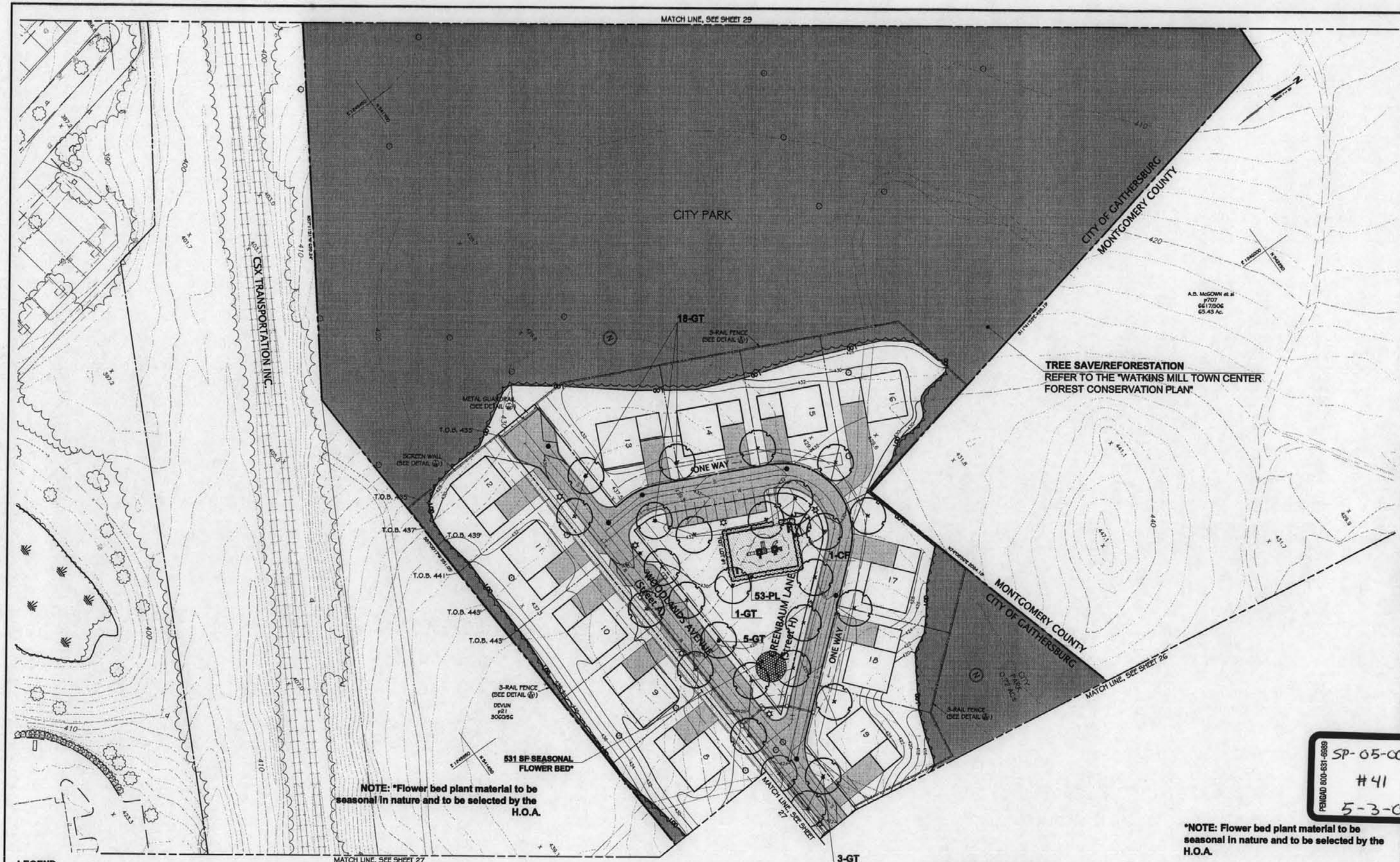


NOTE: *Flower bed plant material to be seasonal in nature and to be selected by the H.O.A.

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

PRELIMINARY NOT FOR CONSTRUCTION

SP-05-0013
#41
5-3-06

PENGAD 800-631-6989

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

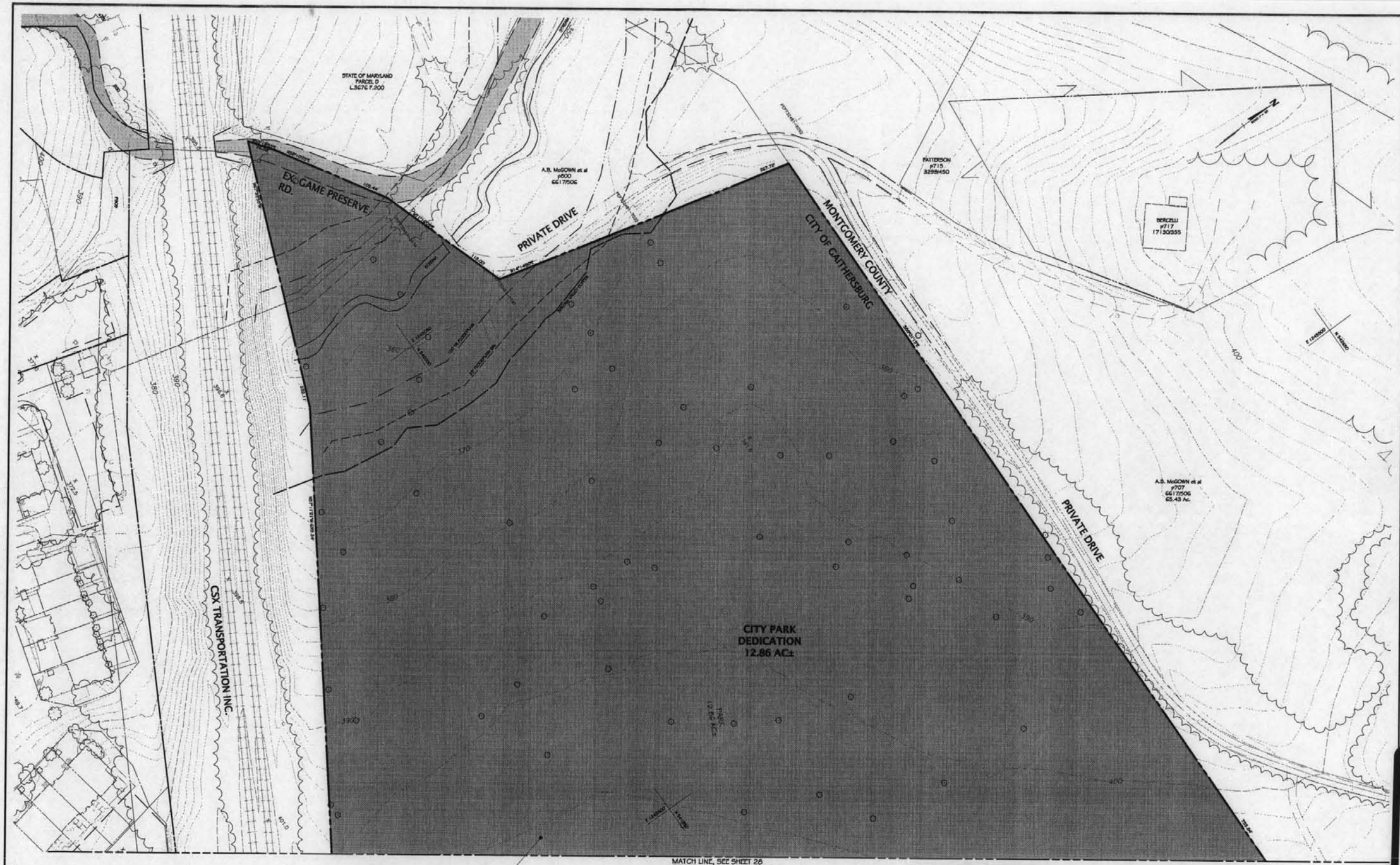
RODGERS CONTACT: G. UNTERBERG
RELEASE FOR
BY DATE

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. 28 OF 67

WATKINS MILL TOWN CENTER FINAL LANDSCAPE PLAN



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

MATCH LINE, SEE SHEET 28

SHEET INDEX

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

CITY OF GAITHERSBURG PLANNING COMMISSION
21 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

PRELIMINARNOT FOR CONSTRUCTION

SP-05-0013
#42
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
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Owner/Developer:
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	BY	DATE
BASE DATA	RG	8/05
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REVIEWED	GU	8/05

RODGERS CONTACT: G. UNTERBERG

RELEASE FOR ☐
BY _____ DATE _____

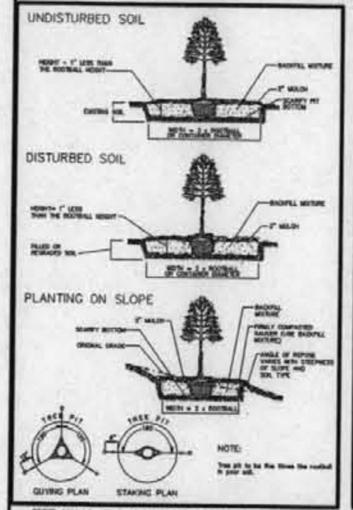
THE WOODLANDS AT WATKINS MILL TOWN CENTER

City of Gaithersburg
9th election district
Montgomery County, Maryland

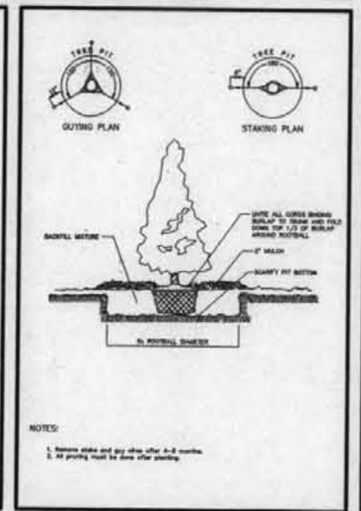
SCALE: 1" = 30'
JOB No. 1002A
DATE: NOV., 2005
SHEET No. 29 of 67

WATKINS MILL TOWN CENTER FINAL LANDSCAPE PLAN

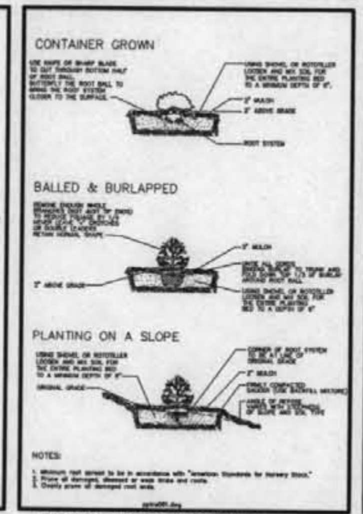
DECIDUOUS TREE PLANTING
CONTAINER GROWN AND BALLED & BURLAPPED STOCK



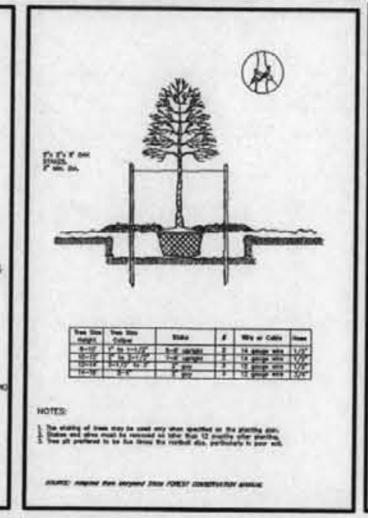
EVERGREEN TREE PLANTING



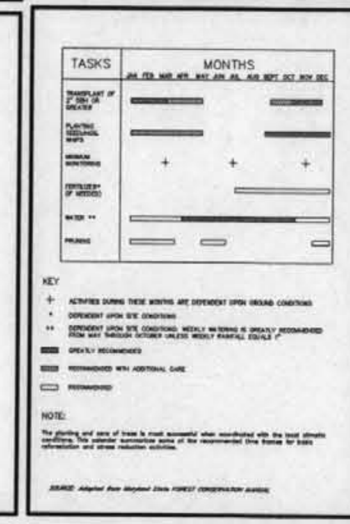
SHRUB PLANTING



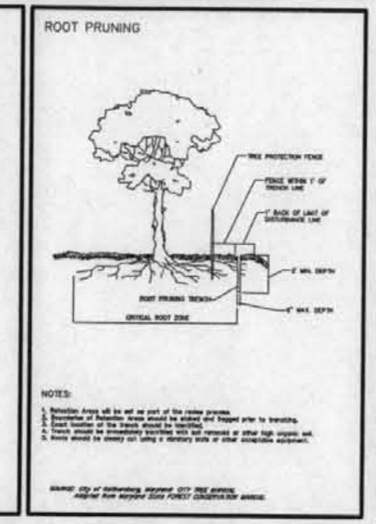
STAKED TREE SPECIFICATION (2)



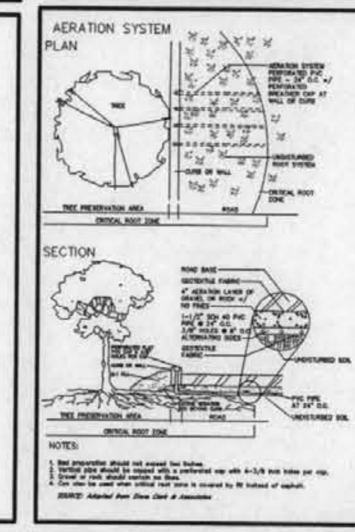
TREE PLANTING AND MAINTENANCE CALENDAR

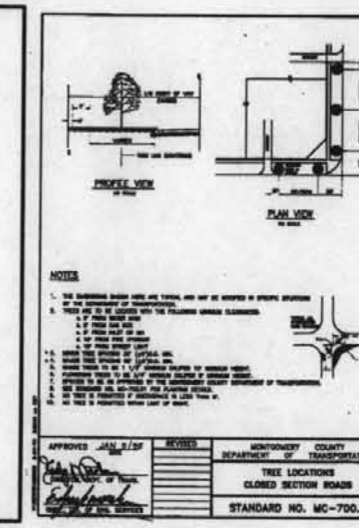


STRESS REDUCTION MEASURE (3)



SPECIAL TREE PROTECTION MEASURES (1)



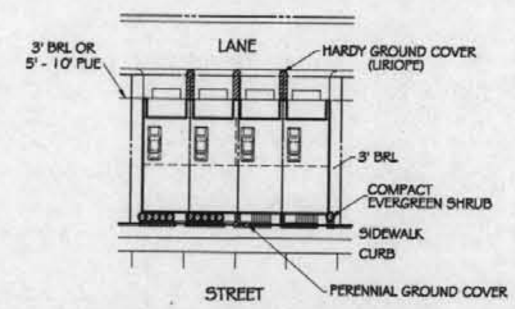


GENERAL NOTES:

1. Plants shall conform to current "American Standards for Nursery Stock" by American Association of Nurserymen (AAN), particularly with regards to size, growth, and size of ball and density of branch structure.
2. All plants (B&B or container) shall be properly identified by weatherproof labels securely attached hereto before delivery to project site. Labels shall identify plants by name, species and size. Labels shall not be removed until the final inspection by the Landscape Architect.
3. Any material and/or work may be rejected by the Landscape Architect if it does not meet the requirements of the specifications. The contractor shall remove all rejected materials from the site.
4. The contractor shall furnish all plants in quantities and sizes to complete the work as specified in plant schedule. The landscape contractor shall be responsible to verify all plant quantities on the plans prior to commencement of work. Quantities in the plant schedule are for the contractors convenience only and do not constitute the final count.
5. Substitutions in plant species or size shall not be permitted except with the written approval of the Landscape Architect.
6. Plants shall be located as shown on the drawings and by scaling or as designated in the field by the Landscape Architect. All locations are to be approved by the Landscape Architect before excavation.
7. Contractor shall locate and mark all underground utility lines and irrigation systems prior to excavating plant beds or pits. All utility easement areas where no planting shall take place shall also be marked on the site, prior to locating and digging the tree pits. If utility lines are encountered in excavation of tree pits, other locations for the trees shall be selected by the Landscape Architect. Such changes shall be made by the contractor without additional compensation. No changes of location shall be made without the approval of the Landscape Architect.
8. All equipment and tools shall be placed so as not to interfere or hinder the pedestrian and vehicular traffic flow.
9. During planting operations, excess and waste materials shall be promptly and frequently removed from the site.
10. All plant shrub beds are to be dug to a minimum of 24" deep and all existing soil, construction debris, stone and other foreign material are to be removed and discarded off site. All plant shrub beds are to be excavated to the width shown on the plans.
11. All tree pits are to be excavated to a minimum depth to allow the tree root ball to be a minimum of 4" higher than finish grade. The tree root ball is to rest on undisturbed soil, or a compacted bed must be prepared for the tree root ball to rest on and which will not subside causing the tree to sink below finish grade. All tree pits are to be a minimum of 12" larger on every side of the tree root ball.
12. The planter beds are to be entirely cleaned out to the undisturbed soil level. All existing soil, construction debris, roots and other foreign material are to be removed and discarded offsite.
13. The topsoil to be used to fill the tree pits, shrub beds and planters is to be plant specific. The topsoil for the trees, shrubs and planter shall consist of a maximum 2/3 existing topsoil from the site, which is cleaned and free of clay, a minimum of 1/3 peat moss, or other approved organic material or imported new loamy topsoil and 10 % rotted stone manure. All of these materials are to be mixed prior to placing in the planter or backfilling when planting.
14. The contractor is responsible to ensure that all tree pits, shrub beds and planters are well drained. No standing water must be apparent in the tree pits, planting beds or planter prior to planting. The landscape contractor shall conduct percolation tests on the site if a drainage problem is thought to exist. The percolation rates which are to be used to determine the drainage condition of the beds is to be the standard utilized by the Potomac Valley Nurseryman's Association and accepted in Montgomery County as normal.
15. No plant shall be located in areas of obvious poor drainage. If such conditions exist, contact the Landscape Architect immediately to relocate affected plant material. The Landscape Contractor without cost to the owner will replace all plant material, which is affected by poor drainage.
16. All lawn areas are to be seeded with grass seed appropriate for each of the sunlight conditions, which exist on the site. The final result is to be a luxurious dense green lawn.
17. All lawn areas are to be tilled to a depth of 6" and all foreign material removed which will inhibit the healthy growth of the lawn. All old grass and grass roots are to be removed from the site. New topsoil of a minimum 4" is to be placed over the areas to be seeded. The grass areas are to be fine graded to ensure that no undulations occur in the lawn. The lawns are to be graded in such a way as to appear perfectly well tailored and even. The lawn topsoil is to be rolled and lightly irrigated prior to placing of the seed. The seed is not to be laid on frozen or soaked soil.
18. The existing trees are to be protected during the preparation of the lawn areas. The roots of the trees are to be undisturbed during the cleaning of the topsoil.
19. The trees and shrubs are to be handled with the best care and attention to ensure that the plants are not bruised, broken, torn, mashed, dried out, or damaged in any way which will affect the plants general appearance and well being.
20. The trees and shrubs are to be planted with the accepted standards of the Potomac Valley Nurseryman's Association. The plants are to be properly watered and backfilled during the planting. All care must be taken to ensure that the plants are upright, a plant's best side is exposed to the point of the plants greatest visibility.
21. The trees must be staked in accordance with acceptable nursery practice to ensure that they are secure in the ground and will grow straight and uniform. The trees are to be wrapped if the contractor deems it necessary to protect the trees from sun scald or insect attack.
22. The Landscape Contractor is to provide a 1-year guarantee for all plant material and other work done on site. A 10 % maintenance bond will be retained by the City during this time period.
23. City site inspectors are to be given a minimum of 48 hours advanced notice prior to the delivery of trees to the site.
24. All trees are to be inspected and approved by the City prior to planting.
25. A typical planting hole is to be inspected and approved by the City prior to the planting of any trees on the site.
26. Special stress reduction measures and tree protection measures shall be taken for any identified specimen tree.
27. Bonds are not to be released without final inspection by DPWPME.

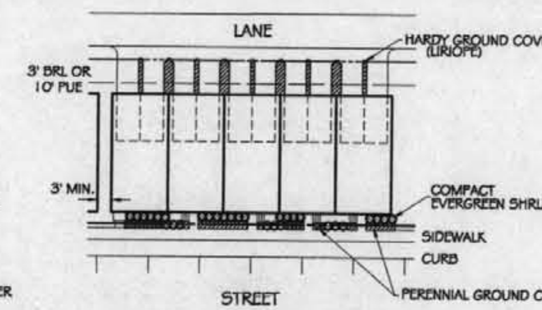
STREET TREES

1. Location of street trees may be subject to change to avoid conflict with street lighting; trees will not be permitted within 15 feet of any street light.
2. Trees are to be located a minimum distance of:
   - A. 5 feet from water box
   - B. 5 feet from gas box
   - C. 5 feet from storm drain inlets and manholes
   - D. 10 feet from fire hydrants
   - E. 15 feet from street lights
   - F. 20 feet from any traffic control sign
   - G. 30' feet from any intersection
3. Any tree located within 5' of a utility line shall be identified by the Contractor and brought to the attention of the Engineer and Landscape Architect. The corresponding utility might be required to be wrapped with a "Bio-barrier" as shown on the "Bio-barrier" detail.
4. Trees are not permitted within limit of sight. See Montgomery County Design Standards No. MC-700.01, TREE LOCATIONS.



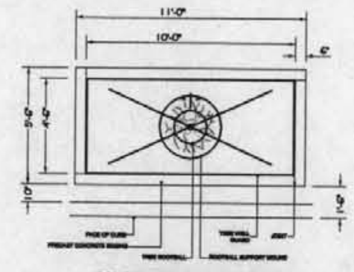
TOWNHOUSE W/INTEGRAL REAR LOADED GARAGE
UNIT TYPE D

Typical Landscaping for Townhouse and 2 Over 2 Units
Scale: 1"=30'

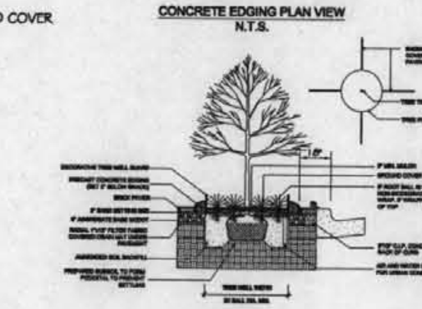


STACKED TOWNHOUSES (2/2)
UNIT TYPE F

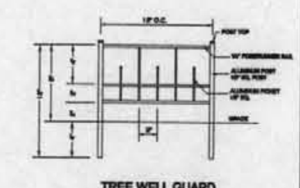
***NOTE: SINGLE FAMILY DETACHED UNITS TO RECEIVE BUILDER'S LANDSCAPING PACAKGE. SINGLE FAMILY ATTACHED UNITS MAY BE REVISED TO FOLLOW BUILDER'S LANDSCAPING PACKAGE. LOFT TOWNHOUSE UNITS TO FOLLOW LANDSCAPE PLAN HARDSCAPE AND LANDSCAPE DESIGN FOR THAT AREA.**



CONCRETE EDGING PLAN VIEW
N.T.S.

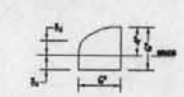


TREE WELL DETAIL
N.T.S.

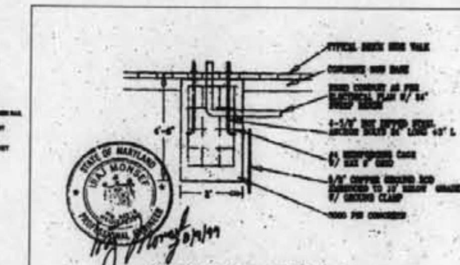


TREE WELL GUARD
N.T.S. (OR EQUAL)

NOTE:
1. TREE WELL GUARD SHALL BE CONSTRUCTED OF BLACK ALUMINUM OR EQUAL MATERIAL REFLECTIVE OF FENCING MATERIAL USED THROUGHOUT SITE.
2. TREE WELL EDGING SHALL BE PRECAST CONCRETE AND ROUNDED AS SHOWN IN SECTION.
3. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR TREE WELL GUARD AND TREE WELL EDGING TO LANDSCAPE ARCHITECT FOR APPROVAL.

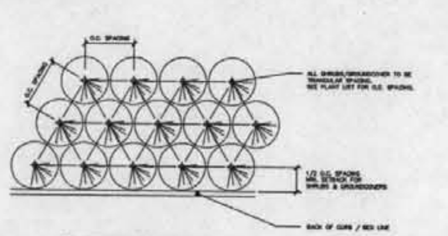


PRESCAST CONCRETE EDGING SECTION
N.T.S. (OR EQUAL)



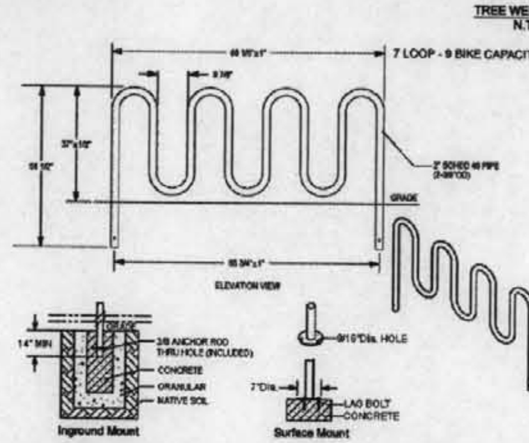
LIGHT POLE BASE FOOTING DETAIL FOR 17" BASE
NOT TO SCALE

LIGHT POLE BASE IS NOT TO BE LOCATED OVER STORM DRAIN PIPE.

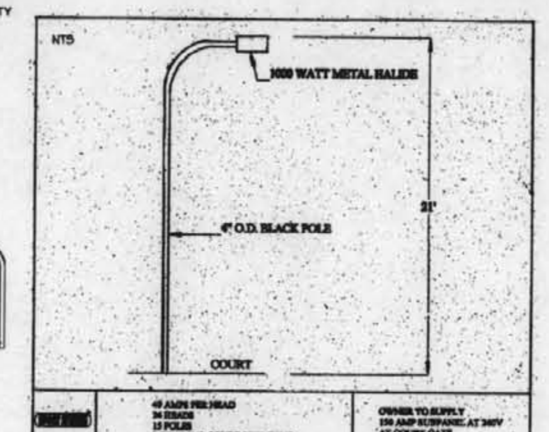


PLANT SPACING DETAIL
N.T.S.

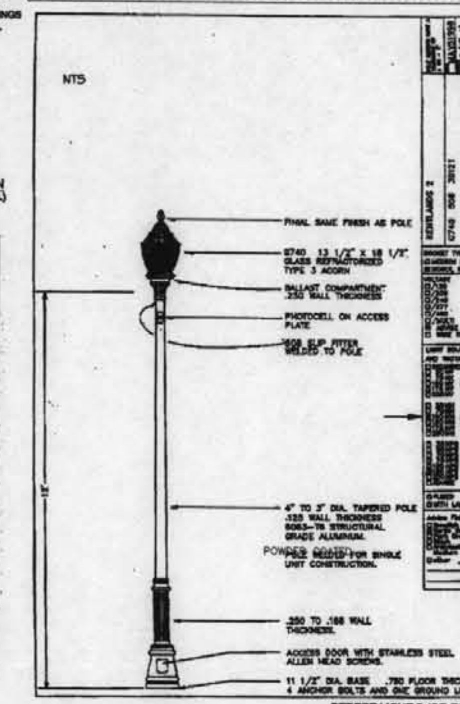
PLANT SCHEDULE					
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREE					
83	AR	Acer rubrum 'Frankered'	Red Sunset Maple	2"-2 1/2" cal.	B&B
34	AS	Acer saccarum 'Fall Fiesta'	Fall Fiesta Sugar Maple	2"-2 1/2" cal.	B&B
9	BN	Betula nigra 'Heritage' MS	Multi-stem River Birch	8-10' H.	B&B
8	GB	Gingko Biloba 'Princeton Sentry'	Princeton Sentry Gingko	2"-2 1/2" cal.	B&B
49	GT	Gleditsia triacanthos var. inermis 'Shademaster'	Shademaster Honeylocust	2"-2 1/2" cal.	B&B
70	QP	Quercus phellos	Willow Oak	2"-2 1/2" cal.	B&B
49	QR	Quercus rubra 'Splendens'	Splendens Red Oak	2"-2 1/2" cal.	B&B
70	ZS	Zelkova serrata 'Green Vase'	Green Vase Zelkove	2"-2 1/2" cal.	B&B
EVERGREEN/CONIFER					
8	JV	Juniperus virginiana	Eastern Red Cedar	6-7' H.	B&B
6	IN	Ilex x 'Nellie R. Stevens'	Nellie Stevens Holly	6-7' H.	B&B
3	PO	Picea omorika	Serbian Spruce	6-7' H.	B&B
17	TO	Thuja occidentalis 'Nigra'	Dark Green Arborvitae	6-7' H.	B&B
ORNAMENTAL TREE					
14	AC	Amelanchier canadensis MS	Multi-stem Shadblow Serviceberry	6-7' H.	B&B
12	CC	Cercis canadensis MS	Multi-stem Eastern Redbud	6-7' H.	B&B
11	CF	Cornus florida 'Cherokee Chief'	Cherokee Chief Dogwood	1"-1 1/2" cal.	B&B
14	LI	Lagerstroemia indica x L. Fauriei 'Muskogee'	Common Crapemyrtle	5-6' H.	B&B
11	PY	Prunus x yedoensis	Yoshino Cherry	1"-1 1/2" cal.	B&B
SHRUB					
20	AM	Abelia mosanensis	Fragrant Abelia	24-30"	B&B
275	IG	Ilex glabra 'Shamrock'	Shamrock Dwarf Inkberry	#3	Container
138	IV	Itea virginica 'Henry's Garnet'	Garnet Sweetspire	#3	Container
109	PL	Prunus laurocerasus 'Otto Luyken'	Common Cherrylaurel	#5	Container
13	VR	Viburnum x rhytidophylloides 'Alleghany'	Leatherleaf Viburnum	#5	Container
PERENNIAL					
155	BB	Ajuga reptans 'Bronze Beauty'	Bronze Beauty Ajuga	#1	15" O.C.; Cont.
380	ARM	Armeria 'Splendens'	Splendens Armeria	#1	10" O.C.; Cont.
116	AN	Aster novae-angliae	New England Aster	#2	24" O.C.; Cont.
479	HS	Hemerocallis 'Stella D' Oro'	Day Lily	#1	12" O.C.; Cont.
280	LA	Lavandula x intermedia 'Provence'	Lavender	#2	15" O.C.; Cont.
738	LM	Liriope muscari 'Big Blue'	Big Blue Liriope	#1	18" O.C.; Cont.
258	RH	Rudbeckia hirta	Black-eyed Susan	#2	15" O.C.; Cont.
ANNUALS					
2146 SF		Seasonal Annual Mix	Flowering Beds	To be designed/selected by H.O.A.	



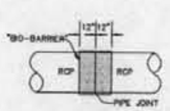
BLACK 7 LOOP SERPRENTINE BIKE RACK - BELSON OUTDOORS MODEL #H36-9-P-SF (OR EQUAL)



TENNIS COURT LIGHT (OR EQUAL)



STREET LIGHT B (OR EQUAL)



"BIO-BARRIER" DETAIL

BIO-BARRIER SHALL BE WRAPPED TO ENCIRCLE ENTIRE PIPE JOINT WITHIN THE LIMITS SPECIFIED ON THE PROFILE.
HELD IN PLACE WHILE TRENCH IS BACKFILLED & TAMPED PROPERLY.

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
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WITH ____ ( ) CONDITIONS. SEE S.D.A LETTER.
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SP-05-0013

SP-05-0013
#43
5-3-06
PENGAD 800-631-6989

REVISION	DATE	REVISION	DATE	REVISION	DATE
				REVISED PER CITY COMMENTS	4-20-06
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Bethesda, Maryland 20814
Ph.:(301) 913-0404
Contact: Wm. P. Gerald, Jr.

FINAL LANDSCAPE/LIGHTING PLAN
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	RO	6/05
DESIGNED	LPG	6/05
DRAWN	MP	6/05
REVIEWED	GU	6/05

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

THE WOODLANDS AT WATKINS MILL TOWN CENTER

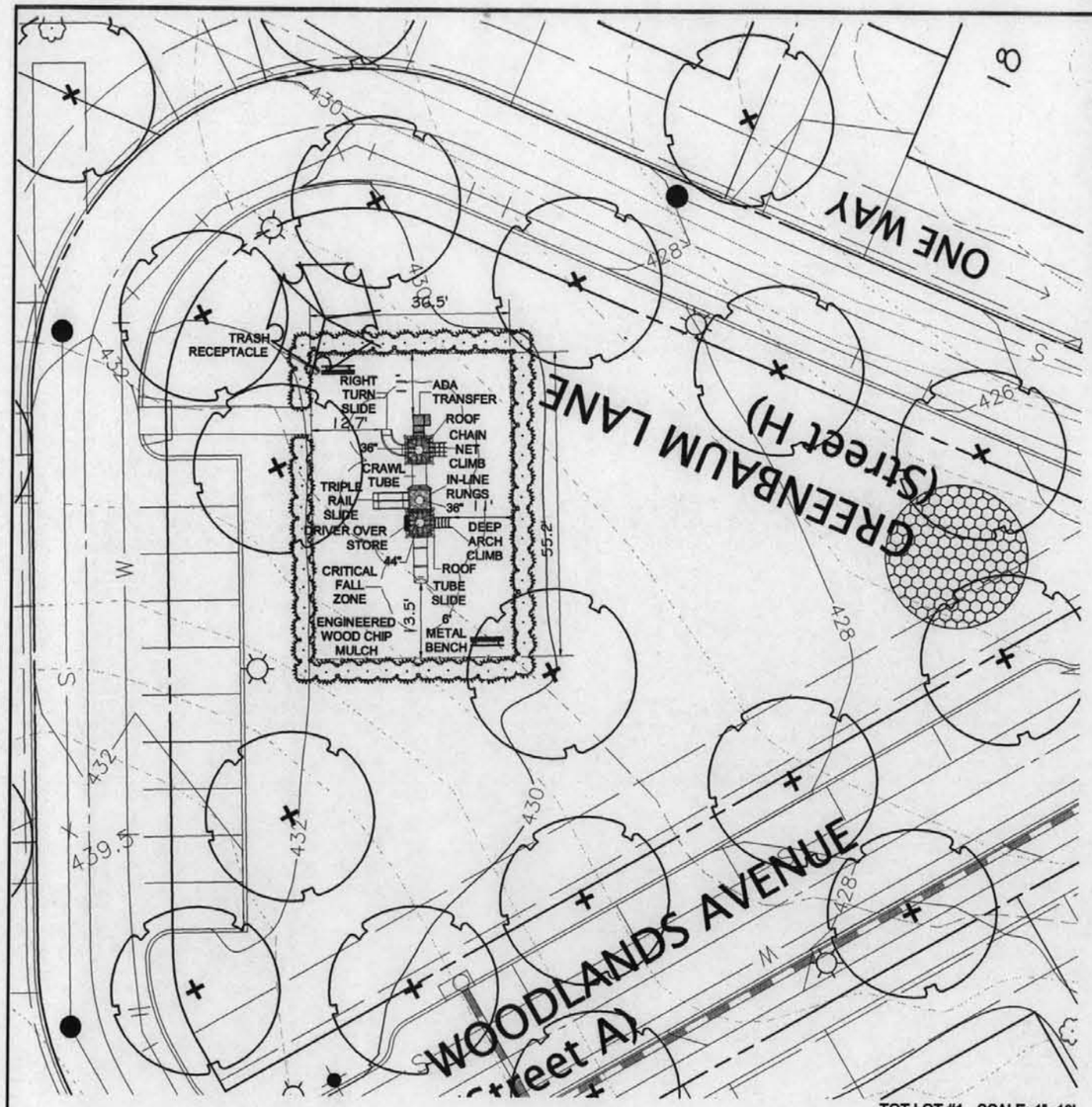
City of Gaithersburg
9th election district
Montgomery County, Maryland

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

WATKINS MILL TOWN CENTER FINAL LANDSCAPE PLAN

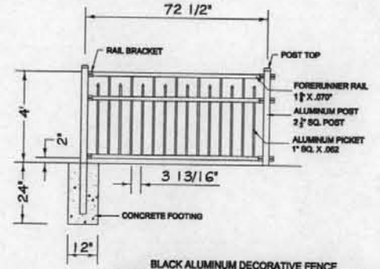
PRELIMINARY/NOT FOR CONSTRUCTION

N:\MD-Montgomery (Parklands)\DWG\Watkins Site Plan\17-53-Landscape-Plan.dwg Sheet30 Apr 21, 2006, 4:05pm



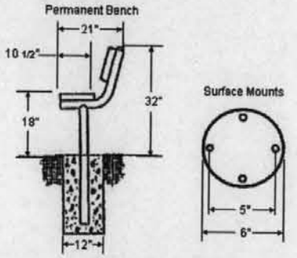
TOT LOT #1 - SCALE: 1"=10'

BELSON OUTDOORS 6' METAL BENCH - MODEL H6NB-I W/ SLEEP SEAT (OR EQUAL)

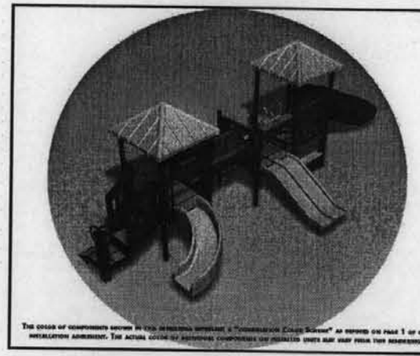


BLACK ALUMINUM DECORATIVE FENCE
RESIDENTIAL STRENGTH - MODIFIED #200 (OR EQUAL)
MANUFACTURED BY: JERITH MANUFACTURING CO., INC.

TOT LOT FENCE DETAIL
N.T.S.

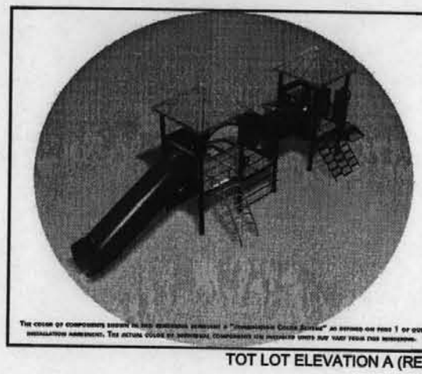


BENCH ATTACHMENT DETAIL - N.T.S.



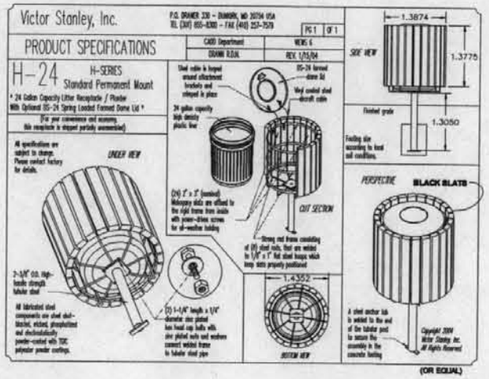
EAGLE PLAY STRUCTURES
GREG ZWEIBEL
WATKINS MILL

TOT LOT ELEVATION A - N.T.S.

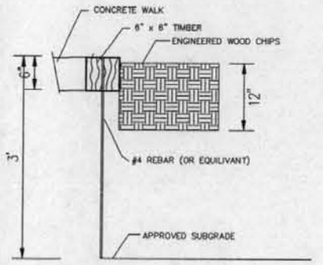


EAGLE PLAY STRUCTURES
GREG ZWEIBEL
WATKINS MILL

TOT LOT ELEVATION A (REVERSE) - N.T.S.



(OR EQUAL)



PLAY GROUND SURFACE DETAIL
NOT TO SCALE

ENGINEERED WOOD CHIPS:
1. ENGINEERED WOOD CHIPS WITH PRESSURE TREATED 6"X6" TIMBER BORDERS SHALL BE INSTALLED IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE OF ALL AREAS SO THERE IS NO ACCUMULATION OF SURFACE WATER.
2. PRIVATE IMPROVEMENTS TO BE MAINTAINED BY PROPERTY OWNER, HOMEOWNERS ASSOCIATION.

NOTICE

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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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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

PRELIMINARY NOT FOR CONSTRUCTION

PENGAD 800-631-6989

SP-05-0013
#44
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.

TOT LOT PLAN AND DETAILS

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301.948.6256 (fax)
301.253.6606
www.rodgers.com

	BY	DATE
BASE DATA	RG	06/05
DESIGNED	LTG	06/05
DRAWN	MF	06/05
REVIEWED	GU	06/05

RODGERS CONTACT: G. LATTERNER
RELEASE FOR
BY DATE

THE WOODLANDS AT WATKINS MILL TOWN CENTER

City of Gaithersburg
9th election district
Montgomery County, Maryland

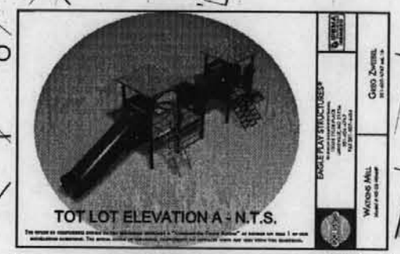
SCALE: AS SHOWN
JOB No.: 1002A
DATE: NOV., 2005
SHEET No.: 31 OF 67

WATKINS MILL TOWN CENTER FINAL LANDSCAPE PLAN

GRAND STREET
(Street B4)

6' POOL FENCE
POOL HOUSE
POOL
4,122 SF
WADING
POOL FENCE
WADING
150 SF
LAWN
TENNIS COURT LIGHT
MULTIPURPOSE/
TENNIS COURT
10' BLACK
COATED CHAIN
LINK FENCE
FLOWER
GARDEN
TBD BY HOA
CLUB
HOUSE
BIKE RACK
ENGINEERED
WOOD
CHIPS
CHAIN
NET
CLIMB
IN-LINE
RUNGS
DEEP
ARCH
CLIMB
6'
METAL
BENCH
ADA
TRANSFER
TUBE
SLIDE
DRIVER
OVER
STORE
CRITICAL
FALL
ZONE
RIGHT
TURN
SLIDE
TRIPLE
RAIL
SLIDE
TRASH
RECEPTACLE
20-AM

TOT LOT #2 - SCALE: 1"=10'


TOT LOT ELEVATION A - N.T.S.

TOT LOT ELEVATION A (REVERSE) - N.T.S.

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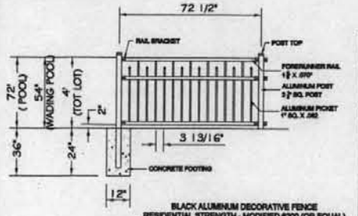
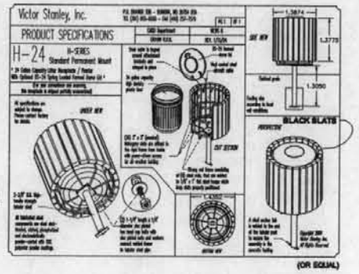
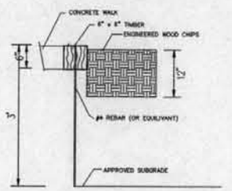


BLACK ALUMINUM DECORATIVE FENCE
RESIDENTIAL STRENGTH - MODIFIED #200 (OR EQUAL)
MANUFACTURED BY: JERITH MANUFACTURING CO., INC.

FENCE DETAIL
N.T.S.





PLAY GROUND SURFACE DETAIL
NOT TO SCALE

ENGINEERED WOOD CHIPS:
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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
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FINAL SITE PLAN APPROVAL
WITH ( ) CONDITIONS. SEE S.D.A. LETTER.
DATE BY
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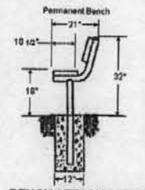

BENCH ATTACHMENT DETAIL
N.T.S.

BELSON OUTDOORS 6' METAL BENCH -
MODEL H6NB-I W/ SLEEP SEAT (OR EQUAL)

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.

TOT LOT PLAN AND DETAILS

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	BY	DATE
BASE DATA	RCI	6/05
DESIGNED	LPS	6/05
DRAWN	MP	6/05
REVIEWED	GU	6/05

RODGERS CONTACT: E. LATTERING

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.: 32 OF 67

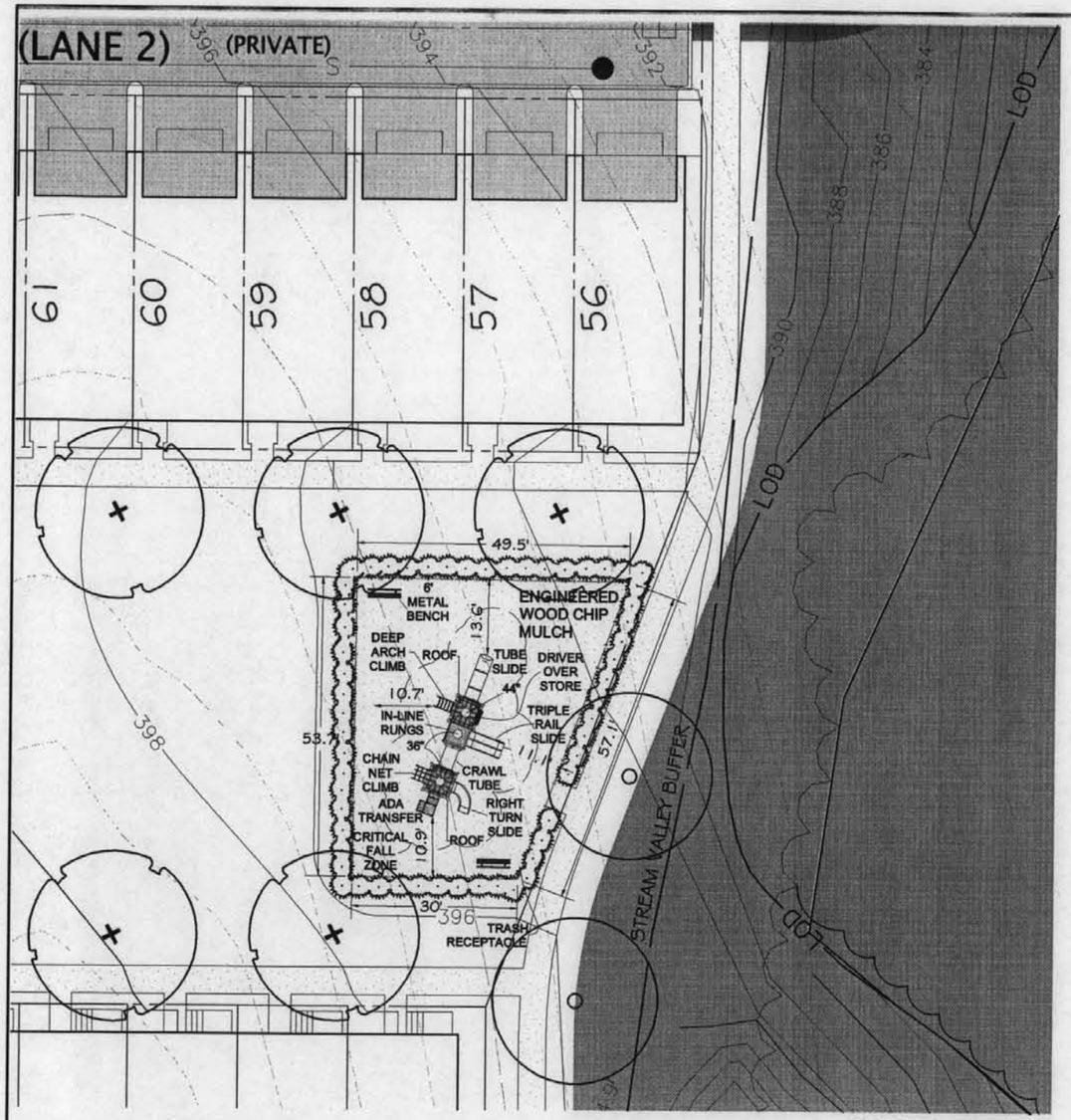
PRELIMINARY NOT FOR CONSTRUCTION

SP-05-0013
#45
5-3-06

PENGAD 800-631-6989

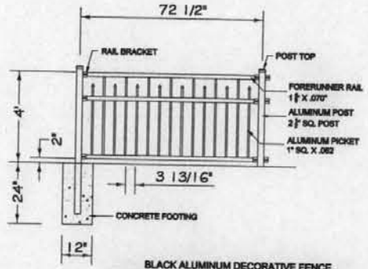
WATKINS MILL TOWN CENTER FINAL LANDSCAPE PLAN

W:\MD-Montgomery (Parklands)\DWG\Work\Dnc Plan\17-33-Landscape-Plan.dwg Sheet:2 Apr 21, 2006, 4:07pm



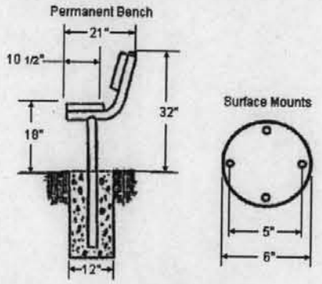
TOT LOT #3 - SCALE: 1"=10'

BELSON OUTDOORS 6' METAL BENCH - MODEL H6NB-I W/ SLEEP SEAT (OR EQUAL)

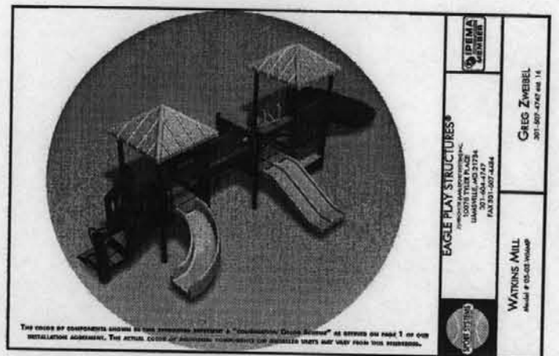


BLACK ALUMINUM DECORATIVE FENCE
RESIDENTIAL STRENGTH - MODIFIED #200 (OR EQUAL)
MANUFACTURED BY: JERITH MANUFACTURING CO., INC.

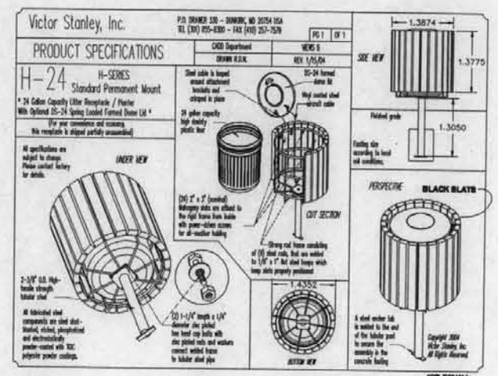
TOT LOT FENCE DETAIL
N.T.S.

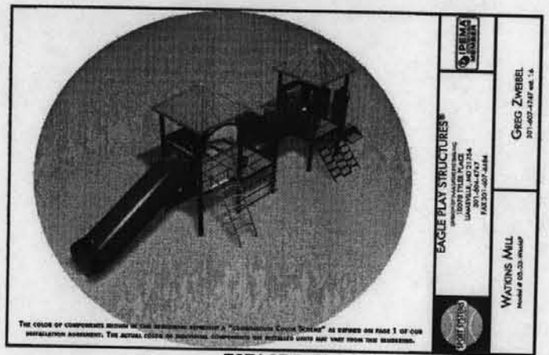


BENCH ATTACHMENT DETAIL
N.T.S.

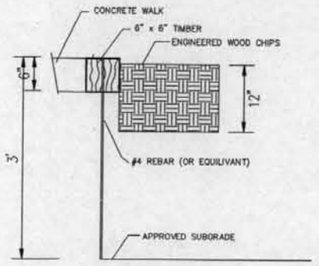


TOT LOT ELEVATION A - N.T.S.





TOT LOT ELEVATION A (REVERSE) - N.T.S.



PLAY GROUND SURFACE DETAIL
NOT TO SCALE

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CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS, PARKS 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

PENROD 800-631-6989
SP-05-0013
#46
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.

TOT LOT PLAN AND DETAILS

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

	BY	DATE
BASE DATA	RD	10/05
DESIGNED	LPG	10/05
DRAWN	MP	10/05
REVIEWED	GU	10/05

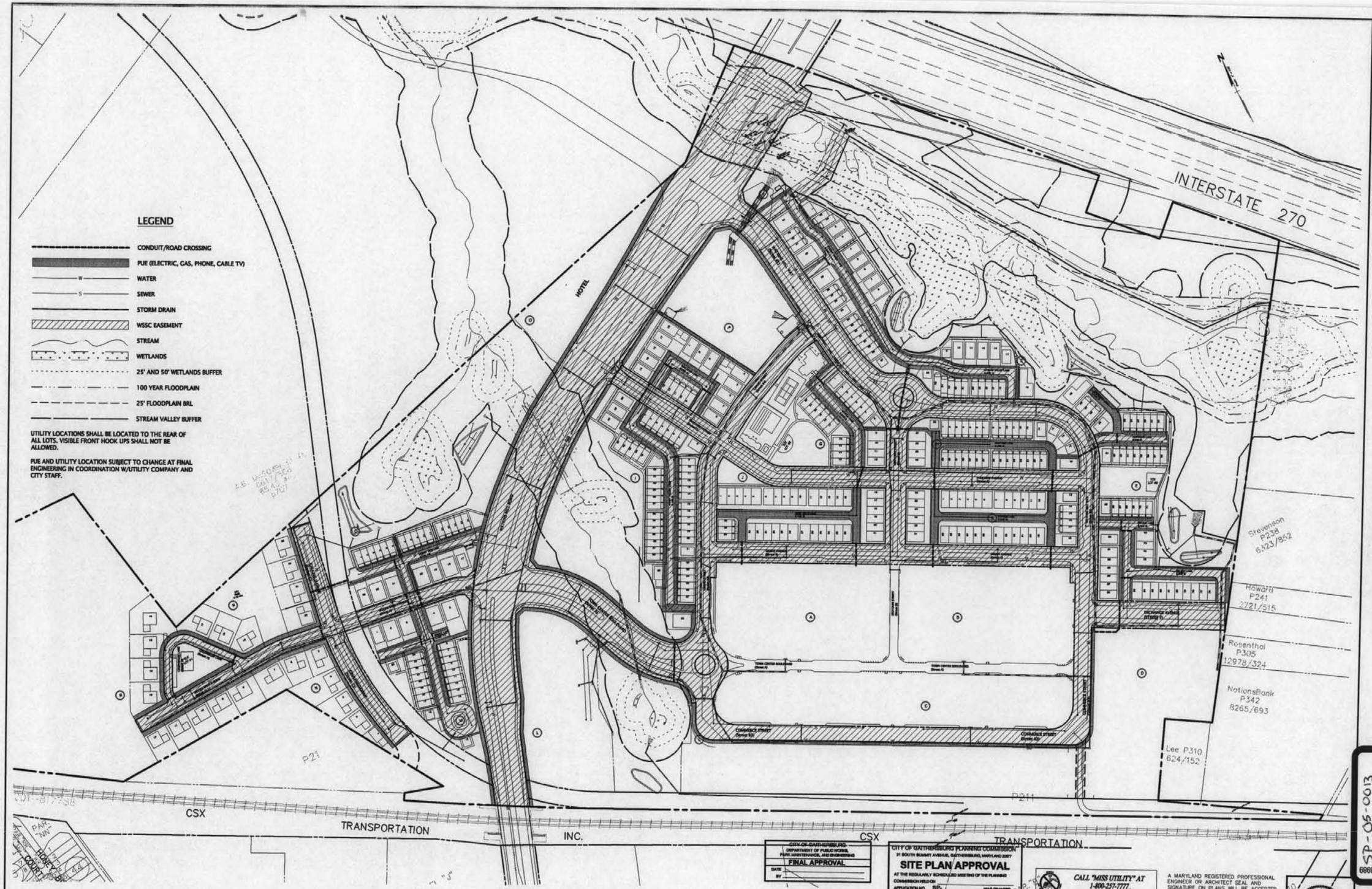
RODGERS CONTACT: G. UNTERBERG
RELEASE FOR
BY DATE

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.: 33 OF 67

WATKINS MILL TOWN CENTER FINAL LANDSCAPE PLAN



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
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SP-05-0013

PENGAD 800-631-6989
SP-05-0013
47
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.

CONCEPTUAL UTILITY PLAN

RODGERS CONSULTING
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	BY	DATE
BASE DATA	RCI	11/05
DESIGNED	RCI	11/05
DRAWN	RCI	11/05
REVIEWED	RCI	11/05

RODGERS CONTACT: G. UNTERBERG

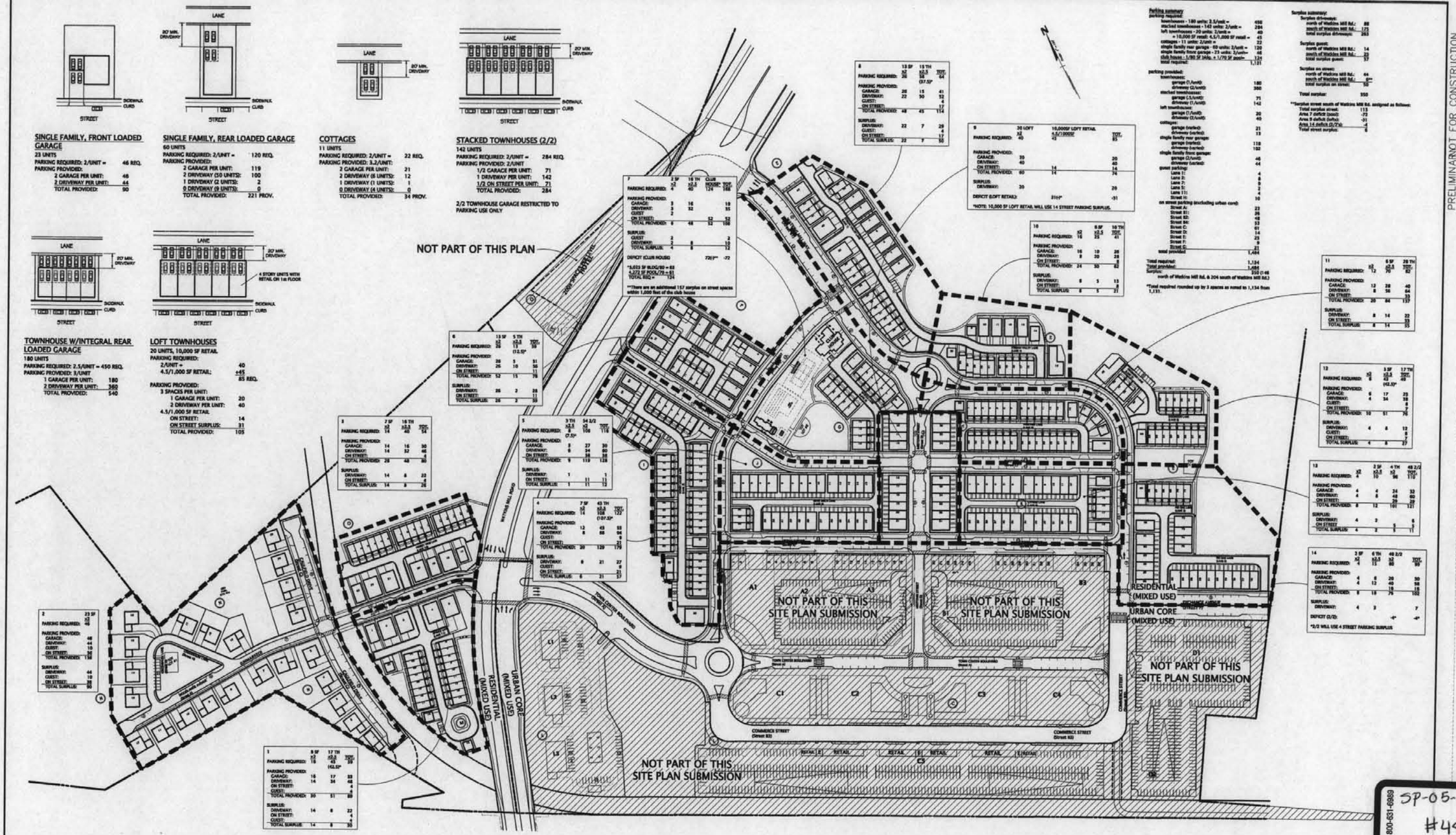
RELEASE FOR
BY DATE

THE WOODLANDS AT WATKINS MILL TOWN CENTER

City of Gaithersburg
9th election district
Montgomery County, Maryland

SCALE: 1" = 100'
JOB No. 1002A
DATE: NOV., 2005
SHEET No. 34 of 67

WATKINS MILL TOWN CENTER UTILITY PLAN



REVISION	DATE	REVISION	DATE	REVISION	DATE
				REVISED PER CITY COMMENTS	4-20-06
				REVISED PER CITY COMMENTS	4-11-06
				REVISED PER CITY COMMENTS	4-14-06

Owner/Developer:
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c/o Classic Group, LLC

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Bethesda, Maryland 20814
Ph.:(301) 913-0404
Contact: Wm. P. Gerald, Jr.

PARKING DISTRIBUTION EXHIBIT

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: S. UNTERBERG
RELEASE FOR
BY: DATE:

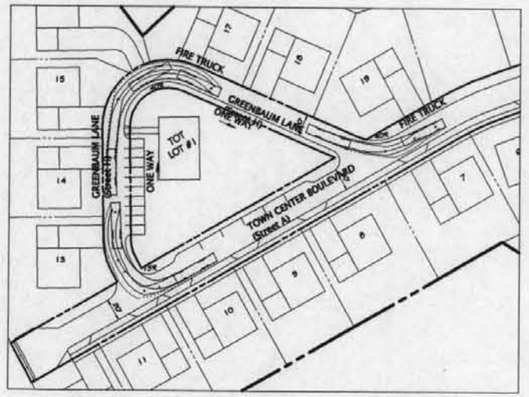
THE WOODLANDS AT WATKINS MILL TOWN CENTER

City of Gaithersburg
9th election district
Montgomery County, Maryland

SCALE: 1" = 100'
JOB No. 1002A
DATE: NOV., 2005
SHEET No. 35 OF 67

WATKINS MILL TOWN CENTER PARKING DISTRIBUTION EXHIBIT

PRELIMINARY NOT FOR CONSTRUCTION



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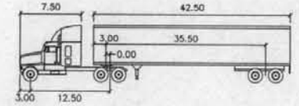
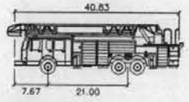


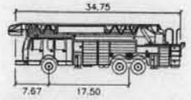
WB-50

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.00
Trailer Width	: 8.50	Steering Angle	: 17.70
Tractor Track	: 8.00	Articulating Angle	: 70.00
Trailer Track	: 8.50		



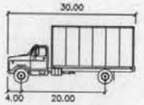
FIRE TRUCK HP-9S

	feet
Width	: 8.00
Track	: 7.75
Lock to Lock Time	: 3.00
Steering Angle	: 46.00



MILTON LADDER TRUCK

	feet		
Width	: 8.33		
Track	: 7.75		
Lock to Lock Time	: 3.00		
Steering Angle	: 45.10		

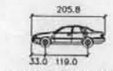


SU

	feet		
Width	: 8.00		
Track	: 8.00		
Lock to Lock Time	: 6.00		
Steering Angle	: 31.80		

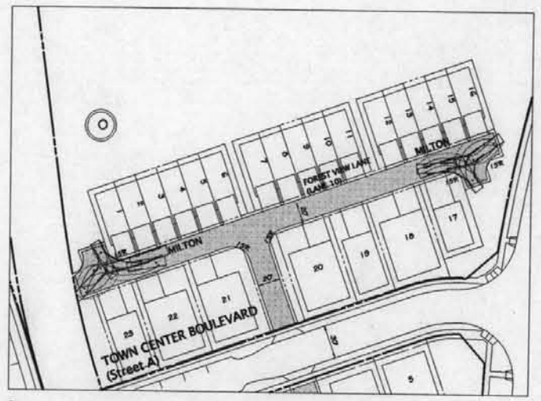
RECYCLING TRUCK

GARBAGE, RECYCLE PICK UP AND EMERGENCY TRUCK TURNING



FORD EXPEDITION

	feet
Width	: 78.7
Track	: 67.3
Lock to Lock Time	: 3.0
Steering Angle	: 37.5



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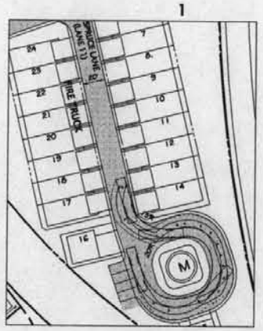
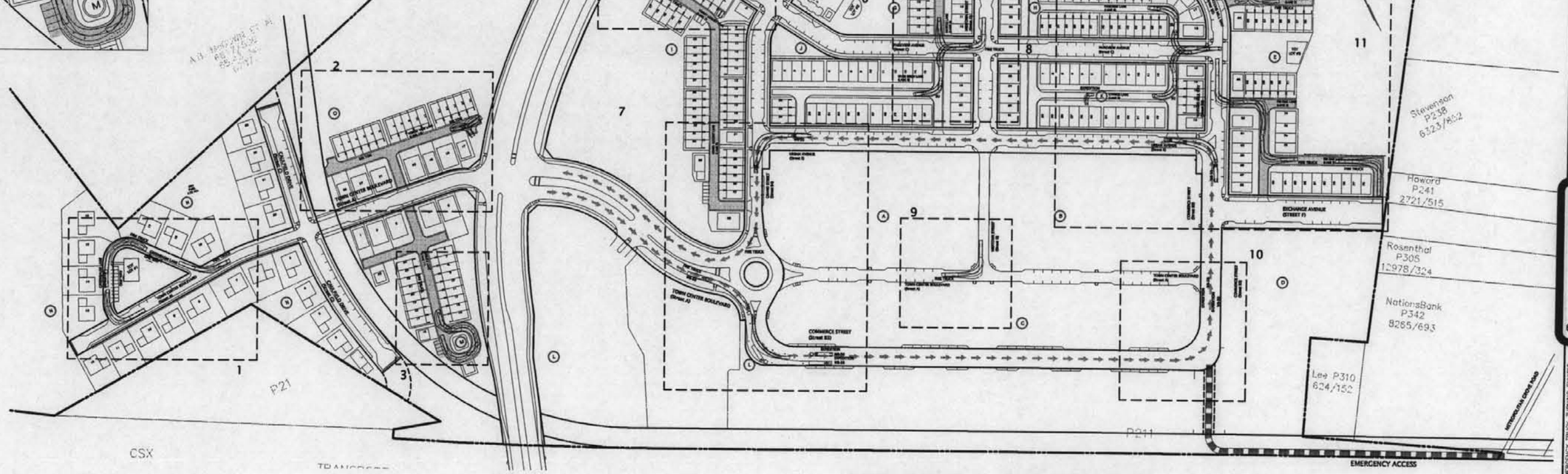


3

LEGEND

- FIRE LANE
- TRUCK ROUTE
- EMERGENCY ACCESS TO/FROM METROPOLITAN GROVE ROAD



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-_____ 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.

GARBAGE, RECYCLE PICK UP AND EMERGENCY TRUCK TURNING EXHIBIT

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

RODGERS CONTACT: G. LATSHAW

RELEASE FOR
BY _____ DATE _____

THE WOODLANDS AT WATKINS MILL TOWN CENTER

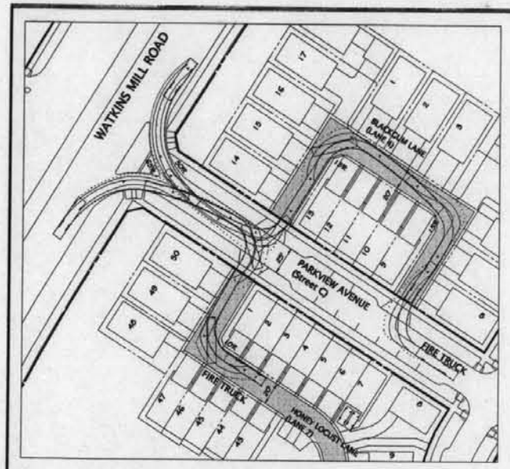
City of Gaithersburg
9th election district
Montgomery County, Maryland

SCALE: 1" = 100'
JOB No. 1002A
DATE: NOV., 2005
SHEET No. 36 OF 67

SP-05-0013
#49
5-3-06

PENGAD 800-631-6989

Owner's Group
4985/662
12738



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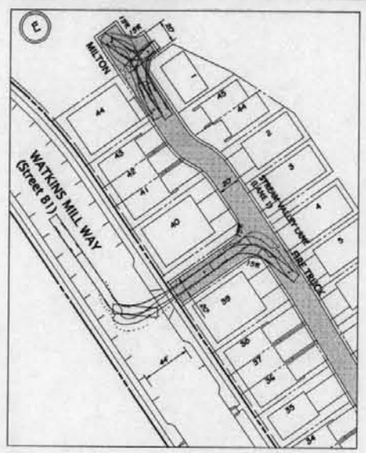

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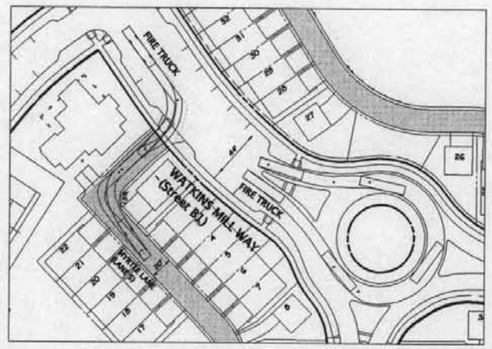

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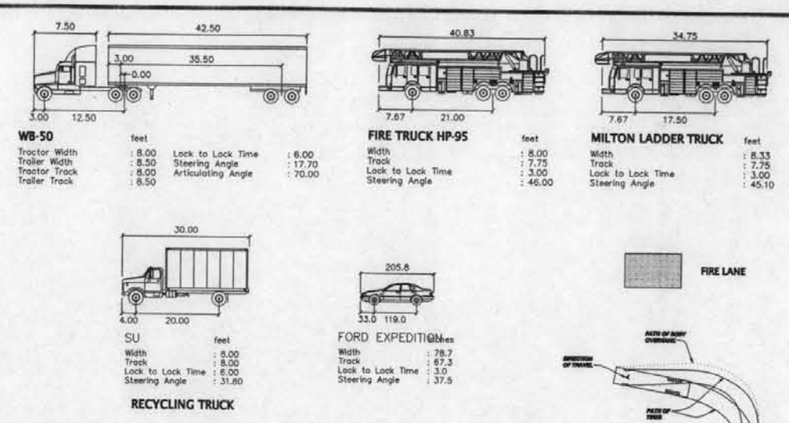

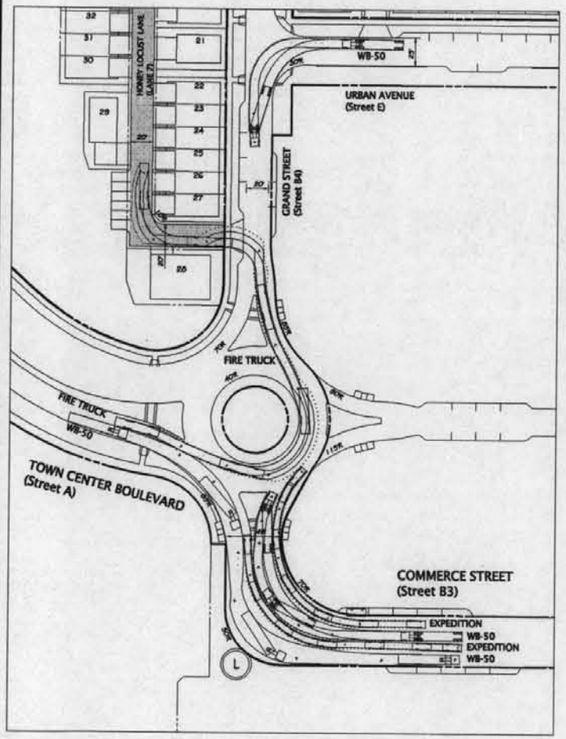

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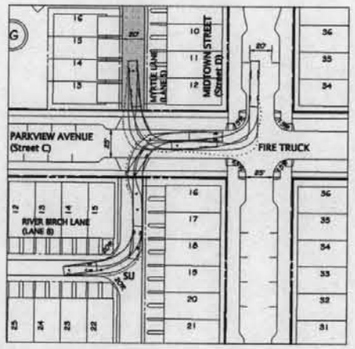

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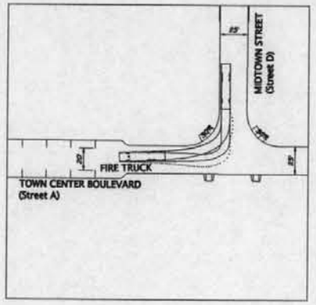

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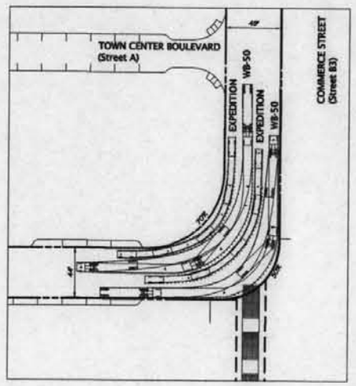

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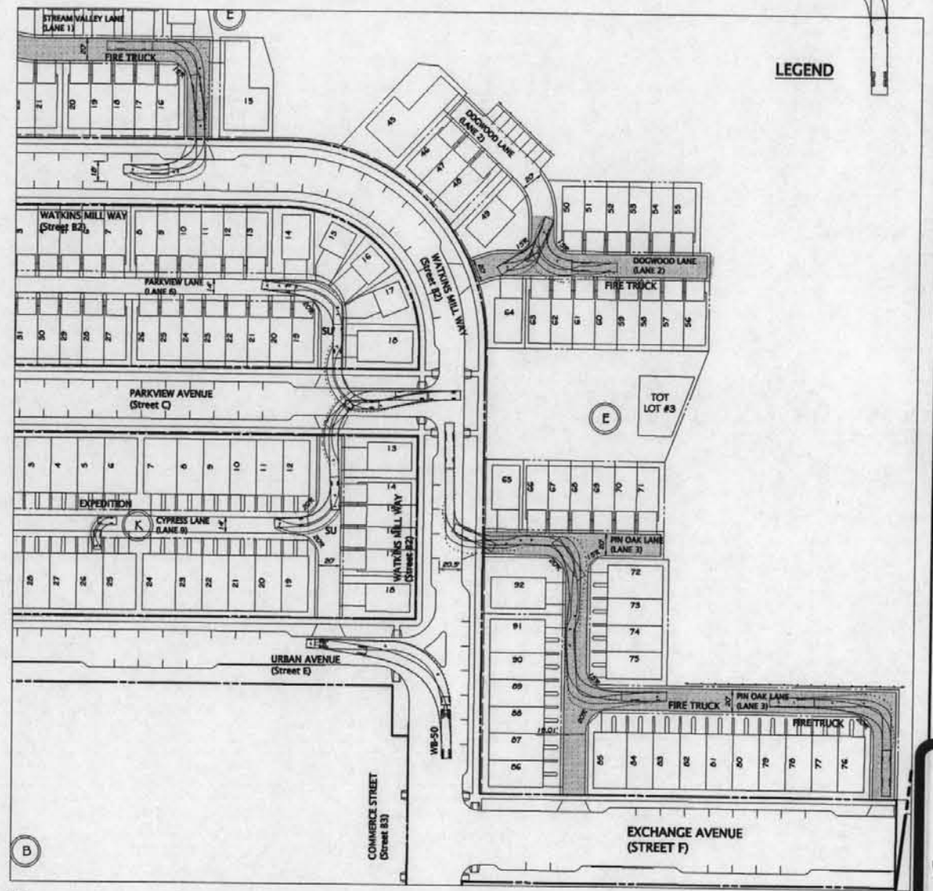

11

LEGEND

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- 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

STATE OF MARYLAND — CHARLES GREGORY RODGERS — No. 21708 — PROFESSIONAL ENGINEER

SP-05-0013 #50 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.

TRUCK TURNING EXHIBIT

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

	BY	DATE
BASE DATA	RCI	1 | 05
DESIGNED	MP	1 | 05
DRAWN	MP	1 | 05
REVIEWED	GU	1 | 05
RODGERS CONTACT: G. GUTIERREZ		

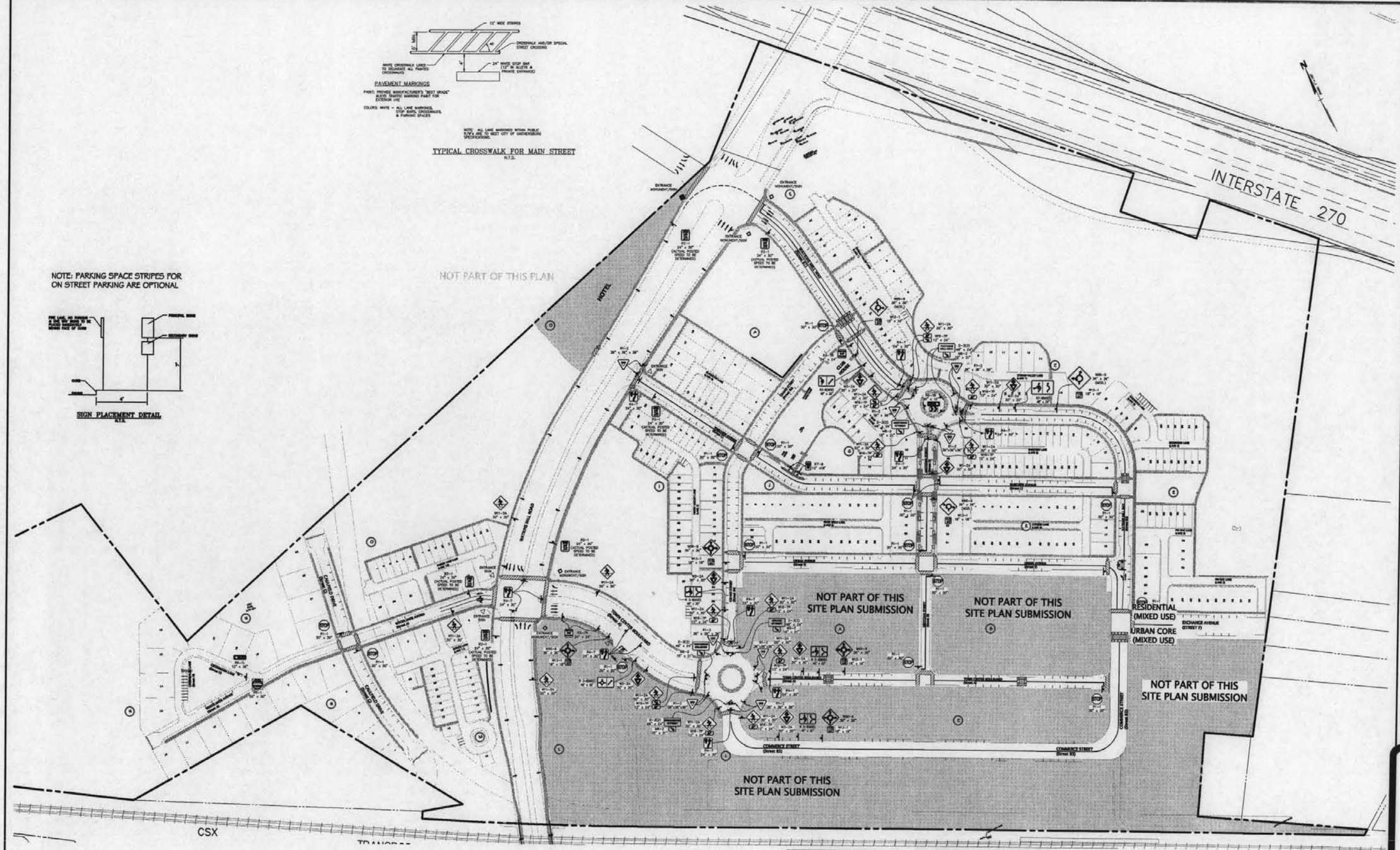
RELEASE FOR
BY DATE

THE WOODLANDS AT WATKINS MILL TOWN CENTER

City of Gaithersburg
9th election district
Montgomery County, Maryland

SCALE: 1" = 50'
JOB No.: 1002A
DATE: NOV., 2005
SHEET No.: 37 of 67

WATKINS MILL TOWN CENTER TRUCK TURNING EXHIBIT



PAVEMENT MARKINGS

PAINT: PROVIDE MANUFACTURER'S "BEST GRADE" ALKYD TRAFFIC MARKING PAINT FOR EXTERIOR USE

COLORS: WHITE – ALL LANE MARKINGS, STOP BARS, CROSSWALKS, & PARKING SPACES

NOTE: ALL LANE MARKINGS WITHIN PUBLIC R/W'S ARE TO MEET CITY OF GAITHERSBURG SPECIFICATIONS.

TYPICAL CROSSWALK FOR MAIN STREET
N.T.S.

NOTE: PARKING SPACE STRIPES FOR ON STREET PARKING ARE OPTIONAL

SIGN PLACEMENT DETAIL
N.T.S.

PRELIMINARY NOT FOR CONSTRUCTION

SP-05-0013 #61 5-3-06

PENGAD 800-631-6989

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

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c/o Classic Group, LLC

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Bethesda, Maryland 20814
Ph.:(301) 913-0404
Contact: Wm. P. Gerald, Jr.

COMMUNITY SIGNAGE PLAN; STREET SIGNAGE AND PAVEMENT MARKING PLAN

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Germantown, MD 20874
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301.948.6256 (fax)
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	BY	DATE
BASE DATA	RCI	1.1.05
DESIGNED	RCI	1.1.05
DRAWN	RCI	1.1.05
REVIEWED	RCI	1.1.05

RODGERS CONTACT: E. LATTERNER
RELEASE FOR
BY _____ DATE _____

THE WOODLANDS AT WATKINS MILL TOWN CENTER

City of Gaithersburg
9th election district
Montgomery County, Maryland

SCALE: 1" = 100'
JOB No.: 1002A
DATE: NOV., 2005
SHEET No.: 30 OF 67

WATKINS MILL TOWN CENTER SIGNAGE PLAN

W:\MD-Montgomery\Portland\CAD\Sheet\Site Plan\30-Signage.dwg Sheet30 Apr 21, 2006, 4:18pm