

SDP-3878-2013



PLANNING AND CODE ADMINISTRATION

City of Gaithersburg · 31 South Summit Avenue · Gaithersburg, Maryland 20877 · Telephone: (301) 258-6330 · Fax: (301) 258-6336
plancode@gaitersburgmd.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 10000 Washingtonian Boulevard, Gaithersburg, MD 20878

APPLICANT/BILLING CONTACT

Business Name Washingtonian North Associates, LLC

Primary Contact Jake Stroman/Boston Properties

Street Address 2200 Pennsylvania Avenue, NW Suite No. 200W

City Washington State DC Zip Code 20037

Telephone Numbers: Work 202-585-0847 Cell _____ E-mail Address jstroman@bostonproperties.com

OWNER

Business Name Washingtonian North Associates, LLC

Primary Contact Jake Stroman/Boston Properties

Street Address 2200 Pennsylvania Avenue, NW Suite No. 200W

City Washington State DC Zip Code 20037

Telephone Numbers: Work 202-585-0847 Cell _____ E-mail Address jstroman@bostonproperties.com

DEVELOPER

Business Name Washingtonian North Associates, LLC

Primary Contact Jake Stroman/Boston Properties

Street Address 2200 Pennsylvania Avenue, NW Suite No. 200W

City Washington State DC Zip Code 20037

Telephone Numbers: Work 202-585-0847 Cell _____ E-mail Address jstroman@bostonproperties.com

ATTORNEY

Business Name Linowes and Blocher LLP

Primary Contact Scott C. Wallace

Street Address 7200 Wisconsin Avenue Suite No. 800

City Bethesda State Maryland Zip Code 20814

Telephone Numbers: Work 301-961-5124 Cell _____ E-mail Address swallace@linowes-law.com

ARCHITECT

Business Name KTGY Group, Inc. MD Registration No. _____

Primary Contact Mark Drake

Street Address 8605 Westwood Center Drive Suite No. 300

City Tysons Corner State Virginia Zip Code 22182

Telephone Numbers: Work 703-992-6116 Cell _____ E-mail Address MDrake@ktgy.com

**SDP-3878-2013
Exhibit #1**

ENGINEER

Business Name Loiederman Soltesz Associates, Inc. MD Registration No. _____

Primary Contact Steve Tawes, RLA

Street Address 2 Research Place Suite No. 100

City Rockville State Maryland Zip Code 20850

Telephone Numbers: Work 301-948-2750 Cell _____ E-mail Address stawes@lsassociates.net

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

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

PROPOSED UNIT TYPE

<input type="checkbox"/> Office/Professional	<input type="checkbox"/> Restaurant	<input type="checkbox"/> Retail/Commercial
<input type="checkbox"/> Residential Single Family	<input checked="" type="checkbox"/> Mixed Use	<input type="checkbox"/> Residential Multi-Family
<input type="checkbox"/> Other Use (<i>specify</i>) _____		

PARKING Parking Waiver Needed Height Waiver Needed

Number of Spaces Required 1,829

PROJECT DESCRIPTION

Redevelop 27-acre parcel with office, residential and health club uses accessed by a private access driveway

SITE DETAILS

Site Area Square Feet 1,173,583 sf
Site Area Acres approx. 27 acres
Green Area approx. 14.66 acres
Green Area % approx. 54.6%

Number of Lots 3
Number of Dwelling Units/Acre approx. 14.8
Parking Spaces Provided 1,894
Height of Tallest Building (ft.) approx. 98'
Height of Tallest Building (stories) 7

SQUARE FOOTAGE - NON-RESIDENTIAL

Retail _____	Office/Professional <u>240,000 sf</u>
Restaurant (A) _____	Educational/Institutional/Religious _____
Restaurant (B) _____	Industrial _____
Restaurant (C) _____	Other (<i>please specify</i>) <u>Health Club - 130,000 sf</u>

UNIT COUNTS - RESIDENTIAL

Single Family Detached Units _____	Apartment Units <u>370</u>
Townhouse Units _____	Condominium Units _____
Duplex Units _____	Other (<i>please specify</i>) _____

Total Number Residential Units 370

SEE FOLLOWING PAGES FOR SUBMISSION REQUIREMENTS

**Updated Justification Statement in Support of
Schematic Development Plan Amendment Application for Washingtonian North**

I. INTRODUCTION

The property that is the subject of this Schematic Development Plan (“SDP”) Amendment Application is the approximately 27 acres of land located on the north side of Sam Eig Highway (I-370) at the intersection of Sam Eig Highway and Washingtonian Boulevard (the “Property”). The Property is owned by Washingtonian North Associates, LLC (the “Applicant”).

The Property is the northernmost parcel of the mixed-use development containing approximately 103 acres known as Washingtonian Center, which was annexed into the City of Gaithersburg (the “City”) on July 9, 1991 pursuant to Annexation Agreement No. X-159 (the “Annexation Agreement”). The terms of the Annexation Agreement provide for the development of 4,525,000 square feet of mixed uses, including office, retail and residential at Washingtonian Center. The Annexation Agreement was subsequently amended, most recently by the Third Amendment to the Annexation Agreement dated November 15, 2013, which allows for up to 850,000 SF of mixed-use development on the Property in three buildings, including office, residential and health club uses.

The Annexation Agreement also provided that development of the Washingtonian Center would proceed in accordance with a Schematic Development Plan for the Property that was approved by the Gaithersburg Mayor and Council and incorporated into the Annexation Agreement (the “Original SDP”). The Original SDP showed up to 850,000 SF of office development on the Property in three buildings, structured parking garages, and up to 40,000 SF of amenity uses, such as a health club. The Original SDP was subsequently amended in 2000 by SDP-W5(A) to show a revised office building layout, with no change in density (850,000 SF) or use. In 2001, to implement SDP-W5(A), the City approved Final Site Plan SP-01-0006 to permit construction of a 220,200 SF, 7-story office building and 2½-story parking garage on a portion of the Property.

However, currently the Gaithersburg office submarket is weak and has been so for quite some time. There is no shortage of available office space, both from existing office buildings and planned development sites. Accordingly, the Applicant proposes to amend SDP-W5(A) to permit mixed-use development of the Property, including residential, office and health club uses as detailed below (the “SDP Amendment” or the “Project”).

The SDP Amendment proposes subdividing the Property into three lots and two outlots, identified as Proposed Lots 4, 7, 8 and Outlots B and C, respectively. The 8.55 acre Proposed Lot 4 would be developed with up to 240,000 SF of office uses and associated structured parking, similar to the office project approved by the City in SP-01-0006 (the “Office Development”). Proposed Lot 7, which is approximately 8.65-acres in size and is located adjacent to Sam Eig Highway, is proposed for development of an approximately 130,000 SF high-quality health club with an indoor fitness center, full service spa, outdoor pool and associated structured and surface parking (the “Health Club Development”). The 5.76-acre Proposed Lot 8 located in the northern portion of the site adjacent to the City-owned Malcolm

King Park (the “Park”) is proposed for development of an approximately 370-unit, multi-family residential building with tenant amenities and wrapped structured parking (the “Residential Development”).¹ The 2.56-acre Outlot B will contain the existing, large storm water management pond and a proposed network of pedestrian paths that will connect to the Park and the City (the “SWM Pond”). The 1.26-acre Outlot C is proposed to be a private road to provide vehicular and pedestrian access to the site from the extension of Washingtonian Boulevard (the “Access Road”). The Project also includes construction of a bike path through the Park to enhance connectivity to the Washingtonian Center and other nearby activity centers. WNA will also be restoring a badly eroded stream located to the north of the site in the Park, and installing hardscape and park furniture on the Property at the entrance to the Park to encourage use of the Park by residents of the Project and the City.

The Project retains the approved office use as recommended in the City’s Master Plan Element adopted December 15, 2003 (the “2003 Master Plan”), and it furthers many of the goals outlined in the City’s Process and Overview Master Plan Element adopted January 19, 2010 (the “2009 Master Plan”), including “actively pursue economic and business development programs and strategies” and “implement programs that improve current housing stock and pursue development and redevelopment opportunities that provide an appropriate mix of housing types in inclusive communities.” (2009 Master Plan, Process and Overview, pp. 3-4) Waivers Relief Requested

In conjunction with the SDP Amendment, the Applicant seeks waivers from Sections 24-160D.5(a)(2).a-b of the City’s Zoning Ordinance. Sections 24-160D.5(a)(2).a-b requires buildings, other than single-family detached dwellings, and buildings proposed for commercial/employment/industrial uses in the MXD Zone to be set back 100 feet from adjoining property not zoned MXD and zoned for single-family residential uses. A waiver from this section is required because a portion of the Health Club and Residential Developments are proposed to be set back less than 100-feet from the Park, which is zoned R-A (Low-Density Residential). The Office Development is set back more than 100 feet from the closest residential development, and, accordingly, no waiver is required for that portion of the Project. As discussed more fully below, setback waivers for the Health Club and Residential Developments will not adversely affect adjacent property because the Park will not be developed for residential uses in the near future and the nearest single-family and townhouse communities to those sections of the Project are between approximately 650’-1000’ away on the opposite side of the Park.

A. Required SDP Amendment Findings

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

- (1) the plan is substantially in accord with the approved sketch plan;

¹ It is currently anticipated by the Applicant that the Residential Development and Health Club Development will be implemented and owned by separate parties and the Applicant will implement and own the Office Development.

- (2) the plan meets or accomplishes the purposes, objectives and minimum standards and requirements of the MXD zone;
- (3) the plan is in accord with the area master plan and accompanying special condition or requirements contained in said master plan for the area under consideration;
- (4) the plan will be internally and externally compatible and harmonious with existing and planned land uses in the MXD zoned area and adjacent areas;
- (5) that existing or planned public facilities are adequate to service the proposed development contained in the plan;
- (6) that the development staging or phasing program is adequate in relation to the provision of public facilities and private amenities to service the proposed development; and
- (7) that the plan, if approved, would be in the public interest.

Compliance with each of these criteria will be discussed in more detail below.

II. PROPERTY DESCRIPTION

The Property consists of approximately 27 acres of land and is located on the north side of I-370 (Sam Eig Highway) at the interchange of Washingtonian Boulevard and I-370. The Property is bordered to the south by I-370 and the extension of Washingtonian Boulevard, to the north and east by the Park, and to the west by a residential development composed of townhouses and single-family dwellings. The Property is zoned MXD. As discussed below, the Property is approved for up to three office buildings equaling a total of 850,000 square feet and associated parking. To date, none of these office buildings have been constructed, and the Property is vacant.

The Property is in close proximity to a well-established transportation network including I-370, MD 200 (the InterCounty Connector), I-270 and Fields Road. Access to the Property would be provided via the extension of Washingtonian Boulevard as a private access road into the Property. Ride-On bus service currently serves the Washingtonian Center, which is connected to the Property by a pedestrian bridge. The Property is also easily accessible by car or mass transit to the Shady Grove Metro Station.

III. PRIOR APPROVALS

As noted above, the Property is part of the 103-acre Washingtonian Center that was annexed into the City on July 9, 1991. The Annexation Agreement set forth the right to develop 4,525,000 square feet in conformance with the Schematic Development Plan approved as Exhibit "J" to the Annexation Agreement (previously referred to as the "Original SDP"). The Original SDP allows up to 850,000 SF of office development on the Property and up to 40,000 SF of "amenity" uses.

On May 24, 2000, SDP-W5(A) was approved for 850,000 SF of office uses in three buildings and associated parking garages. SDP-W5(A) was also approved with a central pond for storm water management and an internal sidewalk and trail system that connected the office buildings to surrounding uses, including the Park. These features are retained and enhanced by the SDP Amendment.

On April 4, 2001, the Planning Commission approved an Infrastructure Plan for the entire Property and a new application for final site plan, known as SP-00-0018.

Subsequently, on July 11, 2001, the Planning Commission approved Final Site Plan SP-01-0006 that permitted construction of a 220,200 square-foot office building, with a maximum height of 7 stories (98') and associated 2½-story parking structure on Lot 4. Following this Final Site Plan approval, the City approved extensions to the site development plan on June 19, 2002, July 2, 2003 and July 7, 2004. Site Plan SP-01-0006 expired on July 7, 2005.

Soon thereafter, the property owner submitted a new application for a Final Site Plan (identified as SP-05-0008), which proposed the identical footprint and configuration for the office building as approved in SP-01-0006. This new site plan application was reviewed by the Planning Commission and approved on October 5, 2005, but has since expired.

IV. PROPOSED SCHEMATIC DEVELOPMENT PLAN AMENDMENT

As designed, the SDP Amendment will transform an underutilized, vacant property into a vibrant and active live, work and play location. In so doing, the Project capitalizes on the Property's proximity to major highways as well as furthers the City's smart growth policies by co-locating office, multi-family and recreational uses.

Specifically, the SDP Amendment proposes the following development on the Property:

Lot 4 – Office Development: On Lot 4, the Project proposes a 240,000 SF, seven-story (98-foot) office building with an associated 2½ story garage and internal driveways and walkways. The Office Development will provide 800 parking spaces, in satisfaction of the City's Parking Requirements. The office building will be certified LEED Silver.

The exterior finishes will include a mixture of precast concrete and energy-efficient, ribbon windows. The carefully organized glass-and-precast system is designed to complement the proposed finishes of the Residential and Office Developments, while also offering the office tenants an extensive window-line with unimpeded views of the park-like setting surrounding the SWM Pond.

The Office Development will have two vehicular and loading access points from the Access Road to facilitate safe and efficient on-site circulation. The office building and parking structure are proposed to be in the configuration and at the same height previously approved in SP-01-0006 and Final Site Plan SP-05-0008 noted above. Designed to meet the City and Zone's height and massing requirements, the Office Development will also satisfy the necessary environmental and storm water standards.

As designed, the office building's lobby will include first-class finishes with terrazzo, stone and natural wood. The large, open floor plan offers approximately 25,000 SF of rentable space on each floor. The efficient 30' x 40' column spacing will ensure flexible build-outs within a nearly column-free floor plan for tenants of all sizes.

The office building will be approximately 98-feet in height and will be set back more than 100 feet from the adjacent single-family residential neighborhood and non-MXD-zoned land. Accordingly, no set back or height waivers are required for this portion of the Project. The 3.33 acre portion of the Property between the Office Development and the adjoining residential neighborhood will be planted with trees to create a densely-forested buffer between the Project and the neighborhood.

Proposed Lot 7 – Health Club Development: On Proposed Lot 7, the Project proposes an approximately 130,000 SF health club that will be operated by Life Time Fitness. The Health Club Development will include basketball courts, indoor and outdoor pools, steam rooms, weight lifting rooms, exercise equipment rooms, locker rooms, yoga rooms, a children's center and a full-service spa. In addition, a bistro/cafe building will be located on the outdoor pool deck. The Health Club Development proposes to provide 129 parking spaces on a surface lot and 412 parking spaces in a structure. An additional, 86-space parking level could be added to the parking structure in the future if necessary to satisfy the Club's operational and membership needs.

The maximum height of the parking structure, which is the portion of the Health Club Development closest to the Park, is 46'-7", as measured from finished grade in front of the west elevation. If necessary, adding the extra parking level would increase the height at this elevation to 56'-5". Along the South elevation, the parking structure measures 39' in height, and would increase to 49' if the extra parking level is required. At its closest point, the Health Club's parking structure will be set back approximately 34.3' from the property line with the Park. The Health Club Development's main building measures 62-feet in height from the South Elevation and 57' in height from all other elevations. The main building is set back approximately 198' from the Park.

The parking structure is located approximately 1,000 feet from the closest single-family residences on Summit Hall Drive, a road located on the opposite side of the Park. Therefore, views of the garage from this residential neighborhood will be substantially screened by the existing heavily-wooded Park, and the requested setback waiver will have no negative impact on those residents.

To be cohesive with the Office Development's architecture, the main building will be designed in a contemporary style, with proposed stone, glazing, and masonry finishes. The large outdoor pool deck will sit adjacent to the main building, and will also include high-quality embellishments to harmonize with the main building's exterior. The Health Club Development will have an extensive landscape program that will include the open space around the surface parking and structured parking garage. All of the fitness uses will be connected through a large, open atrium that provides direct access to natural sunlight within the facility.

The Health Club Development will be easily accessible from Sam Eig Highway and I-270 via the Access Road. Moreover, it is anticipated that office employees and nearby residents will join the health club, thereby reducing the number of vehicular trips that might typically be generated by this use. The Health Club Development will benefit the City by offering a new, high quality recreational option that will complement the office and residential components of the Project.

Proposed Lot 8 – Residential Development: On Proposed Lot 8, the Applicant proposes an approximately 370-unit, multi-family, residential building surrounding an interior, structured-parking facility. The Residential Development will provide 503 parking spaces in compliance with the City’s Parking Requirements. The Residential Development will provide 15% of the units as MPDUs. The proposed wood-frame residential building will range from four to five stories in height and, like the Office and Health Club Developments, will be designed in a contemporary architectural style using glazing, masonry, cementitious siding and paneling and metal paneling. The residential building’s design will also incorporate decoratively and low-sloped roofs.

Although technically, one building, the facades of the residential building will be designed to be perceived as six distinct “buildings” clustered around separate green/open amenity spaces. This effect will be created by incorporating unique facades for different sections of the building. Furthermore, the building entry and prominent corners will incorporate higher architectural embellishments to create interest and draw attention to those important sections of the building facade.

The Residential Development seeks to define the spaces around it and create public spaces or small “urban parks” on all sides of the building. Five of these spaces are proposed to be landscaped, and one will have a swimming pool and deck. Many of these smaller, open spaces will also function as bio-retention areas constructed in compliance with the City’s storm water management regulations. These urban parks serve to create a strong sense of place that residents and non-residents alike can enjoy. Lower levels of the residential building will have doors that provide direct access from the dwelling units to the outside in order to encourage the residents’ use of these open spaces. Units on the north and east will overlook the Park.

The Residential Development will provide a range of unit types as well as on-site amenities including a fitness center, great room, Wi-Fi lounge, media room, central mailrooms and bathrooms. Leasing offices and management and maintenance spaces as well as internal and external loading docks will also be provided on site.

The Access Road will provide vehicular access from Washingtonian Boulevard to the Residential Development. Circulation around the Residential Development will be achieved by a perimeter driveway along the outside of the residential building that is designed to provide safe and efficient emergency and vehicular circulation to the residential units and parking structure. Parking and loading will be provided in an internal, structured parking deck that will be hidden from view, further creating an urban, pedestrian-oriented and friendly streetscape.

The maximum height of the Residential Development is approximately 51.57 feet, and, at its closest point, the building is set back approximately 31.7 feet from the property line with the Park. Therefore, as referenced above, a waiver from the MXD Zone’s setback compatibility

requirements set forth in 24-160D.5(a)(2).a-b is requested. However, similar to the Health Club Development, the closest, single-family residential neighborhood is located more than 650 feet to the northwest, across the Park along Applesseed Lane. Views of the Residential Development from that neighborhood will be well buffered by the Park's existing, dense tree cover. Therefore, granting the waiver will not adversely affect the adjacent Park or have adverse impacts on the residential neighborhood more than 650-feet away, across the Park.

Outlots: The Project also includes two outlots. The first, which is identified as "Outlot B", is 2.58 acres in size and will contain the SWM Pond and the extensive trail system that will be integrated with the Park. The second is identified as "Outlot C", is 1.3 acres in size and will be improved with the Access Road. This road will be flanked by landscaped, pedestrian-friendly sidewalks to enhance the pedestrian connections throughout the Property and with the Washingtonian Center and the City. The Access Road design will allow for safe and efficient circulation of the Project's proposed traffic.

As part of the SDP Amendment, the Applicant is also proposing approximately 54.4% green space, including green buffer areas along certain points around the perimeter of the Property to enhance parking screening and beautify views into the site.

In summary, the SDP Amendment represents an important opportunity to convert a largely vacant property into an active use that is attractive and compatible with the surrounding area and will increase the City's tax base.

V. REQUIRED FINDINGS

1. *The plan is substantially in accord with the approved sketch plan:*

The Project proposes a total of approximately 750,000 SF of development, including 220,000 SF of office uses, 130,000 SF of health club uses, and a multi-family building containing approximately 370 DUs. The densities proposed for each use are within the range of permitted densities established in the Third Amendment to the Annexation Agreement and the Proposed Land Use/Sketch Plan attached thereto as Exhibit "2". Therefore, the SDP Amendment is substantially in accord with the approved Annexation Agreement, as amended.

2. *The plan meets or accomplishes the purposes, objectives, and minimum standards and requirements of the MXD Zone:*

Section 24-160D.1 of the Zoning Ordinance sets forth the objective of the MXD Zone as follows:

It is the objective of this zone to establish procedures and standards for the implementation of master plan land use recommendations for comprehensively planned, multi-use projects. It is also intended that this zone provide a more flexible approach to the comprehensive design and development of multi-use projects than the procedures and regulations applicable under the various conventional zoning categories. In so doing, it is intended that this zoning category be utilized to implement existing public plans and pertinent city policies in a manner and to a degree more closely compatible with said city

plans and policies than may be possible under other zoning categories. The specific purposes of this zone are:

- (a) To establish standards and procedures through which the land use objectives and guidelines of approved and adopted master plans can serve as the basis for evaluating an individual development proposal, as well as ensuring that development proposed will implement the adopted master plan and other relevant planning and development policies and guidelines for the area considered for MXD zoning.*

As demonstrated by this application and the exhibits submitted, this proposed development meets many of the land use objectives and guidelines of the City's 2003 and 2009 Master Plans and the Zoning Ordinance. The SDP Amendment would allow for the development of currently vacant land directly adjacent to major commuter arteries, enlivening and activating the site. The Project will also add high-quality, multi-family housing and a new recreational amenity within the City.

- (b) To encourage orderly, staged development of large-scale comprehensively planned, multi-use developments by providing procedures for various zoning and plan approvals, including development phasing.*

The Applicant intends to proceed with development in an orderly and continuous fashion consistent with market demand. The SDP Amendment will be developed in four phases, beginning with the common infrastructure (e.g., Access Road, community-wide SWM facilities). Once the infrastructure work is initiated, construction of the Residential and Health Club Developments will begin concurrently as the second and third phases, with the Office Development constructed in the fourth phase dependent on market conditions.

- (c) To encourage design flexibility and coordination of architectural style building and signage.*

The Project includes attractive, contemporary architecture and materials that will complement the surrounding area. The Office Development is proposed to be constructed of glass and masonry, in a contemporary architectural style and is designed to be attractive to Class A employers. The Residential Development will be developed as a 4 to 5 story structure encircling different green spaces and patios and will be designed using contemporary materials such as glazing, cementitious siding and paneling that will complement the Office and Health Club Developments. The Health Club Development will also be designed in a contemporary style. It will be located at the entrance to the Project at Sam Eig Highway and will provide a recreational amenity that will animate the Project. All signage will be attractive and well-designed.

- (d) To ensure the integration and internal and external compatibility of applicable residential and nonresidential uses by providing a suitable residential environment that is enhanced and complemented by uses such as commercial, recreational, open space, employment and institutional uses and amenities within a multi-use development. A multi-use development is defined as a single parcel or*

a group of contiguous parcels of land zoned MXD which, among the various parcels comprising that contiguous area, include residential, commercial, recreational, open space, employment and institutional uses and amenities.

The Project proposes to co-locate high-quality office, multi-family and fitness center uses on the Property. In so doing, it helps to ensure the integration of such uses in compliance with the intent of the Zone. The Project includes significant open space and landscaped pedestrian pathways throughout the Project and around the SWM Pond, which in addition to the pedestrian sidewalks along the Access Road, will connect the Property to the Washingtonian Center, the Park, Crown Farm and other sections of the City. The Health Club Development provides an enhanced recreational option for the Property's office employees and residents, as well as City residents. The Residential Development also creates a suitable residential environment that is enhanced by a pool, substantial green space and amenity areas. Much of the open space on the Residential Development will be accessible to the public.

(e) To assure compatibility of the proposed land uses with internal and surrounding uses by incorporating higher standards of land planning and site design than could be accomplished under conventional zoning categories and to provide a superior quality of development exceeding that which could be achieved under conventional zoning regulations and procedures.

The Project's design concept continues to provide a higher standard of development than that of a conventional zone by providing enhanced site design, diverse and high-quality elevations, structured parking, and well-landscaped amenity spaces that are internally and externally linked by pedestrian, bicycle and roadway connections. Building heights and setbacks will ensure a compatible relationship with surrounding uses, and improvements to bike trails and paths in and around the Park will encourage use of the Park by Project and City residents.

(f) To encourage the efficient use of land by: locating employment and retail uses convenient to residential areas; reducing reliance upon automobile use and encourage pedestrian and other non-vehicular circulation systems; retaining and providing useable open space and active recreation areas close to employment and residential populations; and providing for the development of comprehensive non-vehicular circulation networks, separated from vehicular roadways, which constitute a system of linkages among residential areas, open spaces, recreational areas, commercial and employment areas, and public facilities.

The SDP Amendment efficiently uses the Property by co-locating office, residential and recreational uses on a compact, 27-acre site. The Property is also proximate to other commercial uses at a highly-accessible location. Additionally, the Project is accessible by an internal sidewalk system as well as a bridge that connects the site to the Washingtonian Center commercial and office areas. The internal sidewalk will also connect to the pedestrian paths around the SWM Pond and into the Park. The Applicant has designed enhancements at the entrance to the Park, including benches and landscape treatments that encourage use of the Park by residents. The Washingtonian Center is

currently served by Ride-On buses that provide connections to Metro and the Corridor Cities Transit Stops, when that transit line is constructed and operational. Moreover, the Property is in close proximity to the Shady Grove Metro Station. Accordingly, the fact that multiple uses are proposed for the Property in conjunction with its proximity to various transportation options will reduce reliance upon single-occupancy automobile use. The Project's proposed sidewalk and path network, including the new bike path in the Park that will be constructed by the Applicant, will also encourage pedestrian and bike circulation within the Property as well as to the Washingtonian Center and the Park.

(g) *To provide superior natural environment by the preservation of trees, natural topographic and geologic features, wetlands, watercourses and open spaces.*

The Natural Resource Inventory/Forest Stand Delineation ("NRI/FSD"), included as part of this application identifies no wetlands, 100-year floodplains, streams, stream valley buffers, or other environmental features on the Property. The Applicant is developing existing, graded land and will devote approximately 54.4% of the Property to green space. In addition, the Project will benefit the environment by incorporating bio-filtration pools and other storm water management techniques in furtherance of the current State and City storm water management laws and regulations. As a result, the environment will be enhanced by the SDP Amendment.

(h) *To allow development only in a phased or staged fashion to ensure the adequacy of the provision of public facilities and the concurrent implementation of community amenities.*

The adequacy of transportation facilities to accommodate up to 850,000 SF of office uses on the Property was determined in the Original Annexation Agreement. Moreover, the Traffic Impact Assessment prepared by Wells & Associates dated April 8, 2013 (the "Traffic Study") included with this Application establishes that the proposed mixed-use development of the Property would generate significantly fewer overall vehicle trips and have less impact to the road network than the currently approved, all office development. The Traffic Study also shows that intersection delays and critical lane volumes will be reduced at all of the study intersections and roundabouts when compared to approved conditions. Furthermore, all of the studied intersections and roundabouts have sufficient capacity to accommodate the SDP Amendment and would continue to operate at acceptable levels of service during both the AM and PM peak hours.

With regard to school capacity, students generated by the Residential Development will attend Quince Orchard High School, Ridgeview Middle School and Fields Road Elementary. All three schools have sufficient capacity to satisfy the school capacity component of the City's APFO test set forth at Article XV, Section 24-246 of the City Code.

Section 24-160D.2 of the Zoning Ordinance sets forth the minimum location and development requirements of the MXD Zone as follows:

- (a) ***Master plan.*** *No land shall be classified in the Mixed Use Development Zone unless the land is within an area for which there is an approved and adopted master plan which recommends mixed use development for the land which is the subject of the application, or unless the proposed development otherwise satisfies the purposes and objectives of the MXD Zone. Approval of the MXD Zone for land which is not recommended for this zone in an approved master plan shall require the affirmative vote of four (4) members of the city council.*

The Property is recommended for the MXD Zone in both the City's 1997 Master Plan ("1997 Master Plan") and the 2003 Master Plan. Moreover, both plans designate the Property for commercial/industrial-research-office use. The SDP Amendment proposes office and commercial uses on two out of the three lots, and therefore, complies with the property-specific Master Plan recommendations. As discussed above, by co-locating the high-quality Office, Residential and Health Club Developments on the Property, the Project furthers many of the 2009 Master Plan's Guiding Strategies, including "actively pursue economic and business development programs and strategies", "implement programs that improve current housing stock and pursue development and redevelopment opportunities that provide an appropriate mix of housing types in inclusive communities" and "provide quality... recreational opportunities for all ages and interests." (2009 Master Plan, Process and Overview, pp. 3-4). Accordingly, the Office and Health Club Developments are substantially in conformance with the 1997 and 2003 Master Plan's property specific recommendations, and adding the Residential Development helps to satisfy the 2009 Master Plan's broader policy goals. Again, as stated above, the recent Third Amendment to the Annexation Agreement permits the mix of uses shown on the SDP Amendment.

- (b) ***Minimum area.*** *No land shall be classified in the Mixed Use Development Zone unless it contains a minimum of ten (10) acres. Parcels or tracts less than the minimum acreage may be permitted if they are contiguous to an existing MXD zoned area and may be harmoniously integrated into the MXD area, consistent with the objectives and purposes of this zone. Such parcels are not required to contain multiple uses but should contribute to a multi-use development and are subject to the provisions of 24-160D.9(a)(1).*

The Property consists of approximately 27 acres and, therefore, exceeds this minimum requirement.

- (c) ***Location.*** *Such land shall be located adjacent to and readily accessible from existing or planned highways that are in an approved construction program and are adequate to service the proposed development. It is intended that adequate access be available to such sites so that traffic does not have an adverse impact on the surrounding area or cause internal circulation or safety problems.*

As noted above, the Property is in close proximity to a well-established transportation network including Sam Eig Highway, Washingtonian Drive, I-370, MD 200 (the InterCounty Connector), I-270, Fields Road and Omega Drive. The

Washingtonian Center is served by Ride-On bus and is accessible by metro at the Shady Grove Metro Station. Accordingly, adequate access is available to the Property so traffic will not have an adverse impact on the surrounding area or cause internal circulation or safety problems.

Furthermore, the Traffic Study concludes that the proposed mixed-use development will generate significantly fewer overall vehicle trips and have less impact to the road network than the currently approved all office program. Specifically, the Traffic Study projects the Project will generate 555 fewer AM peak hour trips and 115 fewer PM peak hour trips than would developing the Property with all office, as previously approved. Additionally, intersection delays, critical lane volumes and volume to capacity ratios will be reduced at all of the study intersections and roundabouts when compared to current, approved conditions, even though the SDP Amendment is expected to generate slightly more outbound trips during the AM peak hour and inbound trips during the PM peak hour than would an all office development.

- (d) *Public water and sewer. No development shall be permitted unless served by public water and sewer.*

Public water and sewer are available at the site.

- (e) *Signage. Signage shall be coordinated between adjoining uses and be thematic in approach, in accord with the purposes of this zone and overall character of the surrounding area.*

Signage will be attractively designed and thematic in approach in accord with the purposes of the MXD Zone and the overall character of the surrounding neighborhood.

- (f) *Frontage on public streets. Anything to the contrary notwithstanding in any regulation in this Code, lots in this zone shall not be required to have direct access to a public street provided that such condition will promote the creation of affordable housing, or will be designed in such a way as to foster the purposes and objectives of this zone, provided that satisfactory access to a public street is provided over private rights-of-way.*

Access to the Project is provided by a network of public roads that will connect to the Project's private, Access Road. Specifically, regional access is provided on Sam Eig Highway and I-270, and local access is provided via Fields Road, Rio Boulevard and an extension of Washingtonian Boulevard. As stated above, the Office, Residential and Health Club Developments will be accessed via the Access Road, which is a private street that will be designed to permit safe and efficient circulation throughout the Property. As referenced above, the Residential Development will provide 15% of its units as MPDUs. Therefore, the fact that the Residential Development is directly accessed via the private, Access

Road does not impact the Project's ability to provide affordable and workforce housing.

Section 24-160D.5 of the Zoning Ordinance sets forth the compatibility standards of the MXD Zone as follows:

- (a) *All uses shall conform to the purposes of the Mixed Use Development Zone and shall be compatible with all uses, existing or proposed, in the vicinity of the area covered by the proposed planned development. In order to assist in accomplishing such compatibility, the following requirements shall apply:*
 - (1) *All right-of-way requirements, setbacks, height limits, open space or buffer areas recommended in an area master plan or special conditions or requirements stated therein to protect properties adjacent to the MXD zoned areas shall be incorporated into all plans subject to approval under the zone.*

The 2003 Master Plan recommended swapping four acres of City-owned property to the north for four acres of Lot 8 adjacent to the Park. The recommendation states that the "land obtained by the City should be preserved and incorporated into the Malcolm King Park and designated as open space and the land obtained from the City should be incorporated into the Washingtonian Center development..." (2003 Master Plan, p. 47). The land swap occurred in 2008 and, accordingly, the recommended area is being preserved as open space consistent with the 2003 Master Plan recommendations.

- (2) *Where setback, height limits, open space or buffer areas are not recommended in an area master plan or special conditions or requirements stated therein to protect properties adjacent to the MXD zoned areas, the following requirements shall be incorporated into all plans subject to approval under this zone.*
 - a. *No buildings other than single-family detached dwellings shall be constructed within one hundred (100) feet of adjoining property not zoned MXD or in a residential category that is developed with one-family detached homes unless the city planning commission finds that topographical features permit a lesser setback. In all other situations, setbacks from adjoining properties may be less than one hundred (100) feet, with the setback approved by the city planning commission.*

In satisfaction of the Zone requirements, the Office Development is set back more than 100 feet from the nearest, single-family uses. However, as stated above, at their closest points, the Health Club and Residential Developments are only set back 34.3 and 32 feet respectively from the property line with the Park, which is zoned R-A. Accordingly, the Applicant seeks a waiver from the zone's setback requirements for these portions of the Project. The waiver is warranted because the Park, while it is zoned R-A, will most likely never be developed with single-family homes, and the closest, single family neighborhoods to those areas of the

Project are located across the Park between approximately 650 and 1,000 feet away.

However, it is important to note that portions of the Residential and Health Club Developments will provide substantial, well-landscaped setbacks from the Park. Specifically, the northern sections of the Residential Development are set back approximately 57-feet from the Park. Notably, the Residential Development is designed so that its perimeter driveway, not its structure, is located closest to the Park. This design helps to create a contextual and harmonious transition from the building to the park land. Moreover, the Residential Development's northern, park-facing facades are proposed to encircle on-site, landscaped open spaces in order to create landscaped view sheds both from the Residential Development into the Park and *vice versa*. Similarly, the Health Club Development's parking structure that adjoins the Park also proposes a substantial buffer in certain locations that is 130 feet at its widest point. Also, the Health Club's main building is set back approximately 198 feet from the Park.

Accordingly, the Applicant requests a waiver from Sections 24-160D.5(a)(2).a-b for the Health Club and Residential Developments. However, a review of the SDP Amendment establishes that all three of the Project's components will be well set back from surrounding residential neighborhoods and non-MXD-zoned land, satisfying the intent of the MXD Zone's setback-compatibility requirements.

- b. No building proposed for commercial/employment/industrial use shall be constructed less than one hundred (100) feet from any adjoining property not zoned MXD recommended for residential zoning and land use on the applicable master plan. The setbacks shall be determined as part of the final site plan approval.*

As stated above, the Office Development is set back more than 100 feet from the adjacent single-family uses; the Applicant requests setback waivers for the proposed Residential and Health Club Developments.

Section 24-160D.6 of the Zoning Ordinance establishes the minimum green area, landscaping and amenity requirements for the MXD Zone as follows:

- (a) The amount of green area, including designated parks, public and private open space, active and passive recreational areas, required for the residential portion of a mixed use development shall be not less than forty (40) percent of the total area shown for residential use. ... for the commercial/employment/industrial portion of a mixed use development shall be not less than twenty-five (25) percent of the total area devoted to commercial/employment/industrial uses, except that comparable amenities and/or facilities may be provided in lieu of green area if the city council determines that such amenities or facilities are sufficient to accomplish the purposes of the zone, and would be more beneficial to the*

proposed development than strict adherence to the specific green area requirement.

The SDP Amendment proposes approximately 54.4 % green area to satisfy this requirement.

- (b) *All recreation areas, facilities and amenities, and all open space and landscaped areas shall be reflected on the final site plans for approval by the city planning commission.*

All facilities and amenities, and all open space and landscaped areas are shown on the SDP Amendment plans. These items will also be reflected on the final site plan for approval.

3. *The plan is in accord with the area master plan and any accompanying special condition or requirements contained in said master plan for the area under consideration:*

As discussed above, the Project satisfies the project specific recommendations of the 1997 and 2003 Master Plans as well as the general principles of the 2009 Master Plan.

4. *The plan will be internally and externally compatible and harmonious with existing and planned land uses in the MXD zone areas and adjacent areas:*

As mentioned above, the SDP Amendment is compatible and harmonious with the adjacent area. The Project will reactivate and revitalize the Property, incorporate substantial buffers around certain points along the perimeter of the site, and complement surrounding commercial, retail, industrial, and residential uses.

5. *Existing or planned public facilities are adequate to service the proposed development contained in the plan:*

The adequacy of transportation facilities to accommodate up to 850,000 SF of office uses on the Property was determined in the Original Annexation Agreement, as stated above. Moreover, the SDP Amendment Traffic Study establishes that the surrounding transportation facilities can accommodate the proposed mix of uses, because the Project would generate significantly fewer overall vehicle trips and have less impact to the road network than were approved for the all-office development.

Moreover, Quince Orchard High School, Ridgeview Middle School and Fields Road Elementary Schools have sufficient capacity to satisfy the school capacity component of the City's APFO test set forth at Article XV, Section 24-246 of the City Code.

6. *The development staging or phasing program is adequate in relation to the provision of public facilities and private amenities to service the proposed development:*

The SDP Amendment will be developed four phases, which will be adequate in relation to the provision of public facilities, as discussed above.

7. *The plan, if approved, would be in the public interest:*

The replacement of the existing vacant land with a desirable and compatible development of office, residential and fitness center uses co-located on one, compact, 27-acre property adjacent to a well-established transportation network and accessible by mass transit is in the public interest. The proposed use will revitalize the Property, bring new employers, employees and residents to the City, and increase the City's tax base. Additionally, the SDP Amendment will enhance the Property by providing significant green space, adding new, and enhancing existing, pedestrian pathways and connections to the Park and the Washingtonian Center, constructing a new bike path in the Park, and providing storm water management in accord with current State and City requirements, including off-site stream restoration in the Park. Accordingly, this SDP Amendment, if approved, would be in the public interest.

VI. CONCLUSION

For the reasons stated above, the Applicant believes:

- (1) the SDP is substantially in accord with the amended sketch plan;
- (2) the SDP meets or accomplishes the purposes, objectives and minimum standards and requirements of the MXD zone;
- (3) the SDP is in accord with the applicable master plan recommendations;
- (4) the SDP is internally and externally compatible with the harmonious compatible and harmonious with existing and planned land uses in the MXD zoned area and adjacent areas;
- (5) that existing or planned public facilities are adequate to service the proposed development contained in the plan;
- (6) that the development staging or phasing program is adequate in relation to the provision of public facilities and private amenities to service the proposed development; and
- (7) that the SDP, if approved, would be in the public interest.

Accordingly, the Applicant requests approval of this SDP Application.

SHEET INDEX

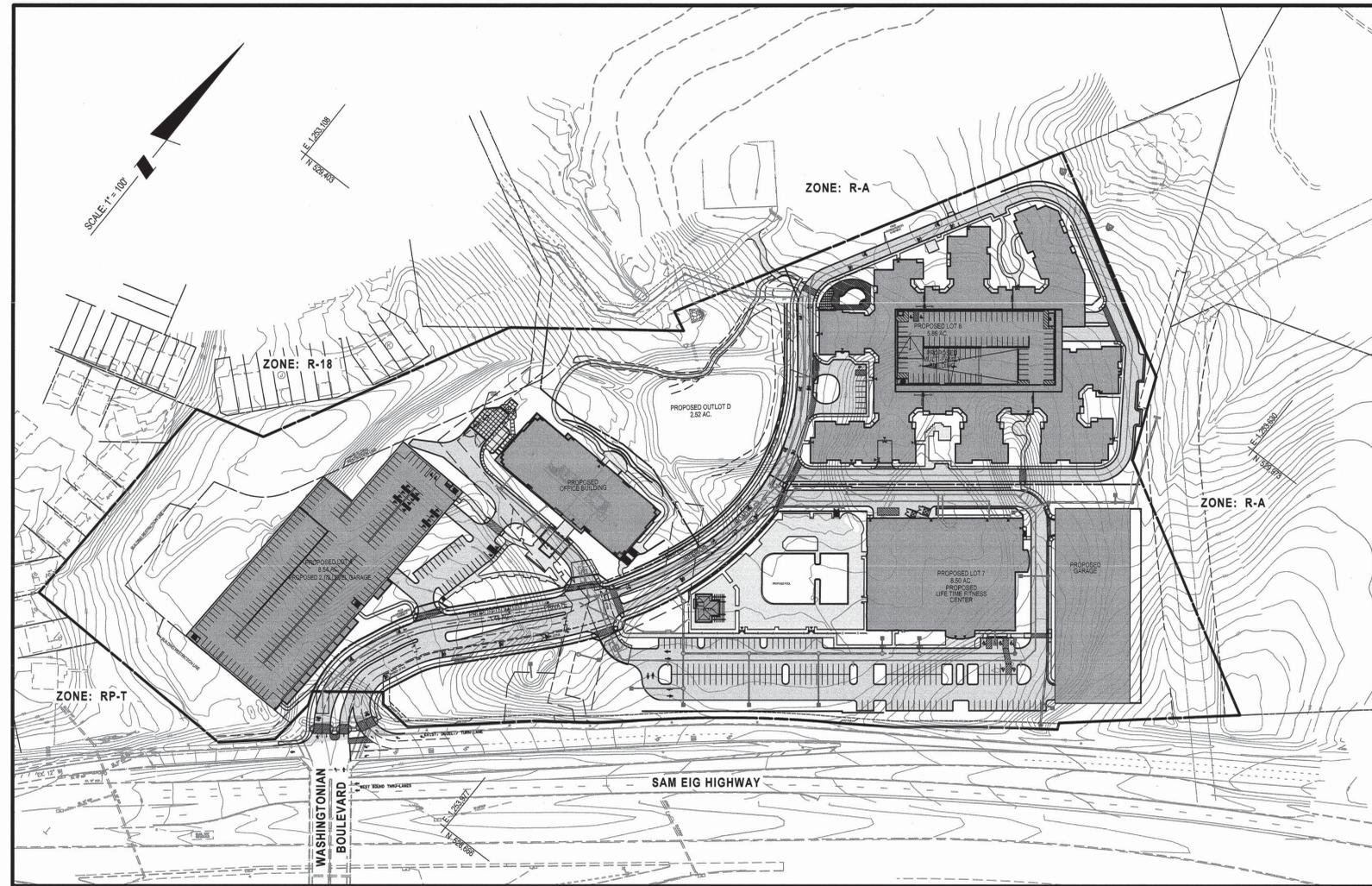
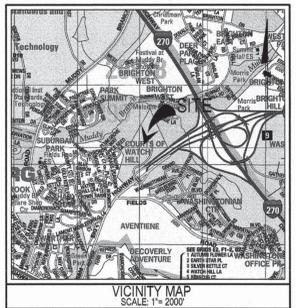
C-0.0	COVER SHEET
C-1.0	EXISTING CONDITIONS PLAN
C-2.0	SCHEMATIC DEVELOPMENT PLAN COVER
C-2.1	SCHEMATIC DEVELOPMENT PLAN - LOT 4
C-2.2	SCHEMATIC DEVELOPMENT PLAN - LOT 7
C-2.3	SCHEMATIC DEVELOPMENT PLAN - LOT 8
C-2.4	SCHEMATIC DEVELOPMENT PLAN NOTES & DETAILS
C-3.1	PEDESTRIAN AND VEHICULAR CIRCULATION PLAN
C-3.2	FIRE ACCESS PLAN
C-3.3	GREEN AREA EXHIBIT
C-3.4	HEIGHT AND SETBACK WAIVER PLAN
C-4.10	LOT & EASEMENT EXHIBIT
C-1.11	EASEMENT EXHIBIT
C-4.2	PHASING PLAN
C-5.0	UTILITY EXHIBIT
C-6.1	APPROVED NATURAL RESOURCES INVENTORY AND FOREST STAND DELINEATION PLAN - SHEET 1
C-6.2	APPROVED NATURAL RESOURCES INVENTORY AND FOREST STAND DELINEATION PLAN - SHEET 2
C-6.3	APPROVED NATURAL RESOURCES INVENTORY AND FOREST STAND DELINEATION PLAN - SHEET 3
C-6.4	APPROVED NATURAL RESOURCES INVENTORY AND FOREST STAND DELINEATION PLAN - SHEET 4
C-6.5	APPROVED NATURAL RESOURCES INVENTORY AND FOREST STAND DELINEATION PLAN - SHEET 5
L-0.0	PRELIMINARY LANDSCAPE PLAN COVER SHEET
L-1.0	PRELIMINARY LANDSCAPE PLAN - LOT 4
L-2.0	PRELIMINARY LANDSCAPE PLAN - LOT 7
L-3.0	PRELIMINARY LANDSCAPE PLAN - LOT 8
L-3.1	CAMDEN WASHINGTONIAN NORTH CONCEPTUAL DESIGN
L-3.2	CAMDEN WASHINGTONIAN NORTH CONCEPTUAL DESIGN
L-3.3	CAMDEN WASHINGTONIAN NORTH CONCEPTUAL DESIGN
L-4.0	PRELIMINARY LANDSCAPE NOTES AND DETAILS
A-15.10	WASHINGTONIAN NORTH OFFICE BUILDING SOUTH ELEVATION
A-15.20	WASHINGTONIAN NORTH OFFICE BUILDING EAST ELEVATION
A-15.30	WASHINGTONIAN NORTH OFFICE NORTH ELEVATION
A-15.40	WASHINGTONIAN NORTH OFFICE WEST ELEVATION
A-21.10	WASHINGTONIAN NORTH OFFICE PARKING GARAGE LAYOUT-PARKING LEVEL, 1ST FLOOR PLAN
A-21.11	WASHINGTONIAN NORTH OFFICE PARKING GARAGE LAYOUT-PART FIRST FLR, PARKING LVL
A-21.12	WASHINGTONIAN NORTH OFFICE PARKING GARAGE LAYOUT-PART 1ST FLR, PARKING LVL
A-21.20	WASHINGTONIAN NORTH OFFICE PARKING GARAGE LAYOUT-PARKING LEVEL, SECOND FLOOR PLAN
A-21.21	WASHINGTONIAN NORTH OFFICE PARKING GARAGE LAYOUT-PART SECOND FLR, PARKING LVL
A-21.22	WASHINGTONIAN NORTH OFFICE PARKING GARAGE LAYOUT-PART SECOND FLR, PARKING LVL
A-21.30	WASHINGTONIAN NORTH OFFICE PARKING GARAGE LAYOUT-PARKING LEVEL, THIRD FLOOR PLAN
A-21.31	WASHINGTONIAN NORTH OFFICE PARKING GARAGE LAYOUT-PART THIRD FLOR, PARKING LVL
A-21.32	WASHINGTONIAN NORTH OFFICE PARKING GARAGE LAYOUT-PART THIRD FLOR, PARKING LVL
A-25.10	WASHINGTONIAN NORTH PARKING GARAGE ELEVATION - EAST
A-25.20	WASHINGTONIAN NORTH PARKING GARAGE ELEVATION - WEST
A-25.30	WASHINGTONIAN NORTH PARKING GARAGE ELEVATION - NORTH AND SOUTH
A-35.10	LIFE TIME FITNESS CENTER ELEVATIONS
A-35.20	LIFE TIME FITNESS CENTER PARKING GARAGE ELEVATIONS
A-35.30	LIFE TIME FITNESS CENTER BISTRO ELEVATIONS
A-35.40	LIFE TIME FITNESS CENTER PARKING GARAGE PLANS
A-45.10	CAMDEN MULTI- FAMILY BUILDING NORTH AND WEST ELEVATIONS
A-45.20	CAMDEN MULTI- FAMILY BUILDING SOUTH AND EAST ELEVATIONS
A-45.30	CAMDEN MULTI- FAMILY BUILDING PERSPECTIVE VIEW
A-45.40	CAMDEN MULTI- FAMILY BUILDING PERSPECTIVE VIEWS
A-45.50	CAMDEN MULTI- FAMILY BUILDING PERSPECTIVE VIEWS
A-45.60	CAMDEN MULTI- FAMILY BUILDING PROPOSED CONCEPT SKETCH
G-003	CAMDEN MULTI-FAMILY BUILDING - PRECAST GARAGE TYPICAL LAYOUT
FCP-1.0	PRELIMINARY FOREST CONSERVATION PLAN COVER SHEET
FCP-1.1	PRELIMINARY FOREST CONSERVATION PLAN - LOT 4
FCP-1.2	PRELIMINARY FOREST CONSERVATION PLAN - LOT 7
FCP-1.3	PRELIMINARY FOREST CONSERVATION PLAN - LOT 8
FCP-1.4	PRELIMINARY FOREST CONSERVATION PLAN NOTES AND DETAILS
SWM-1.0	STORM WATER MANAGEMENT CONCEPT PLAN COVER SHEET
SWM-1.1	STORM WATER MANAGEMENT DRAINAGE AREA MAP
SWM-1.2	STORM WATER MANAGEMENT CONCEPT PLAN FOR OFFSITE AND PRIVATE ROADWAY
SWM-1.3	STORM WATER MANAGEMENT CONCEPT PLAN FOR LOT 4
SWM-1.4	STORM WATER MANAGEMENT CONCEPT PLAN FOR LOT 7
SWM-1.5	STORM WATER MANAGEMENT CONCEPT PLAN FOR LOT 8
SWM-1.6	STORM WATER MANAGEMENT DETAILS
SWM-1.7	SEDIMENT CONTROL CONCEPT PLAN
STR-1.0	STREAM RESTORATION EXHIBIT

WASHINGTONIAN NORTH

AMENDED SCHEMATIC DEVELOPMENT PLAN

GAITHERSBURG (9th.) ELECTION DISTRICT

MONTGOMERY COUNTY, MARYLAND



DEVELOPER
 WASHINGTONIAN NORTH ASSOCIATES, LLC
 C/O BOSTON PROPERTIES
 2200 Pennsylvania Avenue, NW, Suite 200W
 Washington, DC 20037
 Attn: Jake Stroman
 202.585.0847, 202.585.0888 Fax

DEVELOPER
 LTF REAL ESTATE COMPANY, INC.
 2902 Corporate Place
 Chanhassen, MN 55317
 Attn: Aaron Koehler, Development Manager

DEVELOPER
 CAMDEN USA, INC.
 1420 Spring Hill Road, Suite 200
 McLean, Va 22102
 Attn: Jay K. Johnson
 703.556.5766, 703.556.0988 Fax

ATTORNEY
 LINOWES & BLOCHER, LLP
 7200 Wisconsin Avenue
 Bethesda, MD 20814
 Attn: Scott C. Wallace
 301.654.0504, 301.654.2801 Fax

ARCHITECT
 KTG GROUP, INC
 Architecture + Planning
 8605 Westwood Center Drive, Suite 300
 Tysons Corner, VA 22182
 703.992.6116, 703.992.6428 Fax

CIVIL ENGINEER
 LOIEDERMAN SOLTESZ ASSOCIATES, INC.
 2 Research Place Suite 100
 Rockville, Maryland 20850
 301.948.2750, 301.948.9067 Fax

CIVIL ENGINEER
 URBAN LIMITED
 4200D Technology Ct.
 Chantilly, Virginia 20151
 703.642.2306, 703.378.7888 Fax

SDP-3878-2013
Exhibit #3

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.

SOLTESZ

Rockville
Lanham
Waldorf
Leonardtown
Frederick

ROCKVILLE OFFICE
 2 Research Place, Suite 100
 Rockville, MD 20850
 P. 301.948.2750 F. 301.948.9067

www.soltesz.com

NO.	REVISIONS	BY	DATE

DATE: JANUARY 2013
 DESIGNED: JDC
 CAD STANDARDS VERSION: V8 - 2000
 TECHNICIAN: CDA
 CHECKED: AQ

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY OBTAINING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-827-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

APPLICANT

WASHINGTONIAN NORTH ASSOCIATES, LLC
 C/O BOSTON PROPERTIES
 2200 PENNSYLVANIA AVENUE, NW
 SUITE 200W
 WASHINGTON, DC 20037
 202.585.0847
 JAKE STROMAN

COPYRIGHT AND THE MAP PEOPLE PERMITTED USE NUMBER 2101200

MAP: 5183 GRID: G18 182

TAX MAP: F5342 & 343 ZONING CATEGORY: MKD

WS80 200 SHEET: 221NW 10 XXXX
 222NW 10

SITE DATUM: XXXX

HORIZONTAL: NAD 83
 VERTICAL: NAD 83



COVER SHEET

WASHINGTONIAN NORTH
 LOTS 4, 7, 8, & OUTLOT B, C
 WASHINGTONIAN CENTER

PREVIOUSLY LOTS 4 - 6, & OUTLOT 'B', BLOCK D, 'WASHINGTONIAN CENTER', PLAT # 21856
 CITY OF GAITHERSBURG (9th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

PROJECT NO. 1184-00-01

The original of this drawing was prepared by Soltesz, Inc. (SOLTESZ). If this document was not obtained directly from SOLTESZ, it was transmitted electronically. SOLTESZ cannot guarantee that unauthorized changes and/or alterations were not made by others. If verification of the information contained herein is needed, contact should be made directly with SOLTESZ. SOLTESZ makes no warranties, express or implied, concerning the accuracy of any information that has been transmitted by electronic means.

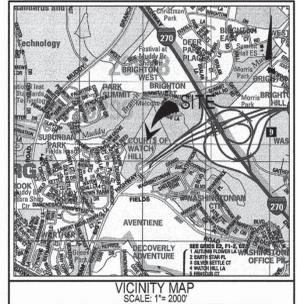
GENERAL NOTES:

- TOTAL AREA OF PROPERTY: 26.94 ACRES.
- TOTAL FORESTED AREA ON SITE: 3.94 ACRES.
- WATERSHED: MUDDYBRANCH WHICH DRAINS INTO THE POTOMAC RIVER.
- TOPOGRAPHY: THE TOPOGRAPHY SHOWN ON THIS PLAN IS FROM AN AERIAL SURVEY LSA INC.
- TOTAL AREA OF WETLANDS ONSITE: 0.00 ACRES.
THE WETLAND INFORMATION ON THIS PLAN IS FROM A STUDY PREPARED BY LOIEDERMAN SOLTESZ ASSOCIATES, INC FEBRUARY 2000 (UPDATED MAY 2005). A JURISDICTIONAL DETERMINATION HAS NOT BEEN REQUESTED.
- BOUNDARY: THE SOURCE OF THE PROPERTY BOUNDARIES ON THIS PLAN IS FROM A DEED PLOT.
- RTE PRESENCE: NO RTE SPECIES WERE FOUND DURING FIELD SURVEY. A LETTER WAS SENT TO THE MARYLAND DEPARTMENT OF NATURAL RESOURCES WILDLIFE & HERITAGES SERVICES IN MAY OF 2005 REQUESTING RTE INFORMATION ON THE PROPERTY. A LETTER WAS RECEIVED ON JUNE 13, 2005 CONFIRMING NO RTE ONSITE.
- SPECIMEN TREES: FIFTY SPECIMEN TREES WERE FOUND IN OR NEAR THE PROPERTY BOUNDARIES.
- HISTORIC FEATURES: NO HISTORIC FEATURES WERE FOUND IN OR NEAR THE PROPERTY BOUNDARIES.
SOURCE: NATIONAL INVENTORY OF HISTORIC PLACES FOR MONTGOMERY COUNTY MARYLAND GIS DATABASE (NHP, 2003) AND CITY OF GAITHERSBURG HISTORIC PRESERVATION ELEMENT OF THE 2003 MASTER PLAN.
- FLOODPLAIN: 0.00 ACRES. SOURCE: MONTGOMERY COUNTY, MD, 2006 DFIRM.



AMENDED SPECIMEN TREE LIST

TAG #	Common Name	Botanical Name	DBH In inches	Comments- Condition is "Good" unless otherwise noted
50	American Sycamore	<i>Platanus occidentalis</i>	55	Fair
51	White Oak	<i>Quercus alba</i>	43	Good
52	White Oak	<i>Quercus alba</i>	31	Fair
53	Tulip Poplar	<i>Liriodendron tulipifera</i>	36	Fair
54	White Oak	<i>Quercus alba</i>	26	Good
72	Green Ash	<i>Fraxinus pennsylvanica</i>	25	Good
73	American Sycamore	<i>Platanus occidentalis</i>	24	Poor
74	American Sycamore	<i>Platanus occidentalis</i>	38	Poor
151	Green Ash	<i>Fraxinus pennsylvanica</i>	29	Fair
152	Tulip Poplar	<i>Liriodendron tulipifera</i>	38	Fair
153	White Oak	<i>Quercus alba</i>	29	Good
154	Tulip Poplar	<i>Liriodendron tulipifera</i>	24	Good
155	Tulip Poplar	<i>Liriodendron tulipifera</i>	24	Fair
301	Black Oak	<i>Quercus nigra</i>	29	
302	Black Oak	<i>Quercus nigra</i>	38	Broken Scaffold
303	Black Oak	<i>Quercus nigra</i>	33	Broken Leader, Broken Scaffold
304	Black Oak	<i>Quercus nigra</i>	27	Broken Leader, Broken Scaffold
305	Red Oak	<i>Quercus rubra</i>	31	
306	Pignut Hickory	<i>Carya glabra</i>	25	Bare Crown
307	Black Oak	<i>Quercus nigra</i>	25	
308	Red Maple	<i>Acer rubrum</i>	33	
309	Pignut Hickory	<i>Carya glabra</i>	30	
310	White Oak	<i>Quercus alba</i>	35	
311	Tulip Poplar	<i>Liriodendron tulipifera</i>	24	
312	Pignut Hickory	<i>Carya glabra</i>	24	
313	Tulip Poplar	<i>Liriodendron tulipifera</i>	43	Twin Splits @ 5.5'
314	Pin Oak	<i>Quercus palustris</i>	35	
315	White Pine	<i>Pinus strobus</i>	54	
316	Tulip Poplar	<i>Liriodendron tulipifera</i>	24	
317	Tulip Poplar	<i>Liriodendron tulipifera</i>	27	
318	Tulip Poplar	<i>Liriodendron tulipifera</i>	30	
319	Tulip Poplar	<i>Liriodendron tulipifera</i>	30	
320	Tulip Poplar	<i>Liriodendron tulipifera</i>	25	
321	Tulip Poplar	<i>Liriodendron tulipifera</i>	25	
322	Tulip Poplar	<i>Liriodendron tulipifera</i>	27	
323	Tulip Poplar	<i>Liriodendron tulipifera</i>	24	
324	Tulip Poplar	<i>Liriodendron tulipifera</i>	25	
325	Tulip Poplar	<i>Liriodendron tulipifera</i>	32	
326	White Oak	<i>Quercus alba</i>	40	
327	White Oak	<i>Quercus alba</i>	33	
328	White Oak	<i>Quercus alba</i>	27	
329	Tulip Poplar	<i>Liriodendron tulipifera</i>	29	
330	White Pine	<i>Pinus strobus</i>	24	
331	White Oak	<i>Quercus alba</i>	31	
332	Dawn Redwood	<i>Metasequoia glyptoboides</i>	25	
333	White Pine	<i>Pinus strobus</i>	27	
334	White Pine	<i>Pinus strobus</i>	30	
335	White Pine	<i>Pinus strobus</i>	27	
336	White Pine	<i>Pinus strobus</i>	30	
337	White Oak	<i>Quercus alba</i>	48	
338	White Oak	<i>Quercus alba</i>	35	
339	White Oak	<i>Quercus alba</i>	49	
340	White Oak	<i>Quercus alba</i>	49	
341	Dawn Redwood	<i>Metasequoia glyptoboides</i>	30	
342	Dawn Redwood	<i>Metasequoia glyptoboides</i>	30	
343	Dawn Redwood	<i>Metasequoia glyptoboides</i>	33	
344	Dawn Redwood	<i>Metasequoia glyptoboides</i>	30	
345	Tulip Poplar	<i>Liriodendron tulipifera</i>	28	
346	White Oak	<i>Quercus alba</i>	30	
347	White Oak	<i>Quercus alba</i>	40	
348	White Oak	<i>Quercus alba</i>	33	
349	White Oak	<i>Quercus alba</i>	28	
350	White Oak	<i>Quercus alba</i>	33	



SOIL TYPE	SLOPE	DESCRIPTION
16D - Brinklow-blocktown	15-25%	These soils are well drained. They have a permeability of moderately to moderately slow and a low available water capacity. This is not a hydric soil. This soil is highly erodible. Kw factor is .28
116D - Blocktown channery silt loam	15-25%	This is a well drained, shallow soil on side slopes in the uplands. It has moderate permeability with a very low available water capacity. This is not a hydric soil. Kw factor is .24
66UC - Wheaton - urban land complex	8-15%	This soil is very deep and well drained. The Wheaton soil has been graded, cut or filled during urbanization. It has a high available water capacity. Kw factor is .49
66UB - Wheaton - urban land complex	0-8%	This soil is very deep and well drained. The Wheaton soil has been graded, cut or filled during urbanization. It has a high available water capacity. Kw factor is .49
54A - Hatboro silt loam	0-3%	This soil is poorly drained. Available water capacity is very high and shrink swell potential is low. This soil is frequently flooded and is not ponded. This is a hydric soil. Kw factor is .49

SPECIMEN AND SIGNIFICANT TREE TABLE FOR WASHINGTONIAN NORTH (DATA COLLECTED ON 12/3/2013)

TREE #	COMMON NAME	SCIENTIFIC NAME	DBH INCHES	CONDITION	COMMENTS
001	TULIP POPLAR	LIRIODENDRON TULIPIFERA	34"	POOR	HOLLOW AND SPLIT TRUNK, BROKEN SCAFFOLDS
002	TULIP POPLAR	LIRIODENDRON TULIPIFERA	36"	POOR	HOLLOW AND SPLIT TRUNK
003	WHITE OAK	QUERCUS ALBA	28"	FAIR	20% LEAN, SPLIT TRUNK AT 30'
004	TULIP POPLAR	LIRIODENDRON TULIPIFERA	27.5"	GOOD	2' FROM PAVED PATH
005	WHITE OAK	QUERCUS ALBA	30"	GOOD	BROKEN SCAFFOLD
006	WHITE OAK	QUERCUS ALBA	37.5"	GOOD	FEW BROKEN SCAFFOLDS
007	WHITE OAK	QUERCUS ALBA	32"	FAIR	MAJOR LEADER SHEERED OFF AT 25', 5' FROM PAVED PATH
008	WHITE OAK	QUERCUS ALBA	30"	FAIR	MANY BROKEN SCAFFOLDS, 5' FROM PAVED PATH
009	BLACK GUM	NYSSA SILVATICA	28.5"	FAIR	10% LEAN, BROKEN SCAFFOLDS, TRUNK SPLITS AT 40'
010	WHITE OAK	QUERCUS ALBA	28"	FAIR	WOUND WITH INCLUDED BARK, SPLIT LEADER AT 16'
011	WHITE OAK	QUERCUS ALBA	35"	GOOD	10% LEAN, TRUNK SPLITS AT 30'
012	WHITE OAK	QUERCUS ALBA	30.5"	GOOD	GOOD CONDITION
013	TULIP POPLAR	LIRIODENDRON TULIPIFERA	38"	FAIR	SPLIT AT BASE OF TRUNK
014	TULIP POPLAR	LIRIODENDRON TULIPIFERA	40.5"	FAIR	BROKEN SCAFFOLDS, LEAN CROWN
015	BLACK WALNUT	JUGLANS NIGRA	28.5"	POOR	VISABLE CANKERS, MISSING SCAFFOLDS
016	AMERICAN SYCAMORE	PLATANUS OCCIDENTALIS	36.5"	FAIR	15% LEAN ADJACENT TO STREAM VALLEY, BROKEN LEADER
017	AMERICAN SYCAMORE	PLATANUS OCCIDENTALIS	27"	GOOD	BROKEN SCAFFOLD
018	TULIP POPLAR	LIRIODENDRON TULIPIFERA	28"	FAIR	TRUNK SPLITS AT 12', INCLUDED BARK AT SPLIT

NOTE: WINTER TREE IDENTIFICATION

LEGEND

- SP 1B • FOREST STAND SAMPLE POINT
- FOREST STAND BOUNDARY
- EXISTING TREE LINE
- 97 340' ○ 302 SPECIMEN TREE (APPROXIMATE LOCATION)
- EXISTING STREAM
- STREAM VALLEY BUFFER
- STREAM BUFFER
- NON-TIDAL WETLANDS BOUNDARY
- NON-TIDAL WETLANDS BUFFER (25' CORPS BUFFER & 50' CITY OF GAITHERSBURG BUFFER SHOWN)
- 100-YEAR FLOODPLAIN (SOURCE: MD DNR GEOSPATIAL DATA, 2003)
- SOILS BOUNDARY / SOILS LABEL (SOURCE: USDA SOIL SURVEY OF MONTGOMERY COUNTY 1996)
- PROPERTY BOUNDARY

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.

SOLTESZ

Rockville Office
2 Research Place, Suite 100
Rockville, MD 20850
P. 301.948.2750 F. 301.948.9067

www.solteszco.com

NO.	REVISIONS	BY	DATE

DATE: JANUARY 2013 CAD STANDARDS VERSION: V8 - 2000
DESIGNED: JDC TECHNICIAN: CDA CHECKED: AQ

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 410-252-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR THERE IS 12" OR MORE OF CLEARANCE LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

APPLICANT

WASHINGTONIAN NORTH ASSOCIATES, LLC
C/O BOSTON PROPERTIES
2200 PENNSYLVANIA AVENUE, NW
SUITE 200W
WASHINGTON, DC 20037
202.585.0847
JAKE STROMAN

COPYRIGHT ADD THE MAP PEOPLE PERMITTED USE NUMBER 21001209	TAX MAP	ZONING CATEGORY:
MAP: F513 GRID: Q31182	F5342 & 343	MXD
W83C 300' SHEET	221NW10	XXXX
222NW10		
SITE DATUM		XXXX
HORIZONTAL: NAD 83		
VERTICAL: NAD 83		

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. 36999 EXPIRATION DATE: 06/28/2014

EXISTING CONDITION PLAN

WASHINGTONIAN NORTH
LOTS 4, 7, 8, & OUTLOT B, C
WASHINGTONIAN CENTER

PREVIOUSLY LOTS 4 - 6, & OUTLOT 'B', BLOCK D, 'WASHINGTONIAN CENTER', PLAT # 21856
CITY OF GAITHERSBURG (9th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

PROJECT NO. 1184-00-01

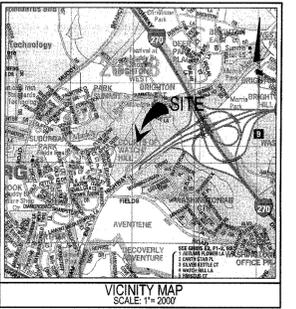
The original of this drawing document was prepared by Soltesz, Inc. (SOLTESZ). If this document was not obtained directly from SOLTESZ, neither it was transmitted electronically, SOLTESZ cannot guarantee that unauthorized changes and/or alterations were not made by others. If verification of the information contained herein is needed, contact should be made directly with SOLTESZ. SOLTESZ makes no warranties, express or implied, concerning the accuracy of any information that has been transmitted by electronic means.

WASHINGTONIAN NORTH

AMENDED SCHEMATIC DEVELOPMENT PLAN

GAITHERSBURG (9th.) ELECTION DISTRICT

MONTGOMERY COUNTY, MARYLAND



DEVELOPER
 WASHINGTONIAN NORTH ASSOCIATES, LLC
 BOSTON PROPERTIES
 2200 Pennsylvania Avenue, NW, Suite 200W
 Washington, DC 20037
 Attn: Jake Stroman
 202.585.0847, 202.585.0888 Fax

DEVELOPER
 LTF REAL ESTATE COMPANY, INC.
 2902 Corporate Place
 Chanhassen, MN 55317
 Attn: Aaron Koehler, Development Manager

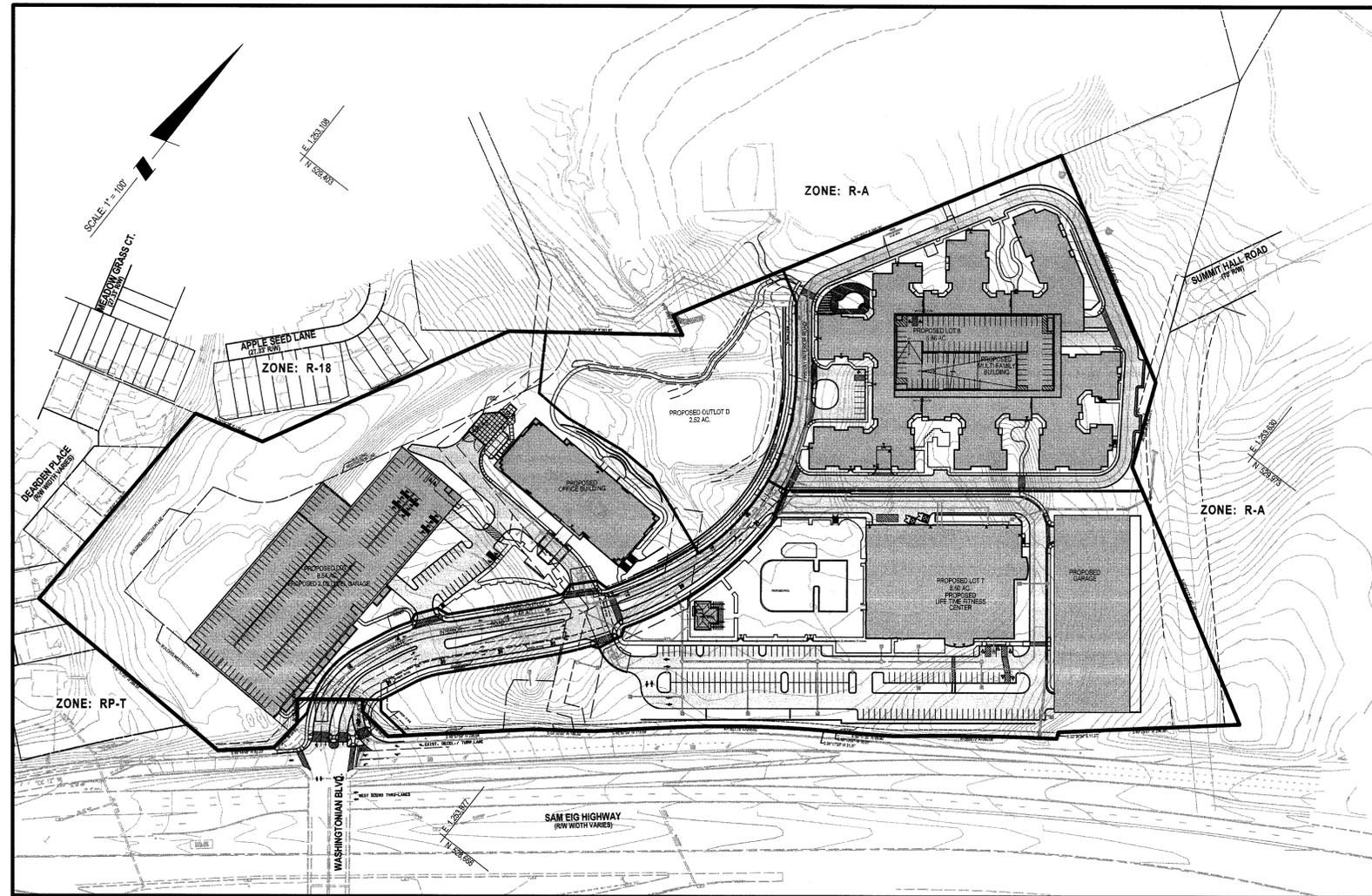
DEVELOPER
 CAMDEN USA, INC.
 1420 Spring Hill Road, Suite 200
 McLean, Va 22102
 Attn: Jay K. Johnson
 703.556.5766, 703.556.0988 Fax

ATTORNEY
 LINOWES & BLOCHER, LLP
 7200 Wisconsin Avenue
 Bethesda, MD 20814
 Attn: Scott C. Wallace
 301.654.0504, 301.654.2801 Fax

ARCHITECT
 KTG GROUP, INC
 Architecture + Planning
 8605 Westwood Center Drive, Suite 300
 Tysons Corner, VA 22182
 703.992.6116, 703.992.6428 Fax

CIVIL ENGINEER
 LOIEDERMAN SOLTESZ ASSOCIATES, INC.
 2 Research Place Suite 100
 Rockville, Maryland 20850
 301.948.2750, 301.948.9067 Fax

CIVIL ENGINEER
 URBAN LIMITED
 4200D Technology Ct.
 Chantilly, Virginia 20151
 703.642.2306, 703.378.7888 Fax



Development Data Table for Washingtonian North, Zoned MXD - Mixed Use Development

	REQUIRED/PERMITTED	PROPOSED FOR APPROVAL
Gross Tract Area (Sec. 24-160D.2.(b))		
Net Lot Area (10 acres min.)	436,600 sf (10 ac)	1,173,593 sf (26.94 ac)
Prop. Outlot Area	N/A	46,000 sf (1.05 ac)
Total Gross Tract Area	436,600 sf (10 ac)	1,219,593 sf (28.0 ac)
Maximum Density (Sec. 24-160D.4.)		
Residential (Lot 8)	Not specified in City Code / Master Plan	403,273 sf (1.58 FAR)
Life Time Fitness Center (Lot 7) - Commercial/Employment/Industrial (FAR) (Sec. 24-160D.4.(b))	280,083 sf (0.75 FAR)	128,136sf (0.35 FAR)
Office Building (Lot 4) - Commercial/Employment/Industrial (FAR) (Sec. 24-160D.4.(b))	280,176 sf (0.75 FAR)	240,000 sf (0.65 FAR)
Total Square Footage (FAR)		771,409 sf (0.63 FAR)
Minimum Green Area (% of Net Lot Area):		
Mixed Use Development	101,059 sf (40%)	647,681.6 sf (55.4%)
Maximum Building Height (in feet) (Sec. 24-160D.5.(a)(2)(c): No building shall be constructed to a height greater than its distance from any adjoining property not zoned MXD recommended for residential zoning and land use on the applicable master plan.		
Residential (Lot 8)	31.7 ft	51.57 ft (Waiver granted by Annex Agreement)
Life Time Fitness Center (Lot 7)	Main Building: 197.9 ft	Main Building: 59 ft
Office Building (Lot 4)	Parking Structure: 34.3 ft	Parking Structure: 25.1 ft
Office Building (Lot 4)	100 ft	88.5 ft
Minimum Setback (Sec. 24-160D.5.(a)(2)-(b)):		
To Adjacent Property	100 ft	31.7 ft (Waiver granted by Annex Agreement)
Residential (Lot 8)	Main Building: 100ft	Main Building: 203.2 ft
Life Time Fitness Center (Lot 7)	Parking Structure: 100 ft	Parking Structure: 34.3 ft (Waiver granted by Annex Agreement)
Office Building (Lot 4)	Main Building: 100ft	Main Building: 100 ft
Office Building (Lot 4)	Parking Structure: 100 ft	Parking Structure: 100 ft
From Right-of-Way:		
Residential (Lot 8)	N/A	426.1 ft
Life Time Fitness Center (Lot 7)	N/A	145.7 ft
Office Building (Lot 4)	N/A	266.8 ft
Dwelling Units:		
Market Rate:		
Studio	N/A	43 du
One Bedroom & One Bedroom/Den	N/A	181 du
Two Bedroom	N/A	95 du
Three Bedroom	N/A	14 du
MPDU (Sec. 24-252(a)): @ 15% of the total dwelling units. (For Rental)		
Studio	N/A	7 du
One Bedroom & One Bedroom/Den	N/A	28 du
Two Bedroom	N/A	17 du
Three Bedroom and larger	N/A	3 du
Total Dwelling Units		388 du
Parking:		
Residential (Lot 8):		
Studio - 1 space/du	47	47
One Bedroom - 1.25 space/du	237	237
Two Bedroom - 1.5 space/du	170	170
Three Bedroom and larger - 2 space/du	34	34
plus one spaces for each 400 square feet of assembly area required.	21	85
Total Residential Spaces	509	573
Life Time Fitness Center - Lot 7 (4 spaces/1,000 sf of gross floor area)	513	678
Offices, general, business and professional (nonmedical) (Lot 4) (1 space/500 sf of gross floor area)	800	800
Total Non-Residential Spaces	1,313	1,478

GREEN AREA CALCULATION					
LOT	AREA (ACRES)	REQUIRED GREEN AREA (ACRES)	AREA % OF TOTAL LOT	PROVIDED GREEN AREA (ACRES)	PROVIDED GREEN AREA % OF TOTAL LOT
LOT 4	8.54			5.35	
LOT 7	8.50			4.55	
LOT 8	5.86			1.94	
OUTLOT D	2.52	10.76	40.0%	2.52	55.4%
OUTLOT C	1.48			0.52	
TOTAL	26.90	10.76	40.0%	14.89	55.4%

LEGEND:

	EXISTING GRADE
	PROPOSED GRADE
	EXISTING BUILDING
	EXISTING RIGHT OF WAY
	PROPOSED WATER LINE
	EXISTING 12" WATER LINE
	PROPOSED SEWER
	EXISTING 8" SEWER
	PROPOSED STORM DRAIN
	EXISTING STORM DRAIN
	STORM FILTER

GENERAL NOTES

- THIS PLAN IS AN AMENDMENT TO SDP-W5(A) PREVIOUSLY APPROVED ON JULY 11, 2001.
- TOPO BY LOIEDERMAN SOLTESZ ASSOCIATES (MAY 2012) 2' CONTOUR INTERVAL.
- THE SITE IS IDENTIFIED AS PROPOSED LOT 4, 7 & 8, OUT LOT C & D, BLOCK D, WASHINGTONIAN CENTER, GAITHERSBURG, MARYLAND.
- ZONED: MXD - MIXED USE DEVELOPMENT.
- THE SITE IS IN THE MUDDY BRANCH WATERSHED, TRIBUTARY 5.
- THE PROJECT WILL BE DEVELOPED IN FOUR PHASES. THE FIRST PHASE OF THE PROJECT INCLUDES CONSTRUCTION OF THE PROJECT-WIDE INFRASTRUCTURE ELEMENTS, INCLUDING THE SITE ACCESS ROAD, THE CENTRAL STORMWATER MANAGEMENT POND, AND SITE GRADING (THE "INFRASTRUCTURE PHASE"). THE SECOND PHASE OF THE PROJECT INCLUDES THE CONSTRUCTION OF THE MULTI-FAMILY RESIDENTIAL BUILDING AND ASSOCIATED INFRASTRUCTURE AND AMENITIES. THE THIRD PHASE OF THE PROJECT INCLUDES THE CONSTRUCTION OF THE HEALTH CLUB BUILDING AND ASSOCIATED INFRASTRUCTURE AND AMENITIES. THE FOURTH PHASE OF THE PROJECT INCLUDES THE CONSTRUCTION OF THE OFFICE BUILDING AND ASSOCIATED INFRASTRUCTURE AND AMENITIES. THE INFRASTRUCTURE PHASE WILL BE INITIATED PRIOR TO THE INITIATION OF ANY OTHER PHASE OF THE PROJECT. THEREAFTER, THE PHASES MAY PROCEED IN ANY ORDER, OR SIMULTANEOUSLY.

Handicapped Parking Space Calculation - Washingtonian North

	Total Spaces	Required HC Spaces	Provided HC Spaces
Parking:			
Residential (Lot 8):	673		
Surface Parking	8	1	1
Parking Structure	965	12	12
Life Time Fitness Center - Lot 7 (4 spaces/1,000 sf of gross floor area)	678		
Surface Parking	140	5	5
Parking Structure	528	11	11
Offices, general, business and professional (nonmedical) (Lot 4) (1 space/500 sf of gross floor area)	800		
Surface Parking	25	1	2
Parking Structure	775	16	16

SHEET INDEX

- C-2.0 COVER SHEET
- C-2.1 SCHEMATIC DEVELOPMENT PLAN - LOT 4
- C-2.2 SCHEMATIC DEVELOPMENT PLAN - LOT 7
- C-2.3 SCHEMATIC DEVELOPMENT PLAN - LOT 8
- C-2.4 SCHEMATIC DEVELOPMENT PLAN NOTES & DETAILS

SDP-3878-2013
Exhibit #4

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

SOLTESZ

Rockville Office
 2 Research Place, Suite 100
 Rockville, MD 20850
 P. 301.948.2750 F. 301.948.9067

Rockville
 Lanham
 Waldorf
 Leonardtown
 Frederick

www.soltesz.com

NO.	DATE	REVISIONS	BY	DATE
1	JANUARY 2013		JDC	

DATE: JANUARY 2013
 DESIGNED: JDC
 CADD STANDARDS VERSION: 18 - 2009
 TECHNICIAN: QDA
 CHECKED: AQ

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DOING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-267-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THE PLAN OR TWELVE (12) INCHES, WORKERS MUST CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

APPLICANT

WASHINGTONIAN NORTH ASSOCIATES, LLC
 C/O BOSTON PROPERTIES
 2200 PENNSYLVANIA AVENUE, NW
 SUITE 200W
 WASHINGTON, DC 20037
 202.585.0847
 JAKE STROMAN

COPYRIGHT AND THE MAP PEOPLE PERMITTED USE NUMBER 2100100
 MAP: 5183 GRID: G.H.182
 FS342 & 343 MXD
 W850 200' SHEET
 221NW 10 222NW 10
 SITE DATUM: XXXX
 HORIZONTAL: NAD 83
 VERTICAL: NAD 83



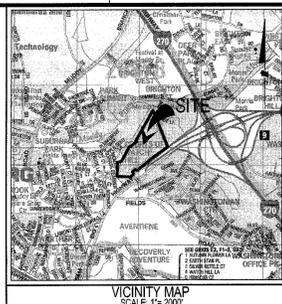
SCHEMATIC DEVELOPMENT PLAN COVER

WASHINGTONIAN NORTH
 LOTS 4, 7, 8, & OUTLOT C, D
 WASHINGTONIAN CENTER

PREVIOUSLY LOTS 4 - 6, & OUTLOT 'B', BLOCK D, 'WASHINGTONIAN CENTER', PLAT # 21856
 CITY OF GAITHERSBURG (9th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

PROJECT NO. 1184-00-01

Scale: 1" = 100'



SCALE 1" = 30'

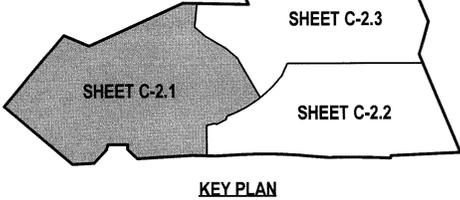
PROPOSED OFFICE BUILDING
 LOWER LEVEL: 418.00
 FIRST FLOOR: 433.00
 SECOND FLOOR: 448.07
 THIRD FLOOR: 461.43
 FOURTH FLOOR: 474.97
 FIFTH FLOOR: 488.50
 SIXTH FLOOR: 501.93
 SEVENTH FLOOR: 514.67
 PH FLOOR: 528.03

PROPOSED LOT 4
 8.54 AC.
PROPOSED 2 1/2 LEVEL GARAGE
 L.L. 337.00
 1ST FLOOR: 440.00
 UPPER L. 453.00
 (SEE SHEETS A-2, 10, 11, 12, A-21, 20, 21, 22 & A-23, 24, 31, 32 FOR DETAIL)

PROPOSED OUTLOT C
 1.48 AC.

LEGEND:

	EXISTING GRADE
	PROPOSED GRADE
	EXISTING BUILDING
	EXISTING RIGHT OF WAY
	PROPOSED WATER LINE
	EXISTING 12" WATER LINE
	PROPOSED SEWER
	EXISTING 8" SEWER
	PROPOSED STORM DRAIN
	EXISTING STORM DRAIN
	STORM FILTER



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

SAM EIG HIGHWAY
 (RW WIDTH VARIES)
 L. 8655 F. 460 & L. 8733 F. 564
 MCDOT PLATS 253-255
 P. B. 189 P. 20754

WASHINGTONIAN BOULEVARD

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. 36999 EXPIRATION DATE: 06/28/2014

SCHEMATIC DEVELOPMENT PLAN -- LOT 4

WASHINGTONIAN NORTH
 LOTS 4, 7, 8, & OUTLOT C, D
 WASHINGTONIAN CENTER

PREVIOUSLY LOTS 4 - 6, & OUTLOT 'B', BLOCK 'D', 'WASHINGTONIAN CENTER', PLAT # 21856
 CITY OF GAITHERSBURG (9th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

C-2.1

SOLTESZ
 ROCKVILLE OFFICE
 2 Research Place, Suite 100
 Rockville, MD 20850
 P. 301.948.2750 F. 301.948.9067
 www.soltesz.com

NO.	REVISIONS	BY	DATE

DATE: JANUARY 2013
 DESIGNED: JDC
 CAD STANDARDS VERSION: V8 - 2009
 TECHNICIAN: CDA
 CHECKED: AD

MISS UTILITY NOTE
 INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CONDITIONS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 800.551.7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TRAVEL TO HOOKS. WHENEVER IN DOUBT, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THE PLAN.

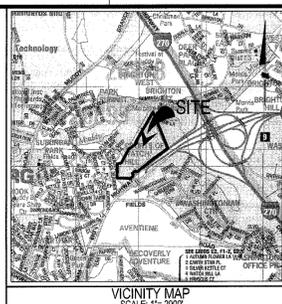
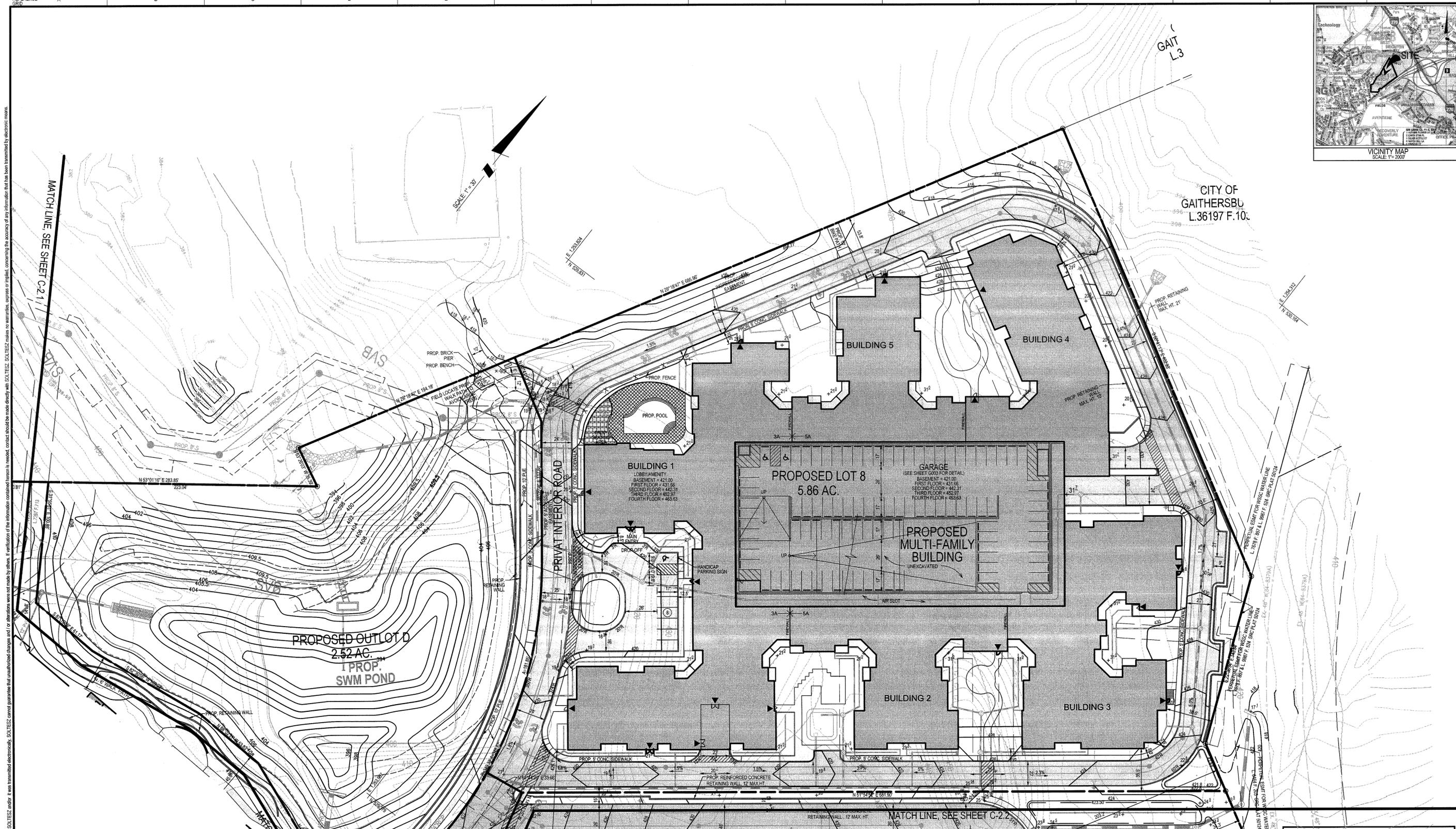
APPLICANT
 WASHINGTONIAN NORTH ASSOCIATES, LLC
 C/O BOSTON PROPERTIES
 2200 PENNSYLVANIA AVENUE, NW
 SUITE 200W
 WASHINGTON, DC 20007
 202.585.6847
 JAKE STROMAN

COPYRIGHT AND THE MAP PEOPLE PERMITTED USE NUMBER 21001200	MAP: 5163 GRID: CH182
TAX MAP: FS342 & 343	ZONING CATEGORY: MMD
WS3C 30' SHEET	XXXX
2200W 10	XXXX
SITE DATUM	XXXX
HORIZONTAL: NAD 83	XXXX
VERTICAL: NAD 83	XXXX



The original of this drawing document was prepared by Soltesz, Inc. (SOLTESZ). If this document was not obtained directly from SOLTESZ and/or alterations were not made by others, it is not a valid drawing. SOLTESZ makes no warranty, express or implied, concerning the accuracy of any information that has been transmitted electronically. SOLTESZ cannot guarantee that unaltered changes and/or alterations were not made by others. If verification of the information contained herein is needed, contact should be made directly with SOLTESZ. SOLTESZ makes no warranty, express or implied, concerning the accuracy of any information that has been transmitted by electronic means.

PROJECT NO. 1164-00-01
 15/2014 5:47:43 PM



MATCH LINE, SEE SHEET C-2.1

MATCH LINE, SEE SHEET C-2.2

PROPOSED OUTLOT D
2.52 AC.
1 PROP.
SWM POND

PROPOSED LOT 8
5.86 AC.

PROPOSED MULTI-FAMILY BUILDING
LINECAVATED

BUILDING 1
LOBBY/AMENITY
BASEMENT = 421.00
FIRST FLOOR = 431.36
SECOND FLOOR = 442.31
THIRD FLOOR = 452.97
FOURTH FLOOR = 463.63

BUILDING 5

BUILDING 4

BUILDING 2

BUILDING 3

CITY OF GAITHERSBURG
L.36197 F.10.

LEGEND:

	EXISTING GRADE		PROPOSED SEWER
	PROPOSED GRADE		EXISTING 8" SEWER
	EXISTING BUILDING		PROPOSED STORM DRAIN
	EXISTING RIGHT OF WAY		EXISTING STORM DRAIN
	PROPOSED WATER LINE		STORM FILTER
	EXISTING 12" WATER LINE		TRENCH DRAIN

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITIES" AT 1-800-851-7777, 24 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TOLERANCE (12) INCHES, WHOEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

APPLICANT

WASHINGTONIAN NORTH ASSOCIATES, LLC
C/O BOSTON PROPERTIES
2200 PENNSYLVANIA AVENUE, NW
SUITE 200W
WASHINGTON, DC 20037
202.585.0847
JAKE STROMAN

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. 36999 EXPIRATION DATE: 06/28/2014



SCHEMATIC DEVELOPMENT PLAN -- LOT 8

**WASHINGTONIAN NORTH
LOTS 4, 7, 8, & OUTLOT C, D
WASHINGTONIAN CENTER**

PREVIOUSLY LOTS 4 - 6, & OUTLOT 'B', BLOCK D, 'WASHINGTONIAN CENTER', PLAT # 21856
CITY OF GAITHERSBURG (9th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

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

SOLTESZ
Rockville
Lanham
Waldorf
Frederick

ROCKVILLE OFFICE
2 Research Place, Suite 100
Rockville, MD 20850
P. 301.948.2750 F. 301.948.9067
www.soltesz.com

NO.	REVISIONS	BY	DATE
DESIGNED: JDC	CAD STANDARDS VERSION: V8 - 2009	TECHNICIAN: CDA	CHECKED: AQ



C-2.3

PROJECT NO. 1184-00-01

The original of this drawing document was prepared by Soltesz, Inc. (SOLTESZ). If this document was not obtained directly from SOLTESZ, and/or if alterations were made by others, the accuracy of the information contained herein is not guaranteed. SOLTESZ makes no warranty, express or implied, concerning the accuracy of any information that has been transmitted by electronic means.



WASHINGTONIAN NORTH

SITE PLAN



CITY OF GAITHERSBURG, MD
 KTGY # 2012-0669 1.10.2014

Architecture+Planning
 8605 Westwood Center Dr.
 Suite 300
 Vienna, VA 22182
 703.992.6116
 ktgy.com



SDP-3878-2013
 Exhibit #5

GENERAL NOTES

- TOTAL AREA OF PROPERTY: 27.34 Acres
- TOTAL FORESTED AREA ON SITE: 4.67 Acres
- WATERSHED: Muddy Branch which drains into the Potomac River
- TOPOGRAPHY: The topography shown on this plan is from an aerial survey LSA Inc
- TOTAL AREA OF WETLANDS ONSITE: 0.00 ACRES
The wetland information on this plan is from a study prepared by Loiederman Soltesz Associates, Inc February 2000 (updated May 2005) A Jurisdictional Determination has not been requested.
- BOUNDARY: The source of the property boundaries on this plan is from a Deed Plot
- RTE PRESENCE: No RTE species were found during field survey. A letter was sent to the Maryland Department of Natural Resources Wildlife & Heritages Services in May of 2005 requesting RTE information on the property. A letter was received on June 13, 2005 confirming no RTE onsite.
- SPECIMEN TREES: Sixty seven specimen trees were found in or near the property boundaries. Sheets 2 & 3 of this NRI plan show the location of specimen trees at a 50' scale.
- HISTORIC FEATURES: No historic features were found in or near the property boundaries. Source: National Inventory of Historic Places for Montgomery County Maryland GIS database (NIHP, 2003)
- FLOODPLAIN: 0.00 Acres
Source: Maryland Department of Natural Resources, GeoSpatial Data, 2003.
- SEE FSD REPORT FOR ADDITIONAL INFORMATION.

An approved NRI is valid for five years from the date of signature by staff, or until information used to prepare the NRI changes. NRIs will be required to be revised and re-approved if the base information changes significantly.

CITY OF GAITHERSBURG
31 S. SUMMIT AVE., GAITHERSBURG, MARYLAND 20877

NRI/FSD APPROVAL

THE CITY OF GAITHERSBURG DEVELOPMENT REVIEW TEAM HEREBY GRANTS APPROVAL OF NATURAL RESOURCE INVENTORY/ FOREST STAND DELINEATION

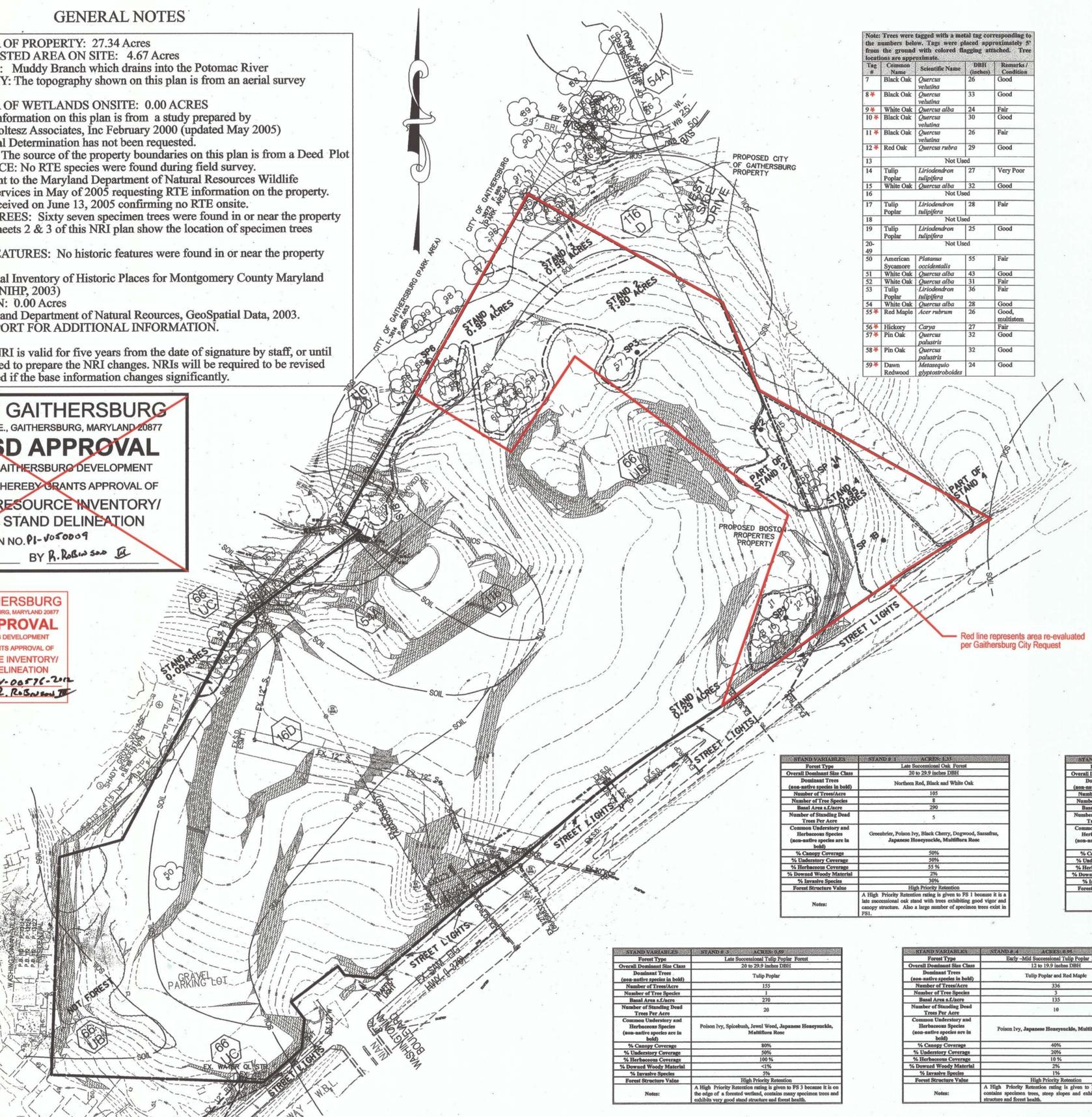
FOR APPLICATION NO. P1-050009
DATE 1/13/06 BY R. Robin SAA

CITY OF GAITHERSBURG
31 S. SUMMIT AVE., GAITHERSBURG, MARYLAND 20877

NRI/FSD APPROVAL

THE CITY OF GAITHERSBURG DEVELOPMENT REVIEW TEAM HEREBY GRANTS APPROVAL OF NATURAL RESOURCE INVENTORY/ FOREST STAND DELINEATION

FOR APPLICATION NO. 04-00576-274
DATE 5/12/04 BY R. Robin SAA

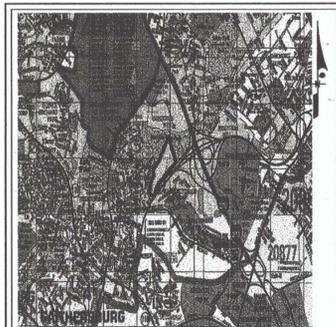


Note: Trees were tagged with a metal tag corresponding to the numbers below. Tags were placed approximately 5' from the ground with colored flagging attached. Tree locations are approximate.

Tag #	Common Name	Scientific Name	DBH (inches)	Remarks / Condition
7	Black Oak	Quercus velutina	26	Good
8	Black Oak	Quercus velutina	33	Good
9	White Oak	Quercus alba	24	Fair
10	Black Oak	Quercus velutina	30	Good
11	Black Oak	Quercus velutina	26	Fair
12	Red Oak	Quercus rubra	29	Good
13		Not Used		
14	Tulip Poplar	Liriodendron tulipifera	27	Very Poor
15	White Oak	Quercus alba	32	Good
16		Not Used		
17	Tulip Poplar	Liriodendron tulipifera	28	Fair
18		Not Used		
19	Tulip Poplar	Liriodendron tulipifera	25	Good
20-49		Not Used		
50	American Sycamore	Platanus occidentalis	55	Fair
51	White Oak	Quercus alba	43	Good
52	White Oak	Quercus alba	31	Fair
53	Tulip Poplar	Liriodendron tulipifera	36	Fair
54	White Oak	Quercus alba	28	Good
55	Red Maple	Acer rubrum	26	Good, multistem
56	Hickory	Carya	27	Fair
57	Pin Oak	Quercus palustris	32	Good
58	Pin Oak	Quercus palustris	32	Good
59	Dawn Redwood	Metasequoia glyptostroboides	24	Good

Note: Trees were tagged with a metal tag corresponding to the numbers below. Tags were placed approximately 5' from the ground with colored flagging attached. Tree locations are approximate.

Tag #	Common Name	Scientific Name	DBH (inches)	Remarks / Condition
60	Dawn Redwood	Metasequoia glyptostroboides	30	Good
61	Dawn Redwood	Metasequoia glyptostroboides	28	Good
62	Dawn Redwood	Metasequoia glyptostroboides	26	Good
63	Dawn Redwood	Metasequoia glyptostroboides	27	Good
64	White Pine	Pinus strobus	25	Poor
65	White Pine	Pinus strobus	26	Poor
66	White Pine	Pinus strobus	25	Poor
67	White Pine	Pinus strobus	26	Poor
68	White Oak	Quercus alba	44	Good
69	White Oak	Quercus alba	32	Good
70	White Oak	Quercus alba	29	Good
71	White Oak	Quercus alba	44	Good
72	Green Ash	Fraxinus pennsylvanica	25	Good
73	American Sycamore	Platanus occidentalis	24	Poor
74	American Sycamore	Platanus occidentalis	38	Poor
75	Tulip Poplar	Liriodendron tulipifera	38	Good
76	Tulip Poplar	Liriodendron tulipifera	40	Good
77	Tulip Poplar	Liriodendron tulipifera	38	Good
78	Tulip Poplar	Liriodendron tulipifera	27	Fair
79	Tulip Poplar	Liriodendron tulipifera	27	Good
80	Red Maple	Acer rubrum	24	Good
81	Tulip Poplar	Liriodendron tulipifera	25	Good
82	Tulip Poplar	Liriodendron tulipifera	24	Good
83	Tulip Poplar	Liriodendron tulipifera	25	Good
84	Tulip Poplar	Liriodendron tulipifera	27	Good
85	Tulip Poplar	Liriodendron tulipifera	25	Good
86	Tulip Poplar	Liriodendron tulipifera	26	Fair
87	Tulip Poplar	Liriodendron tulipifera	29	Poor
88	Red Maple	Acer rubrum	24	Fair
89	Tulip Poplar	Liriodendron tulipifera	32	Good
90	White Oak	Quercus alba	24	Fair
91	White Oak	Quercus alba	33	Good
92	White Oak	Quercus alba	37	Fair
93	Tulip Poplar	Liriodendron tulipifera	26	Good
94	Tulip Poplar	Liriodendron tulipifera	52	Fair, multi-stem (3)
95	Tulip Poplar	Liriodendron tulipifera	28	Good
96	White Oak	Quercus alba	30	Fair
97	White Oak	Quercus alba	38	Fair
98	White Oak	Quercus alba	32	Good
99	White Oak	Quercus alba	26	Fair
100	White Oak	Quercus alba	32	Good
101-150		Not Used		
151	Green Ash	Fraxinus pennsylvanica	29	Fair
152	Tulip Poplar	Liriodendron tulipifera	38	Fair
153	White Oak	Quercus alba	29	Good
154	Hickory	Carya	24	Good
155	Tulip Poplar	Liriodendron tulipifera	24	Fair
156	Red Maple	Acer rubrum	41	Very Poor



VICINITY MAP
NO SCALE
COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NUMBER 2041157

SOIL TYPE	SLOPE	DESCRIPTION
16D-Brinklow-blocktown	15-25%	These soils are well drained. They have a permeability of moderately to moderately slow and a low available water capacity. This is not a hydric soil. This soil is highly erodible.
116D-Blocktown channely silt loam	15-25%	This is a well drained, shallow soil on side slopes in the uplands. It has moderate permeability with a very low available water capacity. This is not a hydric soil.
66UC-Wheaton-urban land complex	8-15%	This soil is very deep and well drained. The Wheaton soil has been graded, cut or filled during urbanization. It has a high available water capacity.
66-UBWheaton-urban land complex	0-8%	This soil is very deep and well drained. The Wheaton soil has been graded, cut or filled during urbanization. It has a high available water capacity.
54A-Hatboro silt loam	0-3%	This soil is poorly drained. Available water capacity is very high and shrink swell potential is low. This soil is frequently flooded and is not ponded. This is a hydric soil.

LEGEND

- SP 9 ● FOREST STAND SAMPLE POINT
- FOREST STAND BOUNDARY (Offset from tree lines and property boundaries for clarity)
- - - EXISTING TREE LINE
- SPECIMEN TREE (Approximate location)
- WATERS OF THE US (Jurisdiction as labeled)
- STREAM VALLEY BUFFER
- STREAM BUFFER
- NON-TIDAL WETLANDS BOUNDARY
- NON-TIDAL WETLANDS BUFFER (25' Corps Buffer & 50' City of Gaithersburg Buffer Shown)
- 100-YEAR FLOODPLAIN (Source: MD DNR Geospatial Data, 2003)
- SOILS BOUNDARY/SOILS LABEL (Source: USDA Soil Survey of Montgomery County 1995)
- STEEP SLOPES - 15-25% (On highly erodible soils)
- SEVERE SLOPES - GREATER THAN 25%
- PROPERTY BOUNDARY

STAND VARIABLES: STAND # 1 ACRES: 1.33
Forest Type: Late Successional Oak Forest
Overall Dominant Size Class: 20 to 29.9 inches DBH
Dominant Trees (non-native species in bold): Northern Red, Black and White Oak
Number of Trees/Acre: 105
Number of Tree Species: 8
Basal Area s/Acre: 290
Number of Standing Dead Trees Per Acre: 5
Common Understory and Herbaceous Species (non-native species are in bold): Greenbrier, Poison Ivy, Black Cherry, Dogwood, Sassafras, Japanese Honeyuckle, Multiflora Rose
% Canopy Coverage: 50%
% Understory Coverage: 50%
% Herbaceous Coverage: 55 %
% Downed Woody Material: 2%
% Invasive Species: 2%
Forest Structure Value: High Priority Retention
Notes: A High Priority Retention rating is given to FS 1 because it is a late successional oak stand with trees exhibiting good vigor and canopy structure. Also a large number of specimen trees exist in FS1.

STAND VARIABLES: STAND # 2 ACRES: 0.67
Forest Type: Early Successional Mixed Hardwood Forest
Overall Dominant Size Class: 6 to 11.9 inches DBH
Dominant Trees (non-native species in bold): Aspen, Tulip Poplar, Black Cherry
Number of Trees/Acre: 95
Number of Tree Species: 8
Basal Area s/Acre: 55.5
Number of Standing Dead Trees Per Acre: 10
Common Understory and Herbaceous Species (non-native species are in bold): Greenbrier, Poison Ivy, Japanese Honeyuckle, Multiflora Rose
% Canopy Coverage: 60%
% Understory Coverage: 60%
% Herbaceous Coverage: 49 %
% Downed Woody Material: 2%
% Invasive Species: 6%
Forest Structure Value: Low Priority Retention
Notes: A Low Priority Retention rating is given to FS 2 because the stand contains young, early successional species that exhibit poor stand structure. Also no wetlands or steep slopes occur.

STAND VARIABLES: STAND # 3 ACRES: 0.69
Forest Type: Late Successional Tulip Poplar Forest
Overall Dominant Size Class: 20 to 29.9 inches DBH
Dominant Trees (non-native species in bold): Tulip Poplar
Number of Trees/Acre: 155
Number of Tree Species: 1
Basal Area s/Acre: 270
Number of Standing Dead Trees Per Acre: 20
Common Understory and Herbaceous Species (non-native species are in bold): Poison Ivy, Spinebush, Jewel Wood, Japanese Honeyuckle, Multiflora Rose
% Canopy Coverage: 80%
% Understory Coverage: 30%
% Herbaceous Coverage: 10 %
% Downed Woody Material: <1%
% Invasive Species: 2%
Forest Structure Value: High Priority Retention
Notes: A High Priority Retention rating is given to FS 3 because it is on the edge of a forested wetland, contains many specimen trees and exhibits very good stand structure and forest health.

STAND VARIABLES: STAND # 4 ACRES: 0.94
Forest Type: Early-Mid Successional Tulip Poplar Forest
Overall Dominant Size Class: 12 to 19.9 inches DBH
Dominant Trees (non-native species in bold): Tulip Poplar and Red Maple
Number of Trees/Acre: 335
Number of Tree Species: 3
Basal Area s/Acre: 135
Number of Standing Dead Trees Per Acre: 10
Common Understory and Herbaceous Species (non-native species are in bold): Poison Ivy, Japanese Honeyuckle, Multiflora Rose
% Canopy Coverage: 46%
% Understory Coverage: 20%
% Herbaceous Coverage: 19 %
% Downed Woody Material: 2%
% Invasive Species: 1%
Forest Structure Value: High Priority Retention
Notes: A High Priority Retention rating is given to FS 4 because it contains specimen trees, steep slopes and exhibits good stand structure and forest health.

Loiederman Soltesz Associates, Inc.
ROCKVILLE OFFICE
1390 Piccard Drive, Suite 100
Rockville, MD 20850
t. 301.948.2750 f. 301.948.9067
www.LSAssociates.net

1	Adjusted NRI to reflect "land swap" with the city of Gaithersburg	ECB	11/2005
REVISIONS			
NO.	BY	DATE	

Copyright ADC The Map People
Permitted Use Number 2041157
Map Grid: D12-13
Tax Map: F5842, 343
Zoning Category: MXD
M-NCPCC 200' Sheet: 190
WSSC 200' Sheet: 221NW6

KEN BROWN
LANDSCAPE ARCHITECT
MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITIES" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHOEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

NATURAL RESOURCE INVENTORY AMENDMENT

WASHINGTONIAN NORTH

LOTS 4 - 6 AND OUTLOT 'B', BLOCK D
"WASHINGTONIAN CENTER", P.B. 191 P. 20907
L 15679 F. 393

CITY OF GAITHERSBURG
9th ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SDP-3878-2013
Exhibit #6

C-6.1

PROJECT NO. 1184-00

Note: Trees were tagged with a metal tag corresponding to the numbers below. Tags were placed approximately 5' from the ground with colored flagging attached. Tree locations are approximate.

Tag #	Common Name	Scientific Name	DBH (inches)	Remarks / Condition
14	Tulip Poplar	<i>Liriodendron tulipifera</i>	27	Very Poor
15	White Oak	<i>Quercus alba</i>	32	Good
17	Tulip Poplar	<i>Liriodendron tulipifera</i>	28	Fair
19	Tulip Poplar	<i>Liriodendron tulipifera</i>	25	Good
55 *	Red Maple	<i>Acer rubrum</i>	26	Good, multistem
56 *	Hickory	<i>Carya</i>	27	Fair
57 *	Pin Oak	<i>Quercus palustris</i>	32	Good
58 *	Pin Oak	<i>Quercus palustris</i>	32	Good
59 *	Dawn Redwood	<i>Metasequoia glyptostroboides</i>	24	Good
60 *	Dawn Redwood	<i>Metasequoia glyptostroboides</i>	30	Good
61 *	Dawn Redwood	<i>Metasequoia glyptostroboides</i>	28	Good
62 *	Dawn Redwood	<i>Metasequoia glyptostroboides</i>	26	Good
63 *	Dawn Redwood	<i>Metasequoia glyptostroboides</i>	27	Good
64 *	White Pine	<i>Pinus strobus</i>	25	Poor
65 *	White Pine	<i>Pinus strobus</i>	26	Poor
66 *	White Pine	<i>Pinus strobus</i>	25	Poor
67 *	White Pine	<i>Pinus strobus</i>	26	Poor
68 *	White Oak	<i>Quercus alba</i>	44	Good
69 *	White Oak	<i>Quercus alba</i>	32	Good
70 *	White Oak	<i>Quercus alba</i>	29	Good
71 *	White Oak	<i>Quercus alba</i>	44	Good

CITY OF GAITHERSBURG
31 S. SUMMIT AVE., GAITHERSBURG, MARYLAND 20877
NRI/FSD APPROVAL
THE CITY OF GAITHERSBURG DEVELOPMENT REVIEW TEAM HEREBY GRANTS APPROVAL OF NATURAL RESOURCE INVENTORY/FOREST STAND DELINEATION
FOR APPLICATION NO. **PL-10576-2006**
DATE **1/13/2006** BY **R. R. Johnson**



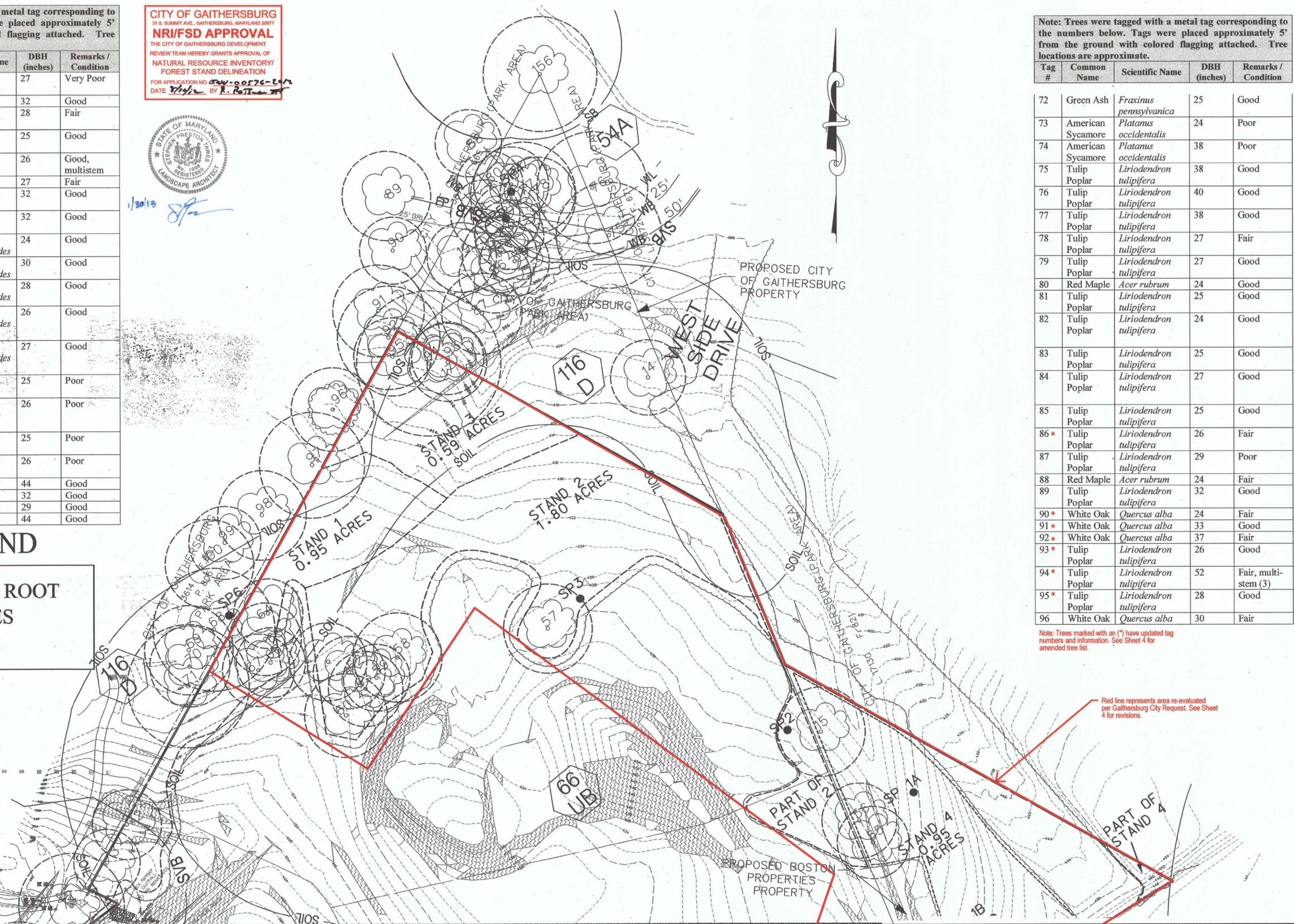
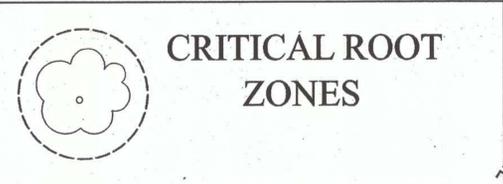
1/30/13
[Signature]

Note: Trees were tagged with a metal tag corresponding to the numbers below. Tags were placed approximately 5' from the ground with colored flagging attached. Tree locations are approximate.

Tag #	Common Name	Scientific Name	DBH (inches)	Remarks / Condition
72	Green Ash	<i>Fraxinus pennsylvanica</i>	25	Good
73	American Sycamore	<i>Platanus occidentalis</i>	24	Poor
74	American Sycamore	<i>Platanus occidentalis</i>	38	Poor
75	Tulip Poplar	<i>Liriodendron tulipifera</i>	38	Good
76	Tulip Poplar	<i>Liriodendron tulipifera</i>	40	Good
77	Tulip Poplar	<i>Liriodendron tulipifera</i>	38	Good
78	Tulip Poplar	<i>Liriodendron tulipifera</i>	27	Fair
79	Tulip Poplar	<i>Liriodendron tulipifera</i>	27	Good
80	Red Maple	<i>Acer rubrum</i>	24	Good
81	Tulip Poplar	<i>Liriodendron tulipifera</i>	25	Good
82	Tulip Poplar	<i>Liriodendron tulipifera</i>	24	Good
83	Tulip Poplar	<i>Liriodendron tulipifera</i>	25	Good
84	Tulip Poplar	<i>Liriodendron tulipifera</i>	27	Good
85	Tulip Poplar	<i>Liriodendron tulipifera</i>	25	Good
86 *	Tulip Poplar	<i>Liriodendron tulipifera</i>	26	Fair
87	Tulip Poplar	<i>Liriodendron tulipifera</i>	29	Poor
88	Red Maple	<i>Acer rubrum</i>	24	Fair
89	Tulip Poplar	<i>Liriodendron tulipifera</i>	32	Good
90 *	White Oak	<i>Quercus alba</i>	24	Fair
91 *	White Oak	<i>Quercus alba</i>	33	Good
92 *	White Oak	<i>Quercus alba</i>	37	Fair
93 *	Tulip Poplar	<i>Liriodendron tulipifera</i>	26	Good
94 *	Tulip Poplar	<i>Liriodendron tulipifera</i>	52	Fair, multi-stem (3)
95 *	Tulip Poplar	<i>Liriodendron tulipifera</i>	28	Good
96	White Oak	<i>Quercus alba</i>	30	Fair

Note: Trees marked with an (*) have updated tag numbers and information. See Sheet 4 for amended tree list.

LEGEND



Red line represents area re-evaluated per Gaithersburg City Request. See Sheet 4 for revisions.

CITY OF GAITHERSBURG
NRI/FSD APPROVAL
THE CITY OF GAITHERSBURG DEVELOPMENT REVIEW TEAM HEREBY GRANTS APPROVAL OF NATURAL RESOURCE INVENTORY/FOREST STAND DELINEATION
FOR APPLICATION NO. **PL-10576-2006**
DATE **1/13/2006** BY **R. R. Johnson**

CITY OF GAITHERSBURG
31 S. SUMMIT AVE., GAITHERSBURG, MARYLAND 20877
NRI/FSD APPROVAL
THE CITY OF GAITHERSBURG DEVELOPMENT REVIEW TEAM HEREBY GRANTS APPROVAL OF NATURAL RESOURCE INVENTORY/FOREST STAND DELINEATION
FOR APPLICATION NO. **PL-10576-2006**
DATE **1/13/2006** BY **R. R. Johnson**

MATCHLINE SHEET 3

SPECIMEN TREE LOCATIONS AMENDMENT

WASHINGTONIAN NORTH

LOTS 4 - 6 AND OUTLOT "B", BLOCK D
"WASHINGTONIAN CENTER", P.B. 191 P. 20907
L. 15679 P. 393

CITY OF GAITHERSBURG
9th ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

C-6.2

Loiederman Soltész Associates, Inc.
Rockville Lanham Frederick Waldorf Leonardtown Chantilly
ROCKVILLE OFFICE
1390 Piccard Drive, Suite 100
Rockville, MD 20850
t. 301.948.2750 f. 301.948.9067
www.LSAassociates.net

NO.	REVISIONS	BY	DATE

Date: **MAY, 2005**
Designed: **ECB**

Map	FS342, 343	Zoning Category	MXD
M-NCPPC 200' Sheet	190	WSSC 200' Sheet	221NW9

KEN BROWN
QUALIFIED FOREST PROFESSIONAL

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

LS

1" = 50'

SHEET **2**
OF **5**

PROJECT NO.
1184-00

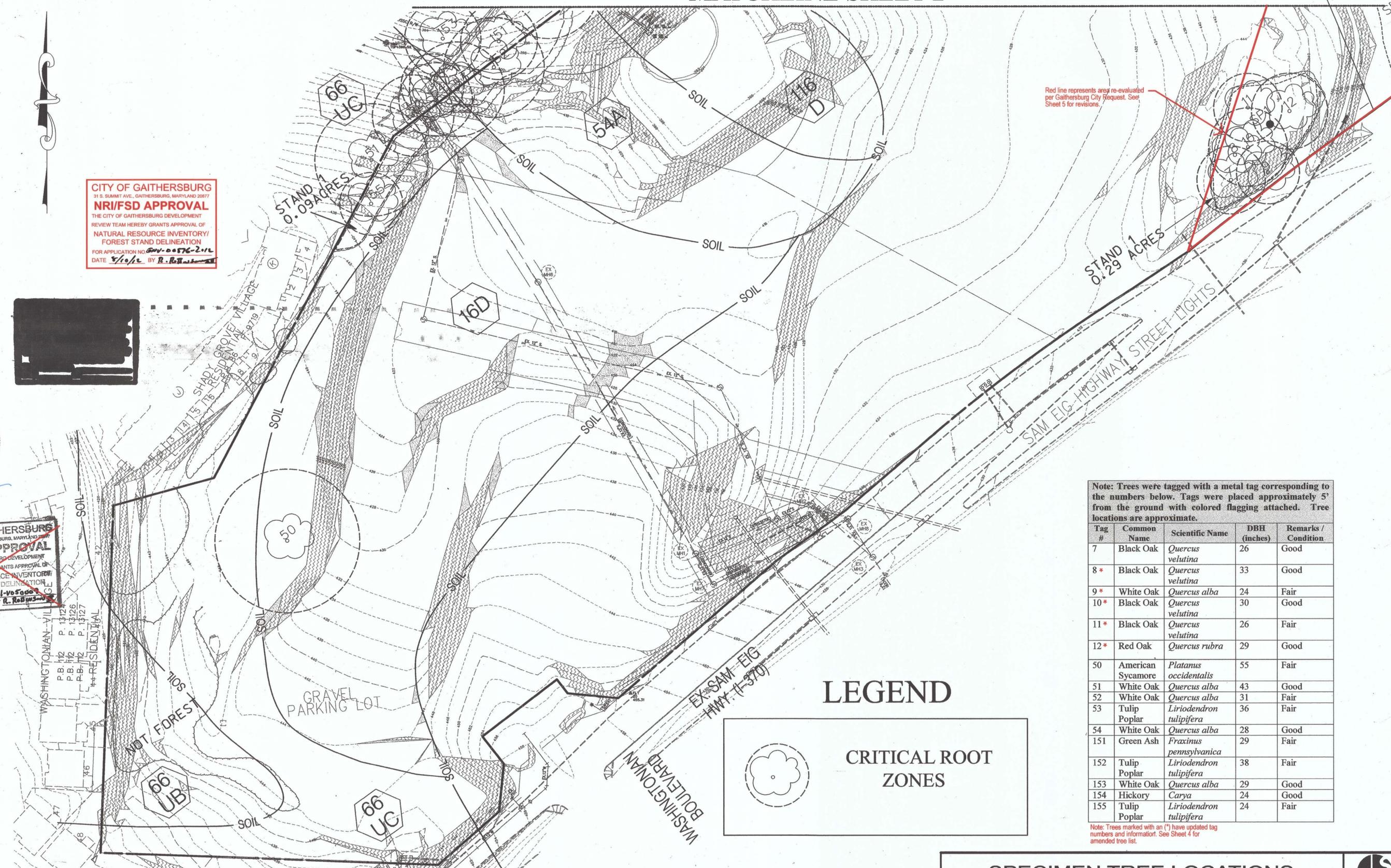
MATCHLINE SHEET 2

CITY OF GAITHERSBURG
 31 S. SUMMIT AVE., GAITHERSBURG, MARYLAND 20877
NR/I/SD APPROVAL
 THE CITY OF GAITHERSBURG DEVELOPMENT
 REVIEW TEAM HEREBY GRANTS APPROVAL OF
 NATURAL RESOURCE INVENTORY/
 FOREST STAND DELINEATION
 FOR APPLICATION NO. **GW-00576-2-11L**
 DATE **5/10/11** BY **R. Robinson**

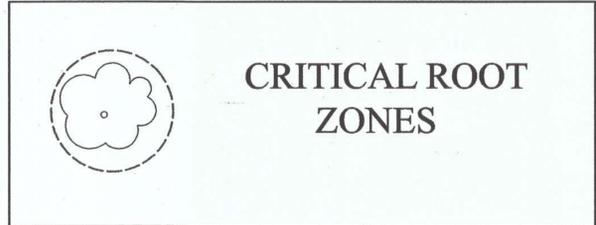


~~**CITY OF GAITHERSBURG**
 31 S. SUMMIT AVE., GAITHERSBURG, MARYLAND 20877
NR/I/SD APPROVAL
 THE CITY OF GAITHERSBURG DEVELOPMENT
 REVIEW TEAM HEREBY GRANTS APPROVAL OF
 NATURAL RESOURCE INVENTORY/
 FOREST STAND DELINEATION
 FOR APPLICATION NO. **P1-105000**
 DATE **1/15/2006** BY **R. Robinson**~~

Red line represents area re-evaluated per Gaithersburg City Request. See Sheet 5 for revisions.



LEGEND



Note: Trees were tagged with a metal tag corresponding to the numbers below. Tags were placed approximately 5' from the ground with colored flagging attached. Tree locations are approximate.

Tag #	Common Name	Scientific Name	DBH (inches)	Remarks / Condition
7	Black Oak	<i>Quercus velutina</i>	26	Good
8*	Black Oak	<i>Quercus velutina</i>	33	Good
9*	White Oak	<i>Quercus alba</i>	24	Fair
10*	Black Oak	<i>Quercus velutina</i>	30	Good
11*	Black Oak	<i>Quercus velutina</i>	26	Fair
12*	Red Oak	<i>Quercus rubra</i>	29	Good
50	American Sycamore	<i>Platanus occidentalis</i>	55	Fair
51	White Oak	<i>Quercus alba</i>	43	Good
52	White Oak	<i>Quercus alba</i>	31	Fair
53	Tulip Poplar	<i>Liriodendron tulipifera</i>	36	Fair
54	White Oak	<i>Quercus alba</i>	28	Good
151	Green Ash	<i>Fraxinus pennsylvanica</i>	29	Fair
152	Tulip Poplar	<i>Liriodendron tulipifera</i>	38	Fair
153	White Oak	<i>Quercus alba</i>	29	Good
154	Hickory	<i>Carya</i>	24	Good
155	Tulip Poplar	<i>Liriodendron tulipifera</i>	24	Fair

Note: Trees marked with an (*) have updated tag numbers and information. See Sheet 4 for amended tree list.

SPECIMEN TREE LOCATIONS AMENDMENT

WASHINGTONIAN NORTH

LOTS 4 - 6 AND OUTLOT "B", BLOCK D
 "WASHINGTONIAN CENTER", P.B. 191 P. 20907
 L 15679 F. 393

CITY OF GAITHERSBURG
 9th ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

C-6.3

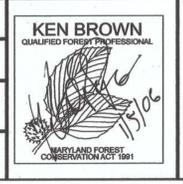


Lolederman Soitesz Associates, Inc.
 Rockville Office
 1390 Piccard Drive, Suite 100
 Rockville, MD 20850
 t. 301.948.2750 f. 301.948.9067

Rockville
 Lanham
 Frederick
 Waldorf
 Leonardtown
 Chantilly

NO.	REVISIONS	BY	DATE
1	DATE: MAY, 2005		
2	DESIGNED: ECB		

Copyright ADC The Map People Permitted Use Number 20411157 Map 19 Grid D12-13	Tax Map FS342, 343	Zoning Category: MXD
M-NCPPC 200' Sheet 190	WSSC 200' Sheet 221NW9	



MISS UTILITY NOTE
 INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHOEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.



1" = 50'
 SHEET 3 OF 5
 PROJECT NO. 1184-00

Loiederman Sotles Associates, Inc.
 2 Research Place, Suite 100
 Rockville, MD 20850
 T: 301.948.2750
 F: 301.948.9067
 www.LSAssociates.net

April 13, 2012
 Lori Byrne
 DNR Wildlife & Heritage Services
 580 Taylor Avenue
 Tawes Office Building E-1
 Annapolis, MD 21401

Re: Request for Environmental Review
 Washingtonian North Property
 Gaithersburg, Montgomery County, Maryland
 LSA No. 1184-00

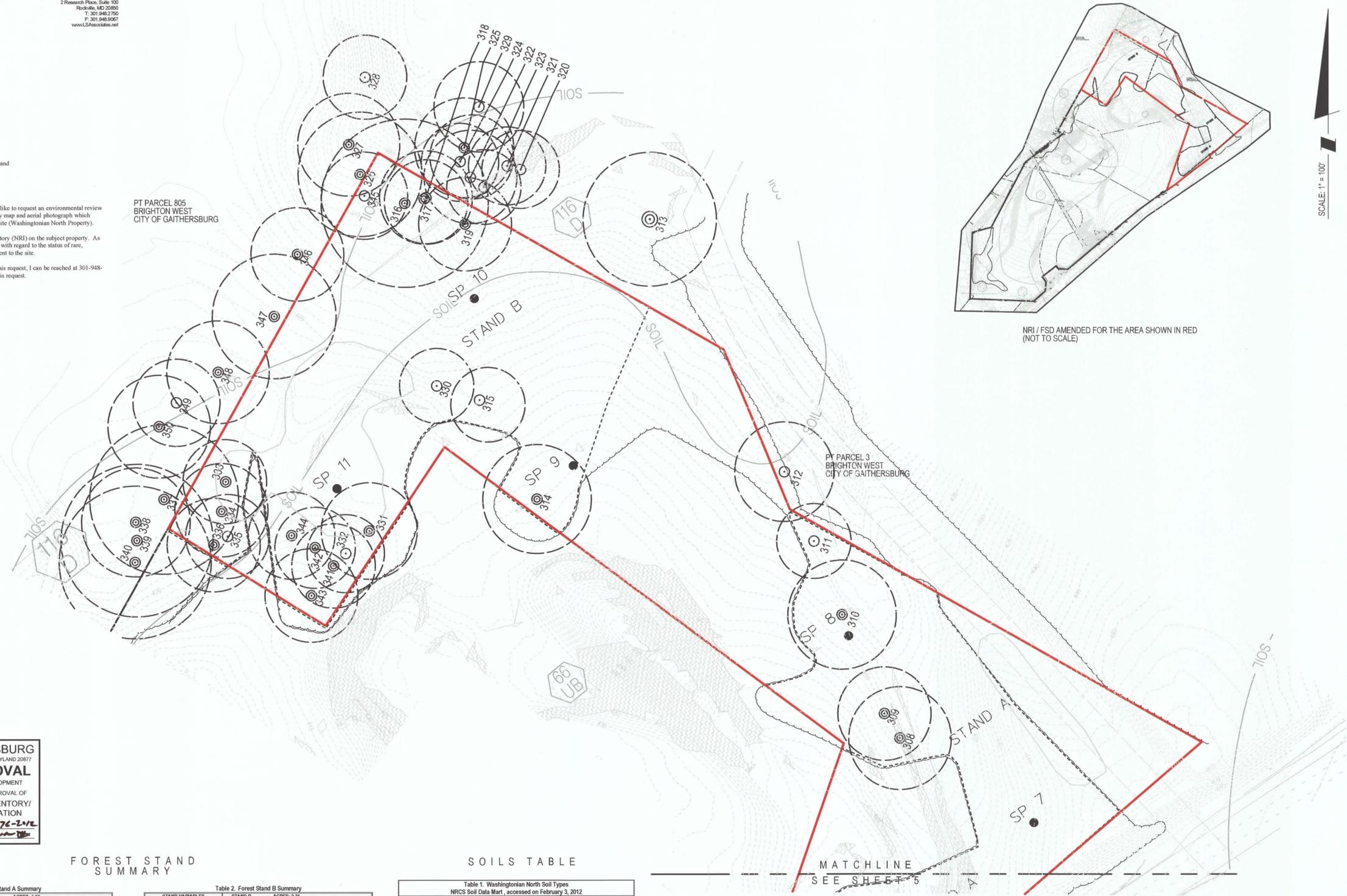
Dear Ms. Byrne:
 Loiederman Sotles Associates Inc. (LSA) would like to request an environmental review of the above referenced site. Enclosed is a vicinity map and aerial photograph which depicts the approximate location of the 6.88 acre site (Washingtonian North Property).
 LSA will be conducting a Natural Resource Inventory (NRI) on the subject property. As part of the NRI, we request verification in writing with regard to the status of rare, threatened, and/or endangered species on or adjacent to the site.
 If you have any questions or concerns regarding this request, I can be reached at 301-948-2750. Thank you for your time and attention to this request.

Sincerely,
 Loiederman Sotles Associates Inc.

Andie Murtha
 Environmental Scientist
 ISA Certified Arborist

PT PARCEL 805
 BRIGHTON WEST
 CITY OF GAITHERSBURG

PT PARCEL 3
 BRIGHTON WEST
 CITY OF GAITHERSBURG



SPECIMEN / SIGNIFICANT TREE TABLE

TREE #	ORIGINAL TREE #	TAG #	Common Name	Botanical Name	DBH in Inches	Comments: Condition & "Good" Specimen
1	7	303	Black Oak	Quercus nigra	29	
2	8	302	Black Oak	Quercus nigra	28	Broken Scaffold
3	10	303	Black Oak	Quercus nigra	33	Broken Scaffold, Broken Scaffold
4	11	304	Black Oak	Quercus nigra	27	Broken Scaffold, Broken Scaffold
5	12	305	Red Oak	Quercus rubra	33	
6	306		Pignut Hickory	Carya globosa	25	Blue Crown
7	307		Black Oak	Quercus nigra	25	
8	308		Red Maple	Acer rubrum	33	
9	309		Pignut Hickory	Carya globosa	30	
10	15	310	White Oak	Quercus alba	35	
11	311		Tulip Poplar	Liriodendron tulipifera	24	
12	312		Pignut Hickory	Carya globosa	24	
13	14	313	Tulip Poplar	Liriodendron tulipifera	43	Tree Spine @ 5.5'
14	314		Pine Oak	Quercus pekarica	35	
15	315		White Pine	Pinus strobus	24	
16	316		Tulip Poplar	Liriodendron tulipifera	54	
17	317		Tulip Poplar	Liriodendron tulipifera	27	
18	17	318	Tulip Poplar	Liriodendron tulipifera	30	
19	319		Tulip Poplar	Liriodendron tulipifera	30	
20	320		Tulip Poplar	Liriodendron tulipifera	25	
21	321		Tulip Poplar	Liriodendron tulipifera	25	
22	322		Tulip Poplar	Liriodendron tulipifera	27	
23	323		Tulip Poplar	Liriodendron tulipifera	24	
24	324		Tulip Poplar	Liriodendron tulipifera	25	
25	87	325	Tulip Poplar	Liriodendron tulipifera	32	
26	92	326	White Oak	Quercus alba	40	
27	91	327	White Oak	Quercus alba	33	
28	90	328	White Oak	Quercus alba	27	
29	86	329	Tulip Poplar	Liriodendron tulipifera	29	
30	330		White Pine	Pinus strobus	24	
31	331		White Oak	Quercus alba	31	
32	59	332	Dawn Redwood	Metasequoia glyptostrobilus	25	
33	333		White Pine	Pinus strobus	27	
34	334		White Pine	Pinus strobus	30	
35	66	335	White Pine	Pinus strobus	27	
36	67	336	White Pine	Pinus strobus	30	
37	68	337	White Oak	Quercus alba	48	
38	64	338	White Oak	Quercus alba	35	
39	70	339	White Oak	Quercus alba	49	
40	71	340	White Oak	Quercus alba	49	
41	63	341	Dawn Redwood	Metasequoia glyptostrobilus	30	
42	62	342	Dawn Redwood	Metasequoia glyptostrobilus	30	
43	60	343	Dawn Redwood	Metasequoia glyptostrobilus	33	
44	61	344	Dawn Redwood	Metasequoia glyptostrobilus	30	
45	65	345	Tulip Poplar	Liriodendron tulipifera	28	
46	96	346	White Oak	Quercus alba	40	
47	97	347	White Oak	Quercus alba	40	
48	98	348	White Oak	Quercus alba	33	
49	99	349	White Oak	Quercus alba	38	
50	350		White Oak	Quercus alba	25	

GENERAL NOTES

- Total Tract Area is 6.23 acres.
- Zoning is MXD, Bethesda / Chevy Chase Master Plan
- Watershed is North Potomac, Muddy Branch. Use U-P
- The site is NOT in a Special Protection Area.
- No floodplain exists on the site (MCAAS and FEMA maps).
- No Wetlands exist on the Site (MCAAS and field observation).
- No Stream Valley Buffer exists on the site.
- No Rare, Threatened or Endangered Species exist on the site (Field Evaluation, Verification Letter submitted to DNR).
- This site on the Locational Atlas and Index of Historic Sites.
- Trees measured with DBH tape at 4.5' above base
- No Champion Trees exist on the site.
- Field Data was conducted 4/04/2012 by Nicholas Haines and Pamela Scott.

SUPPLEMENTAL NOTES

- Red line represents area of amendment determined by City of Gaithersburg staff
- Sample plots 7-11 for forest stands A & B was collected in April, 2012.
- Stand plots 7-11 for forest stands A & B was collected in April, 2012.
- Stand A remains unchanged, see sheet 1 for Forest Stand A information

LEGEND

- Existing Contour Lines
- Slopes - Greater than 25%
- Forest Plot Point
- Forest Stand Boundary
- Existing Tree Line
- 24" - 29.9" DBH Specimen Tree
- 30" DBH or Greater Specimen Tree
- Existing Landscape Trees
- Critical Root Zone
- Soils Boundary (USDA Soil Survey)
- Area of Amendment
- Property Boundary
- Soils Label (USDA Soil Survey)

CITY OF GAITHERSBURG
 31 S. SUMMIT AVE., GAITHERSBURG, MARYLAND 20877
NRI/FSD APPROVAL
 THE CITY OF GAITHERSBURG DEVELOPMENT
 REVIEW TEAM HEREBY GRANTS APPROVAL OF
**NATURAL RESOURCE INVENTORY/
 FOREST STAND DELINEATION**
 FOR APPLICATION NO. 001-00576-2-12
 DATE 4/10/12 BY R. BARNES

FOREST STAND SUMMARY

Table 1. Forest Stand A Summary

STAND VARIABLES	STAND A	ACRES: 1.63
Forest Type	Mid Successional Tulip Poplar Forest Association	
Overall Dominant Size Class	10 to 17.9 inches DBH	
Dominant Trees	Tulip Tree and Red Maple	
(non-native species in bold)		
Number of Trees/Acre	836	
Number of Tree Species	5	
Basal Area s/Acre	0.031 s/1.135 acre	
Number of Standing Dead Trees Per Acre	25	
Common Understory and Herbaceous Species (non-native species are in bold)	Greenbrier, Poison Ivy, Dogwood, Japanese Honeyuckle	
% Canopy Coverage	51%	
% Understory Coverage	18%	
% Herbaceous Coverage	43%	
% Downed Woody Material	<22%	
% Invasive Species Cover	<15%	
Forest Structure Value	Priority 2	
Notes:	A Medium Priority Retention rating is given to FS A because it contains trees in late to good condition.	

Table 2. Forest Stand B Summary

STAND VARIABLES	STAND B	ACRES: 2.31
Forest Type	Tulip Poplar Forest Association	
Overall Dominant Size Class	10 to 17.9 inches DBH	
Dominant Trees	Tulip Tree	
(non-native species in bold)		
Number of Trees/Acre	836	
Number of Tree Species	5	
Basal Area s/Acre	0.037 s/1.195 acre	
Number of Standing Dead Trees Per Acre	16	
Common Understory and Herbaceous Species (non-native species are in bold)	Greenbrier, Poison Ivy, Dogwood, Japanese Honeyuckle, Field Strawberry, Wild Grape, Ostron Grass	
% Canopy Coverage	62%	
% Understory Coverage	24%	
% Herbaceous Coverage	50%	
% Downed Woody Material	<20%	
% Invasive Species Cover	<6%	
Forest Structure Value	Priority 1	
Notes:	A High Priority Retention rating is given to FS B because it contains trees exhibiting good vigor and canopy structure. Also many specimen trees exist in FS B along with steep slopes.	

SOILS TABLE

**Table 1. Washingtonian North Soil Types
 NRCS Soil Data Mart, accessed on February 3, 2012**

SOIL TYPE	SLOPE	DESCRIPTION
54H-Harbore silt loam	0-3%	This soil is very deep and poorly drained. It is on flood plains. This soil is not highly erodible. <i>Kw factor is .48</i>
116D-Blockton channery silt loam	15-25%	These soils are shallow well drained. These soils are typically found on side slopes in the uplands. This soil is not highly erodible. <i>Kw factor is .24</i>
180-Binklow Blockton channery silt loam	15-25%	These soils are moderately deep and well drained. They are moderately steep and typically found on the side slopes in the uplands. This is a severely erodible soil. <i>Kw factor is .28</i>
66UB-Wheaton Urban land complex	0-8%	This soil consists of a very deep, well drained Wheaton soil intermingled with Urban Land. This soil is not listed as erodible and its hydro rating is not available. <i>Kw factor is .48</i>

RESOURCE DATA TABLE

CRITERIA	SIZE
Acreage of Existing Forest	3.94 acres
Acreage of Existing Wetlands	0.00 acres
Acreage of Forest in Existing Wetlands	0.00 acres
Acreage of Existing Floodplain	0.00 acres
Acreage of Forest in Existing Floodplain	0.00 acres
Acreage of Existing Stream Buffers	0.00 acres
Acreage of Forest in Existing Stream Buffers	0.00 acres

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-297-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT

BOSTON PROPERTIES
 2200 PENNSYLVANIA AVE NW
 SUITE 200W
 WASHINGTON DC, 20037
 (202) 585-0847

COPYRIGHT ADC THE MAP PEOPLE
 PERMITTED USE NUMBER 21001200
 MAP 5163 GRID G1, H1

TAX MAP	ZONING CATEGORY:
FS343	MXD
WSSC 200' SHEET	
222ANN10	
SITE DATUM	
HORIZONTAL: NAD83	
VERTICAL: NAD83	



NATURAL RESOURCE INVENTORY AMENDMENT

WASHINGTONIAN NORTH
 LOTS 4 - 6 AND OUTLOT "B", BLOCK D
 "WASHINGTONIAN CENTER", P.B. 191 P. 20907
 L. 15679 F. 393
 CITY OF GAITHERSBURG
 9th ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

C-6.4

PROJECT NO. 1184-00

Loiederman Sotles Associates, Inc.
 Rockville Office
 2 Research Place, Suite 100
 Rockville, MD 20850
 t. 301.948.2750 f. 301.948.9067
 www.LSAssociates.net

Rockville
 Lanham
 Waldorf
 Leonardtown

Engineering
 Planning
 Surveying
 Environmental Sciences

NO.	REVISIONS	BY	DATE
X	REVISION COMMENT HERE	XXX	XXX/XXX/XX
NO.	REVISIONS	BY	DATE
DESIGNED:	NH	CAD STANDARDS VERSION:	V8 - 2000
DATE:	APRIL 13	TECHNICIAN:	NH
DESIGNED:	NH	CHECKED:	AM



Loiederman Soltz Associates, Inc.
2 Research Place, Suite 100
Rockville, MD 20850
T: 301.948.2750
F: 301.948.0067
www.LSAssociates.net

April 13, 2012

Lori Byrne
DNR Wildlife & Heritage Services
580 Taylor Avenue
Towers Office Building E-1
Annapolis, MD 21401

Re: Request for Environmental Review
Washingtonian North Property
Gaithersburg, Montgomery County, Maryland
LSA No. 1184-00

Dear Ms. Byrne:

Loiederman Soltz Associates, Inc. (LSA) would like to request an environmental review of the above referenced site. Enclosed is a vicinity map and aerial photograph which depicts the approximate location of the 6.88 acre site (Washingtonian North Property).

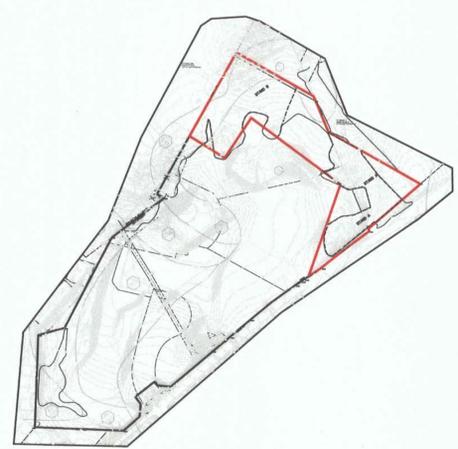
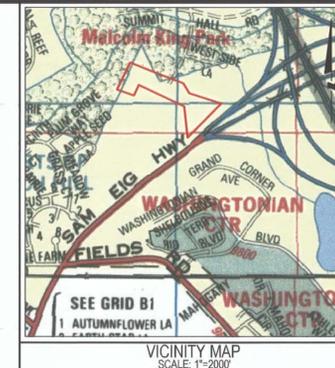
LSA will be conducting a Natural Resource Inventory (NRI) on the subject property. As part of the NRI, we request verification in writing with regard to the status of rare, threatened, and/or endangered species on or adjacent to the site.

If you have any questions or concerns regarding this request, I can be reached at 301-948-2750. Thank you for your time and attention to this request.

Sincerely,

Loiederman Soltz Associates Inc.

Andie Murtha
Environmental Scientist
ISA Certified Arborist



SCALE: 1" = 100'

NRI / FSD AMENDED FOR THE AREA SHOWN IN RED (NOT TO SCALE)

SPECIMEN / SIGNIFICANT TREE TABLE

TREE #	ORIGINAL TREE #	TAG #	Common Name	Botanical Name	DBH in inches	Comments - Condition to "Good" unless otherwise noted	Specimen
1	7	301	Black Oak	Quercus nigra	29		
2	8	302	Black Oak	Quercus nigra	38	Broken Sapling	x
3	10	303	Black Oak	Quercus nigra	33	Broken Sapling, Broken Sapling	x
4	11	304	Black Oak	Quercus nigra	27	Broken Sapling, Broken Sapling	x
5	12	305	Red Oak	Quercus rubra	33		x
6	16	306	Pignut Hickory	Carya glabra	25	None Crown	
7	307	307	Black Oak	Quercus nigra	25		
8	55	308	Red Maple	Acer rubrum	33		x
9	56	309	Pignut Hickory	Carya glabra	30		x
10	15	310	White Oak	Quercus alba	35		x
11	311	311	Tulip Poplar	Liriodendron tulipifera	24		
12	312	312	Pignut Hickory	Carya glabra	24		
13	14	313	Tulip Poplar	Liriodendron tulipifera	43	Twin Sapling @ 5.5'	x
14	57	314	Pin Oak	Quercus palustris	35		x
15	315	315	White Pine	Pinus strobus	24		
16	94	316	Tulip Poplar	Liriodendron tulipifera	54		x
17	317	317	Tulip Poplar	Liriodendron tulipifera	27		
18	17	318	Tulip Poplar	Liriodendron tulipifera	30		x
19	319	319	Tulip Poplar	Liriodendron tulipifera	30		
20	320	320	Tulip Poplar	Liriodendron tulipifera	25		
21	321	321	Tulip Poplar	Liriodendron tulipifera	25		
22	322	322	Tulip Poplar	Liriodendron tulipifera	27		
23	323	323	Tulip Poplar	Liriodendron tulipifera	24		
24	324	324	Tulip Poplar	Liriodendron tulipifera	25		
25	87	325	Tulip Poplar	Liriodendron tulipifera	42		x
26	92	326	White Oak	Quercus alba	40		x
27	91	327	White Oak	Quercus alba	33		x
28	90	328	White Oak	Quercus alba	27		x
29	86	329	Tulip Poplar	Liriodendron tulipifera	29		x
30	330	330	White Pine	Pinus strobus	24		
31	58	331	White Oak	Quercus alba	31		x
32	59	332	Down Redwood	Metasequoia glyptostrobos	25		
33	333	333	White Pine	Pinus strobus	27		
34	334	334	White Pine	Pinus strobus	38		x
35	66	335	White Pine	Pinus strobus	27		
36	67	336	White Pine	Pinus strobus	30		x
37	68	337	White Oak	Quercus alba	48		x
38	64	338	White Oak	Quercus alba	35		x
39	70	339	White Oak	Quercus alba	49		x
40	71	340	White Oak	Quercus alba	49		x
41	63	341	Down Redwood	Metasequoia glyptostrobos	30		x
42	62	342	Down Redwood	Metasequoia glyptostrobos	30		x
43	60	343	Down Redwood	Metasequoia glyptostrobos	33		x
44	61	344	Down Redwood	Metasequoia glyptostrobos	30		x
45	95	345	Tulip Poplar	Liriodendron tulipifera	28		x
46	96	346	White Oak	Quercus alba	30		x
47	97	347	White Oak	Quercus alba	40		x
48	98	348	White Oak	Quercus alba	38		x
49	99	349	White Oak	Quercus alba	28		x
50	100	350	White Oak	Quercus alba	33		x

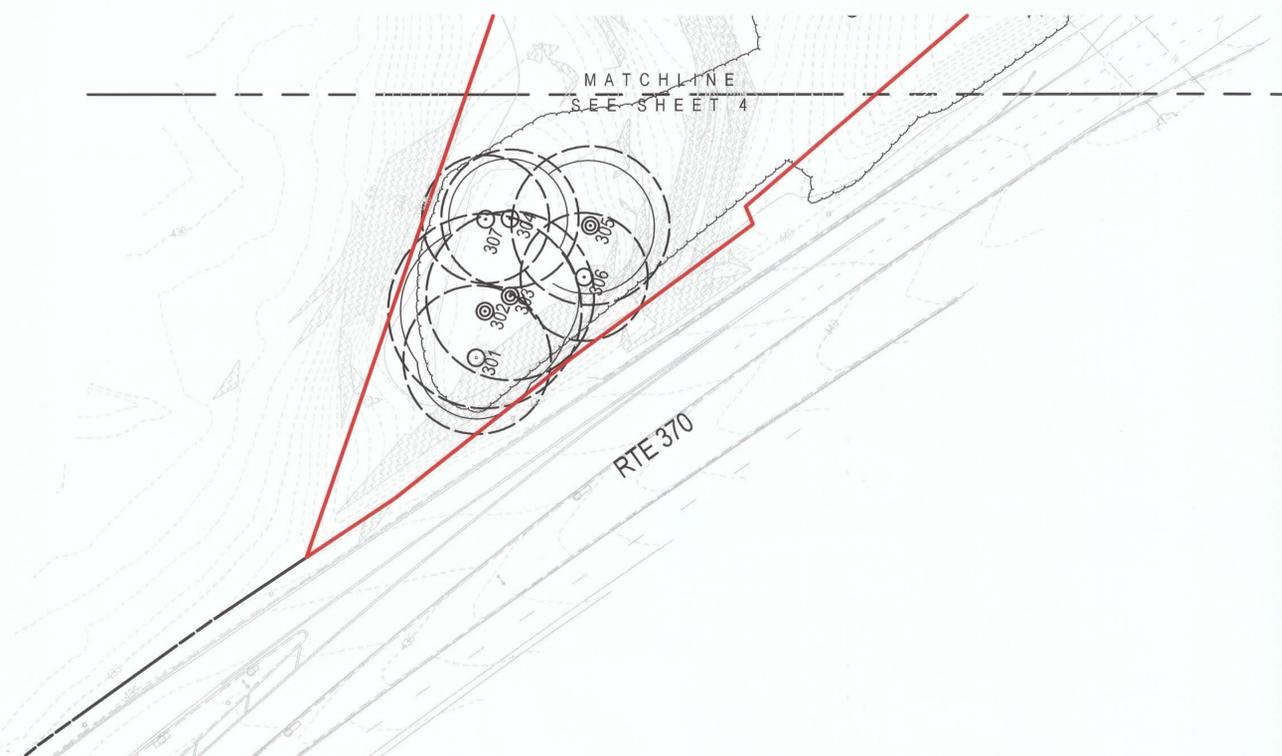
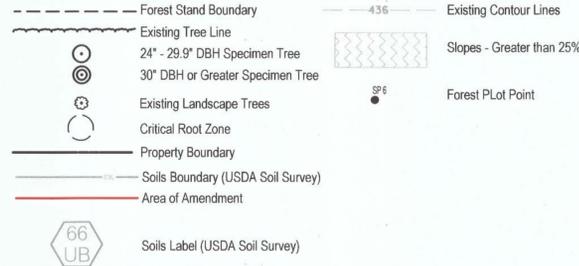
GENERAL NOTES

- Total Tract Area is 6.23 acres.
- Zoning is MXD, Bethesda / Chevy Chase Master Plan.
- Watershed is North Potomac, Muddy Branch. Use IIP.
- The site is NOT in a Special Protection Area.
- No floodplain exists on the site (MCAtlas and FEMA maps).
- No Wetlands exist on the site (MCAtlas and field observation).
- No Stream Valley Buffer exists on the site.
- No Rare, Threatened or Endangered Species exist on the site (Field Evaluation, Verification Letter submitted to DNR).
- This site on the Locational Atlas and Index of Historic Sites.
- Trees measured with DBH tape at 4.5' above base.
- No Champion Trees exist on the site.
- Field Data was conducted 4/04/2012 by Nicholas Haines and Pamela Scott.

SUPPLEMENTAL NOTES

- Red line represents area of amendment determined by City of Gaithersburg staff.
- Sample plots 7-11 for forest stands A & B was collected in April, 2012.
- Stand 4 remains unchanged, see sheet 1 for Forest Stand 4 information.

LEGEND



RESOURCE DATA TABLE

CRITERIA	SIZE
Acres of Existing Forest	3.94 acres
Acres of Existing Wetlands	0.00 acres
Acres of Forest in Existing Wetlands	0.00 acres
Acres of Existing Floodplain	0.00 acres
Acres of Forest in Existing Floodplain	0.00 acres
Acres of Existing Stream Buffers	0.00 acres
Acres of Forest in Existing Stream Buffers	0.00 acres

SOILS TABLE

SOIL TYPE	SLOPE	DESCRIPTION
54A-Hathorb silt loam	0-3%	This soil is very deep and poorly drained. It is on flood plains. This soil is not highly erodible.
11B0-Blocktown channely silt loam	15-25%	These soils are shallow well drained. These soils are typically found on side slopes in the uplands. This soil is not highly erodible.
16D-Biteklow-Blocktown channely silt loam	15-25%	These soils are moderately deep and well drained. They are moderately steep are typically found on the side slopes in the uplands. This is a severely erodible soil.
66UB-Wheaton-Urban land complex	0-8%	This soil consists of a very deep, well drained Wheaton not intermingled with Urban Land. This soil is not listed as erodible and its hydric rating is not available.

FOREST STAND SUMMARY

STAND VARIABLES	STAND A	ACRES: 1.63	STAND B	ACRES: 2.31
Forest Type	Mt Successional Tulip Poplar Forest Association		Tulip Poplar Forest Association	
Overall Dominant Size Class	10 to 17.9 inches DBH		10 to 17.9 inches DBH	
Dominant Trees (non-native species in bold)	Tulip Tree and Red Maple		Tulip Tree	
Number of Trees/Acre	722 (Lots of 2-5' saplings)		836	
Number of Tree Species	5		6	
Basal Area s/f acre	0.031 s/f 135 acre		0.037 s/f 165 acre	
Number of Standing Dead Trees Per Acre	25		16	
Common Understory and Herbaceous Species (non-native species are in bold)	Greenbriar, Poison Ivy, Dogwood, Japanese Honeyuckle		Greenbriar, Poison Ivy, Dogwood, Japanese Honeyuckle, Field Strawberry, Wild Grape, Onion Grass	
% Canopy Coverage	51%		62%	
% Understory Coverage	10%		24%	
% Herbaceous Coverage	43%		56%	
% Downed Woody Material	<2%		<2%	
% Invasive Species Cover	<1%		<1%	
Forest Structure Value	Priority 2		Priority 1	
Notes:	A Medium Priority Retention rating is given to FS 1 because it contains trees in fair to good condition		A High Priority Retention rating is given to FS 2 because it contains trees exhibiting good vigor and canopy structure. Also many specimen trees exist in FS 2 along with steep slopes.	

CITY OF GAITHERSBURG
31 S. SUMMIT AVE., GAITHERSBURG, MARYLAND 20877
NRI/FSD APPROVAL
THE CITY OF GAITHERSBURG DEVELOPMENT
REVIEW TEAM HEREBY GRANTS APPROVAL OF
NATURAL RESOURCE INVENTORY/
FOREST STAND DELINEATION
FOR APPLICATION NO. **02000576-20**
DATE **4/11/12** BY **D. B. L...**

Loiederman Soltz Associates, Inc.
Rockville
Lanham
Waldorf
Leonardtown

ROCKVILLE OFFICE
2 Research Place, Suite 100
Rockville, MD 20850
t. 301.948.2750 f. 301.948.9067
www.LSAssociates.net

MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

NO.	REVISION COMMENT HERE	XXX	XXXX/XX

DATE: APRIL 13
DESIGNED: NH
CAD STANDARDS VERSION: V8 - 2000
TECHNICIAN: NH
CHECKED: AM

OWNER/DEVELOPER/APPLICANT
BOSTON PROPERTIES
2200 PENNSYLVANIA AVE NW
SUITE 200W
WASHINGTON DC, 20037
(202) 585-0847

COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NUMBER 21001200
MAP 5163 GRID G1_H1
TAX MAP FS343 ZONING CATEGORY: MXD
WSSC 200' SHEET 222NNW10
SITE DATUM
HORIZONTAL: NAD83
VERTICAL: NAD83



NATURAL RESOURCE INVENTORY AMENDMENT

WASHINGTONIAN NORTH
LOTS 4 - 6 AND OUTLOT "B", BLOCK D
"WASHINGTONIAN CENTER", P.B. 191 P. 20907
L. 15679 F. 393
CITY OF GAITHERSBURG
9th ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

1" = 50'
SHEET 5 OF 5
PROJECT NO. 1184-00
C-6.5

The original of this drawing document was prepared by Loiederman Soltz Associates, Inc. (LSA). If this document was not obtained directly from LSA and/or it was transmitted electronically, LSA cannot guarantee that unaltered changes and/or alterations were not made by others. If verification of the information contained herein is needed, contact should be made directly with LSA. LSA warrants no guarantee, express or implied, concerning the accuracy of any information that has been transmitted by electronic means.

WASHINGTONIAN NORTH

NATURAL RESOURCE INVENTORY/FOREST STAND DELINEATION REPORT MONTGOMERY COUNTY, MARYLAND

JANUARY 2013
(LSA PROJECT # 1184-00-00)

1.0 PURPOSE AND SCOPE

In April of 2012 Loiederman Soltesz Associates, Inc. (LSA) completed a Natural Resource Inventory (NRI) and Forest Stand Delineation (FSD) on the Washingtonian North property, located in Gaithersburg, Maryland. The Forest Stand Delineation was completed in compliance with the Maryland Forest Conservation Act (FCA, 1991) and the Montgomery County Forest Conservation Law (MCFCL, 1992), as detailed in the *Tree Technical Manual* (MNCPPC, 1994). This NRI/FSD consists of a narrative, 100' scale NRI/FSD plan, and field datasheets (LSA No.2176-02-00).

2.0 SITE LOCATION, CULTURAL, AND PHYSICAL FEATURES

The Washingtonian North property is approximately 6.23 acres located across from Washingtonian Blvd in Gaithersburg, Maryland (Figure 1.). The property is bordered to the west by Rockville Pike (MD Route 355), to the east by residential properties along Meadow Grass Ct, to the south by I-370, and to the north and east by Malcom King Park. The general area is composed of the forested park and residential areas. Washingtonian North property includes Parcel 905 and Parcel 015.

Property Conditions

The property is presently undeveloped forested area. There is two main forest stands on the property. Forest Stand A is a mid successional Tulip Poplar association forest. This forest is approximately 1.63 acres and is located in the south eastern side of the property. This stand contains a few significant trees (24"-29" dbh). Forest Stand B is an Oak/Poplar association forest. This forest stand is approximately 2.31 acres and is located on the Northwestern side of the property. There are many significant (24"-29" dbh) and specimen 30"dbh and greater) trees within this stand. There are many significant trees and specimen trees located throughout the property and surrounding areas.

CITY OF GAITHERSBURG 31 S. SUMMIT AVE., GAITHERSBURG, MARYLAND 20877 NRI/FSD APPROVAL THE CITY OF GAITHERSBURG DEVELOPMENT REVIEW TEAM HEREBY GRANTS APPROVAL OF NATURAL RESOURCE INVENTORY/ FOREST STAND DELINEATION FOR APPLICATION NO. <u>EWV-00576-2012</u> DATE <u>8/10/12</u> BY <u>P. R. B. W. S. W.</u>

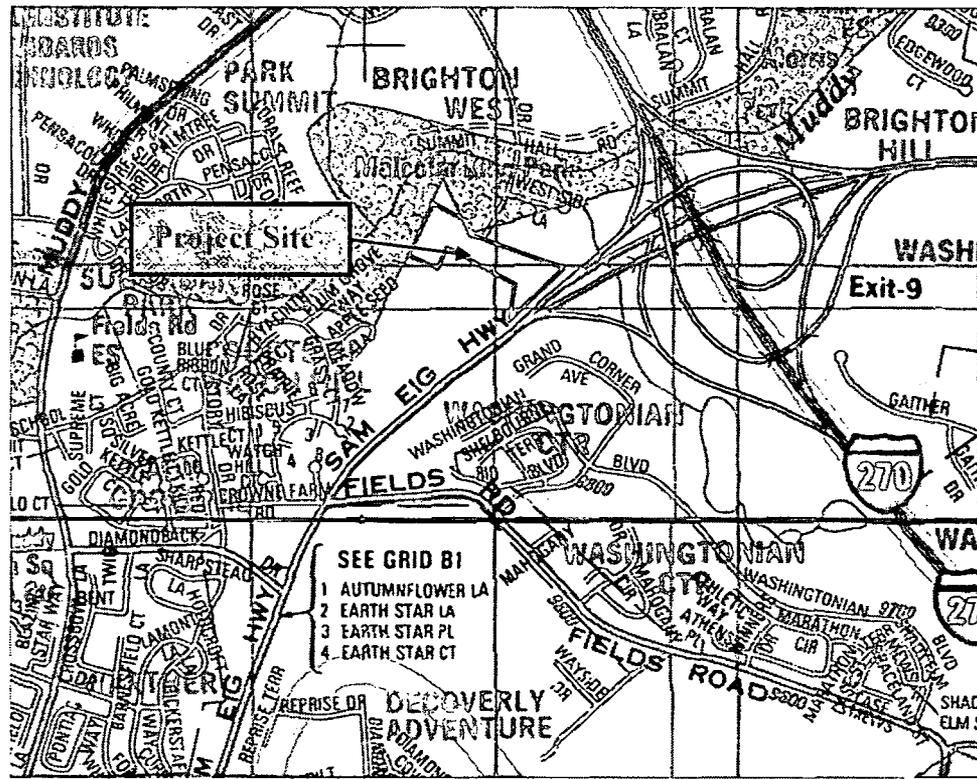


Figure 1. Vicinity Map Showing Approximate Location of Washingtonian North (Source: Copyright ADC The Map People. Permitted Use Number 20512187) ↑N, no scale

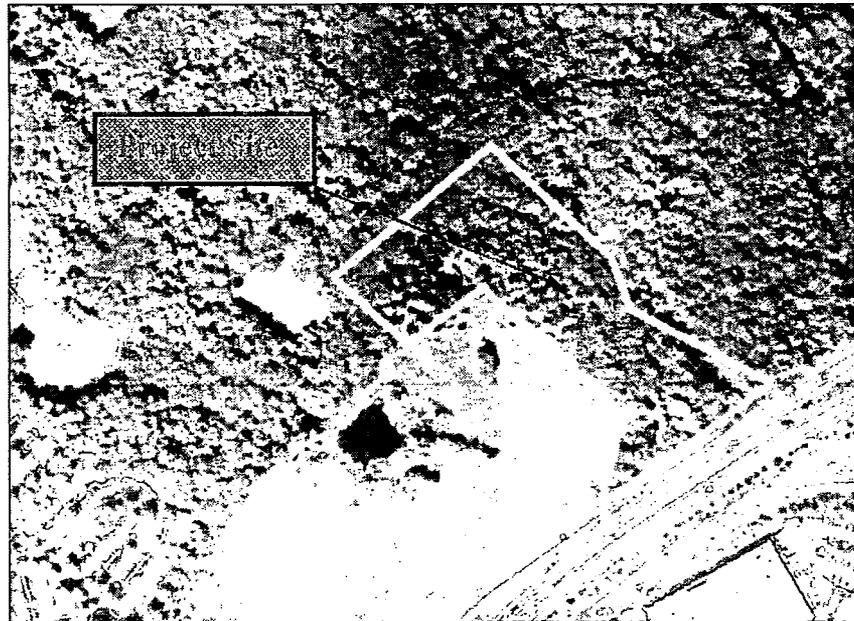


Figure 2. Aerial Map Showing Approximate Location of Washingtonian North (Source: Copyright Google, 2010) ↑N, no scale

Recorded Soils

According to the NRCS online soil survey (websoilsurvey.nrcs.usda.gov), four soil types occur within the Washingtonian North property boundaries. Table 1 lists the soils that are onsite.

Table 1. Washingtonian North Soil Types NRCS Soil Data Mart , accessed on April 13, 2012		
SOIL TYPE	SLOPE	DESCRIPTION
54A-Hatboro silt loam	0-3%	This soil is very deep and poorly drained. It is on flood plains. This soil is not highly erodible. <i>Kw factor is .49</i>
116D- Blocktown channery silt loam	15-25 %	These soils are shallow well drained. These soils are typically found on side slopes in the uplands. This soil is not highly erodible. <i>Kw factor is .24</i>
16D-Brinklow-Blocktown chennery silt loam	15-25 %	These soils are moderately deep and well drained. They are moderately steep are typically found on the side slopes in the uplands. This is a severely erodible soil. <i>Kw factor is .28</i>
66UB- Wheaton-Urban land complex	0-8%	This Soil consists of a very deep, well drained Wheaton soil intermingled with Urban Land. This soil is not listed as erodible and its hydric rating is not available. <i>Kw factor is .49</i>

Cultural Resources

No structures or features that would be an indication of cultural resources were noted on the property during the Loiederman Soltesz Associates Inc. (LSA) August 2012 field survey. A review of the MCAAtlas.com Historic Features Layer and The Maryland Historical Trust inventory of Historic Properties failed to identify any historical features within or adjacent to the property boundaries. However, the definitive authority for occurrences of historical and cultural resources within the State of Maryland is the Maryland Historical Trust (MHT) and MHT will only research such site specific information for projects with state or federal involvement or during permit application reviews, so this authority could not be consulted at this time.

Rare, Threatened or Endangered (RTE) Species

No rare, threatened, or endangered (RTE) species were observed during the January 2012 field visit. A letter to Maryland Department of Natural Resources (MDNR) Wildlife and Heritage Division was sent on April 18, 2012. The response has not been received at the filing of this submittal.

Hydrology and Waters of the US

The Washingtonian North property is in the Upper Muddy Branch Watershed which is a tributary of the Potomac River. Upper Muddy Branch is located approximately 1 mile west of the property. Upper Muddy Branch is classified as Use I/I-P.

These resources are defined in greater detail in section 3.0 of this report.

No wetlands exist on the site.

3.0 WETLAND DELINEATION RESULTS

In the course of the survey, no wetlands were found to occur on the Stone Ridge School Site.

4.0 FOREST STAND DELINEATION METHODS AND PROCEDURES

The Forest Stand Delineation was prepared in compliance with the Maryland Forest Conservation Act (FCA, 1991) using the methodology described in the *State Forest Conservation Manual* (Maryland, Department of Natural Resources, 1995). Where possible, a preliminary assessment of soils, topography, existing forests, stream channels, wetland limitations, and floodplain limitations was considered prior to the field investigation to aid in the field work.

A systematic random sampling method was used to collect information from sample points within the property. The sampling procedure was done using 1/10th acre sample plots. Data sheets were used based on the example given in the *Montgomery County Trees Technical Manual*. Basal area was calculated mathematically using information gathered within each sample plot. In addition, common understory species and herbaceous layer species were recorded. All common species, both woody and non-woody, occurring in the zero to three foot herbaceous layer were recorded in the herbaceous field. Likewise, all common species occurring in the 3-20 foot understory layer were recorded in the respective field. Species in bold print on the data sheets were counted as invasive, whether native or non-native. Canopy closure value for was recorded. Invasive cover and percent woody debris were recorded by general observation. Comments were included for other relevant features in the area, such as adjacent species not occurring within the plot, and human influences/disturbance. The approximate locations of sample points and forest stand boundaries are noted on the FSD Plan. The

location of the sample points have also been flagged in the field. In addition to the point sampling, non-wooded vegetation communities and areas of interest not within sample points were generally characterized, and contain descriptions in the report and on the plan.

Unless otherwise noted, floral nomenclature follows Brown and Brown (1972).

5.0 RESULTS OF THE FOREST STAND DELINEATION

A total of 5 points were sampled on the Washingtonian North property within the 3.61 acres of forest. The forest types identified on the property are described below.

Specimen Trees

50 specimen trees were located within or near the property boundaries. Please see Appendix A for Tree list and the NRI Plan for approximate tree locations.

FOREST STAND A: Mid Successional Tulip Poplar Stand: High Priority Retention: 1.63 acres

Forest Stand A (FS A) is a lightly stocked, mid successional, Tulip Poplar forest that covers approximately 1.27 acres of the property. Tulip Poplar (*Liriodendron tulipifera*) and Red Maple (*Acer rubrum*) are the dominant tree species with approximately 75 and 20 ft² of basal area/acre, respectively. Stand A has a total basal area of .0034 ft²/acre with approximately 150 TPA. The dominant size class in this stand, based on basal area, is the 2-5.9" DBH class with an average basal area of ±50 ft²/acre (See Appendix B). This stand makes up the south eastern section of this property. Stand A is largely supported by moderately high productive soils for trees with a site index averaging 87 for Tulip Poplar and 78 for White Oak. Other common tree species occurring in this stand are Red Oak (*Quercus rubra*) and Hickory (*Carex* sp.). Sample Points (SP) 1 and 2 represent data sampling points for this forest.

Tree quality, health and canopy structure is good in this stand. There are a few trees that show signs of internal decay, however there is no evidence of major pest or disease outbreak. This stand is fully stocked with an average diameter of 8" and canopy closure throughout the stand at approximately 51%. Many specimen trees exist throughout the stand. Moderate tree regeneration is occurring at this time. Lots of saplings and trees with DBH of 2" or less are evident throughout the stand.

Understory and herbaceous cover is estimated to be 48% and 43% respectively. Species common in the understory include Japanese Honeysuckle (*Lonicera japonica*), Red Maple (*Acer rubrum*), Greenbrier (*Smilax glauca*) and Poison Ivy (*Toxicodendron radicans*). Invasive species cover makes up less than 50% of existing understory species. Invasive

species most prevalent includes Japanese Honeysuckle. There is a moderate amount of woody debris (less than 22%) across the stand and approximately 2 dead TPA (trees per acre), found mainly in the 2-5.9" DBH class.

This stand does contain steep slopes and has significant and specimen trees rated to be in good condition. The overall health, species diversity and canopy structure of this stand are very good. Because of these factors, Stand 1 receives a High Priority Retention Value.

Table 3. Forest Stand A Summary

STAND VARIABLES	STAND # A	ACRES: 1.63
Forest Type	Mid Successional Tulip Poplar Forest Association	
Overall Dominant Size Class	10 to 17.9 inches DBH	
Dominant Trees (non-native species in bold)	Liriodendron tulipifera and Acer rubrum	
Number of Trees/Acre	185	
Number of Tree Species	5	
Basal Area s.f./acre	.0035 s.f. / 155 acre	
Number of Standing Dead Trees Per Acre	2	
Common Understory and Herbaceous Species (non-native species are in bold)	Smilax, Toxicadenron radicans, Cornus florida, Lonicera japonica	
% Canopy Coverage	86%	
% Understory Coverage	48%	
% Herbaceous Coverage	<43%	
% Downed Woody Material	<22.5%	
% Invasive Species Cover	<42%	
Forest Structure Value	High Priority Retention	
Notes:	A High Priority Retention rating is given to FS A because it contains trees exhibiting good vigor and canopy structure. Also many specimen trees exist in FS A along with steep slopes.	

FOREST STAND B: Mid Successional Tulip Poplar Stand: High Priority Retention: 2.31 acres

Forest Stand B (FS B) is a lightly stocked, mid successional, Tulip Poplar forest that covers approximately 1.27 acres of the property. Tulip Poplar (*Liriodendron tulipifera*) and Red Maple (*Acer rubrum*) are the dominant tree species with approximately 75 and 20 ft² of basal area/acre, respectively. Stand A has a total basal area of .0034 ft² /acre with approximately 150 TPA. The dominant size class in this stand, based on basal area, is the 2-5.9" DBH class with an average basal area of ±50 ft²/acre (See Appendix B). This stand makes up the south eastern section of this property. Stand A is largely supported by moderately high productive soils for trees with a site index averaging 87 for Tulip Poplar and 78 for White Oak. Other common tree species occurring in this stand

are Red Oak (*Quercus rubra*) and Red Pine (*Pinus resinosa*). Sample Points (SP) 3, 4, and 5 represent data sampling points for this forest.

Tree quality, health and canopy structure is good in this stand. There are a few trees that show signs of internal decay, however there is no evidence of major pest or disease outbreak. This stand is fully stocked with an average diameter of 8" and canopy closure throughout the stand at approximately 62%. Many specimen trees exist throughout the stand. Moderate tree regeneration is occurring at this time. Saplings and trees with DBH of 11" or less are evident throughout the stand.

Understory and herbaceous cover is estimated to be 24% and 56% respectively. Species common in the understory include Japanese Honeysuckle (*Lonicera japonica*), Wild Grape (*Vitis sylvestris*), Greenbrier (*Smilax glauca*) and Poison Ivy (*Toxicodendron radicans*). Invasive species cover makes up less than 50% of existing understory species. Invasive species most prevalent includes Japanese Honeysuckle. There is a moderate amount of woody debris (less than 20%) across the stand and approximately 2 dead TPA (trees per acre), found mainly in the 10-17.9" DBH class.

This stand does contain steep slopes and has significant and specimen trees rated to be in good condition. The overall health, species diversity and canopy structure of this stand are very good. Because of these factors, Stand 1 receives a High Priority Retention Value.

Table 4. Forest Stand B Summary

STAND VARIABLES	STAND B ACRES: 2.31
Forest Type	Tulip Poplar Forest Association
Overall Dominant Size Class	10 to 17.9 inches DBH
Dominant Trees (non-native species in bold)	Tulip Tree
Number of Trees/Acre	836
Number of Tree Species	6
Basal Area s.f./acre	.0037 s.f. / 165 acre
Number of Standing Dead Trees Per Acre	16
Common Understory and Herbaceous Species (non-native species are in bold)	Greenbrier, Poison Ivy, Dogwood, Japanese Honeysuckle , Field Strawberry, Wild Grape, Onion Grass
% Canopy Coverage	62%
% Understory Coverage	24%
% Herbaceous Coverage	56%
% Downed Woody Material	<20%
% Invasive Species Cover	<40%
Forest Structure Value	Priority 1
Notes:	A High Priority Retention rating is given to FS B because it contains trees exhibiting good vigor and canopy structure. Also many specimen trees exist in FS B along with steep slopes.

7.0 REFERENCES

- Brown, R.G. and M.L. Brown. 1972. *Woody Plants of Maryland*. Port City Press, Pacific Grove, CA.
- Brown, R.G. and M.L. Brown. 1984. *Herbaceous Plants of Maryland*. Port City Press, Pacific Grove, CA.
- Cowardin, Lewis M., V. Carter, F.C. Golet, and E. T. LaRoe. 1979. Classification of Wetlands and Deepwater Habitats of the United States. U.S. Fish & Wildlife Service - Biological Services Program. FWS/OBS-79/31.
- Environmental Laboratory. 1987. Corps of Engineers Wetland Delineation Manual Technical Report Y-87-1, U.S. Army Engineers Waterways Experiment Station, Vicksburg, MS.
- Maryland Department of Natural Resources. (MDNR). 1997. State Forest Conservation Manual. Maryland Department of Natural Resources, Annapolis, MD.
- MDNR. 1995. Wetlands of Maryland. National Wetlands Inventory. U.S. Department of the Interior-US Fish and Wildlife Service.
- MDNR. 2001. Letter response to RTE inquiry from Lori Byrne, Wildlife and Heritage Division (May 2005).
- Maryland-National Capital Park and Planning Commission (MNCPPC). 1994. *Trees: Approved Technical Manual*.
- MNCPPC. 2000. *Environmental Guidelines: Guideline for Environmental Management of Development in Montgomery County*.
- MNCPPC. 2003. website www.mc-mncppc.org re: Special Protection Areas Information
- Montgomery County Maryland. 2003. www.montgomerycountymd.gov re: Aerial Photographs from 1951, 1979, and 2002)
- Newcomb, L. 1977. *Newcomb's Wildflower Guide*. Little, Brown and Company, Boston, MA.
- Reed, P. B. 1988. National List of Plant Species That Occur in Wetlands: Northeast (Region 1). (Biological Report 88 (26.1). U.S. Fish and Wildlife Service, Washington D.C.
- U.S. Army Corps of Engineers. 2007. *Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region*. U.S. Army Engineer Research and Development Center. Vicksburg, MS.
- U.S. Department of Agriculture (USDA). 1995. Soil Survey of Montgomery County, Maryland. Natural Resources Conservation Service, United States Department of Agriculture, Washington, DC.



**WASHINGTONIAN NORTH
 OUTLOT B, PRIVATE ROAD,
 LOT 4, LOT 7 & LOT 8, BLOCK 'D'**
 Previously Lots 4 – 6, & Outlot B, Block 'D'

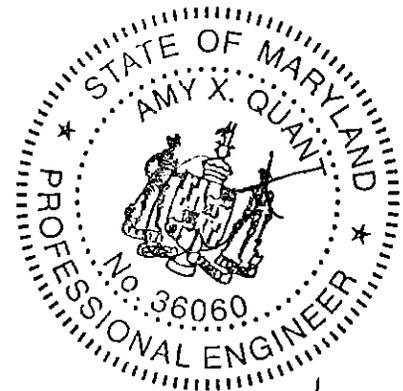
**STORMWATER MANAGEMENT
 CONCEPT REPORT**

**Submitted: May, 2013
 Revised: October, 2013**

Prepared on Behalf of:
 Washingtonian North Associates, LP
 c/o Boston Properties
 Contact: Jake Stroman

Prepared By:
 Soltesz
 2 Research Place, Suite 100
 Rockville, MD 20850
 (301) 948-2750
 Soltesz No.: 1184-00-01

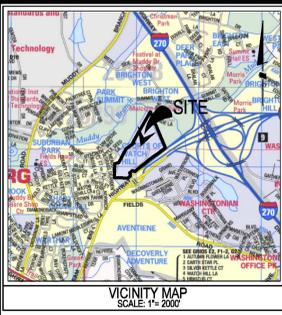
Prepared by: Yee-Mei Tse P.E.
 Checked by: Amy Quant P.E.



11/7/13

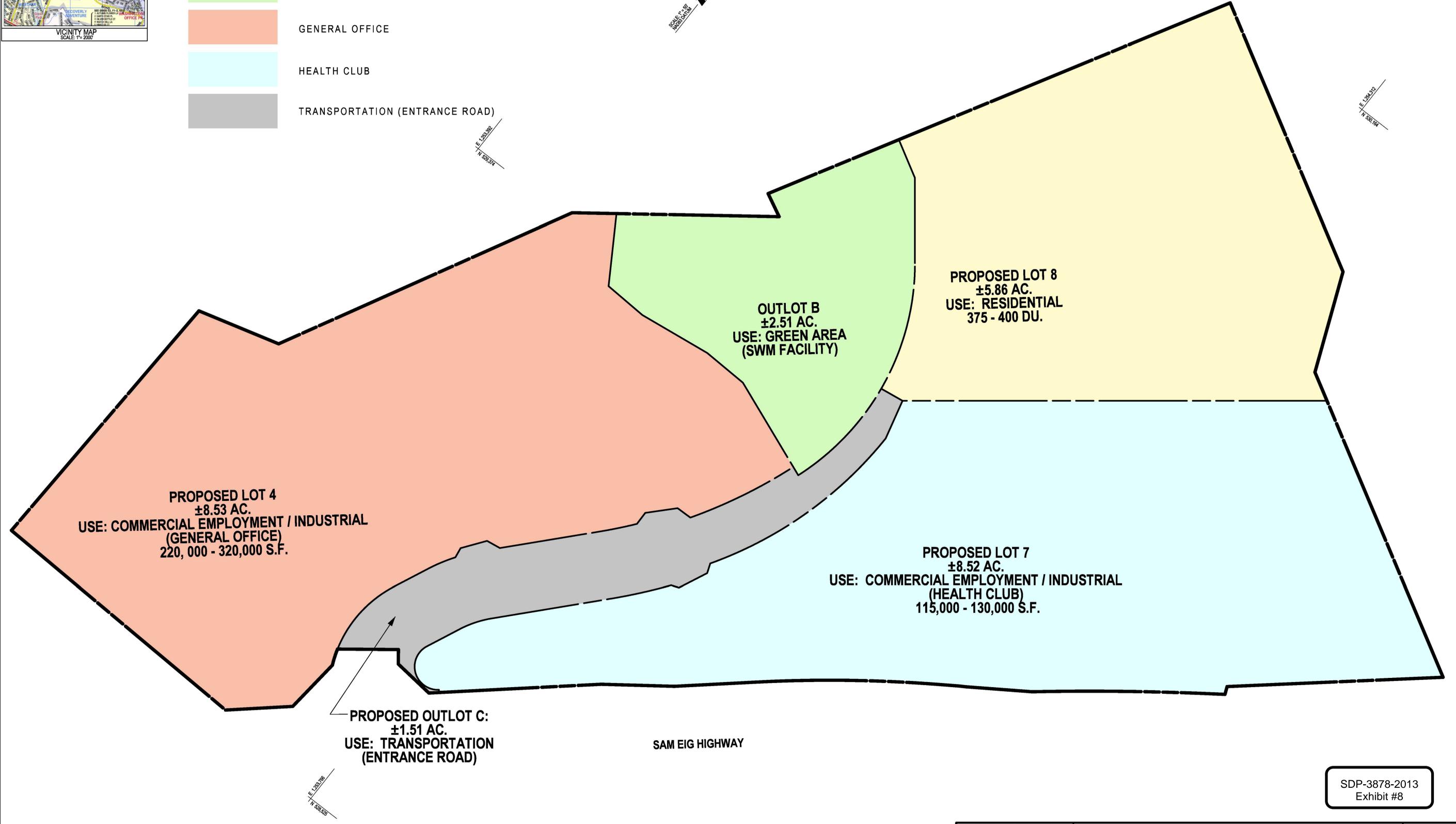
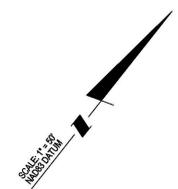
CITY OF GAITHERSBURG	
DEPARTMENT OF PUBLIC WORKS	
STORMWATER MANAGEMENT	
APPLICATION NO.	<u>SWM-2725-2013</u>
CONCEPT PLAN <input checked="" type="checkbox"/>	PRELIMINARY PLAN <input type="checkbox"/>
APPROVAL DATE	<u>11-13-13</u>
BY	<u>[Signature]</u>

SDP-3878-2013
 Exhibit #7



LAND USE LEGEND

	RESIDENTIAL
	GREEN AREA (SWM FACILITY)
	GENERAL OFFICE
	HEALTH CLUB
	TRANSPORTATION (ENTRANCE ROAD)



PROPOSED LOT 4
 ±8.53 AC.
 USE: COMMERCIAL EMPLOYMENT / INDUSTRIAL
 (GENERAL OFFICE)
 220,000 - 320,000 S.F.

OUTLOT B
 ±2.51 AC.
 USE: GREEN AREA
 (SWM FACILITY)

PROPOSED LOT 8
 ±5.86 AC.
 USE: RESIDENTIAL
 375 - 400 DU.

PROPOSED LOT 7
 ±8.52 AC.
 USE: COMMERCIAL EMPLOYMENT / INDUSTRIAL
 (HEALTH CLUB)
 115,000 - 130,000 S.F.

PROPOSED OUTLOT C:
 ±1.51 AC.
 USE: TRANSPORTATION
 (ENTRANCE ROAD)

SAM EIG HIGHWAY

SDP-3878-2013
 Exhibit #8

SOLTESZ
 Rockville Office
 2 Research Place, Suite 100
 Rockville, MD 20850
 P. 301.948.2750 F. 301.948.9067
 www.solteszco.com

NO.	DATE	DESIGNED	TECHNICIAN	REVISIONS	BY	DATE
1	JANUARY 2013	JDC	CDA			

MISS UTILITY NOTE
 INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-261-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

APPLICANT
 WASHINGTONIAN NORTH ASSOCIATES, LLC
 C/O BOSTON PROPERTIES
 2200 PENNSYLVANIA AVENUE, NW
 SUITE 200W
 WASHINGTON, DC 20037
 202.386.0847
 JAKE STROMAN

TAX MAP	FS342 & 343
WASC 200' SHEET	221NW 10 222NW 10
SITE DATUM	HORIZONTAL: NAD 83 VERTICAL: NAD 83

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. 36955 EXPIRATION DATE: 08/26/2014

PROPOSED LAND USE / SKETCH PLAN EXHIBIT

WASHINGTONIAN NORTH
 LOTS 4 - 6, & OUTLOT 'B', BLOCK D
 'WASHINGTONIAN CENTER', P.B. 191 P. 20907
 CITY OF GAITHERSBURG (9th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

C-4.1

PROJECT NO. 1184-00.01