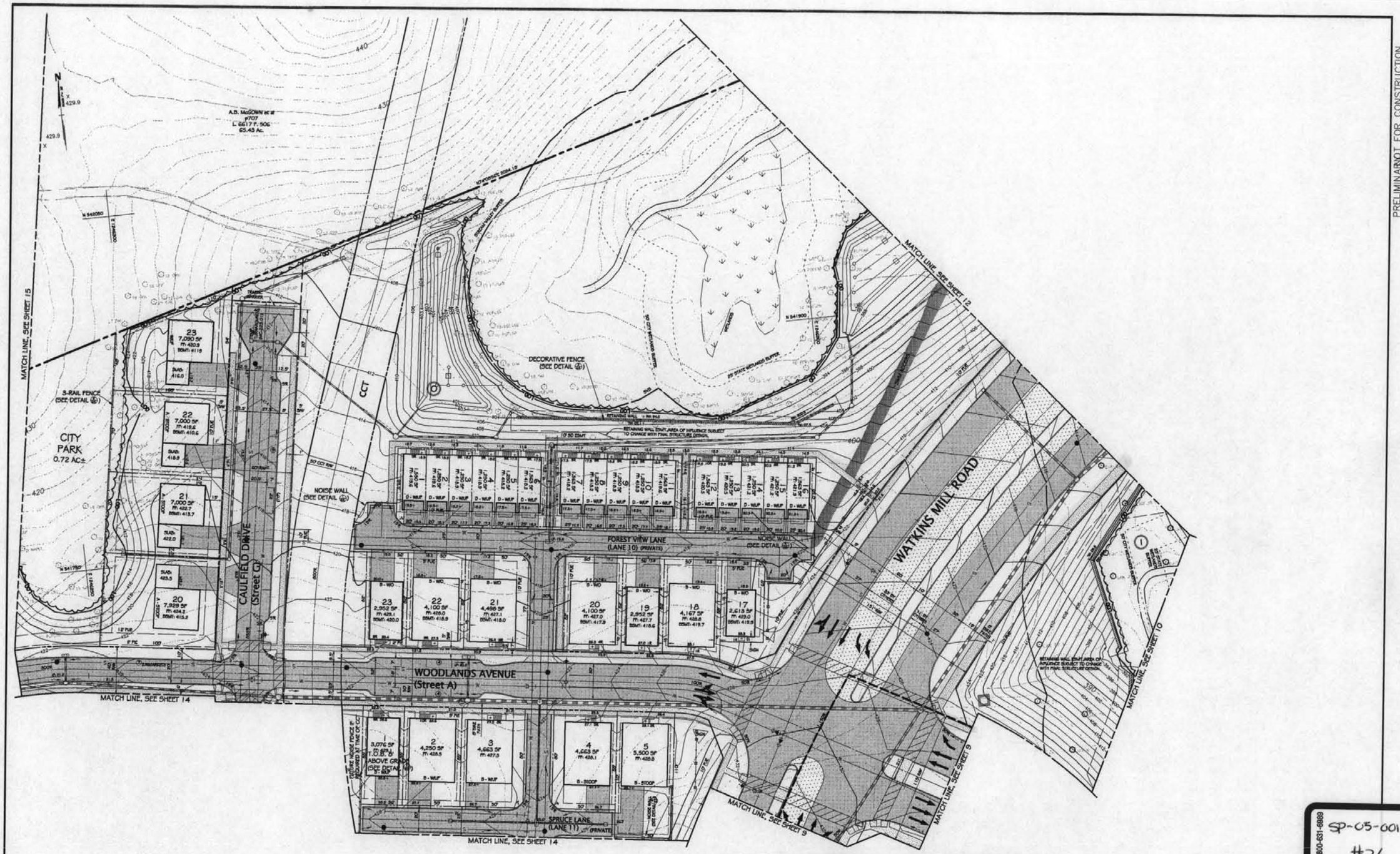
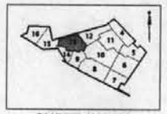




SHEET INDEX

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 800-631-6989

SP-05-0013
#26
5-3-06

PRELIMINARY NOT FOR CONSTRUCTION

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)
301.253.6609
www.rodgers.com

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

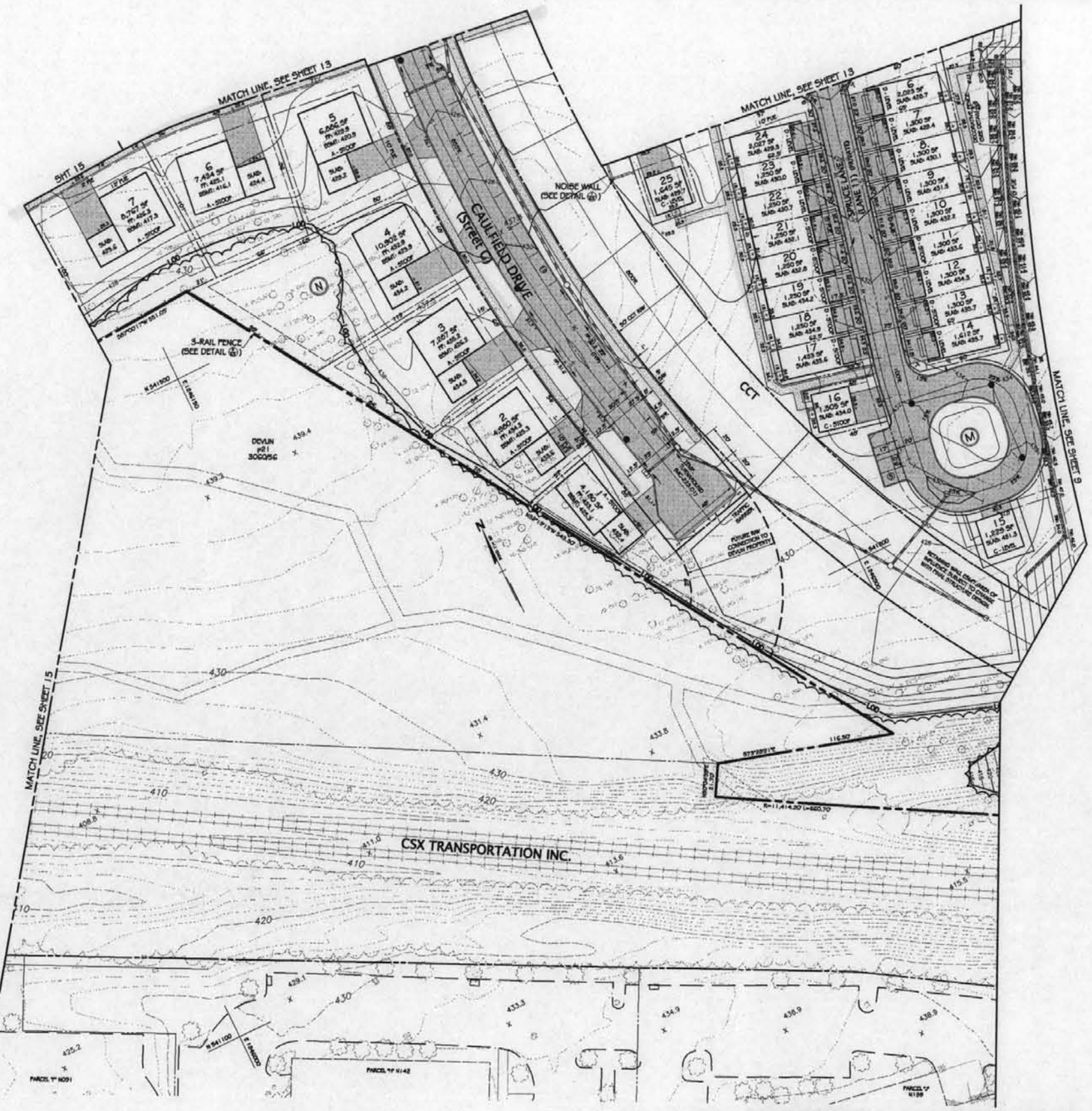
RODGERS CONTACT: G. LINTHICUM
RELEASE FOR
BY DATE

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. 13 of 67

WATKINS MILL TOWN CENTER FINAL SITE PLAN



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
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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

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48 Hours Before Start Of Construction

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SP-05-0013

PENGAD 800-631-6989

SP-05-0013
#27
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
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Ph.:(301) 913-0404
Contact: Wm. P. Gerald, Jr.

FINAL SITE PLAN

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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: G. UNTERBERG

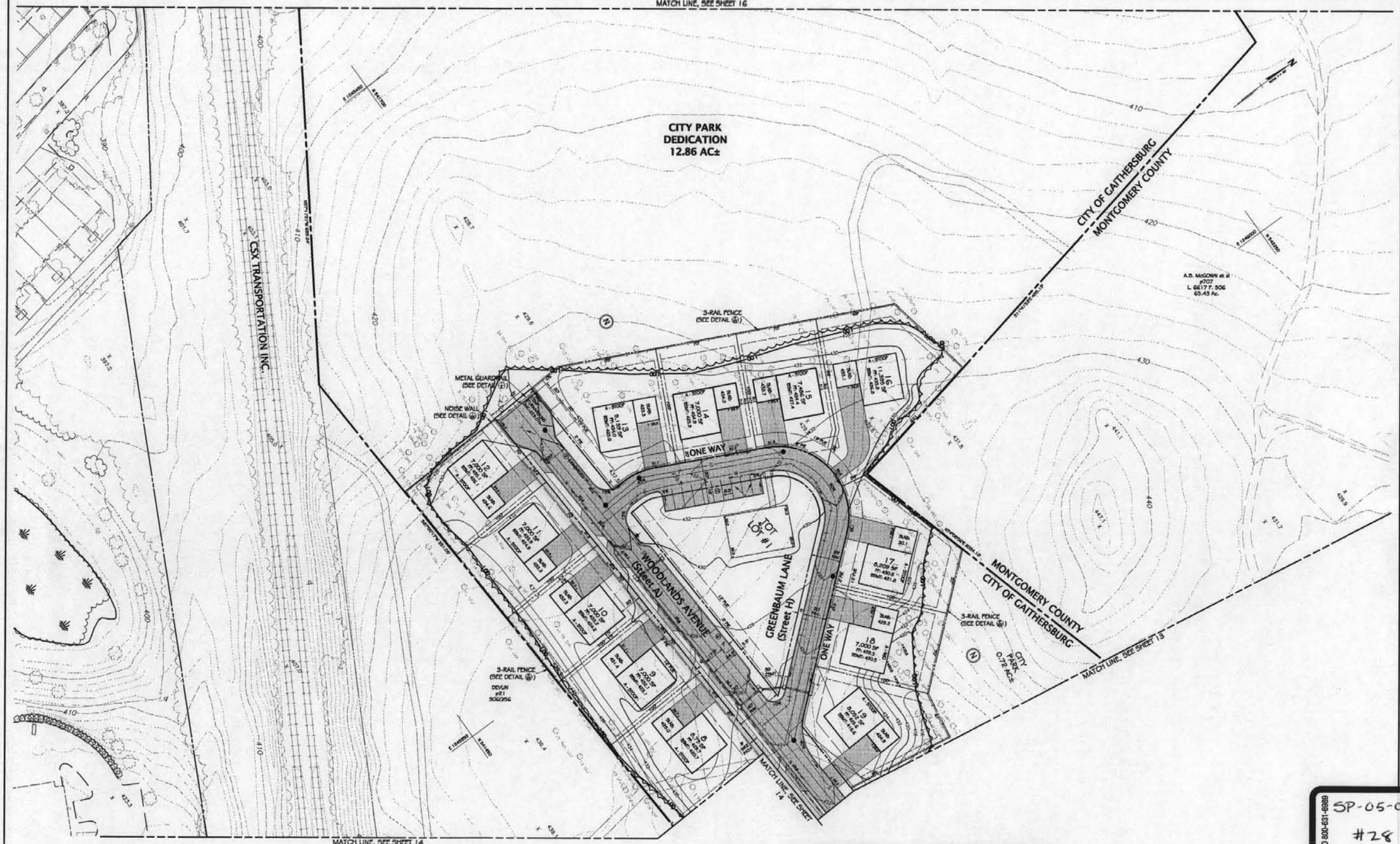
RELEASE FOR
BY DATE

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. 14 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
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SP-05-0013

PENGAD 800-631-6989
SP-05-0013
#28
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
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Ph.:(301) 913-0404
Contact: Wm. P. Gerald, Jr.

FINAL SITE PLAN

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301.948.4700
301.948.6256 (fax)
301.253.8609
www.rodgers.com

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

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. 15 of 67

WATKINS MILL TOWN CENTER: FINAL SITE PLAN

N:\MD-Montgomery (Parklands\Civil\Sheets\Site Plan\04-16-06a-Plan.dwg Sheet15 Apr 21, 2006, 11:40am

PRELIMINARY NOT FOR CONSTRUCTION

STATE OF MARYLAND
PARCEL D
L.3676 F.200

EX. GAME PRESERVE RD.

A.B. McGOWN et al
P800
L. 6617 F. 506

PRIVATE DRIVE

MONTGOMERY COUNTY
CITY OF GAITHERSBURG

PATTERSON
P715
3229/450

BERCELLI
P717
17/30355

A.B. McGOWN et al
P707
L. 6617 F. 506
65.43 Ac.

PRIVATE DRIVE

CITY PARK
DEDICATION
12.86 AC±

PARK
12.86 AC±

CSX TRANSPORTATION INC.

MATCH LINE, SEE SHEET 15

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
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1-800-257-7777
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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

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Enhancing the value of land assets

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Germantown, MD 20874
301.948.4700
301.948.6256 (fax)
301.253.6609
www.rodgers.com

	BY	DATE
BASE DATA	RCJ	11.05
DESIGNED	RCJ	11.05
DRAWN	MP	11.05
REVIEWED	GU	11.05
RODGERS CONTACT: R. LATTERNER		

RELEASE FOR
BY DATE

THE WOODLANDS AT WATKINS MILL TOWN CENTER

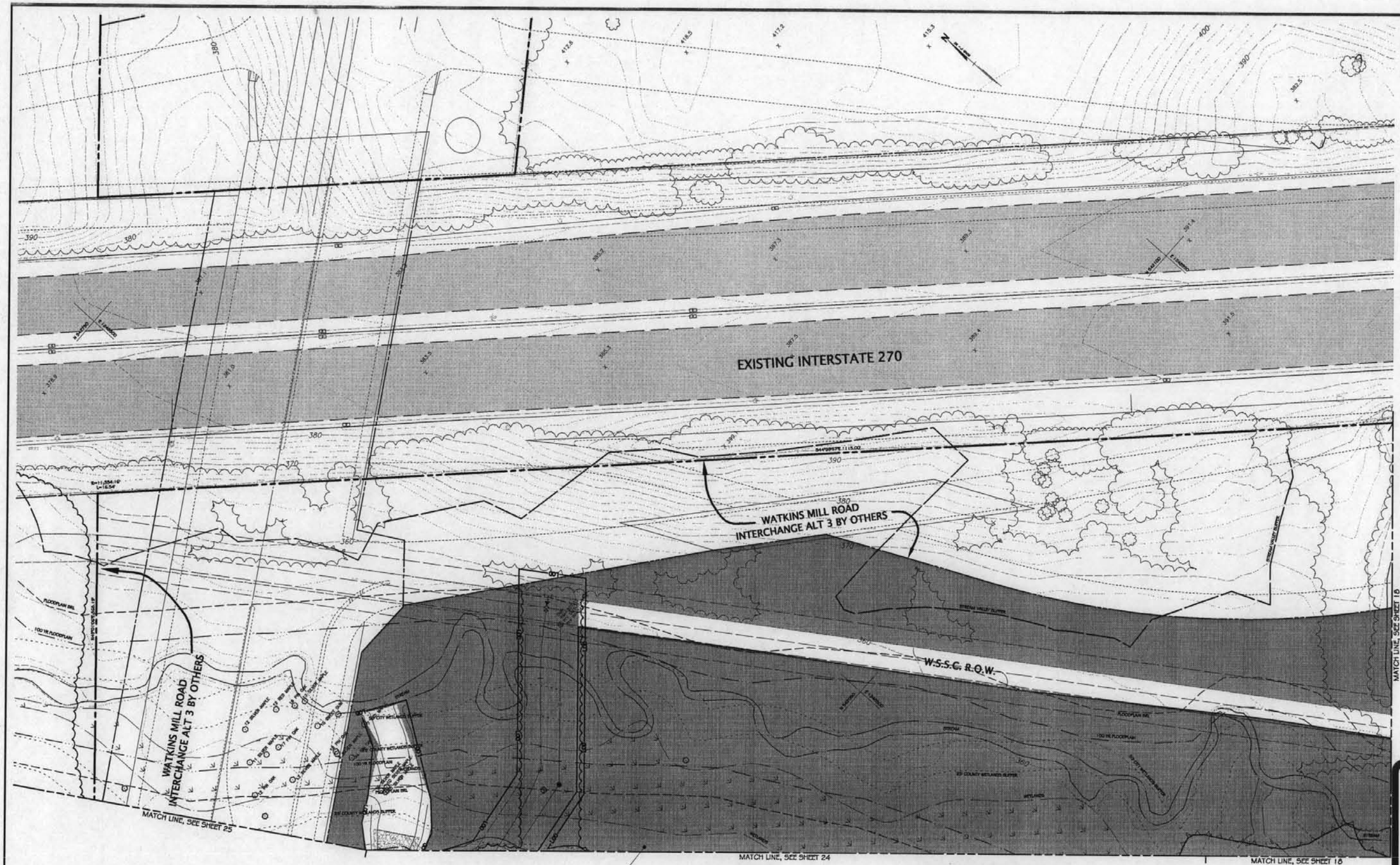
City of Gaithersburg
9th election district
Montgomery County, Maryland

SCALE: 1" = 30'
JOB No. 1002A
DATE: NOV., 2005
SHEET No. 16 OF 67

WATKINS MILL TOWN CENTER\ FINAL SITE PLAN

SP-05-0013
#29
5-3-06

PENGAD 800-631-6989



TREE SAVE/REFORESTATION
REFER TO FOREST CONSERVATION PLAN

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.
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SP-05-0013

PENGAD 800-631-6989
SP-05-0013
#30
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 LANDSCAPE PLAN

RODGERS CONSULTING
Enhancing the value of land assets

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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	8/05
DESIGNED	LFG	8/05
DRAWN	MP	8/05
REVIEWED	GU	8/05

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: 1" = 30'
JOB No. 1002A
DATE: NOV., 2005
SHEET No. 17 OF 67

WATKINS MILL TOWN CENTER FINAL SITE PLAN

LEGEND

- Street/Shade Tree
- Ornamental Tree
- Conifer
- Shrub
- Watkins Mill Road Street Light
- Street Light
- Monument/Entrance Sign
- Art In Public Places (Future -T.B.D.)

EXISTING INTERSTATE 270

RAMP BY OTHERS

W.S.S.C. R.O.W.

MATCH LINE, SEE SHEET 17

MATCH LINE, SEE SHEET 24

MATCH LINE, SEE SHEET 19

MATCH LINE, SEE SHEET 19

W/L 374.5

EXISTING POND

2-QR

STREAM VALLEY LANE (LANE 1) (PRIVATE)

DECORATIVE FENCE (SEE DETAIL (B))

NOISE WALL (SEE DETAIL (C))

CITY OF GAITHERSBURG P/ 136 4.855432 13.12 AC.

TREE SAVE/REFORESTATION
REFER TO "WATKINS MILL TOWN CENTER FOREST CONSERVATION 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

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SP-05-0013

PENDING 6-9-06 SP-05-0013 #31 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

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Ph.:(301) 913-0404
Contact: Wm. P. Gerald, Jr.

FINAL LANDSCAPE PLAN

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301.948.4700
301.948.6256 (fax)
301.253.5609
www.rodgers.com

	BY	DATE
BASE DATA	RD	8/05
DESIGNED	LPG	8/05
DRAWN	MF	8/05
REVIEWED	GU	8/05

RODGERS CONTACT: E. UNTERSPAN

RELEASE FOR
BY_____ DATE_____

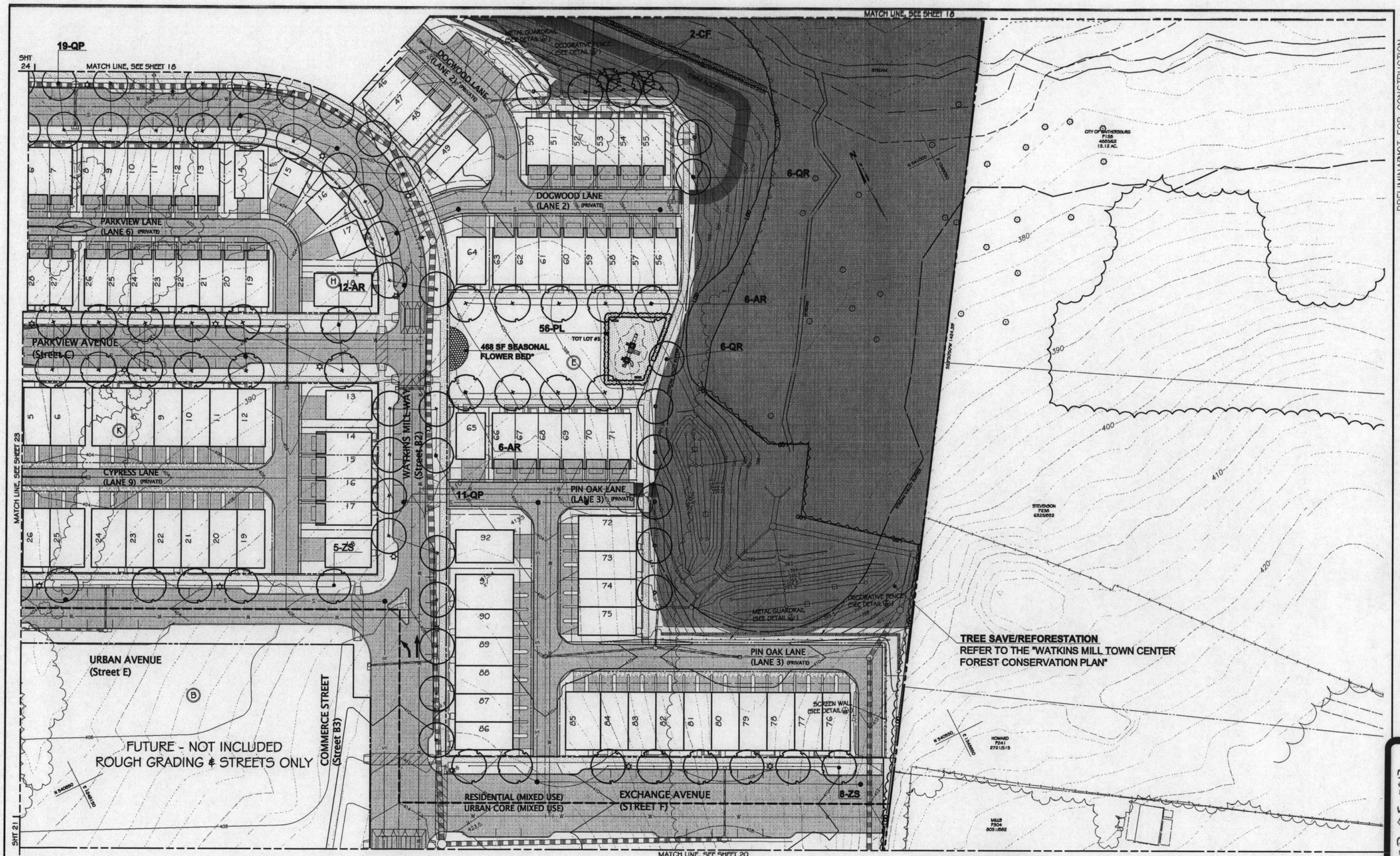
THE WOODLANDS AT WATKINS MILL TOWN CENTER

City of Gaithersburg
9th election district
Montgomery County, Maryland

SCALE: 1" = 30'
JOB No.: 1002A
DATE: NOV., 2005
SHEET No.: 18 OF 67

WATKINS MILL TOWN CENTER FINAL LANDSCAPE PLAN

N:\MD-Montgomery (Parklands)\1002\Misc\Site Plan\17-SS-Landscape-Plan.dwg Sheet18 Apr 21, 2006, 8:56pm



LEGEND

Street/Shade Tree
Ornamental Tree
Conifer
Shrub
Watkins Mill Road Street Light
Street Light
Monument/Entrance Sign
Art in Public Places (Future -T.B.D.)

*NOTE: Flower bed plant material to be seasonal in nature and to be selected by the H.O.A.

MATCH LINE, SEE SHEET 20

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
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SP-05-0013

SP-05-0013 #32 5-3-06

PENGAD 800-631-6989

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:
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	BY:	DATE
BASE DATA	RC/	8/05
DESIGNED	LPG	8/05
DRAWN	MP	8/05
REVIEWED	GU	8/05

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: 1" = 30'
JOB No. 1002A
DATE: NOV., 2005
SHEET No. 19 OF 67

WATKINS MILL TOWN CENTER FINAL LANDSCAPE PLAN

N:\MD-Montcomery\Parklands\DWG\West\Site Plan\17-33-Landscape-Plan.dwg Sheet:19 Apr 21, 2006, 2:35pm

MATCH LINE, SEE SHEET 19

MATCH LINE, SEE SHEET 21

FUTURE - NOT INCLUDED
ROUGH GRADING & STREETS ONLY

TOWN CENTER BOULEVARD
(Street A) (PRIVATE)

COMMERCE STREET
(Street B3)

FUTURE - NOT INCLUDED
ROUGH GRADING & STREETS ONLY

FUTURE - NOT INCLUDED
ROUGH GRADING & STREETS ONLY

COMMERCE STREET
(Street B3)

FUTURE - NOT INCLUDED
ROUGH GRADING & STREETS ONLY

FUTURE CCT TRANSIT STATION NOT INCLUDED ON THIS PLAN. LOCATION TO BE DETERMINED AT FUTURE SITE PLAN.

EXISTING MARC STATION

CSX TRANSPORTATION INC.

439.6

454.8

PRELIMINARY NOT FOR CONSTRUCTION

LEGEND

Street/Shade Tree
Ornamental Tree
Conifer
Shrub
Watkins Mill Road Street Light
Street Light
Monument/Entrance Sign
Art in Public Places (Future -T.B.D.)

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
AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON
APPLICATION NO. SP-05-0013 WAS GRANTED
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DATE BY
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SITE PLAN APPROVAL

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SP-05-0013

SP-05-0013 #38 5-3-06

PENGAD 800-631-6989

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:
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www.rodgers.com

	BY	DATE
BASE DATA	RD	8/05
DESIGNED	LTG	8/05
DRAWN	MP	8/05
REVISED	GU	8/05

RODGERS CONTACT: G. UNTERBERG

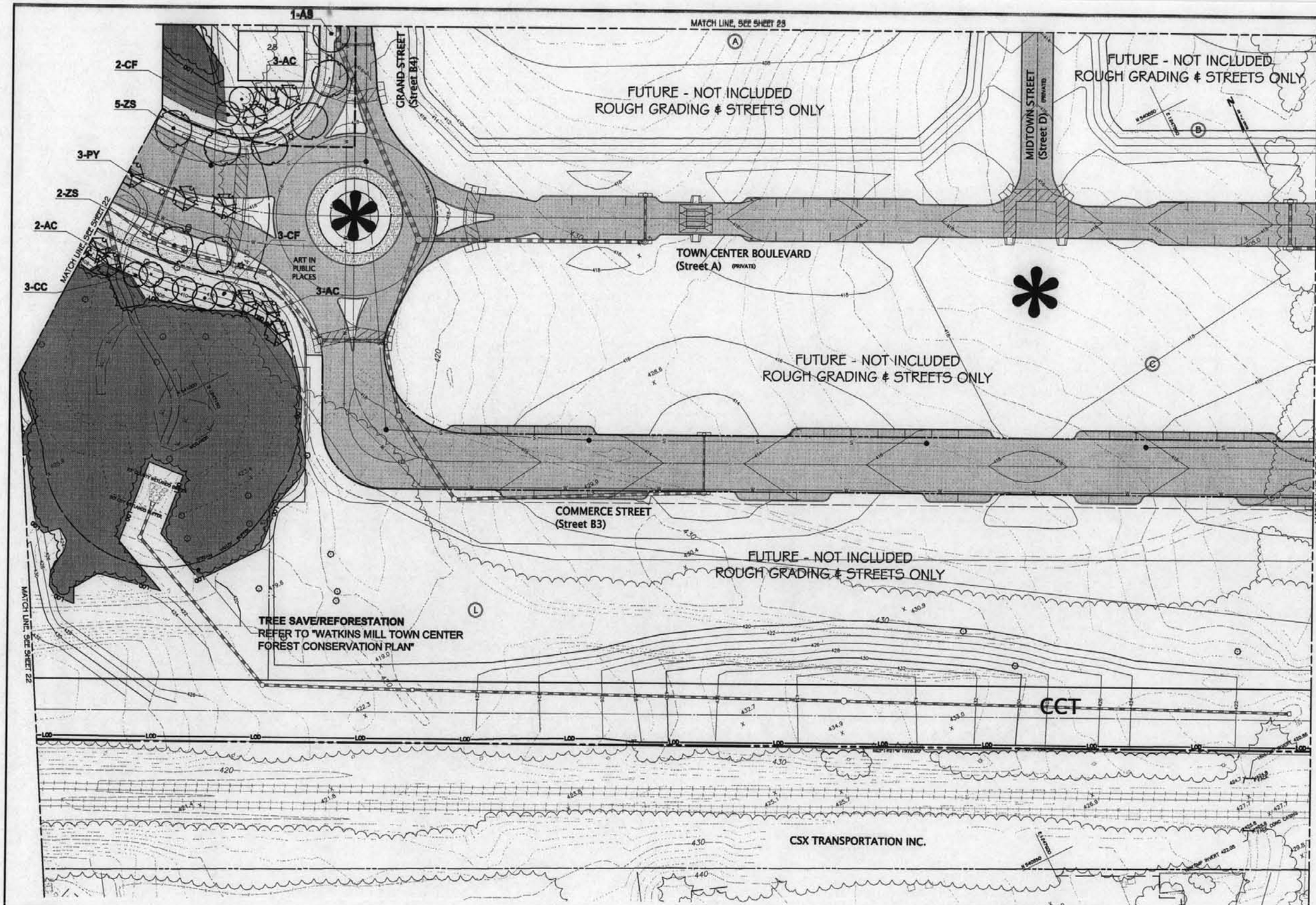
RELEASE FOR
BY DATE

THE WOODLANDS AT WATKINS MILL TOWN CENTER

City of Gaithersburg
9th election district
Montgomery County, Maryland

SCALE: 1" = 30'
JOB No. 1002A
DATE: NOV., 2005
SHEET No. 20 OF 67

WATKINS MILL TOWN CENTER FINAL SITE PLAN



PRELIMINARY NOT FOR CONSTRUCTION

SP-05-0013
#34
5-3-06

LEGEND

- Street/Shade Tree
- Ornamental Tree
- Conifer
- Shrub
- Watkins Mill Road Street Light
- Street Light
- Monument/Entrance Sign
- Art in Public Places (Future -T.B.D.)

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 these 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 LANDSCAPE 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	RC	6/05
DESIGNED	LTG	6/05
DRAWN	MP	6/05
REVIEWED	GU	6/05

RODGERS CONTACT: G. LINTERBERG
RELEASE FOR
BY DATE

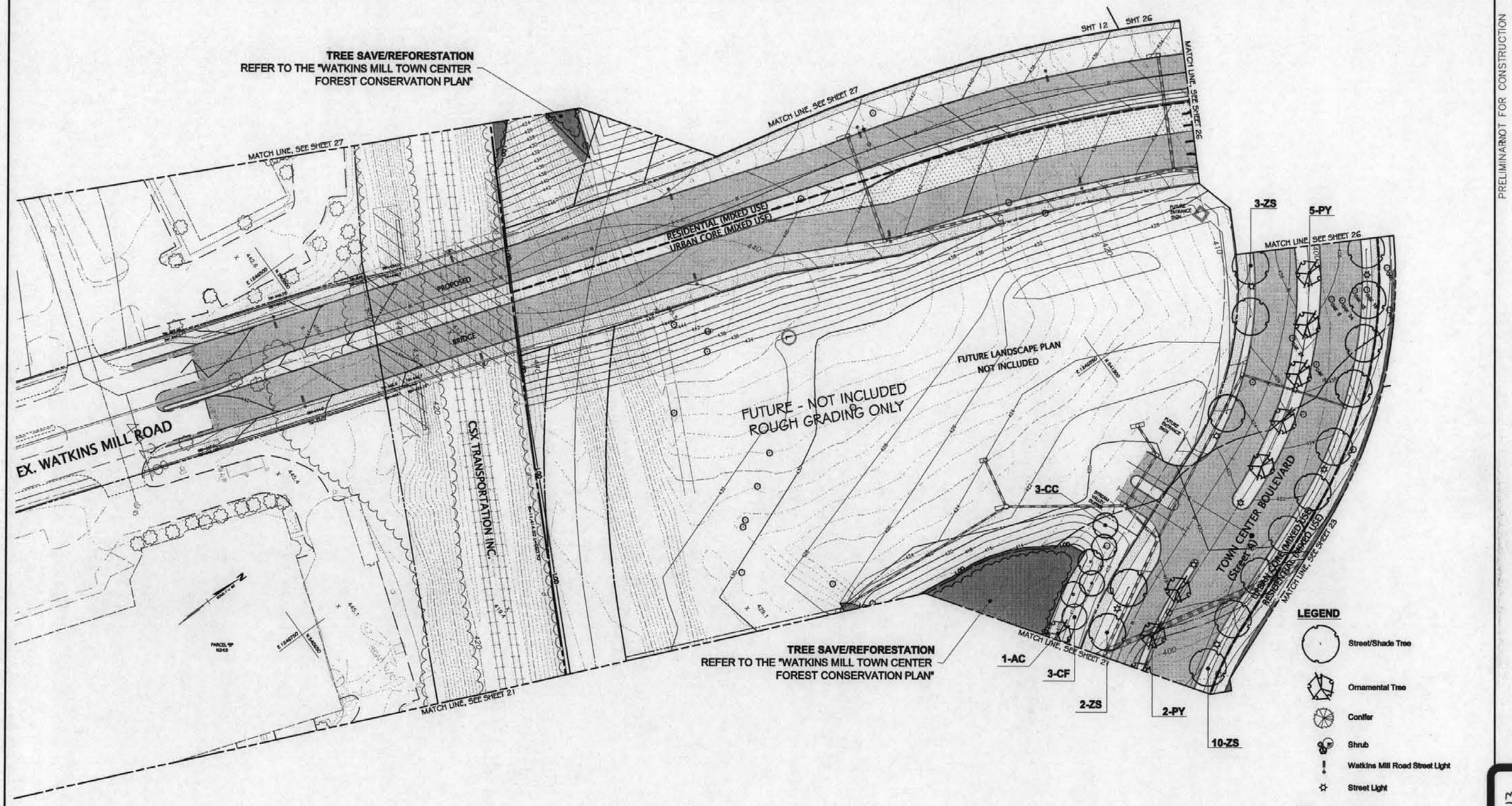
THE WOODLANDS AT WATKINS MILL TOWN CENTER

City of Gaithersburg
9th election district
Montgomery County, Maryland

SCALE: 1" = 30'
JOB No. 1002A
DATE: NOV., 2005
SHEET No. 21 of 67

WATKINS MILL TOWN CENTER FINAL LANDSCAPE PLAN

PENGAD 800-631-6989



NOTE: Refer to "Watkins Mill Road Improvement Plan" for street tree and street light information along Watkins Mill Road.

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

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48 Hours Before Start Of Construction

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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 LANDSCAPE PLAN

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Germantown, MD 20874
301.948.4700
301.948.6256 (fax)
301.253.6609
www.rodgers.com

	BY	DATE
BASE DATA	RG	6/05
DESIGNED	LTG	6/05
DRAWN	MP	6/05
REVIEWED	GU	6/05

RODGERS CONTACT: R. LATTERNER

RELEASE FOR
BY DATE

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

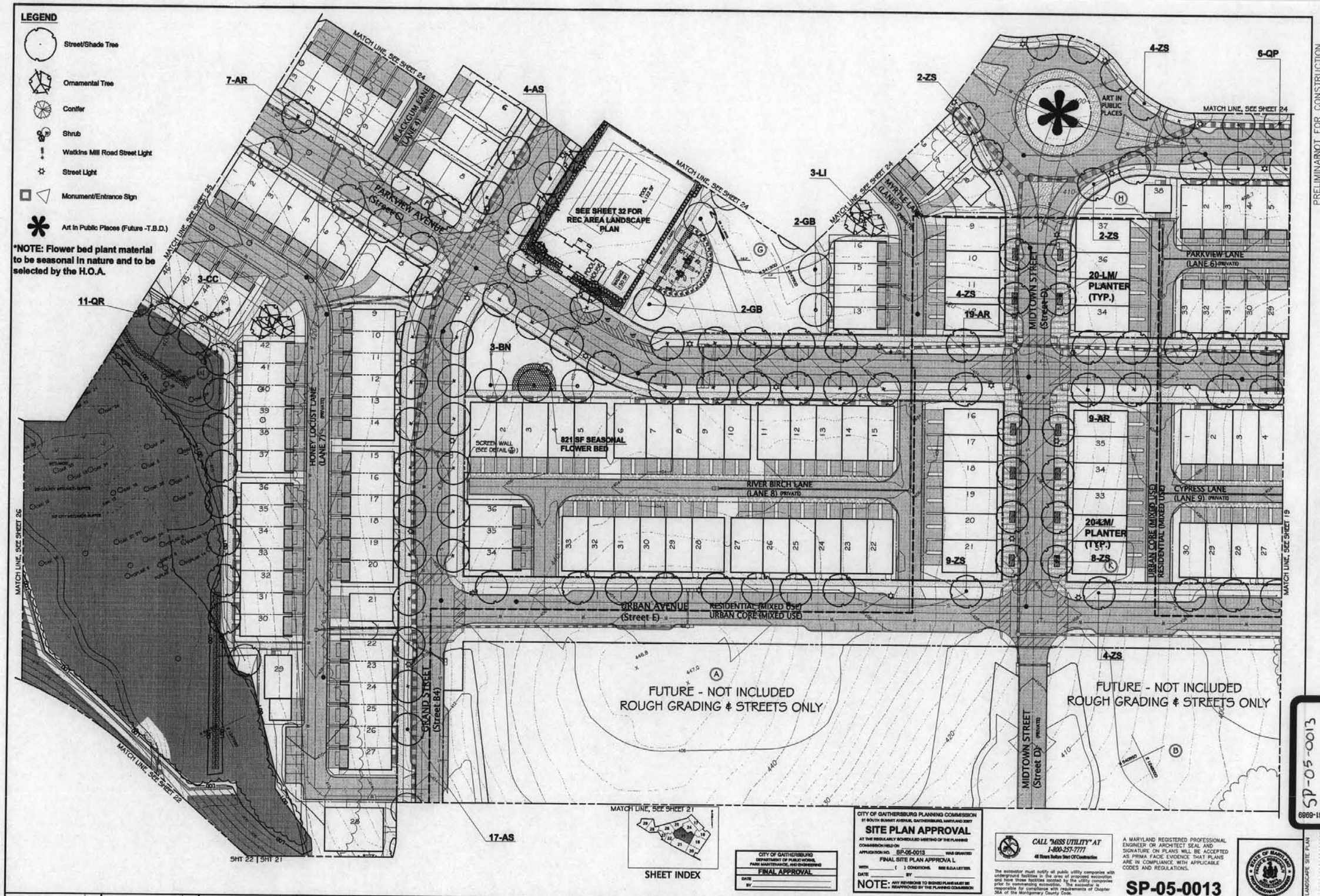
SCALE: 1" = 30'
JOB No.: 1002A
DATE: NOV., 2005
SHEET No.: 22 OF 67

WATKINS MILL TOWN CENTER FINAL LANDSCAPE PLAN

PRELIMINARY NOT FOR CONSTRUCTION

SP-05-0013
#35
5-3-06

PENGAD 800-631-6989



PRELIMINARY NOT FOR CONSTRUCTION

SP-05-0013
#36
5-3-06

PENGAD 800-631-6989

CITY OF GAITHERSBURG PLANNING COMMISSION
81 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

CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS, PARK MAINTENANCE, AND ENGINEERING

FINAL APPROVAL

DATE _____
BY _____

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

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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.

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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	8/05
DESIGNED	LPG	8/05
DRAWN	MP	8/05
REVIEWED	GU	8/05

RODGERS CONTACT: G. LUTERBERG

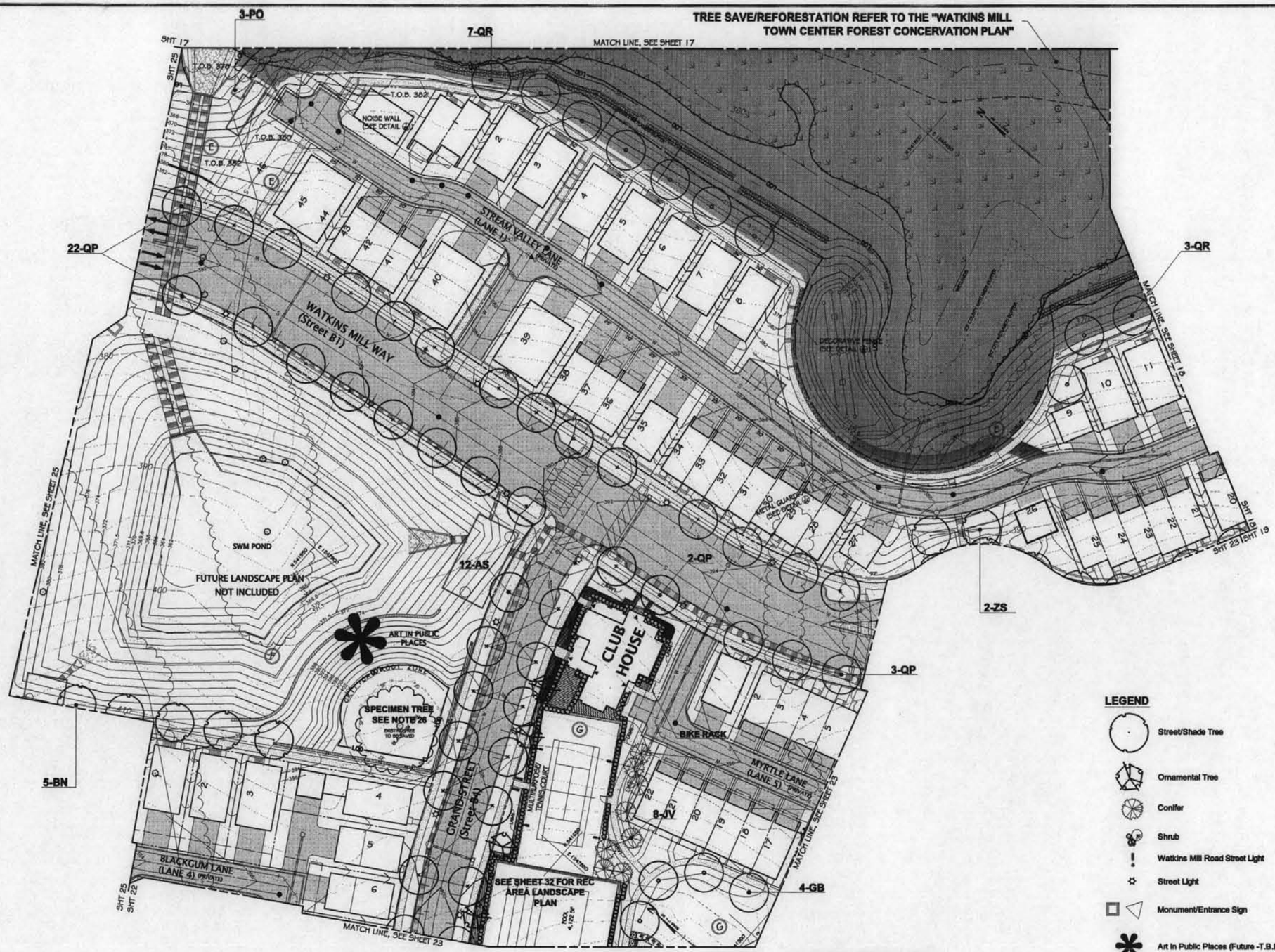
RELEASE FOR _____
BY _____ DATE _____

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. 23 of 67

WATKINS MILL TOWN CENTER LANDSCAPE SITE PLAN



PRELIMINARY NOT FOR CONSTRUCTION

LEGEND

- Street/Shade Tree
- Ornamental Tree
- Conifer
- Shrub
- Watkins Mill Road Street Light
- Street Light
- Monument/Entrance Sign
- Art in Public Places (Future -T.B.D.)

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

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48 Hours Before Start Of Construction
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SP-05-0013

SP-05-0013 #37 5-3-06

PENGAD 800-631-6989

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 LANDSCAPE PLAN

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301.948.6256 (fax)
301.253.6609
www.rodgers.com

	BY	DATE
BASE DATA	RCI	6/05
DESIGNED	LTG	6/05
DRAWN	MP	6/05
REVIEWED	GJJ	6/05

RODGERS CONTACT: R. UNTERBERG
RELEASE FOR
BY DATE

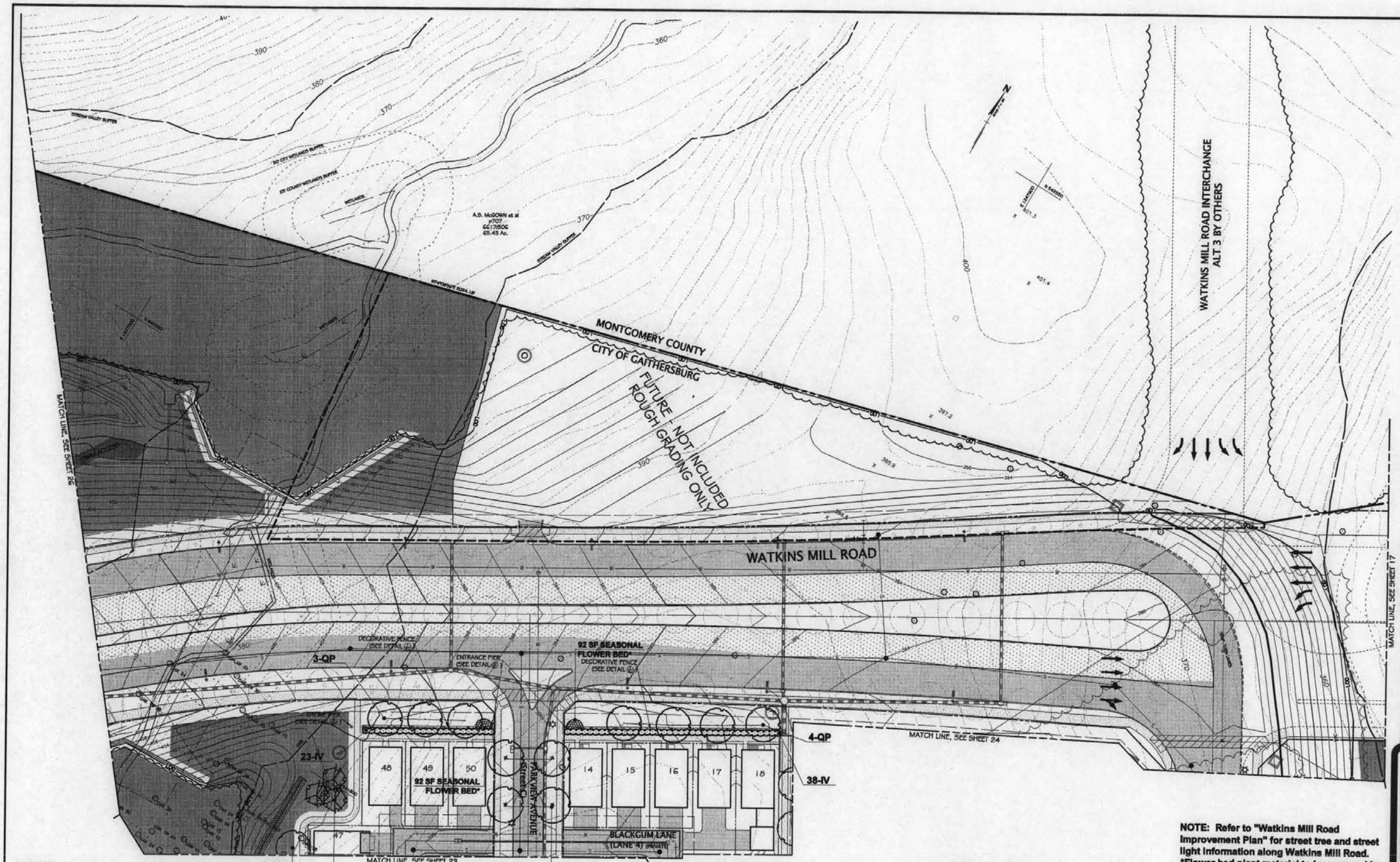
THE WOODLANDS AT WATKINS MILL TOWN CENTER

City of Gaithersburg
9th election district
Montgomery County, Maryland

SCALE: 1" = 30'
JOB No.: 10028
DATE: NOV., 2005
SHEET No.: 24 OF 67

WATKINS MILL TOWN CENTER FINAL LANDSCAPE PLAN

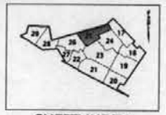
N:\MD-Montgomery\Parkside\DWG\WattCtr\24 Plan17-33-Landscape-Plan.dwg Sheet24 Apr 21, 2006, 2:49pm



NOTE: Refer to "Watkins Mill Road Improvement Plan" for street tree and street light information along Watkins Mill Road.
***Flower bed plant material to be seasonal in nature and to be selected by the H.O.A.**

LEGEND

- Street/Shade Tree
- Ornamental Tree
- Conifer
- Shrub
- Watkins Mill Road Street Light
- Street Light
- Monument/Entrance Sign
- Art In Public Places (Future -T.B.D.)



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.
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SP-05-0013

PRELIMINARY NOT FOR CONSTRUCTION

SP-05-0013
#38
5-3-06

PENGAD 800-631-6989

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 LANDSCAPE PLAN

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Germantown, MD 20874
301.948.4700
301.948.6256 (fax)
301.253.6609
www.rodgers.com

	BY	DATE
BASE DATA	RCJ	8/05
DESIGNED	RCJ	8/05
DRAWN	MP	8/05
REVIEWED	GU	8/05

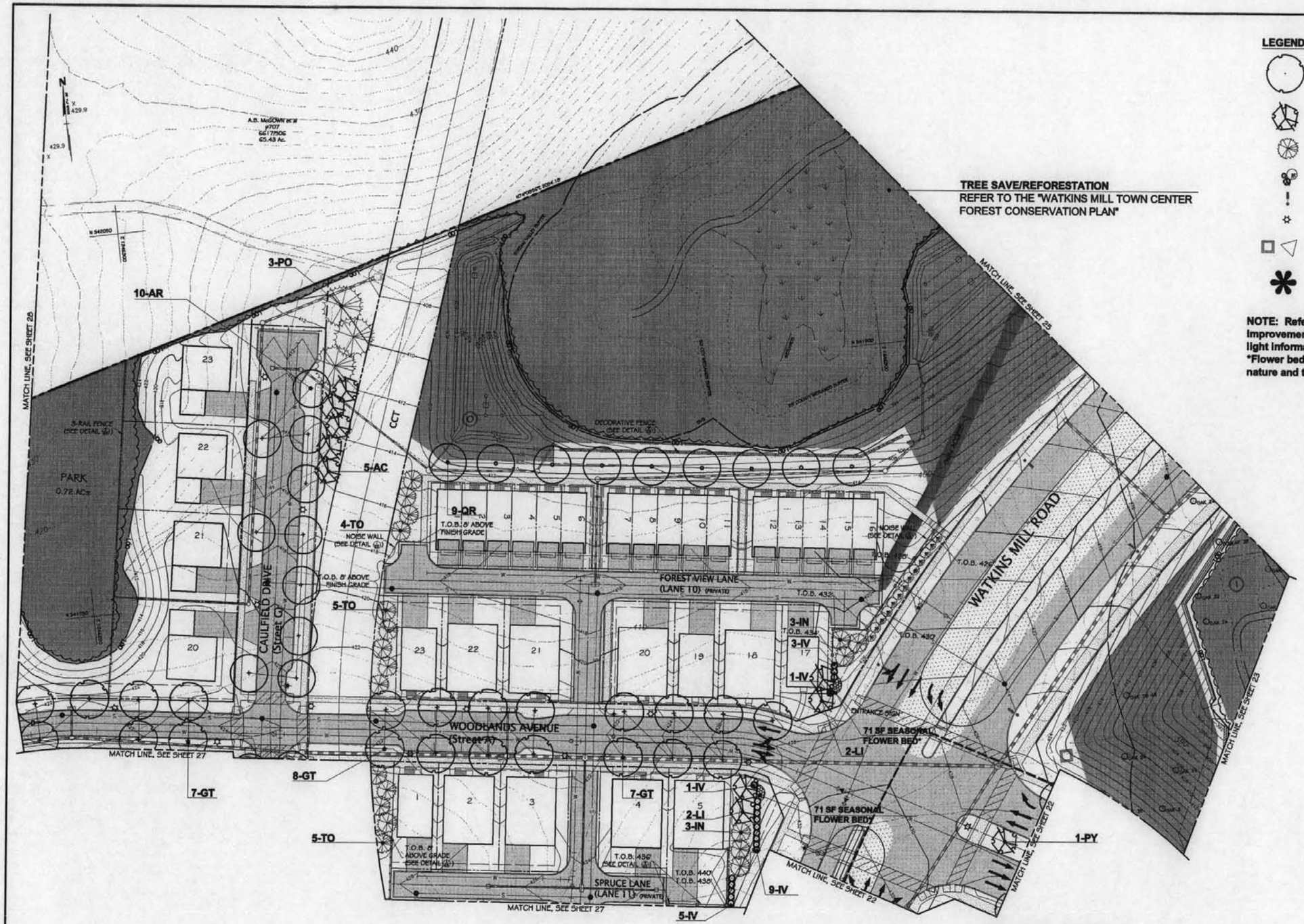
RODGERS CONTACT: E. UNTERBERG
RELEASE FOR
BY DATE

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. 25 of 67

WATKINS MILL TOWN CENTER FINAL LANDSCAPE PLAN



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
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48 Hours Before Start Of Construction
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SP-05-0013

FEMCAD 800-631-6989
SP-05-0013
#39
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
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Bethesda, Maryland 20814
Ph.:(301) 913-0404
Contact: Wm. P. Gerald, Jr.

FINAL LANDSCAPE PLAN

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301.253.6609
www.rodgers.com

	BY	DATE
BASE DATA	RG	8/05
DESIGNED	LTG	8/05
DRAWN	MP	8/05
REVIEWED	GU	8/05

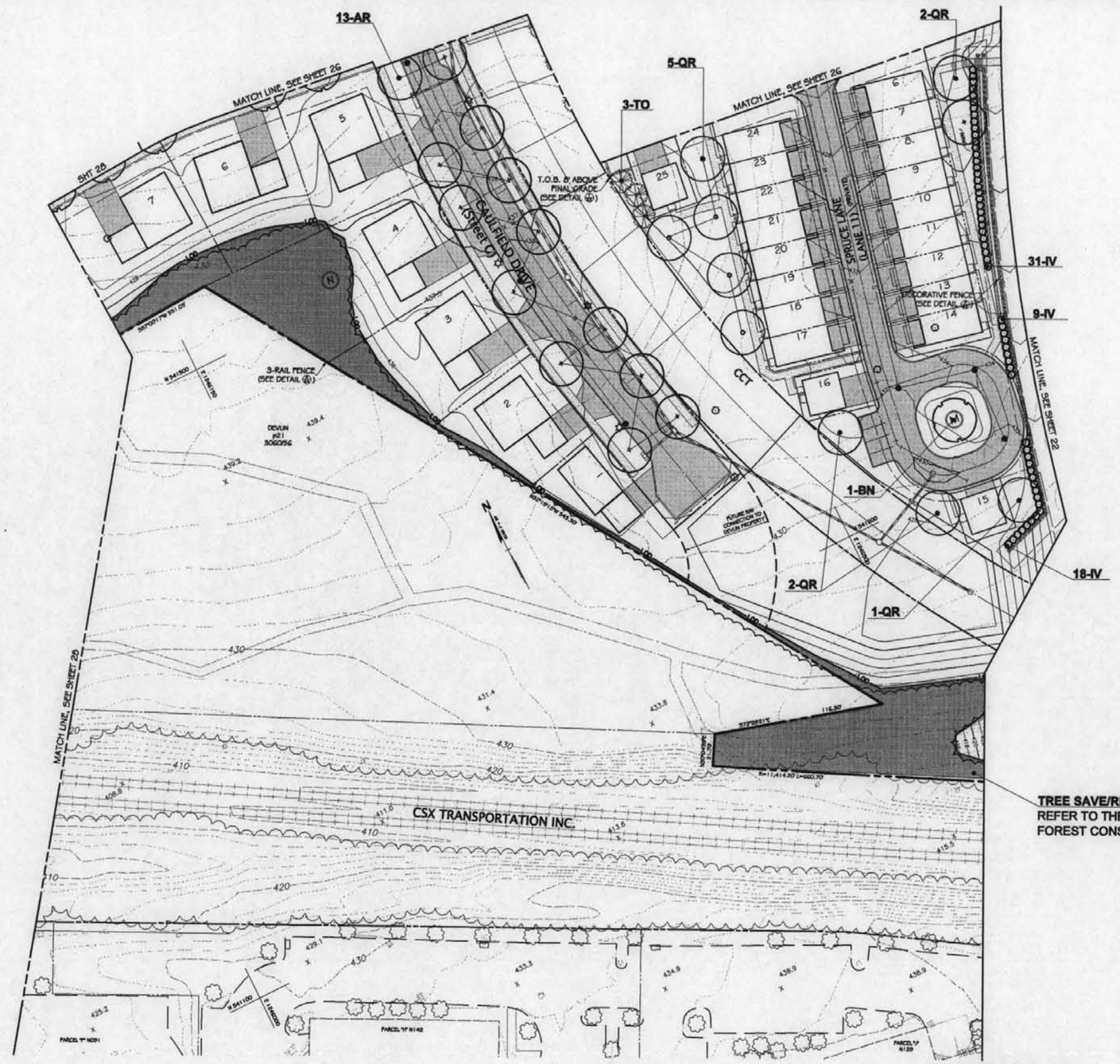
RODGERS CONTACT: E. LATSHAW
RELEASE FOR
BY: DATE:

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. 26 OF 67

WATKINS MILL TOWN CENTER FINAL LANDSCAPE PLAN

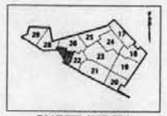


TREE SAVE/REFORESTATION
REFER TO THE "WATKINS MILL TOWN CENTER FOREST CONSERVATION PLAN"

LEGEND

- Street/Shade Tree
- Ornamental Tree
- Conifer
- Shrub
- Watkins Mill Road Street Light
- Street Light
- Monument/Entrance Sign
- Art In Public Places (Future -T.B.D.)

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
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DATE BY
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48 Hours Before Start Of Construction

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SP-05-0013

PENGAD 800-631-6989
SP-05-0013
#40
5-306

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 LANDSCAPE PLAN

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301.948.6256 (fax)
301.253.6609
www.rodgers.com

	BY	DATE
BASE DATA	RCI	6/05
DESIGNED	LFG	6/05
DRAWN	MP	6/05
REVIEWED	GLI	6/05

RODGERS CONTACT: G. LAITERBERG
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. 27 OF 67

WATKINS MILL TOWN CENTER FINAL LANDSCAPE PLAN