contact Steve Eckert

Street Address 8120 Woodmont Avenue Suite No. 300

City Bethesda State Maryland Zip Code 20814

Telephone Numbers: Work (301) 913-0404 Cell E-mail Address

DEVELOPER

Business Name Classic Community Corporation

Primary Contact Steve Eckert

Street Address 8120 Woodmont Avenue Suite No. 300

City Bethesda State Maryland Zip Code 20814

Telephone Numbers: Work (301) 913-0404 Cell E-mail Address

ENGINEER

Business Name Rodgers Consulting, Inc. MD Registration No.

Primary Contact Frank Bossong

Street Address 19847 Century Blvd. Suite No. 200

City Germantown State Maryland Zip Code 20874

Telephone Numbers: Work 301-948-4700 Cell E-mail Address fbossong@rodgers.com

SUBMITTAL TYPE Preliminary Final

PROJECT DESCRIPTION

The subject property is located just south and west of the Parklands at Watkins Mill Town Center project. The applicant proposes to build off the existing development by continuing Caulfield Lane, from Parklands, through the Devlin Property and intersecting it into Forest Preserve Lane in Parklands. The applicant proposes 19 townhouse units with architecture that is similar in character as the adjacent Parklands development.

Number of Peak Hour Trips Generated by the Site 15

Joint Hearing - MCC & PC
SDP-4560-2014
Exhibit 14A



A VETERAN-OWNED
SMALL BUSINESS

CORPORATE OFFICE
Baltimore, MD

Suite H
9900 Franklin Square Drive
Baltimore, Maryland 21236
410.931.6600
fax: 410.931.6601
1.800.583.8411

FIELD OFFICE LOCATIONS

Arkansas
Maryland
New York
Texas
Virginia

January 24, 2014

Mr. Ollie Mumpower
City of Gaithersburg
800 Rabbitt Road
Gaithersburg, MD 20878

RE: Devlin Property - Townhouses
Montgomery County, Maryland
Our Job No: 2013-0912

Dear Ollie:

Attached is a plan for the Devlin Property for 19 townhouse dwelling units to be located along the extension of Caulfield Lane adjacent to the Watkins Mill Town Center. The property is located to the north of the CSX Railroad as shown on the Plan prepared by Rogers Consulting, Inc.

The property is proposed to be developed with 19 townhouse dwelling units and as such will generate 15 evening peak hour trips based upon Table 1-4 of the Local Area Review Guidelines (0.81 trips/unit).

Based upon the amount of traffic projected to be generated, the impact at the intersection of Caulfield Lane and Forest Reserve Drive will be de minimis.

If you need additional information, please advise.

Sincerely,

Wes Guckert, PTP
President

cc: Gary Unterburg

JWG/clg/smb

(F:\2013\2013-0912\wp\Trip Gen Ltr_Mumpower.docx)
(email)

Gregory Mann

From: Gregory Mann
Sent: Friday, March 14, 2014 2:33 PM
To: Adam Newhart; Greg Ryberg; Gregory Dennison; Ivan Humberson; Kirk Eby; Michele Potter; Ollie Mumpower; Rob Robinson; Sandra Gross
Cc: Lauren Pruss
Subject: Devlin Property Routed Plans for DRT

All,

I have routed the plans for Devlin Property this afternoon. This application is scheduled for the March 25 DRT. Please send your comments in by then. If I do not receive comments I will assume that you do not have any. Lastly, all the plan numbers for the associated applications are below. If you have any questions please let me know.

SDP-4560-2014
SWM-4614-2014
SWM-4615-2014
Z-4520-2014
RC-4633-2014
TRF-4631-2014

Regards,

Gregory P. Mann
Planner

City of Gaithersburg
Planning and Code Administration
31 South Summit Avenue
Gaithersburg, MD
T: 301.258.6330 X2269
F: 301.258.6336
gmann@gaitthersburgmd.gov
www.gaitthersburgmd.gov

Gregory Mann

From: Gregory Mann
Sent: Friday, March 14, 2014 3:56 PM
To: 'mlbrown@pepco.com'; 'tewodros.ferede@delmarva.com'; gabor.i.varsa@verizon.com; 'ehiggins@washgas.com'; 'RKiegel@mta.maryland.gov'
Cc: Lauren Pruss
Subject: Gaithersburg Site Plan Review - SDP-4560-2014 - Devlin Property

The City of Gaithersburg has received the Schematic Development Plan application for the Devlin Property, which is part of the Watkins Mill Town Center. The address of the subject property is 11506 Game Preserve Road, Gaithersburg MD 20878. The plans have been loaded to the City's FTP Site, and **will be on the site for only 14 days**. Please download as soon as possible. Please have all comments back to me by Noon, March 24 for our Design Review Team (DRT) meeting on March 25, 9am. Please feel free to attend if you can. If we do not receive comments back by the aforementioned date, we will assume that you do not have any.

The associated site plan number for this application is SDP-4560-2014.

Please click on the link below to access the plan and utilize the following username and password:

Username: ftpuser
Password: addF1les

<ftp://ftp.gaithersburgmd.gov/Planning/SDP-4560-2014%20-%20Devlin%20Property/>

If you have any questions, please feel free to contact me.

Regards,

Gregory P. Mann
Planner

City of Gaithersburg
Planning and Code Administration
31 South Summit Avenue
Gaithersburg, MD
T: 301.258.6330 X2269
F: 301.258.6336
gmann@gaitersburgmd.gov
www.gaithersburgmd.gov

Joint Hearing - MCC & PC
SDP-4560-2014
Exhibit 17

Gregory Mann

From: Rick Kiegel <RKiegel@mta.maryland.gov>
Sent: Tuesday, March 18, 2014 11:18 AM
To: Gregory Mann
Subject: RE: Gaithersburg Site Plan Review - SDP-4560-2014 - Devlin Property

Gregory,

The Maryland Transit Administration has no comment related to the site plan. The site is not adjacent to the CCT and has no noticeable impact on it.

Thank you.

Rick J. Kiegel, P.E.

McCormick Taylor, Inc.

Maryland Transit Administration

Office of Planning and Programming

Suite 902, 6 St. Paul St., Baltimore, MD 21202

(p) 410-767-1380

(f) 410-333-0489

(c) 410-336-4677

From: Gregory Mann [mailto:GMann@gaithersburgmd.gov]
Sent: Friday, March 14, 2014 3:56 PM
To: mlbrown@pepco.com; tewodros.ferede@delmarva.com; gabor.i.varsa@verizon.com; ehiggins@washgas.com; Rick Kiegel
Cc: Lauren Pruss
Subject: Gaithersburg Site Plan Review - SDP-4560-2014 - Devlin Property

The City of Gaithersburg has received the Schematic Development Plan application for the Devlin Property, which is part of the Watkins Mill Town Center. The address of the subject property is 11506 Game Preserve Road, Gaithersburg MD 20878. The plans have been loaded to the City's FTP Site, and **will be on the site for only 14 days**. Please download as soon as possible. Please have all comments back to me by Noon, March 24 for our Design Review Team (DRT) meeting

Gregory Mann

From: JMMcGarrity@pepco.com
Sent: Wednesday, March 19, 2014 10:38 AM
To: Gregory Mann
Cc: tewodros.ferede@delmarva.com; mlbrow@pepco.com; Lauren Pruss
Subject: Re: Fw: Gaithersburg Site Plan Review - SDP-4560-2014 - Devlin Property

Hi Gregory,

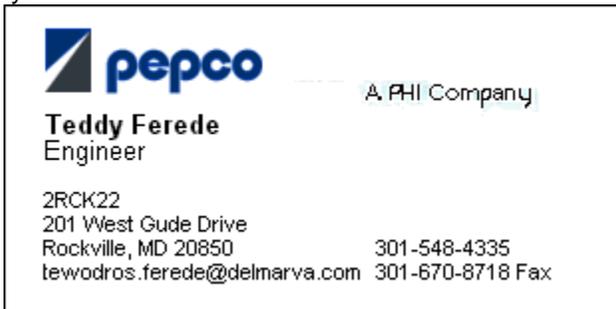
I have reviewed the plans provided via the link in your email. I don't see it specifically labeled anywhere on the drawings, but it appears the 10 ft PUE that runs along Caulfield Lane and the 16 ft PUE along Forest Preserve Drive both continue around to the front of the proposed extension of Caulfield Lane shown in the plans. If this is the case, and the new PUE is at least 10 ft wide, Pepco has no objections to the proposal.

Thanks,

John McGarrity
Pepco Engineering
Rockville Service Center
Phone: 301-548-4320

From: Tewodros Y Ferede/MI/PEP
To: John M McGarrity/RSC/PEP@PEP,
Date: 03/18/2014 09:26 AM
Subject: Fw: Gaithersburg Site Plan Review - SDP-4560-2014 - Devlin Property

fyi



----- Forwarded by Tewodros Y Ferede/MI/PEP on 03/18/2014 09:26 AM -----

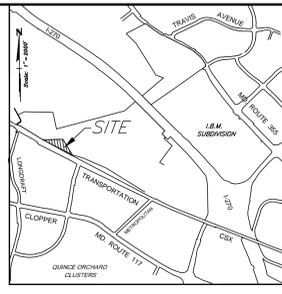
From: Gregory Mann <GMann@gaithersburgmd.gov>
To: "mlbrow@pepco.com" <mlbrow@pepco.com>, "tewodros.ferede@delmarva.com" <tewodros.ferede@delmarva.com>, "gabor.i.varsa@verizon.com" <gabor.i.varsa@verizon.com>, "ehiggins@washgas.com" <ehiggins@washgas.com>, "RKiegel@mta.maryland.gov" <RKiegel@mta.maryland.gov>,
Cc: Lauren Pruss <LPruss@gaithersburgmd.gov>
Date: 03/14/2014 03:56 PM
Subject: Gaithersburg Site Plan Review - SDP-4560-2014 - Devlin Property

The City of Gaithersburg has received the Schematic Development Plan application for the Devlin Property, which is part of the Watkins Mill Town Center. The address of the subject property is 11506 Game Preserve Road, Gaithersburg MD 20878. The plans have been loaded to the City's FTP Site, and **will be on the site for only 14 days**. Please download as soon as possible. Please have all comments back to me by Noon, March 24 for our Design Review Team (DRT) meeting on March 25, 9am. Please feel free to attend if you can. If we do not receive comments back by the aforementioned date, we will assume that you do not have any.

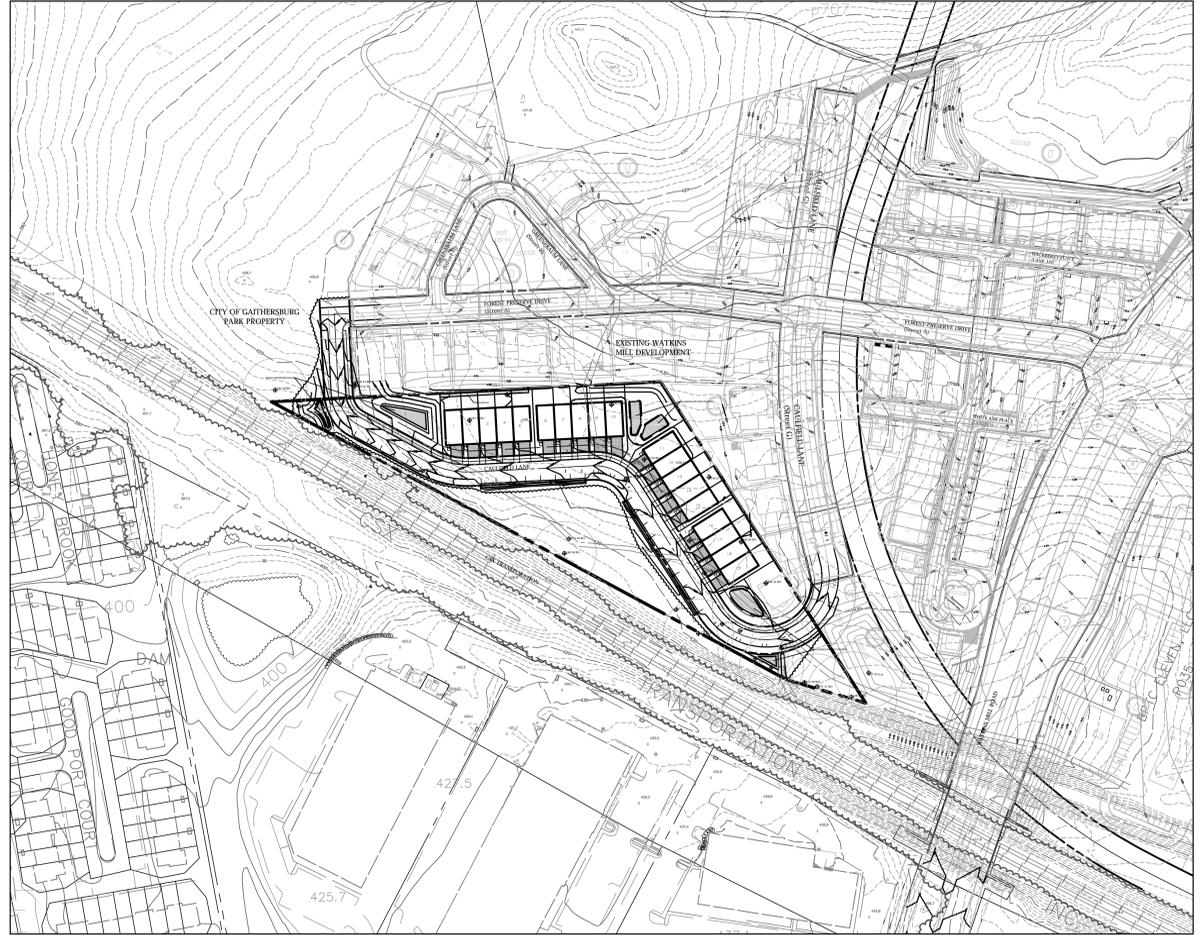
DEVLIN PROPERTY

STORMWATER MANAGEMENT CONCEPT PLAN

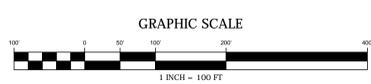
CITY OF GAITHERSBURG, MARYLAND



PRELIMINARY NOT FOR CONSTRUCTION



SHEET INDEX	
Title	Sheet No.
Stormwater Concept - Cover Sheet	1
Stormwater Concept Plan	2
Stormwater Details	3



CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS
STORMWATER MANAGEMENT

APPLICATION NO. SWM-XXXX-2012

CONCEPT PLAN PRELIMINARY PLAN

APPROVAL DATE _____

BY _____

CALL "MISS UTILITY" AT
1-800-257-7777
48 Hours Before Start Of Construction

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.



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.

REVISION	DATE	REVISION	DATE	REVISION	DATE

OWNER/CONTRACT PURCHASER:
CLASSIC COMMUNITY CORPORATION
8120 WOODMONT AVENUE, SUITE 300
BETHESDA, MD 20814

CONTACT: STEVE ECKERT
PHONE: (301)913-0404
FAX: (301) 913-5482

STORMWATER MANAGEMENT CONCEPT PLAN - COVER SHEET



19847 Century Boulevard
Suite 200
Germanstown, Maryland 20874
Ph: 301.948.4700 (Main)
Ph: 301.253.6609 (Frederick)
F: 301.948.6256
www.rodgers.com

RELEASE FOR	BY	DATE
BASE DATA	RJL	11/05
DESIGNED	TJS	1/14
DRAWN	TJS/JK	1/14
REVIEWED	GU	1/14

RODGERS CONTACT: _____

RELEASE FOR: _____

BY: _____ DATE: _____

DEVLIN PROPERTY

CITY OF GAITHERSBURG
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 100'

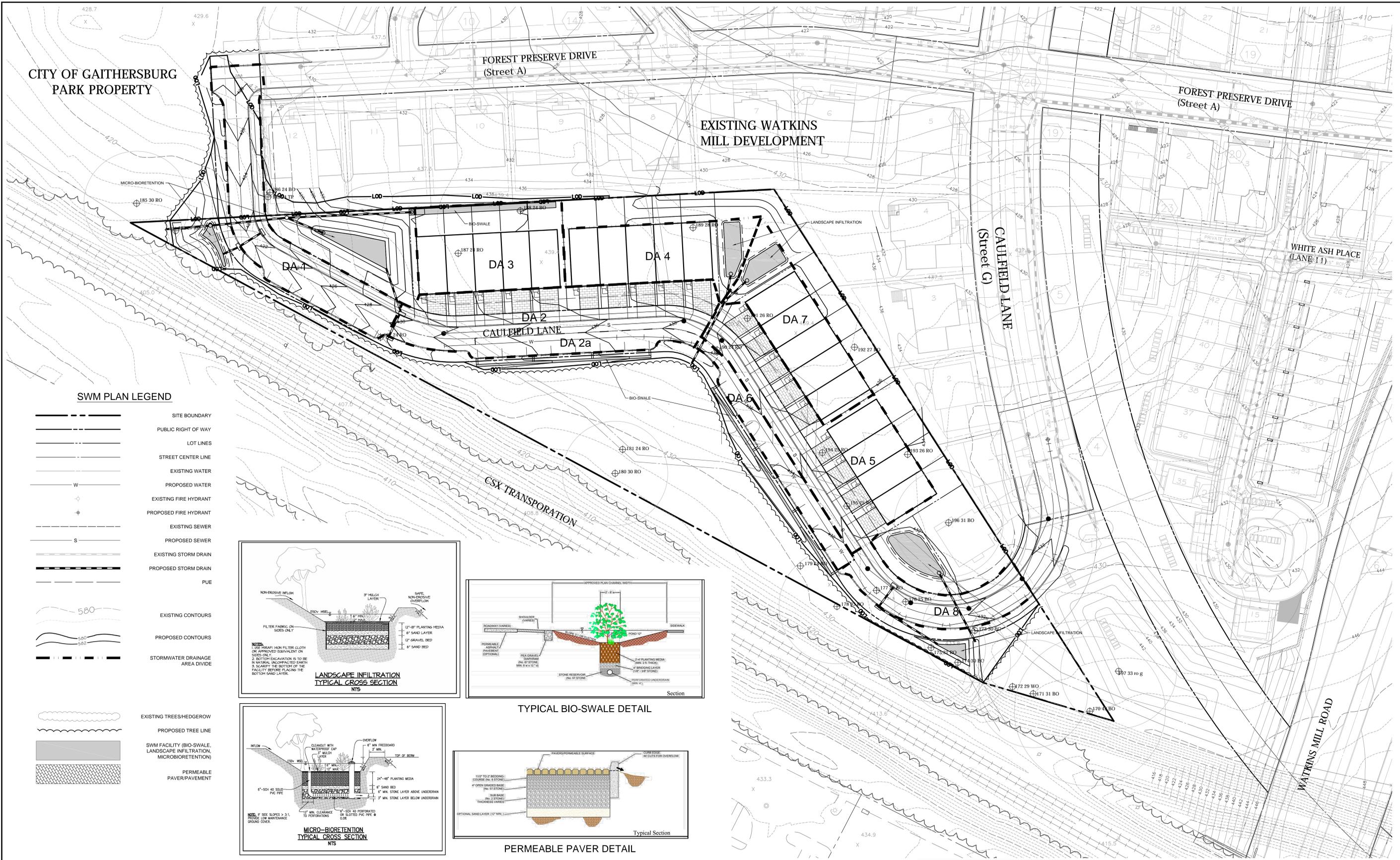
JOB No. 1137B

DATE: FEB 2014

SHEET No. 1 OF 2

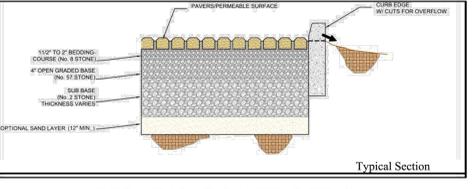
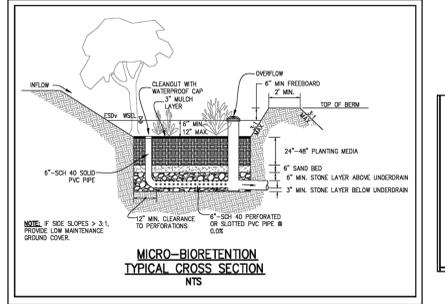
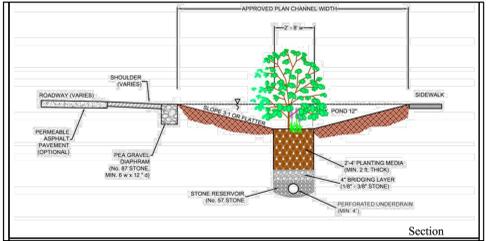
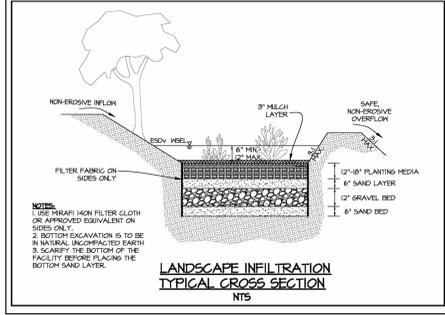
Joint Hearing - MCC & PC
Z-4520-2014
Exhibit 9A

Joint Hearing - MCC & PC
SDP-4560-2014
Exhibit 20A



SWM PLAN LEGEND

- SITE BOUNDARY
- PUBLIC RIGHT OF WAY
- LOT LINES
- STREET CENTER LINE
- EXISTING WATER
- W --- PROPOSED WATER
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING SEWER
- S --- PROPOSED SEWER
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- PUE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- STORMWATER DRAINAGE AREA DIVIDE
- EXISTING TREES/HEDGEROW
- PROPOSED TREE LINE
- SWM FACILITY (BIO-SWALE, LANDSCAPE INFILTRATION, MICROBIORETENTION)
- PERMEABLE PAVER/PAVEMENT



CITY OF GAITHERSBURG
 DEPARTMENT OF PUBLIC WORKS
STORMWATER MANAGEMENT
 APPLICATION NO. SWM-XXXX-2012
 CONCEPT PLAN PRELIMINARY PLAN
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 BY _____ DATE _____

DEVLIN PROPERTY
 CITY OF GAITHERSBURG
 9TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

Scale: 1" = 30'	Job No. 1137B	Date: FEB 2014
John Hearing - MGC & PC Z-4500-2014 Exhibit 9B	John Hearing - MGC & PC SDP-4560-2014 Exhibit 20B	SWM-2
SHEET No. 2		OF 2