



SDP-7362-2016
7/15/16

PLANNING AND CODE ADMINISTRATION

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

SITE or SCHEMATIC DEVELOPMENT PLAN APPLICATION

All information must be complete to initiate processing of application

SUBJECT PROPERTY

Street Address or Location 913 / 917 Quince Orchard Road, Gaithersburg, Maryland

APPLICANT/BILLING CONTACT

Business Name Maser Consulting, P.A.

Primary Contact Eduardo Intriago, P.E.

Street Address 22375 Broderick Drive

Suite No. 110

City Sterling

State Virginia



Zip Code 20166

Telephone Numbers: Work 703-430-4330

Cell 571-383-6545

E-mail Address eintriago@maserconsulting.com

OWNER

Business Name S & T Kentlands, LLC

Primary Contact Mr. Preet Takhar

Street Address 11100 South Glen Road

Suite No. _____

City Potomac

State Maryland



Zip Code 20854

Telephone Numbers: Work 301-428-1070 Ext. 290

Cell 240-463-1737

E-mail Address preet424@gmail.com

DEVELOPER

Business Name S & T Kentlands, LLC

Primary Contact Mr. Preet Takhar

Street Address 11100 South Glen Road

Suite No. _____

City Potomac

State Maryland



Zip Code 20854

Telephone Numbers: Work 301-428-1070 Ext. 290

Cell 240-463-1737

E-mail Address preet424@gmail.com

ATTORNEY

Business Name Miller, Miller & Camby

Primary Contact Jody S. Kline

Street Address 200-B Monroe Street

Suite No. _____

City Rockville

State MD



Zip Code 20850

Telephone Numbers: Work 301-762-5212

Cell _____

E-mail Address JSKline@mmcanby.com

ARCHITECT

Business Name Dunning Group Architects

MD Registration No. 15038

Primary Contact Robert P. Dunning, AIA

Street Address 5900 Fort Drive

Suite No. 450

City Centreville

State VA



Zip Code 20121

Telephone Numbers: Work 703-378-7991

Cell 703-932-4605

E-mail Address bobdunning@dunninggroup.us

ENGINEER

Business Name Maser Consulting, P.A. MD Registration No. 46513
 Primary Contact Eduardo Intriago, P.E.
 Street Address 22375 Broderick Drive Suite No. 110
 City Sterling State Virginia Zip Code 20166
 Telephone Numbers: Work 703-430-4330 Cell 571-383-6545 E-mail Address eintriago@maserconsulting.com

PLAN TYPE (check one only) Concept Preliminary Final Schematic Development

PROPOSED PRIMARY USE (check one only) Residential Non-Residential Mixed Use

PROPOSED UNIT TYPE

Office/Professional Restaurant Retail/Commercial
 Residential Single Family Mixed Use Residential Multi-Family
 Other Use (*specify*) _____

PARKING Parking Waiver Needed Height Waiver Needed

Number of Spaces Required 409

PROJECT DESCRIPTION

Proposed apartment complex with its associated infrastructure.

SITE DETAILS

Site Area Square Feet	<u>135,087</u>	Number of Lots	<u>1</u>
Site Area Acres	<u>3.10</u>	Number of Dwelling Units/Acre	<u>95.5</u>
Green Area	<u>40,146</u>	Parking Spaces Provided	<u>410</u>
Green Area %	<u>29.7%</u>	Height of Tallest Building (ft.)	<u>75</u>
		Height of Tallest Building (stories)	<u>6</u>

SQUARE FOOTAGE - NON-RESIDENTIAL

Retail	_____	Office/Professional	_____
Restaurant (A)	_____	Educational/Institutional/Religious	_____
Restaurant (B)	_____	Industrial	_____
Restaurant (C)	_____	Other (<i>please specify</i>)	_____

UNIT COUNTS - RESIDENTIAL

Single Family Detached Units	_____	Apartment Units	<u>296</u>
Townhouse Units	_____	Condominium Units	_____
Duplex Units	_____	Other (<i>please specify</i>)	_____

Total Number Residential Units 296

SEE FOLLOWING PAGES FOR SUBMISSION REQUIREMENTS

THE CHECKLIST BELOW IS A GENERAL GUIDE FOR ITEMS THAT ARE TYPICALLY REQUIRED FOR APPLICATIONS. PLEASE REFER TO CHAPTER 24, SECTION 24-169 OF THE CITY CODE FOR COMPLETE REQUIREMENTS OR CONTACT PLANNING STAFF AT 301-258-6330 FOR FURTHER CLARIFICATION

SUBMISSION REQUIREMENTS - Concept Site Plan:

- Concept Stormwater Management Plans, Five (5) hard copies, One (1) digital copy (DWF preferred) or PDF
- NRI and FSD Plans, Five (5) hard copies, One (1) digital copy (DWF preferred) or PDF
- Proof of APFO Compliance, One (1) digital copy, PDF
- Green Building Checklist, One (1) digital copy, PDF
- Preliminary Forest Conservation Plans, Five (5) hard copies, One (1) digital copy (DWF preferred) or PDF
- Site, Architectural and Detail Plans, Ten (10) hard copies, One (1) digital copy (DWF preferred) or PDF
- Other Planning Commission Requested Information

SUBMISSION REQUIREMENTS - Preliminary Site Plan:

- Site, Architectural and Detail Plans, Ten (10) hard copies, One (1) digital copy (DWF preferred) or PDF
- Preliminary Stormwater Management Plans, Five (5) hard copies, One (1) digital copy (DWF preferred) or PDF
- Preliminary Affordable Housing Plan, One (1) digital copy, PDF
- Preliminary Traffic Impact Study, One (1) digital copy, PDF
- Proof of APFO Compliance, One (1) digital copy, PDF
- Other Planning Commission Requested Information

SUBMISSION REQUIREMENTS - Final Site Plan:

- Site, Architectural and Detail Plans, Ten (10) hard copies, One (1) digital copy (DWF preferred) or PDF
- Final Stormwater Management Plans, Five (5) hard copies, One (1) digital copy (DWF preferred) or PDF
- Final Traffic Impact Study, One (1) digital copy, PDF
- Affordable Housing Plan, One (1) digital copy, PDF
- Final Forest Conservation Plans, Five (5) hard copies, One (1) digital copy (DWF preferred) or PDF
- Subdivision Plats
- Proposed Street Names, One (1) digital copy, PDF
- Draft HOA Bylaws, One (1) digital copy, PDF
- Green Building Checklist, One (1) digital copy, PDF
- Other Planning Commission Requested Information

OPTIONAL (Required for MXD and CD Zones):

- Phasing or Staging Plan, Five (5) hard copies, One (1) digital copy (DWF preferred) or PDF
- Statement of Master Plan Compliance, One (1) digital copy, PDF
- Statement of Compliance with Approved Schematic Development Plan, One (1) digital copy, PDF
- Proposed Covenant, One (1) digital copy, PDF
- Site Plan Enforcement Agreement, One (1) digital copy, PDF
- Sign Package

SUBMISSION REQUIREMENTS - Schematic Development Plan:

- Site, Architectural and Detail Plans, Ten (10) hard copies, One (1) digital copy (DWF preferred) or PDF
- Natural Resource Inventory and Forest Stand Delineation Plans, Two (2) hard copies, One (1) digital copy (DWF preferred) or PDF
- Preliminary Stormwater Management Plans, Five (5) hard copies, One (1) digital copy (DWF preferred) or PDF
- Preliminary Affordable Housing Plan, One (1) digital copy, PDF
- Preliminary Traffic Impact Study, One (1) digital copy, PDF
- Statement of Master Plan and Zone Regulations Compliance, One (1) digital copy, PDF
- Other Planning Commission Requested Information

OPTIONAL:

- Phasing or Staging Plan, Five (5) hard copies, One (1) digital copy (DWF preferred) or PDF
- Proposed Covenant, One (1) digital copy, PDF
- Proof of APFO Compliance, One (1) digital copy, PDF
- Green Building Checklist, One (1) digital copy, PDF



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

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September 16, 2016
(Revised on October 11, 2016)

VIA MESSENGER

Planning Commission
City of Gaithersburg
31 South Summit Avenue
Gaithersburg, Maryland 20877

**Re: S & T Kentlands, LLC
913/917 Quince Orchard Road
Gaithersburg, Maryland 20878
Project Compliance Narrative
MC Project No.: 15000252A**

Dear Planning Commission,

The following information is provided in support of the Schematic Development Plan (SDP) application referenced above.

1. SITE INFORMATION

This site is located at the southwest quadrant of the intersection of Quince Orchard Road and Great Seneca Highway and is comprised of Parcels I and J of Block Q within the Kentlands subdivision. These two parcels encompass approximately 3.10 acres which are currently occupied with a restaurant building (“Diya’s”) and the infrastructure (parking, travel ways, etc.) to support this restaurant as well as another building which was located on Parcel I (since demolished).

2. COMMUNITY OUTREACH

The Applicant has conducted community outreach in order to familiarize surrounding property owners and residents about its plans.

On June 23, 2016, a community meeting was held at Diya’s restaurant located on the subject property at which time representatives of the Applicant briefed neighborhood stakeholders about the plans for the “Kentlands Apartments.”

On July 29, 2016, representatives of the Applicant met with executives of B.F. Saul, the owner of commercial property located to the southwest of the proposed apartment buildings. Subsequently, the Applicant submitted plans and information to B.F. Saul and a dialogue on issues of mutual interest remains open.

Joint Hearing - MCC & PC
SDP-7362-2016
Exhibit #2



On August 24, 2016, representatives of the Applicant made a presentation to the Kentlands Assembly and answered questions about the proposed multi-family community.

3. APPLICANT'S PROPOSAL

The existing improvements will be demolished, and replaced with two six story buildings, which will house up to 295 apartment units. Under Section 24-253 of the Zoning Ordinance, fifteen percent of the units must be Moderately Priced Dwelling Units (MPDU). There will be 44 units that are affordable. The breakdown of the units is shown on the attached schedule.

The vehicular access points on the south and west of the two subject parcels will be maintained at their current locations. In addition to the aforementioned improvements, there will also be a seven story parking garage provided and a new vehicular entrance to Great Seneca Highway. The buildings will be designed with high quality materials and finishes in keeping with the City's goal of having a landmark project located at this critical intersection as a gateway to the City and to "Kentlands."

Green space requirements in the MXD zone are based on an analysis of the entire mixed use development subject to a sketch plan approval. (Section 24-160D.6(a)). Within the mixed use development, a minimum of 40% of the area devoted to residential use should be in green area. (Section 24-160D.6(a)). The Applicant has undertaken a comprehensive study and has confirmed that, with the proposed development of the subject property, residential areas in "Kentlands" satisfy the 40% green space requirement. Green space located on the subject property itself is shown on information tables found on the Applicant's plans and data tables found thereon.

4. CONFORMANCE WITH THE CITY'S 2003 LAND USE PLAN AND THE 2008 KENTLANDS BOULEVARD COMMERCIAL DISTRICT

The subject properties were analyzed in the Land Use Plan for the 2003 Master Plan. The properties were identified as Parcels "I" and "J," Block Q within Special Study Area 8 of the Plan Amendment. The study area also included Parcel H, which is currently the Colonnade Apartments.

After reviewing three options for the site, the City Council selected the "mixed use" option. That decision followed the Mayor and Council's decision on July 15, 2002 approving an application for a building containing 307 residential units and related non-residential uses on adjacent Parcel H. A 30,000 square foot office building was approved as part of that plan for the Parcel I space. No changes were recommended for Parcel J.

The Master Plan designates the subject property for a "Commercial Office-Residential" land use which is consistent with the Applicant's proposal. The Applicant's proposal will reduce the allocation of residential/non-residential square footage within the Area 8 study area but



will not change the overall character of the area as being “mixed use” because of non-residential uses found on abutting and surrounding properties.

The property was not included in the 2008 Kentlands Boulevard Corridor District plan but the design of the building will be compatible with adjacent development within the district.

5. CONFORMANCE WITH THE STANDARDS OF THE MXD ZONE

Section 24-160D.10(b) of the City of Gaithersburg’s Zoning Ordinance requires the following findings for approval of a SDP:

1. The plan is substantially in accord with the approved sketch plan.
In the past, adjacent residential development (the “Colonnade”) has been found to be in accordance with the approved sketch plan. The current approved schematic development plan for this sector of “Kentlands” reflects residential and employment (office) uses. The “Kentlands Apartments” will replace the existing commercial use (a restaurant) and will replace the contemplated office building for this site with a residential structure that will serve as the landmark feature that the sketch plan anticipated at this gateway entrance to Kentlands and the City.
2. The plan meets or accomplishes the purpose, objectives, and minimum standards and requirements of the MXD Zone. Information found on the face of the Applicant’s submission sheets and application materials demonstrates that the application meets the minimum standards of the MXD zone. Furthermore, introduction of additional residential development in this location to the Kentlands Boulevard commercial district is consistent with the purpose of the zone to integrate residential, commercial and employment uses in a synergistic form.
3. The plan is in accordance with the area master plan and any accompanying special condition or requirements contained in said master plan for the area under consideration. See Paragraph 4 above.
4. The plan will be internally/externally compatible and harmonious with existing and planned land uses in the MXD zone areas and adjacent areas. The proposed development fits in well with surrounding development both from a functional and from a design perspective. The two multi-story residential buildings are highly designed and are both compatible with adjacent and confronting development as well as creating a “statement” piece of architecture at the entrance to Kentlands. Furthermore, the Applicant has designed and oriented the two apartment buildings to connect to both vehicular and pedestrian circulation routes already in place thereby facilitating access to services and good found in the surrounding Kentlands commercial district.
5. Existing or planned public facilities are adequate to service the proposed development contained in the plan. The greenspace and the transportation network improvements



proposed by the Applicant will be more than adequate to service the proposed development as well as to improve the public facilities surrounding the proposed improvements.

6. The development staging or phasing program is adequate in relation to the provisions of public facilities and private amenities to service the proposed development. Redevelopment of the subject property will place construction of all necessary public infrastructure and private amenities within the first phase of construction so these facilities will be in place to accommodate the various residents when they arrive on site.
7. The plan, if approved, would be in the public interest. This corner of the intersection of Quince Orchard Road and Great Seneca Highway has awaited redevelopment with an important building, or collection of buildings, that would be symbolic of the quality, the energy and the creativity of Kentlands. It is in the public interest to foster the type of development represented by this application which satisfies the city's long-standing desire to have this property occupied by an important and landmark form of development.

6. ADEQUACY OF PUBLIC FACILITIES

Pursuant to Article XV of the Gaithersburg City Code, the adequacy of public facilities, including water and sewer, emergency services, traffic impacts, and school capacity must be found adequate for an application to be approved.

A. Traffic Capacity

A traffic impact analysis has been performed for this project. The results of this analysis can be found in a report entitled "Kentlands Apartments Traffic Impact Analysis" prepared by The Traffic Group (dated December 9, 2015). As stated in the report, the analysis was prepared in accordance with procedures required by the City of Gaithersburg and the State Highway Administration. In addition, the scope of the analysis was discussed with City officials. The report by The Traffic Group is comprehensive in that it considers vehicular transportation (private and public transportation and the proposed Great Seneca Highway entrance) and pedestrian traffic. Further information can be found in the report (copies available upon request).

The traffic report found that "the proposed development of 300 apartment units on the site will not have an adverse effect on the nearby road system."

Compared to the existing approved restaurant and office uses, the proposed residential development will generate approximately twice as many peak hour trips (61 AM/59 PM versus 123 AM/142 PM) but the transportation network is unaffected by that number.



B. No conflicts with CCT Improvements

In addition to the traffic analysis, there has been a meeting with Maryland Transportation Administration (MTA) staff, and a sharing of plans and information, to discuss design compatibility between the proposed Kentlands apartments project and plans for a future Corridor Cities Transitway ramp, specifically “Structure 2 at Kentlands station.” Analysis of the horizontal and vertical (overhead clearance requirements) locations of the ramp, and horizontal and vertical location of the proposed Great Seneca Highway entrance, have demonstrated to the satisfaction of MTA that there are no conflicts between these design elements. All horizontal and vertical clearances are in conformance with all applicable standards. Further coordination with MTA will be on-going, as construction documents near completion.

C. School Capacity

The FY-2017-2022 Facilities Master Plan and CIP shows that the three schools serving this project (Rachel Carson Elementary School, Lakelands Park Middle School and Quince Orchard High School) do not exceed 150% of capacity. Since the elementary and high schools are over 105% of capacity, an additional Gaithersburg Schools Facility Payment Fee will be required for this project.

D. Water and Sewer Capacity

This site lies within the service area of the Washington Suburban Sanitary Commission (WSSC). This project is located in the WSSC Category W-1 and S-1. Based on available records and a field survey there are sanitary and water services located on the two subject parcels. An 18” sanitary sewer line flows easterly from the property located to the west and then pivots southerly to serve parcels located to the south.

There is an existing 16” WSSC waterline which is located on the west side of Great Seneca highway which traverses across the northerly area of the property. Additionally, there is an existing 12” waterline which is located along the southerly edge of the Quince Orchard Road right of way.

E. Fire and Emergency Response Time

The City of Gaithersburg’s Adequate Public Facilities Ordinance requires that any development project must be served by at least two fire stations within a ten-minute response time. The site is within the ten-minute response time of four fire stations: Station 32 Travilah, Station 31 Rockville, Station 22 Germantown/Kingsview and Station 8 Gaithersburg.



7. CONCLUSION

In summary, the subject application complies with a) the goals of the applicable City Master Plan, b) the purposes and requirements of the MXD Zone, and c) the standards of the City's adequate public facilities ordinance.

If you have any questions or need any additional information, please contact me at (703) 430.4330.

Very truly yours,

MASER CONSULTING P.A.

A handwritten signature in blue ink that reads 'Eduardo J. Intriago'. The signature is fluid and cursive, with the first letter 'E' being particularly large and stylized.

Eduardo J. Intriago, P.E.
Senior Project Manager



SCHEDULE OF DWELLING UNITS

Type of Unit	Number of Units	Number of MPDUs
Studio	59	9
1 Bedroom	132	20
2 Bedrooms	95	14
3 Bedrooms	9	1
Total:	295	44

OWNER/APPLICANT/DEVELOPER INFORMATION
 S&T KENTLANDS LLC
 1100 SOUTH GLEN ROAD,
 POTOMAC, MD 20854
 ATTENTION: PREET TAKHAR
 PHONE: (301) 428-1070 X290

CIVIL ENGINEER
 MASER CONSULTING P.A.
 22375 BRODERICK DRIVE, SUITE 110
 STERLING, VA 20166
 ATTENTION: EDUARDO INTRIAGO
 PHONE: (703)430-4330

ARCHITECT
 DUNNING GROUP ARCHITECTS, LLC
 5900 FORT DRIVE, SUITE 450
 CENTREVILLE, VA 20121
 ATTENTION: ROBERT DUNNING
 PHONE: (703) 378-7991

GEOTECHNICAL ENGINEER
 MASER CONSULTING P.A.
 22375 BRODERICK DRIVE, SUITE 110
 STERLING, VA 20166
 ATTENTION: JOHN WALTON
 PHONE: (703) 430-4330

LAND SURVEYOR
 MASER CONSULTING P.A.
 22375 BRODERICK DRIVE, SUITE 110
 STERLING, VA 20166
 ATTENTION: IVAN MOODY
 PHONE: (703) 430-4330

PROJECT DATA
SITE DATA:
 SITE AREA: 135,087 SF (3.10 AC)
 LIMITS OF DISTURBANCE: 140,090 SF (3.22 AC)

BUILDING:
 TOTAL AREA: 463,286 SF
 DWELLING AREA: 319,229 SF
 PARKING GARAGE AREA: 137,857 SF
 LEASING OFFICE: 400 SF
 AMENITY AREA: 5,800 SF*
 COURTYARD AREA: 6,600 SF (INCLUDING POOL DECK)

BULK ZONING INFORMATION:
 TAX MAP: #03069330 & #03069341
 ZONE: MXD (MIXED USE DEVELOPMENT)

BUILDING SETBACKS:
 PROVIDED:
 FRONT (GREAT SENECA HIGHWAY): 62.85 FEET
 FRONT (QUINCE ORCHARD ROAD): 13.39 FEET
 REAR: 13.06 FEET
 SIDE: 30.37 FEET

FAR:
 PROVIDED: 3.43

DWELLING UNITS:
 STUDIO: 59
 ONE BEDROOM: 132
 TWO BEDROOM: 95
 THREE BEDROOM: 9
 TOTAL NUMBER OF DWELLING UNITS: 295
 NUMBER OF DWELLING UNITS PER ACRE: 95.2

AFFORDABLE UNITS:
 UNITS REQUIRED: 15% (44 UNITS)
 UNITS PROVIDED: 15% (44 UNITS)

BUILDING HEIGHT:
 MAXIMUM: 75 FEET
 PROVIDED: 75 FEET

GREEN SPACE:
 SITE GREEN SPACE:
 TOTAL AREA: 135,087 SF (3.10 AC)
 PROVIDED: 29,118 SF (21.6%)

KENTLANDS GREEN SPACE:
 TOTAL AREA: 353.0 ACRES
 REQUIRED: 141.2 ACRES (40.0%)
 PROVIDED: 161.4 ACRES (45.7%)

PARKING DATA:
 REQUIRED PARKING SPACES
 STUDIO @ 1/UNIT 59 SPACES
 ONE BEDROOM @ 1.25/UNIT 165 SPACES
 TWO BEDROOM @ 1.5/UNIT 143 SPACES
 THREE BEDROOM @ 2/UNIT 18 SPACES
 ASSEMBLY AREA @ 1/400 SF 15 SPACES
 LEASING OFFICE @ 1/300 SF 2 SPACES
 TOTAL SPACES REQUIRED 402 SPACES
 TOTAL LOADING REQUIRED 1 SPACE
 PROVIDED PARKING SPACES
 GARAGE PARKING
 STANDARD 401 SPACES
 VAN ACCESSIBLE 1 SPACE
 STANDARD ACCESSIBLE 9 SPACES
 MORTORCYCLE 8 SPACES
 SURFACE PARKING
 STANDARD 2 SPACES
 VAN ACCESSIBLE 2 SPACE
 STANDARD ACCESSIBLE 0 SPACES
 TOTAL PARKING PROVIDED 423 SPACES
 TOTAL LOADING PROVIDED 2 SPACES
 TOTAL BIKE PROVIDED 17 SPACES

THE INTERNATIONAL BUILDING CODE (2015)
 THE INTERNATIONAL RESIDENTIAL CODE (2015)
 THE INTERNATIONAL MECHANICAL CODE (2015)
 THE INTERNATIONAL ENERGY CONSERVATION CODE (2015)
 THE INTERNATIONAL FUEL GAS CODE (2015)
 2014 NATIONAL ELECTRICAL CODE (NFPA 70)
 FIRE SAFETY CODE OF MONTGOMERY COUNTY, MARYLAND,
 AS IT EXISTED ON AUGUST 1, 1996, BEING CHAPTER 22 OF THE
 MONTGOMERY COUNTY CODE, 1984 (1994 REPLACEMENT
 VOLUME), THE 2015 EDITIONS OF THE NATIONAL FIRE
 PROTECTION ASSOCIATION UNIFORM FIRE CODE (NFPA 1)
 AND LIFE SAFETY CODE (NFPA 101), ALL ASSOCIATED NFPA
 CODES OR STANDARDS INCORPORATED BY REFERENCE, AND
 THE LATEST EDITIONS OF CERTAIN OTHER NFPA CODES NOT
 INCORPORATED BY REFERENCE INTO NFPA 1 OR NFPA 101

*AMENITY AREA TOTAL = 5,800 SF
 BASEMENT LEVEL
 CRAFT ROOM = 500 SF
 PET CARE ROOM = 400 SF
 FIRST LEVEL
 MAIN LOBBY = 1,060 SF
 GAME ROOM = 850 SF
 PARTY ROOM = 1,040 SF
 FITNESS CENTER = 1,350 SF
 BALCONY LOUNGE
 BALCONY LOUNGE = 600 SF

SHEET NO.	SHEET NAME
C1	COVER SHEET
C2	GENERAL NOTES
C3	DEMOLITION AND E&S CONTROL PLAN
C4	PROPOSED LAYOUT
C5	PROPOSED GRADING AND UTILITIES
C6	NOTES & DETAILS
C7-C9	LANDSCAPE PLAN
C10	CONSTRUCTION ENTRANCE TRUCK TURN
C11-C12	DELIVERY TRUCK TURN
C13	FIRE TRUCK TURN
C14	FUTURE CCT DEVELOPMENT
C15	EASEMENT PLAN
C16	SUBDIVISION PLAN
EX1	GREENSPACE EXHIBIT

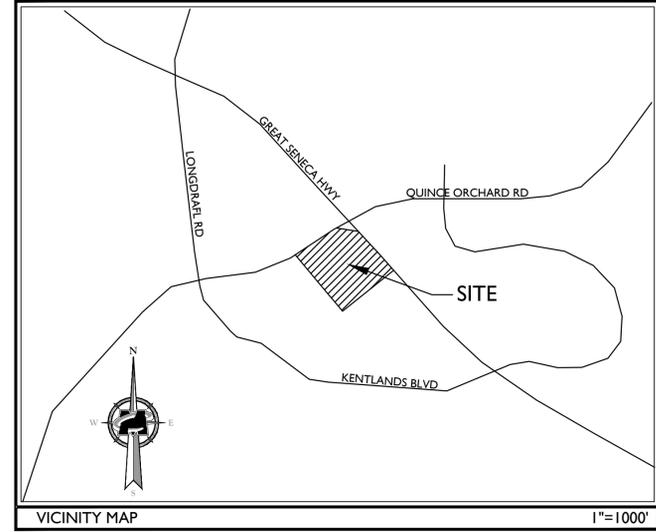
SCHEMATIC DEVELOPMENT PLAN

FOR S & T KENTLANDS, LLC

BLOCK "Q" PARCEL I DEED BOOK 20204 PAGE 59

PARCEL J DEED BOOK 27103 PAGE 189

CITY OF GAITHERSBURG MARYLAND



EXISTING		PROPOSED	
BOLLARD	×	⊗	⊗
SPOT ELEVATION	x 15.70	FC. 15.70	FC. 15.70
UNDERGROUND CABLE	— CATV —	— CATV —	— CATV —
UNDERGROUND ELECTRIC	— E —	— E —	— E —
OVERHEAD LINES	— OHW —	— OHW —	— OHW —
LIGHT POLE	☼	☼	☼
LIGHT POLE WITH MAST	☼ L/P	☼ L/P	☼ L/P
POWER POLE	☼ P/P	☼ P/P	☼ P/P
POWER POLE WITH LIGHT	☼ L/P P/P	☼ L/P P/P	☼ L/P P/P
FIBER OPTIC HAND HOLE	⊞	⊞	⊞
FIBER OPTIC WITNESS POST	⊞	⊞	⊞
GAS METER	⊙	⊙	⊙
GAS VALVE	⊞	⊞	⊞
SIGN	⊞	⊞	⊞
HANDICAP PARKING	♿	♿	♿
CLEAN OUT	⊞	⊞	⊞
SANITARY MANHOLE	⊞ SMH	⊞ SMH	⊞ SMH
SANITARY LINES	— S —	— S —	— S —
DRAINAGE MANHOLE	⊞ DMH	⊞ DMH	⊞ DMH
DRAINAGE INLET	⊞ DI	⊞ DI	⊞ DI
STORM PIPES	— S —	— S —	— S —
TELEPHONE MANHOLE	⊞ TMH	⊞ TMH	⊞ TMH
UNDERGROUND TELEPHONE	— T —	— T —	— T —
UNDERGROUND GAS LINE	— G —	— G —	— G —
FIRE HYDRANT	⊞	⊞	⊞
WATER VALVE	⊞	⊞	⊞
POST INDICATOR VALVE	⊞	⊞	⊞
WATER METER	⊞	⊞	⊞
WATER VAULT	⊞	⊞	⊞
UNDERGROUND WATER	— W —	— W —	— W —
ASPHALT SURFACE	— A —	— A —	— A —
CHAIN LINK FENCE	— CL —	— CL —	— CL —
LIMITS OF DISTURBANCE	— LOD —	— LOD —	— LOD —



A VETERAN-OWNED SMALL BUSINESS

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FIELD LOCATIONS
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 Maryland
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 Texas
 Virginia
 Washington State
 West Virginia

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 www.trafficgroup.com

September 16, 2016

Mr. Eduardo J. Intriago
 Senior Project Manager
 Maser Consulting, P.A.
 22375 Broderick Drive, Suite 110
 Sterling, Virginia 20166

RE: Kentlands Apartments
 Gaithersburg, Maryland
 Our Job No.: 2015-1003

Dear Mr. Intriago:

The Traffic Group, Inc has had an opportunity to review the proposed site plan layout for the Kentlands Apartments project to be located in the southwest quadrant of the MD 124 & MD 119 intersection in Gaithersburg, Maryland. Access to this property is proposed by way of a right-in/right-out access along the southbound lanes of MD 119 (Great Seneca Highway) and by a continuation of Arch Place into the site. Arch Place intersects with Booth Street and Granite Place which both provide access to MD 124 west of the subject property.

Parking for the subject facility will be provided in a 7-level parking structure on the southern end of the site. The internal roadways serving the property are generally 24 ft in width with the exception of the connections to the rear of the building and the parking structure which vary between 24 ft and 20 ft. In the front of the building, there is a 16 ft drop-off area at the main entrance to the building. A review of the layout of the road network indicates that sufficient circulation will exist within the property.

The connection of the internal road and the access from MD 119 creates a four-way intersection. Because of its close proximity to MD 119, it is recommended that this intersection be signed as an all-way stop condition with the exception of the inbound movement from MD 119. In doing so, allowing the inbound traffic from MD 119 to have a continuous movement into the site will prevent the need for these vehicles to stop which could create a backup of vehicles onto MD 119. The plan reflects the placement of "STOP" signs and stop bars to provide this operation. On the northern end of the property, the Arch Place connection to the property directly adjacent to the west, will be a continuous thru movement with the northbound roadway coming from the parking structure controlled by a "STOP" sign and stop bar. These are also reflected on the proposed site plan. Based on this layout, we believe traffic circulation is sufficient and safe for the subject property.

The site layout identifies the location of proposed sidewalks and pedestrian facilities planned for the subject property. Based on our review of this plan, it appears that sidewalks are a minimum width of 5 ft, which is required to be compliant with ADA Requirements, and are provide on the perimeter of the entire building. In addition,

handicap ramps have been proposed at all locations along the internal roadways where there is potential for pedestrian crossings. Therefore, we feel that the pedestrian circulation on this site is sufficient and would be compliant with ADA Requirements.

The final issue is the connection from the subject property to the Kentland Square shopping center directly to the south of the subject site. There is a proposed connection between these two properties which is located in the rear of the stores in the shopping center. This connection is primarily to allow for ingress and egress from the proposed project by way of an inter parcel connection to the Shopping Center. It is not anticipated that this would be a very heavily utilized connection and, therefore, would not cause any congestion on the existing layout and parking areas for the shopping center or the proposed traffic circulation planned on the subject property.

Based on our review of the proposed layout for the subject site, it would appear that traffic and pedestrian circulation and safety has been adequately addressed and is compliant with ADA Requirements for the subject site.

If you have any questions, please do not hesitate to contact me.

Sincerely,

 Glenn E. Cook
 Vice President

GECS:mb

(F:\2015\2015-1003_Kentlands Apartments\DOCS\CORRESP\ANALYST\Site Plan Review Ltr_Intriago.docx)

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.

PROFESSIONAL CERTIFICATION
 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.
 LICENSE NO. 46513
 EXPIRATION DATE 03/02/2017

Joint Hearing - MCC & PC
 SDP-7362-2016
 Exhibit #3

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1	10/11/16	PLANS REVISED PER COMMENTS RECEIVED 09/21/16.

STATE OF MARYLAND
 EDUARDO J. INTRIAGO
 No. 46513
 PROFESSIONAL ENGINEER
 10/11/16
 EDUARDO J. INTRIAGO
 MARYLAND PROFESSIONAL ENGINEER - LICENSE NUMBER: 46513

SCHEMATIC DEVELOPMENT PLAN
 FOR S & T KENTLANDS, LLC
 BLOCK "Q"
 PARCEL I DEED BOOK 24204 AT PAGE 59
 PARCEL J DEED BOOK 27103 AT PAGE 189
 CITY OF GAITHERSBURG MARYLAND

STERLING OFFICE
 22375 Broderick Drive
 Suite 110
 Sterling, VA 20166
 Phone: 703.430.4330
 Fax: 703.430.4339

SCALE: 11/16/15 DRAWN BY: CME CHECKED BY: EI
 PROJECT NUMBER: 1500252A DRAWING NAME: C-COVER
 SHEET NUMBER: C1

1500252A Engineering Drawing/Exhibit/Plan/Block-C-Cover/11/16/15

**CITY OF GAITHERSBURG DEPARTMENT OF PUBLIC WORKS -
STANDARD EROSION AND SEDIMENT CONTROL NOTES**

- THE PERMITTEE SHALL NOTIFY THE CITY INSPECTOR AT 301-258-6330, 48 HOURS BEFORE COMMENCING ANY LAND DISTURBING ACTIVITY AND SHALL BE REQUIRED TO HOLD A PRECONSTRUCTION MEETING BETWEEN HIMSELF OR HIS REPRESENTATIVE, AND AUTHORIZED REPRESENTATIVES OF THE CITY.
- THE PERMITTEE MUST OBTAIN INSPECTION AND APPROVAL BY PLANNING AND CODE ENFORCEMENT AT THE FOLLOWING POINTS:
 - AT THE REQUIRED PRE-CONSTRUCTION MEETING.
 - FOLLOWING INSTALLATION OF SEDIMENT CONTROL MEASURES AND PRIOR TO ANY OTHER LAND DISTURBING ACTIVITY.
- DURING THE INSTALLATION OF A SEDIMENT BASIN OR STORMWATER MANAGEMENT STRUCTURE AT THE REQUIRED INSPECTION POINTS (SEE INSPECTION CHECKLIST ON PLAN), NOTIFICATION PRIOR TO COMMENCING CONSTRUCTION IS MANDATORY.
- PRIOR TO REMOVAL OR MODIFICATION OF ANY SEDIMENT CONTROL DEVICES.
 - PRIOR TO FINAL ACCEPTANCE.
- ALL EROSION CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS AND SPECIFICATIONS AND THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL."
 - THE PERMITTEE SHALL CONSTRUCT ALL EROSION AND SEDIMENT CONTROL MEASURES PER THE APPROVED PLAN AND CONSTRUCTION SEQUENCE. SHALL HAVE THEM INSPECTED AND APPROVED BY THE CITY INSPECTOR PRIOR TO BEGINNING ANY OTHER LAND DISTURBANCES, SHALL ENSURE THAT ALL RUNOFF FROM DISTURBED AREAS IS DIRECTED TO THE SEDIMENT CONTROL DEVICES, AND SHALL NOT REMOVE ANY EROSION OR SEDIMENT CONTROL MEASURES WITHOUT PRIOR PERMISSION FROM CITY INSPECTOR.
 - ANY REQUEST FOR CHANGES TO THE APPROVED SEDIMENT CONTROL PLAN OR SEQUENCE OF CONSTRUCTION MUST BE SUBMITTED TO THE SEDIMENT CONTROL INSPECTOR AND APPROVED BEFORE IMPLEMENTING CHANGES. MAJOR CHANGES WILL REQUIRE A PLAN REVISION.
 - THE PERMITTEE SHALL PROTECT ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS TO PREVENT THE DEPOSITION OF MATERIALS ONTO TRAVERSED PUBLIC THOROUGHFARE(S). ALL MATERIALS DEPOSITED ONTO PUBLIC THOROUGHFARE(S) SHALL BE REMOVED IMMEDIATELY.
 - THE PERMITTEE SHALL INSPECT DAILY AND MAINTAIN CONTINUOUSLY IN EFFECTIVE OPERATING CONDITION ALL EROSION AND SEDIMENT CONTROL MEASURES UNTIL SUCH TIMES AS THEY ARE REMOVED WITH PRIOR PERMISSION FROM DEPARTMENT OF PLANNING AND CODE ENFORCEMENT.
 - ALL SEDIMENT BASINS, TRAP EMBANKMENTS, SWALES, PERIMETER DIKES AND PERMANENT SLOPES STEEPER OR EQUAL TO 3:1 SHALL BE STABILIZED WITH SOD, SEED AND ANCHORED STRAW MULCH, OR OTHER APPROVED STABILIZATION MEASURES, WITHIN THREE (3) CALENDAR DAYS OF ESTABLISHMENT. ALL AREAS DISTURBED OUTSIDE OF THE PERIMETER SEDIMENT CONTROL SYSTEM MUST BE MINIMIZED AND STABILIZED IMMEDIATELY. MAINTENANCE MUST BE PERFORMED AS NECESSARY TO ENSURE CONTINUED STABILIZATION. RESTABILIZATION OR OVERSEEDING WILL BE REQUIRED, IF NECESSARY.
 - THE PERMITTEE SHALL APPLY SOD, SEED AND ANCHORED STRAW, MULCH, OR OTHER APPROVED STABILIZATION MEASURES TO ALL DISTURBED AREAS WITHIN 7 CALENDAR DAYS AFTER STRIPPING AND GRADING ACTIVITIES HAVE CEASED ON THAT AREA. MAINTENANCE SHALL BE PERFORMED AS NECESSARY TO ENSURE CONTINUED STABILIZATION. ACTIVE CONSTRUCTION AREAS, SUCH AS BORROW OR STOCKPILE AREAS, ROADWAY IMPROVEMENTS AND AREAS WITHIN 50 FEET OF A BUILDING UNDER CONSTRUCTION MAY BE EXEMPTED FROM THIS REQUIREMENT, PROVIDED THAT EROSION AND SEDIMENT CONTROL MEASURES ARE INSTALLED AND MAINTAINED TO PROTECT THOSE AREAS.
 - PRIOR TO REMOVAL OF SEDIMENT CONTROL MEASURES, THE PERMITTEE SHALL STABILIZE ALL CONTRIBUTORY DISTURBED AREAS USING SOD OR AN APPROVED PERMANENT SEED MIXTURE WITH REQUIRED SOIL AMENDMENTS AND AN APPROVED ANCHORED MULE. WOOD FIBER MULCH MAY ONLY BE USED IN SEEDING SEASON WHEN THE SLOPE DOES NOT EXCEED 10% TO PROMOTE SHEET FLOW DRAINAGE. AREAS BROUGHT TO FINISHED GRADE DURING THE SEEDING SEASON SHALL BE PERMANENTLY STABILIZED WITHIN 7 CALENDAR DAYS OF ESTABLISHMENT. WHEN PROPERTY IS BROUGHT TO FINISHED GRADE DURING THE MONTHS OF NOVEMBER THROUGH FEBRUARY, AND PERMANENT STABILIZATION IS FOUND TO BE IMPRACTICAL, AN APPROVED TEMPORARY SEED AND STRAW ANCHORED MULCH SHALL BE APPLIED TO DISTURBED AREAS. THE FINAL PERMANENT STABILIZATION OF SUCH PROPERTY SHALL BE COMPLETED PRIOR TO THE FOLLOWING APRIL 15.
 - THE SITE WORK, MATERIALS, APPROVED SC AND SWM PLANS AND ANY REQUIRED TEST REPORTS SHALL BE AVAILABLE AT THE SITE FOR INSPECTION BY DULY AUTHORIZED OFFICIALS OF THE CITY OF GAITHERSBURG.
 - SURFACE DRAINAGE FLOWS OVER UNSTABILIZED CUT AND FILL SLOPES SHALL BE CONTROLLED BY EITHER PREVENTING DRAINAGE FLOWS FROM TRAVERSING THE SLOPES OR BY INSTALLING MECHANICAL DEVICES TO LOWER THE WATER DOWNSLOPE WITHOUT CAUSING EROSION. DIKES SHALL BE INSTALLED AND MAINTAINED AT THE TOP OF CUT OR FILL SLOPES UNTIL THE SLOPE AND DRAINAGE AREA TO IT ARE FULLY STABILIZED, AT WHICH TIME THEY MUST BE REMOVED AND FINAL GRADING DONE TO PROMOTE SHEET FLOW DRAINAGE. MECHANICAL DEVICES MUST BE PROVIDED AT POINTS OF CONCENTRATED FLOW WHERE EROSION IS LIKELY TO OCCUR.
 - PERMANENT SWALES OR OTHER POINTS OF CONCENTRATED WATER FLOW SHALL BE STABILIZED WITH SOD OR SEED WITH AN APPROVED EROSION CONTROL MATTING OR BY OTHER APPROVED STABILIZATION MEASURES.
 - TEMPORARY SEDIMENT CONTROL DEVICES SHALL BE REMOVED, WITH PERMISSION OF THE CITY INSPECTOR, WITHIN (30) CALENDAR DAYS FOLLOWING ESTABLISHMENT OF PERMANENT STABILIZATION IN ALL CONTRIBUTORY DRAINAGE AREAS. IF ESTABLISHMENT IS NOT FULL AND UNIFORM AS DETERMINED BY THE SEDIMENT CONTROL INSPECTOR, OVERSEEDING WILL BE REQUIRED. STORMWATER MANAGEMENT STRUCTURES USED TEMPORARILY FOR SEDIMENT CONTROL SHALL BE CONVERTED TO THE PERMANENT CONFIGURATION WITHIN THIS TIME PERIOD AS WELL.
 - NO PERMANENT CUT OR FILL SLOPE WITH A GRADIENT STEEPER THAN 3:1 WILL BE PERMITTED IN LAWN MAINTENANCE AREAS. A SLOPE GRADIENT OF UP TO 2:1 WILL BE PERMITTED IN AREAS THAT ARE NOT TO BE MAINTAINED PROVIDED THAT THOSE AREAS ARE INDICATED ON THE EROSION AND SEDIMENT CONTROL PLAN WITH A LOW-MAINTENANCE GROUND COVER SPECIFIED FOR PERMANENT STABILIZATION. SLOPE GRADIENT STEEPER THAN 2:1 WILL NOT BE PERMITTED WITH VEGETATIVE STABILIZATION.
 - THE PERMITTEE SHALL INSTALL A SPLASHBLOCK AT THE BOTTOM OF EACH DOWNSPOUT UNLESS THE DOWNSPOUT IS CONNECTED BY A DRAIN LINE TO AN ACCEPTABLE OUTLET.
 - ALL WATER PUMPED FROM EXCAVATION DURING CONSTRUCTION SHALL BE PUMPED EITHER TO SEDIMENT TANKS AND/OR SEDIMENT TRAPS. NO WATER WILL BE PUMPED TO THE STORM DRAIN SYSTEM. DEWATERING SHALL BE PERFORMED IN ACCORDANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
 - FOR FINISHED GRADING, THE PERMITTEE SHALL PROVIDE ADEQUATE GRADIENTS SO AS TO: (1) PREVENT WATER FROM STANDING ON THE SURFACE OF LAWNS MORE THAN 24 HOURS AFTER THE END OF A RAINFALL, EXCEPT IN DESIGNATED DRAINAGE COURSES AND SWALE FLOW AREAS WHICH MAY DRAIN AS LONG AS 48 HOURS AFTER THE END OF A RAINFALL, AND (2) PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS OR OPENINGS.
 - SEDIMENT TRAPS OR BASINS ARE NOT PERMITTED WITHIN 20 FEET OF A BUILDING WHICH IS EXISTING OR UNDER CONSTRUCTION. NO BUILDING MAY BE CONSTRUCTED WITHIN 20 FEET OF A SEDIMENT TRAP OR BASIN.
 - ALL INLETS IN NON-SUMP AREAS SHALL HAVE ASPHALT BERMS INSTALLED AT THE TIME OF BASE PAVING ESTABLISHMENT.
 - THE SEDIMENT CONTROL INSPECTOR HAS THE OPTION OF REQUIRING ADDITIONAL SEDIMENT CONTROL MEASURES, IF DEEMED NECESSARY.
 - ALL TRAP ELEVATIONS ARE RELATIVE TO THE OUTLET ELEVATION, WHICH MUST BE ON EXISTING UNDISTURBED GROUND.
 - VEGETATIVE STABILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
 - TEMPORARY SEDIMENT TRAP(S) SHALL BE CLEANED OUT AND RESTORED TO THE ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A POINT ONE HALF (1/2) THE DEPTH BETWEEN THE OUTLET CREST AND THE BOTTOM OF THE TRAP.
 - SEDIMENT REMOVED FROM TRAPS SHALL BE PLACED AND STABILIZED IN APPROVED AREAS IN SUCH A MANNER THAT IT DOES NOT FOUL EXISTING OR PROPOSED STORM DRAINAGE SYSTEMS OR AREAS ALREADY STABILIZED. SEDIMENT SHALL NOT BE PLACED WITHIN A FLOOD PLAIN OR WETLAND.
 - ALL SEDIMENT BASINS AND TRAPS MUST BE SURROUNDED WITH A WELDED WIRE SAFETY FENCE. THE FENCE MUST BE AT LEAST 42 INCHES HIGH, HAVE POSTS SPACED NO FARTHER APART THAN 8 FEET, HAVE MESH OPENINGS NO GREATER THAN 2 INCHES IN WIDTH AND 4 INCHES IN HEIGHT, WITH A MINIMUM OF 14-GAUGE WIRE. SAFETY FENCE MUST BE MAINTAINED IN GOOD CONDITION AT ALL TIMES.
 - NO EXCAVATION IN THE AREA OF EXISTING UTILITIES IS PERMITTED UNLESS THEIR LOCATION HAS BEEN DETERMINED. CALL MISS UTILITY AT 1-800-257-7777 48 HOURS PRIOR TO THE START OF WORK.
 - OFF-SITE SPOIL OR BORROW AREAS MUST HAVE APPROVED SC PLANS.
 - PROTECT ALL TREES TO BE PRESERVED DURING CONSTRUCTION IN ACCORDANCE WITH THE APPROVED FOREST CONSERVATION PLAN AND FOREST STAND DELINEATION.
 - PERMITTEE IS RESPONSIBLE FOR ALL ACTIONS OF SUBCONTRACTORS, INCLUDING REPAIRING DAMAGES OF SEDIMENT CONTROL DEVICES.

GENERAL SITE NOTES

- THE ACCURACY AND COMPLETENESS OF THIS INFORMATION HAS BEEN PROVIDED TO THE BEST ABILITY OF THE ENGINEER, HOWEVER, THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTORS CONCERNING THE LOCATION OF ALL UTILITIES PRIOR TO BIDDING AND CONSTRUCTION. LOCATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE TO BE CONSIDERED APPROXIMATE AND SHOULD BE VERIFIED BY THE CONTRACTOR.
- THIS SET OF PLANS HAS BEEN PREPARED FOR PURPOSE OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OR APPROVALS HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH DRAWING HAS BEEN REVISED TO INDICATE "ISSUED FOR CONSTRUCTION". THE CLIENT OR OWNER AND CONTRACTOR ARE RESPONSIBLE TO ASSURE THAT THE APPROVED PLANS ONLY ARE USED FOR BIDDING AND CONSTRUCTION.
- DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
- EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND CANNOT BE GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION, TEST PITS SHALL BE HAND DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION, TO ASCERTAIN EXISTING INVERTS, MATERIALS AND SIZES, TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION, TO PERMIT ADJUSTMENT AS REQUIRED TO AVOID CONFLICTS. ANY EXISTING UTILITY SERVICE CONNECTIONS, LOCATED BY THE CONTRACTOR, CAPABLE OF SERVICING THE PROPOSED USE SHALL BE REUSED AS LONG AS THEY ARE IN GOOD CONDITION AND MEET THE UTILITY AUTHORITY'S STANDARDS AND SPECIFICATIONS. IF THE EXISTING UTILITY SERVICES DO NOT MEET THE ABOVE CRITERIA, THEN NEW SERVICE LINES SHALL BE INSTALLED.
- FINAL LOCATIONS, NUMBERS AND SIZE OF ALL PROPOSED UTILITIES SERVICING BUILDINGS ARE TO BE VERIFIED WITH THE ARCHITECT, OWNER AND APPROPRIATE UTILITY AUTHORITY BY THE CONTRACTOR.
- ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
 - MARYLAND STATE HIGHWAY ADMINISTRATION (SHA) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", AS CURRENTLY AMENDED.
 - CURRENT, PREVAILING CITY OF GAITHERSBURG SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
 - CURRENT, PREVAILING WSSC/UTILITY COMPANY/AUTHORITY AND OWNER SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
- THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD OR SOIL CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON. SUCH CONDITIONS COULD RENDER THE DESIGNS SHOWN HEREON INAPPROPRIATE OR INEFFECTIVE.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL APPROPRIATE SAFETY DEVICES AND TRAINING TO ALL WORKERS IN ORDER TO MAINTAIN SAFE CONDITIONS ON THE PROJECT SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED CONSTRUCTION PERMITS NECESSARY FOR THE CONSTRUCTION AND COMPLETION OF THE APPROVED IMPROVEMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER REMOVAL AND DISPOSAL OF ANY AND ALL EXISTING OBJECTS, STRUCTURES, ETC. THAT ARE IN THE WAY OF PROPOSED CONSTRUCTION, OR INDICATED AS TO BE REMOVED.
- WALKWAYS SHOULD SLOPE AWAY FROM BUILDINGS AT A MAXIMUM PITCH OF 1/4 INCH PER FOOT. HANDICAP RAMPS ARE TO HAVE A MAXIMUM SLOPE OF 1" PER FOOT.
- CONCRETE SIDEWALKS AND CURBING TO BE REMOVED SHALL BE SAW CUT OR REMOVED TO THE NEAREST EXPANSION JOINT.
- THE CONTRACTOR SHALL TAKE ADDITIONAL PRECAUTIONS TO WATERPROOF AREAS WHERE THE EXTERIOR FINISHED GRADE IS HIGHER THAN THE FINISHED FLOOR ELEVATION. ALTERNATELY, FOUNDATION WALLS IN EXCESS OF 6' BELOW FINISHED FLOOR SHALL BE FINISHED SUITABLY.
- UNITS ARE IN UNITED STATES STANDARD.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- ALL CURBING SHALL BE CONCRETE.
- ALL PROPOSED SPOT ELEVATIONS ARE GRADE OR BOTTOM OF CURB UNLESS OTHERWISE NOTED.
- ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MARYLAND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- ASPHALT SURFACE COURSE FOR ALL PAVED AREAS (NEW PAVEMENT AND MILL & OVERLAY) SHALL BE INSTALLED IN UNISON TO ENSURE A UNIFORM, FINISHED APPEARANCE.
- CONTRACTOR TO ENSURE THAT ALL MILLED SURFACES ARE CLEAN OF DIRT AND DEBRIS BEFORE APPLYING TACK COAT.

GENERAL DEMOLITION NOTES:

- LIMITS OF DISTURBANCE = 140,046 (3.22 AC.)
- THE CONTRACTOR SHALL BE DEEMED TO HAVE VISITED THE SITE AND ACCEPT THE SITE AS IS.
- THE CONTRACTOR SHALL CARRY OUT THE WORK OF THIS CONTRACT PLACING THE SAFETY AND PROTECTION OF THE SURROUNDING COMMUNITY AND PROPERTY AT THE HIGHEST PRIORITY. THE CONTRACTOR SHALL IMPLEMENT SPECIFIED MEASURES, AND ANY OTHER MEASURES DEEMED NECESSARY, TO PROTECT ADJACENT AND ON-SITE PROPERTY, BUILDINGS, HOMES, BUSINESSES, FACILITIES AND UTILITIES.
- THE CONTRACTOR SHALL ENSURE FREE AND SAFE PASSAGE OF PERSONS AROUND THE AREA OF THE DEMOLITION AS DIRECTED BY THE OWNER AND THE CITY OFFICIALS. ALL OPERATIONS SHALL BE CONDUCTED SO AS TO PREVENT DAMAGE TO ADJACENT BUILDINGS, STRUCTURES, AND OTHER FACILITIES AND INJURY TO PERSONS, BOTH PEDESTRIAN AND WORKERS ALIKE.
- THE CONSULTANT IS NOT RESPONSIBLE FOR JOB SITE SAFETY AND CANNOT STOP THE DEMOLITION ACTIVITIES.
- THE CONTRACTOR SHALL INSTALL ROADWAY CONSTRUCTION SIGNAGE AND ASSOCIATED TRAFFIC MEASURES AS NECESSARY FOR WORK AS SHOWN ON THE MAINTENANCE OF TRAFFIC PLAN.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING THE SECURITY OF THE PROJECT SITE DURING ALL NON-WORKING HOURS, SEVEN DAYS A WEEK.
- ALL UTILITY LOCATIONS ARE APPROXIMATE AND ADDITIONAL UTILITIES MAY EXIST. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY THE ACTUAL LOCATION OF ALL UTILITIES IMPACTED BY THIS WORK, AND WHICH MUST BE MAINTAINED OR REMOVED, WHETHER SHOWN OR NOT SHOWN ON THE CONTRACT DRAWINGS.
- THE CONTRACTOR SHALL BACKFILL ALL VOIDS REMAINING FROM THE REMOVAL OF FOUNDATIONS, UTILITIES AND OTHER SUBSURFACE ELEMENTS WITH STRUCTURAL, COMPACTED FILL MATERIAL IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS.
- THE CONTRACTOR SHALL OBTAIN AND MAKE PAYMENT FOR TEMPORARY UTILITIES (WATER, ELECTRIC, TELEPHONE) AND IF FOUND ANY OTHER SERVICES NECESSARY FOR PROPER EXECUTION OF THE DEMOLITION WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE NECESSARY DEMOLITION / GRADING PERMITS.
- THE CONTRACTOR SHALL COMPLETELY REMOVE ALL UTILITY SERVICE CONNECTIONS AND APPURTENANCES TO ALL FACILITIES WITHIN THE DEMOLITION AREA UNLESS OTHERWISE NOTED. ALL FOUNDATIONS ARE TO BE COMPLETELY REMOVED.
- THE CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF OFF-SITE ANY HAZARDOUS MATERIALS ENCOUNTERED DURING THE DEMOLITION. BEFORE ANY OFF-SITE REMOVALS, THE CONTRACTOR HAS TO PROVIDE, IN WRITING, THE PROPOSED DESTINATION OF ALL MATERIALS.
- DEMOLITION AND BACKFILLING WORK IS TO BE PERFORMED IN DRY WEATHER.

GENERAL GRADING AND UTILITY NOTES

- THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS AND SIZES OF ALL UTILITIES ENTERING THE BUILDING, INCLUDING SANITARY SEWER, WATER, GAS, ELECTRIC AND TELEPHONE SERVICE CONNECTIONS. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND TO ENSURE PROPER DEPTHS ARE ACHIEVED.
- CONTRACTOR IS TO COORDINATE WITH THE UTILITY COMPANIES AS TO THE LOCATION AND SCHEDULING OF SERVICE CONNECTIONS TO THE UTILITY SUPPLY FACILITIES.
- UTILITY COMPANIES MUST BE NOTIFIED PRIOR TO ANY DEMOLITION, EXCAVATION AND/OR CONSTRUCTION. CALL 1-800-552-7001 TO ORDER UTILITY MARK-OUTS AT THE SITE.
- THE ROUTING OF ALL UTILITIES IS SUBJECT TO ADJUSTMENT TO MEET UTILITY COMPANY REQUIREMENTS AND SPECIFICATIONS, WHEN BUILDING PLUMBING AND MECHANICAL DRAWINGS ARE COMPLETE AND UTILITY REQUIREMENTS ARE FINALIZED ADJUSTMENTS MAY BE NECESSARY TO THE UTILITY SERVICE LOCATIONS AND SIZES.
- THE CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED UTILITY FRAMES, COVERS, MANHOLES, VALVE BOXES AND OTHER UTILITY FACILITY STRUCTURES TO BE FLUSH WITH FINISH SURFACE GRADE ELEVATIONS.
- ALL CONCRETE IS TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI OR AS DIRECTED BY THE STRUCTURAL ENGINEER.
- UNLESS OTHERWISE NOTED, 6-INCHES SHOULD BE ADDED TO THE PROVIDED BOTTOM OF CURB (BC) ELEVATION TO ACHIEVE THE REQUIRED TOP OF CURB (TC) ELEVATION.

GENERAL UTILITY NOTES:

- THE ACCURACY AND COMPLETENESS OF THIS INFORMATION HAS BEEN PROVIDED TO THE BEST ABILITY OF THE ENGINEER, HOWEVER, THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTORS CONCERNING THE LOCATION OF ALL UTILITIES PRIOR TO BIDDING AND CONSTRUCTION. LOCATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE TO BE CONSIDERED APPROXIMATE AND SHOULD BE VERIFIED BY THE CONTRACTOR.
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- FINAL LOCATIONS, NUMBERS AND SIZE OF ALL PROPOSED UTILITIES SERVICING BUILDINGS ARE TO BE VERIFIED WITH THE ARCHITECT, OWNER AND APPROPRIATE UTILITY AUTHORITY BY THE CONTRACTOR.
- UTILITY COMPANIES MUST BE NOTIFIED PRIOR TO ANY CONSTRUCTION: DEMOLITION, EXCAVATION AND/OR CONSTRUCTION. CALL 1-800-552-7001 TO ORDER UTILITY MARK-OUTS AT THE SITE. IF NECESSARY, CONSULTATION OF PRIVATE UTILITY MARK-OUT COMPANY SHALL BE OBTAINED AT THE COST OF THE CONTRACTOR. THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY SHOULD THE MARK-OUT CONFLICT WITH PROPOSED IMPROVEMENTS. COPIES OF ALL MARK-OUTS, INCLUDING TICKET NUMBERS, SHALL BE PROVIDED TO THE ENGINEER.
- ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
 - CITY BUILDING, ELECTRICAL AND FIRE CODE, AS CURRENTLY AMENDED.
 - CURRENT, PREVAILING MARYLAND STATE HIGHWAY ADMINISTRATION SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
 - CURRENT, PREVAILING WSSC/UTILITY COMPANY/AUTHORITY AND OWNER SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
- THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD OR SOIL CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON. SUCH CONDITIONS COULD RENDER THE DESIGNS SHOWN HEREON INAPPROPRIATE OR INEFFECTIVE.
- THE CONTRACTOR SHALL UTILIZE EXISTING ROOF DRAIN CONNECTIONS, SANITARY SEWER CONNECTIONS AND WATER SERVICE CONNECTIONS. ALL CONNECTIONS SHALL BE ADJUSTED AS NECESSARY AND RECONNECTED TO NEW SERVICE MAINS.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL APPROPRIATE SAFETY DEVICES AND TRAINING TO ALL WORKERS IN ORDER TO MAINTAIN SAFE CONDITIONS ON THE PROJECT SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED CONSTRUCTION PERMITS NECESSARY FOR THE CONSTRUCTION AND COMPLETION OF THE APPROVED IMPROVEMENTS.
- THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS AND SIZES OF ALL UTILITIES ENTERING THE BUILDING, INCLUDING SANITARY SEWER, WATER, GAS, ELECTRIC AND TELEPHONE SERVICE CONNECTIONS. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND TO ENSURE PROPER DEPTHS ARE ACHIEVED.
- CONTRACTOR IS TO COORDINATE WITH THE UTILITY COMPANIES AS TO THE LOCATION AND SCHEDULING OF SERVICE CONNECTIONS TO THE UTILITY SUPPLY FACILITIES.
- THE ROUTING OF ALL UTILITIES IS SUBJECT TO ADJUSTMENT TO MEET UTILITY COMPANY REQUIREMENTS AND SPECIFICATIONS. WHEN BUILDING PLUMBING AND MECHANICAL DRAWINGS ARE COMPLETE AND UTILITY REQUIREMENTS ARE FINALIZED ADJUSTMENTS MAY BE NECESSARY TO THE UTILITY SERVICE LOCATIONS AND SIZES.
- THE CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED UTILITY FRAMES, COVERS, MANHOLES, VALVE BOXES AND OTHER UTILITY FACILITY STRUCTURES TO BE FLUSH WITH FINISH SURFACE GRADE ELEVATIONS.
- ALL CONCRETE IS TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI OR AS DIRECTED BY THE STRUCTURAL ENGINEER.

CONSTRUCTION SCHEDULE:

- FLAG CLEARING LIMITS - ONE WEEK
- SCHEDULE/HOLD ON-SITE PRE-CONSTRUCTION MEETING WITH OWNER, CONTRACTOR, AND APPROPRIATE CITY AND/OR STATE PERSONNEL - 1 WEEK
- INSTALL CONSTRUCTION ENTRANCE AND PERIMETER EROSION AND SEDIMENT CONTROL DEVICES PER APPROVED EROSION AND SEDIMENT CONTROL PLAN - ONE WEEK
- UTILITY DISCONNECTS (SITE LIGHTS, EXISTING BUILDING UTILITY CONNECTIONS) - TWO WEEKS
- DEMOLISH EXISTING BUILDING, SITE LIGHTS, SIDEWALKS AND PARKING/TRAVEL-WAYS - THREE WEEKS
- CLEAR AND GRUB WITHIN LIMITS OF DISTURBANCE - TWO WEEKS
- ROUGH GRADE SITE - TWO WEEKS
- INSTALL RELOCATED SEWER AND WATER LINES, PER APPROVED WSSC PLANS, INCLUDING DEMOLITION AND/OR ABANDONMENT OF OLD LINES - 8 WEEKS
- INSTALL, RELOCATED STORM DRAIN MAIN, REMOVE OLD STORM DRAIN - 8 WEEKS
- STAKE OUT, INSTALL BUILDING FOOTERS AND PIERS - 4 WEEKS
- CONSTRUCT BUILDING AND PARKING SHELL - 10 MONTHS
- INSTALL TRAFFIC CONTROL ALONG GREAT SENECA HIGHWAY FOR PROPOSED WIDENING - ONE WEEK
- GRADE PROPOSED LANE WIDENING AND GREAT SENECA HIGHWAY ENTRANCE, STORM DRAIN IMPROVEMENTS - 4 WEEKS
- STAKE-OUT, INSTALL CURB AND GUTTER WITHIN GREAT SENECA HIGHWAY - 2 WEEKS
- INSTALL, COMPACT SUB-BASE MATERIAL FOR LANE WIDENING AND ENTRANCE - ONE WEEK
- INSTALL BASE COURSE, TOP COURSE, AND STRIPING WITHIN GREAT SENECA HIGHWAY - 2 WEEKS

- STAKE-OUT, INSTALL CURB AND GUTTER AND SITE SIDEWALKS - 2 WEEKS
- FINE GRADE SITE, INCLUDING PROPOSED BIO-RETENTION AREAS AND PERIMETER EROSION AND SEDIMENT CONTROL AT BIO-RETENTION FACILITIES - 2 WEEKS
- REMOVE CONSTRUCTION ENTRANCE WITH INSPECTOR'S APPROVAL TO FACILITATE FINE GRADING AND INSTALLATION OF SUBBASE. INSTALL SUB-BASE MATERIAL FOR ON-SITE TRAVEL-WAYS - 1 WEEKS
- PROVIDE STABILIZATION ACROSS ALL DENUEDED AREAS - 1 WEEK
- ESTIMATED TIME TO COMPLETION FROM START DATE TO COMPLETION - APPROXIMATELY 22 MONTHS

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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FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT:
WWW.CALL811.COM

DATE	DRAWN BY	DESCRIPTION	REV	DATE	DESCRIPTION
10/11/16	PAP	PLANS REVISED PER COMMENTS RECEIVED 10/11/16	1		

EDUARDO J. INTRIAGO
MARYLAND PROFESSIONAL ENGINEER - LICENSE NUMBER: 46513

SCHEMATIC DEVELOPMENT PLAN

FOR
S & T KENTLANDS, LLC

BLOCK "Q"
PARCEL 1 DEED BOOK 24204 AT PAGE 59
PARCEL J DEED BOOK 27103 AT PAGE 189

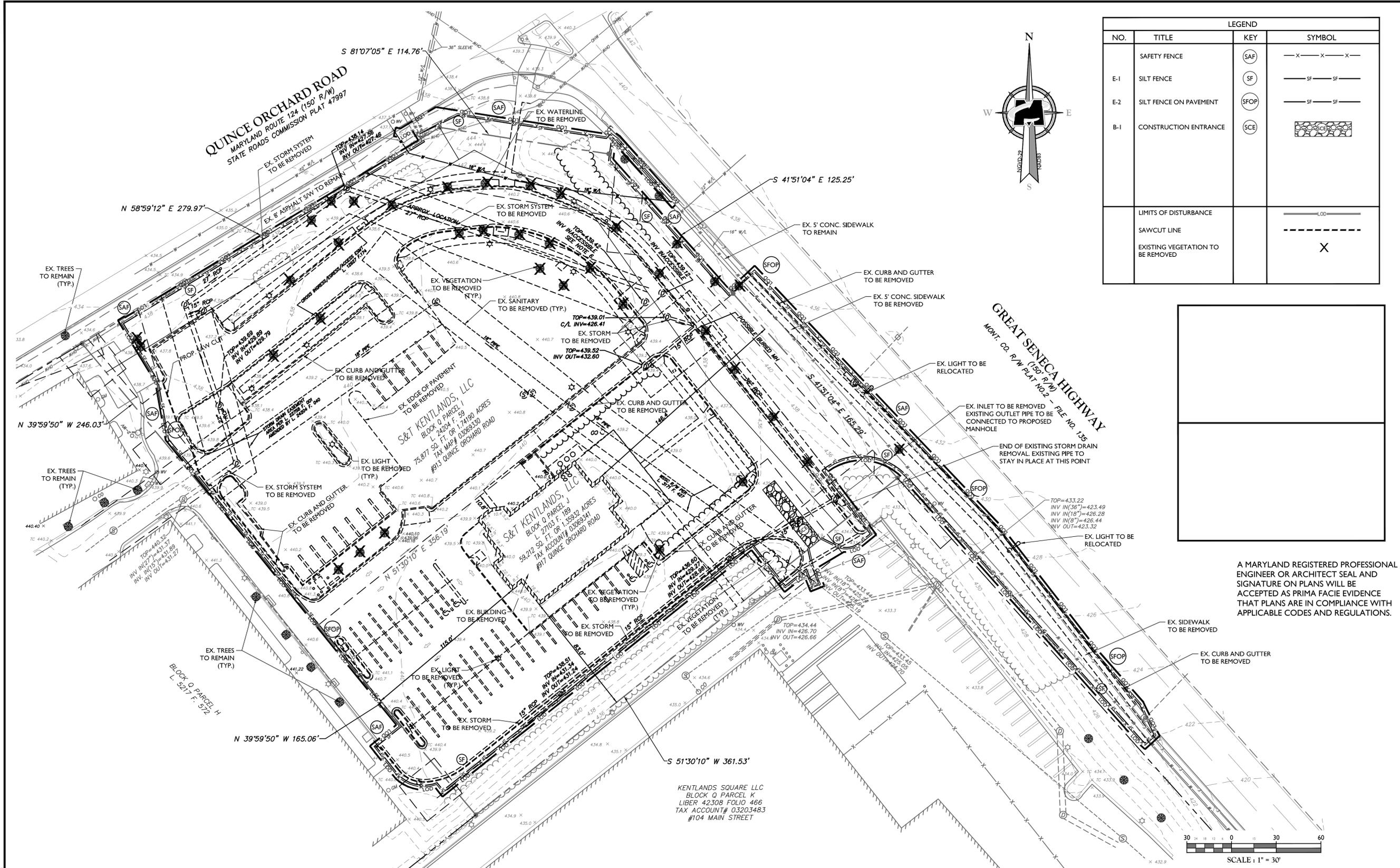
CITY OF GAITHERSBURG MARYLAND

STERLING OFFICE
23375 Broderick Drive
Suite 110
Sterling, VA 20166
Phone: 703.430.4330
Fax: 703.430.4339

SCALE:	DATE:	DRAWN BY:	CHEKED BY:
	11/16/15	CHE	EI
PROJECT NUMBER:	DRAWING NAME:		
15000252A	C-CYBER		

GENERAL NOTES

SHEET NUMBER:
C2



LEGEND			
NO.	TITLE	KEY	SYMBOL
	SAFETY FENCE	(SAF)	— X — X — X —
E-1	SILT FENCE	(SF)	— SF — SF —
E-2	SILT FENCE ON PAVEMENT	(SFOP)	— SF — SF —
B-1	CONSTRUCTION ENTRANCE	(SCE)	
	LIMITS OF DISTURBANCE		— LOD —
	SAWCUT LINE		- - - - -
	EXISTING VEGETATION TO BE REMOVED		X

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REV.	DATE	DRAWN BY	DESCRIPTION
1	10/11/16	PAP	PLANS REVISIONS PER COMMENTS RECEIVED 09/21/16.

STATE OF MARYLAND
 EDUARDO J. INTRIAGO
 No. 46513
 PROFESSIONAL ENGINEER
 10/11/16
 EDUARDO J. INTRIAGO
 MARYLAND PROFESSIONAL
 ENGINEER - LICENSE NUMBER: 46513

SCHEMATIC DEVELOPMENT PLAN
 FOR
S & T KENTLANDS, LLC
 BLOCK "Q"
 PARCEL 1 DEED BOOK 24204 AT PAGE 59
 PARCEL J DEED BOOK 27103 AT PAGE 189
 CITY OF GAITHERSBURG MARYLAND

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SCALE: 1" = 30'
 DATE: 11/16/15
 DRAWN BY: CHE
 CHECKED BY: EI
 PROJECT NUMBER: 1500052A
 DRAWING NAME: C-DEMO
 SHEET TITLE: DEMOLITION AND E&S CONTROL PLAN
 SHEET NUMBER: C3

PHASE 1 EROSION AND SILTATION CONTROL NARRATIVE
 THE TOTAL SITE AREA FOR BOTH PARCELS "I" AND "J" IS APPROXIMATELY 3.10 ACRES. THE TOTAL AREA OF DISTURBANCE IS APPROXIMATELY 3.21 ACRES DUE TO ADDITIONAL DISTURBANCE REQUIRED FOR UTILITY RELOCATIONS, ETC.
 CONTRACTOR TO NOTIFY THE DEPARTMENT OF INSPECTIONS AND PERMITS AT LEAST 48 HOURS BEFORE COMMENCING WORK. WORK MAY NOT COMMENCE UNTIL THE PERMITTEE OR THE RESPONSIBLE PERSONNEL HAVE MET ON SITE WITH THE SEDIMENT AND EROSION CONTROL INSPECTOR TO REVIEW THE APPROVED PLANS. ONCE THE APPROVED PLANS HAVE BEEN REVIEWED ON SITE, AND AFTER HAVING RECEIVED PERMISSION TO PROCEED, THE CONTRACTOR SHALL INSTALL THE PERIMETER CONTROLS AND CONSTRUCTION ENTRANCE AS INDICATED ON THE PHASE 1 EROSION AND SILTATION CONTROL PLANS.
 INSTALLATION OF THE CONSTRUCTION ENTRANCES WILL REQUIRE THE REMOVAL OF THE PAVEMENT BELOW THE CONSTRUCTION ENTRANCE LOCATION(S). CLEAR THE MINIMUM AREA(S) AS NECESSARY FOR THE INSTALLATION OF THE PERIMETER CONTROLS. ONCE THE PERIMETER SEDIMENT CONTROLS HAVE BEEN INSTALLED, INSTALL ALL INLET CONTROLS, AS INDICATED. NOTIFY THE INSPECTOR FOR APPROVAL OF SEDIMENT CONTROL INSTALLATION PRIOR TO COMMENCING WORK.
 CONTRACTOR IS TO PERFORM CLEARING AND GRUBBING ACTIVITIES WITHIN THE LIMITS OF DISTURBANCE, AS INDICATED ON PLAN. STORM DRAIN INLET PROTECTION REQUIRES

FREQUENT MAINTENANCE, TO MAINTAIN FUNCTION AND AVOID PREMATURE CLOGGING, ACCUMULATED SEDIMENT MUST BE REMOVED AFTER EACH RAIN EVENT. IF THE INLET PROTECTION DOES NOT COMPLETELY DRAIN WITHIN 24 HOURS AFTER A STORM EVENT, IT IS CLOGGED. WHEN THIS OCCURS, REMOVE ACCUMULATED SEDIMENT AND CLEAN, OR REPLACE, THE GEOTEXTILE AND STONE.
 ALL SPOIL MATERIALS ARE TO BE DISPOSED OF AT AN APPROVED SITE WITH AN ACTIVE PERMIT IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
 THE CONSTRUCTION ENTRANCE MUST BE MAINTAINED IN A CONDITION THAT MINIMIZES THE TRACKING OF SEDIMENT. THIS MAY REQUIRE ADDING STONE OR MAKING OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN A CLEAN SURFACE, THE MOUNTABLE BERM, AND THE SPECIFIED DIMENSIONS. ALL SILT OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO THE ADJACENT ROADWAY MUST BE REMOVED IMMEDIATELY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING THE ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS THE WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.
 THE AREA UNDER THE WASH RACK(S) MUST BE MAINTAINED FREE OF ACCUMULATED SEDIMENT. IF DAMAGED, THE WASH RACK MUST BE REPAIRED OR REPLACED.
 ACCUMULATED SEDIMENT AND DEBRIS MUST BE REMOVED WHEN BULGES DEVELOP IN THE SILT

FENCE OR WHEN SEDIMENT REACHES 25 PERCENT OF THE FENCE HEIGHT. THE GEOTEXTILE MUST BE REPLACED IF TORN. IF UNDERMINING OCCURS, RE-INSTALL FENCE.
 CONTRACTOR IS TO BEGIN DEMOLITION PROCEDURES FOR ALL IMPROVEMENTS LOCATED WITHIN THE PERIMETER CONTROLS. REMOVE CURB AND GUTTER AND PAVEMENT, AS INDICATED ON PLAN.
 UPON COMPLETION OF SURFACE DEMOLITION, THE CONTRACTOR SHALL BEGIN INSTALLATION OF THE ULTIMATE ALIGNMENTS OF THE PROPOSED SEWER, WATER, AND STORM DRAINS, AS INDICATED ON PLANS. MULTIPLE DE-WATERING DEVICES ARE TO BE ON-SITE, BASED UPON THE ANTICIPATED NUMBER OF ACTIVE TRENCHES BEING EXCAVATED. CONSTRUCTION OF THE RELOCATED LINES IS A CRITICAL ASPECT OF THE PROJECT SCOPE, WITH THE PRIMARY GOAL TO MINIMIZE DISRUPTION OF ANY OF THE SERVICES.
 THE STABILIZED CONSTRUCTION ENTRANCE MUST BE MAINTAINED IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. THIS MAY REQUIRE ADDING STONE OR MAKING OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN A CLEAN SURFACE, THE MOUNTABLE BERM, AND THE SPECIFIED DIMENSIONS. ALL STONE OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO THE ADJACENT TRAVEL-WAY MUST BE REMOVED IMMEDIATELY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING THE ADJACENT TRAVEL-WAY TO REMOVE MUD TRACKED ONTO THE PAVED AREA IS NOT ACCEPTABLE UNLESS THE WASH WATER IS DIRECTED

TO AN APPROVED SEDIMENT CONTROL PRACTICE. THE AREA UNDER THE WASH RACK MUST BE MAINTAINED FREE OF ACCUMULATED SEDIMENT. IF DAMAGED, THE WASH RACK MUST BE REPAIRED OR REPLACED.
 STORM DRAIN INLET PROTECTION REQUIRES FREQUENT MAINTENANCE TO MAINTAIN FUNCTION AND AVOID PREMATURE CLOGGING. ACCUMULATED SEDIMENT MUST BE REMOVED BY HAND AFTER EACH RAIN EVENT. IF THE INLET PROTECTION DOES NOT COMPLETELY DRAIN WITHIN 24 HOURS AFTER A STORM EVENT, IT IS CLOGGED. WHEN THIS OCCURS, REMOVE ACCUMULATED SEDIMENT AND CLEAN, OR REPLACE, THE GEOTEXTILE AND STONE.
 ACCUMULATED SEDIMENT AND DEBRIS MUST BE REMOVED WHEN BULGES DEVELOP IN THE SILT FENCE OR WHEN SEDIMENT REACHES 25 PERCENT OF THE FENCE HEIGHT. THE GEOTEXTILE MUST BE REPLACED IF TORN. IF UNDERMINING OCCURS, REINSTALL FENCE.
 AREAS THAT ARE TO REMAIN PERVIOUS SHALL BE PREPARED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS, INCLUDING SOIL PREPARATION, APPLICATION OF TOPSOIL, AND SOIL AMENDMENTS AS SOIL CONDITIONS DICTATE. THESE MEASURES INCLUDE LOOSENING SOIL AND APPLICATION OF FERTILIZER AND LIME.
 PERVIOUS AREAS THAT MAY REMAIN DENUDE FOR UP TO 7 DAYS ARE TO RECEIVE TEMPORARY STABILIZATION IN ACCORDANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS (SEE NOTES ON SHEET 2).

PHASE 2 EROSION AND SILTATION CONTROL NARRATIVE
 CONTRACTOR TO FINE GRADE ALL DISTURBED AREAS THAT ARE TO REMAIN PERVIOUS AREAS. ONCE FINE GRADING IS COMPLETE, PERMANENT SEEDING SHALL BE INSTALLED IN CONFORMANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS. VEGETATION MUST BE ESTABLISHED AND MAINTAINED SO THAT THE REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT ARE CONTINUOUSLY MET IN ACCORDANCE WITH SECTION B.4 OF THE "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" (VEGETATIVE STABILIZATION).
 CONTRACTOR SHALL NOT REMOVE EROSION AND SILTATION CONTROLS UNTIL AFTER APPROVAL HAS BEEN RECEIVED FROM THE APPROPRIATE ENFORCEMENT AUTHORITY.

Joint Hearing - MCC & PC
 SDP-7362-1016
 Exhibit #4

