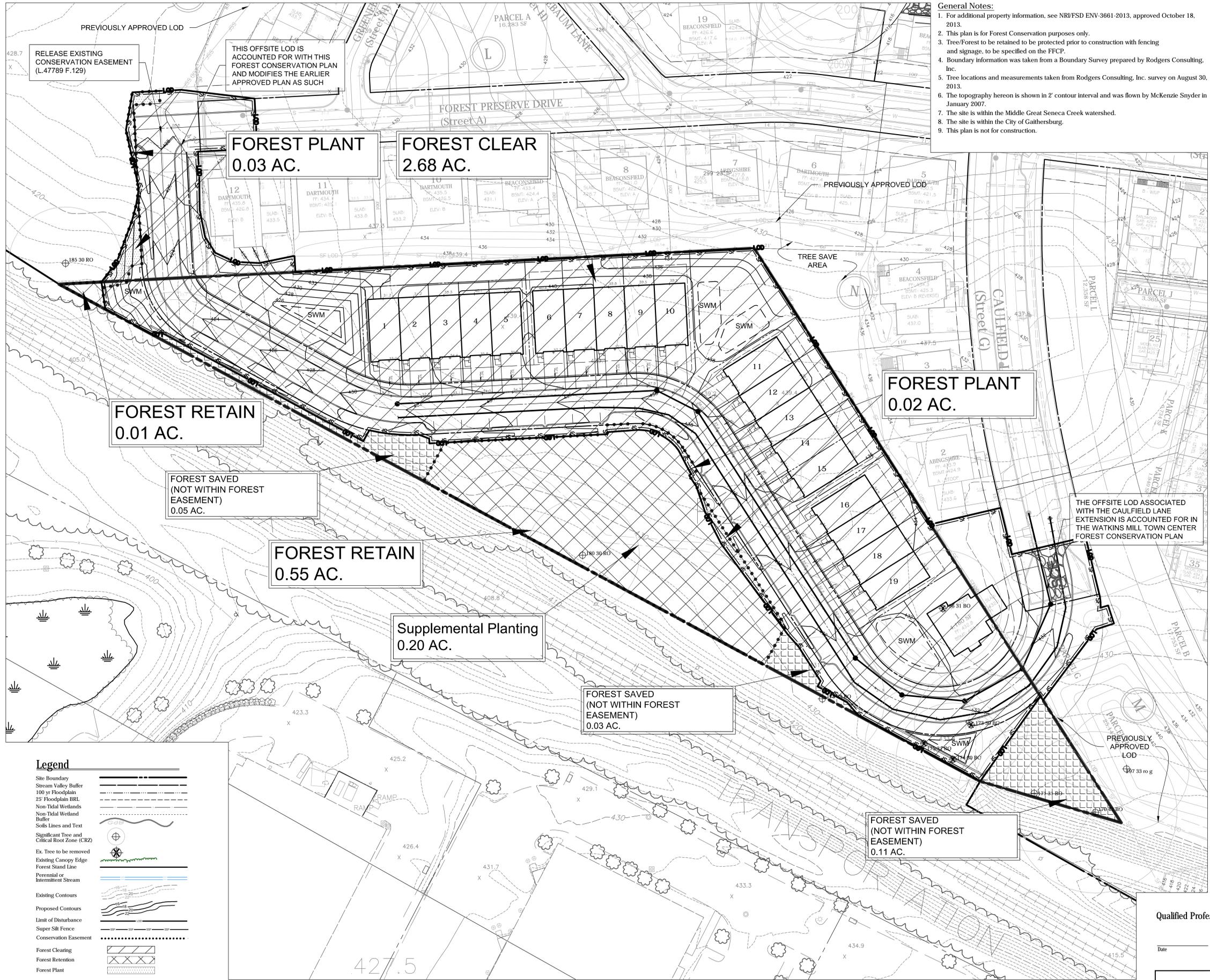


- General Notes:**
1. For additional property information, see NR/FSD ENV-3661-2013, approved October 18, 2013.
 2. This plan is for Forest Conservation purposes only.
 3. Tree/Forest to be retained to be protected prior to construction with fencing and signage, to be specified on the FCPC.
 4. Boundary 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 = 1/4(J - K) + 2(L)	

BREAKEVEN POINT

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

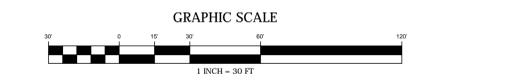
Reforestation Requirement: 0.25 AC.
 Reforestation Proposed: 0.05 AC.
 Supplemental Planting: 0.20 AC.*

*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	dieback	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

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 Forest Conservation Plan

RODGERS CONSULTING
 Knowledge • Creativity • Enduring Values

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

BASE DATA	BY	DATE
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT:
 RELEASE FOR:
 BY: _____ DATE: _____

DEVLIN PROPERTY

City of Gaithersburg
 9th election district
 Montgomery County, Maryland

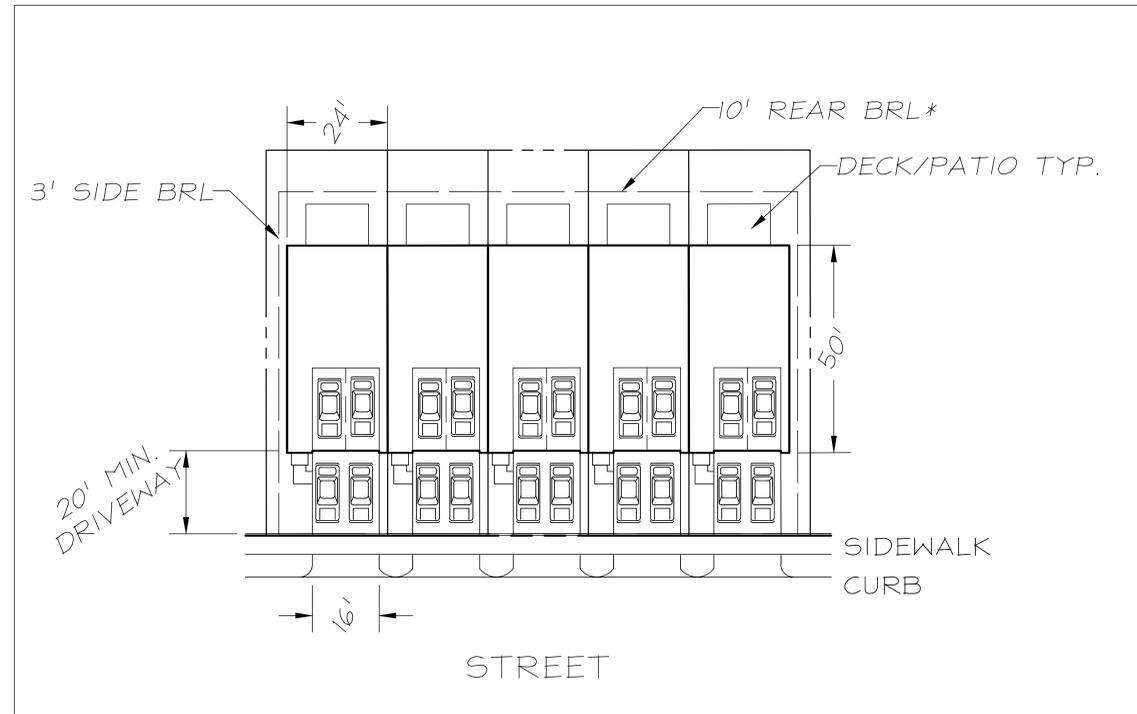
Joint Hearing - MCC & PC
 Z-4520-2014
 Exhibit 11

Joint Hearing - MCC & PC
 SDP-4560-2014
 Exhibit 28

SCALE: 1" = 30'
 JOB No. 1137B
 DATE: 1/2014
 SHEET No. 4 of 5



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

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

BASE DATA	BY	DATE
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT:
RELEASE FOR
BY _____ DATE _____

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

PRELIMINARY ARCHITECTURE PLAN

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

Joint Hearing - MCC & PC
2-4520-2014
Exhibit 12

Joint Hearing - MCC & PC
SDP-4560-2014
Exhibit 29

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.

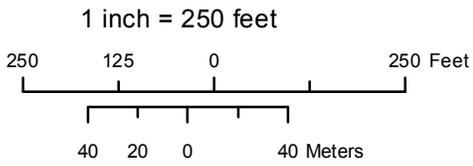
MXD Sketch Plan Notes

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



MD State Plane
HPGN NAD 83/91

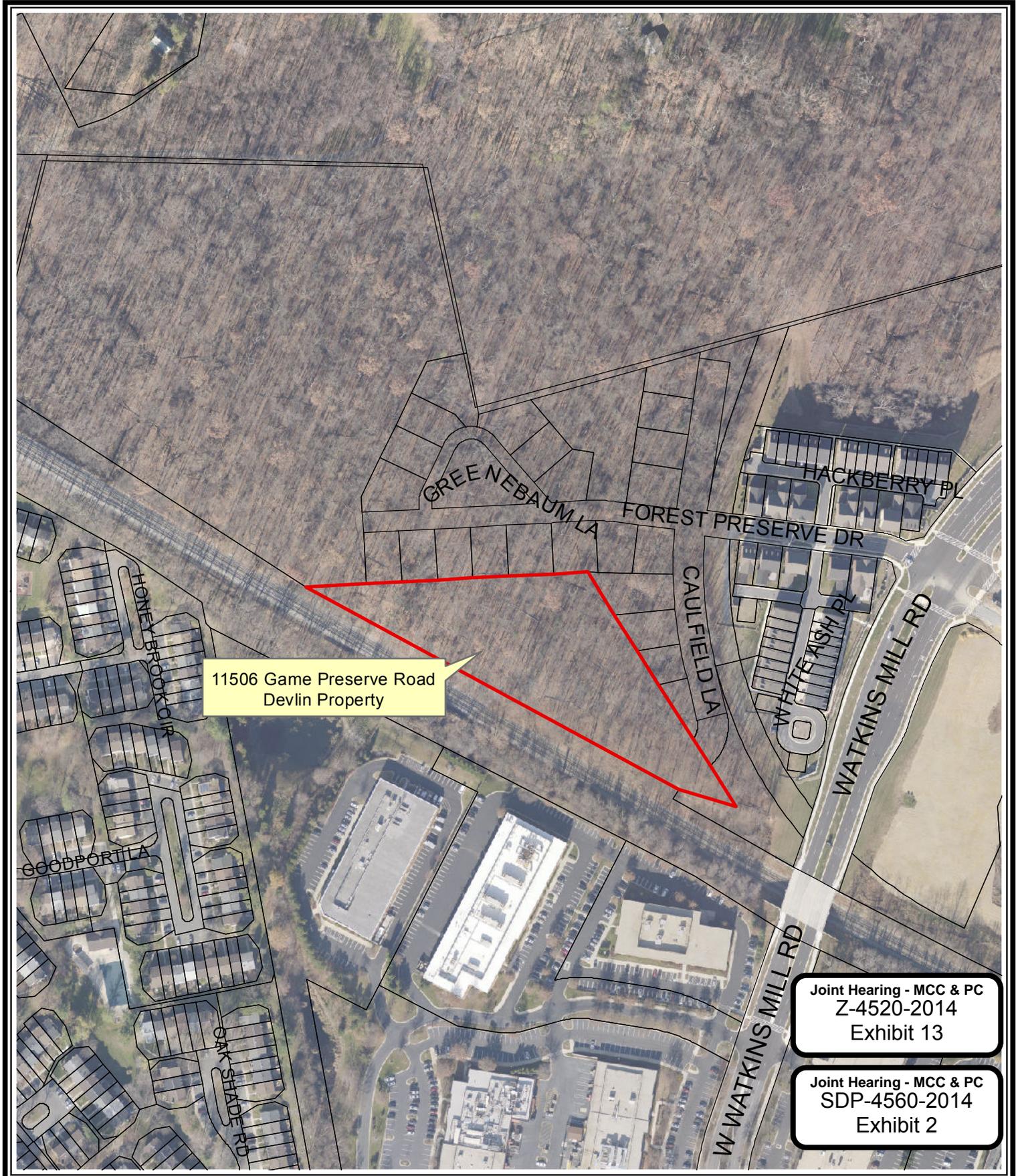
Aerial orthophoto is courtesy of the USGS National Map program.
<http://nationalmap.gov/> Property boundaries and planimetric base
 map ©2011 M-NCPPC and City of Gaithersburg. All rights reserved.
 Aerial photo acquired March 2008.



City of Gaithersburg
 City Manager's Office
 31 S Summit Ave
 Gaithersburg, MD 20877
 (301) 258-6310
www.gaithersburgmd.gov

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 and other referenced parties.

ProjectName.mxd • 11-Jan-2011 • zzz



11506 Game Preserve Road
 Devlin Property

Joint Hearing - MCC & PC
 Z-4520-2014
 Exhibit 13

Joint Hearing - MCC & PC
 SDP-4560-2014
 Exhibit 2

Gregory Mann

From: Gary Unterberg <GUnterberg@RODGERS.com>
Sent: Wednesday, June 25, 2014 2:05 PM
To: Gregory Mann
Cc: Tim Stemann; Jules Krinsky
Subject: Delvin Sign Photos
Attachments: photo 1.JPG; photo 2.JPG; photo 3.JPG

Hi Greg, the Devlin signs were posted Monday 6/23/14. The photos are attached. We will send you renderings early next week for the 7/3/14 packet. Let me know if you need anything else.

Gary

Gary F. Unterberg, RLA, LEED AP BD+C
Sr. Vice President
Rodgers Consulting, Inc
240-912-2117 Direct
301-873-4858 Cell

Knowledge
Creativity
Enduring Values

www.rodgers.com

Unless expressly indicated, nothing contained in this e-mail is intended to be an offer to commit Rodgers Consulting, Inc., to any purchase, sale, contract, or other course of action.

Joint Hearing - MCC & PC
Z-4520-2014
Exhibit 15

Joint Hearing - MCC & PC
SDP-4560-2014
Exhibit 51



Gaithersburg
A CHARACTER COUNTS CITY

JOINT PUBLIC HEARING

MAYOR & CITY COUNCIL/PLANNING COMMISSION

Z-4520-2014 DEVLIN
SDP-4560-2014 PROPERTY

FILE NUMBER TITLE
SKETCH PLAN
SCHEMATIC DEVELOPMENT PLAN

APPLICATION TYPE

MONDAY JULY 21, 2014
DAY * DATE

7:30 P.M.

GAITHERSBURG CITY HALL
31 SOUTH SUMMIT AVENUE

*SUBJECT TO CHANGE

CALL 301-258-6330
www.gaithersburgmd.gov



JOINT PUBLIC HEARING

MAYOR & CITY COUNCIL/PLANNING COMMISSION

Z-4520-2014 DEVLIN
SDP-4560-2014 PROPERTY

FILE NUMBER TITLE
SKETCH PLAN /
SCHEMATIC DEVELOPMENT PLAN

APPLICATION TYPE

MONDAY JULY 21, 2014
DAY * DATE

7:30 P.M.

GAITHERSBURG CITY HALL
31 SOUTH SUMMIT AVENUE

*SUBJECT TO CHANGE

CALL 301-258-6330
www.gaithersburgmd.gov



JOINT PUBLIC HEARING

MAYOR & CITY COUNCIL/PLANNING COMMISSION

Z-4520-2014 **DEVLIN PROPERTY**
SDP-4560-2014 **11506 GAMEPRESERVE ROAD**

FILE NO.

**SKETCH PLAN/
SCHEMATIC DEVELOPMENT PLAN**

APPLICATION TYPE

MONDAY

JULY 21, 2014

DAY

* DATE

7:30 P.M. GAITHERSBURG CITY HALL, 31 SOUTH SUMMIT AVE.

* SUBJECT TO CHANGE. CALL 301-258-6330
www.ci.gaithersburg.md.us



June 14, 2014

Mark Johnson, Legal Advertising Manager
The Gazette Newspaper
2-A North Market Street
Frederick, Maryland 21701

Dear Mr. Johnson:

Please publish the following legal advertisement in the **July 02, 2014 and July 09, 2014**, issues of the Gaithersburg Gazette.

Sincerely,

Gregory Mann, Planner
Planning & Code Administration

ASSIGN CODE: **Z-4520-2014/SDP-4560-2014**

NOTICE OF JOINT PUBLIC HEARING

The Mayor and City Council and the Planning Commission of the City of Gaithersburg, Maryland, will conduct a joint public hearing on Schematic Development Plan **SDP-4560-2014** and associated Sketch Plan **Z-4520-2014**, filed by Gary Unterberg of Rodgers Consulting, Inc., on

**MONDAY
JULY 21, 2014
AT 7:30 P.M.**

or as soon thereafter as this matter can be heard in the Council Chambers at 31 South Summit Avenue, Gaithersburg, Maryland.

Applications Z-4520-2014 and SDP-4560-2014 have been filed requesting sketch plan and schematic development plan approval for the development of an approximately 3.23 acre parcel as a residential community consisting of 19 front load townhomes. The Subject Property is currently undeveloped and is located at 11506 Game Preserve Road, Parcel P21 in the City of Gaithersburg, Maryland. Contact the Planning and Code Administration City Planner (listed below) at (301) 258-6330, if you should have any questions and/or to learn more about this process and your ability to offer testimony and input.

City of Gaithersburg • 31 South Summit Avenue, Gaithersburg, Maryland 20877-2038
301-258-6300 • FAX 301-948-6149 • TTY 301-258-6430 • cityhall@gaitthersburgmd.gov • www.gaithersburgmd.gov

MAYOR
Sidney A. Katz

COUNCIL MEMBERS
Jud Ashman
Cathy C. Drzyzgula
Henry F. Marraffa, Jr.
Michael A. Sesma
Ryan Spiegel

CITY MANAGER
Tony Tomasello

Joint Hearing - MCC & PC
Z-4520-2014
Exhibit 16

Joint Hearing - MCC & PC
SDP-4560-2014
Exhibit 52

Further information may be obtained from the Planning and Code Administration Department at City Hall, 31 South Summit Avenue, between the hours of 8 a.m. and 5 p.m., Monday through Friday, or visit the City's website at www.gaithersburgmd.gov.

Gregory Mann, Planner
Planning and Code Administration

DEVLIN PROPERTY

**STORMWATER MANAGEMENT
PRELIMINARY/CONCEPT**

CITY OF GAITHERSBURG DEPARTMENT OF PUBLIC WORKS	
STORMWATER MANAGEMENT	
APPLICATION NO.	<u>SWM-4614-2014. SWM-4615-2014</u>
CONCEPT PLAN <input checked="" type="checkbox"/>	PRELIMINARY PLAN <input checked="" type="checkbox"/>
APPROVAL DATE	<u>06/23/14</u>
BY	<u><i>[Signature]</i></u>

Submitted for:

**Classic Community Corporation
8120 Woodmont Avenue, Suite 300
Bethesda, MD 20814**

Prepared by:



**Rodgers Consulting, Inc.
19847 Century Blvd., Suite 200
Germantown, MD 20874**

**January 2014
Revised June 2014**

Joint Hearing - MCC & PC
Z-4520-2014
Exhibit 17

Joint Hearing - MCC & PC
SDP-4560-2014
Exhibit 48