

CITY OF GAITHERSBURG
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Gaithersburg, Maryland
Telephone: (301) 258-6330

**PLANNING COMMISSION
RESOLUTION APPROVING**

AMENDMENT TO SDP-W5, WASHINGTONIAN CENTER,
GRANTING APPROVAL OF 850,000 SQUARE FEET OF
OFFICE SPACE ON THE NORTH 28 ACRES

SDP-W5(A)

OPINION

This matter has come before the Planning Commission for approval of an amendment to a schematic development plan (SDP) for portions of land zoned Mixed Use Development (MXD). The Planning Commission's authority in this matter is pursuant to §24-160D.11, and §24-198C(3)(b) of the City of Gaithersburg Zoning Ordinance (Chapter 24 of the City Code), which authorizes the Planning Commission to approve schematic development plan applications for a *no change in use* from an originally approved SDP following appropriate notification procedures. This subject case involves approximately 28 acres of land located within the Washingtonian Center between Sam Eig Highway, and Malcolm King Park, and identified as Washingtonian North. This amendment to the SDP was submitted to the Planning and Code Administration and Planning Commission on March 10, 2000. This application known as SDP-W5(A) presently requests approval for the development of 850,000 square feet of office space and accompanying parking structures, with other site amenities.

Operative Facts

A. **Background**

The Washingtonian Center was annexed into the City of Gaithersburg on July 9, 1991, comprised of 102.5711 acres of land. This development had received an approval from Montgomery County by Resolution Number 10-1592 adopted November 5, 1985, approving Zoning Application Number G-439 setting forth the right to develop 4,525,000 square feet of space in conformance with a sketch plan approved as part of that application. The annexation agreement between the City of Gaithersburg, and the property owner states that the schematic development plan process is complete as set forth by the agreement unless subsequent amendments are requested by the property owner, or any party on its behalf. On September 16, 1998, property owner Boston Properties was granted an SDP amendment in case SDP-W5 for the approval of 850,000 square feet of commercial office space. SDP-W5 amended the original access to the site and internal traffic circulation, identified three office-building locations around a pond, and identified structured parking locations and a pedestrian path.

B. Current Application

This amendment to SDP-W5 has been requested by the property owner, Boston Properties. This SDP will amend the plan for the north 28 acres that was approved in 1998 in SDP-W5. The applicant does not seek to revise the 850,000-square foot cap on office space development approved in SDP-W5 on September 16, 1998. The three buildings, three parking garages, surface parking, and entrance road proposed are all in essentially the same location as the plan approved in SDP-W5. The building footprints are modified in the present proposal to a more conventional rectangular shape with a smaller footprint. The prior Boston Properties plan was designed for a specific user of the site, Manugistics, which had unique building features linking the three buildings. The present Boston Properties plan is being designed for speculative commercial office space, without the linkage between the three buildings. The internal access road has been revised with the spine of the road going between two buildings and partially fronting along the pond. In the prior plan all three buildings fronted on the pond, with the access road behind two of the buildings. The storm water management pond itself is revised to become a pond with more vegetation and less water surface area. The pedestrian pathway feature linking the neighboring park to the site is now located along the pond and the entrance road.

The Neighborhood Three Land Use Plan (the "Plan") identifies the land use for this property as commercial/industrial-research-office. The Plan also states that a 100-foot buffer or setback shall be maintained between the property boundary nearest the existing residential units. There has been no change in the Neighborhood Three Land Use Plan since the adoption of SDP-W5 in 1998.

The Planning Commission reviewed this matter on April 5, 2000, at a regularly scheduled meeting of the Commission. Proper notification was sent to all interested parties. At the hearing before the Commission, the following testimony was given:

Urban Design Director Wagner presented the applicant's plan for the amended SDP office space. Mr. Wagner stated the approved plan for this property was for the Manugistics proposal, which was not implemented. He stated that since the Mayor and City Council had courtesy reviewed the Manugistics plan, planning staff was recommending deferral of the Commission's decision on this proposal to allow the City Council to courtesy review this plan amendment at their April 17 meeting.

Mr. Wagner presented the original plan and compared it to the subject proposal by developer Boston Properties, noting both have essentially similar configurations, with buildings around the stormwater management pond. Regarding the proposed plan, he noted smaller building footprints with more stories than before for speculative buildings, as tenants are unknown at this time.

He indicated the applicant also seeks final site plan approval to grade the three building pads, construct the entrance road and associated infrastructure into the site as well as the stormwater management pond, and modify the property by subdividing it into three lots for three separate phases of development. He added the Commission would then conduct final architectural and site layout reviews when the tenants for each of the buildings are available.

Mr. Wagner discussed plan details, noting that all three buildings are proposed on the amended SDP at a maximum of ten stories to provide for flexibility due to the fact that the tenants are unknown. The garages are proposed with five stories, as opposed to three stories as previously approved; however, one-half level would be below grade. The proposed stormwater management pond is smaller, but with more natural features, landscaping, vegetative features for better water quality, and more accessible to the public. The pedestrian path has an improved configuration, surrounding the pond.

Mr. Wagner identified two issues of concern with this proposal, namely, a proposed parking area in the north east corner of the property and the location of the garage proposed in Phase One. Regarding the parking area, he voiced staff's recommendation for designating it for future parking, if indeed it is needed, due to the high quality and maturity of the existing trees there. With respect to the second issue, he indicated staff recommends relocating the garage, now proposed approximately 24 feet from the highway, farther back 25-30 feet to provide for additional landscaping, as it is proposed excessively close to the road. Mr. Wagner stated staff and the applicant would continue to work on finalizing details relating to the above issues and listed the conditions recommended by staff for approval.

Attorney for the applicant Scott Wallace, Linowes & Blocher, explained the subject proposal maintains the originally-approved density of 850,000 square feet and indicated that approval of the subject plan would allow the construction of the access and the stormwater management pond. He noted the site plans for each building would come for Commission review as tenants become known. He voiced the applicant's agreement to staff's recommended conditions of approval, and the applicant's consent to continue the hearing to the Commission's April 26, 2000 meeting, following the City Council's courtesy review of the SDP application.

Applicant representative Woody Bolton, Boston Properties, thanked area resident Carol Martin and Councilwoman Anne Somerset for facilitating a discussion of the plan with the community. He pointed out the plan reflects the change from a one-tenant campus setting to a multi-tenant project.

Bill Hellmuth, HOK Architects, explained the different needs of the previous one-tenant campus setting with the now proposed multi-tenant project. He pointed out in the latter there is a greater emphasis on the pond as a landscape feature, with public pathways around it and a series of front doors as the buildings face the pond. He also pointed out in this proposal the buildings are higher, but have smaller footprints, noting the additional story is preserved just in case it is needed to meet the market demand.

Suzette Goldstein, HOK Architects, testified that the entrance road now sweeps into the site as a main spine, without the cul-de-sac of the previous plan, pointing out this new design has improved circulation. She added this plan also provides more landscaping and greenspace to the east of the site and the disturbance area has not increased. In response to Chairman Schlichting, she indicated the proposed plan now shows the parking garages with three levels, but the flexibility to go to four and one-half levels is sought to meet demands if needed. She pointed out, however, existing grade differences will reduce their height. Mr. Hellmuth added this new plan presents a parking proposal based on a worst-case scenario.

Commissioner Marraffa expressed some concern over the proposed surface parking lot in the northeast part of the site and suggested eliminating that parking in exchange for allowing the height increase of the garages. In addition, he recommended placing picnic tables/benches along the pathway adjacent to the Izaak Walton League property. Ms. Goldstein agreed to the latter. Chairman Schlichting noted pleasure that the large Sycamore tree will be retained with this proposal, and Mr. Hellmuth added that the tree was dedicated to the late Mayor Ed Bohrer.

Richard Arkin, 121 Selby Street, testified that he favored this plan over the previously approved, noting the improved pond design. However, he regretted the redesign of the entrance and expressed concern over the backs of the buildings, which now face the highway.

Carol Martin, 23 Norwich Court, asked that approval conditions continue to include the 100-foot buffer. She raised again a previous suggestion for a land swap of the easternmost portion of the property, designated for future parking, for the County's 13-acre strip, if the City were to purchase it, with a piece up front so that the parking would not be impacting the park. She voiced concerns of the community for as much landscaping as possible and over the building height.

Planning and Code Administration Director Russel responded, indicating the City Council could explore the land swap again, noting that when this issue was considered before, there were timing issues of the previous proposal on this site.

Shady Grove Village III HOA President Marc Hackman, 64 Appleseed Lane, voiced a concern that the buffer adjoining his neighborhood is not densely forested and requested more trees in that area. He pointed on a perspective to the proposed building height in relation to the height of the townhouses, noting that no plantings could effectively screen the building proposed closest to the residences.

Michelle Baskerville, 63 Appleseed Lane, expressed concerns relating to the visual impact on her property of the project under consideration.

David Kaysen, 1086 West Side Drive, testified that he objected to the proposed plan due to the building height, particularly in light of the grade of the land. He also opposed the proposed density and associated parking, noting this would significantly impact the existing road network.

City Councilwoman Ann Somerset, 2 Dearden Place, testified that she thanked the developer for their cooperation with the community. She voiced the concern for preserving the views to the greatest possible extent for all the surrounding neighborhoods. She expressed support for the City to follow through on the land swap proposal.

Engineer for the applicant Ed Wallington, Loiderman & Associates, noted this plan provides 51 percent greenspace although the requirement is for 25 percent. In response to Chairman Schlichting's inquiry about a comparison of impervious surface between the previous and current plans, he indicated it is very similar with slightly more greenspace on the new plan, although he did not have the calculations at hand.

Chairman Schlichting inquired about limiting the height of the building closest to the residences, in light of the community's concerns. Mr. Bolton pointed out the applicant's presentation is based on a worst-case scenario because it is unknown at this time what the needs of future tenants will be.

Ms. Goldstein answered a question from Commissioner Marraffa by noting the proposed square footage complies with the approved master plan density and pointed out the previously-proposed height was nine, rather than ten, stories with larger building footprints. Mr. Bolton added the smaller footprints on the new plan enabled the addition of more greenspace, particularly at the front entrance. Mr. Marraffa suggested placing an art feature there.

The Commission deferred action on the SDP to allow for the City Council to courtesy review this proposal, and recommended the Council consider a land swap as discussed in its hearing.

The Planning Commission reviewed the SDP a second time on April 26, 2000, at a regularly scheduled meeting of the Commission. Proper notification was sent to all interested parties.

Urban Design Director Wagner reported the City Council's comments based on their courtesy review. In addition, a written communication from the Council was added to the record. Mr. Wagner explained the Council's direction to continue to work with the neighborhood and developer to reduce the height of the building closest to the townhouses. He noted the Council was in favor of discussing with the developer the possibility of a land swap involving the northernmost area proposed for parking, and added they requested a courtesy review of all future steps associated with this property.

Based on the Council's communication, Mr. Wagner voiced staff's recommendation for a height reduction to nine stories on the SDP for the building closest to the town homes, exactly as previously approved for the Manugistics project.

Attorney for the applicant Scott Wallace, Linowes and Blocher, stated that the applicant agreed to staff's recommended conditions, suggesting, however, a language revision to clarify the condition pertaining to the height of Building 3. He explained that the applicant wanted to

reserve the right to build stories below grade, which would not be counted in the nine-story height limit. He proposed wording to achieve the intent of the condition.

Mr. Wallace stated the applicant would come back three times for Commission site plan reviews, each time for a building/parking structure/accompanying design elements. He added the applicant submits that the proposal for review this evening is compatible with the surrounding community and meets the requirements and objectives of the MXD Zone. He clarified for Chairman Schlichting the revised language relating to building height, noting it simply eliminates the wording "nine levels" and leaves the stipulated height measurement, since this would preclude any future misunderstandings as to how many levels are allowed.

Bill Hellmuth and Suzette Goldstein, HOK Architects, testified for the applicant. They compared the previous Manugistics plan and new plans, noting the new buildings are smaller in footprint and more rectangular due to the new multi-tenant status of the project. Mr. Hellmuth also noted the newly proposed pond is an improvement over the previously approved pond, as is the traffic circulation and the pedestrian path. He added the green space has doubled and the landscaping along the road, pond, and border with the residences has also increased. Ms. Goldstein discussed the circulation improvements resulting from the revised access road.

Ms. Goldstein presented photographs showing the projected view of the building closest to the residences as seen from the privacy fence of a townhouse in Shady Grove Village. She noted that a similarly sized building to the proposed building was digitally superimposed into the photographs. She indicated that the building location in the photos incorporated the existing topography and was inserted at scale with computer precision. Mr. Hellmuth pointed out the existing buffer and additional landscaping would effectively minimize the impact of that building on the adjoining residential properties.

Applicant representative Woody Bolton, Boston Properties, noted the photographs accurately represented what the building would look like in terms of massing, distance, and maximum height.

Engineer for the applicant Ed Wallington, Loiderman & Associates, further discussed the entrance road design, noting multiple access points and improved stacking, as well as the improved pedestrian/parking circulation. He noted the current plan has as much impervious area as the previously approved plan, but the park area has doubled. He identified the location of the mechanical equipment and indicated the equipment is 6-8 feet below grade and the switching gear is completely screened at the entrance.

Ann Somerset, City Councilwoman, testified and inquired about the actual distance from the privacy fence of the townhouse to proposed Building 3 as depicted on the photograph. Ms. Goldstein responded it would be 210-215 feet to the closest point of the building, noting the required buffer on the applicant's property is 100 feet, yet there are only 7-10 feet from the backyards of the townhouses to the property line. Ms. Somerset expressed her disappointment that the plan had not relocated the building closest to the residential community in spite of the

community's concerns. She recommended consideration of this proposal's impact on traffic, since it is no longer a single tenant with plans to minimize traffic via car/van pool programs for commuters.

Mr. Wagner stated a traffic study would demonstrate the existing Diamond interchange is adequate to serve the 850,000 square foot density of this SDP. He commented that a previously planned trumpet interchange from I-270, cited by Councilwoman Somerset, had been proposed to serve the four and a half million square foot-density of the entire original Washingtonian track. Planning and Code Administration Director Russel added the change to the Diamond interchange with the guarantees of the density of this SDP was incorporated into the Annexation Agreement. It was noted the Washingtonian property is being developed at a much lower density than originally approved in the County.

David Kaysen, 1086 West Side, testified that the applicant's presentation had not addressed the site topography, which would affect the height and view of the buildings for all the residents surrounding the property. He suggested establishing a new height cap at an elevation that was equal for all proposed buildings. He further proposed restricting parking to a maximum of 2,800 spaces to minimize traffic impact on the area road network. He also requested the stormwater management pond be especially subject to approval by the United States Environmental Protection Agency and the Maryland Department of Natural Resources.

Austin Decker, 7 Watch Hill Court, noted the proposed changes to the plan do not benefit the community. He pointed out no other projects adjacent to residential communities in Gaithersburg that have been approved with buildings of the proposed height. He requested that nothing over 70 feet high be allowed. He expressed concerns over noise and traffic issues.

Marc Hackman, 64 Appleseed Lane, voiced concerns over building height, shadows, and privacy issues for the residences and submitted a letter for the record.

Mark Palamaras, 603 Coral Reef Drive, inquired about development disturbance on the side bordering the parkland, and about the building height approved for the previous Manugistics plan.

In response, it was explained that nine stories had been approved in the Manugistics plan. Mr. Bolton explained for the applicant that the sewer line would run parallel to a portion of the existing pathway to connect to the existing sewage, causing minimal tree disturbance. He presented an exhibit showing the distance from the project to the Brighton Village community to the north, noting 1,225 feet of woods. He pointed out the area where the closest building would be located on a hill that will be excavated.

Mr. Palamaras testified that he was in favor of the land swap; however, he requested deferring this plan again as he felt there were still unresolved issues.

Steve Dellachiesa, 58 Appleseed Lane, noted a perspective had been presented at the last meeting, which showed a very large building in relation to a townhouse and requested the Commission take that exhibit into consideration.

William Grenke, 47 Appleseed Lane, requested the relocation of Building 3 closer to the road.

In response to the public testimony, Ms. Goldstein presented a perspective of the proposed building closest to the Brighton community, with the forestation area in the middle, as well as an aerial photograph of the topography of the area. She showed the elevation where Building 2 would be sited, noting the existing hill will be removed and the forested area has very tall/mature trees. She also addressed the concern resulting from an April 5 exhibit showing Building 3 and a Shady Grove Village townhouse, noting that the digital photograph presented at this hearing was prepared to provide a more realistic representation of the neighbor's view of the building. In addition, she presented a shadow study, which demonstrated the shadows cast by Building 3 do not reach the closest townhouse.

Regarding other concerns expressed from the community, Ms. Goldstein pointed out that the footprint of the building closest to the townhouses has one loading dock, below grade, and an internal trash compactor. She testified that the redesigned loading dock with internal trash compactor would eliminate trash truck traffic and noise concerns. In comparison, she noted that the same building footprint approved for Manugistics had four loading docks. In addition, Mr. Wallington explained the reasons for not realigning the access road in order to relocate Building 3 and addressed inquiries about the stormwater management system. In closing for the applicant, Mr. Bolton stated this proposal meets all requirements, including traffic and building height, and added the applicant is open to the land swap initiative.

The Commission then closed the record.

Relevant Statutory Provisions

The following statutory provisions from the City of Gaithersburg Code, City Zoning Ordinance (Chapter 24 of the City of Gaithersburg Code) are among the provisions, which define the nature of the Planning Commission's amendment powers with regard to, approved SDP's:

Section 24-160D.11. Procedures for amendment.

Amendments to a sketch plan or schematic development plan may be permitted, consistent with the procedures for amendment of optional method plans as provided in §24-198(c) of this Code.

* * *

Section 24-198. Findings required.

* * *

(c) The schematic development plan may be amended:

- (1) At any time before review and recommendation by the planning commission;
- (2) At any time after planning commission review and prior to council action by resubmission to the planning commission for further review and recommendation;
- (3) Subsequent to council action to approve as follows:
 - a. Change in use involved. By either the filing of a new application or resubmission to the planning commission for further evaluation, public hearing and recommendation to the council. The council shall approve or disapprove the recommendation of the planning commission, without the necessity of a public hearing, no later than forty-five (45) days after receipt of the commission's recommendation or may, on its own motion, extend such time limit.
 - b. *No change in use involved.* By submission to the planning commission for evaluation and approval in accordance with article V of this chapter.

* * *

Sec. 24-170. General conditions.

The City Planning Commission shall approve the site development plan only upon a finding by it that the buildings, structures and uses proposed will not:

- (a) Adversely affect the health or safety of persons residing in or working on the land in question or in the neighborhood thereof.
- (b) Be detrimental to the public welfare or adversely affect the use or development of adjacent or surrounding properties.
- (c) Constitute a violation of any provisions of this chapter or any other applicable law, regulation or ordinance.
- (d) Be incompatible or inharmonious with other existing uses or with existing and proposed adjacent development.

* * *

Sec. 24-170A. Special conditions.

The city planning commission may approve a site development plan for properties specifically identified in a master plan or amendment thereto having special conditions or requirements for the development and use thereof, only upon a finding that said site development plan is consistent with the conditions and requirement specified in the master plan

or amendment regarding said property.

The special conditions and requirements for the development and use of these properties shall be imposed and set forth in the master plan or amendment thereto only after notice to the property owner and general public and a public hearing thereon as part of the master plan process. All such site development plans shall be subject to enforcement procedures and requirements applicable to site development plans generally as established by this Code.

The provisions of this section shall apply only to master plans and amendments thereto adopted after December 24, 1984.

* * *

Sec. 24-171. Site plan review.

In the review and approval of a site development plan, the Planning Commission shall have the following powers which shall be exercised for the purpose of avoiding adverse impact on the neighboring properties and public facilities, reducing traffic hazards and improving traffic circulation within or without the property which is the subject of the plan, preserving existing desirable natural features, assuring adequate light and air to buildings within or without the subject property, providing adequate access to such buildings by fire and rescue equipment, providing convenient access to such buildings from off-street parking spaces, avoiding overcrowding of persons and buildings within the development, ensuring the provision or development of recreational and other amenities and facilitating the creation and maintenance of common or public open space, parking areas and private drainage systems.

* * *

- (j) To determine whether the site development plan will achieve a maximum of compatibility, safety and efficiency, considering but not limited to the following functions: Height, building design, arrangement and scale of development; vehicular circulation system, including access and off-street parking and loading; landscaping, screening, buffering, open space, lighting, signage and pedestrian circulation. The fact that a site plan complies with all of the stated general regulations, development standards or other requirements of the zone shall not, by itself, be deemed to create a presumption that the proposed site development plan is, in fact, compatible with adjacent land uses and development and, in itself, shall not be sufficient to require approval of the site plan.

C. Evaluation and Findings

The Planning Commission reviewed the evidence of record in this case which included, among other things, the applicant's request for 850,000 square feet of office space, accompanying parking structures and other site amenities, and testimony of record. Based on its review of the evidence, the Planning Commission makes the following findings:

The Planning Commission acknowledges the community's sensitivity to the development of the subject property. The Commission further takes note of the time and effort contributed by the community in their effort to alter the SDP amendment presented by the applicant. The Commission also must accept that the approved and adopted master plan calls for office space next to a residential community in this area of Gaithersburg. The Commission must further accept that an SDP with three office buildings has previously been approved for the subject property less than two (2) years ago. The issues before the Commission are relatively minor amendments to the already approved SDP. It is the obligation of the Commission to determine whether the amendments to the SDP have a negative effect on the approved SDP. Not only are the amendments not detrimental, but the Commission concludes the amendments have a beneficial effect.

The Commission finds from the evidence of record that the proposed SDP amendment, principally revising the footprint of the three office buildings, is more than adequate with regard to setback buffers that exceed the requirement called for in the master plan. The Commission finds that in relation to the previously approved SDP for this site, the applicant has improved the amenities for the public and greatly enhanced the access to and across the property, with no loss of green space. The Commission finds that the SDP amendment has significantly less impact from density than the ultimate potential density that could have been requested. Most importantly, the applicant has not requested any change in density from the 850,000 square feet approved by this Commission in September 1998.

The Commission notes that the community testimony raised reasonable concerns about the proposed project. The Commission also finds that the applicant's responses, by testimony, shadow exhibits, and digitally imaged photos satisfactorily addressed the concerns raised by the community. The Commission emphasizes in this review that not a single building has been approved for construction. The applicant must return to the Planning Commission for site plan approval of any specific building, including review of any building architectural elevation and proposed height. The Commission further finds that the applicant's agreement to limit building number 3, closest to the townhouses, to 120 feet in height as defined in §24-1 of the Zoning Ordinance as of the date of approval of this SDP amendment, is consistent with the prior approval for Manugistics, and addresses the concerns of the community. The Commission explicitly states its understanding that the effect of this agreement is to permit a maximum of nine (9) stories above the finished street grade opposite the middle of the front of the building. It is not the Commission's intent to prevent the applicant from adding additional below grade stories, which will have no effect on the appearance of the building from the townhouses.

The Planning Commission finds that there is no change in use associated with the applicant's request to amend SDP-W5, thus the Commission has the authority to amend the SDP pursuant to 24-198(c)(3)b.

The Planning Commission has reviewed the request for 850,000 square feet of office space as proposed with the revised plan for its effects on the health or safety of persons working in the Washingtonian Center and finds that this square footage at the location requested will not cause an adverse effect. Just as with the prior approval of 850,000 square feet of office space at

this site, the Commission finds that the proposed density immediately adjacent to I-270, Sam Eig Highway and Washingtonian Center is both logical and sensible, having no adverse affect on either health or safety. The SDP amendment does not propose to alter the previously approved 850,000 square feet of office space in SDP-W5. However, the revised access road and internal circulation plan is an improvement over the prior plan. While the prior SDP had been conditioned upon a traffic pattern evaluation six (6) months after occupancy of the first building, the Commission finds that no such requirement is needed to satisfy the Commission regarding internal traffic safety associated with the current SDP.

The Planning Commission also finds that an approval of the site plan will not cause a detriment to the public welfare or adversely affect the use of adjoining properties. Since the SDP was last amended, the interchange at Washingtonian Boulevard and Sam Eig Highway has been completed. The Commission previously found that the interchange would be appropriate to meet the needs of the development. Nothing in this SDP amendment changes that finding, thus the Commission again concludes that the subject site will allow ingress/egress of traffic in a safe manner.

The Planning Commission further finds that due to the site's location along I-270, Sam Eig Highway, and Washingtonian Center, with public access of all traffic being from these primary roadways, the proposed development at the site will not be a detriment to adjacent or surrounding properties specifically, or to the neighborhood generally.

The Planning Commission has not reviewed this SDP amendment in association with any specific proposed use of the site. An SDP amendment does not assure any applicant that any specific site plan proposal will be approved at a later time. Any proposed development of the approved building pads in this SDP will still require site plan review and approval of this Commission, with all of the associated protections provided by the site plan process. In light of that additional protection for the community, the Commission finds that the proposal for 850,000 square feet of office space as configured on the revised SDP and as conditioned by the Planning Commission herein will be compatible and harmonious with other existing and proposed adjacent development. Specific site development proposals that underscore the compatibility of SDP-W5(A) to the principals of the MXD zone include: a buffer area between adjacent residences that exceeds the 100' described in the Master Plan, structured parking, and a pedestrian path linkage providing improved public access to and across the property.

Upon review of all the evidence, the Planning Commission further finds that the proposed amendment of the SDP, as conditioned by the Planning Commission below, will not violate Chapter 24 of the City of Gaithersburg Zoning Ordinance, nor any other applicable law, regulation or ordinance.

Conclusion

Upon consideration of all the evidence, and the testimony concerning the amendment to SDP-W5, the Planning Commission concludes that SDP-W5(A) is in procedural conformance with Sections 24-160D.11 and 24-198(c) of the Zoning Ordinance, and that the applicant has met its burden of proof with regard to general and specific conditions of approval as set forth in

§24-170 and §24-170A of the Zoning Ordinance.

RESOLUTION

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Gaithersburg on the 24th day of May, 2000, that the applicant's proposed SDP amendment designated SDP-W5(A), to approve 850,000 square feet of office space, as configured on the revised SDP accompanying the application and as conditioned herein, be APPROVED, subject to the following conditions:

1. Final architecture and site layout for each phase is to return for Planning Commission approval;
2. Final design and appearance of the electrical switch building is to be approved by staff prior to installation;
3. Limit of clearing for surface parking to the rear of Garage 2, including determining the trees in the area to be retained and protected during grading of the site, is to be determined at field meeting with staff;
4. At the time of final approval of that phase of the development, parking Garage 1 is to be configured so that the corner of the structure is setback 25'-30' from the Sam Eig Highway right-of-way and additional landscaping is provided between the highway and the parking structure;
5. Pond details are to be approved by Department of Public Works before the issuance of grading permits;
6. Stream stabilization project is to be constructed at the time of pond construction;
7. All conditions of the original approval (W-1116) that still apply are to be complied with;
8. Building 3, which is closest to Shady Grove Village, is to be limited to 120 feet in building height as defined in Section 24-1 of the Zoning Ordinance as of the date of the approval of this SDP amendment; and
9. A specific proposal for a land swap, as detailed during the presentation of the SDP, is to be provided to the City for City Council consideration before final determination on the limit of clearing.

ADOPTED by the Planning Commission of Gaithersburg, Maryland this 24th day of May 2000. Commissioners Keller, Marraffa, Sexton, and Alternate Bauer being present and voting in favor of the action, with one abstention from Commissioner Sexton.



Blanche Keller
Planning Commission Vice Chair

This is to certify that the foregoing Resolution was adopted by the Gaithersburg Planning Commission in public meeting assembled on the 24th day of May, 2000.



Jennifer Russel, Director,
Planning and Code Administration



February 21, 2014

Mr. Greg M. Leck, Manager
Development Review Team
Division of Traffic Engineering and Operations
100 Edison Park Drive
Gaithersburg, Maryland 20878

RE: Schematic Development Plan Application SDP-3878-2013
Washingtonian North – 10000 Washingtonian Boulevard

Dear Mr. Leck:

Plans on the subject Schematic Development Plan were submitted to you on November 12, 2013. I have tried to schedule a meeting to discuss the plan via e-mail and phone messages. At the time of submission, a 30 to 45 day time period review was requested. The record for the public hearing for this application will close on March 5, 2013. We would like to have the County's input on the application. Staff and the applicant's representative have also contacted Bruce Mangum concerning the traffic signalization and timing. We have also been in contact with the Maryland State Highway Administration.

Should you not respond to this letter by March 5, 2014, the City will consider that Division of Traffic Engineering and Operations has no further comments. We will assume that the submitted plans for the application are approved by the County and are ready for approvals.

I would appreciate a response to this letter. Please feel free to contact me at 301-258-6330 or via email tschwarz@gaitthersburgmd.gov

Sincerely,

Trudy M. W. Schwarz, CFM
Community Planning Chief

cc: Planning Commission
Ollie Mumpower, Acting Director of Gaithersburg Public Works
Scott Wallace, Linowes & Blocher, LLP
Jake Stroman, Boston Properties

Joint Hearing - MCC & PC
SDP-3878-2013
Exhibit #63

Martin O'Malley, *Governor*
Anthony G. Brown, *Lt. Governor*



James T. Smith, Jr., *Secretary*
Melinda B. Peters, *Administrator*

February 24, 2014

Mr. Greg Ellwood
Urban, Ltd.
4200-D Technology Court
Chantilly, Virginia 20151

RE: Montgomery County
Sam Eig Highway / Washingtonian Blvd.
Washingtonian North
SHA Tracking No.: 14APMO005XX
County Tracking No.: SDP-3878-2013

Joint Hearing - MCC & PC
SDP-3878-2013
Exhibit #64

Dear Mr. Ellwood:

Thank you for the opportunity to review the SWM preliminary plan, schematic development plan, and alternative SWM layout plan, received on January 28, 2014, for the proposed Washingtonian North development in Montgomery County. The State Highway Administration (SHA) offers the following comments:

Highway Hydraulics Comments:

1. Once obtained, please provide documentation of the local agency's review and approval of both the stormwater management and erosion/sediment control plans.
2. There are no comments regarding the Preliminary SWM plans or the Schematic Development Plan. However, the submittal also included an Alternative Layout plan which shows a section of proposed storm drain pipe (Structure 72 to Structure 73) within SHA right-of-way. If the Alternative Layout happens to be chosen, please relocate this section of pipe to the developer's right-of-way.

Please reference the SHA tracking number on future submissions and include a full set of plans for review. For clarification of any hydraulic comments, please contact Ms. Erica Rigby of SHA AMD at 410-545-8395 or erigby@sha.state.md.us.

Access Management Division Comments:

1. Access to the Washingtonian North development is proposed via Washingtonian Boulevard which is neither owned nor maintained by the SHA. As stated above, the SHA will not allow the private stormdrain pipe displayed on the Alternative Layout plan within the state right-of-way. It is noted that at this time no improvements are proposed within the SHA right-of-way in connection with the proposed development. If improvements within the SHA right-of-way are anticipated in the future pursuant to a traffic impact study (TIS), the SHA would require review of the TIS, and a permit would need to be obtained for any offsite improvements within the state's right-of-way. The acquisition of the permit would be subject to the SHA Access Management Division's pre-permit engineering plan review processes.

Further submittals should reflect the above comments. If improvements within the SHA right-of-way are anticipated, then the TIS submission shall include 6 copies of the study and one electronic PDF copy on a CD and shall be made directly to Mr. Steven Foster attention of the AMD Technical Review Team. If improvement are not anticipated within the SHA right-of-way please address the comments above and submit 2 sets of plans and a CD containing the plans and supporting documentation and approvals in PDF

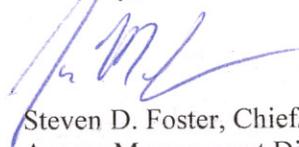
My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.roads.maryland.gov

Mr. Greg Ellwood
SHA Tracking No.: 14APMO005XX
Page 2
February 24, 2014

format, as well as a point by point response, to reflect the comments noted above directly to Mr. Steven Foster attention of Mr. Jonathan Makhoul. Please reference the SHA tracking number on future submissions. Please keep in mind that you can view the reviewer and project status via the SHA Access Management Division web page at <http://www.roads.maryland.gov/pages/amd.aspx>. If you have any questions, or require additional information, please contact Mr. Jonathan Makhoul at 410-545-5586, by using our toll free number in Maryland only at 1-800-876-4742 (x5586) or via email at jmakhoul2@sha.state.md.us.

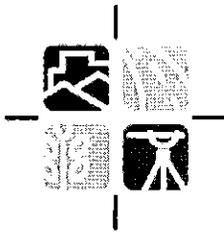
Sincerely,



for Steven D. Foster, Chief/ Development Manager
Access Management Division

SDF/JWR/JMM

cc: Mr. James Arnoult, City of Gaithersburg Department of Public Works
Mr. Cornelius Barner, SHA - Highway Hydraulics Division
Mr. Rick Brush, Montgomery County Department of Permitting Services
Mr. Greg Edwards, SHA - District 3 Resident Maintenance Engineer (Gaithersburg Shop)
Mr. Greg Ellwood (gellwood@urban-ltd.com), Urban, Ltd.
Mr. Victor Grafton, SHA - District 3 Utility Engineer
Ms. Anyesha Mookherjee, SHA - District 3 Traffic Engineer (Montgomery County)
Mr. Mark McKenzie, SHA - Access Management Division
Ms. Claudine Myers, SHA - Engineering Systems Team
Mr. Scott Newill, SHA - Access Management Division
Ms. Deborah Pitts, SHA - Highway Hydraulics Division
Ms. Erica Rigby, SHA - Access Management Division
Ms. Trudy Schwarz (tschwarz@gaitersburgmd.gov), City of Gaithersburg
Mr. Jake Stroman, Washingtonian North Associates, LLC
-2200 Pennsylvania Avenue, NW, Suite 200W, Washington, DC 20037
Mr. Brian Young, SHA - District 3, District Engineer



urbanTM

PLANNERS
ENGINEERS
LANDSCAPE
ARCHITECTS
LAND
SURVEYORS

Stormwater Management Preliminary Plan – Life Time Fitness

Washingtonian North – Lot 7

Ellwood, Greg

2/20/2014

CITY OF GAITHERSBURG DEPARTMENT OF PUBLIC WORKS	
STORMWATER MANAGEMENT	
APPLICATION NO. <u>SWM-3883-2013</u>	
CONCEPT PLAN <input type="checkbox"/>	PRELIMINARY PLAN <input checked="" type="checkbox"/>
APPROVAL DATE <u>03/05/2014</u>	
BY <u>Allie Mumpower</u>	

Joint Hearing - MCC & PC
SDP-3878-2013
Exhibit #65

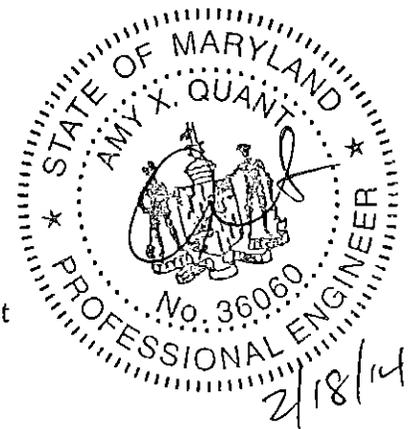


**WASHINGTONIAN NORTH
CAMDEN DEVELOPMENT OF
LOT 8**

**STORMWATER MANAGEMENT
PRELIMINARY REPORT**

Submitted: February 2013

Prepared on Behalf of:
Camden Living
1420 Spring Hill Road, Suite 200
McLean, Virginia 22102
Contact: Mr. Jay Johnson
Director of New Development



Prepared By:
SOLTESZ
2 Research Place, Suite 100
Rockville, MD 20850
(301) 948-2750
Project No.: 1184-00-01
Prepared by: Cathy Xie
Checked by: Amy Quant

CITY OF GAITHERSBURG	
DEPARTMENT OF PUBLIC WORKS	
STORMWATER MANAGEMENT	
APPLICATION NO.	SWM-3889-2013
CONCEPT PLAN	<input type="checkbox"/>
PRELIMINARY PLAN	<input checked="" type="checkbox"/>
APPROVAL DATE	03/05/2014
BY	<i>Oliver Mumpower</i>



**WASHINGTONIAN NORTH
"LOT 4 – OFFICE BUILDING"**

**PRELIMINARY
STORMWATER MANAGEMENT
REPORT**

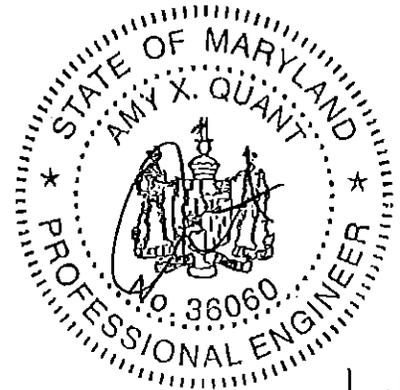
Submitted: June, 2013

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

CITY OF GAITHERSBURG	
DEPARTMENT OF PUBLIC WORKS	
STORMWATER MANAGEMENT	
APPLICATION NO. <u>SWM-3887-2013</u>	
CONCEPT PLAN <input type="checkbox"/>	PRELIMINARY PLAN <input checked="" type="checkbox"/>
APPROVAL DATE: <u>03/05/2014</u>	
BY: <u>Oliver Mumpower</u>	

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.



2/18/14



SOLTESZ

**WASHINGTONIAN NORTH
OUTLOT D, PRIVATE ROAD
(aka PRIVATE INTERIOR ROAD)
BLOCK "D"**

**PRELIMINARY
STORMWATER MANAGEMENT
REPORT**

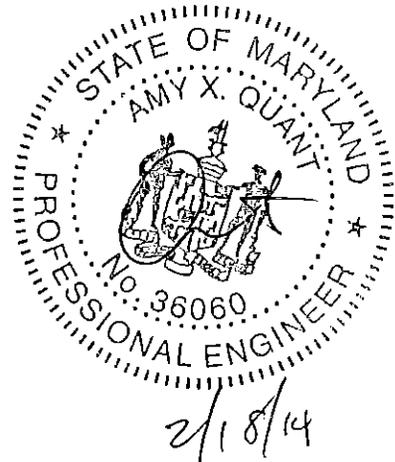
Submitted: June, 2013

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

CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS
STORMWATER MANAGEMENT
APPLICATION NO. SWM-3880-2013
CONCEPT PLAN <input type="checkbox"/> PRELIMINARY PLAN <input checked="" type="checkbox"/>
APPROVAL DATE <u>03/05/2014</u>
BY <u>Alice Mumpower</u>

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.

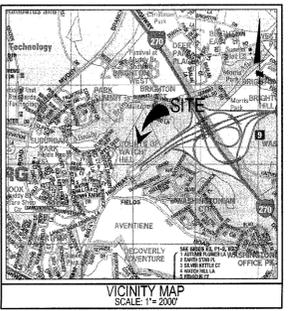


WASHINGTONIAN NORTH

AMENDED SCHEMATIC DEVELOPMENT PLAN

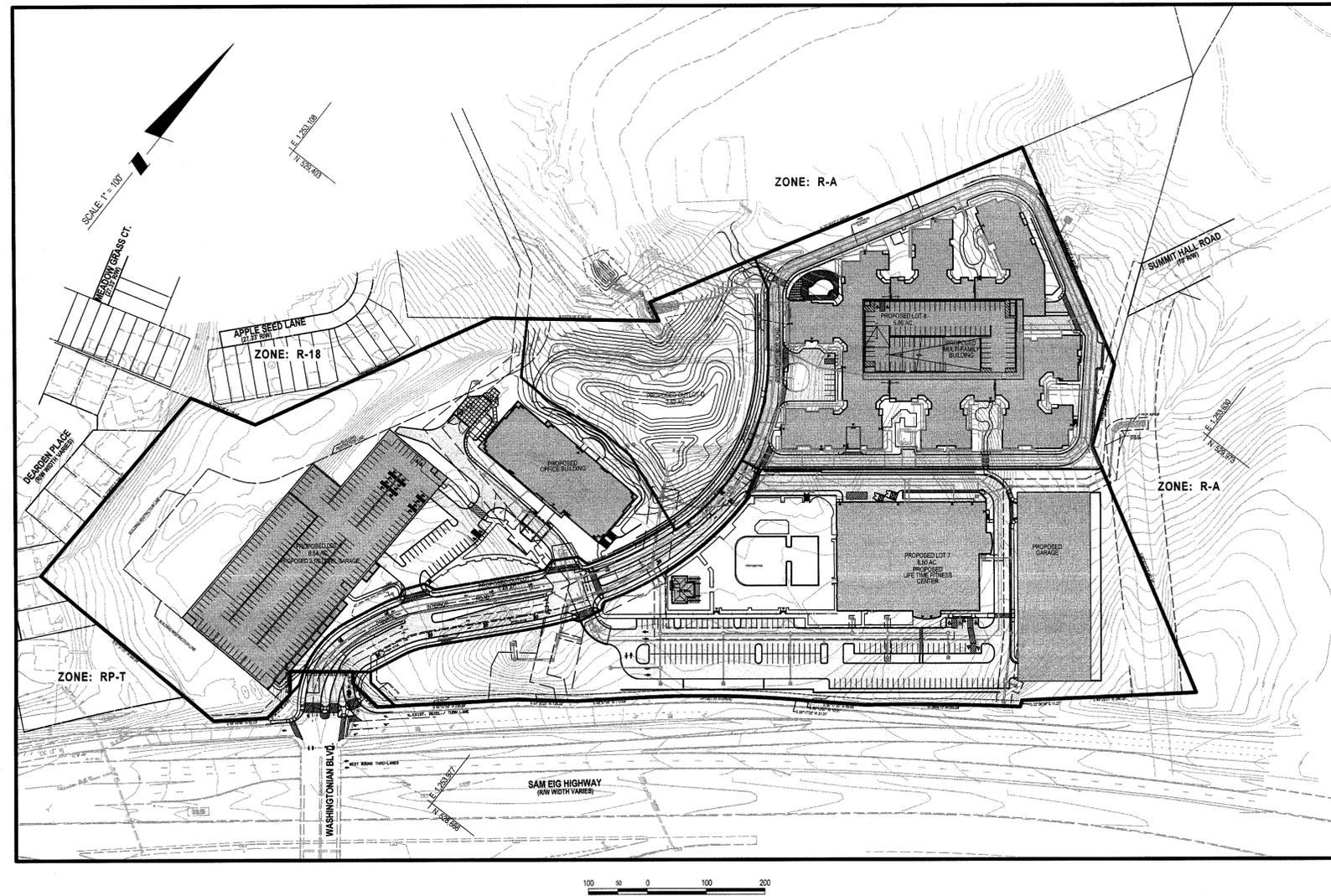
GAITHERSBURG (9th.) ELECTION DISTRICT

MONTGOMERY COUNTY, MARYLAND



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STR-1.0	STREAM RESTORATION IMPROVEMENT



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
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 2902 Corporate Place
 Chanhassen, MN 55317
 Attn: Aaron Koehler, Development Manager

DEVELOPER
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 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
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 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

Joint Hearing - MCC & PC
 SDP-3878-2013
 Exhibit #66

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 _____ 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.soltesz.com

NO.	DATE	BY	DATE	REVISIONS
1	JANUARY 2013	JDC	FEB 20, 2014	SCHEMATIC DEVELOPMENT PLAN FINAL SUBMISSION
DESIGNED:	JDC	TECHNICAL:	GDA	REVISIONS:
CAD STANDARD VERSION:	Y8 - 2009	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 CHURNING TESTS PRIOR TO ANY CONSTRUCTION. 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 2101100

MAP NO.	5163	GRID	GH 162
TAX MAP	F3342 & 343	ZONING CATEGORY	MDX
WSSC 200' SHEET	2211W 10		XXXX
SITE DATUM	HORIZONTAL: NAD 83		XXXX
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. 36689 EXPIRATION DATE: 06/26/2014

COVER SHEET

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

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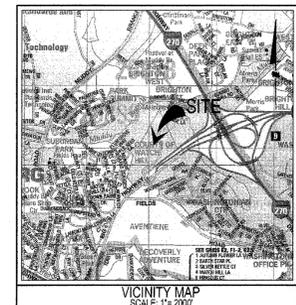
GENERAL NOTES:

- 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>	28	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	
314	Pin Oak	<i>Quercus palustris</i>	35	Twin Splits @ 5.5'
315	White Pine	<i>Pinus strobus</i>	24	
316	Tulip Poplar	<i>Liriodendron tulipifera</i>	54	
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

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
118D - 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 - Habboro 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	FEN BROKEN SCAFFOLDS
007	WHITE OAK	QUERCUS ALBA	32"	FAIR	MAJOR LEADER SHEERED OFF AT 26' 5" FROM PAVED PATH
008	WHITE OAK	QUERCUS ALBA	30"	FAIR	MANY BROKEN SCAFFOLDS, 5' FROM PAVED PATH
009	BLACK GUM	NYSSA SYLVATICA	26.5"	FAIR	10% LEAN, BROKEN SCAFFOLDS, TRUNK SPLITS AT 40'
010	WHITE OAK	QUERCUS ALBA	28"	FAIR	WOUND WITH INCLUDED BARK, SPLIT LEADER AT 18'
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	38.5"	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 ○ 307 ○ 332 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 1995)
- 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

Joint Hearing - MCC & PC
SDP-3878-2013
Exhibit 67

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. 38660 EXPIRATION DATE: 05/28/2014

EXISTING CONDITION 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

PROJECT NO. 1184-00-01

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
1	SCHEMATIC DEVELOPMENT PLAN FINAL SUBMISSION	AZ	FEB. 20, 2014
DATE:	JANUARY 2013	CAD STANDARDS VERSION:	VR - 2006
DESIGNED:	JDC	TECHNICIAN:	CDA
CHECKED:	AG		

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 DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF DIGGING CONTACT "MISS UTILITY" AT 500-257-7777, 48 HOURS PRIOR TO THE START OF DIGGING. IF CLEARANCES ARE LESS THAN SHOWN ON THE 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.

APPLICANT

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

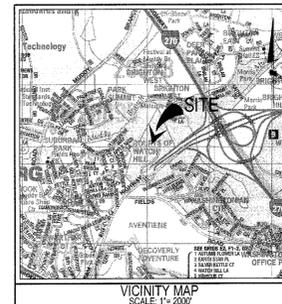
STATE OF MARYLAND
JAMES X. QUAY
PROFESSIONAL ENGINEER

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

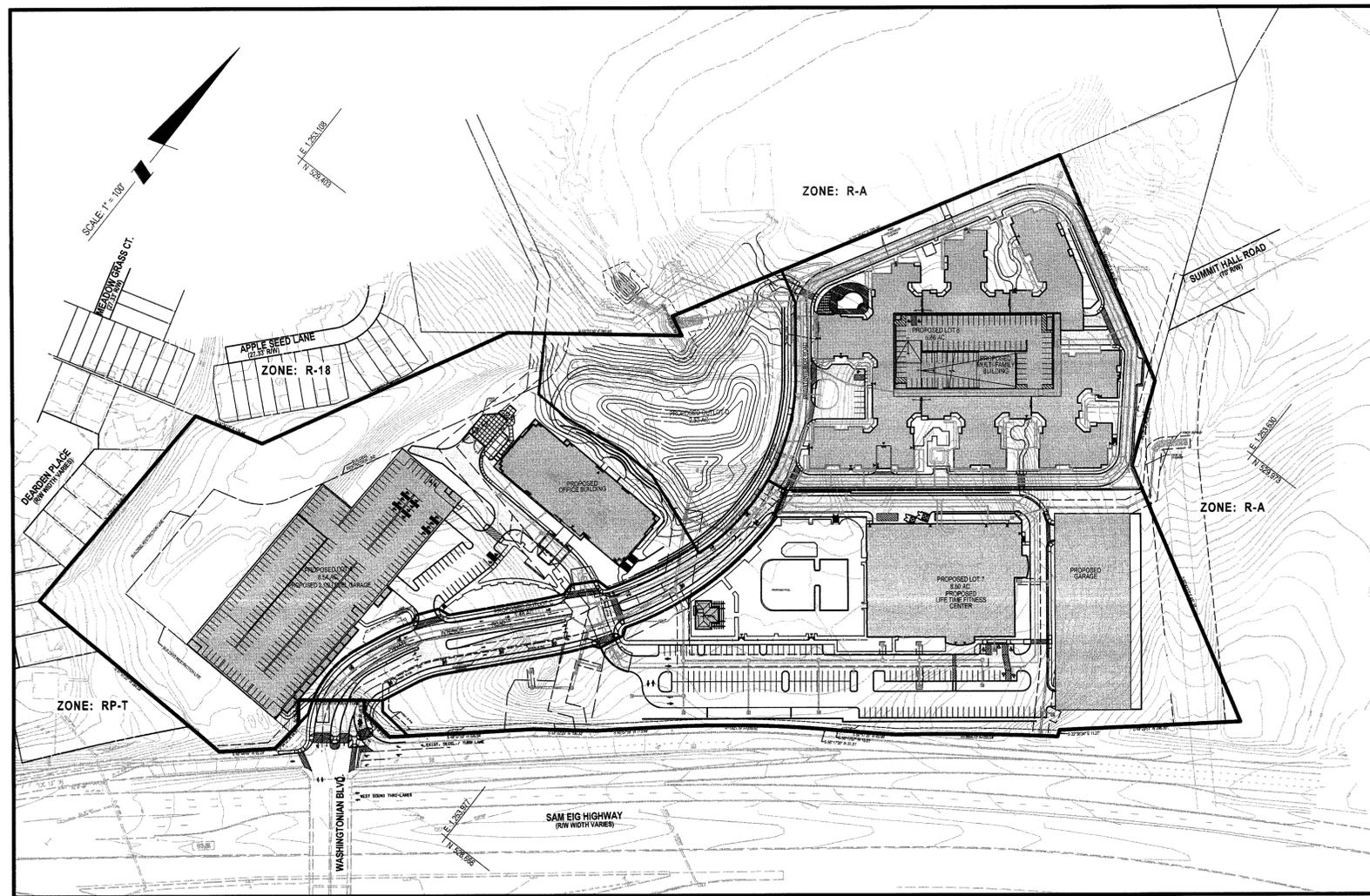
ATTORNEY
 LINOWES & BLOCHER, LLP
 7200 Wisconsin Avenue
 Bethesda, MD 20814
 Attn: Scott C. Wallace
 301.654.0504, 301.654.2801 Fax

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
 SOLTESZ, 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

NOTE:
 THE ENTIRE PROPERTY WILL BE GOVERNED BY A DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS. THIS DECLARATION WILL SET FORTH THE RIGHTS AND RESTRICTIONS OF THE PROPERTY OWNERS WITH REGARD TO THE OPERATION AND MAINTENANCE OF THE PROPERTY AND THE IMPROVEMENTS THEREON. ADDITIONALLY, THE DECLARATION WILL SET FORTH THE OBLIGATIONS TO MAINTAIN THE COMMON AREAS OF THE PROPERTY AND THE REIMBURSEMENT OF THOSE SHARED EXPENSES.



LEGEND:

--- 392 ---	EXISTING GRADE
--- 380 ---	PROPOSED GRADE
-----	EXISTING BUILDING
-----	EXISTING RIGHT OF WAY
-----	PROPOSED WATER LINE
EX 12" W	EXISTING 12" WATER LINE
-----	PROPOSED SEWER
EX 8" S	EXISTING 8" SEWER
-----	PROPOSED STORM DRAIN
EX 21" RCP	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 (OUTLOT D & PRIVATE ROAD) INCLUDES CONSTRUCTION OF THE PROJECT-WIDE INFRASTRUCTURE ELEMENTS, INCLUDING THE SITE ACCESS ROAD, THE CENTRAL STORMWATER MANAGEMENT POND, AND SITE GRADING (THE "INFRASTRUCTURE PHASE"-PHASE 1-A & PHASE 1-B). 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	1	1
Surface Parking	8		
Parking Structure	565	12	12
Life Time Fitness Center - Lot 7 (4 spaces/1,000 sf of gross floor area):	678		
Surface Parking	149	5	6
Parking Structure	529	11	11
Offices, general, business and professional (nonmedical) (Lot 4) (1 space/300 sf of gross floor area):	800		
Surface Parking	25	1	2
Parking Structure	775	16	16

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.)	435,600 sf (10 ac)	1,173,993 sf (26.94 ac)
Prior Dedications	N/A	46,061 sf (1.06 ac)
Total Gross Tract Area	435,600 sf (10 ac)	1,219,954 sf (28.0 ac)
Maximum Density (Sec. 24-160D.4)	Not specified in City Code / Master Plan	403,273 sf (1.58 FAR)
Residential (Lot 8)		
Life Time Fitness Center (Lot 7) - Commercial/employment/Industrial (FAR) (Sec. 24-190D.4 (b))	280,083 sf (0.75 FAR)	128,136sf (0.35 FAR)
Office Building (Lot 4) - Commercial/employment/Industrial (FAR) (Sec. 24-190D.4 (b))	280,175 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%)	547,981.5 sf (55.4%)
Maximum Building Height (in feet) (Sec. 24-190D.5 (a)(2c): No building shall be constructed to a height greater than its distance from any adjoining property not zoned MUD recommended by residential zoning and land use on the applicable master plan		
Residential (Lot 8)	31.7 ft	51 ft (Waiver granted by Annex Agreement)
Life Time Fitness Center (Lot 7)	Main Building: 197.9 ft Parking Structure: 34.3 ft	Main Building: 62 ft Parking Structure: 27.1 ft
Office Building (Lot 4)	100 ft	86.5 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
From Right-of-Way		
Residential (Lot 8)	NA	426.1 ft
Life Time Fitness Center (Lot 7)	NA	145.7 ft
Office Building (Lot 4)	NA	256.6 ft
Dwelling Units:		
Market Rate:		
Studio	NA	40 du
One Bedroom & One Bedroom/Den	NA	161 du
Two Bedroom	NA	96 du
Three Bedroom	NA	14 du
MPDU (Sec. 24-252(a)): @ 15% of the total dwelling units (For Rental)		
Studio	NA	7 du
One Bedroom & One Bedroom/Den	NA	28 du
Two Bedroom	NA	17 du
Three Bedroom and larger	NA	3 du
Total Dwelling Units		366 du
Parking:		
Residential (Lot 8):		
Studio - 1 space/du	47	47
One Bedroom - 1.25 space/du	227	227
Two Bedroom - 1.5 space/du	170	170
Three Bedroom and larger - 2 space/du	34	34
plus one space for each 400 square feet of assembly area required.	21	86
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/300 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 AREA	PROVIDED GREEN AREA (ACRES)	PROVIDED GREEN AREA % OF TOTAL LOT AREA
LOT 4	8.54			5.36	
LOT 7	8.50			4.55	
LOT 8	5.86	10.76	40.0%	1.94	55.4%
OUTLOT D	2.52			2.52	
OUTLOT C	1.48			0.52	
TOTAL	26.90	10.76	40.0%	14.89	55.0%

Joint Hearing - MCC & PC
 SDP-3878-2013
 Exhibit #68

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.

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

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
 LICENSE NO. 30669 EXPIRATION DATE: 06/26/2014

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



C-2.0

PROJECT NO. 1184-00-01

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

NO.	DATE	DESCRIPTION	BY	DATE
1	JANUARY 2013	SCHEMATIC DEVELOPMENT PLAN FINAL SUBMISSION	AZ	FEB. 20, 2014
		REVISIONS		

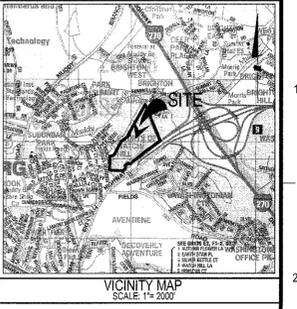
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APPLICANT
 WASHINGTONIAN NORTH ASSOCIATES, LLC
 C/O BOSTON PROPERTIES
 2200 PENNSYLVANIA AVENUE, NW
 SUITE 200W
 WASHINGTON, DC 20037
 202.585.0847
 JAKE STROMAN

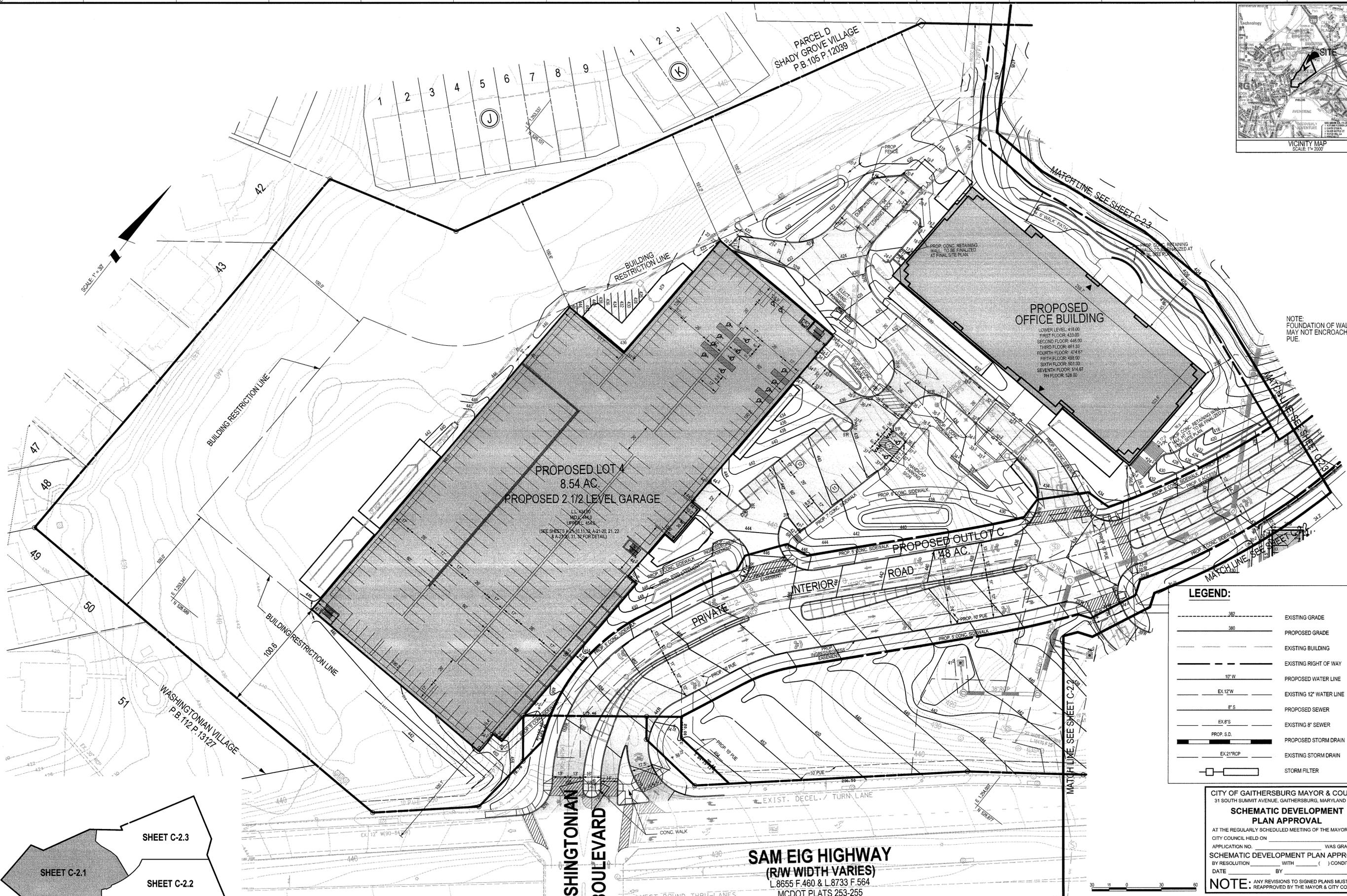
TAX MAP	ZONING CATEGORY:
FS342 & 343	MXD
WASCO 30P SHEET	XXXX
221NW 10	
2220W 10	
SITE DATUM	XXXX
HORIZONTAL: NAD83	
VERTICAL: NAD83	



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VICINITY MAP
SCALE: 1" = 200'



PROPOSED OFFICE BUILDING
 LOWER LEVEL: 418.00
 FIRST FLOOR: 433.00
 SECOND FLOOR: 448.00
 THIRD FLOOR: 463.00
 FOURTH FLOOR: 478.00
 FIFTH FLOOR: 493.00
 SIXTH FLOOR: 508.00
 SEVENTH FLOOR: 523.00
 8TH FLOOR: 538.00

NOTE:
FOUNDATION OF WALLS
MAY NOT ENCRUCH INTO
PUE.

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

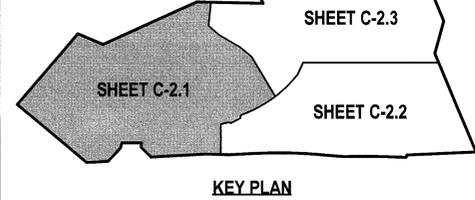
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APPLICATION NO. _____

SCHEMATIC DEVELOPMENT PLAN APPROVAL BY RESOLUTION _____ WITH _____ CONDITIONS.

DATE _____ BY _____

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE MAYOR & CITY COUNCIL



KEY PLAN

SOLTESZ

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

Engineering
 Planning
 Environmental Sciences

Rockville
 Lanham
 Wadsworth
 Leonardtown
 Frederick

NO.	DESCRIPTION	REVISIONS	BY	DATE
1	SCHEMATIC DEVELOPMENT PLAN SUBMISSION		AZ	FEB. 26, 2011

DATE: JANUARY 2013
 DESIGNED: JDC
 CAD STANDARDS VERSION: V9 - 2009
 TECHNICIAN: CDA
 CHECKED: AG

MISS UTILITY NOTE

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APPLICANT

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 C/O BOSTON PROPERTIES
 2200 PENNSYLVANIA AVENUE, NW
 SUITE 200W
 WASHINGTON, DC 20037
 202.555.8847
 JAKE STROMAN

MAP NO.	FSS42 & 343	ZONING CATEGORY	MOXD
NSCC 200' SHEET	221NW 10		XXXX
SITE DATUM	222NW 10		XXXX
HORIZONTAL	NAD 83		XXXX
VERTICAL	NAD 83		XXXX

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. 36960 EXPIRATION DATE: 08/26/2014

3/5/14



SCHEMATIC DEVELOPMENT PLAN -- LOT 4

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

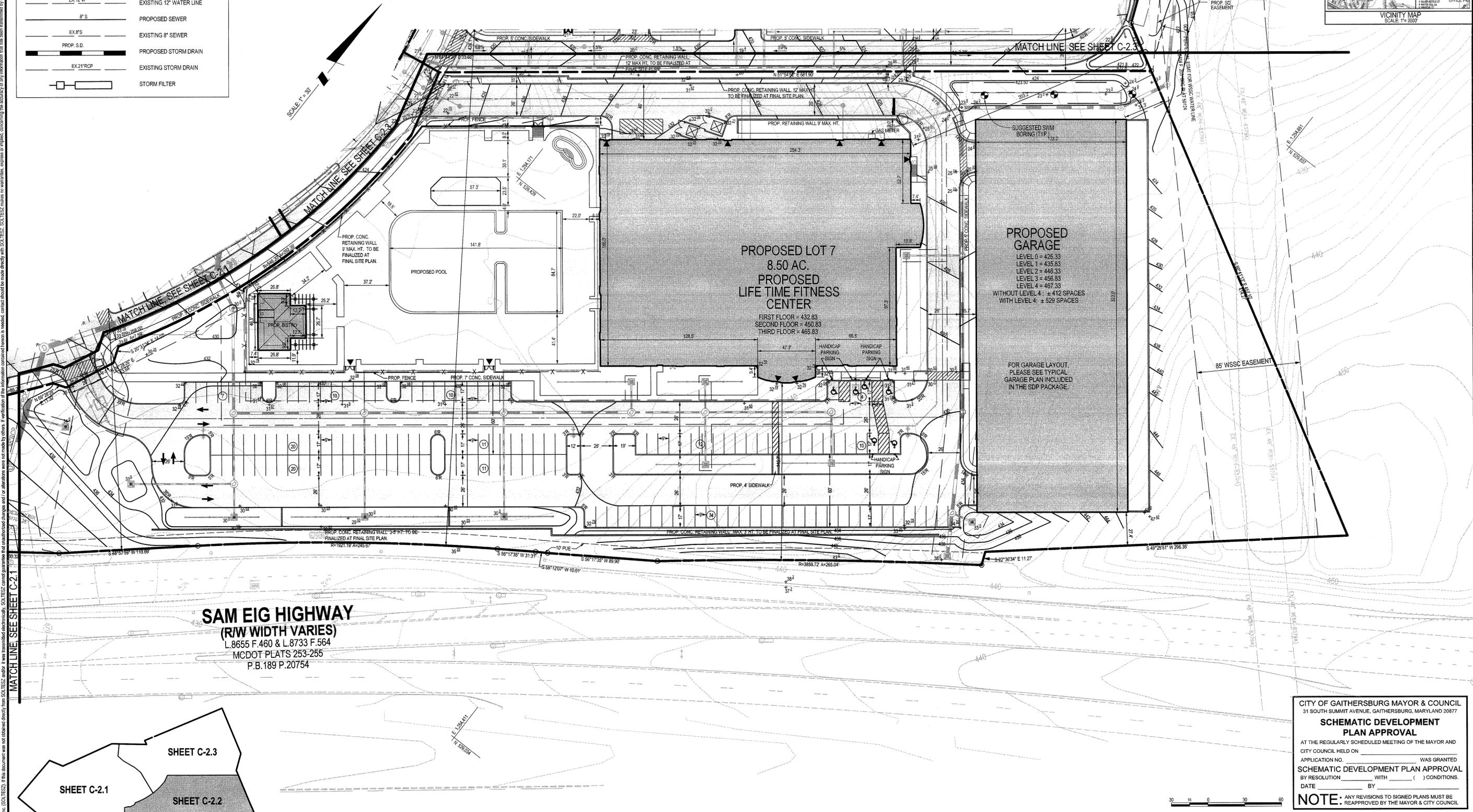
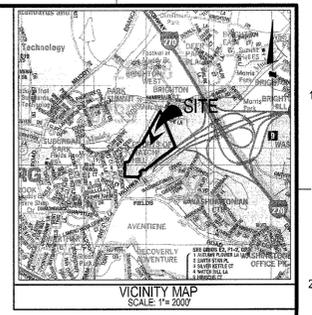
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 CITY OF GAITHERSBURG (9th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

PROJECT NO. 1184-00-01

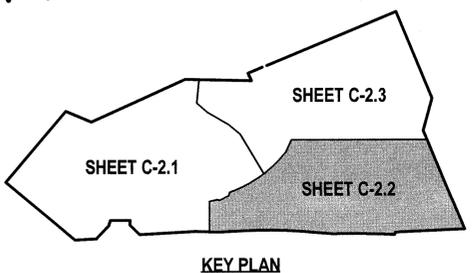
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LEGEND:

	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



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



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 _____ WAS GRANTED

SCHEMATIC DEVELOPMENT PLAN APPROVAL
 BY RESOLUTION _____ WITH _____ () CONDITIONS.
 DATE _____ BY _____

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SOLTESZ

Rockville
 Lanham
 Waldorf
 Leonardtown
 Frederick

ROCKVILLE OFFICE
 2 Research Place, Suite 100
 Rockville, MD 20850
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 www.solteszco.com

NO.	DATE	DESCRIPTION	BY	DATE
1.	JANUARY 2013	SCHEMATIC DEVELOPMENT PLAN FINAL SUBMISSION	AZ	FEB. 20. 2014
NO.	DATE	REVISIONS	BY	DATE
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	JAN 2013	TECHNICIAN: GDA		
		CHECKED: AQ		

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APPLICANT

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

TAX MAP	F5342 & 343	ZONING CATEGORY	MXD
WASC 200 SHEET	XXXX		
SITE DATUM	221NW 10 222NW 10		
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: 06/26/2014

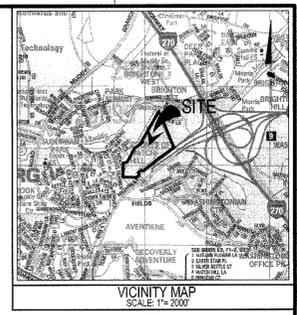
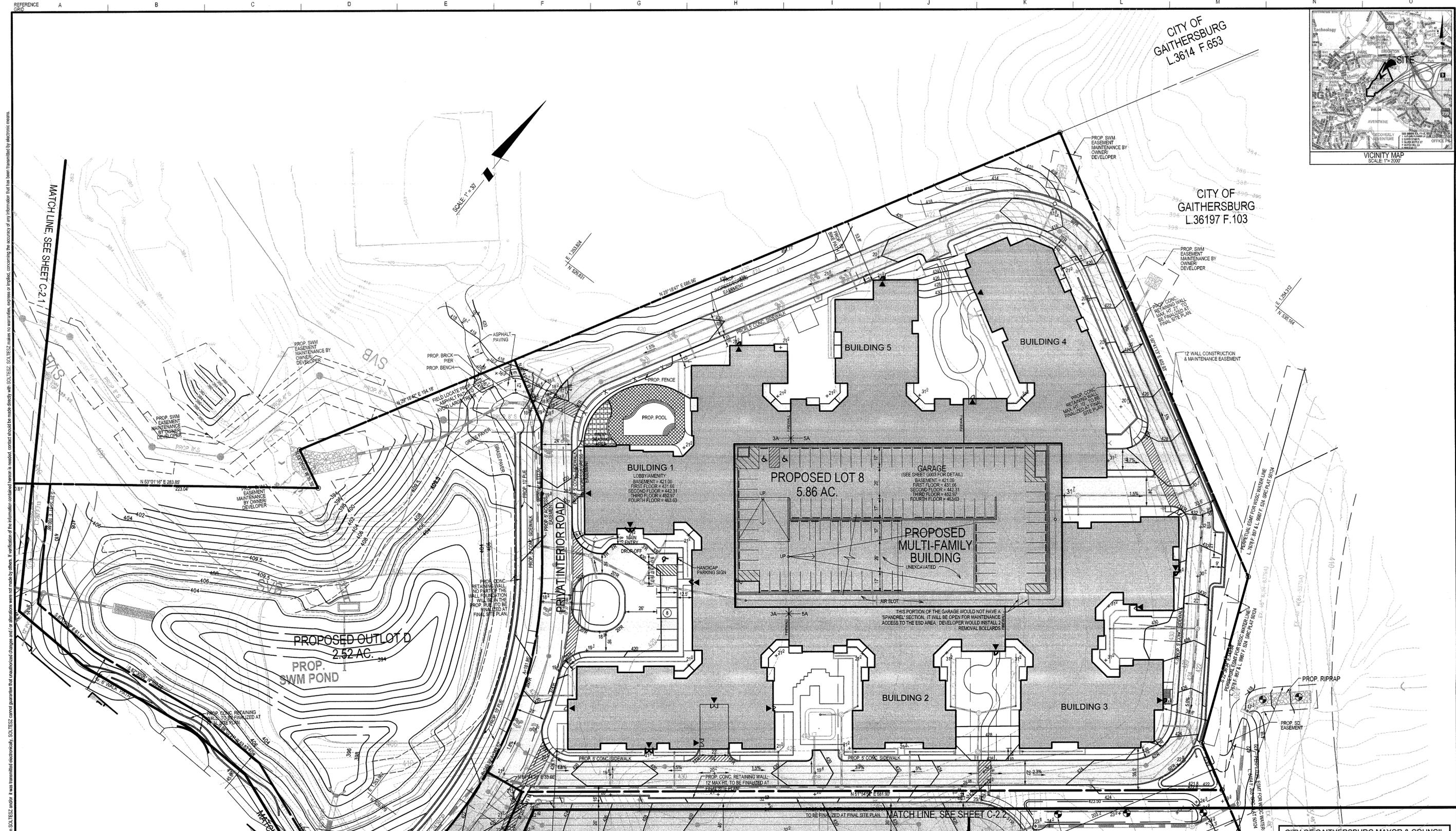


SCHEMATIC DEVELOPMENT PLAN -- LOT 7

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



MATCH LINE SEE SHEET C-2.1

SCALE 1" = 30'

CITY OF
GAITHERSBURG
L.3614 F.653

CITY OF
GAITHERSBURG
L.36197 F.103

PROPOSED OUTLOT D
2.52 AC.
PROP. SWM POND

BUILDING 1
LOBBY/AMENITY
BASEMENT = 421.00
FIRST FLOOR = 431.69
SECOND FLOOR = 442.31
THIRD FLOOR = 452.97
FOURTH FLOOR = 463.63

PROPOSED LOT 8
5.86 AC.

PROPOSED MULTI-FAMILY BUILDING
UNEXCAVATED

BUILDING 2

BUILDING 3

BUILDING 5

BUILDING 4

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 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, THE CONTRACTOR SHALL 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
202.555.0947
JAKE STROMAN

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TAX MAP FS342 & 343	ZONING CATEGORY MXD
WSSC 200 SHEET 221NW 10 222NW 10	XXXX
HORIZONTAL: NAD 83	XXXX
VERTICAL: NAD 83	



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 _____ WAS GRANTED APPLICATION NO. _____
SCHEMATIC DEVELOPMENT PLAN APPROVAL BY RESOLUTION _____ WITH _____ () CONDITIONS.
DATE _____ BY _____
NOTE - ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE MAYOR & CITY COUNCIL

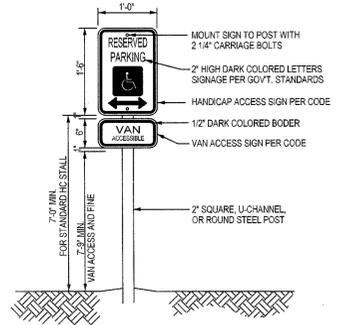
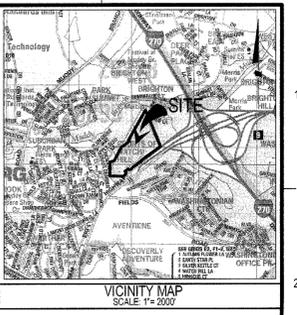
SOLTESZ
Rockville Office
2 Research Place, Suite 100
Rockville, MD 20850
P. 301.948.2750 F. 301.948.9067
www.solteszco.com

1	SCHEMATIC DEVELOPMENT PLAN FINAL SUBMISSION	AZ	FEB. 20.2014
DATE:	JANUARY 2013	CAD STANDARDS VERSION:	V8 - 2009
DESIGNED:	JDC	TECHNICAL:	CEA
CHECKED:	AQ		

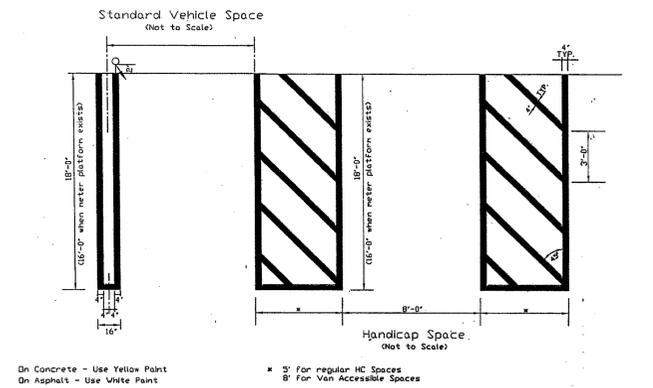
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PROJECT NO. 1184-00-01

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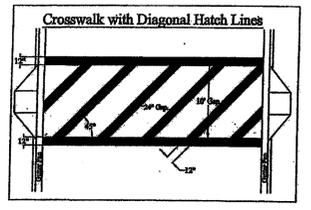


1 HANDICAP PARKING SIGN MOUNTING DETAIL
NOT TO SCALE



On Concrete - Use Yellow Paint
On Asphalt - Use White Paint

HANDICAP SPACE STRIPING DETAIL



CROSSWALK DETAIL

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

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P. 301.948.2750 F. 301.948.9067

Rockville
Lanham
Waldorf
Leonardtown
Frederick

Engineering
Planning
Environmental Sciences

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NO.	DESCRIPTION	REVISIONS	BY	DATE
1	SCHEMATIC DEVELOPMENT PLAN FINAL SUBMISSION	AZ	FEB. 26, 2014	
DATE:	JANUARY 2013	CAD STANDARDS VERSION:	V9 - 2009	
DESIGNED:	JDC	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 CROSSINGS BY VISUAL TEST PRIOR TO ANY EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-251-7777 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 THE PLAN.

APPLICANT

WASHINGTONIAN NORTH ASSOCIATES, LLC
C/O BOSTON PROPERTIES
2200 PENNSYLVANIA AVENUE, NW
SUITE 200W
WASHINGTON, DC 20007
302.555.9847
JAKE STROMAN

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TAX MAP	FS342 & 343	ZONING CATEGORY:	MDX
WISCO 20P SHEET	221NW 10		XXXX
SITE DATUM	HORIZONTAL: NAD83		XXXX
	VERTICAL: NAD83		

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. 38560 EXPIRATION DATE: 06/26/2014

SCHEMATIC DEVELOPMENT PLAN NOTES & DETAILS

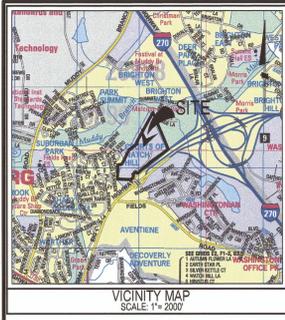
WASHINGTONIAN NORTH
LOTS 4, 7, 8, & OUTLOT C, D
WASHINGTONIAN CENTER

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

AS SHOWN

C-2.4

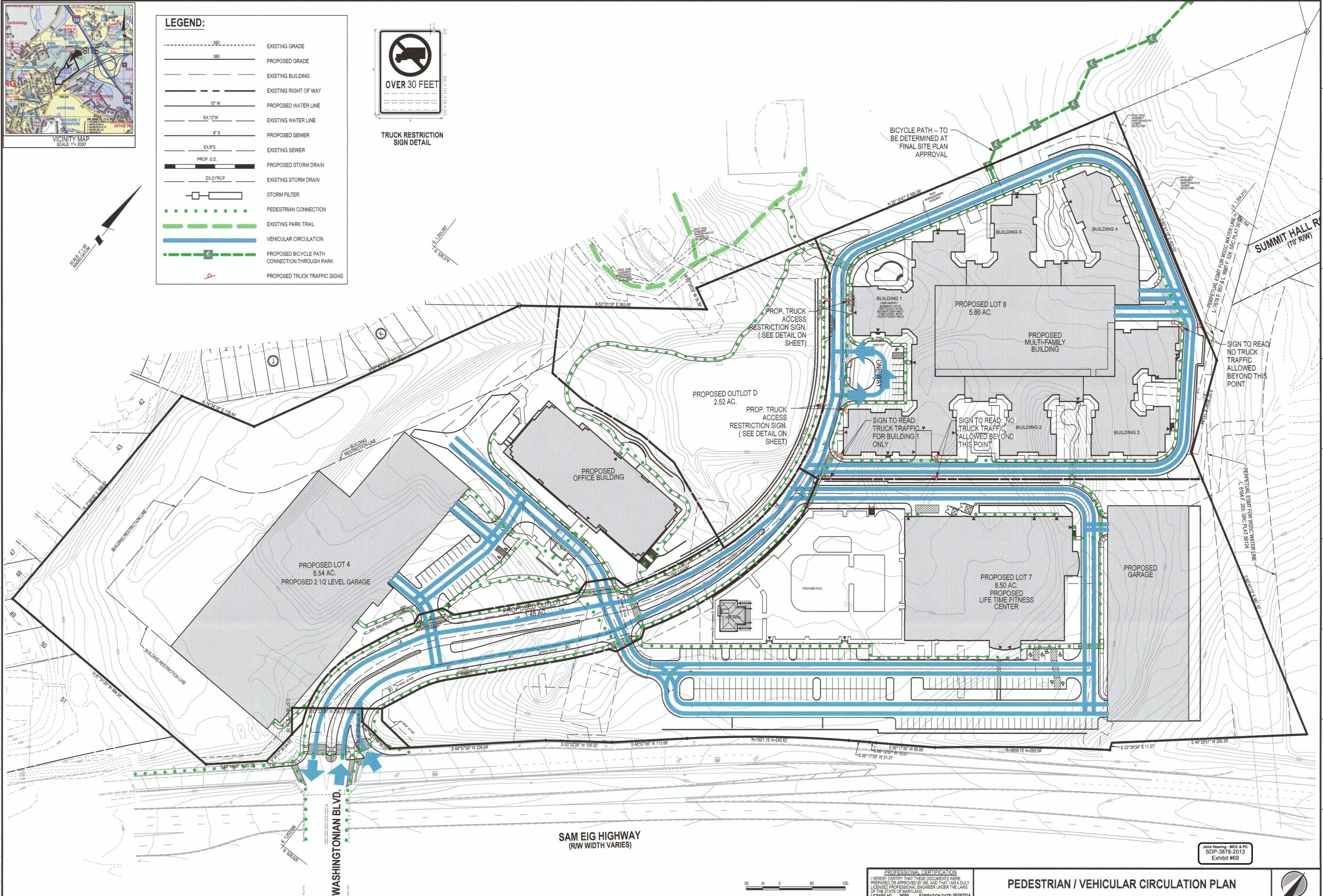


LEGEND:

--- 382 ---	EXISTING GRADE
--- 380 ---	PROPOSED GRADE
---	EXISTING BUILDING
---	EXISTING RIGHT OF WAY
---	PROPOSED WATER LINE
EX 12" W	EXISTING WATER LINE
8" S	PROPOSED SEWER
EX 8" S	EXISTING SEWER
PROF. S.D.	PROPOSED STORM DRAIN
EX 21" RCP	EXISTING STORM DRAIN
[Symbol]	STORM FILTER
[Symbol]	PEDESTRIAN CONNECTION
[Symbol]	EXISTING PARK TRAIL
[Symbol]	VEHICULAR CIRCULATION
[Symbol]	PROPOSED BICYCLE PATH CONNECTION THROUGH PARK
[Symbol]	PROPOSED TRUCK TRAFFIC SIGNS



TRUCK RESTRICTION SIGN DETAIL



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NO.	DESCRIPTION	DATE	BY	CHECKED
1	SCHEMATIC DEVELOPMENT PLAN FINAL SUBMISSION	JANUARY 2013	JDC	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 ORIGINIS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-551-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR THESE 10 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

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TAX MAP F3342 & 343	ZONING CATEGORY: MDD
NSDC 200' SHEET 2211W 10	XXXX
2200W 10	XXXX
SITE DATUM	XXXX
HORIZONTAL: NAD 83	
VERTICAL: NAD 83	

PROFESSIONAL CERTIFICATION

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LICENSE NO. 36669 EXPIRATION DATE: 06/26/2014



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

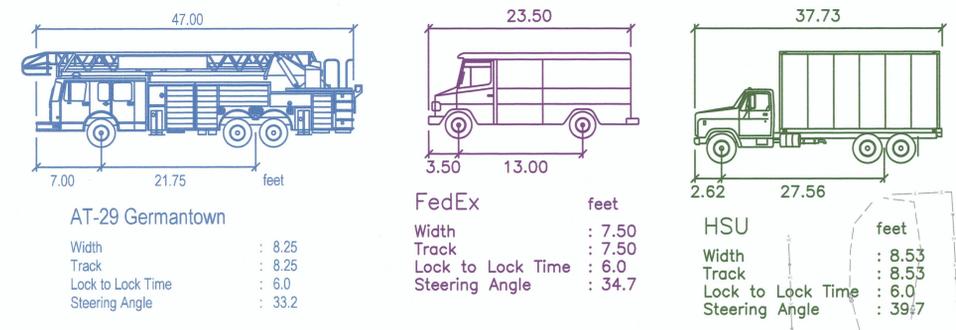
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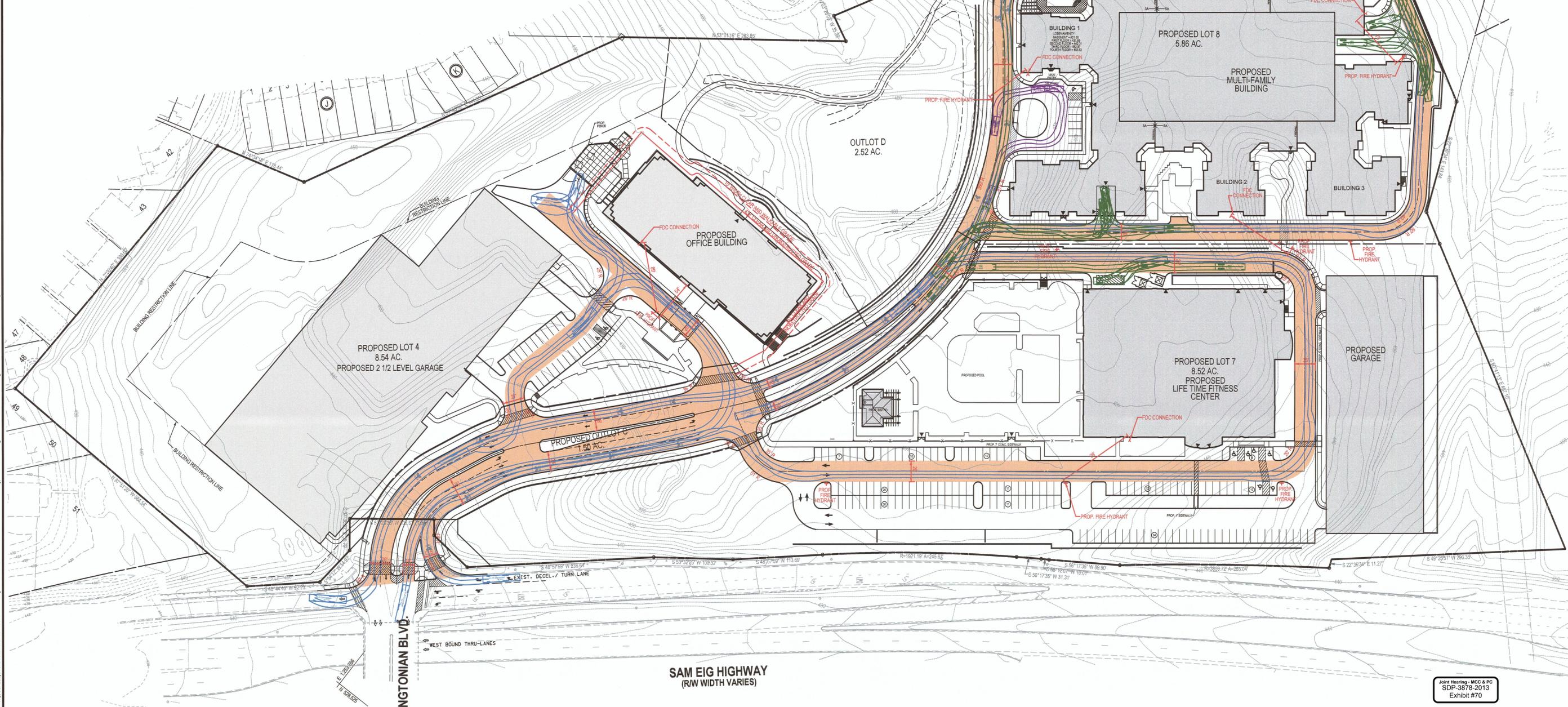


LEGEND:

---	EXISTING GRADE
---	PROPOSED GRADE
---	EXISTING BUILDING
---	EXISTING RIGHT OF WAY
---	PROPOSED WATER LINE
---	EXISTING WATER LINE
---	PROPOSED SEWER
---	EXISTING SEWER
---	PROPOSED STORM DRAIN
---	EXISTING STORM DRAIN
---	FIRE ACCESS PATH



VICINITY MAP
SCALE: 1" = 200'



WASHINGTONIAN BLVD
SAM EIJ HIGHWAY (R/W WIDTH VARIES)

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NO.	DESCRIPTION	DATE	BY	DATE
1	SCHEMATIC DEVELOPMENT PLANNING SUBMISSION	JANUARY 2013	JDC	

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

MAP	FS342 & 343	DATE	01/14/2013
DATE	01/14/2013	SCALE	AS SHOWN
DATE	01/14/2013	SCALE	AS SHOWN

PROFESSIONAL CERTIFICATION
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LICENSE NO. 36099 EXPIRATION DATE: 06/26/2014

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

PROJECT NO. 1184-00-01

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