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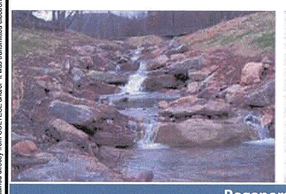
Washingtonian North
Stream Restoration Exhibit

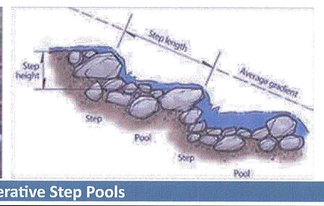
"Stream restoration is defined as the process of converting an unstable, altered or degraded stream corridor, including adjacent riparian zone and flood-prone areas to its natural or referenced, stable conditions considering recent and future watershed conditions. This process also includes restoring the geomorphic dimension, pattern, and profile as well as biological and chemical integrity, including transport of water and sediment produced by the stream's watershed in order to achieve dynamic equilibrium."

Date: June 19, 2013
Scale: 1" = 1'-0"
Job Number: (G:) 11840001
Designed: Andie Murtha & Pam Scott

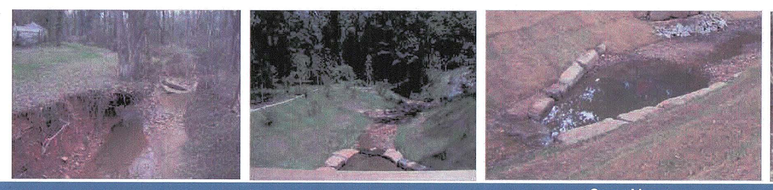
SOLTESZ

© 2012 Pictometry

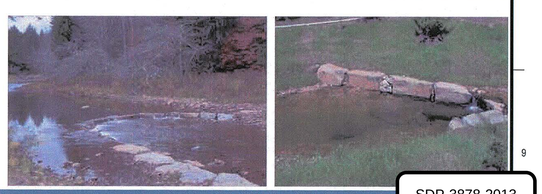




Regenerative Step Pools



Cross Vanes



J-Hooks

SDP-3878-2013
Exhibit #9

Cross Vane Description:

The Cross-Vane is a grade control structure that decreases near-bank shear stress, velocity and stream power, but increases the energy in the center of the channel. The structure will establish grade control, reduce bank erosion, create a stable width/depth ratio, maintain channel capacity, while maintaining sediment transport capacity, and sediment competence. The Cross-Vane also provides for the proper natural conditions of secondary circulation patterns commensurate with channel pattern, but with high velocity gradients and boundary stress shifted from the near-bank region. The Cross-Vane is also a stream habitat improvement structure due to: 1) an increase in bank cover due to a differential raise of the water surface in the bank region; 2) the creation of holding and refuge cover during both high and low flow periods in the deep pool; 3) the development of feeding lanes in the flow separation zones (the interface between fast and slow water) due to the strong downwelling and upwelling forces in the center of the channel; and 4) the creation of spawning habitat in the tail-out or glide portion of the pool.

J-Hook Description:

The J-Hook Vane is an upstream directed, gently sloping structure composed of natural materials. The structure can include a combination of boulders, logs and root wads (Figures 6-7) and is located on the outside of stream bends where strong downwelling and upwelling currents, high boundary stress, and high velocity gradients generate high stress in the near-bank region. The structure is designed to reduce bank erosion by reducing near-bank slope, velocity, velocity gradient, stream power and shear stress. Redirection of the secondary cells from the near-bank region does not cause erosion due to back-eddy re-circulation. The vane portion of the structure occupies 1/3 of the bankfull width of the channel, while the "hook" occupies the center 1/3.

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NO.	REVISIONS	BY	DATE

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

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APPLICANT

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

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PERMITTED USE NUMBER 21001200

MAP 5163	GRID G-H 1&2
TAX MAP FS342 & 343	ZONING CATEGORY: MXD
WSSC 200' SHEET 221NW 10 222NW 10	XXXX:
SITE DATUM HORIZONTAL: NAD 83 VERT/CAL: NAD 83	XXXX:

12/13/13
ANDIE MURTHA
FCA QP PER COMAR

STREAM RESTORATION EXHIBIT

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

1" = NTS

STR-1.0

PROJECT NO. 1184-00-01

Q:\11840001\PRELIS\DP\STR-1.0 STREAM REHAB.sht Scale=50.0000 ft / in. User=AZou PLTdrv=Grey.pltcfg PenTbl=TEXT_SUB.tbl 12/13/2013 10:02:00 AM

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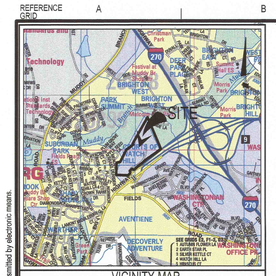
REFERENCE GRID: A B C D E F G H I J K L M N O



VICINITY MAP
SCALE: 1" = 2000'

LEGEND:

- 382 — EXISTING GRADE
- 380 — PROPOSED GRADE
- EXISTING BUILDING
- EXISTING RIGHT OF WAY
- 10" W — PROPOSED WATER LINE
- EX.12"W — EXISTING WATER LINE
- 8" S — PROPOSED SEWER
- EX.8"S — EXISTING SEWER
- PROP. S.D. — PROPOSED STORM DRAIN
- EX.21"RCP — EXISTING STORM DRAIN
- STORM FILTER
- PEDESTRIAN CONNECTION
- EXISTING PARK TRAIL
- VEHICULAR CIRCULATION
- PROPOSED BICYCLE PATH CONNECTION THROUGH PARK

SCALE: 1" = 50'
MODIFIED FROM

BICYCLE PATH – TO BE DETERMINED AT FINAL SITE PLAN APPROVAL

SUMMIT HALL RD. (70' R/W)

BUILDING 1
LIBERTARIENT/
BASEMENT = 421.0S
FIRST FLOOR = 1,000
SECOND FLOOR = 1,000
THIRD FLOOR = 422.0
FOURTH FLOOR = 422.0S

BUILDING 4
BUILDING 5
BUILDING 2
BUILDING 3

PROPOSED LOT 8
5.86 AC.
PROPOSED MULTI-FAMILY BUILDING

PROPOSED OUTLOT D
2.52 AC.

PROPOSED OFFICE BUILDING

PROPOSED LOT 4
8.54 AC.
PROPOSED 2 1/2 LEVEL GARAGE

PROPOSED OUTLOT C
1.48 AC.

PROPOSED LOT 7
8.50 AC.
PROPOSED LIFE TIME FITNESS CENTER

PROPOSED GARAGE

PROPOSED POOL

ONE WAY

SIGN TO READ: TRUCK TRAFFIC FOR BUILDING 1 & 2 ONLY

BUILDING RESTRICTION LINE

WASHINGTONIAN BLVD.

SAM EIG HIGHWAY
(R/W WIDTH VARIES)

N 29°19'47" E 686.98'
N 53°01'16" E 263.85'
N 73°34'16" E 118.44'
N 16°51'49" W 98.34'
S 48°57'59" W 236.64'
S 53°32'25" W 100.32'
S 48°57'59" W 113.69'
S 56°17'35" W 89.90'
S 56°17'35" W 31.31'
S 22°36'34" E 11.27'
S 49°25'51" W 296.35'
R=1921.19' A=245.67
R=3859.72' A=255.04

50 25 0 50 100

SDP-3878-2013
Exhibit #10

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NO.	REVISIONS	BY	DATE

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

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202.585.0847
JAKE STROMAN

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PERMITTED USE NUMBER 21001200

MAP	GRID
5183	G-H 1&2

TAX MAP	ZONING CATEGORY
FS342 & 343	MXD
WSSC 200' SHEET	XXXX:
221NW 10 222NW 10	
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.: 36069 EXPIRATION DATE: 06/26/2014

STATE OF MARYLAND · AMY X. QUANT · No. 36069 · PROFESSIONAL ENGINEER
1/10/14

PEDESTRIAN / VEHICULAR CIRCULATION PLAN

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

1" = 50'

C-3.1

PROJECT NO.
1184-00-01

Q:\1184\001\PRELS\DP\C-3.1 CIRCULATION.sht Scale=50.0000 ft / in. User=AZou PLTdrv=Grey.pltcfg PenTbl=TEXT_SUB.tbl 1/10/2014 7:24:31 AM

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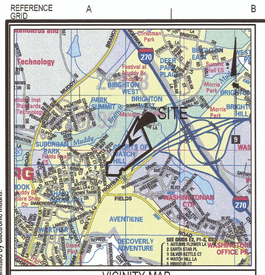
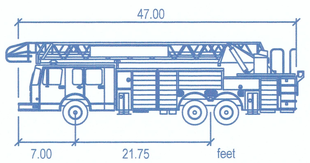


VICINITY MAP
SCALE: 1"= 2000'

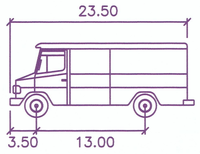
LEGEND:

382	EXISTING GRADE
380	PROPOSED GRADE
	EXISTING BUILDING
	EXISTING RIGHT OF WAY
10" W	PROPOSED WATER LINE
EX.12"W	EXISTING WATER LINE
8" S	PROPOSED SEWER
EX.8"S	EXISTING SEWER
PROP. S.D.	PROPOSED STORM DRAIN
EX.21"RCP	EXISTING STORM DRAIN
	FIRE ACCESS PATH



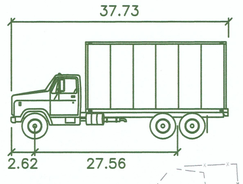
AT-29 Germantown

Width	: 8.25
Track	: 8.25
Lock to Lock Time	: 6.0
Steering Angle	: 33.2



FedEx feet

Width	: 7.50
Track	: 7.50
Lock to Lock Time	: 6.0
Steering Angle	: 34.7



HSU feet

Width	: 8.53
Track	: 8.53
Lock to Lock Time	: 6.0
Steering Angle	: 39.7

SCALE: 1" = 50'
MAGNETIC

E 1,255,380
N 528,974

E 1,084,372
N 530,164

N 53°01'16" E 283.85'

N 29°16'47" E 685.98'

N 73°04'16" E 178.44'

S 49°44'40" W 8.23'

S 48°57'59" W 236.64'

S 53°32'25" W 100.32'

S 49°25'58" W 113.69'

S 56°17'35" W 89.50'

S 56°17'35" W 31.31'

R=1921.19' A=245.62'

R=3859.72' A=265.04'

S 22°36'34" E 11.27'

S 49°39'51" W 299.35'

N 33°51'29" W 364.33'

N 33°51'29" W 8.23'

E 1,253,886
N 528,525

PROPOSED LOT 8
5.86 AC.

PROPOSED
MULTI-FAMILY
BUILDING

BUILDING 1
LOBBY/AMENITY
BASEMENT = 621 SF
FIRST FLOOR = 4,662 SF
SECOND FLOOR = 4,662 SF
THIRD FLOOR = 4823 SF
FOURTH FLOOR = 4823 SF

BUILDING 2

BUILDING 3

BUILDING 4

BUILDING 5

OUTLOT D
2.52 AC.

PROPOSED LOT 4
8.54 AC.
PROPOSED 2 1/2 LEVEL GARAGE

PROPOSED OUTLOT C
1.50 AC.

PROPOSED
OFFICE BUILDING

PROPOSED LOT 7
8.52 AC.
PROPOSED
LIFE TIME FITNESS
CENTER

PROPOSED
GARAGE

PROPOSED POOL

PROP. 7' CONC. SIDEWALK

PROP. 5' CONC. SIDEWALK

PROP. 6' SIDEWALK

PROP. FIRE HYDRANT

FDC CONNECTION

BUILDING RESTRICTION LINE

PROP. FENCE

EXIST. DECEL./ TURN LANE

WEST BOUND THRU-LANES

SAM EIG HIGHWAY
(R/W WIDTH VARIES)

SHINGTONIAN BLVD.

SDP-3878-2013
Exhibit #11

50 25 0 50 100

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.: 36080 , EXPIRATION DATE: 06/28/2014

STATE OF MARYLAND · AMY K. QUANT · NO. 36080 · PROFESSIONAL ENGINEER

1/10/14

FIRE ACCESS PLAN

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

1" = 50'

C-3.2

PROJECT NO.
1184-00-01

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NO.	REVISIONS	BY	DATE

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

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SUITE 200W
WASHINGTON, DC 20037
202.585.0847
JAKE STROMAN

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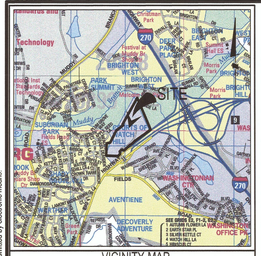
MAP 5163	GRID G H 1&2
TAX MAP FS342 & 343	ZONING CATEGORY: MXD
WSSC 200' SHEET 221NW 10 222NW 10	XXXX:
SITE DATUM HORIZONTAL: NAD 83 VERTICAL: NAD 83	XXXX:

Q:\11840001\PREL\SDP\C-3.2 FIRE.sht Scale=50.0000 ft / in. User=AZou PLTdrv=Grey.pltcfg Pentbl=TEXT_SUB.tbl 1/9/2014 4:59:35 PM

REFERENCE GRID: A B C D E F G H I J K L M N O

GREEN AREA CALCULATION					
LOT	AREA (ACRES)	REQUIRED GREEN AREA (ACRES)	REQUIRED GREEN AREA % OF TOTAL LOT AREA	PROVIDED GREEN AREA (ACRES)	PROVIDED GREEN AREA % OF TOTAL LOT AREA
LOT 4	8.54	10.76	40.0%	5.36	55.4%
LOT 7	8.50			4.55	
LOT 8	5.86			1.94	
OUTLOT D	2.52			2.52	
OUTLOT C	1.48			0.52	
TOTAL	**26.90**	**10.76**	**40.0%**	**14.89**	55.4%



VICINITY MAP
SCALE: 1"= 2000'

SCALE: 1"=50'
MONUMENTS

PROPOSED OUTLOT D
2.52 AC.

TOTAL GREEN SPACE ON SITE (OUTLOT B):
109,582.3 S.F., (2.52 ACRES)
100% OF THE TOTAL LOT AREA

PROPOSED LOT 8
5.86 AC.

TOTAL GREEN SPACE ON SITE (LOT 8):
84,317.5 S.F., (1.94 ACRES)
33.1% OF THE TOTAL LOT AREA
3,587.1 S.F.
AREA WILL BE IRRIGATED. SUITABLE PLANTING MATERIALS WILL BE IDENTIFIED.

PROPOSED LOT 4
8.54 AC.
PROPOSED 2 1/2 LEVEL GARAGE

TOTAL GREEN SPACE ON SITE (LOT 4):
233,306.1 S.F., (5.36 ACRES)
62.8% OF THE TOTAL LOT AREA

PROPOSED LOT 7
8.50 AC.

TOTAL GREEN SPACE ON SITE (LOT 7):
197,985.8 S.F., (4.55 ACRES)
53.5% OF THE TOTAL LOT AREA

PROPOSED OUTLOT C
1.48 AC.

TOTAL GREEN SPACE ON SITE (OUTLOT C):
22,489.9 S.F., (0.52 ACRES)
35.1% OF THE TOTAL LOT AREA

PROPOSED OFFICE BUILDING

PRIVATE ROAD

WASHINGTONIAN BOULEVARD

SAM EIG HIGHWAY

EXIST. DECEL./ TURN LANE

WEST BOUND THRU-LANES

23,214.4 S.F.
33,775 S.F.
1,746.1 S.F.
193.6 S.F.
21,801.3 S.F.
44.2 S.F.
213,724.9 S.F.
4,493.7 S.F.
15,087.5 S.F.
2,469.1 S.F.
2,514 S.F.
71,454.9 S.F.
3,154.2 S.F.
2,925 S.F.
4,477.4 S.F.
1,489.1 S.F.
4,990.1 S.F.
2,852.4 S.F.
728.6 S.F.
995.4 S.F.
4,933 S.F.
117,448.3 S.F.

N 29°18'47" E 685.98'
S 60°41'13" E 402.05'
N 53°01'16" E 283.85'
N 36°58'44" W 39.98'
N 71°34'16" E 178.44'
N 29°18'47" E 685.98'
N 60°51'20" W 394.44'
S 57°23'38" W 106.67' (Total)
S 48°57'59" W 236.64'
S 53°32'25" W 100.32'
S 48°57'59" W 113.69'
R=1921.19' A=245.87'
S 56°17'35" W 89.90'
S 58°17'07" W 10.01'
S 56°17'35" W 31.31'
R=3859.72' A=265.04'
S 22°36'34" E 11.27'
S 49°25'51" W 296.35'
S 48°44'46" W 92.23'
S 57°23'38" W 106.67'
S 45°11'16" E 42.43'
S 60°41'13" E 402.05'
S 44°18'47" E 457.99'
E 1,268,972
N 306,926
E 1,265,980
N 308,974

50 25 0 50 100

SDP-3878-2013
Exhibit #12

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Frederick

NO.	REVISIONS	BY	DATE

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

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PERMITTED USE NUMBER 21001200

MAP 5163 GRID G,H,I&J

TAX MAP	ZONING CATEGORY:
FS342 & 343	MXD
WSSC 200' SHEET	XXXX:
221NW 10 222NW 10	
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.: 36060 EXPIRATION DATE: 09/26/2014

STATE OF MARYLAND · AMY X. QUANT · NO. 36060 · PROFESSIONAL ENGINEER
1/10/14

GREEN AREA EXHIBIT

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

ONE INCH = 1" = 50'

C-3.3

PROJECT NO. 1184-00-01

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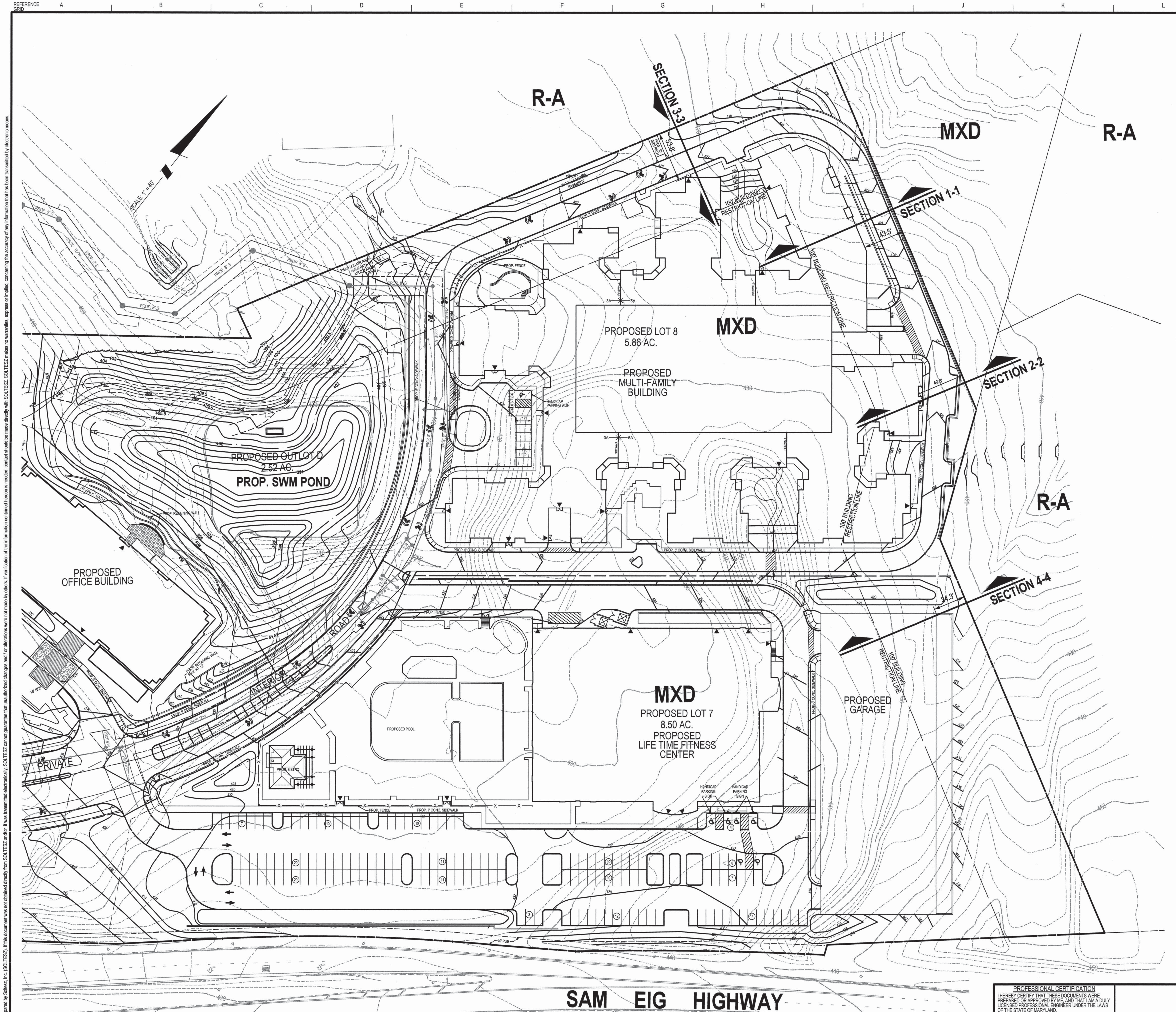

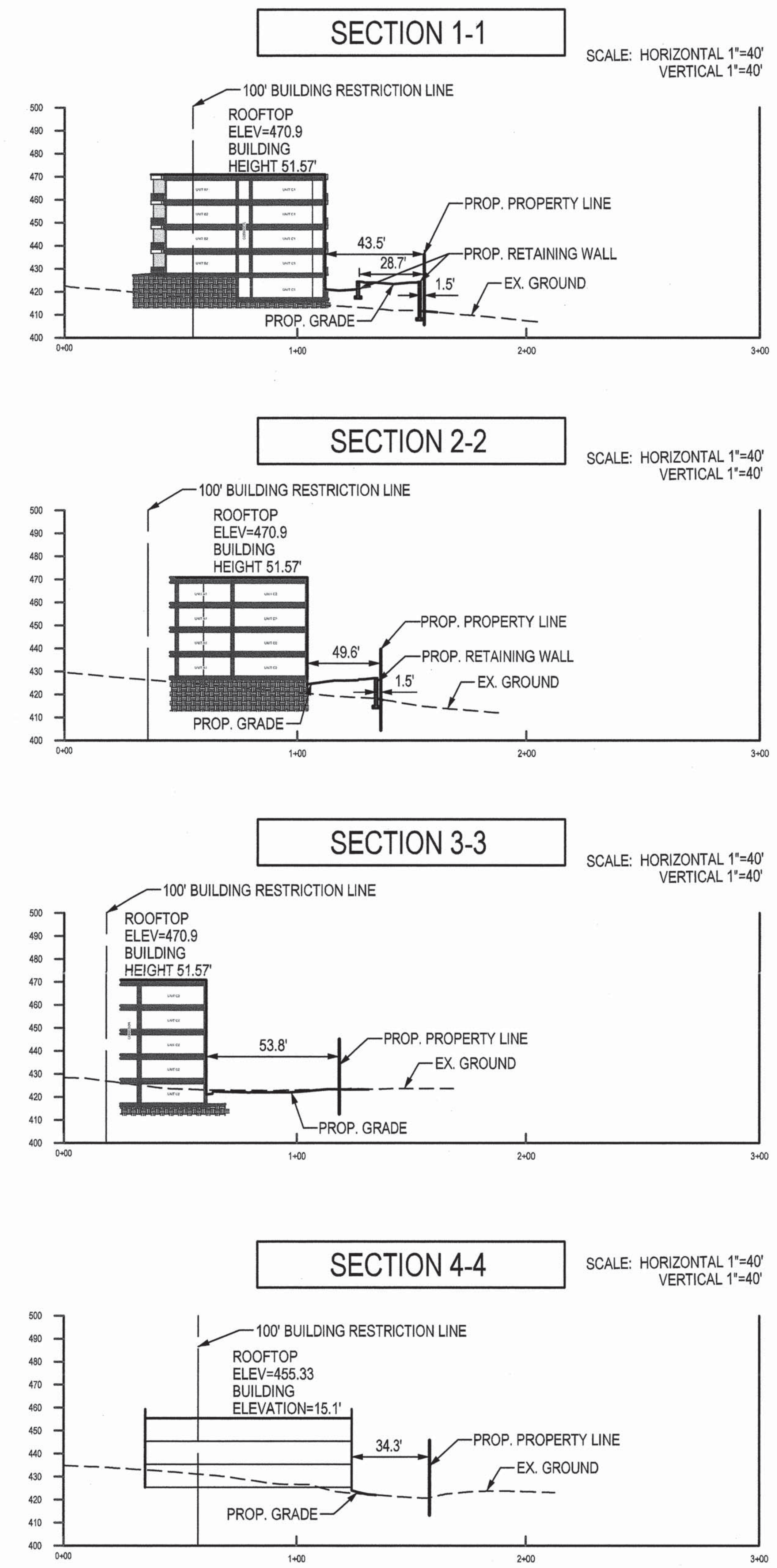

SDP-3878-2013
Exhibit #13

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

40 20 0 40 80

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. 36060, EXPIRATION DATE: 06/26/2014

STATE OF MARYLAND · AMY X. QUANT · No. 36060 · PROFESSIONAL ENGINEER
12/16/13

HEIGHT AND SETBACK WAIVER 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

ONE INCH
1" = 40'

C-3.4

PROJECT NO.
1184-00-01

SOLTESZ
Rockville
Lanham
Waldorf
Leonardtown
Frederick

Engineering
Planning
Environmental Sciences

ROCKVILLE OFFICE
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Rockville, MD 20850
P. 301.948.2750 F. 301.948.9067
www.solteszco.com

NO.	REVISIONS	BY	DATE

DATE: | CAD STANDARDS VERSION: V8 - 2000
DESIGNED: | TECHNICIAN: | CHECKED:

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.

APPLICANT

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

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MAP 5163	GRID G,H 1&2
TAX MAP: FS342 & 343	ZONING CATEGORY: MXD
WSSC 200' SHEET: 221NW 10, 222NW 10	XXXX:
SITE DATUM: HORIZONTAL: NAD 83; VERTICAL: NAD 83	XXXX:

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