



July 19, 2012

Planning and Code Administration
City of Gaithersburg
31 South Summit Avenue
Gaithersburg, MD 20877

Attn: Ms. Lauren Pruss, Planning Director

Re: Watkins Mill Town Center
Amendment to SDP-05-002: Live-Work Units

Dear Ms. Pruss,

We are submitting an application for an Amendment to Schematic Development Plan for Watkins Mill Town Center (SDP-05-002) for review and approval. The Schematic Development Plan (SDP-05-002) was approved on August 1, 2005 and the Final Site Plan (SP-05-0013) was approved on May 17, 2006. This plan is being submitted to convert 20 "live-work" loft townhome units with ground floor retail to 20 townhouse units. The 10,000 square feet of commercial space from the live-work units will be reallocated to the hotel along Watkins Mill Road. The plan, if approved, will be in the public interest.

Enclosed:

- Amendment to Schematic Development Plan Application
- \$10,000 Application Fee
- Statement of Justification
- LEED Checklist
- 5 folded copies of the Amended SDP - Site Plan
- 5 folded copies of the Amended SDP - Landscape Plan
- 5 folded copies of the Amended SDP - Parking Distribution
- 5 folded copies of the Amended SDP - Building Elevations

Please feel free to contact me at 301-299-2099 if you have any questions, comments or concerns.

Sincerely,

Peter Henry
BP Realty Investments, LLC

cc: Brad Kline, BP Realty, LLC
Luis González, BP Realty, LLC



SDP-05-002 ASDP-0641-2012
7/19/12

PLANNING AND CODE ADMINISTRATION

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

AMENDMENT TO FINAL SITE OR SCHEMATIC DEVELOPMENT PLAN APPLICATION

SUBJECT PROPERTY

Street Address Uptown Street Previous Project Number SDP-05-002

APPLICANT/BILLING CONTACT

Business Name BP REALTY INVESTMENTS, LLC

Primary Contact Luis González / Peter Henry

Street Address 10,000 FALLS ROAD Suite No. 100

City POTOMAC State Maryland Zip Code 20854

Telephone Numbers: Work (301) 299-2099 Cell _____ E-mail Address luis.gonzalez@studiolfg.com
peterh@henryinvestments.com

OWNER

Business Name SAME AS APPLICANT

Primary Contact _____

Street Address _____ Suite No. _____

City _____ State _____ Zip Code _____

Telephone Numbers: Work _____ Cell _____ E-mail Address _____

DEVELOPER

Business Name SAME AS APPLICANT

Primary Contact _____

Street Address _____

City _____ State _____

Telephone Numbers: Work _____ Cell _____ E-mail Address _____

ATTORNEY

Business Name _____

Primary Contact _____

Street Address _____

City _____ State _____

Telephone Numbers: Work _____ Cell _____ E-mail Address _____

ARCHITECT

Business Name _____ MD Registration No. _____

Primary Contact _____

Street Address _____ Suite No. _____

City _____ State _____

Telephone Numbers: Work _____ Cell _____ E-mail Address _____

Planning Commission
ASDP-0641-2012
2

ENGINEER

Business Name RODGERS CONSULTING, INC MD Registration No. _____
Primary Contact GARY UNTERBERG
Street Address 19847 CENTURY BLVD Suite No. 200
City GERMANTOWN State Maryland Zip Code 20874
Telephone Numbers: Work (301) 948-4700 Cell _____ E-mail Address GUNTERBERG

PLAN TYPE (check one only) Planning Commission Planning Commission Consent

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

PROPOSED UNIT TYPE Residential Single Family Residential Multi-Family Retail/Commercial Mixed Use
 Restaurant Office/Professional Other Use

PARKING Number of Spaces Required _____ Parking Waiver Needed Height Waiver Needed

SITE PLAN NUMBER TO AMEND _____

USE (Amendment to Schematic Development Plan only)

Change in Use No Change in Use Change Other than to Use

PROJECT DESCRIPTION

Convert 20 "live-work" loft townhome units with ground floor retail to 20 townhouse units. The 10,000 square feet of commercial space from the live-work units will be reallocated to the hotel along Watkins Mill Road.

SITE DETAILS

Site Area Square Feet 5,453,712 ± Number of Dwelling Units/Lot --
Site Area Acres 125.5 ± Number of Dwelling Units/Acre _____
Green Area 2,182,356 SF± Parking Spaces Provided see attached
Green Area % 40% Height of Tallest Building (ft.) P/ZONE
Height of Tallest Building (stories) P/ZONE

SQUARE FOOTAGE - NON-RESIDENTIAL

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

UNIT COUNTS - RESIDENTIAL

Single Family Detached Units 94 Apartment Units _____
Townhouse Units 237 Condominium Units 593
Duplex Units 142 Other (please specify) _____

Total Number Residential Units 1066

See Next Page for Submittal Requirements

SUBMISSION REQUIREMENTS - MXD Zone or CD Zone Schematic Development with Change in Use

- Statement of Proposed Change
- Concept Stormwater Management Plan, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF
- Approved NRI and FSD Plans, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF
- Traffic Impact Study
- Proof of APFO Compliance
- Green Building Checklist
- Preliminary Forest Conservation Plan, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF
- Site, Architectural and Detail Plans, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF
- Statement of Master Plan Compliance
- Modified Staging or Phasing Plan, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF (*optional*)
- Modified Covenant or Other Agreement (*optional*)
- Preliminary Affordable Housing Plan (*optional*)
- Preliminary Stormwater Management Plans, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF (*optional*)
- Final Traffic Impact Study (*optional*)

SUBMISSION REQUIREMENTS - CD Zone - Concept Plan Change in Use

- Statement of Proposed Change
- Preliminary Forest Conservation Plan, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF
- Site, Architectural and Detail Plans, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF
- Concept Stormwater Management Plan, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF (*optional*)
- Approved NRI and FSD Plans, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF (*optional*)
- Traffic Impact Study (*optional*)
- Proof of APFO Compliance (*optional*)
- Green Building Checklist (*optional*)

SUBMISSION REQUIREMENTS - CD Zone - Concept Plan Change Other Than to Use

- Statement of Proposed Change
- Site, Architectural and Detail Plans, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF
- Concept Stormwater Management Plan, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF (*optional*)
- Approved NRI and FSD Plans, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF (*optional*)
- Traffic Impact Study (*optional*)
- Proof of APFO Compliance (*optional*)
- Green Building Checklist (*optional*)

SUBMISSION REQUIREMENTS - CD Zone - Schematic Development Plan Change Other Than to Use

- Statement of Proposed Change
- Site, Architectural and Detail Plans, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF
- Statement of Master Plan Compliance
- Preliminary Affordable Housing Plan (*optional*)
- Preliminary Stormwater Management Plans, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF (*optional*)
- Final Traffic Impact Study (*optional*)
- Modified Staging or Phasing Plan, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF (*optional*)
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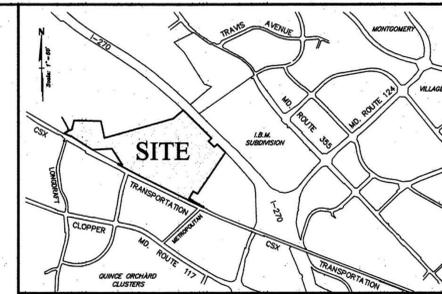
City of Gaithersburg
Planning and Code Administration
plancode@gaitthersburgmd.gov

Receipt #: TRC-00946-20-07-2012

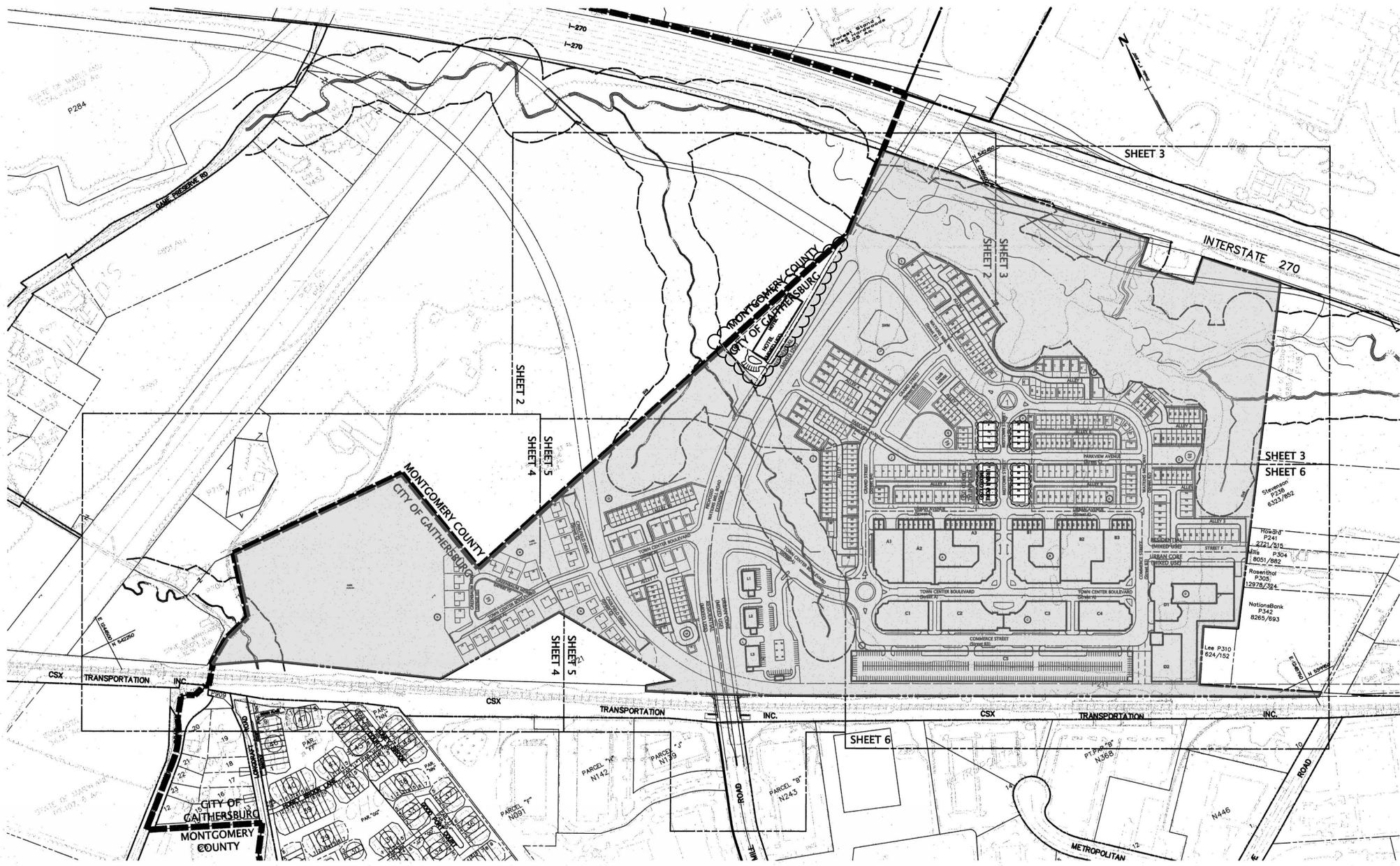
Fee Name	Paid Amount
<hr/>	
Reference #: ASDP-0641-2012	
Application Fee - Amendment to Schematic Dev. F	\$10,000.00
<hr/>	
Sub Total	\$10,000.00
<hr/>	
TOTAL OWED	\$10,000.00
TOTAL PAID	\$10,000.00
<hr/>	
Payments	
Check	\$10,000.00
Check #	11223

31 S Summit Ave • Gaithersburg, MD 20877
301-258-6310 • www.gaithersburgmd.gov

CASEY PROPERTY WEST METROPOLITAN GROVE AMENDED SCHEMATIC DEVELOPMENT PLAN



VICINITY MAP
1" = 2000'



SDP Sheet Index

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- General Notes:**
- The boundary survey for the property was prepared by Rodgers Consulting, Inc.
 - Topography was prepared aerial by Photographic Data Services.
 - Existing contour interval = 2'.
 - This site is zoned MXD.
 - Water and Sewer class: 1, public water and sewer
 - All site development to meet ADA requirements.
 - Minimum setbacks: (to be finalized at site plan)
front: 5'
side: 3'
rear: varies - 18' min. driveway to be provided on most units to count as a parking space.
 - Maximum building height:
residential = 4 stories
urban core (mixed use) = 12 stories (does not include parking structure)
 - Designation of unit and total number of units subject to final site plan approval.
 - All pedestrian walks, conservation easements and buffers to be maintained by H.O.A.
 - All streets are public except for the portion of Street A that is west of Street B4 and the portion of Street D that is south of Street E. Alleys are owned and maintained by the H.O.A.
 - Building footprints as shown on this plan are preliminary to final site plan approval.
 - The 50' scale Schematic Development Plan supersedes all 100' & 200' scale plans. SDP will continue to be refined at site plan.
 - Limits of clearing and grading and landscaped open spaces as represented herein are preliminary and subject to modification at final site plan.
 - Site area:
total site 125.2 ac.
lots 41.4 ac.
open space 50.1 ac.
right of way 30.7 ac.
H.O.A. alley 3.0 ac.
 - Development summary: (Lot sizes & dimensions vary; typical lot dimensions noted)
Residential (mixed use)
-180 townhouses w/integral garage
typical lot: 20' x 63' (1,260 s.f.), 25' and units (1,575 s.f.)
-142 stacked townhouses (2 over 2 units)
typical unit: 24' x 50' (1,200 s.f.) and 30' x 20' (1,500 s.f.)
-11 cottage units w/garage
typical lot: 35' x 35' (1,225 s.f.)
-16 small single family lots
typical lot: 35' x 63' (2,205 s.f.)
-31 30' wide single family lots
typical lot: 30' x 80' (2,400 s.f.)
-14 50' wide single family lots
typical lot: varies from 50' x 80' (4,000 s.f.) to 50' x 100' (5,000 s.f.)
-22 70' wide single family lots - front garage
typical lot: 70' x 100' (7,000 s.f.)
-593 Condominium units, 2 b/h/it (110,585 s.f.)
Urban Core (mixed use)
-57 urban core townhouses
typical unit: 20' x 40' (800 s.f.)
-20 24' townhouses with integral garage
typical unit: approx. 28' x 50' (1,400 s.f.)
-250,939 s.f. mixed use (retail, restaurant, cinema)
-936,650 s.f. office
-394 hotel rooms
17. The maximum FAR for the urban core is 0.75.
18. 40% of the residential area and 25% of the urban core area to be provided for green space.
 - Phasing Summary:
Site To Be Cleared & Graded In One Phase.
Phase 1: Watkins Mill Road extended
475 attached and detached residential units
252 condominium units
96,639 s.f. mixed use (retail/restaurant/commercial/cinema)
392,459 s.f. office
210 room hotel & related 38,000 s.f. meeting room & dining facilities, 65 penthouse condos
Phase 2: Watkins Mill Interchange
14,400 s.f. mixed use (bank/service)
80,600 s.f. mixed use (retail/restaurant)
360,000 s.f. office
184 room hotel & associated use (10,000 of retail)
Phase 3: CCT
276 condominium units
20,200 s.f. mixed use (retail/restaurant/service)
83,200 s.f. office
Phasing schedule for internal road construction and off-site traffic improvements to be determined at Site Plan.
 - Major community amenities include club house, swimming pool, tennis court, and basketball court must be completed prior to the issuance of the building permits for the 150th unit. Additional parks, lot lots, and paths shown on the plan must be completed as nearby housing units are completed.
 - The approximately 14 acres of park lands indicated on western portion of the plan must be dedicated to the City of Gaithersburg on or before the issuance of first building permit.
 - Developer shall be required to participate to up to 50 percent of the cost of (1) upgrading the existing at grade crossing at Metropolitan Grove Road and CSX tracks, or (2) relocating the crossing as shown south of the parking deck that parallels the CSX tracks if the City determines such relocation is desirable and CSX approves relocation. Developer participation in either scenario would be capped at \$250,000.
 - Developer, working with the City, the town architect, and a developer retain LEED certified professional shall be incorporated architecturally acceptable and commercial reasonable LEED elements into the core systems of the office and condominium towers within the urban core.
 - The Natural resources/wildlife management plan shall be implemented prior to grading or clearing of site.
 - Applicant to provide an Art in Public Places (AIPP) plan to be approved by City staff and AIPP committee.
 - Emergency access road providing linkage from development to the existing Metropolitan Grove Road to be delineated at Site Plan and constructed prior to the issuance of the building permit for the 150th dwelling unit. Emergency access road will be blocked by bollards once completed and only removed at the direction of the City Manager or Public Safety Officers.
 - Applicant to provide for all residential housing to front on a minimum 5' sidewalk. Sidewalks must have access to a public street and pedestrian/recreational path system.
 - Applicant to provide a signage package per section 24-160.D.2.(g) of the Zoning Ordinance that follows a thematic approach.

LEGEND



CITY OF GAITHERSBURG MAYOR & COUNCIL
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

AMENDMENT TO SCHEMATIC DEVELOPMENT PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND CITY COUNCIL HELD ON

APPLICATION NO. ASDP-0641-2012 WAS GRANTED

AMENDED SCHEMATIC DEVELOPMENT PLAN

BY RESOLUTION _____ WITH _____ CONDITIONS.

DATE _____ BY _____

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

Planning Commission
ASDP-0641-2012
4

ASDP-0641-2012

REVISION	DATE	REVISION	DATE	REVISION	DATE

Owner/Developer:
BP Realty Investments, LLC

10000 Falls Road, Suite 100
Potomac, Maryland 20854
Ph.: (301) 299-2099
Fax: (301) 299-2033
Contact: Mr. Peter J. Henry

COVER SHEET

RODGERS CONSULTING
Enhancing the value of land assets
www.rogers.com

Rodgers Consulting, Inc.
19847 Century Blvd., Suite 200
Germantown, MD 20874
301.948.4700
301.948.6256 (fax)
301.253.6609

BY	DATE
BASE DATA	
DESIGNED	
DRAWN	
REVIEWED	
RODGERS CONTACT:	
RELEASE FOR	
BY _____	DATE _____

**CASEY PROPERTY WEST
METROPOLITAN GROVE**

City of Gaithersburg
9th election district
Montgomery County, Maryland

SCALE: 1" = 200'

JOB No. 776A

DATE: APR., 2005

SHEET No. 1 of 36

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PRELIMINARY NOT FOR CONSTRUCTION

LEGEND

- EXISTING TOPOGRAPHY
- WETLANDS
- WETLANDS BUFFER
- 100 YEAR FLOODPLAIN
- FLOODPLAIN RESERVATION
- STREAM VALLEY BUFFER
- PROPOSED PAVEMENT BY OWNER
- PROPOSED PAVEMENT BY OTHERS
- PROPOSED SIDEWALK
- RETAINING WALL
- LIMITS OF DISTURBANCE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED STORM DRAIN
- URBAN CORE LIMITS
- MATCH LINE
- # OF PARKING SPACES
- BLOCK LABEL
- ENTRANCE SIGN
- ENTRANCE MONUMENT/SIGN
- ART IN PUBLIC PLACES

CITY OF GAITHERSBURG MAYOR & COUNCIL
 31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

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BY RESOLUTION WITH CONDITIONS.

DATE BY

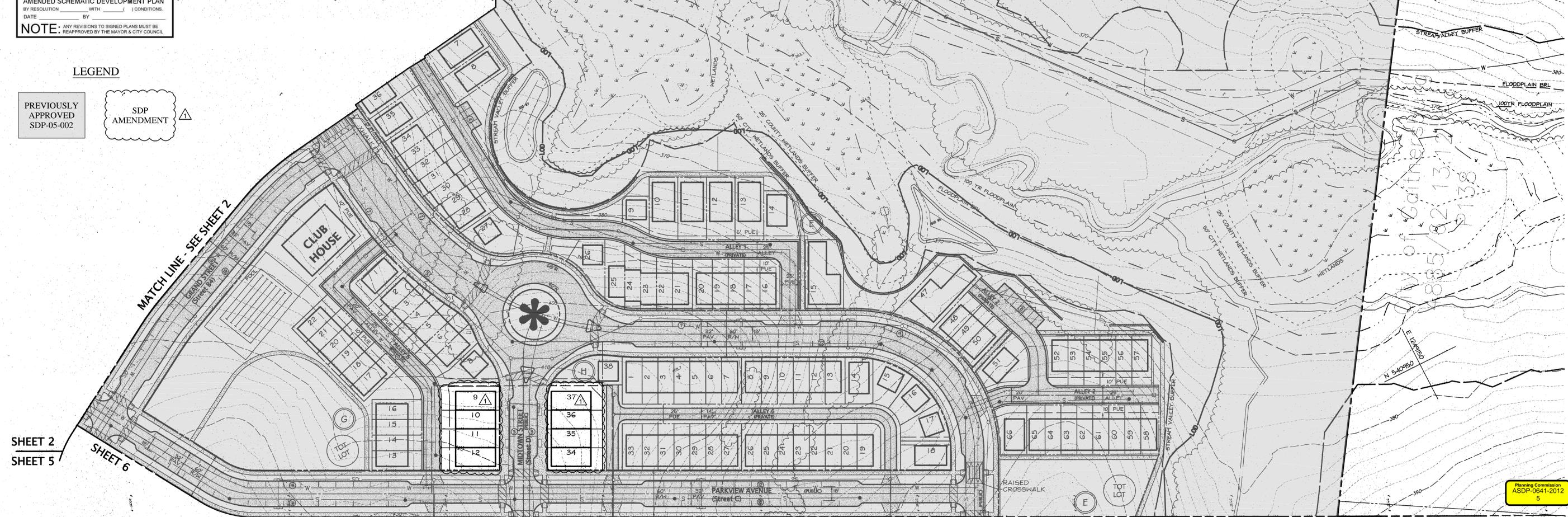
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE MAYOR & CITY COUNCIL.

LEGEND

- PREVIOUSLY APPROVED SDP-05-002
- SDP AMENDMENT

MATCH LINE - SEE SHEET 2

MATCH LINE - SEE SHEET 6



SHEET 2
SHEET 5

MATCH LINE - SEE SHEET 2

ASDP-0641-2012

REVISION	DATE	REVISION	DATE	REVISION	DATE

Owner/Developer:
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 Potomac, Maryland 20854
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**AMENDED
 SCHEMATIC DEVELOPMENT PLAN**

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BASE DATA	BY	DATE
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RODGERS CONTACT:		
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BY		DATE

**CASEY PROPERTY WEST
 METROPOLITAN GROVE**

City of Gaithersburg
 9th election district
 Montgomery County, Maryland

Planning Commission
 ASDP-0641-2012
 5

SCALE: 1" = 50'

JOB No. 776A

DATE: APR., 2005

SHEET No. 3 of 36

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PRELIMINARY NOT FOR CONSTRUCTION

CASEY PROPERTY WEST SDP

SHEET 2
SHEET 5

LEGEND

PREVIOUSLY APPROVED SDP-05-002

SDP AMENDMENT

CITY OF GAITHERSBURG MAYOR & COUNCIL
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

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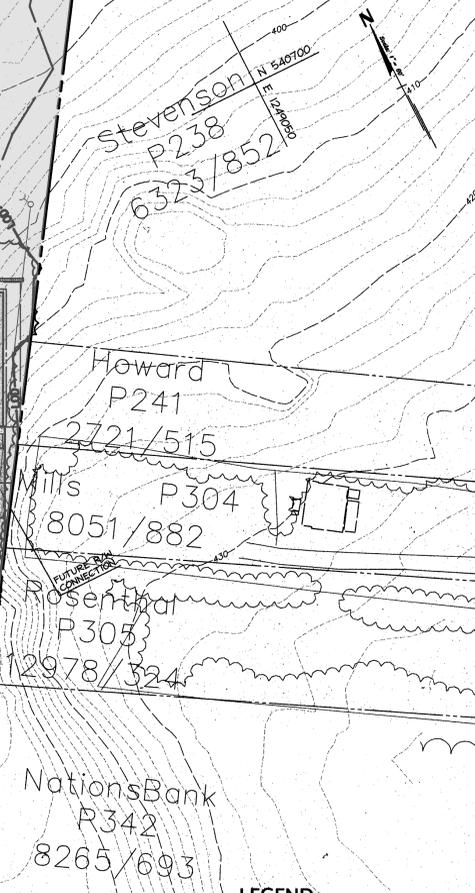
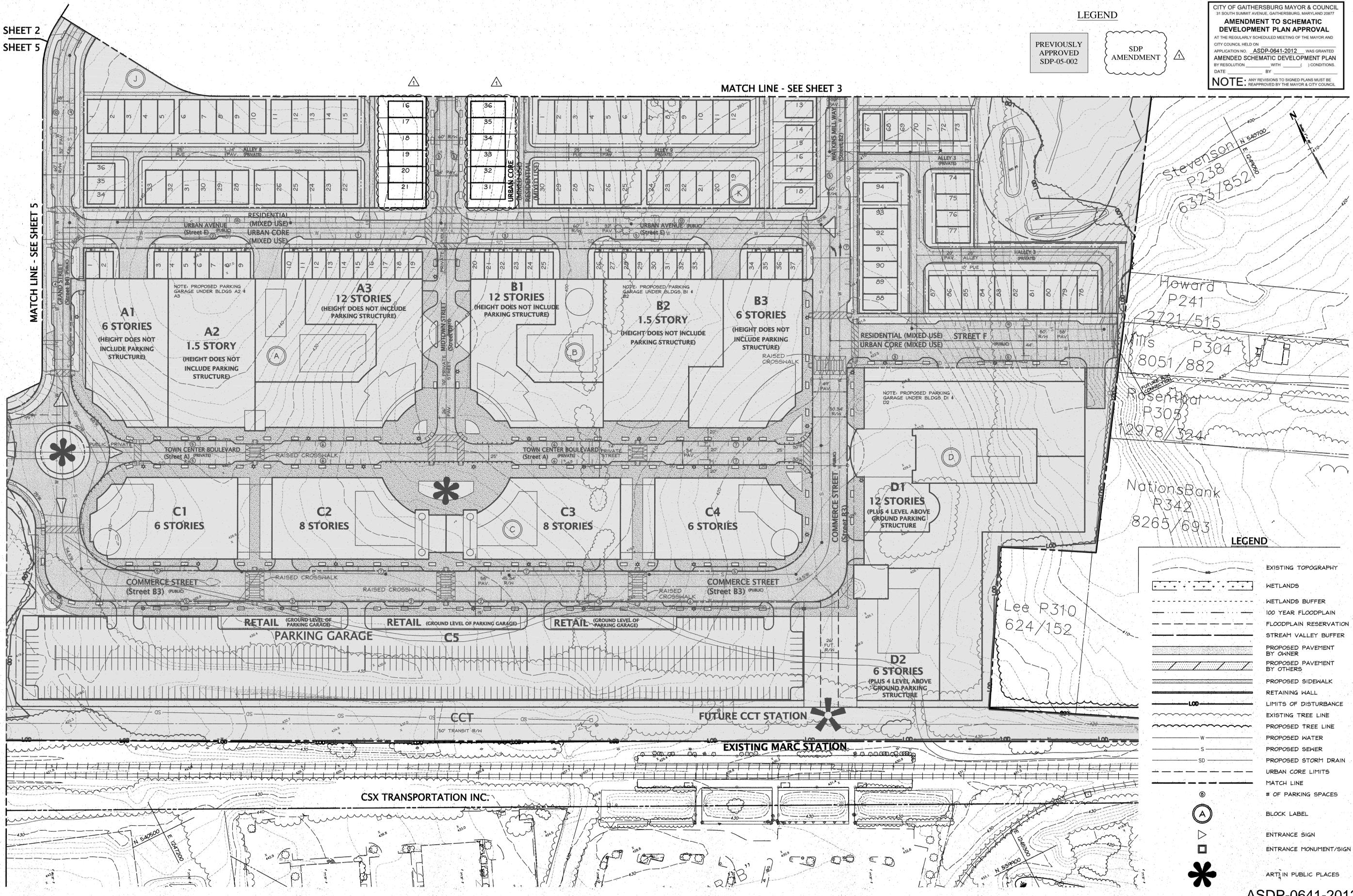
AMENDED SCHEMATIC DEVELOPMENT PLAN BY RESOLUTION WITH () CONDITIONS.

DATE BY

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

MATCH LINE - SEE SHEET 3

MATCH LINE - SEE SHEET 5



LEGEND

- EXISTING TOPOGRAPHY
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- ART IN PUBLIC PLACES

ASDP-0641-2012

REVISION	DATE	REVISION	DATE	REVISION	DATE
ADDED FUTURE R/W CONNECTION NOTE PER CITY'S REQUEST	8/25/05				

Owner/Developer:
BP Realty Investments, LLC

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Enhancing the value of land assets

BASE DATA	BY	DATE
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT:
RELEASE FOR _____
BY _____ DATE _____

CASEY PROPERTY WEST METROPOLITAN GROVE

City of Gaithersburg
9th election district
Montgomery County, Maryland

SCALE: 1" = 50'
JOB No. 776A
DATE: APR., 2005
SHEET No. 6 of 38

Planning Commission
ASDP-0641-2012
6

N:\MD-Montgomery City of Gaithersburg\Parklands\DWG\West\SDP\Revisions\2012-04-01-SDP-Layout3 Jun 05, 2012, 12:43pm

PRELIMINARY NOT FOR CONSTRUCTION

LEGEND

-  PROPOSED TREE
-  PROPOSED STREET LIGHT
-  PROPOSED STREET LIGHT
-  EXISTING TREE LINE
-  PROPOSED TREE LINE
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-  ENTRANCE MONUMENT/SIGN
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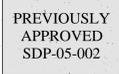
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LEGEND

-  PREVIOUSLY APPROVED SDP-05-002
-  SDP AMENDMENT

SHEET 9
 SHEET 12
 SHEET 13

MATCH LINE - SEE SHEET 9

MATCH LINE - SEE SHEET 13

ASDP-0641-2012

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Owner/Developer:
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10000 Falls Road, Suite 100
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 Ph.: (301) 299-2099
 Fax: (301) 299-2033
 Contact: Mr. Peter J. Henry

AMENDED LANDSCAPE AND LIGHTING PLAN

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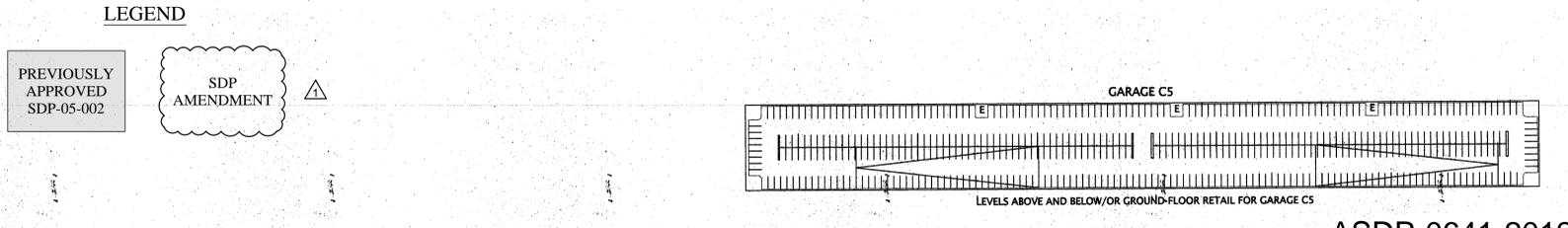
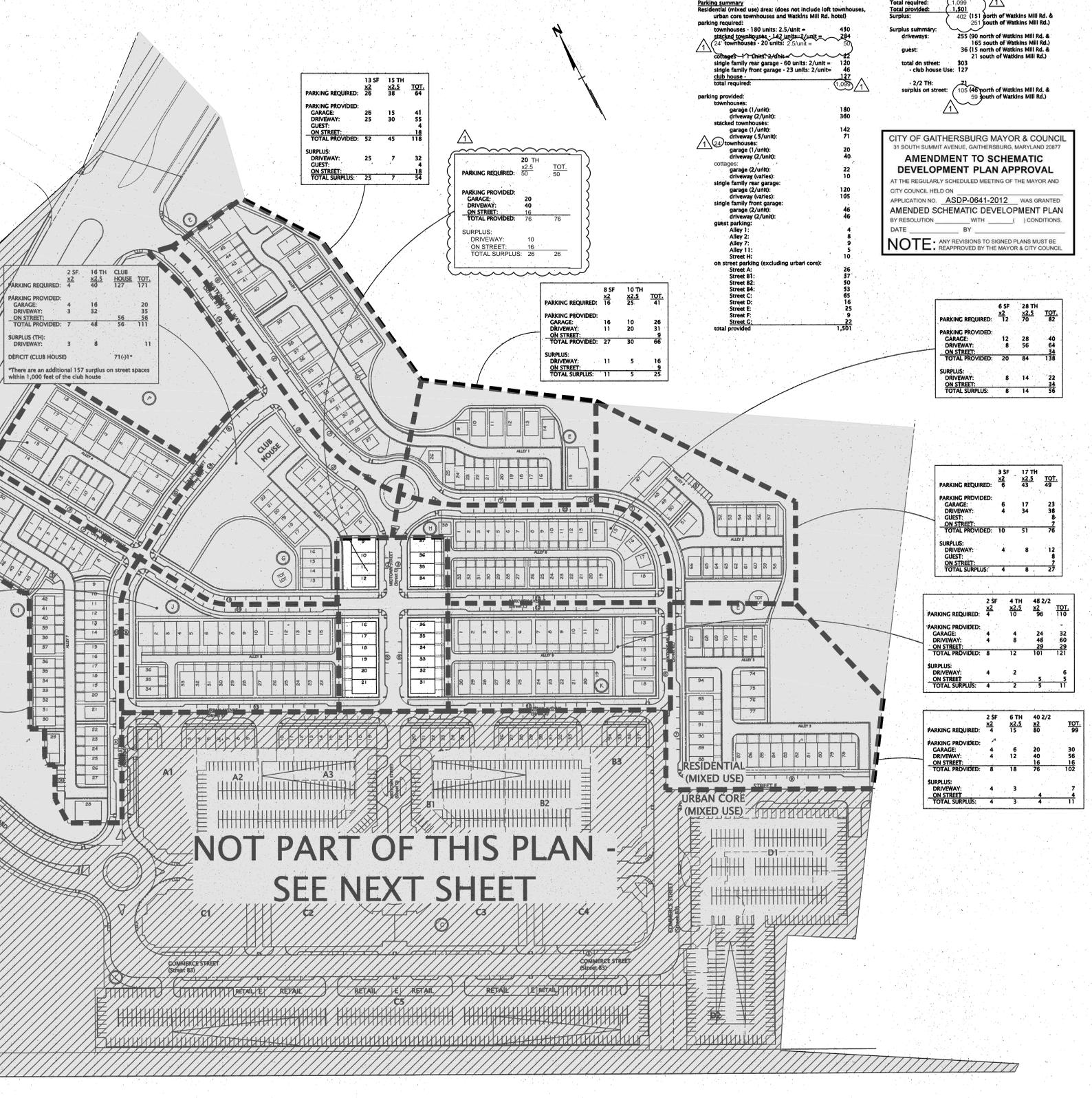
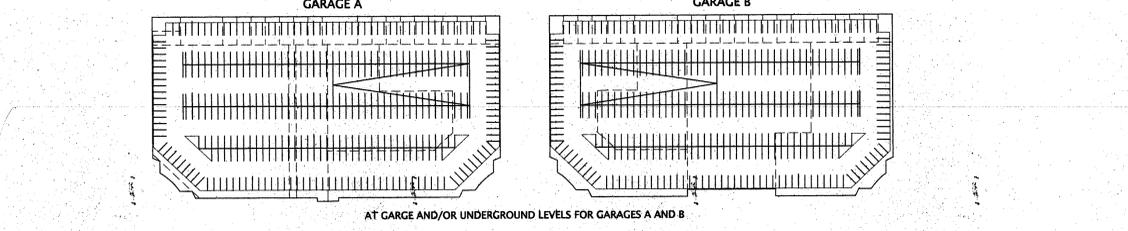
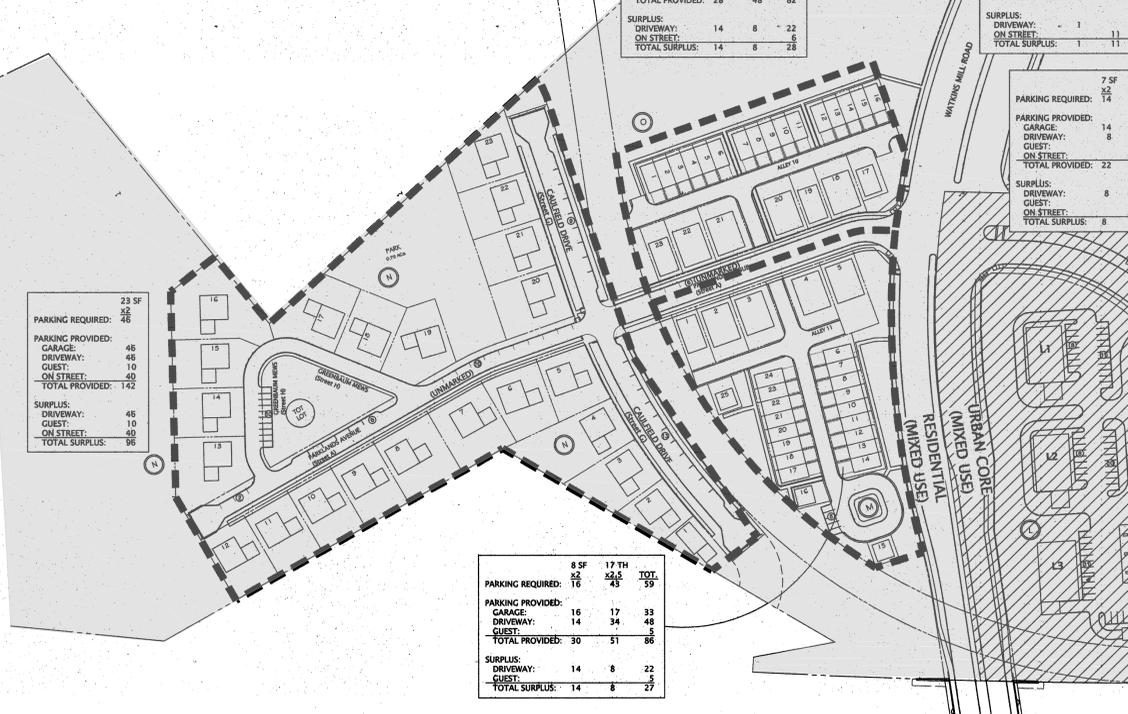
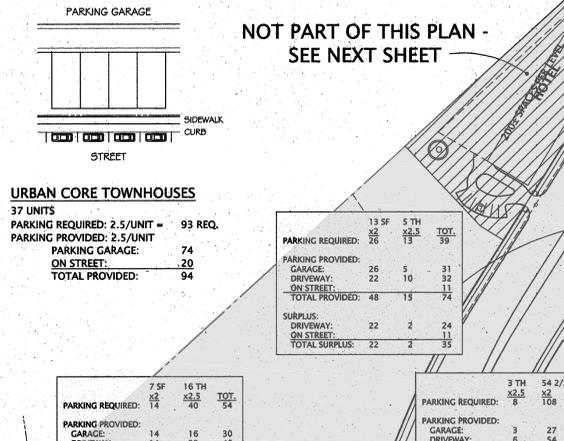
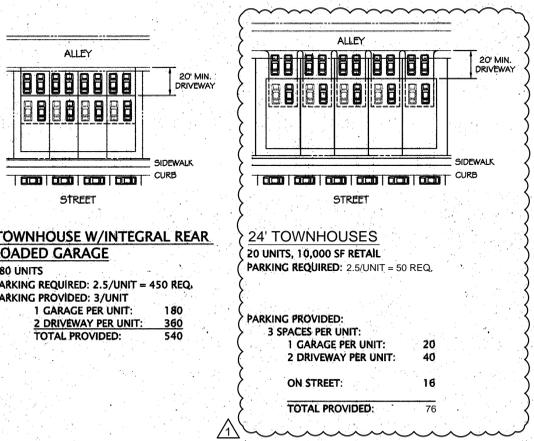
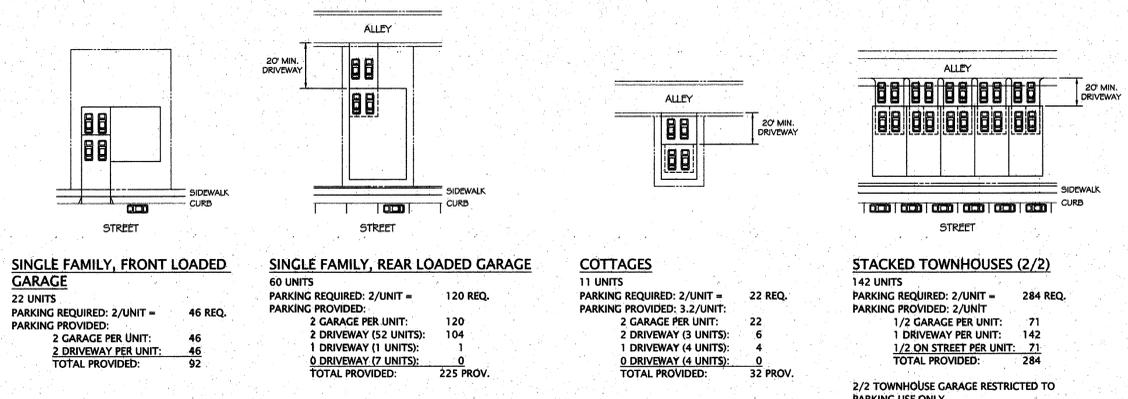
JOB No. 77GA

DATE: APR., 2005

SHEET No. 10 of 36

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PRELIMINARY NOT FOR CONSTRUCTION



Parking summary
Residential (mixed use) area: (does not include loft townhouses, urban core townhouses and Watkins Mill Rd. hotel)

Surplus summary:
180 units: 2.5/unit = 450
stacked townhouses: 142 units: 2/unit = 284
24 townhouses: 20 units: 2.5/unit = 50
cottages: 11 units: 3.2/unit = 35.2
single family rear garage: 60 units: 2/unit = 120
single family front garage: 23 units: 2/unit = 46
club house: 1 unit: 100 = 100
total required: 1,299

total provided:
1,501

Surplus: 202 (151 south of Watkins Mill Rd. & 251 south of Watkins Mill Rd.)

driveways: 255 (90 north of Watkins Mill Rd. & 165 south of Watkins Mill Rd.)
36 (15 north of Watkins Mill Rd. & 21 south of Watkins Mill Rd.)

guest: 303
club house: 127

total on street: 303
surplus on street: 21 (45 north of Watkins Mill Rd. & 59 south of Watkins Mill Rd.)

CITY OF GAITHERSBURG MAYOR & COUNCIL
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

AMENDMENT TO SCHEMATIC DEVELOPMENT PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND CITY COUNCIL HELD ON

APPLICATION NO. ASDP-0641-2012 WAS GRANTED

AMENDED SCHEMATIC DEVELOPMENT PLAN BY RESOLUTION WITH CONDITIONS.

DATE BY

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

REVISION	DATE	REVISION	DATE	REVISION	DATE

Owner/Developer:
BP Realty Investments, LLC
10000 Falls Road, Suite 100
Potomac, Maryland 20854
Ph.: (301) 299-2099
Fax: (301) 299-2033
Contact: Mr. Peter J. Henry

AMENDED PARKING DISTRIBUTION EXHIBIT

RODGERS CONSULTING
Rodgers Consulting, Inc.
19847 Century Blvd., Suite 200
Germantown, MD 20874
301.948.4700
301.948.8256 (fax)
301.253.6609
www.rodgers.com
Enhancing the value of land assets

BY	DATE

BASE DATA
DESIGNED
DRAWN
REVIEWED
RODGERS CONTACT:
RELEASE FOR
BY: DATE:

CASEY PROPERTY WEST METROPOLITAN GROVE
City of Gaithersburg
9th election district
Montgomery County, Maryland

SCALE: 1" = 100'
JOB No.: 776A
DATE: FEB., 2005
SHEET No. 17 of 38

ASDP-0641-2012
9

1) URBAN CORE: USES AND PARKING REQUIREMENTS (NOT SHARED)

Block/Lot	Use	Drawn Area (sf)	Area (sf) or Units	Story ***	Office SF	Retail/Restaurant SF	Parking Ratio	Parking Required
A1	Mixed Use	24,800	24,000	6				
	Office		24,000	2-6	(5)	120,000	1/300 sf	400
	Retail		4,800	1	(1)	4,800	4.5/1,000	22
	Restaurants		10,800	1	(1)	10,800	13/1,000	140
A2	Retail	27,700	25,000	1				
	Retail		25,000	1-1/2	(1)	25,000	4.5/1,000	113
A3	Mixed Use	51,900	34,813	12				
	Condo (252 units)		252	2-12	(11)		2/unit	504
	Retail		3,481	1	(1)	3,481	4.5/1,000	16
	Restaurants		10,444	1	(1)	10,444	13/1,000	136
B1	Mixed Use	40,900	0	12				
	Hotel (210 rooms)		210	2-10	(9)		1/room	210
	Hotel Penthouses (65 units)		65	11-12	(2)		2/unit	130
	Hotel meeting space		30,000	1	(1)	30,000	1/400sf	75
B2	Restaurants		8,000	1	(1)	8,000	13/1,000	104
	Retail		12,000	1				
	Cinema (1,500 seats)	32,400	35,820	1				
	Cinema (1,500 seats + 15 employees)		35,820	1-1/2	(1)	35,820	1/4 seats	390
B3	Mixed Use	28,500	24,000	6				
	Office		24,000	2-6	(5)	120,000	1/300 sf	400
	Retail		4,800	1	(1)	4,800	4.5/1,000	22
	Restaurants		9,600	1	(1)	9,600	13/1,000	125
C1	Mixed Use	24,200	24,000	6				
	Office		24,000	2-6	(5)	120,000	1/300 sf	400
	Retail		4,800	1	(1)	4,800	4.5/1,000	22
	Restaurants		10,800	1	(1)	10,800	13/1,000	140
C2	Mixed Use	26,200	25,675	8				
	Office		25,675	2-8	(7)	179,725	1/300 sf	599
	Retail		6,419	1	(1)	6,419	4.5/1,000	29
	Restaurants		10,270	1	(1)	10,270	13/1,000	134
C3	Mixed Use	26,200	27,675	8				
	Office		27,675	2-8	(7)	193,725	1/300 sf	646
	Retail		5,535	1	(1)	5,535	4.5/1,000	25
	Restaurants		10,270	1	(1)	10,270	13/1,000	134
C4	Mixed Use	24,200	24,000	6				
	Office		24,000	2-6	(5)	120,000	1/300 sf	400
	Retail		4,800	1	(1)	4,800	4.5/1,000	22
	Restaurants		9,600	1	(1)	9,600	13/1,000	125
C5	Parking Garage Retail		6					
	Retail		10,000	1	(1)	10,000	4.5/1,000	45
D1	Mixed Use	78,100	30,000 sf, 276 units	12				
	Condo (276 units)		276	12	(10)		2/unit	552
	Retail		4,400	1	(1)	4,400	4.5/1,000	20
	Restaurants		5,500	1	(1)	5,500	13/1,000	72
D2	Mixed Use	45,600	20,800	6				
	Office		20,800	2-5	(4)	83,200	1/300 sf	277
	Retail		6,240	1	(1)	6,240	4.5/1,000	28
	Restaurants		4,160	1	(1)	4,160	13/1,000	54
L1, L2, L3	Retail Pad Sites		sf	Levels				
	L1 (Bank)	4,600	4,600	2		4,600	1/300 sf	15
	L2 (Bank)	4,600	4,600	2		4,600	1/300 sf	15
	L3 (Service Station)	5,000	5,200	2		5,200	4.5/1000+2/Bay 1/employee	31
Hotel	Hotel (184 rooms) - Block O		184	11	(0)		1/room	184
	Retail		10,000			10,000	4.5/1,000	45
Urban Core TH	Urban Core TH		37	4			2/unit	93
	Total Commercial Area					936,650	1/300 sf	Required Parking
Total	Retail/Restaurant					258,939	4.5/1,000	Required Parking
						936,650		**

2) PARKING REQUIREMENTS PER PHASE (NOT SHARED)

Phase	Use	SF/DU/Emp	Pkg Ratio	Pkg Req'd
Phase 1	Restaurants (Class A)	49,784	13 sp/1000 sf	647
	Office	493,450	1 sp/300 sf	1,645
	Retail (Including Core Lot Retail)	20,235	4.5 sp/1000 sf	91
	Cinema (1,500 seats + 15 employees)	35,820	1800/74 + 13*	390
	Hotel (210 Room) + Meeting + Lobby	33	1 sp/room + 1 sp/400+4.5sp/1000	330
	Urban Core Townhouse	37	2 sp/Unit	74
	Condo (Includes 65 Hotel Penthouse)	317	2 sp/Unit	634
Total Parking			3781	
*** It includes Hotel (210 Room) + 30,000 SF Hotel Meeting Space + 10,000 SF Hotel Lobby				
Phase 2	Restaurants (Class A)	30,000	13 sp/1000 sf	380
	Office	380,000	1 sp/300 sf	1,260
	Retail	49,000	4.5 sp/1000 sf	221
	Hotels (184 Rooms) & Retail (10,000 sf)	184	1 sp/Room + 4.5sp/1000	229
	Total Parking			2040
Phase 3	Restaurants (Class A)	9,660	13 sp/1000 sf	126
	Office	83,200	1 sp/300 sf	277
	Retail	10,640	4.5 sp/1000 sf	48
	Condo	276	2 sp/Unit	552
	Total Parking			1003

CITY OF GAITHERSBURG MAYOR & COUNCIL
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3) SHARED PARKING REQUIREMENTS

Phase	Use	Area	Pkg. Req'd Weekday	Evening 6 p.m. - Midnight	Pkg. Req'd Weekend	Evening 6 p.m. - Midnight	Pkg. Req'd Night Time
Phase 1:	Office (1sp/300sf)	493,450	100% 1,645	10% 164	100% 164	5% 82	Midnight - 6 a.m. 5% 82
	Retail (4.5sp/1000sf)	20,235	60% 55	90% 82	100% 91	70% 64	5% 5
	Cinema	35,820	60% 234	90% 351	100% 390	70% 268	5% 19
	Restaurant (13sp/1000sf)	49,784	50% 324	100% 647	100% 647	100% 647	10% 65
	Hotel (210 Room) + Meeting + Lobby	33	75% 248	100% 330	10% 33	5% 17	5% 17
	Total Parking Required	609,289	2506	1574	1325	1078	188
	Phase 1 & 2:						
Phase 1 & 2:	Office (1sp/300sf)	853,450	100% 2,845	10% 284	100% 284	5% 142	Midnight - 6 a.m. 5% 142
	Retail (4.5sp/1000sf)	69,235	60% 187	90% 281	100% 312	70% 218	5% 16
	Cinema	35,820	60% 234	90% 351	100% 390	70% 273	5% 20
	Restaurant (13sp/1000sf)	79,784	50% 519	100% 1,037	100% 1,037	100% 1,037	10% 104
	Hotel (210 Room) + Meeting + Lobby	33	75% 248	100% 330	10% 33	5% 17	5% 17
	Total Parking Required	1,048,289	4033	3948	2222	1770	382
	Phase 1, 2, and 3:						
Phase 1, 2, and 3:	Office (1sp/300sf)	936,650	100% 3,122	10% 312	100% 312	5% 156	Midnight - 6 a.m. 5% 156
	Retail (4.5sp/1000sf)	79,875	60% 215	90% 323	100% 359	70% 251	5% 18
	Cinema	35,820	60% 234	90% 351	100% 390	70% 273	5% 20
	Restaurant (13sp/1000sf)	89,444	50% 581	100% 1,163	100% 1,163	100% 1,163	10% 116
	Hotel (210 Room) + Meeting + Lobby	33	75% 248	100% 330	10% 33	5% 17	5% 17
	Total Parking Required	1,151,789	4400	2497	2257	1860	327

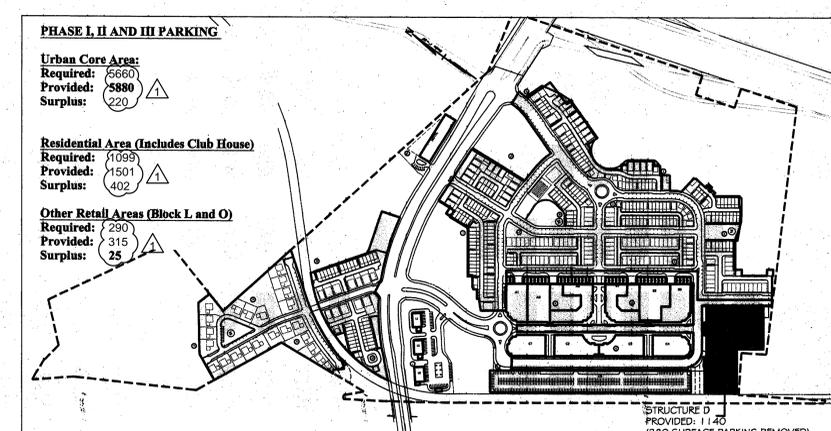
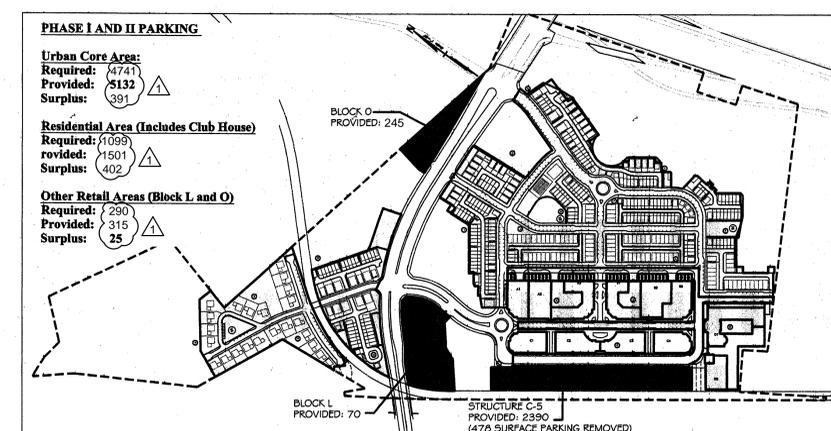
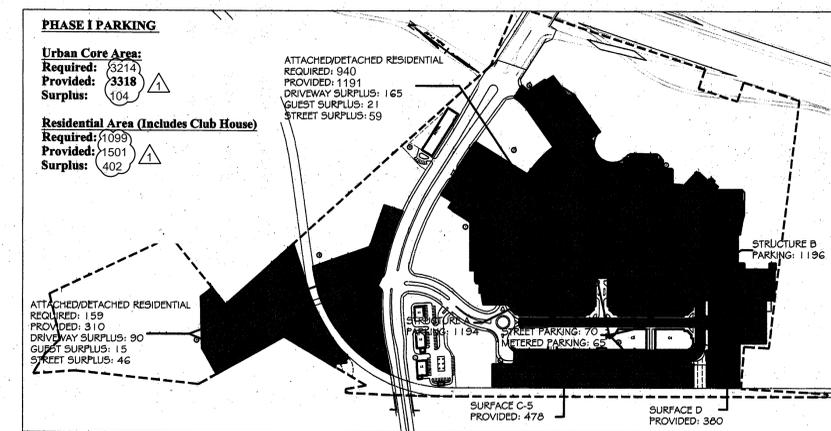
4) PARKING SUMMARY

Urban Core Area:	Parking Required	Parking Provided/Location	Surplus
Residential Units: (252+65+37) x 2	708	928	Surface C-5(478) + Surface D(380) + Street(70)
Shared Parking (Block A, B, C & D)	2506	2390	Structure A(1194)+Structure B(1196)
Total Urban Core Area	3214	3318	104
Residential Area:			
Attached/Detached Residential Units	922	1298	Driveway/Garage/On Street
Club House	127	127	On Street
20'24" TH	50	76	Driveway/Garage/On Street
Total Residential Area (Includes Club House)	1099	1501	402
Total Phase 1 Parking	4313	4819	506
Phase 1 & 2			
Urban Core Area:			
Residential Units: (252+65+37) x 2	708	2742	Structure C-5 (2306)+St.(70)+Surface D(380)
Shared Parking (Block A, B, C & D)	4033	2390	Structure A (1194) + Structure B (1196)
Total Urban Core Area	4741	5132	391
Attached/Detached Residential Unit			
Residential Unit	922	1298	On Street
Club House	127	127	On Street
20'24" TH	50	76	Driveway/Garage/On Street
Total Residential Area (Includes Club House)	1099	1501	402
Other Retail Area:			
Hotel 184 Rooms & Retail (10,000 sf)	229	245	
L1 (Bank), L2 (Bank), L3 (Service Station)	61	70	
Total Phase II Retail Area	290	315	25
Total Phase 1 and 2 Parking	5130	5948	818
Phase 1, 2 & 3			
Urban Core Area:			
Residential Units: (252+65+37+276) x 2	1260	2382	Structure D (1140)
Shared Parking (Block A, B, C & D)	4400	1140	Structure C (2306) + Street (70)
Total Urban Core Area	5660	5880	220
Attached/Detached Residential Unit			
Residential Units	922	1298	On Street
Club House	127	127	On Street
20'24" TH	50	76	Driveway/Garage/On Street
Total Residential Area (Includes Club House)	1099	1501	402
Other Retail Area:			
Hotel 184 Rooms & Retail (10,000 sf)	229	245	
L1 (Bank), L2 (Bank), L3 (Service Station)	61	70	
Total Other Retail Area	290	315	25
Total Phase 1, 2 & 3	7049	7696	647

- Note:
- 1) Urban Core Residential Unit Includes Urban Core Townhouse and Condo.
 - 2) There Are Total 118 On Street Parking Spaces In Urban Core Area. Out of Those Parking Spaces, 70 Spaces Are Counted Urban Core area Use. Remaining 48 Spaces Are Allocated For Temporary Parking (Metered Parking). These 48 Spaces Are Not Included In Parking Summary.
 - 3) Recreation Center parking spaces are available on street within 1000' of the property.
 - 4) Handicap parking requirement: For over 1000 total parking spaces, 20 plus 1 for each 100 spaces required. Location to be determined at Final Site Plan.
 - 5) Restaurant use can be up to 15% of Gross Square Footage of building consistent with standards applied to other properties & MXD zoning. Restaurant use above 15% is subject to parking requirements of the City Zoning Ordinance.
 - 6) Parking Details & Distribution for the Core Townhouse Units to reviewed at Site Plan.
 - 7) Final Parking Count & Parking Phasing to be Determined at Site Plan.

NOTE

- 1) APPLICANT MUST PERMIT THE MARYLAND TRANSIT AUTHORITY TO ADD UP TO 800 PARKING SPACES TO THE PARKING GARAGE ADJOINING THE CORRIDOR CITIES TRANSITWAY ALIGNMENT; HOWEVER, THE APPLICANT WILL NOT BE RESPONSIBLE FOR THE COST OF THESE ADDITIONAL COST.
- 2) USE LOCATION, BUILDING HEIGHT, AND PARKING ALLOCATION SUBJECT TO REFINEMENT AT FINAL SITE PLAN. ALLOCATION SUBJECT TO REFINEMENT AT FINAL SITE PLAN.
- 3) APPLICANT TO DEVELOP AN EMPLOYEE PARKING PROGRAM WHICH SHALL INCLUDE AREAS TO BE DESIGNATED FOR EMPLOYEE PARKING, SIGNAGE, THEREOF, AND LEASE REQUIREMENTS THEREFORE AND ENFORCEMENT MECHANISM.
- 4) APPLICANT TO PROVIDE A SHARED PARKING AGREEMENT THAT MEETS THE REQUIREMENT OF THE ZONING ORDINANCE.



PRELIMINARY NOT FOR CONSTRUCTION

REVISION	DATE	REVISION	DATE	REVISION	DATE

Owner/Developer:
 BP Realty Investments, LLC
 10000 Falls Road, Suite 100
 Potomac, Maryland 20854
 Ph.: (301) 299-2099
 Fax: (301) 299-2033
 Contact: Mr. Peter J. Henry

AMENDED URBAN CORE PARKING DISTRIBUTION PLAN

RODGERS CONSULTING
 Enhancing the value of land assets

BY	DATE

CASEY PROPERTY WEST METROPOLITAN GROVE

City of Gaithersburg
 9th election district
 Montgomery County, Maryland

ASDP-0641-2012
 Planning Commission
 ASDP-0641-2012
 10



6 UNIT BUILDING
FRONT ELEVATIONS - BASE



4 UNIT BUILDING
FRONT ELEVATIONS - BASE



6 UNIT BUILDING
REAR ELEV. BRICK/SIDING



4 UNIT BUILDING
REAR ELEV. BRICK/SIDING



SIDE ELEVATIONS

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**AMENDED
CONCEPTUAL 24' TOWNHOUSE
ELEVATION**

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**CASEY PROPERTY WEST
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Montgomery County, Maryland
SCALE: NTS
JOB No. 776A
DATE: May, 2005
SHEET No. 33 of 36
Planning Commission
ASDP-0641-2012
12