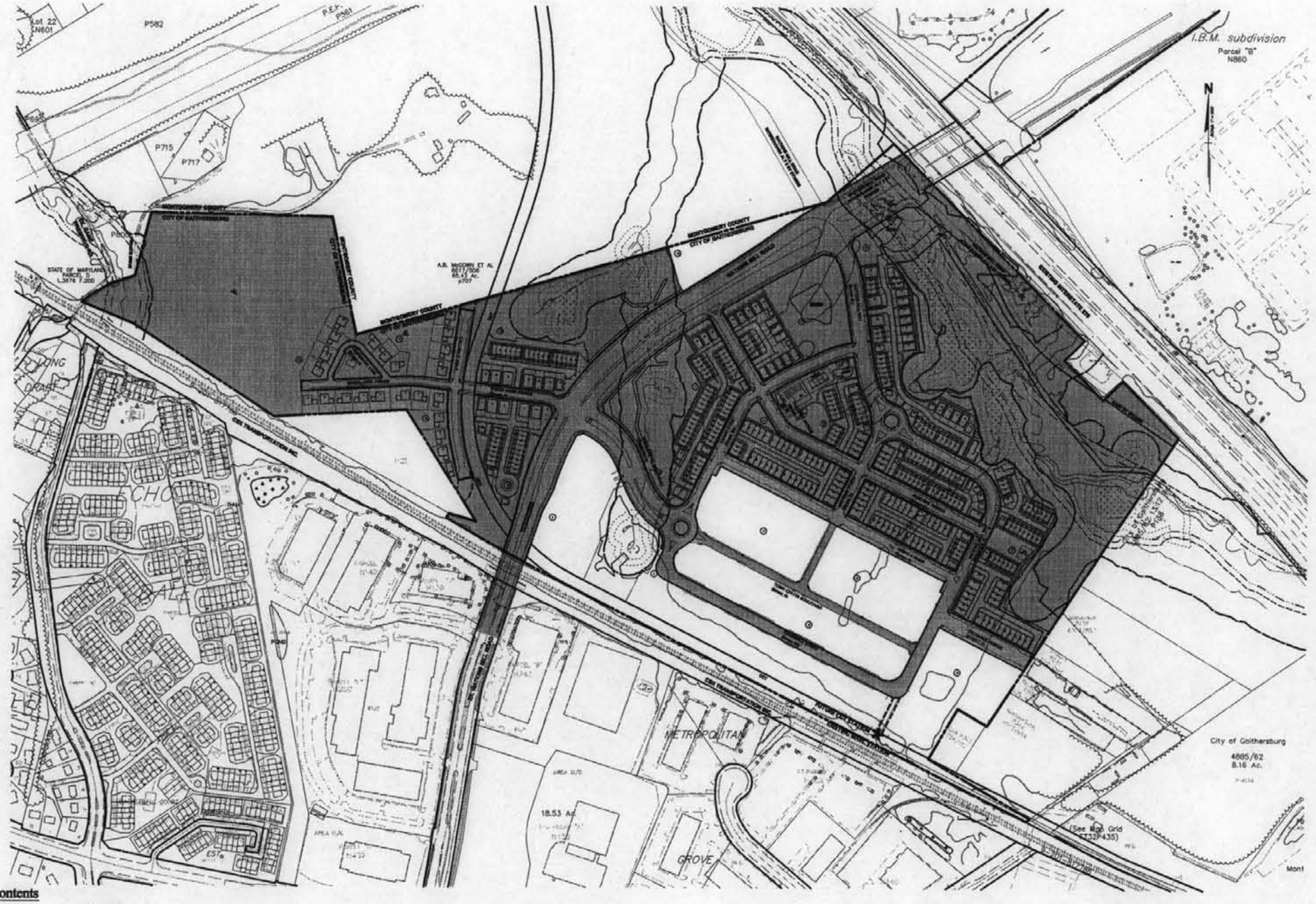
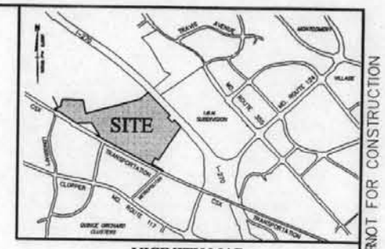
WATKINS MILL TOWN CENTER

RESIDENTIAL SITE PLAN AND STREETS ONLY URBAN CORE SITE PLAN





VICINITY MAP
1" = 2000'

PRELIMINARY NOT FOR CONSTRUCTION

General Notes:

1. The boundary survey for the property was prepared by Rodgers Consulting, Inc.
2. Topography was prepared aerial by Photographic Data Services.
3. Existing contour interval = 2'.
4. This site is zoned I-CDA.
5. Water and Sewer class: 1, public water and sewer
6. All site development to meet ADA requirements.
7. Minimum setbacks
   front: 3'
   side: 3'
   rear: varies - 18' min. driveway to be provided on units to count as a parking space.
8. Maximum building height
   residential = 4 stories
   urban core (mixed use) = 12 stories (does not include parking structure)
9. All perimeter walls, conservation easements and buffers to be maintained by H.O.A. as noted.
10. 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.
11. Building footprints as shown on this plan are preliminary to be finalized at builder's Site Plan, to be approved by DofE
12. Site area:

total site	120.2 ±ac
lots	42.4 ±ac
open space	52.1 ±ac
right of way	22.7 ±ac
H.O.A. alley	3.0 ±ac

13. Development summary: (Lot sizes & dimensions vary; typical lot dimensions noted)

Residential (mixed use 436 units)
-150 townhouses (2 car garage)
typical lot: 20' x 65' (1,300 s.f.), 22' end units (1,575 s.f.)

-142 stacked townhouses (2 over 2 units)
typical unit: 24' x 30' (1,200 s.f.) and 30'x30' (1,500 s.f.)

-11 carriage units/cottages
typical lot: 35' x 70' (2,225 s.f.)

-18 attach single family lots
typical lot: 20' x 65' (1,300 s.f.)

-21 24' wide single family lots
typical lot: 24' x 80' (1,920 s.f.)

-14 30' wide single family lots
typical lot: varies from 30' x 80' (2,400 s.f.) to 30' x 100' (3,000 s.f.)

-20 70' wide single family lots - front garage
typical lot: 70' x 100' (7,000 s.f.)

-20 loft townhouses with retail/office use on first floor
typical unit: 24' x 50' (1,200 s.f.); 10,000 sf of retail space below loft units.

note: 2 over 2 units maximum slab break is 8". No HVAC or posts in islands between driveways.

14. 40% of the residential area and 25 % of the urban core area to be provided for green space.
15. Phasing Summary:
    Site To Be Cleared & Graded In One Phase. Phasing schedule for internal road construction and off-site traffic improvements to be determined.
16. Major community amenities including club house, swimming pool, tennis court, and basketball court must be completed prior to the issuance of the building permit for the 150th unit. Additional parks, tot lots, and park shown on the plan must be completed as nearby housing units are completed.
17. 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 final building permit.
18. Developer shall: be required to participate to up to 50 percent of the cost of (i) upgrading the existing at grade crossing of Metropolitan Grove Road and CSX tracks, or (ii) relocating the crossing as shown south of the parking deck that provides the CSX tracks if the City determines such relocation if desirable and CSX approves relocation. Developer participation in either scenario would be capped at $250,000.
19. Developer, working with the City and a developer retained LEED certified professional shall incorporate architecturally acceptable and commercially reasonable LEED elements into the core systems of the office and condominium towers within the urban core.
20. Applicant to provide an Art in Public Places (APP) plan to be approved by City staff and APP committee.
21. Emergency access road providing linkage from development to the existing Metropolitan Grove Road delineated on sheet 7 to be constructed prior to the issuance of the building permit for the 150th dwelling unit. Emergency egress road will be blocked by bollards once completed and only removed at the direction of the City Manager or Public Safety Officers.
22. Applicant to provide for all residential housing to front on a minimum 5' sidewalk. Sidewalks must have access to a public street and pedestrian/bicycle path system.
23. Applicant to provide a signage package per section 24-160.D.2.(a) of the Zoning Ordinance that follows a thematic approach.

Table of Contents

Title	Sheet No.
Cover Sheet	1
Notes and Details	2
Road Details and Road Code Waiver Plan	3
Final Site Plan	4-16
Landscape and Lighting Plan	17-29
Final Landscape/Lighting Plan Notes and Details	30
Tot Lot Plan and Details	31-33
Conceptual Utility Plan	34
Parking Distribution Plan	35
Garbage, Recycle Pick Up and Emergency Truck Turning Exhibit	36-37
Signage Plan	38
Traffic Calming Plan	39
Grade Establishment Plans	40-57
Wall Location Plan	58
Wall Elevations	59-60
Fence Sections/Elevations	61-64
Ownership Exhibit	65
Key Lot Plan	66
Lot Matrix	67

NOTE: HOUSING FOOTPRINTS SHOWN ON SITE PLANS ARE BUILDING ENVELOPES ONLY. ACTUAL ARCHITECTURE SHALL BE SITED ON BUILDER'S FINAL SITE PLANS.

SHEET INDEX

CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS,
PARK MAINTENANCE, AND ENGINEERING
FINAL APPROVAL
DATE
BY

CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
SITE PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON
APPLICATION NO. SP-05-0013 WAS GRANTED
FINAL SITE PLAN APPROVAL
WITH _____ ( ) CONDITIONS. SEE S.D.A. LETTER.
DATE _____ BY _____
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE PLANNING COMMISSION

CALL "MISS UTILITY" AT 1-800-257-7777
48 Hours Before Start Of Construction
The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

A MARYLAND REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT SEAL AND SIGNATURE ON PLANS WILL BE ACCEPTED AS PRIMA FACIE EVIDENCE THAT PLANS ARE IN COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS.

SP-05-0013

PENGAD-Bayonne, N. J.
SP-05-0013
#14
5-3-06

REVISION	DATE	REVISION	DATE	REVISION	DATE
				REVISED PER CITY COMMENTS	4-20-06
				REVISED PER CITY COMMENTS	4-11-06
				REVISED PER CITY COMMENTS	4-4-06

Owner/Developer:
BP Realty Investments, LLC
c/o Classic Group, LLC

8120 Woodmont Avenue, Suite 300
Bethesda, Maryland 20814
Ph.:(301) 913-0404
Contact: Wm. P. Gerald, Jr.

COVER SHEET

RODGERS CONSULTING
Enhancing the value of land assets

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

	BY	DATE
BASE DATA	RC	8/05
DESIGNED	RC	8/05
DRAWN	MP	8/05
REVIEWED	GJ	8/05

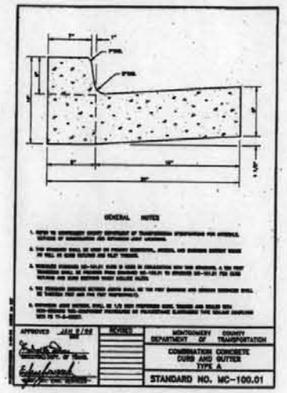
RODGERS CONTACT: G. LATTERING
RELEASE FOR
BY _____ DATE _____

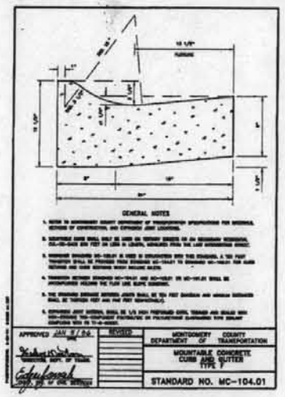
THE WOODLANDS AT WATKINS MILL TOWN CENTER
City of Gaithersburg
9th election district
Montgomery County, Maryland

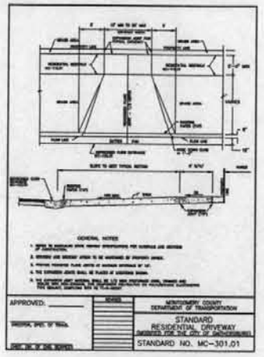
SCALE: 1" = 200'
JOB No.: 1002A
DATE: NOV., 2005
SHEET No.: 1 OF 67

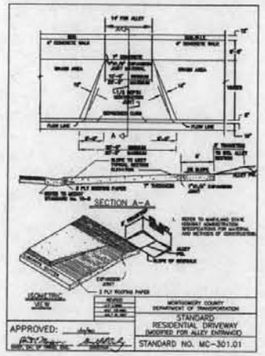
M:\05-Montgomery (Parklands)\Dwg\Master\Site Plan\01-Cover.dwg Sheet01 Apr 21, 2006, 10:01am

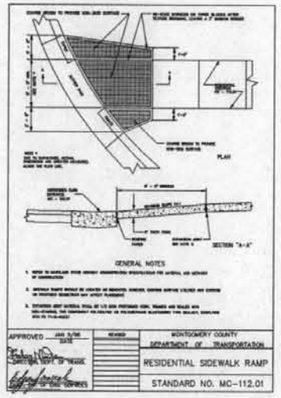
WATKINS MILL TOWN CENTER FINAL SITE PLAN

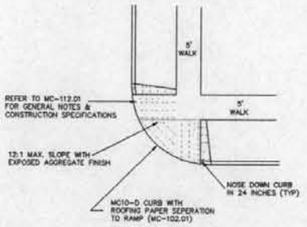




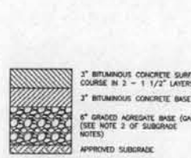








HANDICAP RAMP DETAIL
NOT TO SCALE



TYPICAL PAVING SECTION
N.T.S.

PAVING NOTES:

1. THE FIRST OR INTERMEDIATE SURFACE COURSE MUST BE PLACED AS SOON AS FIELD CONDITIONS ALLOW AFTER THE BITUMINOUS CONCRETE BASE HAS BEEN PLACED. NO TRAFFIC ALLOWED ON BASE COURSE UNTIL FIRST SURFACE COURSE HAS BEEN PLACED.

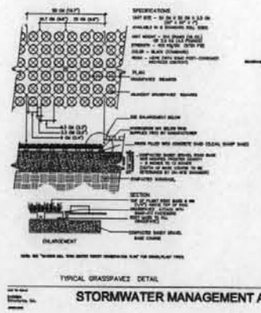
SUBGRADE NOTES:

1. MATERIAL USED IN THE TOP 12 INCHES OF SUBGRADE IN CUTS AND FILLS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:

   LIQUID LIMIT NOT TO EXCEED 40
   PLASTICITY INDEX NOT TO EXCEED 12

   THE MAXIMUM DRY WEIGHT OF THE MATERIAL SHALL NOT BE LESS THAN 105 POUNDS PER CUBIC FOOT AND SHALL BE COMPACTED TO NOT LESS THAN 100% OF THE MAXIMUM DENSITY EXCEPT FOR SIDEWALK SUBGRADE WHICH WILL BE COMPACTED TO NOT LESS THAN 95% OF THE MAXIMUM DENSITY.

2. MATERIAL USED BELOW THE TOP 12 INCHES OF SUBGRADE SHALL BE COMPACTED TO NOT LESS THAN 95% OF THE MAXIMUM DENSITY.



STORMWATER MANAGEMENT ACCESS ROUTE GRASS PAVERS

STORM DRAIN NOTES

1. ALL STORM DRAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LATEST EDITION OF THE GENERAL SPECIFICATION OF MARYLAND STATE HIGHWAY ADMINISTRATION AND MONTGOMERY COUNTY.
2. FOR TYPES OF STRUCTURES, REFER TO THE STANDARD STORM DRAINAGE DETAILS OF THE M.S.S.C., MARYLAND STATE HIGHWAY ADMINISTRATION AND MONTGOMERY COUNTY, UNLESS OTHERWISE NOTED.
3. WHERE THE DROP ON THE MAIN LINE THROUGH A STRUCTURE CAN BE ACCOMMODATED BY AN INVERT SLOPE OF 1 1/2:1 OR FLATTER, A ROUNDED CHANNEL SHALL BE BUILT TO THE CROWN OF THE PIPES.
4. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATIONS OF THE MAINS BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS, WELL IN ADVANCE OF TRENCHING. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE CITY OF GAITHERSBURG DEPARTMENT OF TRANSPORTATION INSPECTOR AND THE APPROPRIATE UTILITY OWNER BEFORE PROCEEDING WITH CONSTRUCTION.
5. CONTRACTOR MAKING ADJUSTMENTS TO M.S.S.C. UTILITIES MUST BE APPROVED AND WORK UNDER THE SUPERVISION OF THE M.S.S.C. MAINTENANCE BUREAU. REQUIRED MATERIALS MUST BE APPROVED BY THE M.S.S.C. QUALITY ASSURANCE SECTION.
6. CONTRACTOR SHALL NOTIFY M.S.S.C. MAINTENANCE INSPECTION SECTION HEAD AT 206-8043 FORTY EIGHT (48) HOURS IN ADVANCE OF BEGINNING ANY WORK IN THE VICINITY OF M.S.S.C. UTILITIES TO ARRANGE FOR INSPECTION AND, IF DESIRED, PROCUREMENT OF REQUIRED MATERIALS FROM M.S.S.C.
7. ALL INLETS SHALL BE PROVIDED WITH WEEP HOLES AND FOUNDATION DRAINAGE MATERIALS PER M.C. STD.
8. WHERE ANY PART OF THE STORM DRAIN SYSTEM IS LOCATED IN FILL SECTION, PROVIDE SELECT FILL MATERIAL COMPACTED TO 95% AASHTO T-99 DENSITY FROM ORIGINAL UNDISTURBED GROUND UP TO STRUCTURE BOTTOM SLABS AND PIPE BEDDING.
9. ELEVATIONS SHOWN ON PROFILES ARE AT PIPE INVERTS, UNLESS OTHERWISE NOTED.
10. GRADE ALL DISTURBED AREAS TO PROVIDE POSITIVE DRAINAGE.
11. ALL STANDARD STORM DRAINAGE STRUCTURES ARE SUBJECT TO MODIFICATION BY THE FIELD INSPECTOR TO MEET FIELD REQUIREMENTS.
12. CONTRACTOR SHALL NOTIFY MISS UTILITY (1-800-257-7777), 48 HOURS IN ADVANCE OF ANY EXCAVATION.
13. THE PRIVATE STORM DRAIN SYSTEMS ARE TO BE MAINTAINED BY THE PROPERTY OWNER.

PUBLIC PAVING NOTES

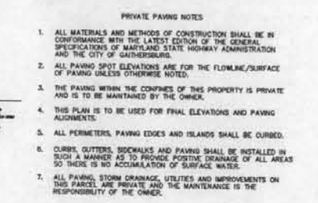
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH MD S.H.A., M.C. OR AS SPECIFIED IN THE CONTRACT SPECIFICATIONS.
2. CONNECTIONS BETWEEN EXISTING PAVING SECTIONS AND REPLACEMENT/NEW PAVING SECTIONS SHALL BE CLEAN, VERTICAL JOINTS.
3. ELEVATIONS SHOWN ON THE PLANS ARE FOR PAVEMENT SURFACE/CURB FLOW LINES, UNLESS OTHERWISE NOTED.
4. PAVING SURFACES SHALL BE SMOOTH & AT UNIFORM GRADES WITHOUT DEPRESSIONS THAT TRAP WATER. REFER TO THE SPECIFICATIONS FOR DEFINITIVE REQUIREMENTS.

PRIVATE PAVING NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE GENERAL SPECIFICATIONS OF MARYLAND STATE HIGHWAY ADMINISTRATION AND THE CITY OF GAITHERSBURG.
2. ALL PAVING SPOT ELEVATIONS ARE FOR THE FLOWLINE/SURFACE OF PAVING UNLESS OTHERWISE NOTED.
3. THE PAVING WITHIN THE CONFINES OF THIS PROPERTY IS PRIVATE AND IS TO BE MAINTAINED BY THE OWNER.
4. THIS PLAN IS TO BE USED FOR FINAL ELEVATIONS AND PAVING ALIGNMENTS.
5. ALL PERIMETERS, PAVING EDGES AND ISLANDS SHALL BE CURBED.
6. CURBS, GUTTERS, SIDEWALKS AND PAVING SHALL BE INSTALLED IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE OF ALL AREAS SO THERE IS NO ACCUMULATION OF SURFACE WATER.
7. ALL PAVING, STORM DRAINAGE, UTILITIES AND IMPROVEMENTS ON THIS PARCEL ARE PRIVATE AND THE MAINTENANCE IS THE RESPONSIBILITY OF THE OWNER.

SITE PLAN LEGEND

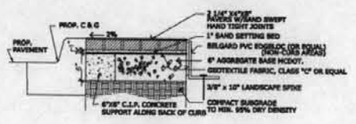
- SITE BOUNDARY
- RIGHT OF WAY
- LOT LINES
- RESIDENTIAL/URBAN CORE LIMITS
- STREET CENTER LINE
- EXISTING WATER
- PROPOSED WATER
- PROPOSED FIRE HYDRANT
- EXISTING SEWER
- PROPOSED SEWER
- PROPOSED STORM DRAIN (DO NOT IN STREET R/W IN PRIVATE)
- RECHARGE AREA
- PROPOSED SIDEWALKS & BIKE PATHS
- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- PROPOSED PAVEMENT BY OTHERS
- FUTURE PAVING BY OTHERS
- EXISTING RAILROAD
- PROPOSED WALL
- ORNAMENTAL FENCE
- PRIVACY FENCE
- NOISE FENCE
- LOD — LIMITS OF DISTURBANCE
- ENTRANCE SIGN
- ENTRANCE MONUMENT/SIGN
- EXISTING CONTOURS
- PROPOSED CONTOURS
- +382.6 — EXISTING SPOT ELEVATIONS
- +384 — PROPOSED SPOT ELEVATIONS
- EXISTING TREES/HEDGEROW
- PROPOSED TREE LINE
- STREAM
- WETLANDS
- WETLANDS BUFFER
- 100 YEAR FLOODPLAIN
- 100 YEAR FLOODPLAIN BRL
- STREAM VALLEY BUFFER



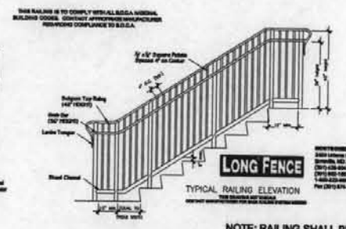
TYPICAL CROSSWALK
N.T.S.

Installation:
* Install compacted dense aggregate base. Base should extend at least 8" outside edge of pavement. Consult your paving stone supplier for proper depth for the specific application.
* After pavement has been set in place, install EdgeLoc along outside edge of units.
* No scripping or cutting is necessary for easy installation of radius designs. Bend EdgeLoc Pavement Restraint into the desired shape.
* Secure EdgeLoc by driving standard landscape spikes (3/8" x 10") into compacted base. Recommended spike placement : -Flexible applications: every 18" -Straight applications: every 24"
* Backfill perimeter with topsoil, then seed or sod to your preference.

Dimensions:
Length x Width: 7 1/2" x 3 1/2"
Height: 1 7/8"

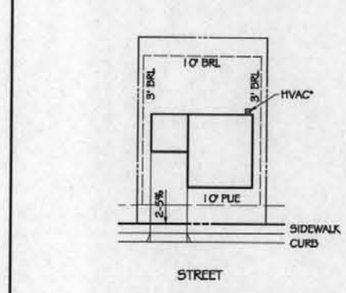


BRICK PAVERS
Not to Scale

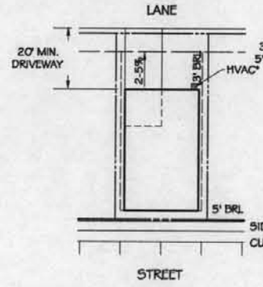


HANDRAILING DETAIL
LONG FENCE PRODUCTS (OR EQUAL)

NOTE: RAILING SHALL BE INSTALLED WHERE THERE ARE THREE (3) RISERS OR GREATER. RAILING PICKET DESIGN TO MATCH DECORATIVE FENCE SHOWN ON SHEET 32.



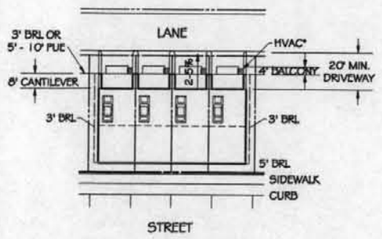
SINGLE FAMILY, FRONT LOADED GARAGE
UNIT TYPE A



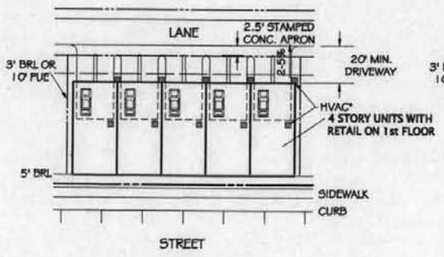
SINGLE FAMILY, REAR LOADED GARAGE
UNIT TYPE B

COTTAGES
UNIT TYPE C

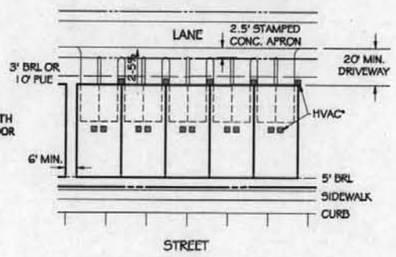
*NOTE: HVAC SYSTEM LOCATIONS ARE: CANTILEVERED FROM REAR OF UNIT; BETWEEN DRIVEWAYS; AND/OR ON THE ROOF.
FINAL LOCATION TO BE SHOWN ON BUILDER'S FINAL SITE PLAN AND SUBJECT TO APPROVED ARCHITECTURE.



TOWNHOUSE W/INTEGRAL REAR LOADED GARAGE
UNIT TYPE D



LOFT TOWNHOUSES
UNIT TYPE E



STACKED TOWNHOUSES (2/2)
UNIT TYPE F

SCALE: 1"=30'

CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS, PARK MAINTENANCE, AND ENGINEERING
FINAL APPROVAL
DATE
BY

CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
SITE PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON
APPLICATION NO. SP-05-0013 WAS GRANTED
FINAL SITE PLAN APPROVAL
WITH ( ) CONDITIONS. SEE S.D.A. LETTER.
DATE BY
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE PLANNING COMMISSION

CALL "MISS UTILITY" AT 1-800-257-7777
48 Hours Before Start Of Construction

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

A MARYLAND REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT SEAL AND SIGNATURE ON PLANS WILL BE ACCEPTED AS PRIMA FACIE EVIDENCE THAT PLANS ARE IN COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS.

SP-05-0013

PENCAD-Bayonne, N. J.
SP-05-0013
#15
5-3-06

PRELIMINARY NOT FOR CONSTRUCTION

REVISION	DATE	REVISION	DATE	REVISION	DATE
				REVISED PER CITY COMMENTS	4-20-06
				REVISED PER CITY COMMENTS	4-11-06
				REVISED PER CITY COMMENTS	4-4-06

Owner/Developer:
BP Realty Investments, LLC
c/o Classic Group, LLC

8120 Woodmont Avenue, Suite 300
Bethesda, Maryland 20814
Ph.:(301) 913-0404
Contact: Wm. P. Gerald, Jr.

NOTES AND DETAILS

RODGERS CONSULTING
Enhancing the value of land assets

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

	BY	DATE
BASE DATA	RCI	1 LOS
DESIGNED	RCI	1 LOS
DRAWN	RCI	1 LOS
REVIEWED	RCI	1 LOS

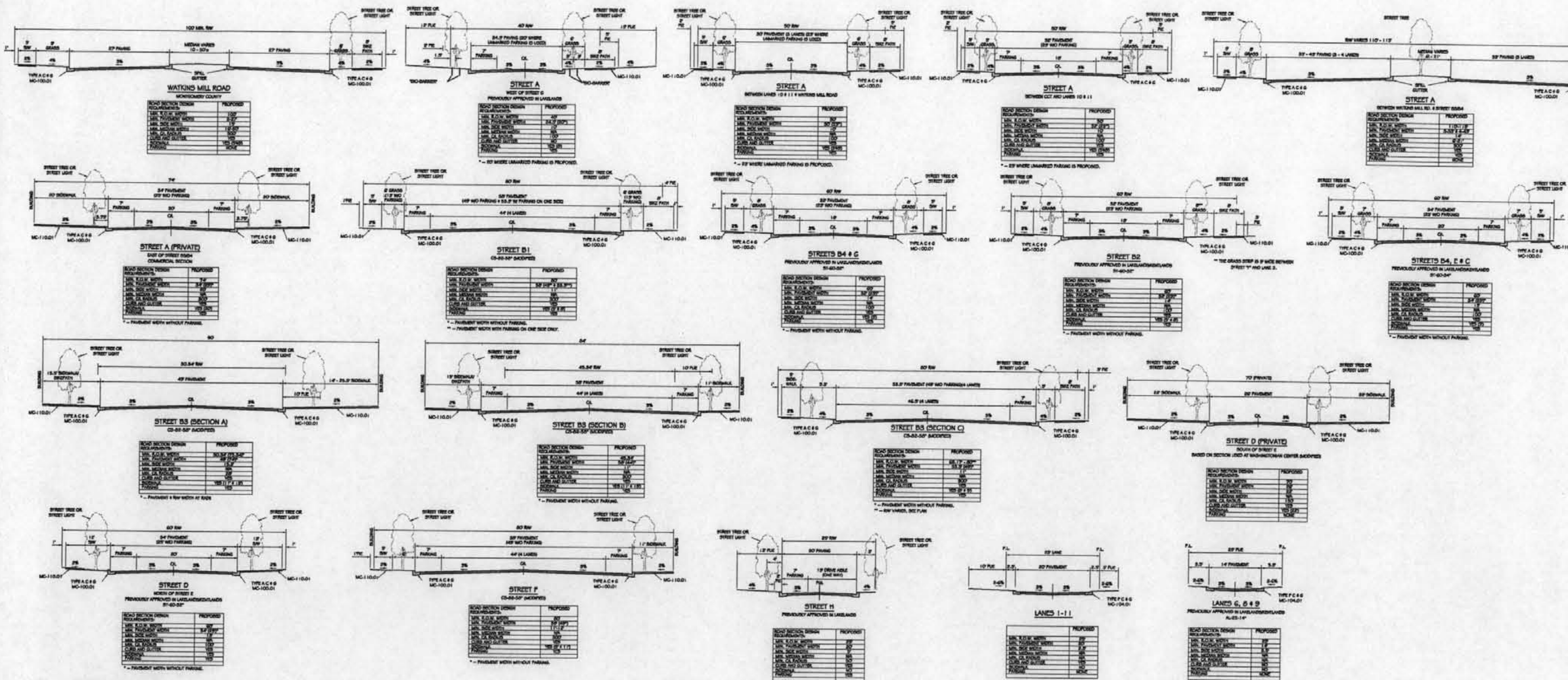
RODGERS CONTACT: K. UNTERBERG
RELEASE FOR
BY DATE

THE WOODLANDS AT WATKINS MILL TOWN CENTER

City of Gaithersburg
9th election district
Montgomery County, Maryland

SCALE: NTS
JOB No. 1002A
DATE: NOV., 2005
SHEET No. 2 OF 67

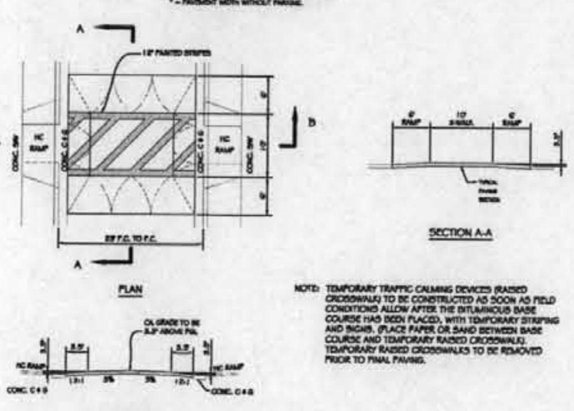
WATKINS MILL TOWN CENTER SITE PLAN NOTES AND DETAILS



STREET SECTIONS

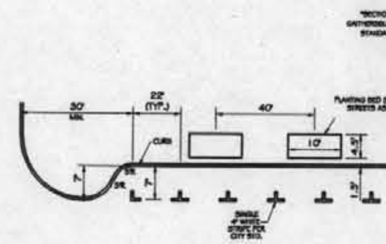
N/S

"SECTION TAKEN FROM "CITY OF GAITHERSBURG THOROUGHFARE DESIGN STANDARDS" NOVEMBER, 2000



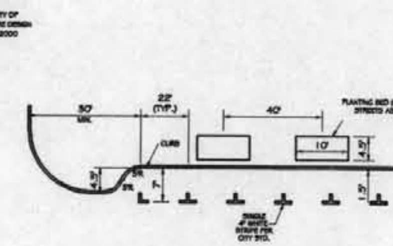
NOTE: TEMPORARY TRAFFIC CALMING DEVICES (RAISED CROSSWALK) TO BE CONSTRUCTED AS SOON AS FIELD CONDITIONS ALLOW AFTER THE BITUMINOUS BASE COURSE HAS BEEN PLACED, WITH TEMPORARY STRIPING AND SIGNS. (PLACE PAPER OR SAND BETWEEN BASE COURSE AND TEMPORARY RAISED CROSSWALK). TEMPORARY RAISED CROSSWALKS TO BE REMOVED PRIOR TO FINAL PAVING.

RAISED CROSSWALK DETAIL



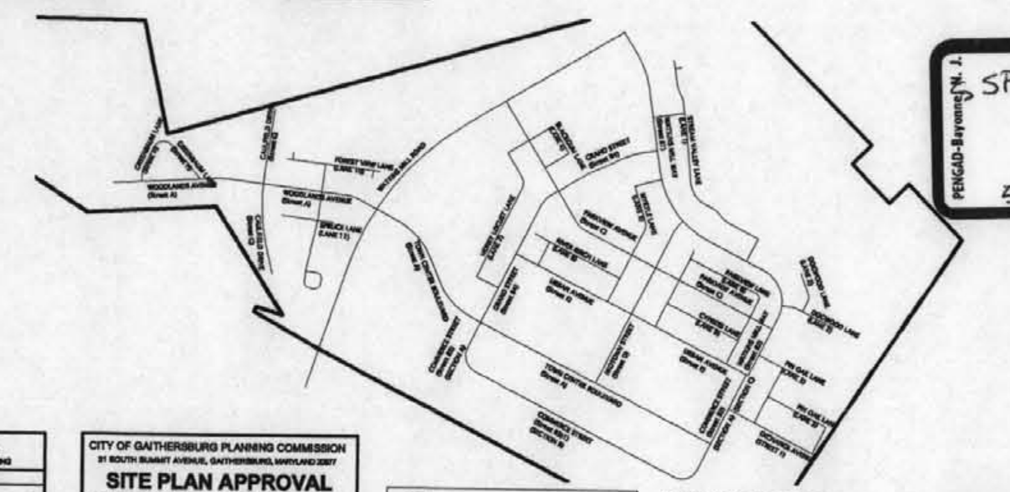
PARALLEL PARKING DETAIL WITH BUMP OUT STREET B3 ONLY

N.T.S.



PARALLEL PARKING DETAIL WITH BUMP OUT

N.T.S.



PENGAD-Bayonne, N. J.
SP-05-0013
#16
5-3-06

PRELIMINARY NOT FOR CONSTRUCTION

CITY OF GAITHERSBURG DEPARTMENT OF PUBLIC WORKS, PARK MAINTENANCE, AND ENGINEERING
FINAL APPROVAL
DATE ______
BY ______

CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

SITE PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON ______
APPLICATION NO. SP-05-0013 WAS GRANTED
FINAL SITE PLAN APPROVA L
WITH ______ ( ) CONDITIONS. SEE S.D.A LETTER.
DATE ______ BY ______

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE PLANNING COMMISSION

CALL "MISS UTILITY" AT 1-800-257-7777
48 Hours Before Start Of Construction

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

A MARYLAND REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT SEAL AND SIGNATURE ON PLANS WILL BE ACCEPTED AS PRIMA FACIE EVIDENCE THAT PLANS ARE IN COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS.

SP-05-0013

REVISION	DATE	REVISION	DATE	REVISION	DATE
				REVISED PER CITY COMMENTS	4-20-06
				REVISED PER CITY COMMENTS	4-11-06
				REVISED PER CITY COMMENTS	4-4-06

Owner/Developer:
BP Realty Investments, LLC
c/o Classic Group, LLC

8120 Woodmont Avenue, Suite 300
Bethesda, Maryland 20814
Ph.:(301) 913-0404
Contact: Wm. P. Gerald, Jr.

ROAD DETAILS AND ROAD CODE WAIVER PLAN

RODGERS CONSULTING
Enhancing the value of land assets

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

	BY	DATE
BASE DATA	RCI	11.05
DESIGNED	RCI	11.05
DRAWN	RCI	11.05
REVIEWED	RCI	11.05

RODGERS CONTACT: G. UNTERBERG
RELEASE FOR ______
BY ______ DATE ______

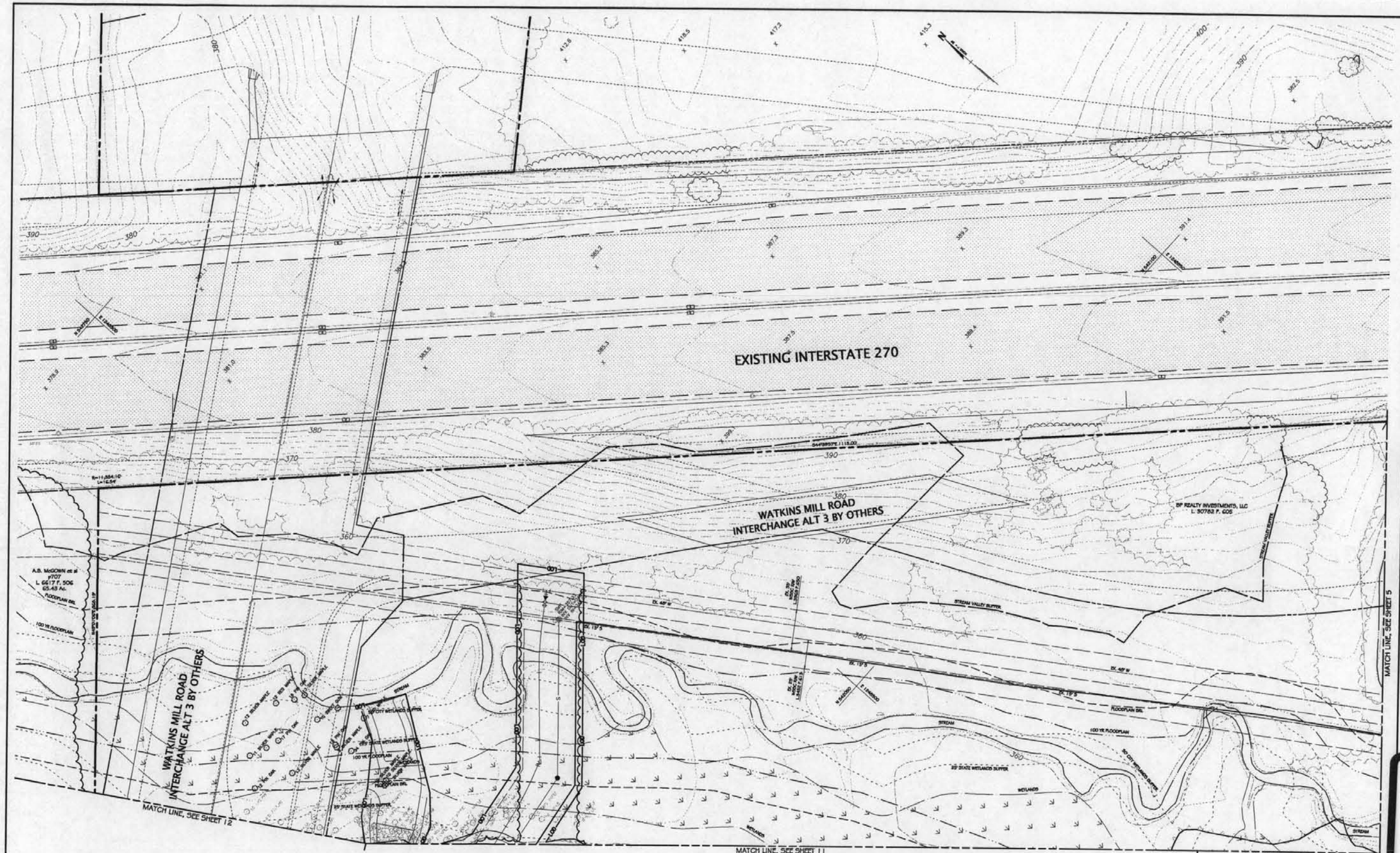
THE WOODLANDS AT WATKINS MILL TOWN CENTER

City of Gaithersburg
9th election district
Montgomery County, Maryland

SCALE: AS SHOWN
JOB No. 1002A
DATE: NOV., 2005
SHEET No. 3 OF 67

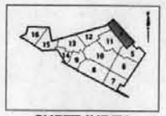
WATKINS MILL TOWN CENTER ROAD DETAILS AND ROAD CODE WAIVER EXHIBIT

...\Sheet03 Apr 21, 2006, 10:12am



PRELIMINARNOT FOR CONSTRUCTION

SP-05-0013
#17
5-3-06



SHEET INDEX

CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS,
PARK MAINTENANCE, AND ENGINEERING
FINAL APPROVAL
DATE _____
BY _____

CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
SITE PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON _____
APPLICATION NO. SP-05-0013 WAS GRANTED
FINAL SITE PLAN APPROVAL
WITH _____ ( ) CONDITIONS. SEE B.D.A LETTER.
DATE _____ BY _____
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE PLANNING COMMISSION

CALL "MISS UTILITY" AT
1-800-257-7777
48 Hours Before Start Of Construction

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

A MARYLAND REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT SEAL AND SIGNATURE ON PLANS WILL BE ACCEPTED AS PRIMA FACIE EVIDENCE THAT PLANS ARE IN COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS.

STATE OF MARYLAND
PROFESSIONAL ENGINEER

SP-05-0013

REVISION	DATE	REVISION	DATE	REVISION	DATE
				REVISED PER CITY COMMENTS	4-20-06
				REVISED PER CITY COMMENTS	4-11-06
				REVISED PER CITY COMMENTS	4-4-06

Owner/Developer:
BP Realty Investments, LLC
c/o Classic Group, LLC

8120 Woodmont Avenue, Suite 300
Bethesda, Maryland 20814
Ph.:(301) 913-0404
Contact: Wm. P. Gerald, Jr.

FINAL SITE PLAN

RODGERS CONSULTING
Enhancing the value of land assets

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

	BY	DATE
BASE DATA	RCI	1 1/05
DESIGNED	RCI	1 1/05
DRAWN	MP	1 1/05
REVIEWED	GU	1 1/05

RODGERS CONTACT: E. LATTERBERG

RELEASE FOR _____
BY _____ DATE _____

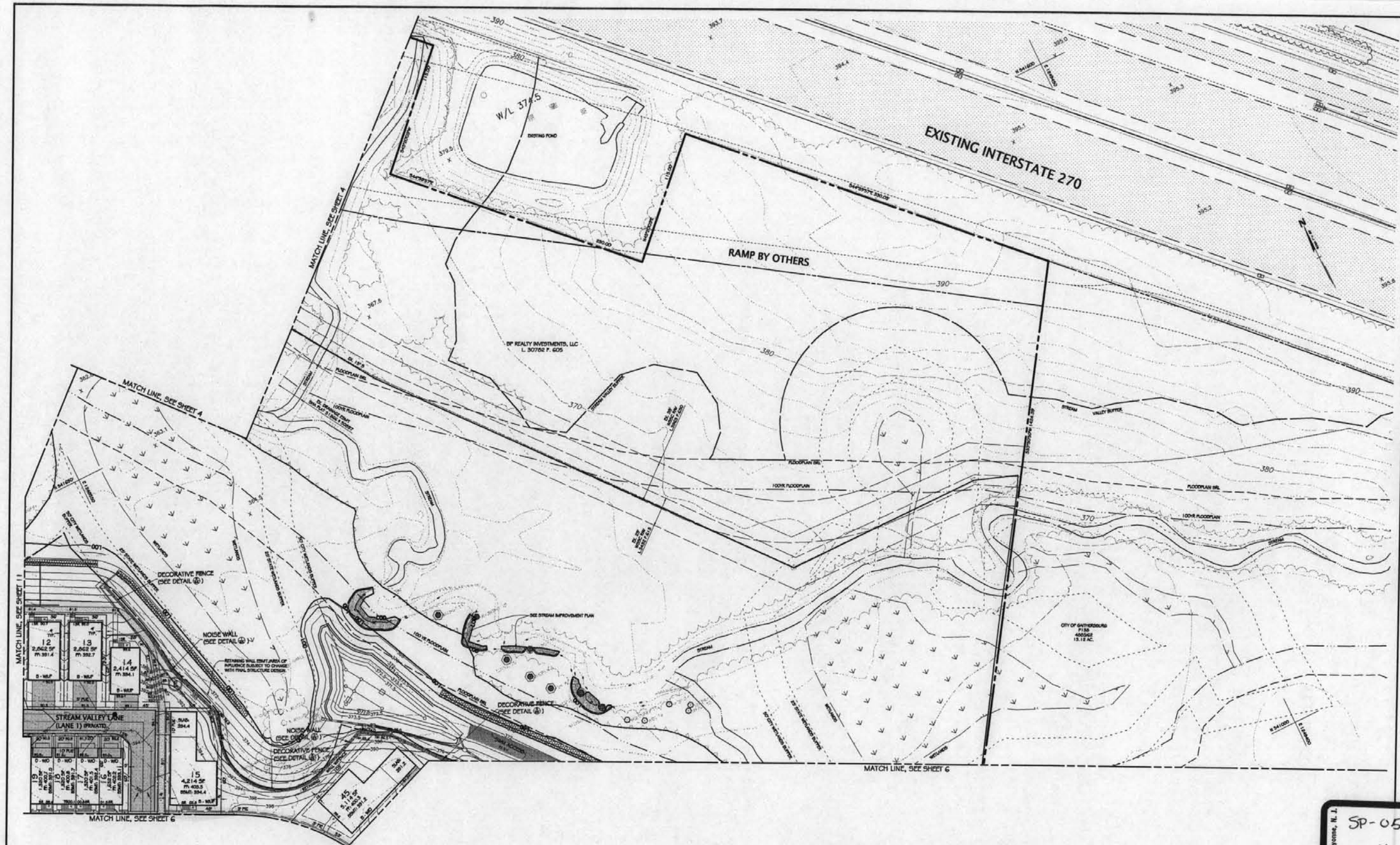
THE WOODLANDS AT WATKINS MILL TOWN CENTER

City of Gaithersburg
9th election district
Montgomery County, Maryland

SCALE: 1" = 30'
JOB No. 1002A
DATE: NOV., 2005
SHEET No. 4 of 67

WATKINS MILL TOWN CENTER FINAL SITE PLAN

PENGAD-Bayonne, N. J.



PRELIMINARY NOT FOR CONSTRUCTION

SP-05-0013
#18
5-3-06

PENGAD-Bayonne, N. J.

SHEET INDEX

CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS, PARK MAINTENANCE, AND ENGINEERING
FINAL APPROVAL
DATE
BY

CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
SITE PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON
APPLICATION NO. SP-05-0013 WAS GRANTED
FINAL SITE PLAN APPROVAL
WITH ( ) CONDITIONS. SEE S.O.A LETTER.
DATE BY
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE PLANNING COMMISSION

CALL "MISS UTILITY" AT 1-800-257-7777
48 Hours Before Start Of Construction

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

A MARYLAND REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT SEAL AND SIGNATURE ON PLANS WILL BE ACCEPTED AS PRIMA FACIE EVIDENCE THAT PLANS ARE IN COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS.

SP-05-0013

REVISION	DATE	REVISION	DATE	REVISION	DATE
				REVISED PER CITY COMMENTS	4-28-06
				REVISED PER CITY COMMENTS	4-11-06
				REVISED PER CITY COMMENTS	4-4-06

Owner/Developer:
BP Realty Investments, LLC
c/o Classic Group, LLC

8120 Woodmont Avenue, Suite 300
Bethesda, Maryland 20814
Ph.:(301) 913-0404
Contact: Wm. P. Gerald, Jr.

FINAL SITE PLAN

RODGERS CONSULTING
Enhancing the value of land assets

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

	BY	DATE
BASE DATA	RCJ	1 LIDS
DESIGNED	RCJ	1 LIDS
DRAWN	MP	1 LIDS
REVIEWED	GU	1 LIDS

RODGERS CONTACT: G. LINTERBERG

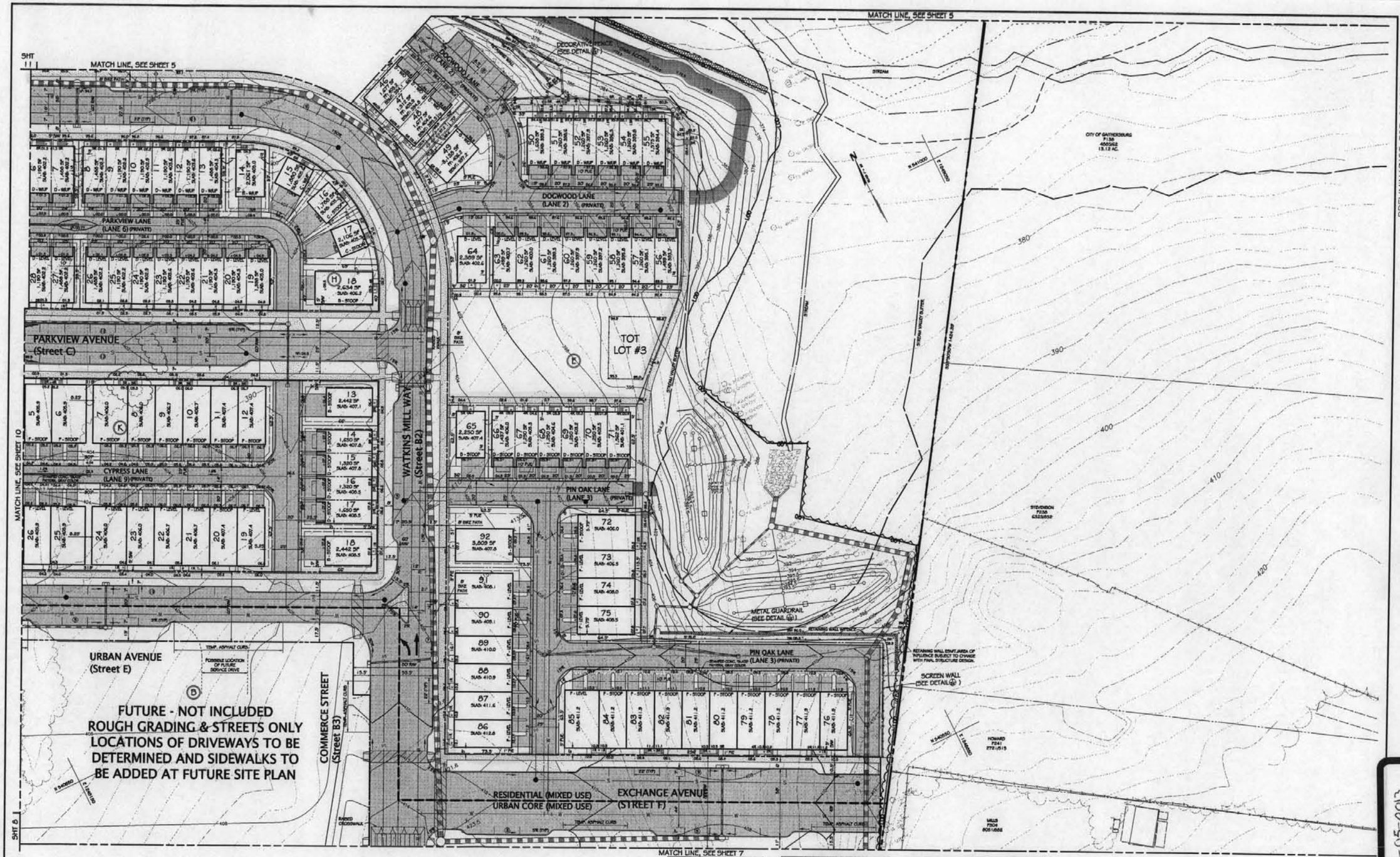
RELEASE FOR
BY DATE

THE WOODLANDS AT WATKINS MILL TOWN CENTER

City of Gaithersburg
9th election district
Montgomery County, Maryland

SCALE: 1" = 30'
JOB No. 1002A
DATE: NOV., 2005
SHEET No. 5 of 67

WATKINS MILL TOWN CENTER FINAL SITE PLAN



PRELIMINARY NOT FOR CONSTRUCTION

SHEET INDEX

CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS,
PARK MAINTENANCE, AND ENGINEERING
FINAL APPROVAL
DATE
BY

CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
SITE PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON
APPLICATION NO. SP-05-0013 WAS GRANTED
FINAL SITE PLAN APPROVAL
WITH ( ) CONDITIONS. SEE S.D.A. LETTER.
DATE BY
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE PLANNING COMMISSION

CALL "MISS UTILITY" AT 1-800-257-7777
48 Hours Before Start Of Construction
The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

A MARYLAND REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT SEAL AND SIGNATURE ON PLANS WILL BE ACCEPTED AS PRIMA FACIE EVIDENCE THAT PLANS ARE IN COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS.

SP-05-0013

SP-05-003 #19 5-3-06

PENGAD-Bayonne, N.J.

REVISION	DATE	REVISION	DATE	REVISION	DATE
				REVISED PER CITY COMMENTS	4-20-06
				REVISED PER CITY COMMENTS	4-11-06
				REVISED PER CITY COMMENTS	4-4-06

Owner/Developer:
BP Realty Investments, LLC
c/o Classic Group, LLC

8120 Woodmont Avenue, Suite 300
Bethesda, Maryland 20814
Ph.:(301) 913-0404
Contact: Wm. P. Gould, Jr.

FINAL SITE PLAN

RODGERS CONSULTING
Enhancing the value of land assets

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

	BY	DATE
BASE DATA	RG	1 LOS
DESIGNED	RG	1 LOS
DRAWN	MP	1 LOS
REVIEWED	GU	1 LOS

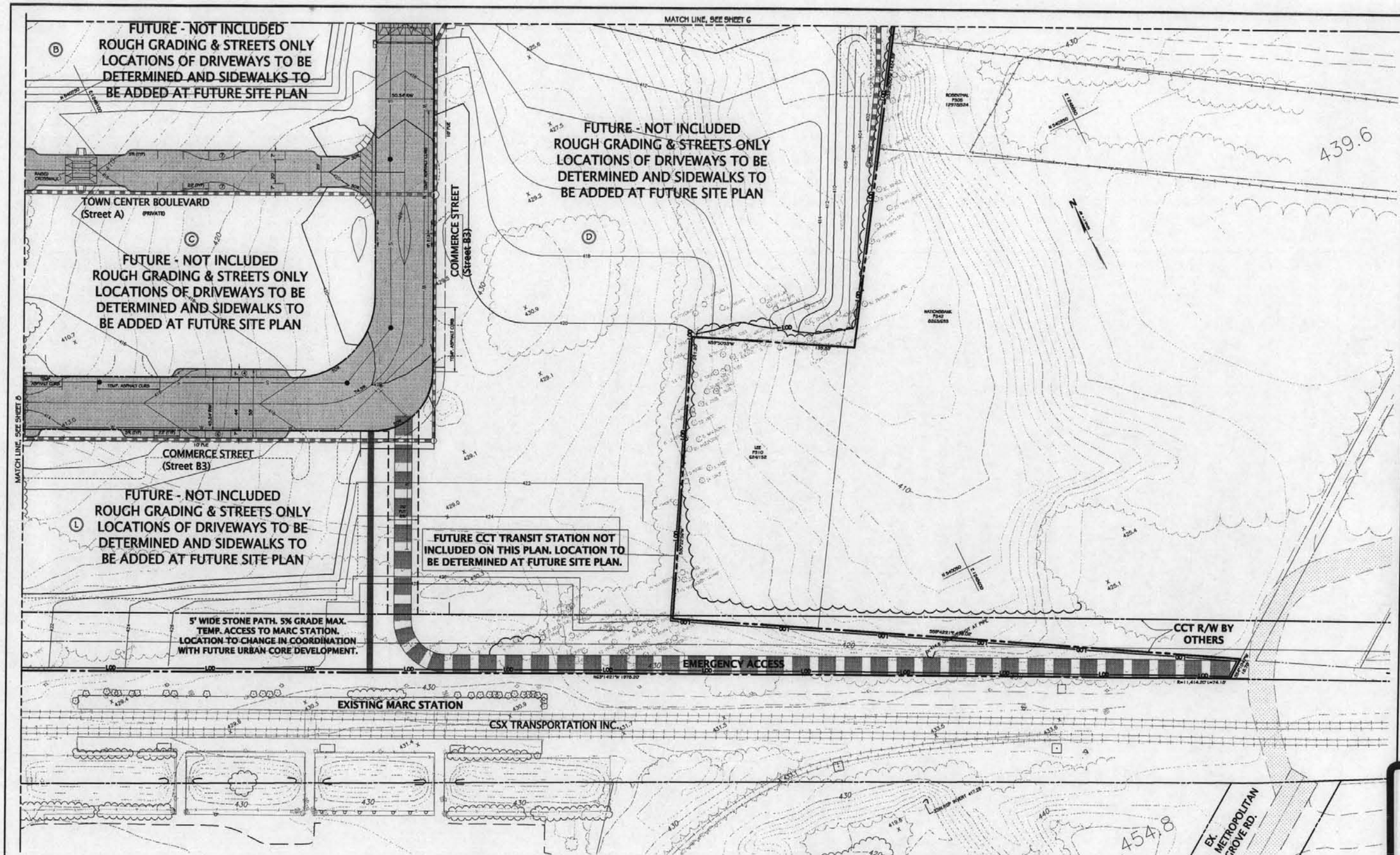
RODGERS CONTACT: G. UNTERBERG
RELEASE FOR
BY DATE

THE WOODLANDS AT WATKINS MILL TOWN CENTER

City of Gaithersburg
9th election district
Montgomery County, Maryland

SCALE 1" = 30'
JOB No. 1002A
DATE NOV., 2005
SHEET No. 6 OF 67

WATKINS MILL TOWN CENTER FINAL SITE PLAN



PRELIMINARNOT FOR CONSTRUCTION

SHEET INDEX

CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS,
PARK MAINTENANCE, AND ENGINEERING
FINAL APPROVAL
DATE
BY

CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
SITE PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON
APPLICATION NO. SP-05-0013 WAS GRANTED
FINAL SITE PLAN APPROVAL
WITH ( ) CONDITIONS. SEE S.D.A LETTER.
DATE BY
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE PLANNING COMMISSION

CALL "MISS UTILITY" AT
1-800-257-7777
48 Hours Before Start Of Construction

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

A MARYLAND REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT SEAL AND SIGNATURE ON PLANS WILL BE ACCEPTED AS PRIMA FACIE EVIDENCE THAT PLANS ARE IN COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS.

SP-05-0013

PENGAD-Bayonne, N. J.
SP-05-0013
#20
5-3-06

REVISION	DATE	REVISION	DATE	REVISION	DATE
				REVISED PER CITY COMMENTS	4-20-06
				REVISED PER CITY COMMENTS	4-11-06
				REVISED PER CITY COMMENTS	4-4-06

Owner/Developer:
BP Realty Investments, LLC
c/o Classic Group, LLC

8120 Woodmont Avenue, Suite 300
Bethesda, Maryland 20814
Ph.:(301) 913-0404
Contact: Wm. P. Gerald, Jr.

FINAL SITE PLAN

RODGERS CONSULTING
Enhancing the value of land assets

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

	BY	DATE
BASE DATA	RD	11/05
DESIGNED	RD	11/05
DRAWN	MP	11/05
REVIEWED	GU	11/05

RODGERS CONTACT: E. LINTERMAN
RELEASE FOR
BY DATE

THE WOODLANDS AT WATKINS MILL TOWN CENTER
City of Gaithersburg
9th election district
Montgomery County, Maryland

SCALE: 1" = 30'
JOB No. 1002A
DATE: NOV., 2005
SHEET No. 7 of 67

WATKINS MILL TOWN CENTER FINAL SITE PLAN

MATCH LINE, SEE SHEET 10

FUTURE - NOT INCLUDED
ROUGH GRADING & STREETS ONLY
LOCATIONS OF DRIVEWAYS TO BE DETERMINED AND SIDEWALKS TO BE ADDED AT FUTURE SITE PLAN

GRAND STREET (Street B4)

MIDTOWN STREET (Street D) (PRIVATE)

FUTURE - NOT INCLUDED
ROUGH GRADING & STREETS ONLY
LOCATIONS OF DRIVEWAYS TO BE DETERMINED AND SIDEWALKS TO BE ADDED AT FUTURE SITE PLAN

MATCH LINE, SEE SHEET 9

ART IN PUBLIC PLACES

TOWN CENTER BOULEVARD (Street A) (PRIVATE)

FUTURE - NOT INCLUDED
ROUGH GRADING & STREETS ONLY
LOCATIONS OF DRIVEWAYS TO BE DETERMINED AND SIDEWALKS TO BE ADDED AT FUTURE SITE PLAN

COMMERCE STREET (Street B3)

MATCH LINE, SEE SHEET 7

FUTURE - NOT INCLUDED
ROUGH GRADING & STREETS ONLY
LOCATIONS OF DRIVEWAYS TO BE DETERMINED AND SIDEWALKS TO BE ADDED AT FUTURE SITE PLAN

MATCH LINE, SEE SHEET 9

CCT

CSX TRANSPORTATION INC.

SHEET INDEX

CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS,
PARK MAINTENANCE, AND ENGINEERING
FINAL APPROVAL
DATE
BY

CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
SITE PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON
APPLICATION NO. SP-05-0013 WAS GRANTED
FINAL SITE PLAN APPROVAL
WITH ( ) CONDITIONS. SEE S.D.A. LETTER.
DATE BY
NOTE: - ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE PLANNING COMMISSION

CALL "MISS UTILITY" AT 1-800-257-7777
48 Hours Before Start Of Construction

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

A MARYLAND REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT SEAL AND SIGNATURE ON PLANS WILL BE ACCEPTED AS PRIMA FACIE EVIDENCE THAT PLANS ARE IN COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS.

SP-05-0013

PENCAD-Bayonne, N. J.
SP-05-0013
#21
5-3-06

PRELIMINARY NOT FOR CONSTRUCTION

REVISION	DATE	REVISION	DATE	REVISION	DATE
				REVISED PER CITY COMMENTS	4-20-06
				REVISED PER CITY COMMENTS	4-11-06
				REVISED PER CITY COMMENTS	4-4-06

Owner/Developer:
BP Realty Investments, LLC
c/o Classic Group, LLC

8120 Woodmont Avenue, Suite 300
Bethesda, Maryland 20814
Ph.:(301) 913-0404
Contact: Wm. P. Gerald, Jr.

FINAL SITE PLAN

RODGERS CONSULTING
Enhancing the value of land assets

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

	BY	DATE
BASE DATA	RCI	1 LOS
DESIGNED	RCI	1 LOS
DRAWN	MP	1 LOS
REVIEWED	GLI	1 LOS
RODGERS CONTACT: S. LATSHAW		

RELEASE FOR
BY DATE

THE WOODLANDS AT WATKINS MILL TOWN CENTER

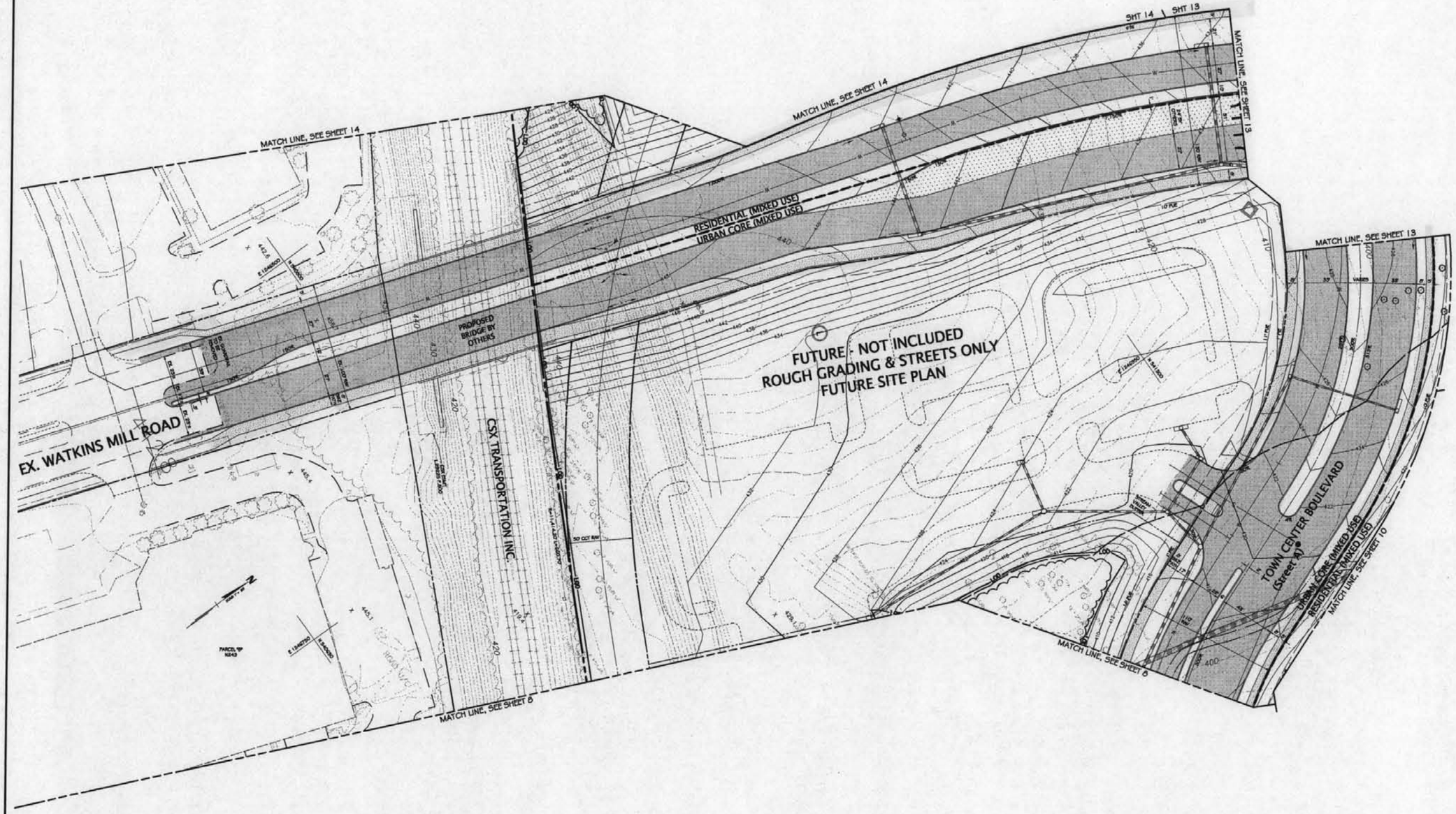
City of Gaithersburg
9th election district
Montgomery County, Maryland

SCALE: 1" = 30'
JOB No. 1002A
DATE: NOV., 2005
SHEET No. 8 OF 67

WATKINS MILL TOWN CENTER FINAL SITE PLAN

N:\MD-Montgomery\Parklands-Old\Drawings\Site Plan\04-16-Site Plan.dwg Sheet:08 Apr 21, 2006, 11:07am

PRELIMINARY NOT FOR CONSTRUCTION



SHEET INDEX

CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS,
PARK MAINTENANCE, AND ENGINEERING
FINAL APPROVAL
DATE
BY

CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
SITE PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON
APPLICATION NO. SP-05-0013 WAS GRANTED
FINAL SITE PLAN APPROVAL
WITH ( ) CONDITIONS. SEE S.D.A. LETTER.
DATE BY
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE PLANNING COMMISSION

CALL "MISS UTILITY" AT 1-800-257-7777
48 Hours Before Start Of Construction

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

A MARYLAND REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT SEAL AND SIGNATURE ON PLANS WILL BE ACCEPTED AS PRIMA FACIE EVIDENCE THAT PLANS ARE IN COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS.

SP-05-0013

PENGAD-Bayonne, N.J.
SP-05-0013
#22
5-3-06

REVISION	DATE	REVISION	DATE	REVISION	DATE
				REVISED PER CITY COMMENTS	4-20-06
				REVISED PER CITY COMMENTS	4-11-06
				REVISED PER CITY COMMENTS	4-4-06

Owner/Developer:
BP Realty Investments, LLC
c/o Classic Group, LLC

8120 Woodmont Avenue, Suite 300
Bethesda, Maryland 20814
Ph.:(301) 913-0404
Contact: Wm. P. Gerald, Jr.

FINAL SITE PLAN

RODGERS CONSULTING
Enhancing the value of land assets

Rodgers Consulting, Inc.
19847 Century Blvd., Suite 200
Germantown, MD 20874
301.948.4700
301.948.6256 (fax)
301.253.8609
www.rodgers.com

	BY	DATE
BASE DATA	RG	1 | 05
DESIGNED	RC	1 | 05
DRAWN	MP	1 | 05
REVIEWED	GU	1 | 05

RODGERS CONTACT: G. LATTERNER
RELEASE FOR
BY DATE

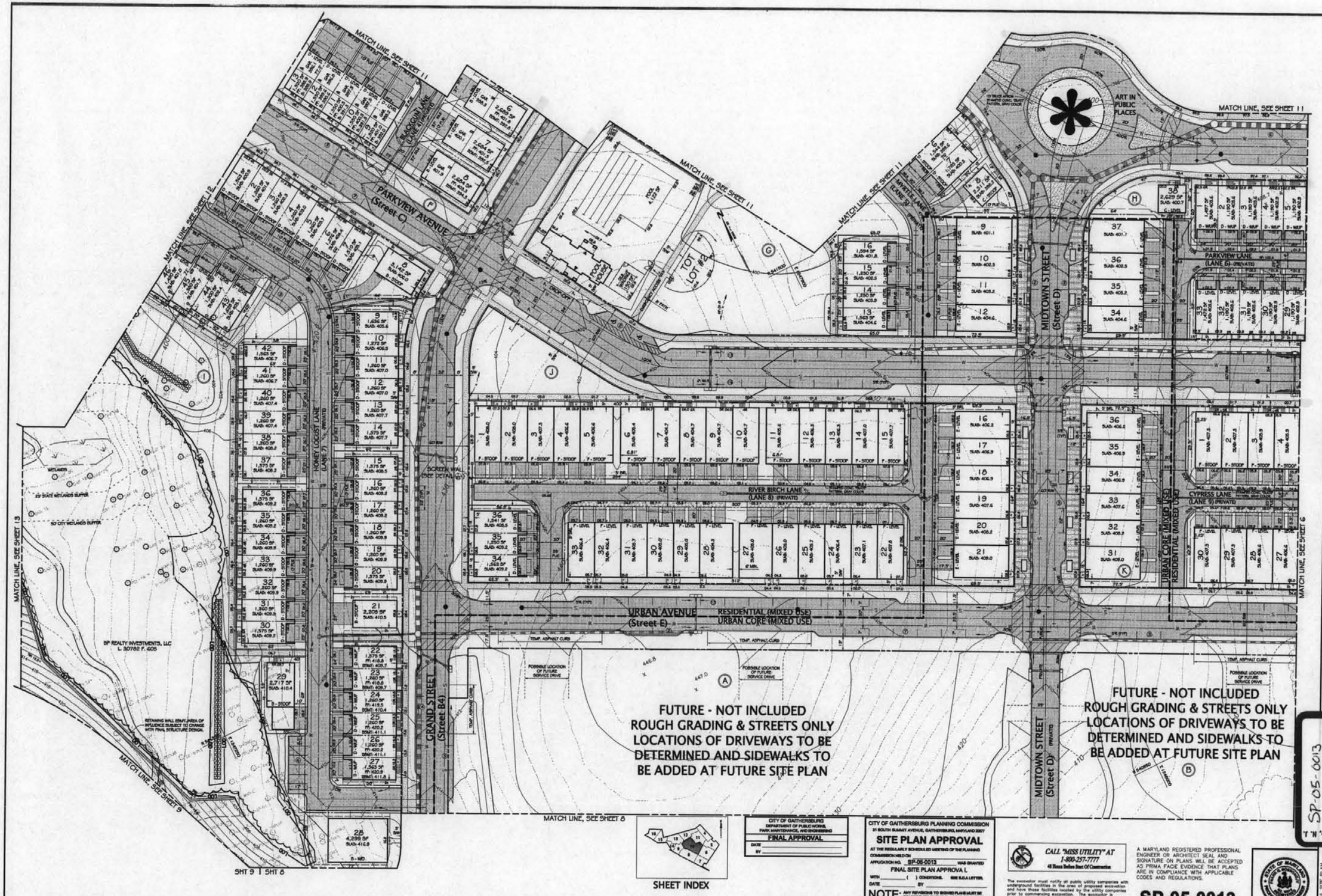
THE WOODLANDS AT WATKINS MILL TOWN CENTER

City of Gaithersburg
9th election district
Montgomery County, Maryland

SCALE: 1" = 30'
JOB No.: 1002A
DATE: NOV., 2005
SHEET No.: 8 OF 67

M:\MD-Montgomery\Parklands\Civil\Sheet\Site Plan\04-16-Site Plan.dwg Sheet28 Apr 21, 2006, 11:03am

WATKINS MILL TOWN CENTER FINAL SITE PLAN



PRELIMINARY NOT FOR CONSTRUCTION

SP-05-0013
#23
5-3-06

PENGAD-Bayonne, N. J.

CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS,
PARK MAINTENANCE, AND ENGINEERING
FINAL APPROVAL
DATE
BY

CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
SITE PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON
APPLICATION NO. SP-05-0013 WAS GRANTED
FINAL SITE PLAN APPROVAL
WITH ( ) CONDITIONS. SEE S.D.A LETTER.
DATE BY
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE PLANNING COMMISSION

CALL "MISS UTILITY" AT 1-800-257-7777
48 Hours Before Start Of Construction

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

A MARYLAND REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT SEAL AND SIGNATURE ON PLANS WILL BE ACCEPTED AS PRIMA FACIE EVIDENCE THAT PLANS ARE IN COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS.

SP-05-0013

REVISION	DATE	REVISION	DATE	REVISION	DATE
				REVISED PER CITY COMMENTS	4-20-06
				REVISED PER CITY COMMENTS	4-11-06
				REVISED PER CITY COMMENTS	4-4-06

Owner/Developer:
BP Realty Investments, LLC
c/o Classic Group, LLC

8120 Woodmont Avenue, Suite 300
Bethesda, Maryland 20814
Ph.:(301) 913-0404
Contact: Wm. P. Gerald, Jr.

FINAL SITE PLAN

RODGERS CONSULTING
Enhancing the value of land assets

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

	BY	DATE
BASE DATA	RCI	1 LOS
DESIGNED	RCI	1 LOS
DRAWN	MP	1 LOS
REVIEWED	GLI	1 LOS

RODGERS CONTACT: B. UNTERBERG
RELEASE FOR
BY DATE

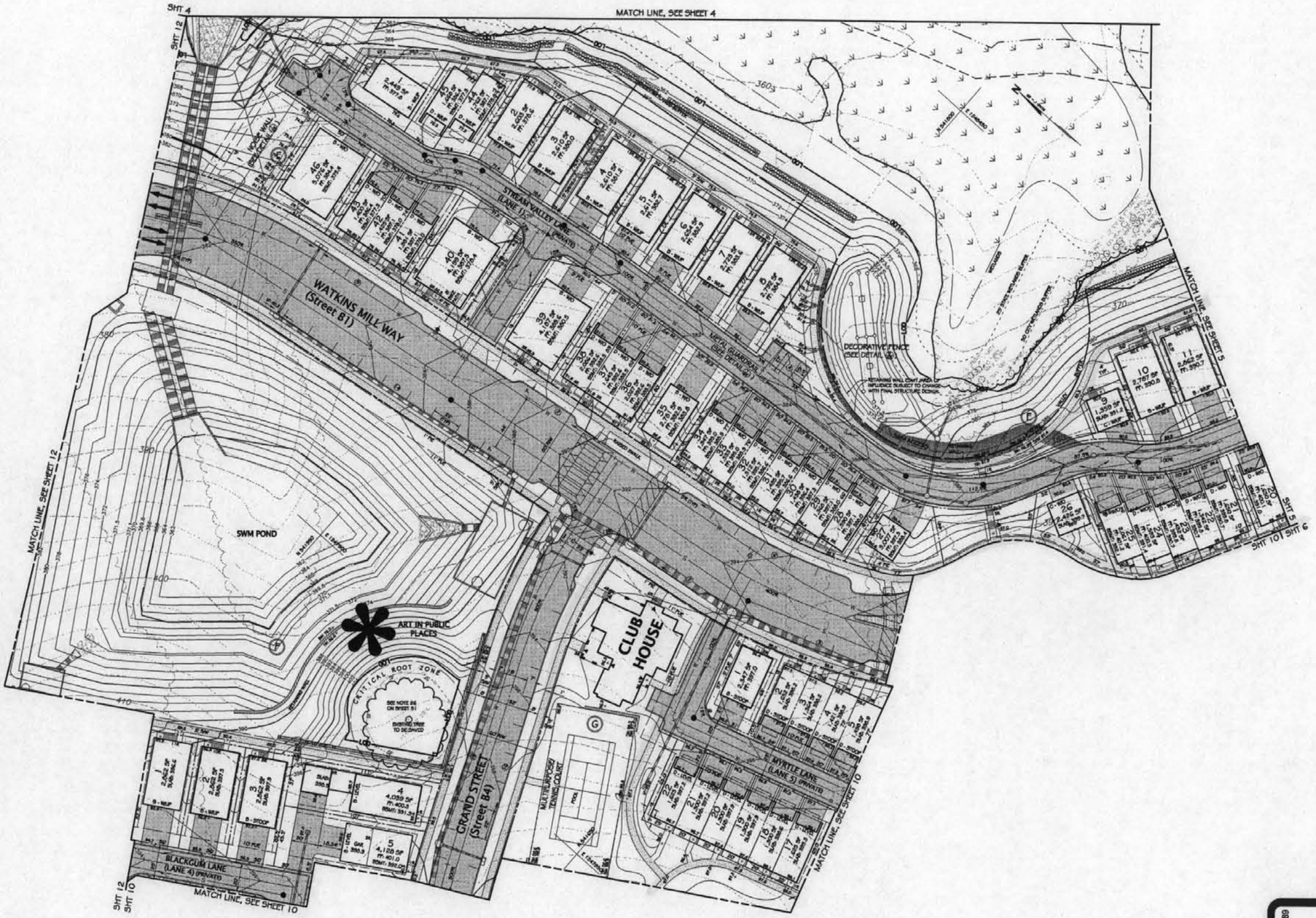
THE WOODLANDS AT WATKINS MILL TOWN CENTER

City of Gaithersburg
9th election district
Montgomery County, Maryland

SCALE: 1" = 30'
JOB No. 1002A
DATE: NOV., 2005
SHEET No. 10 of 67

WATKINS MILL TOWN CENTER FINAL SITE PLAN

PRELIMINARY NOT FOR CONSTRUCTION



SHEET INDEX

CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS, PARK MAINTENANCE, AND ENGINEERING
FINAL APPROVAL
DATE
BY

CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
SITE PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON
APPLICATION NO. SP-05-0013 WAS GRANTED
FINAL SITE PLAN APPROVAL
WITH ( ) CONDITIONS. SEE S.O.A. LETTER.
DATE BY
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE PLANNING COMMISSION

CALL "MISS UTILITY" AT 1-800-257-7777
48 Hours Before Start Of Construction
The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

A MARYLAND REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT SEAL AND SIGNATURE ON PLANS WILL BE ACCEPTED AS PRIMA FACIE EVIDENCE THAT PLANS ARE IN COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS.

SP-05-0013

PENGAD 800-631-6989

SP-05-0013
#24
5-3-06

REVISION	DATE	REVISION	DATE	REVISION	DATE
				REVISED PER CITY COMMENTS	4-6/06
				REVISED PER CITY COMMENTS	4-11-06
				REVISED PER CITY COMMENTS	4-4-06

Owner/Developer:
BP Realty Investments, LLC
c/o Classic Group, LLC

8120 Woodmont Avenue, Suite 300
Bethesda, Maryland 20814
Ph.:(301) 913-0404
Contact: Wm. P. Gerald, Jr.

FINAL SITE PLAN

RODGERS CONSULTING
Enhancing the value of land assets

Rodgers Consulting, Inc.
19847 Century Blvd., Suite 200
Germantown, MD 20874
301.948.4700
301.948.6256 (fax)
301.253.6600
www.rodgers.com

	BY	DATE
BASE DATA	RG	1 |05
DESIGNED	RG	1 |05
DRAWN	MP	1 |05
REVIEWED	GU	1 |05

RODGERS CONTACT: G. UNTERSEHR

RELEASE FOR
BY DATE

THE WOODLANDS AT WATKINS MILL TOWN CENTER

City of Gaithersburg
9th election district
Montgomery County, Maryland

SCALE: 1" = 30'
JOB No.: 1002A
DATE: NOV., 2005
SHEET No.: 11 of 67

WATKINS MILL TOWN CENTER FINAL SITE PLAN

PRELIMINARY/NOT FOR CONSTRUCTION

WATKINS MILL ROAD INTERCHANGE
ALT 3 BY OTHERS

MONTGOMERY COUNTY
CITY OF GAITHERSBURG

FUTURE - NOT INCLUDED
ROUGH GRADING & STREETS ONLY
FUTURE SITE PLAN

WATKINS MILL ROAD

A.B. McGOWN et al
y707
L. 6617 F. 506
65.45 Ac.

BP REALTY INVESTMENTS, LLC.
L. 30762 F. 605

STREAM VALLEY BUFFER
50' CITY WETLANDS BUFFER
25' STATE WETLANDS BUFFER
WETLAND

PARKVIEW AVENUE (Street C)
BLACKGUM LANE (LANE 4) (PRIVATE)

STONE PIER (SEE DETAIL 1)
DECORATIVE FENCE (SEE DETAIL 2)
ENTRANCE PIER (SEE DETAIL 2)

47 1,775 SF SLAB: 400.3
48 2,683 SF SLAB: 399.7
49 2,683 SF SLAB: 399.4
50 2,825 SF SLAB: 399.1
14 2,683 SF SLAB: 398.1
15 2,683 SF SLAB: 397.5
16 2,683 SF SLAB: 396.8
17 3,696 SF SLAB: 396.1
18 3,507 SF SLAB: 396.0

MATCH LINE, SEE SHEET 13
MATCH LINE, SEE SHEET 10
MATCH LINE, SEE SHEET 11
MATCH LINE, SEE SHEET 4

SHEET INDEX

CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS, PARK MAINTENANCE, AND ENGINEERING
FINAL APPROVAL
DATE
BY

CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
SITE PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON
APPLICATION NO. SP-05-0013 WAS GRANTED
FINAL SITE PLAN APPROVAL
WITH ( ) CONDITIONS. SEE G.D.A. LETTER.
DATE BY
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE PLANNING COMMISSION

CALL "MISS UTILITY" AT 1-800-257-7777
48 Hours Before Start Of Construction

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

A MARYLAND REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT SEAL AND SIGNATURE ON PLANS WILL BE ACCEPTED AS PRIMA FACIE EVIDENCE THAT PLANS ARE IN COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS.

SP-05-0013

PEPCO 800-631-6989

SP-05-0013
#25
5-3-06

REVISION	DATE	REVISION	DATE	REVISION	DATE
				REVISED PER CITY COMMENTS	4-25-06
				REVISED PER CITY COMMENTS	4-11-06
				REVISED PER CITY COMMENTS	4-4-06

Owner/Developer:
BP Realty Investments, LLC
c/o Classic Group, LLC

8120 Woodmont Avenue, Suite 300
Bethesda, Maryland 20814
Ph.:(301) 913-0404
Contact: Wm. P. Gerald, Jr.

FINAL SITE PLAN

RODGERS CONSULTING
Enhancing the value of land assets

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

	BY	DATE
BASE DATA	RD	1 LDS
DESIGNED	RD	1 LDS
DRAWN	MP	1 LDS
REVIEWED	GU	1 LDS

RODGERS CONTACT: G. UNTERBERG

RELEASE FOR
BY DATE

THE WOODLANDS AT WATKINS MILL TOWN CENTER

City of Gaithersburg
9th election district
Montgomery County, Maryland

SCALE: 1" = 30'
JOB No. 1002A
DATE: NOV., 2005
SHEET No. 12 OF 67

WATKINS MILL TOWN CENTER FINAL SITE PLAN