

## 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 which is just below the 7 units per acre specified in the Master Plan.

The 2003 City of Gaithersburg Master Plan includes Parcel 21 within the *Special Study Area 6: Casey-Metropolitan Grove Road*. In regards to the development staging and phasing, “The Casey-Metropolitan Grove Study Area contains the last large area of contiguous undeveloped properties remaining in the City of Gaithersburg”. With the completion of the Watkins Mill development, the Devlin Property is the last remaining property that “does not have an approved plan for development.” The proposed development complies with the transportation improvements outlined in the 2003 Master Plan, as most of the improvements are already built (West Watkins Mill Road and Metropolitan Grove Road) or funded (Interstate 270 interchange). The approved 2005 Watkins Mill SDP has already reserved a CCT right-of-way adjacent to the property. Compliance with the extension of Metropolitan Court to West Watkins Mill Road is unnecessary as the approved 2005 Watkins Mill SDP deemed this connection unnecessary. The proposed development conforms to the approved 2005 Watkins Mill SDP, which supersedes Land Use Option C as the ultimate land use plan. In regards to special conditions, as a parcel adjoining designated parklands, the proposed development “shall limit the amount of disturbance and protect the environment.”

## Devlin Property

11506 Game Preserve Road  
Gaithersburg, MD 20878

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.

### 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

February 12, 2014 (Rev. May 8, 2014)

Planning and Code Administration  
 City of Gaithersburg  
 31 South Summit Avenue  
 Gaithersburg, MD 20877

Attn: Ms. Lauren Pruss, Planning Director

Re: Road Code Waiver  
 Devlin Property- 11506 Game Preserve Road  
 RCI Job No. 1137B

Dear Ms. Pruss,

On behalf of Classic Community Corporation we are submitting a road code waiver application for the Devlin property. The property is located at 11506 Game Preserve Road Gaithersburg, MD 20878.

The subject property is located just south and west of the Parklands at Watkins Mill Town Center project. The applicant proposes to connect to the existing Parklands development by continuing Caulfield Lane, from Parklands, through the Devlin Property and intersecting it into Forest Preserve Lane.

We request a waiver from the road code in order to match conditions found in Watkins Mill Town Center. The reduced width will calm traffic through the proposed development and discourage traffic from using the residential street and a cut-through street. This is consistent with Forest Preserve Drive (40' R/W) as previously approved at Parklands at Watkins Mill Town Center (Casey West). A table showing the proposed versus required road section design requirements is shown below.

**Caulfield Lane without parking**

ROAD SECTION DESIGN REQUIREMENTS	PROPOSED	REQUIRED (RESIDENTIAL TERTIARY)
MIN. R.O.W. WIDTH	40'	27.4'
MIN. PAVEMENT WIDTH	20'	26'
MIN. SIDE WIDTH	7'	N/A
MIN. MEDIAN WIDTH	N/A	N/A
MIN. C/L RADIUS	50'	100'
CURB AND GUTTER	YES	YES
SIDEWALK	YES (5')	YES
PARKING	No	N/A

**Caulfield Lane with parking**

ROAD SECTION DESIGN REQUIREMENTS	PROPOSED	REQUIRED (RESIDENTIAL TERTIARY)
MIN. R.O.W. WIDTH	40'	27.4'
MIN. PAVEMENT WIDTH	27'	26'
MIN. SIDE WIDTH	7'	N/A
MIN. MEDIAN WIDTH	N/A	N/A
MIN. C/L RADIUS	50'	100'
CURB AND GUTTER	YES	YES
SIDEWALK	YES (5')	YES
PARKING	YES	N/A

A separate zoning map amendment application and SDP application are being submitted at the same time as this road code waiver application.

# RODGERS CONSULTING

*Knowledge • Creativity • Enduring Values*

Enclosed are the following:

- Cover Letter/Road Code Waiver Justification Letter
- Road Code Waiver Application (Submitted)
- \$500 Application Fee (Submitted)
- Schematic Development Plan (1-Hard Copy & PDF) (Submitted)
- Road Detail and Road Code Waiver (1-Hard Copy & PDF) (Submitted)

If you have any questions, comments or concerns, please feel free to contact me at 301-948-4700.

Sincerely,



Gary F. Unterberg, RLA, LEED-AP  
Rodgers Consulting, Inc.

cc: Steve Eckert, Classic  
Dover Hankins, Classic  
File

N:\PROJDOCS\1137B\Road Code\Word\0\_2014-02-12 CoverLetter\_Waiver Justificatiuon.doc



GOV-New Payment Receipt

Project Name: Devlin Property  
Project Number: SDP-4560-2014  
Payment Date: 03/11/2014 10:11 Payment Id: N/A  
Payment Amount: \$1,100.00  
Payment Type: Check A/c No. (last 4 digits):  
Session Number: 1403110023 Transaction Number: 142133  
Total No. of Units: Development is Non-residential or more than ten (10) residential units  
County: Montgomery  
Additional Fee Due: No  
Customer Name: Classic Group LLC / Devlin Project .  
Email: tstemann@rodgers.com  
Phone Number: 3019130404  
Address: 8120 Woodmont Avenue Suite 300, Bethesda  
MD, 20814

NON TRANSFERABLE OR REFUNDABLE

Permit Services - 7:30 AM to 5:00 PM (closed 12:00 - 1:00 PM)

Phone: 301-206-8640 E-mail: onestopshop@wsscwater.com

Joint Hearing - MCC & PC  
SDP-4560-2014  
Exhibit 33

June 11, 2014

Planning and Code Administration  
City of Gaithersburg  
31 South Summit Avenue  
Gaithersburg, MD 20877

Attn: Mr. Greg Mann, Planner

Re: Schematic Development Plan  
Devlin Property- 11506 Game Preserve Road  
RCI Job No. 1137B

Dear Mr. Mann,

Please find enclosed the Schematic Development Plan for the Devlin Property. The property is located at 11506 Game Preserve Road Gaithersburg, MD 20878.

Provided below are the responses to your comments dated May 28, 2014. The aforementioned comments are attached with this letter.

SDP-4560-2014

**In response to comment 1, option A was chosen, removing lot 1 of SDP-05-002 from the plan and labeling it as an "out lot and future amendment to Schematic Development Plan".**

2. Please provide Preliminary Subdivision Lot Plan. Include the following on subdivision lot plan:
- Bearing and distances of lot lines
  - Square footage

**A Preliminary Subdivision Lot Plan is included in this submission, sheet 9.**

3. Show typical rear yard condition with deck and storm water management facility.

**A typical lot layout depicting the rear yard condition with deck and storm water management facility is included in the SDP, sheet 2.**

4. Label dimension of the green strip in public right of way.  
**The green strips have been dimensioned on the SDP.**

5. Lot 1's front porch is encroaching in the PUE. Must be removed.  
**The front porch of Lot 1 has been removed from the PUE.**

6. Show grading easement for Lot 12 (SDP-05-002) and shift LOD to include.  
**No easement is shown or required. This grading will be addressed through a future Site Plan amendment, as noted.**

7. The permeable pavers cannot be located within the PUE. Also, Staff does have concerns on how they will be maintained by private homeowners. Staff suggest the drive ways being HOA property.  
**The permeable pavers have been removed from the plan.**

8. How does roof drains work? Suggest moving them into HOA parcel behind property or connecting roof drains and having one downspout at end of stick.  
**The roof drains have been reconfigured to have one downspout at the end of stick, draining into swm facilities.**

9. Provide green space diagram. Must have a minimal of 40% green space.  
**A green space diagram is provided on the landscape plan sheet, included in the SDP. 61% of green space is provided.**

10. Provide preliminary utility plan.  
**A Preliminary Utility Plan is included with this submittal, sheet 11. A standard 10' PUE is provided per utility requirements.**

11. Boundary survey not included in SDP, but is located on cover page sheet index.  
**So noted. The previously approved Boundary Survey is included with this submittal, sheet 4.**

OKM Comments

- 1a. For the 50, 62.5 and 90 foot radii shown – is this centerline radius? This is the centerline radius  
**Yes, this is the centerline radius.**

Joint Hearing - MCC & PC  
SDP-4560-2014  
Exhibit 34

1b. Show turning radius for truck on inside of these radii. If it encroaches into opposite lane one of the following things need to be done:

**A turning radius plan is included in this submission.**

2. A sight distance study needs to be provided that shows minimum sight distance is available for safe two way traffic around the curve. Associated with this would be a truncation of any lot around the curve to prohibit any reduction in the sight distance (this is especially critical for the house sitting around the 90 foot radius), Prior to going to PC a sight distance study needs to be done showing safe minimum sight distance of modifications need plan to achieve safe two way traffic movements around the curves or widening the street around the curve to provide safe movement of two way traffic (this would be required for the 50 foot centerline radius to provide an outside radius of 66 feet would, or A larger radius that would provide safe two way traffic.

**A combined turning radius plan and site distance study is included in this submittal. A site distance study done for each of the turns demonstrates a safe site distance. To further improve safe two way traffic around the curves, the road has been widened from 20 feet to 23 feet, increasing the radii to provide safe two way traffic.**

2a. Full width bulb-outs on new portion of Caulfield Lane should match partial width bulb-outs on approved section. Not done may impact green space calculations

**Parking on the new section of Caulfield lane has been changed from full width bulb-outs to partial width bulb-outs to match the previously approved section of Caulfield Lane. The road was previously 20 feet wide, with 7 feet of parking, now, with the partial width bulb-outs, the road is 23 feet wide, with 4.5 feet of parking.**

3a. 50 foot centerline radius – see comment 1c Previous 1.b. comment above

**See above answer to comment 1a.**

3b. 7 foot green space required between curb and SW – confirm with P and C that a 6 foot green space is acceptable for proposed tree types

**A 6 foot green space was used to match conditions found within the approved Watkins Mill development, similar to what is found on Forest Preserve Drive, as discussed with planning.**

4a. Street tree type needs to be called out – this relates to 2.c. above

**Street tree type is called out on the landscape plan of the SDP. A plant schedule is included as well.**

4b. Light details required to match the rest of community – LED metered lighting this has been noted but additional details will be required at future submittals

**So noted. Additional details will be provided at Site Plan.**

4i. Additional light needs to be provided at new intersection of Caulfield Lane and Forest Preserve Drive this may be adjusted as part of FSP

**So noted. A further detailed light plan will be provided at final Site Plan.**

4ii. Spacing for lights should be 80' to 120' apart (100' preferred). Lighting need to relook at around 90 foot radius continuous light needs to be provided. Lighting needs to be free of tree conflicts

**So noted and will be finalized at Site Plan.**

5a. Signing and marking plan FSP issue

**Signing and marking is included in the SDP.**

5b. Turning radius plans. This will be tied into safe two way traffic sight distance study detailed above

**See response to comment 1b.**

5c. Sign-off on concept utility plan. This will be required prior to going SDP approval for PC

**The concept utility plan will be coordinated with PEPCO. A standard 10' PUE is provided per utility requirements.**

#### SFG comments

2. General note 18 (which should be 19) states the future intersection will change. Can this work be done on with this site plan? This has been done but need some additional clarification.

**The intersection will be changed with a future site plan amendment prior to the approval of the Final Site Plan for the Devlin Property.**

#### SWM comments

**An additional letter is included, covering the SWM comments.**

#### Forest Conservation

1. Submit a tree removal variance letter.

**A tree removal variance letter was submitted with the Preliminary Forest Conservation Plan on 2/12/14. An additional tree removal variance will be provided with this submittal.**

2. Supply detail regarding the 0.05 acre combined proposed reforestation areas. Those areas are tree save areas not being counted as forest. To avoid confusion the labels have been changed to read **Tree Saved (Not within forest easement or counted as forest)**.

3. On the FCP worksheet, call out the 2.12 acre tract area as net tract area. **So noted.**

If you have any questions, comments or concerns, please feel free to contact me at 301-948-4700.

Sincerely,

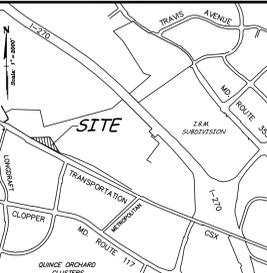
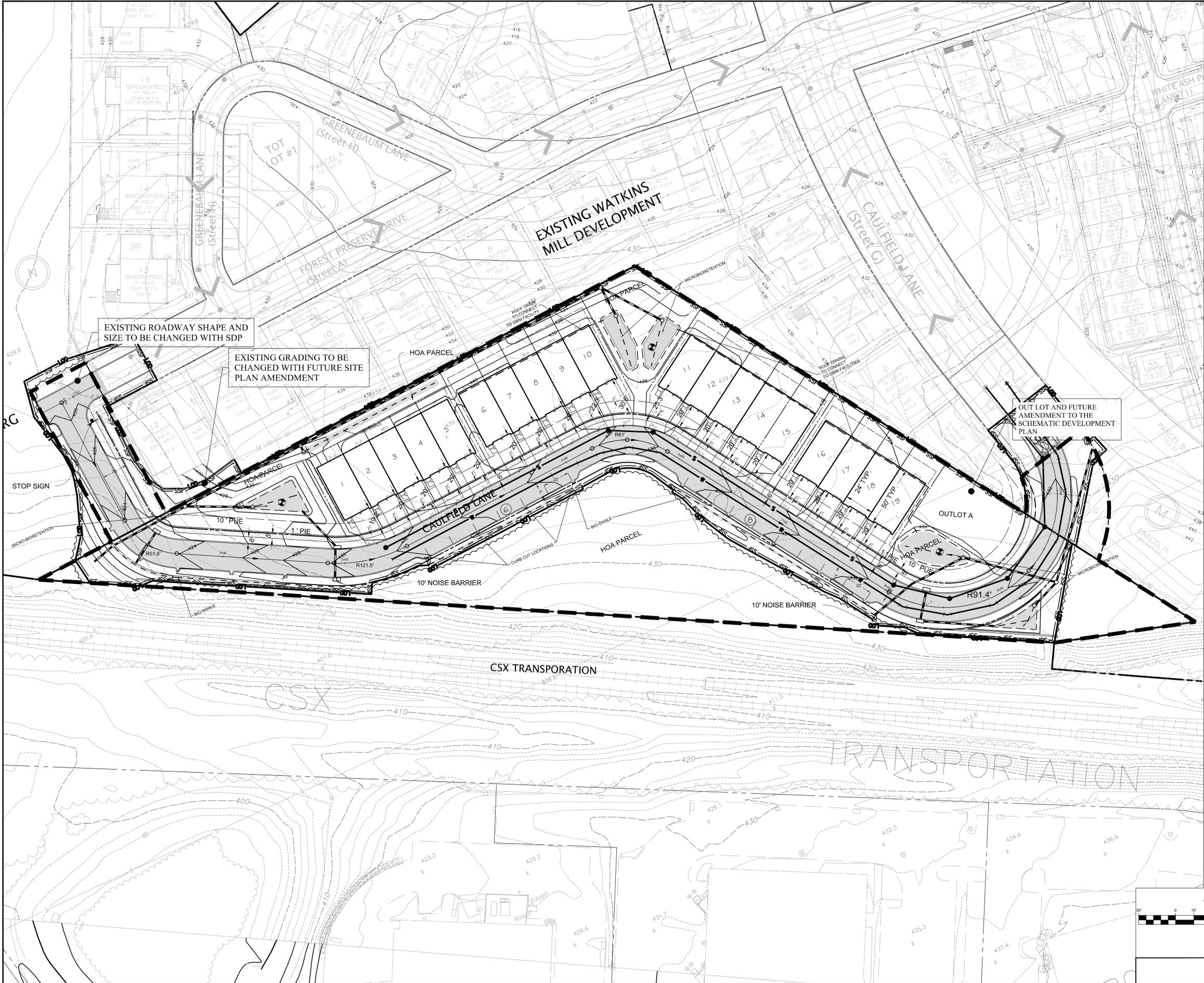


Gary F. Unterberg, RLA, LEED-AP  
Rodgers Consulting, Inc.

cc: Steve Eckert, Classic  
Dover Hankins, Classic  
File

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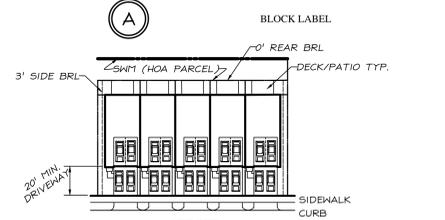




VICINITY MAP - 1" = 2000'

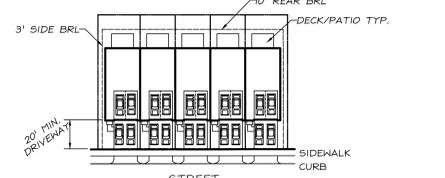
**LEGEND**

- EXISTING TOPOGRAPHY
- WETLANDS
- WETLANDS BUFFER
- 100 YEAR FLOODPLAIN
- FLOODPLAIN RESERVATION
- STREAM VALLEY BUFFER
- PROPOSED SIDEWALK
- RETAINING WALL
- LIMITS OF DISTURBANCE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED STORM DRAIN
- # OF PARKING SPACES



TYPICAL LOT LAYOUT - LOTS 1-5  
NTS

**TOWNHOUSES**  
19 UNITS  
PARKING REQUIRED: 2.5/UNIT = 48 REQ.  
NET ON LOT PARKING PROVIDED: 3/UNIT  
1 GARAGE PER UNIT: 19  
2 DRIVEWAY PER UNIT: 38  
ON STREET: 14  
TOTAL PROVIDED: 71  
GROSS PARKING PROVIDED: 3.7/UNIT

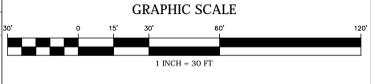


TYPICAL LOT LAYOUT - LOTS 6-19  
NTS

**TOWNHOUSES**  
19 UNITS  
PARKING REQUIRED: 2.5/UNIT = 48 REQ.  
NET ON LOT PARKING PROVIDED: 3/UNIT  
1 GARAGE PER UNIT: 19  
2 DRIVEWAY PER UNIT: 38  
ON STREET: 14  
TOTAL PROVIDED: 71  
GROSS PARKING PROVIDED: 3.7/UNIT

CITY OF GAITHERSBURG  
DEPARTMENT OF PUBLIC WORKS  
**FINAL APPROVAL**  
APPLICATION NO. \_\_\_\_\_  
DATE \_\_\_\_\_  
BY \_\_\_\_\_

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. \_\_\_\_\_ WAS GRANTED  
SCHEMATIC DEVELOPMENT PLAN APPROVAL  
BY RESOLUTION \_\_\_\_\_ WITH \_\_\_\_\_ CONDITIONS.  
DATE \_\_\_\_\_ BY \_\_\_\_\_  
**NOTE** - ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE MAYOR & CITY COUNCIL.



REVISION	DATE	REVISION	DATE	REVISION	DATE
				REVISED FOR COMMENTS	6/2014

OWNERS/CONTRACT PURCHASER:  
CLASSIC COMMUNITY CORPORATION  
8120 WOODMONT AVENUE, SUITE 300  
BETHESDA, MD 20814  
PHONE: (301) 913-0404  
FAX: (301) 913-5482  
CONTACT: STEVE ECKERT

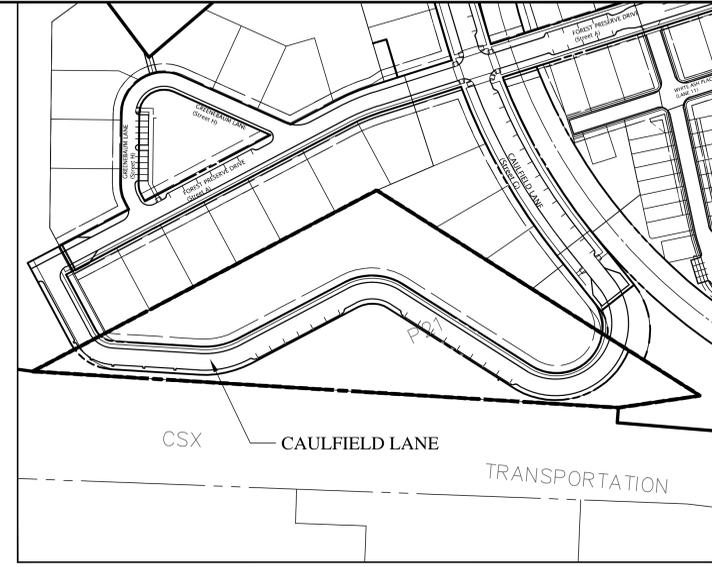
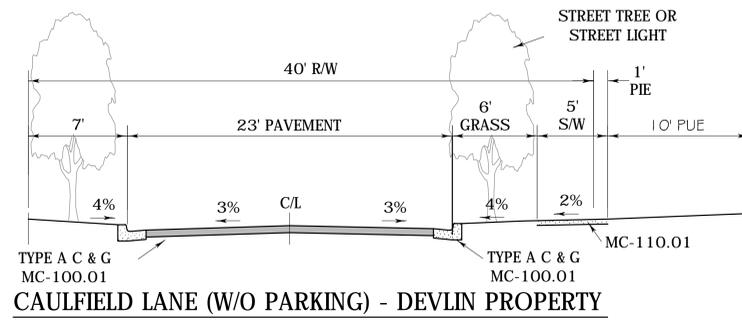
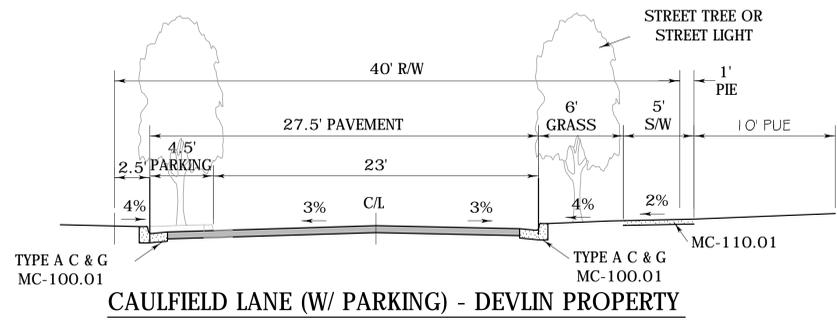
**SCHEMATIC DEVELOPMENT PLAN**

**RODGERS CONSULTING**  
Rodgers Consulting, Inc.  
19847 Century Blvd., Suite 200  
Germantown, MD 20874  
301.948.4700  
301.948.6256 (fax)  
301.253.6609  
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BY	DATE
BASE DATA	
DESIGNED	
DRAWN	
REVIEWED	
RODGERS CONTACT:	
RELEASE FOR	
BY	DATE

**DEVLIN PROPERTY**  
City of Gaithersburg  
9th election district  
Montgomery County, Maryland

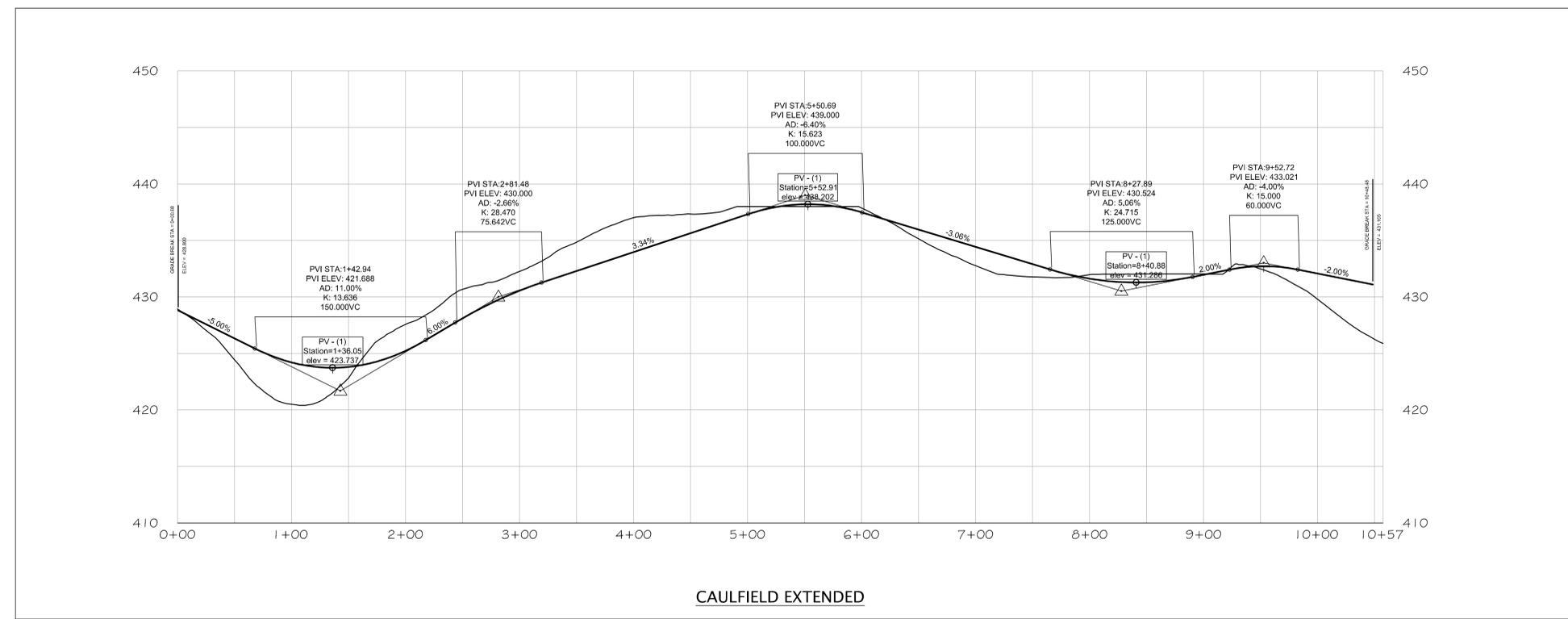
SCALE: 1" = 30'  
JOB No. 1137B  
DATE: 1/2014  
SHEET No. 2 of 11



ROAD SECTION DESIGN REQUIREMENTS:	PROPOSED	REQUIRED (RESIDENTIAL TERTIARY)
MIN. R.O.W. WIDTH	40'	27.4'
MIN. PAVEMENT WIDTH	27.5'	26'
MIN. SIDE WIDTH	7'	N/A
MIN. MEDIAN WIDTH	N/A	N/A
MIN. C/L RADIUS	50'	100'
CURB AND GUTTER	YES	YES
SIDEWALK	YES (5')	YES
PARKING	YES	N/A

ROAD SECTION DESIGN REQUIREMENTS:	PROPOSED	REQUIRED (RESIDENTIAL TERTIARY)
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MIN. MEDIAN WIDTH	N/A	N/A
MIN. C/L RADIUS	50'	100'
CURB AND GUTTER	YES	YES
SIDEWALK	YES (5')	YES
PARKING	YES	N/A

AREA MAP - 1"=100'



**CAULFIELD LANE PROFILE**  
 VERTICAL SCALE: 1" = 5'-0"  
 HORIZONTAL SCALE: 1" = 50'-0"

CITY OF GAITHERSBURG  
 DEPARTMENT OF PUBLIC WORKS  
**FINAL APPROVAL**  
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 DATE \_\_\_\_\_  
 BY \_\_\_\_\_

CITY OF GAITHERSBURG MAYOR & COUNCIL  
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**NOTE** - ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE MAYOR & CITY COUNCIL.

**ROAD DETAILS & ROAD CODE WAIVER EXHIBIT**

REVISION	DATE	REVISION	DATE	REVISION	DATE
				REVISED FOR COMMENTS	6/2014

**OWNERS/CONTRACT PURCHASER:**  
 CLASSIC COMMUNITY CORPORATION  
 8120 WOODMONT AVENUE, SUITE 300  
 BETHESDA, MD 20814  
 PHONE: (301) 913-0404  
 FAX: (301) 913-5482  
 CONTACT: STEVE ECKERT

**ROAD DETAILS & ROAD CODE WAIVER EXHIBIT**

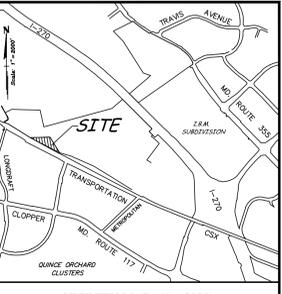
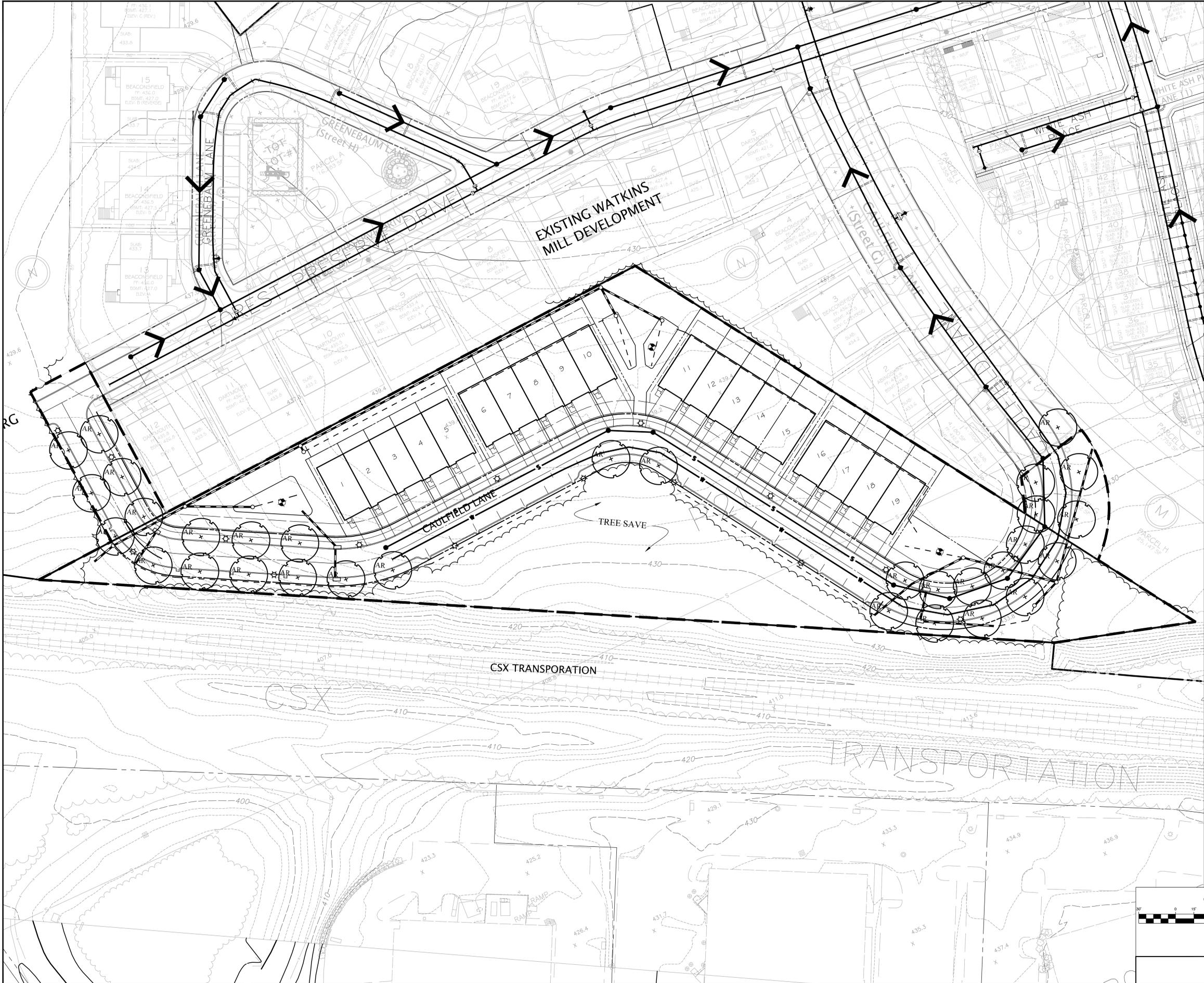
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BY	DATE
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RELEASE FOR	
BY _____	DATE _____

**DEVLIN PROPERTY**  
 City of Gaithersburg  
 9th election district  
 Montgomery County, Maryland

SCALE: NTS  
 JOB No. 1137B  
 DATE: 1/2014  
 SHEET No. 3 of 11

Joint Hearing - MCC & PC  
 SDP-4560-2014  
 Exhibit 36



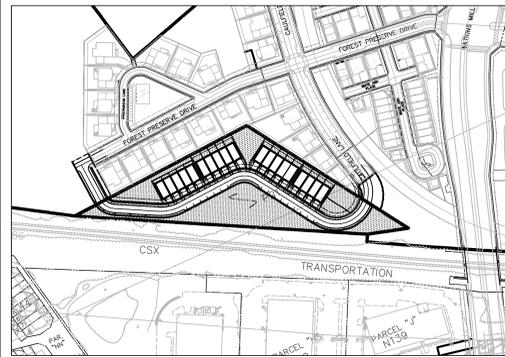
VICINITY MAP - 1" = 2000'

**LEGEND**

- STREET TREE
- LIGHT POST\*

PLANT SCHEDULE	QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREE						
32	AR		Acer rubrum 'Frankford'	Red Sunset Maple	2'-3 1/2" cal	B&B

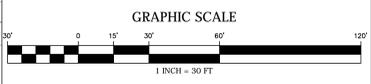
\*LED metered and Light post to match those used in Watkins Mill (SP-05-0013)



**GREEN SPACE DIAGRAM**

Scale 1" = 200'

GREEN SPACE = 1.98 AC (61%) ±



**LANDSCAPE AND LIGHTING PLAN**

CITY OF GAITHERSBURG  
DEPARTMENT OF PUBLIC WORKS  
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DATE \_\_\_\_\_  
BY \_\_\_\_\_

CITY OF GAITHERSBURG MAYOR & COUNCIL  
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877  
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CONTACT: STEVE ECKERT

**LANDSCAPE AND LIGHTING PLAN**

**RODGERS CONSULTING**  
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19847 Century Blvd., Suite 200  
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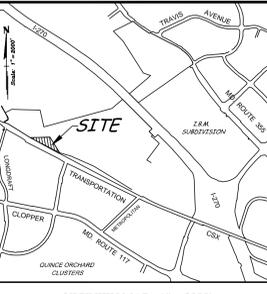
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RELEASE FOR	
BY _____	DATE _____

**DEVLIN PROPERTY**

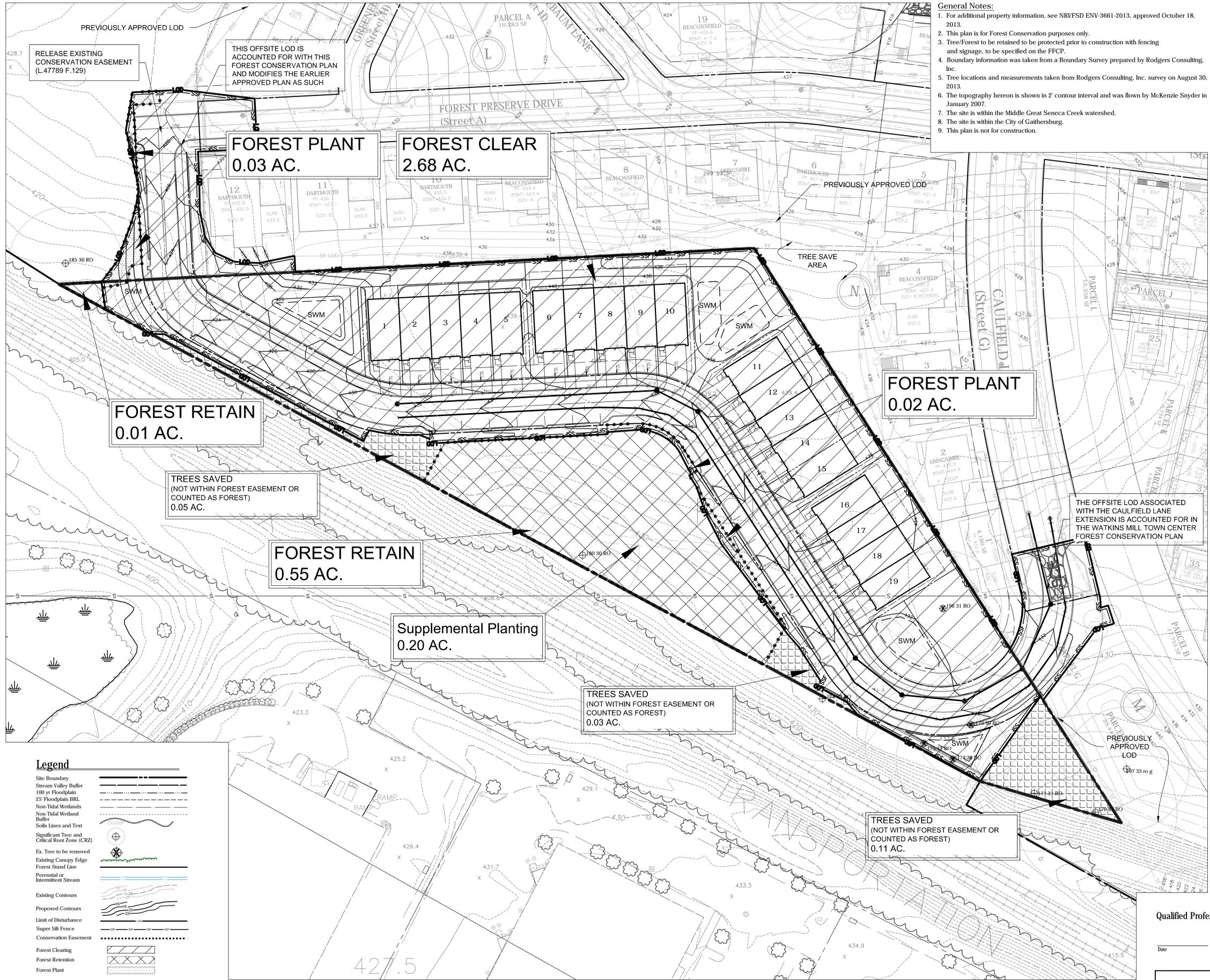
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Joint Hearing - MCC & PC  
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Exhibit 37

SCALE: 1" = 30'  
JOB No. 1137B  
DATE: 1/2014  
SHEET No. 5 of 11



- General Notes:**
1. For additional property information, see NR/FSD ENV-3661-2013, approved October 18, 2013.
  2. This plan is for Forest Conservation purposes only.
  3. Tree/Forest to be retained to be protected prior to construction with fencing and signage, to be specified on the FCPC.
  4. Boundary information was taken from a Boundary Survey prepared by Rodgers Consulting, Inc.
  5. Tree locations and measurements taken from Rodgers Consulting, Inc. survey on August 30, 2013.
  6. The topography hereon is shown in 2' contour interval and was flown by McKenzie Snyder in January 2007.
  7. The site is within the Middle Great Seneca Creek watershed.
  8. The site is within the City of Gaithersburg.
  9. This plan is not for construction.



**CITY OF GAITHERSBURG  
FOREST CLEARANCE AREA**

**TRACT AREA, FOREST COVER, AND CLEARANCE AREA**

A: Tract Area	2.12*
B: Existing Forest Cover	2.12**
C: Cleared Forest Cover	1.56***
D: Retained Forest Cover	0.56
D = B - C (Existing Forest Cover B - Cleared Forest Cover C)	

**AFFORESTATION**  
(Use zero (0) for all negative numbers resulting from calculations)

E: Afforestation Threshold	0.32
F: Afforestation Required	0.00
F = E - B (Afforestation Threshold E - Existing Forest Cover B)	

**REFORESTATION**  
(Use zero (0) for all negative numbers resulting from calculations)

G: Conservation Threshold	0.42
H: Existing Forest Cover greater than Conservation Threshold G	1.70
I: Retained Forest Cover greater than Conservation Threshold	0.14
J: Clearance greater than Conservation Threshold	1.56
K: Retention Credit for retained forest cover greater than conservation threshold	0.14
L: Clearance less than Conservation Threshold	0.00
M: Reforestation Requirement	0.25
M = 1/4J - K + 2L	

**BREAK-EVEN POINT**

N: Break-even Point	0.76
O: Clearance allowed without reforestation	1.36
O = B - N (Existing Forest Cover - Break-even Point N)	

\*Gross area 3.42 AC (Includes off-site LOD not previously accounted for less 1.11 AC. (Public ROW and PUE) and 0.19 AC. (Saved forest not within easement), for a net of 2.12 AC.  
\*\*3.42 AC of existing forest cover, less 1.11 AC. (Public ROW and PUE) and 0.19 AC. (Saved forest not within easement), for a net of 2.12 AC.  
\*\*\*2.68 AC of forest cleared, less 1.11 AC. (Public ROW and PUE), for a net of 1.56 AC.

**Forest Conservation Summary**

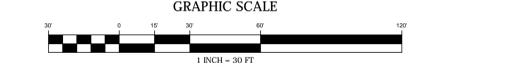
Reforestation Requirement: 0.25 Ac.  
Reforestation Proposed: 0.05 Ac.  
Supplemental Planting: 0.20 Ac.\*

\*To be planted onsite within existing forest at 100 - 2" caliper trees per acre for a total of 20 trees.

**Specimen Trees**

Tag No.	DBH	Symbol	Common	Latin	Condition	Comments	Save / Remove
170	43	BO	Black Oak	Quercus velutina	Fair	triple, bad form	Save
171	31	BO	Black Oak	Quercus velutina	Poor	dieback	Remove
172	30	BO	Black Oak	Quercus velutina	Fair	twin, included bark	Remove
174	30	BO	Black Oak	Quercus velutina	Poor	hollow spot	Remove
175	31	RO	Red Oak	Quercus rubra	Poor	twin, included bark	Remove
178*	33	RO	Red Oak	Quercus rubra	Fair	dieback	Save
180	30	RO	Red Oak	Quercus rubra	Fair	twin, dieback	Save
185*	30	RO	Red Oak	Quercus rubra	Fair	dieback	Save
196	31	BO	Black Oak	Quercus velutina	Fair		Remove
197*	33	RO	Red Oak	Quercus rubra	Good		Remove

\* Tree location is outside of the property boundaries  
^ Tree 197 was included and proposed / approved for removal with the Watkins Mill Town Center Forest Conservation Plan.



**Qualified Professional Certificate**

Date \_\_\_\_\_  
Dusty Rood  
Qualified Professional  
COMAR 08.19.06.01

**PRELIMINARY FOREST CONSERVATION PLAN**

**DEVLIN PROPERTY**

City of Gaithersburg  
9th election district  
Montgomery County, Maryland

Scale: 1" = 30'  
JOB No. 1137B  
DATE: 1/2014  
SHEET No. 6 of 11

**Legend**

Site Boundary	---
Stream Valley Buffer	---
100 yd Floodplain	---
25 Floodplain BRL	---
Non-Tidal Wetlands	---
Non-Tidal Wetland Buffer	---
Soils Lines and Text	---
Significant Tree and Critical Root Zone (CRZ)	---
Ex. Tree to be removed	---
Existing Canopy Edge	---
Forest Stand Line	---
Perennial or Intermittent Stream	---
Existing Contours	---
Proposed Contours	---
Limit of Disturbance	---
Super Silt Fence	---
Conservation Easement	---
Forest Clearing	---
Forest Retention	---
Forest Plant	---

REVISION	DATE	REVISION	DATE	REVISION	DATE
				REVISED FOR COMMENTS	6/2014

**OWNERS/CONTRACT PURCHASER:**  
CLASSIC COMMUNITY CORPORATION  
8120 WOODMONT AVENUE, SUITE 300  
BETHESDA, MD 20814  
PHONE: (301) 913-0404  
FAX: (301) 913-5482  
CONTACT: STEVE ECKERT

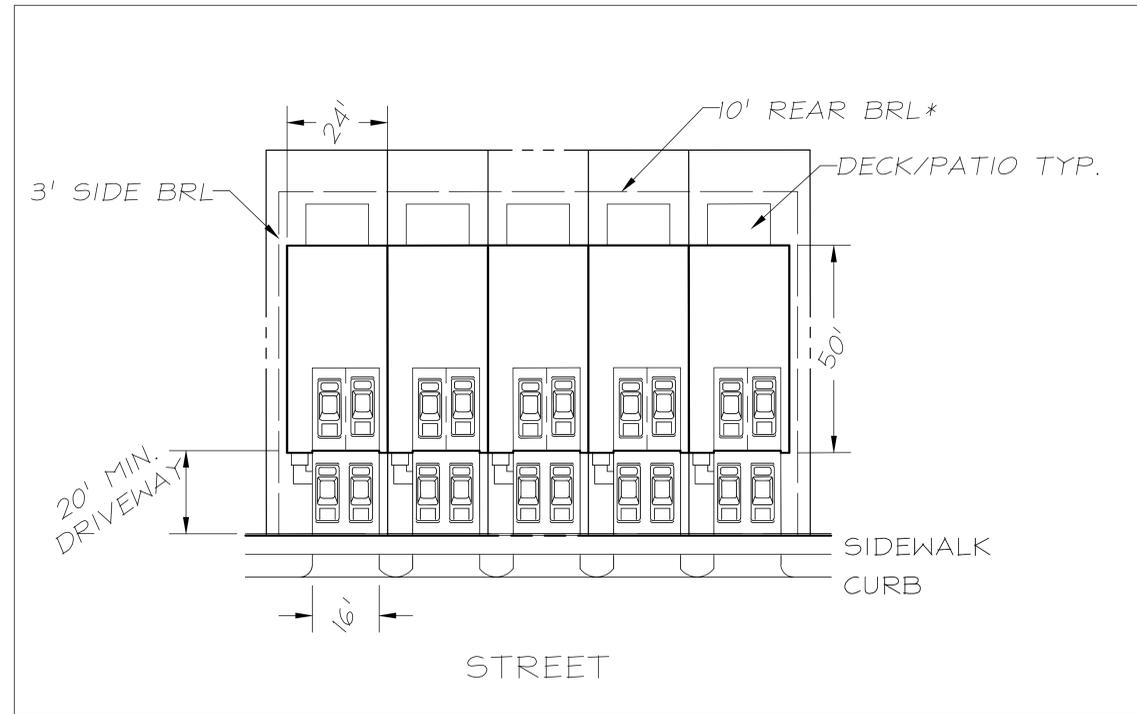
**Preliminary Forest Conservation Plan**

**RODGERS CONSULTING**  
19847 Century Boulevard  
Suite 200  
Germantown, Maryland 20874  
Ph: 301-948-4700 (Main)  
Ph: 301-253-6609 (Frederick)  
F: 301-948-6256  
www.rodgers.com

BASE DATA	BY	DATE
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT:		
RELEASE FOR		
BY		DATE



24' TOWNHOME (FRONT LOAD GARAGE) - ELEVATION NTS



24' TOWNHOME (FRONT LOAD GARAGE) - PLAN NTS

\*0' REAR BRL FOR LOTS 1-5

### General Notes

1. Architectural elevations are shown for illustrative purpose only. Final architecture and building height shall be determined at building permit.
2. All architecture should follow the design guidelines set forth by the previously approved Watkins Mill Towncenter Site Plan.

CITY OF GAITHERSBURG  
DEPARTMENT OF PUBLIC WORKS  
**FINAL APPROVAL**

APPLICATION NO. \_\_\_\_\_  
DATE \_\_\_\_\_  
BY \_\_\_\_\_

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. \_\_\_\_\_ WAS GRANTED  
SCHEMATIC DEVELOPMENT PLAN APPROVAL  
BY RESOLUTION \_\_\_\_\_ WITH \_\_\_\_\_ ( ) CONDITIONS.  
DATE \_\_\_\_\_ BY \_\_\_\_\_

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

REVISION	DATE	REVISION	DATE	REVISION	DATE
		REVISED FOR COMMENTS	6/2014		

OWNERS/CONTRACT PURCHASER:  
CLASSIC COMMUNITY CORPORATION  
8120 WOODMONT AVENUE, SUITE 300  
BETHESDA, MD 20814  
PHONE: (301) 913-0404  
FAX: (301) 913-5482  
CONTACT: STEVE ECKERT

**PRELIMINARY ARCHITECTURE PLAN**

**RODGERS CONSULTING**  
Enhancing the value of land assets

Rodgers Consulting, Inc.  
19847 Century Blvd., Suite 200  
Germantown, MD 20874  
301.948.4700  
301.948.6256 (fax)  
301.253.6609  
www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT:  
RELEASE FOR   
BY \_\_\_\_\_ DATE \_\_\_\_\_

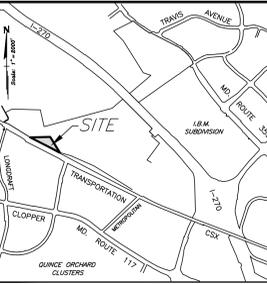
SCALE: N/A  
JOB No. 1137B  
DATE: 1/2014  
SHEET No. 8 of 11

**PRELIMINARY ARCHITECTURE PLAN**

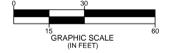
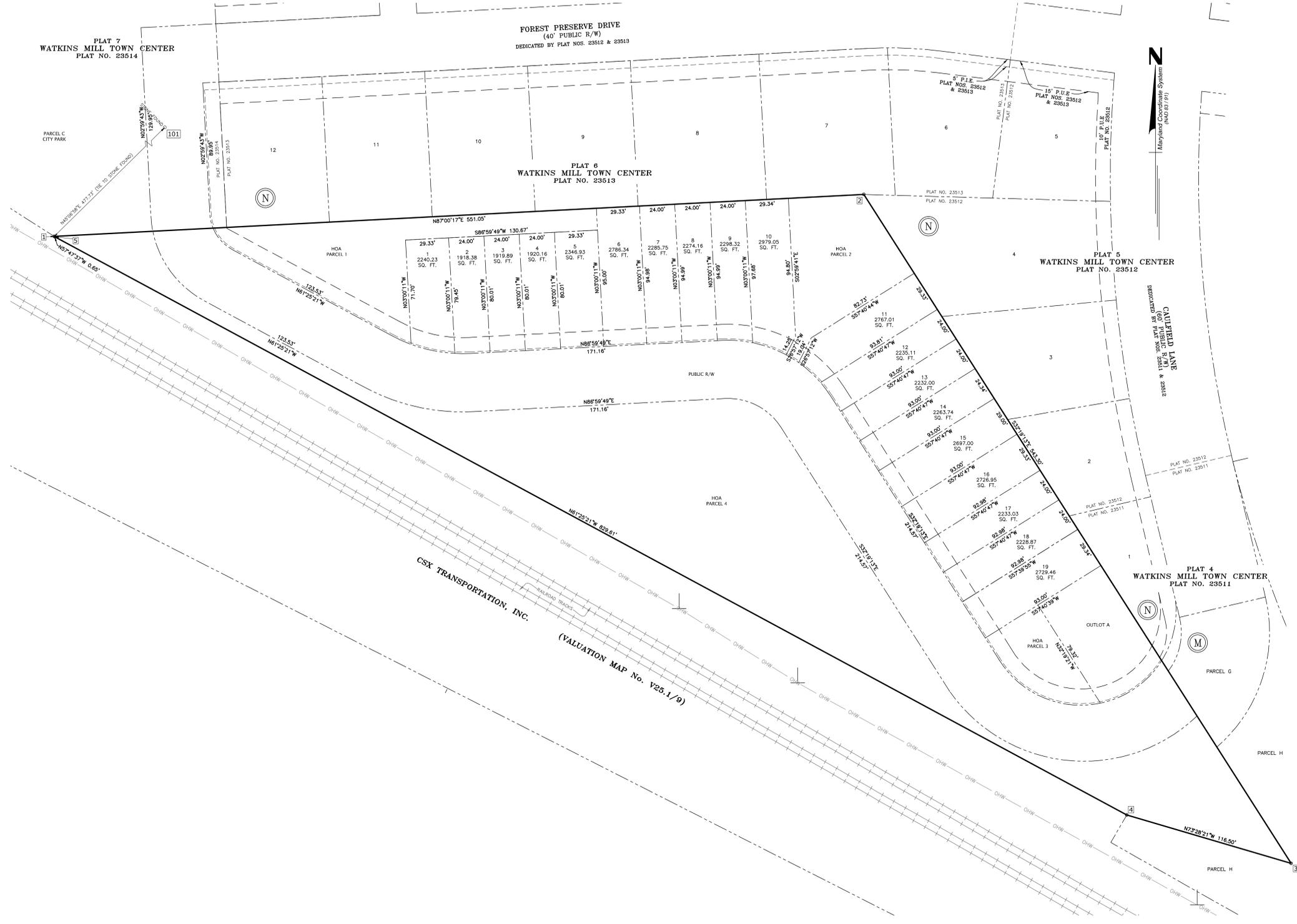
**DEVLIN PROPERTY**

City of Gaithersburg  
9th election district  
Montgomery County, Maryland

Joint Hearing - MCC & PC  
SDP-4560-2014  
Exhibit 39



VICINITY MAP - 1" = 2000'



PRELIMINARY SUBDIVISION LOT PLAN

REVISION	DATE	REVISION	DATE	REVISION	DATE

OWNERS/CONTRACT PURCHASER:  
 CLASSIC COMMUNITY CORPORATION  
 8120 WOODMONT AVENUE, SUITE 300  
 BETHESDA, MD 20814  
 PHONE: (301) 913-0404  
 FAX: (301) 913-5482  
 CONTACT: STEVE ECKERT

PRELIMINARY SUBDIVISION LOT PLAN

**RODGERS CONSULTING**  
 Knowledge • Creativity • Enduring Values

19847 Century Boulevard  
 Suite 300  
 Germantown, Maryland 20874  
 Ph: 301-948-4700 (toll free)  
 Ph: 301-253-6609 (Frederick)  
 Fax: 301-948-6256  
 www.rodgers.com

BY	DATE

RELEASE FOR:  BY: \_\_\_\_\_ DATE: \_\_\_\_\_

DEVLIN PROPERTY

City of Gaithersburg  
 9th election district  
 Montgomery County, Maryland

Joint Hearing - MCC & PC  
 SDP-4560-2014  
 Exhibit 40

SCALE: 1" = 30'

JOB No. 1137B

DATE: 6/2014

SHEET No. 9 of 11