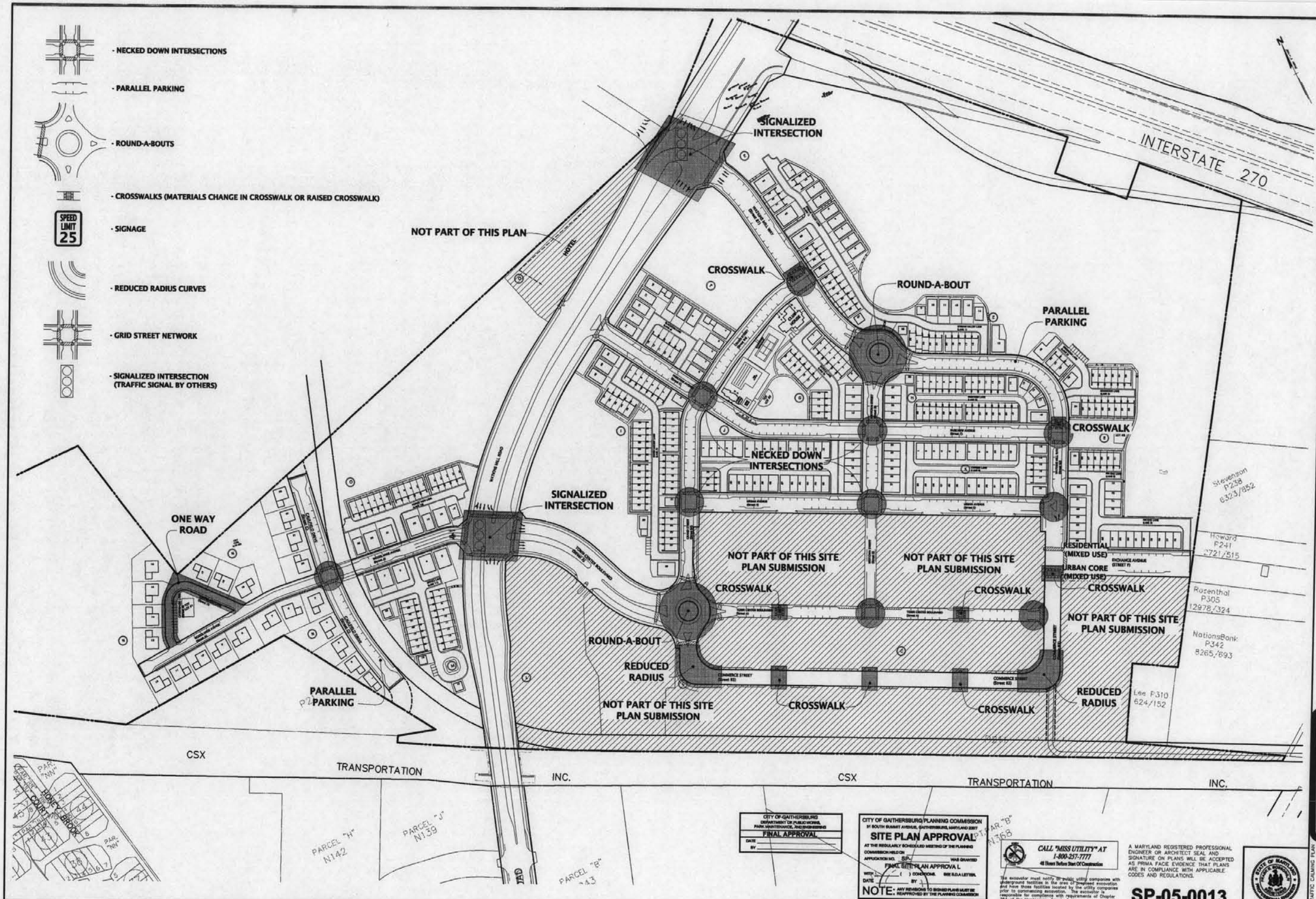

PRELIMINARY NOT FOR CONSTRUCTION

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

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

STATE OF MARYLAND — PROFESSIONAL ENGINEER

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.

TRAFFIC CALMING 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	RCI	1 1/05
REVIEWED	RCI	1 1/05

RODGERS CONTACT: G. LATTERBERG

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. 39 OF 67

SP-05-0013
#52
5-3-06

PENGAD 800-631-6989

WATKINS MILL TOWN CENTER TRAFFIC CALMING PLAN

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	300.00	53.59	26.87	53.52	N67°52'59"W	10°14'09"
C2	100.00	36.95	18.69	36.74	N72°10'31"W	21°10'06"

STORM DRAINAGE, WATER AND SEWER INDICATED HEREON IS FURNISHED AS BASIC INFORMATION ONLY. THIS INFORMATION IS SUBJECT TO CHANGE AND IS NOT TO BE USED FOR CONSTRUCTION. FOR CONSTRUCTION, SEE APPROVED STORM DRAINAGE, WATER AND/OR SEWER PLANS.

PLAN
1" = 50'

PROFILE
H: 1" = 50'
V: 1" = 5'

TYPICAL SECTION
STA 0+00.00 TO STA 6+43.34
1" = 10'

TYPICAL SECTION
STA 6+43.34 TO STA 11+45.74
1" = 10'

* PROVIDE SUBDRAIN AT EACH INLET PER M.C. STDS.

TYPICAL PAVING SECTION
N.T.S.

PAVING SECTION 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.

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 MONTGOMERY COUNTY.
2. ALL CONNECTIONS AT EXISTING IMPROVEMENTS SHALL BE WITH A CLEAN VERTICAL JOINT. SEE SAW CUT DETAIL.
3. ALL SPOT GRADES SHOWN ARE FLOW LINE ELEVATIONS (FL) UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 48 HOURS IN ADVANCE OF ANY EXCAVATION.
5. CURBS, GUTTERS, SIDEWALKS, ALLEYS AND ALL PAVING SHALL BE INSTALLED IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE OF ALL AREAS SO THERE IS NO ACCUMULATION OF SURFACE WATER.
6. WHERE PROPOSED CURB MEETS EX. CURB, THE CONTRACTOR SHALL MATCH EX. CURB & GUTTER IN LINE AND ON GRADE OR AS DIRECTED BY THE INSPECTOR.
7. FOR SIDEWALK HANDICAP RAMP DETAIL & CONSTRUCTION SPECIFICATIONS, SEE MCDPWT STD. No. MC-112.01 & No. MC-113.01.
8. WHENEVER CONCRETE CURB & GUTTER TYPE "F" IS USED A MINIMUM TEN FOOT TRANSITION SHALL BE PROVIDED FROM TYPE "F" TO CURB & GUTTER TYPE "A" FOR CURB RETURNS (RADIUS) AND SECTIONS WHICH INCLUDE STORM DRAIN INLETS.
9. STANDARD MC-100.01 COMBINATION CONCRETE CURB & GUTTER TYPE "A" SHALL BE USED FOR ALL CURB RETURNS (RADIUS) AND CURB SECTIONS WHICH INCLUDE STORM DRAIN INLETS.
10. ALL EXISTING UTILITIES, SIGNS, ETC. REQUIRING ADJUSTMENT/RELOCATION ARE THE RESPONSIBILITY OF THE DEVELOPER. CONTACT MR. TONY RICCHIUTTI OF THE DIVISION OF TRAFFIC & PARKING SERVICES (301-217-2120) PRIOR TO ANY CHANGE/RELOCATION OF EXISTING STREET LIGHTS, SIGNING OR PAVEMENT MARKING.
11. ALL ROADWAY SUBGRADE SHALL MEET MSHA STANDARD SPECIFICATIONS, SECTION 208 AND/OR MONTGOMERY COUNTY AND BE APPROVED BY THE INSPECTOR.
12. GRADE ALL DISTURBED AREAS TO PROVIDE POSITIVE DRAINAGE.
13. 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 MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION INSPECTOR AND THE APPROPRIATE UTILITY OWNER BEFORE PROCEEDING WITH CONSTRUCTION.
14. CONTRACTOR MAKING ADJUSTMENTS TO W.S.S.C. UTILITIES MUST BE APPROVED AND WORK UNDER THE SUPERVISION OF THE W.S.S.C. MAINTENANCE BUREAU. REQUIRED MATERIALS MUST BE APPROVED BY THE W.S.S.C. QUALITY ASSURANCE SECTION.
15. CONTRACTOR SHALL NOTIFY W.S.S.C. MAINTENANCE INSPECTION SECTION HEAD AT 206-8043, FORTY EIGHT (48) HOURS IN ADVANCE OF BEGINNING ANY WORK IN THE VICINITY OF W.S.S.C. UTILITIES TO ARRANGE FOR INSPECTION AND, IF DESIRED, PROCUREMENT OF REQUIRED MATERIALS FROM W.S.S.C.

PENGAD 800-631-6989
SP-05-0013
#53
5-3-06

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM FIELD SURVEYS AND IS CORRECT, THAT THERE IS NO EXISTING PAVING, SEWER OR WATER IN THIS RIGHT OF WAY, THAT NO PORTION OF THIS RIGHT OF WAY LIES WITHIN, CROSSES OR CONNECTS WITH AN EXISTING OR PROPOSED STATE ROAD, AND THAT THE DESIGNS CONFORM TO MONTGOMERY COUNTY ROAD CODE "REQUIREMENTS FOR PROFILES" SECTION I, PARAGRAPHS 6(A) THROUGH 6(H).

DATE:____________ ____________
FRANK G. BOSSONG IV
REGISTERED PROFESSIONAL ENGINEER
MARYLAND No. 13970

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

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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.

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SP-05-0013

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Contact: Wm. P. Gerald, Jr.

GRADE ESTABLISHMENT AND PAVING PLANS FOR
WOODLANDS AVENUE
STA 0+00.00 TO STA 11+45.74

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	BY	DATE
BASE DATA	RO	8/05
DESIGNED	RO	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: AS SHOWN
JOB No. 1002A
DATE: NOV., 2005
SHEET No. 40 OF 67

PRELIMINARY/NOT FOR CONSTRUCTION

CASEY PROPERTY WEST METROPOLITAN GROVE GRADE ESTABLISHMENT AND PAVING PLAN FOR WOODLANDS AVENUE

N:\MD-Montgomery\Parklands\DWG\Road\Sde Plan\40-GrdEst-Parklands.dwg Sheet40 Apr 21, 2006, 4:20pm

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	300.00	209.69	109.33	205.44	N41°54'09"W	40°02'49"
C2	300.00	218.51	114.24	213.53	S40°59'50"E	41°43'42"

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PAVING NOTES:

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2. ALL CONNECTIONS AT EXISTING IMPROVEMENTS SHALL BE WITH A CLEAN VERTICAL JOINT. SEE SAW CUT DETAIL.
3. ALL SPOT GRADES SHOWN ARE FLOW LINE ELEVATIONS (FL) UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 48 HOURS IN ADVANCE OF ANY EXCAVATION.
5. CURBS, GUTTERS, SIDEWALKS, ALLEYS AND ALL PAVING SHALL BE INSTALLED IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE OF ALL AREAS SO THERE IS NO ACCUMULATION OF SURFACE WATER.
6. WHERE PROPOSED CURB MEETS EX. CURB, THE CONTRACTOR SHALL MATCH EX. CURB # GUTTER IN LINE AND ON GRADE OR AS DIRECTED BY THE INSPECTOR.
7. FOR SIDEWALK HANDICAP RAMP DETAIL # CONSTRUCTION SPECIFICATIONS, SEE MCDPWT STD. No. MC-112.01 # No. MC-113.01.
8. WHENEVER CONCRETE CURB # GUTTER TYPE "F" IS USED A MINIMUM TEN FOOT TRANSITION SHALL BE PROVIDED FROM TYPE "F" TO CURB # GUTTER TYPE "H" FOR CURB RETURNS (RADIUS) AND SECTIONS WHICH INCLUDE STORM DRAIN INLETS.
9. STANDARD MC-100.01 COMBINATION CONCRETE CURB # GUTTER TYPE "H" SHALL BE USED FOR ALL CURB RETURNS (RADIUS) AND CURB SECTIONS WHICH INCLUDE STORM DRAIN INLETS.
10. ALL EXISTING UTILITIES, SIGNS, ETC. REQUIRING ADJUSTMENT/RELOCATION ARE THE RESPONSIBILITY OF THE DEVELOPER. CONTACT MR. TONY RICCIUTI OF THE DIVISION OF TRAFFIC # PARKING SERVICES (301-217-2180) PRIOR TO ANY ITEM CONSIDERED LOCATED ON EXISTING STREET LIGHTS, SIGNING OR PAVEMENT MARKING.
11. ALL ROADWAY SUBGRADE SHALL MEET MSHA STANDARD SPECIFICATIONS, SECTION 208 AND/OR MONTGOMERY COUNTY AND BE APPROVED BY THE INSPECTOR.
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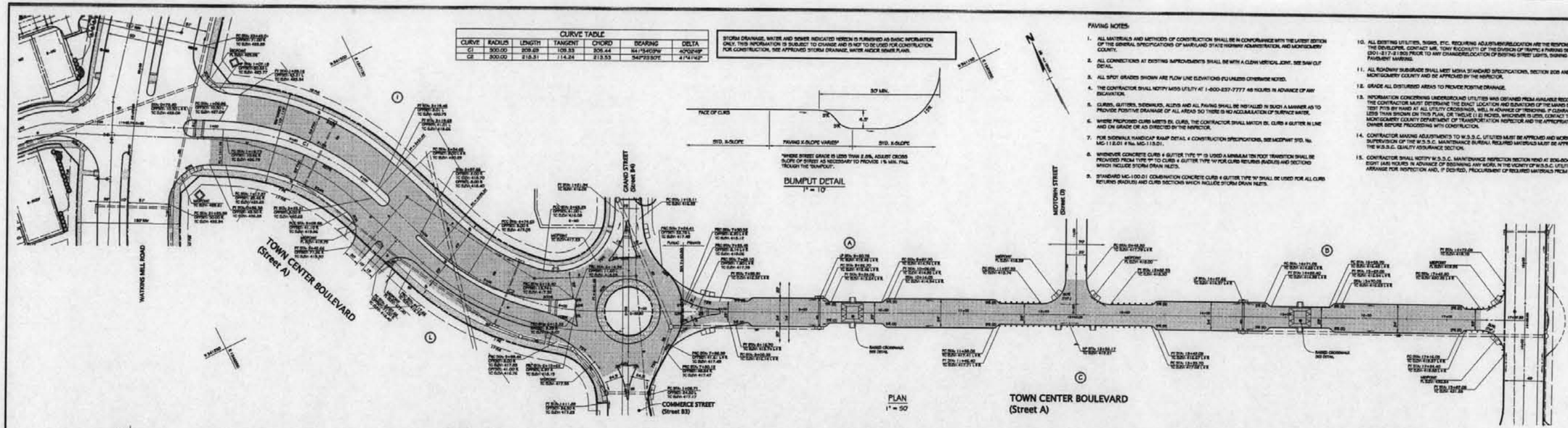
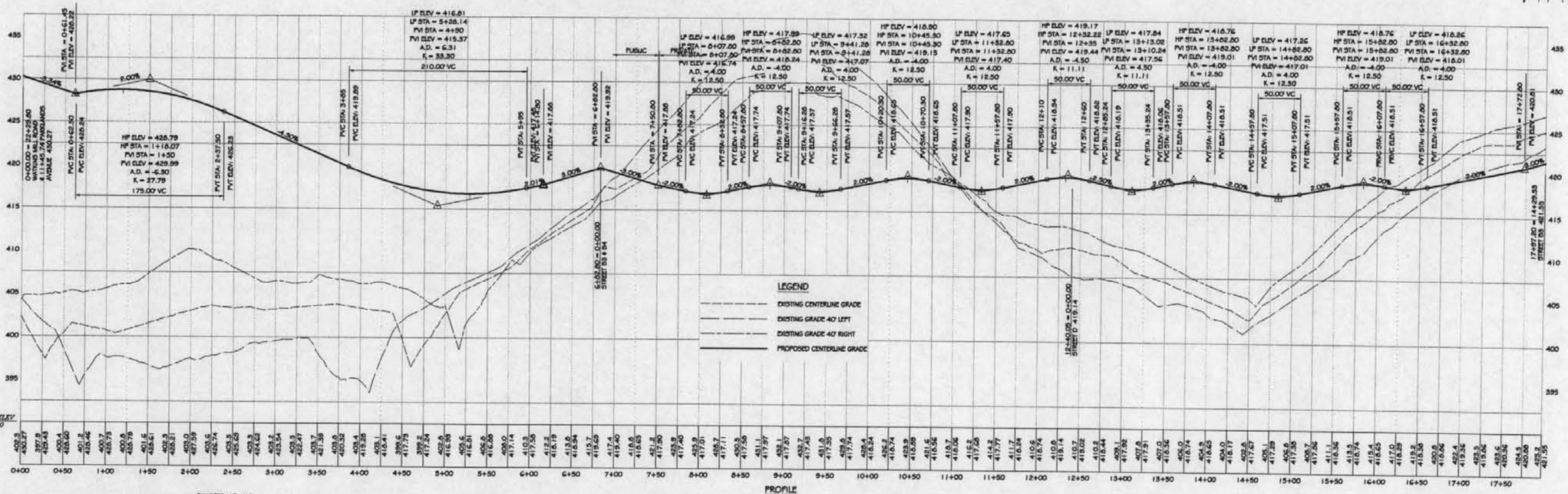
15. CONTRACTOR SHALL NOTIFY W.S.S.C. MAINTENANCE INSPECTION SECTION HEAD AT 202-6045, FORTY EIGHT (48) HOURS IN ADVANCE OF BEGINNING ANY WORK IN THE VICINITY OF W.S.S.C. UTILITIES TO ARRANGE FOR INSPECTION AND, IF DEEMED, PROCUREMENT OF REQUIRED MATERIALS FROM W.S.S.C.



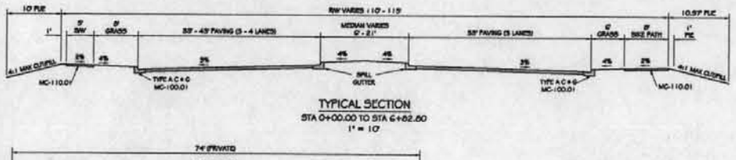
BUMPOUT DETAIL
1" = 10'

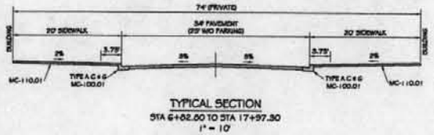
PLAN
1" = 50'

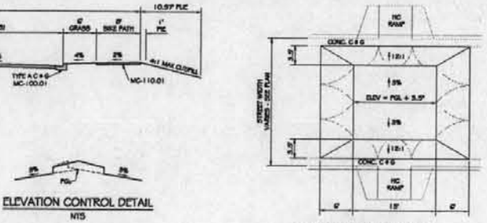
TOWN CENTER BOULEVARD
(Street A)



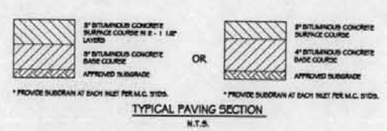
PROFILE
H: 1" = 50'
V: 1" = 5'







ELEVATION CONTROL DETAIL
NTS



* PROVIDE SUBDRAIN AT EACH INLET PER M.C. STDS.

TYPICAL PAVING SECTION
N.T.S.

PAVING SECTION 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.
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CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS, PARK MAINTENANCE, AND ENGINEERING
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DATE
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DATE: _____ FRANK C. BOSSONG IV
REGISTERED PROFESSIONAL ENGINEER
MARYLAND No. 13970

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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
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Owner/Developer:
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Ph.:(301) 913-0404
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GRADE ESTABLISHMENT AND PAVING PLANS FOR
TOWN CENTER BOULEVARD
STA 0+00.00 TO STA 17+97.30

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

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: AS SHOWN
JOB No.: 1002A
DATE: NOV., 2005
SHEET No.: 41 OF 67

PRELIMINARY NOT FOR CONSTRUCTION

CASEY PROPERTY WEST METROPOLITAN GROVE GRADE ESTABLISHMENT AND PAVING PLAN FOR TOWN CENTER BOULEVARD

SP-05-0013 #54 5-3-06

PENGAD 800-631-6989

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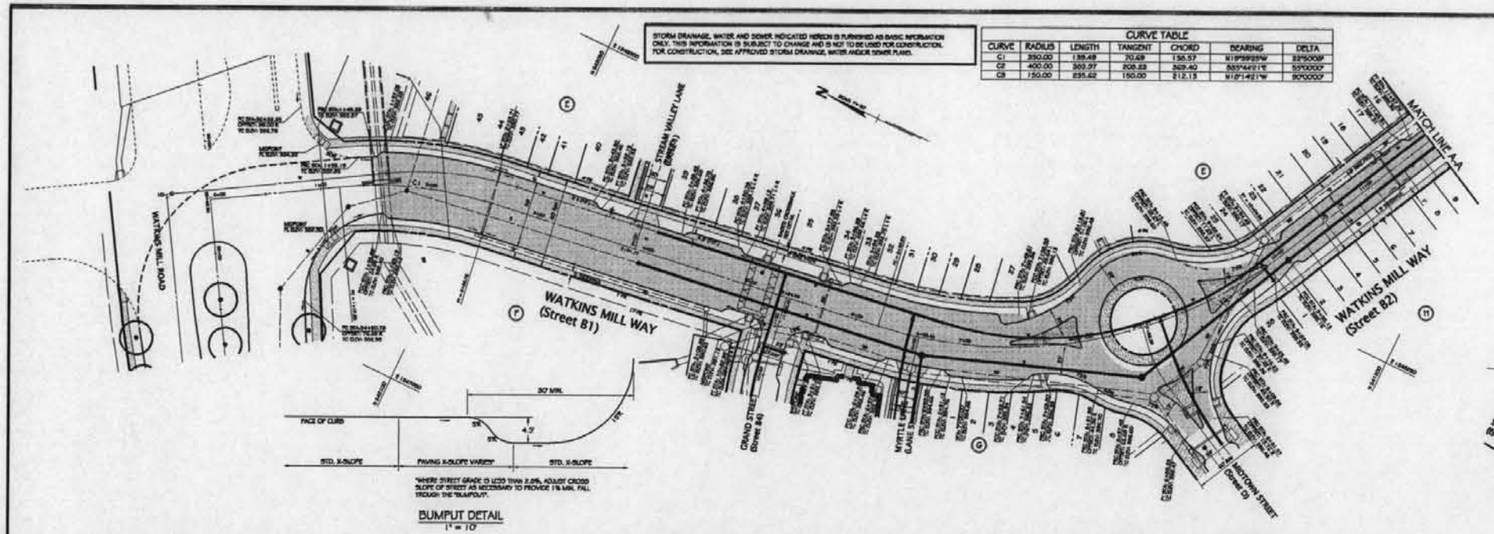
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	350.00	138.48	70.09	136.57	N19°59'59"W	22°39'09"
C2	400.00	360.37	205.23	349.40	S55°44'21"E	51°00'09"
C3	150.00	235.62	150.00	212.13	N10°45'21"W	90°00'00"



BUMPUT DETAIL
1" = 10'

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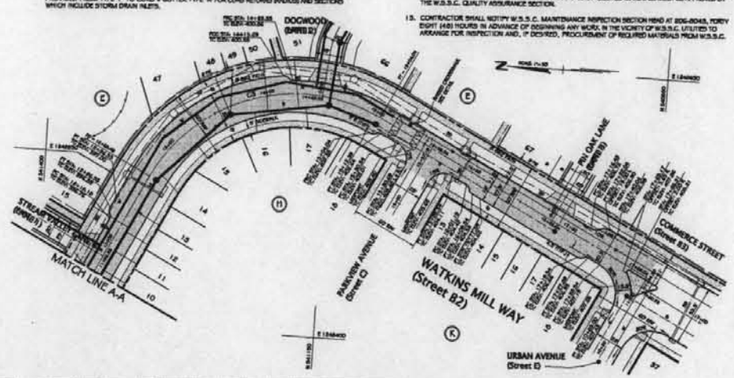
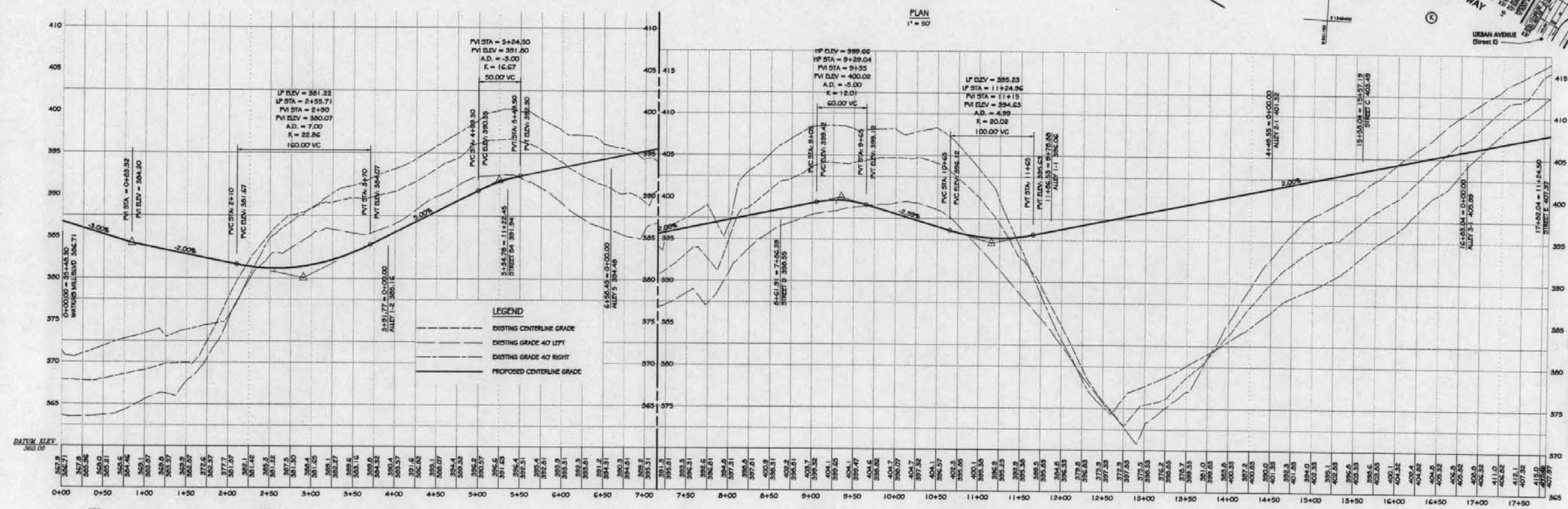
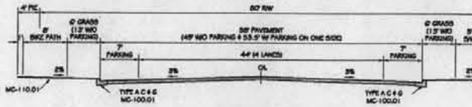
14. CONTRACTOR MAKING ADJUSTMENTS TO W.S.S.C. UTILITIES MUST BE APPROVED AND WORK UNDER THE SUPERVISION OF THE W.S.S.C. MAINTENANCE SHOP. ALL REQUIRED MATERIALS MUST BE APPROVED BY THE W.S.S.C. QUALITY ASSURANCE SECTION.
15. CONTRACTOR SHALL NOTIFY W.S.S.C. MAINTENANCE INSPECTION SECTION HEAD AT 206-4048, FORTY EIGHT (48) HOURS IN ADVANCE OF BEGINNING ANY WORK IN THE VICINITY OF W.S.S.C. UTILITIES TO ARRANGE FOR INSPECTION AND, IF DESIRED, PROCUREMENT OF REQUIRED MATERIALS FROM W.S.S.C.



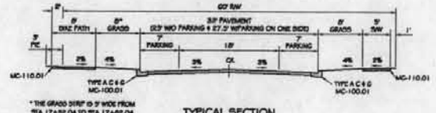


PLAN
1" = 50'

PROFILE
H: 1" = 50'
V: 1" = 5'

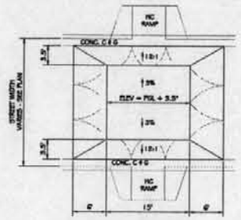


TYPICAL SECTION
STA 0+00.00 TO STA 6+61.91
1" = 10'



* THE GRADE SHIFT IS 3' WIDE FROM STA 17+82.04 TO STA 17+82.04

TYPICAL SECTION
STA 6+61.91 TO STA 17+82.04
1" = 10'



RAISED CROSSWALK DETAIL
1" = 10'

* PROVIDE SUBDRAIN AT EACH INLET PER M.C. STDS.

TYPICAL PAVING SECTION
N.T.S.

PAVING SECTION 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.

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

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.

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM FIELD SURVEYS AND IS CORRECT, THAT THERE IS NO EXISTING PAVING, SEWER OR WATER IN THIS RIGHT OF WAY, THAT NO PORTION OF THIS RIGHT OF WAY LIES WITHIN, CROSSES OR CONNECTS WITH AN EXISTING OR PROPOSED STATE ROAD, AND THAT THE DESIGNS CONFORM TO MONTGOMERY COUNTY ROAD CODE "REQUIREMENTS FOR PROFILES" SECTION I, PARAGRAPHS 6(A) THROUGH 6(H).

DATE:_____
FRANK G. BOSSONG IV
REGISTERED PROFESSIONAL ENGINEER
MARYLAND No. 13970

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
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.

GRADE ESTABLISHMENT AND PAVING PLANS FOR
STREETS B1 & B2
STA 0+00.00 TO STA 17+82.04

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	6/05
DESIGNED	RD	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

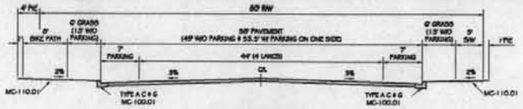
SCALE: AS SHOWN
JOB No. 1002A
DATE: NOV., 2005
SHEET No. 42 OF 67

PRELIMINARY NOT FOR CONSTRUCTION

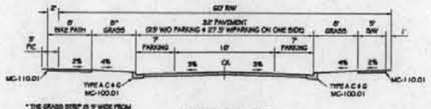
CASEY PROPERTY WEST METROPOLITAN GROVE GRADE ESTABLISHMENT AND PAVING PLAN FOR STREETS B1 & B2

PEPCO 800-631-6989

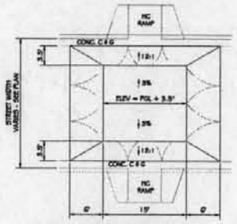
SP-05-0013
#53
5-3-06



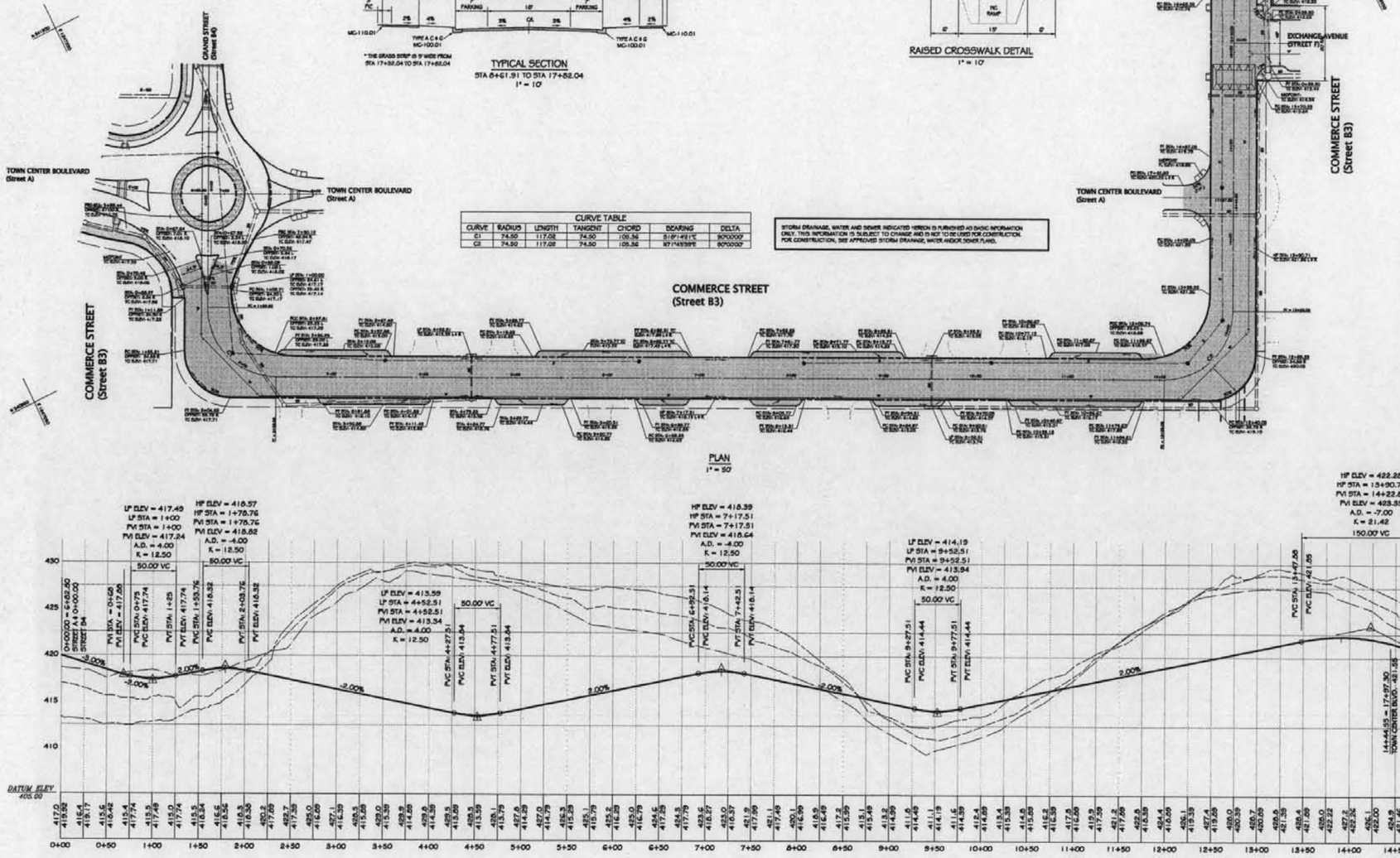
TYPICAL SECTION
STA 0+00.00 TO STA 6+61.91
1" = 10'



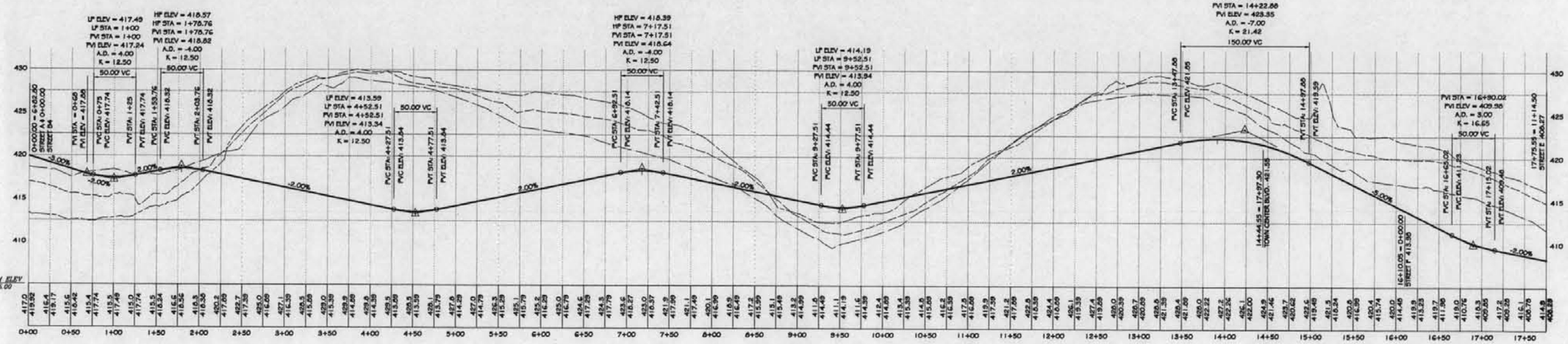
TYPICAL SECTION
STA 6+61.91 TO STA 17+62.04
1" = 10'



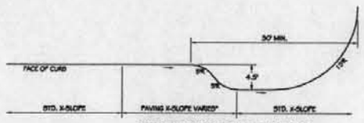
RAISED CROSSWALK DETAIL
1" = 10'



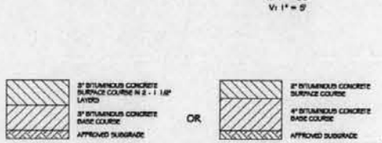
PLAN
1" = 50'



PROFILE
Hz 1" = 50'
Vt 1" = 5'



BUMPOUT DETAIL
1" = 10'



TYPICAL PAVING SECTION
N.T.S.

PAVING SECTION NOTES:

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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.

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 MONTGOMERY COUNTY.
2. ALL CONNECTIONS AT EXISTING IMPROVEMENTS SHALL BE WITH A CLEAN VERTICAL JOINT. SEE SAW CUT DETAIL.
3. ALL SPOT GRADES SHOWN ARE FLOW LINE ELEVATIONS (FL) UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 48 HOURS IN ADVANCE OF ANY EXCAVATION.
5. CURBS, GUTTERS, SIDEWALKS, ALLEYS AND ALL PAVING SHALL BE INSTALLED IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE OF ALL AREAS SO THERE IS NO ACCUMULATION OF SURFACE WATER.
6. WHERE PROPOSED CURB MEETS EX. CURB, THE CONTRACTOR SHALL MATCH EX. CURB & GUTTER IN LINE AND ON GRADE OR AS DIRECTED BY THE INSPECTOR.
7. FOR SIDEWALK HANDICAP RAMP DETAIL & CONSTRUCTION SPECIFICATIONS, SEE MCDPWT STD. No. MC-112.01 & No. MC-113.01.
8. WHENEVER CONCRETE CURB & GUTTER TYPE "F" IS USED A MINIMUM TEN FOOT TRANSITION SHALL BE PROVIDED FROM TYPE "F" TO CURB & GUTTER TYPE "A" FOR CURB RETURNS (RADIUS) AND SECTIONS WHICH INCLUDE STORM DRAIN INLETS.
9. STANDARD MC-100.01 COMBINATION CONCRETE CURB & GUTTER TYPE "A" SHALL BE USED FOR ALL CURB RETURNS (RADIUS) AND CURB SECTIONS WHICH INCLUDE STORM DRAIN INLETS.
10. ALL EXISTING UTILITIES, SIGNS, ETC. REQUIRING ADJUSTMENT/RELOCATION ARE THE RESPONSIBILITY OF THE DEVELOPER. CONTACT MR. TONY RACHKUTI OF THE DIVISION OF TRAFFIC & PARKING SERVICES (301-217-2180) PRIOR TO ANY CHANGES/RELOCATION OF EXISTING STREET LIGHTS, SIGNING OR PAVEMENT MARKING.
11. ALL ROADWAY SUBGRADE SHALL MEET MSHA STANDARD SPECIFICATIONS, SECTION 208 AND/OR MONTGOMERY COUNTY AND BE APPROVED BY THE INSPECTOR.
12. GRADE ALL DISTURBED AREAS TO PROVIDE POSITIVE DRAINAGE.
13. 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 MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION INSPECTOR AND THE APPROPRIATE UTILITY OWNER BEFORE PROCEEDING WITH CONSTRUCTION.
14. CONTRACTOR MAKING ADJUSTMENTS TO W.S.S.C. UTILITIES MUST BE APPROVED AND WORK UNDER THE SUPERVISION OF THE W.S.S.C. MAINTENANCE BUREAU. REQUIRED MATERIALS MUST BE APPROVED BY THE W.S.S.C. QUALITY ASSURANCE SECTION.
15. CONTRACTOR SHALL NOTIFY W.S.S.C. MAINTENANCE INSPECTION SECTION HEAD AT 202-6045, FORTY EIGHT (48) HOURS IN ADVANCE OF BEGINNING ANY WORK IN THE VICINITY OF W.S.S.C. UTILITIES TO ARRANGE FOR INSPECTION AND, IF DESIRED, PROCUREMENT OF REQUIRED MATERIALS FROM W.S.S.C.

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

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DATE:
FRANK G. BOSSONG IV
REGISTERED PROFESSIONAL ENGINEER
MARYLAND No. 13970

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

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SP-05-0013

PERMAD 800-631-6989
SP-05-0013
#56
5-3-06

PRELIMINARY NOT FOR CONSTRUCTION

CASEY PROPERTY WEST METROPOLITAN GROVE GRADE ESTABLISHMENT AND PAVING PLAN FOR STREET B3

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.

GRADE ESTABLISHMENT AND PAVING PLANS FOR
STREET B3
STA 0+00.00 TO STA 17+62.04

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

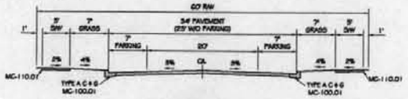
RODGERS CONTACT: E. UNTERBERG
RELEASE FOR
BY DATE

THE WOODLANDS AT WATKINS MILL TOWN CENTER

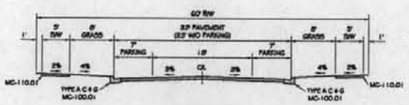
City of Gaithersburg
9th election district
Montgomery County, Maryland

SCALE: AS SHOWN
JOB No.: 1002A
DATE: NOV., 2005
SHEET No.: 43 OF 67

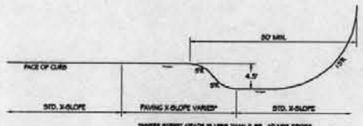
N:\MD-Montgomery\Patients\DWG\Wood\Grade Plan\43-9-sht-03.dwg Sheet43 Apr 21, 2006, 4:25pm



STREET B4
STA 0+00.00 - STA 3+74.90
1" = 10'

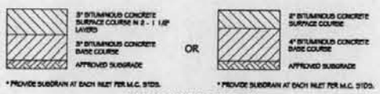


STREET B4
STA 3+74.90 - STA 11+22.45
1" = 10'



*WHERE STREET GRADE IS LESS THAN 2.5%, ADJUST CROSS SLOPE OF STREET AS NECESSARY TO PROVIDE 1% MIN. FALL THROUGH THE "BUMPOUT".

BUMPUT DETAIL
1" = 10'



* PROVIDE SUBDRAIN AT EACH INLET PER M.C. STD'S.

TYPICAL PAVING SECTION
N.T.S.

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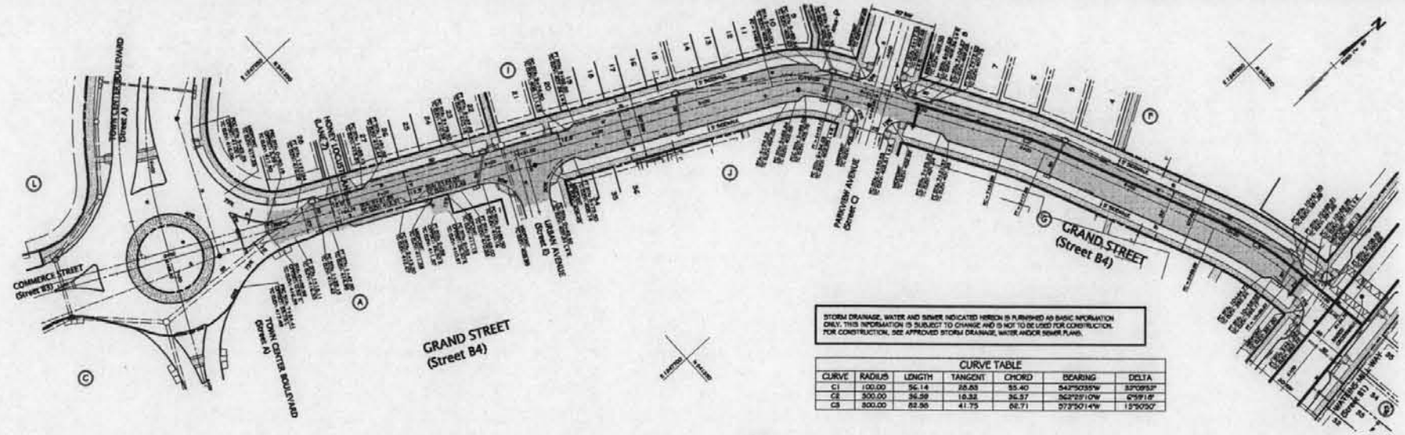
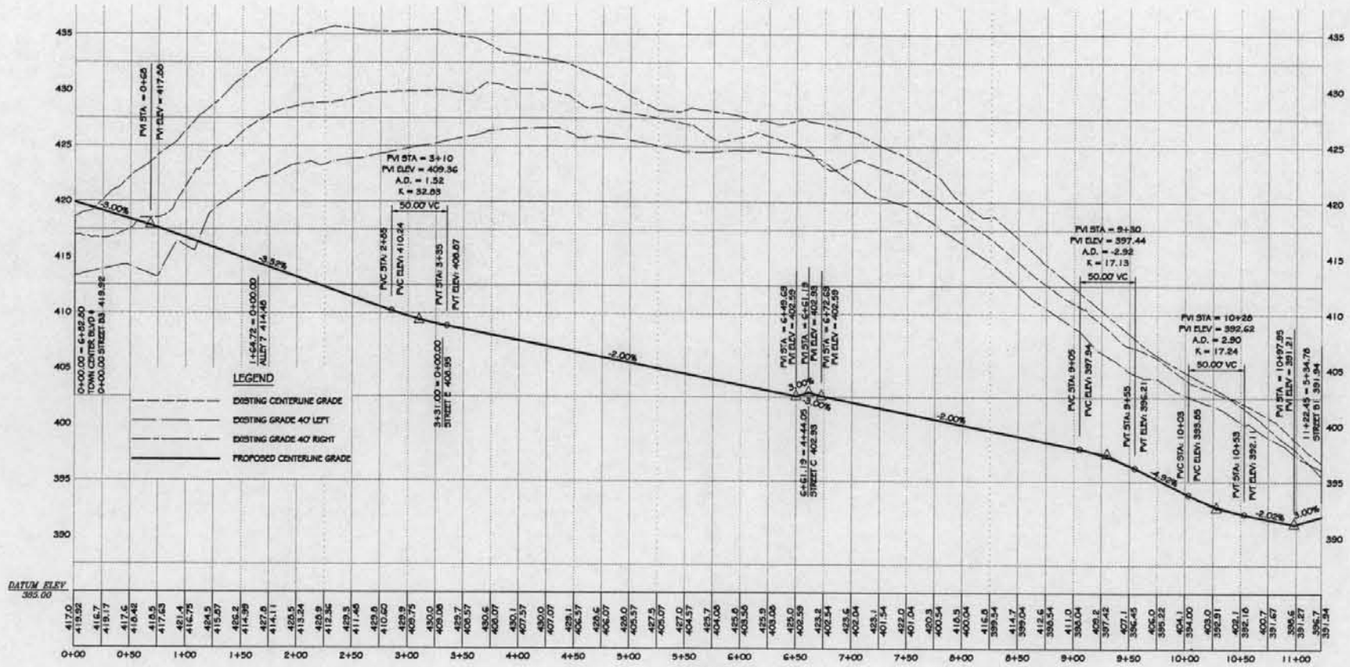


STORM DRAINAGE, WATER AND SEWER INDICATED HEREON IS FURNISHED AS BASIC INFORMATION ONLY. THIS INFORMATION IS SUBJECT TO CHANGE AND IS NOT TO BE USED FOR CONSTRUCTION. FOR CONSTRUCTION, SEE APPROVED STORM DRAINAGE, WATER AND/OR SEWER PLANS.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	100.00	56.14	28.83	55.40	S42°50'55"W	32°09'52"
C2	300.00	36.59	18.32	36.57	S62°29'10"W	6°59'18"
C3	300.00	82.56	41.75	82.71	S73°50'14"W	15°46'50"

PLAN
1" = 50'



PROFILE
Hz 1" = 50'
Vt 1" = 5'

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PEPCO# 800-631-6989
SP-05-0013
#57
5-3-06

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM FIELD SURVEYS AND IS CORRECT; THAT THERE IS NO EXISTING PAVING, SEWER OR WATER IN THIS RIGHT OF WAY; THAT NO PORTION OF THIS RIGHT OF WAY LIES WITHIN, CROSSES OR CONNECTS WITH AN EXISTING OR PROPOSED STATE ROAD, AND THAT THE DESIGNS CONFORM TO MONTGOMERY COUNTY ROAD CODE "REQUIREMENTS FOR PROFILES" SECTION I, PARAGRAPHS 6(A) THROUGH 8(H).

DATE:

FRANK G. BOSSONG IV
REGISTERED PROFESSIONAL ENGINEER
MARYLAND No. 13970

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

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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.

GRADE ESTABLISHMENT AND PAVING PLANS FOR
STREET B4
STA 0+00.00 TO STA 11+22.45

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	6/05
DESIGNED	RD	6/05
DRAWN	MP	6/05
REVIEWED	GJ	6/05

RODGERS CONTACT: G. LATHERN

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.: 44 OF 67

PRELIMINARY NOT FOR CONSTRUCTION

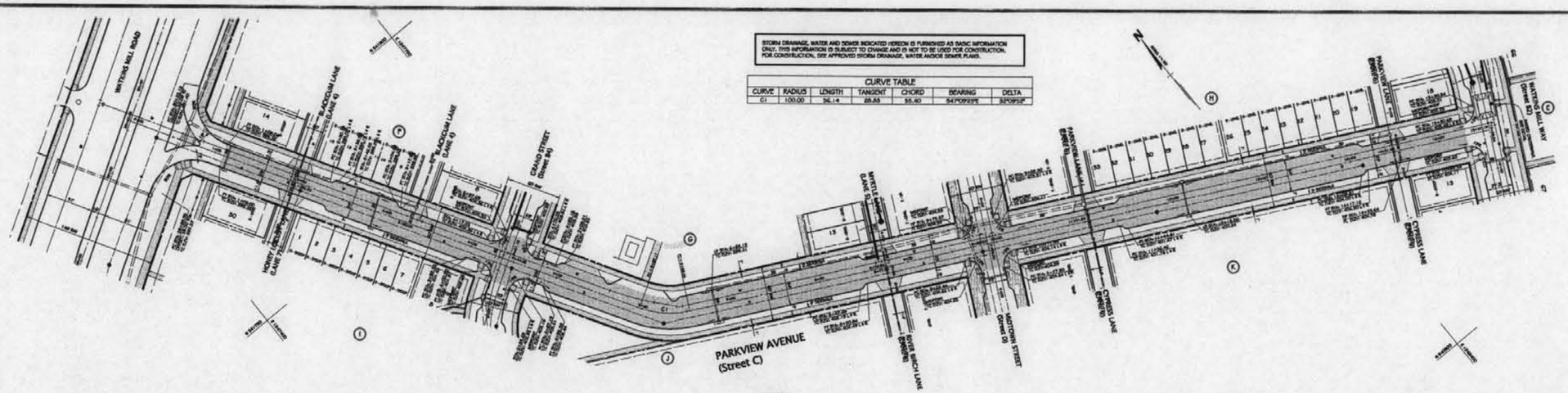
CASEY PROPERTY WEST METROPOLITAN GROVE GRADE ESTABLISHMENT AND PAVING PLAN FOR STREET B4

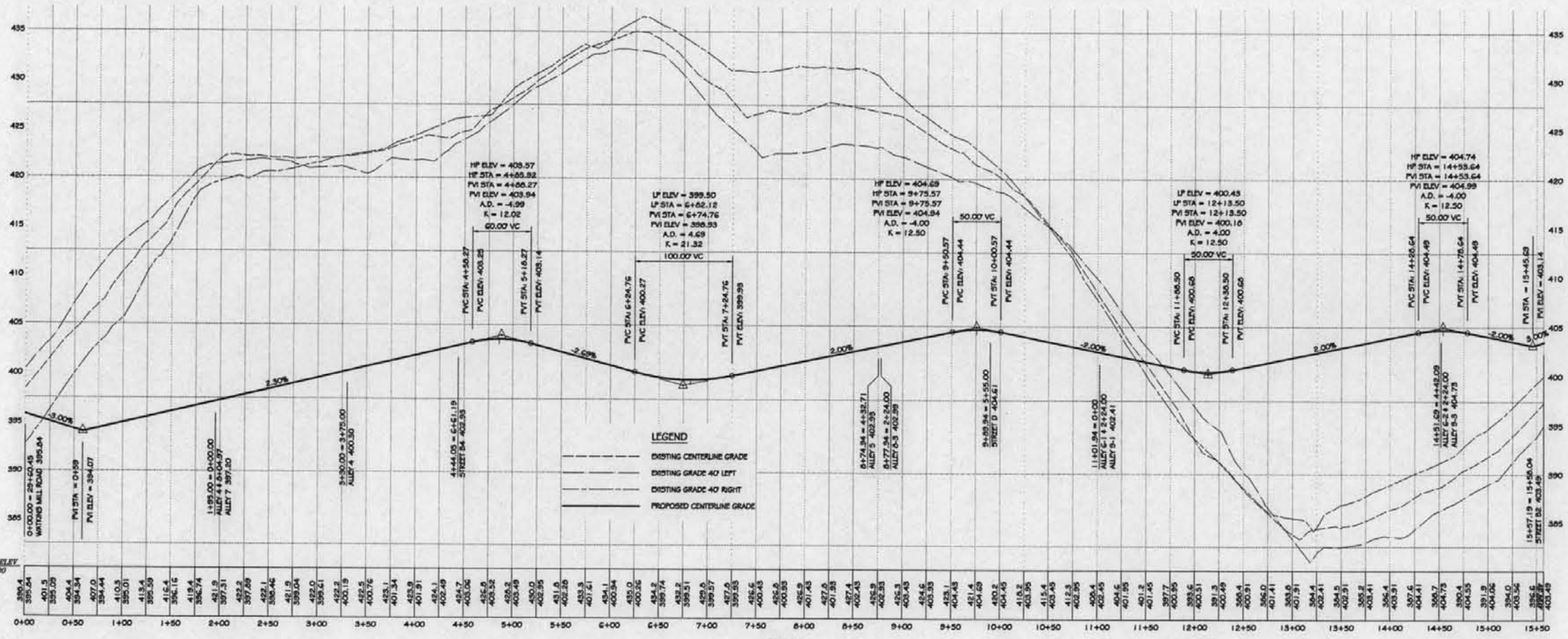
W:\MD-Montgomery\Parkside\DWG\Wood\Site Plan\44-GradEst-B4.dwg Sheet44 Apr 21, 2006, 4:26pm

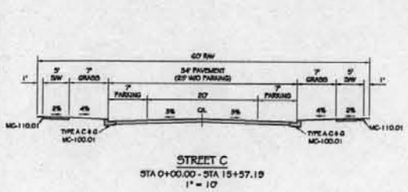
PRELIMINARY NOT FOR CONSTRUCTION

STORM DRAINAGE, WATER AND SEWER INDICATED HEREON IS FURNISHED AS BASIC INFORMATION ONLY. THIS INFORMATION IS SUBJECT TO CHANGE AND IS NOT TO BE USED FOR CONSTRUCTION. FOR CONSTRUCTION, SEE APPROVED STORM DRAINAGE, WATER AND/OR SEWER PLANS.

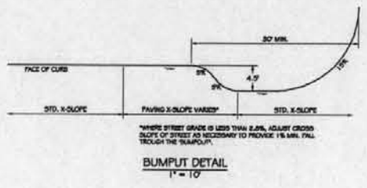
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	100.00	36.14	18.28	35.40	S47°09'29"E	20°42'52"



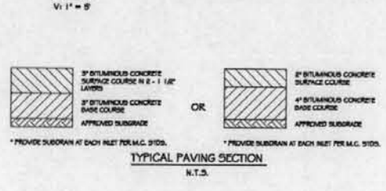




STREET C
STA 0+00.00 - STA 15+57.19
1" = 10'



BUMPUT DETAIL
1" = 10'



* PROVIDE SUBDRAIN AT EACH INLET PER M.C. STDS.

* PROVIDE SUBDRAIN AT EACH INLET PER M.C. STDS.

TYPICAL PAVING SECTION
N.T.S.

PAVING SECTION 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.

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 MONTGOMERY COUNTY.
2. ALL CONNECTIONS AT EXISTING IMPROVEMENTS SHALL BE WITH A CLEAN VERTICAL JOINT. SEE SAW CUT DETAIL.
3. ALL SPOT GRADES SHOWN ARE FLOW LINE ELEVATIONS (FL) UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 48 HOURS IN ADVANCE OF ANY EXCAVATION.
5. CURBS, GUTTERS, SIDEWALKS, ALLEYS AND ALL PAVING SHALL BE INSTALLED IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE OF ALL AREAS SO THERE IS NO ACCUMULATION OF SURFACE WATER.
6. WHERE PROPOSED CURB MEETS EX. CURB, THE CONTRACTOR SHALL MATCH EX. CURB & GUTTER IN LINE AND ON GRADE OR AS DIRECTED BY THE INSPECTOR.
7. FOR SIDEWALK HANDICAP RAMP DETAIL & CONSTRUCTION SPECIFICATIONS, SEE MCDPWT STD. No. MC-112.01 & No. MC-113.01.
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9. STANDARD MC-100.01 COMBINATION CONCRETE CURB & GUTTER TYPE "A" SHALL BE USED FOR ALL CURB RETURNS (RADIUS) AND CURB SECTIONS WHICH INCLUDE STORM DRAIN INLETS.
10. ALL EXISTING UTILITIES, SIGNS, ETC. REQUIRING ADJUSTMENT/RELOCATION ARE THE RESPONSIBILITY OF THE DEVELOPER. CONTACT MR. TONY RICCHIUTI OF THE DIVISION OF TRAFFIC & PARKING SERVICES (301-217-2130) PRIOR TO ANY CHANGE/RELOCATION OF EXISTING STREET LIGHTS, SIGNING OR PAVEMENT MARKING.
11. ALL ROADWAY SUBGRADE SHALL MEET MSHA STANDARD SPECIFICATIONS, SECTION 208 AND/OR MONTGOMERY COUNTY AND BE APPROVED BY THE INSPECTOR.
12. GRADE ALL DISTURBED AREAS TO PROVIDE POSITIVE DRAINAGE.
13. 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 MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION INSPECTOR AND THE APPROPRIATE UTILITY OWNER BEFORE PROCEEDING WITH CONSTRUCTION.
14. CONTRACTOR MAKING ADJUSTMENTS TO W.S.S.C. UTILITIES MUST BE APPROVED AND WORK UNDER THE SUPERVISION OF THE W.S.S.C. MAINTENANCE BUREAU. REQUIRED MATERIALS MUST BE APPROVED BY THE W.S.S.C. QUALITY ASSURANCE SECTION.
15. CONTRACTOR SHALL NOTIFY W.S.S.C. MAINTENANCE INSPECTION SECTION HEND AT 205-6045, FORTY EIGHT (48) HOURS IN ADVANCE OF BEGINNING ANY WORK, IN THE VICINITY OF W.S.S.C. UTILITIES TO ARRANGE FOR INSPECTION AND, IF DESIRED, PROCUREMENT OF REQUIRED MATERIALS FROM W.S.S.C.

SP-05-0013
#58
5-3-06
PENCO# 800-631-0889

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM FIELD SURVEYS AND IS CORRECT, THAT THERE IS NO EXISTING PAVING, SEWER OR WATER IN THIS RIGHT OF WAY, THAT NO PORTION OF THIS RIGHT OF WAY LIES WITHIN, CROSSES OR CONNECTS WITH AN EXISTING OR PROPOSED STATE ROAD, AND THAT THE DESIGNS CONFORM TO MONTGOMERY COUNTY ROAD CODE "REQUIREMENTS FOR PROFILES" SECTION I, PARAGRAPHS 6(A) THROUGH 6(H).

DATE: _____

FRANK G. BOSSONG IV
REGISTERED PROFESSIONAL ENGINEER
MARYLAND No. 13970

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

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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
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				REVISED PER CITY COMMENTS	4-4-06

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

GRADE ESTABLISHMENT AND PAVING PLANS FOR
STREET C
STA 0+00.00 TO STA 15+57.19

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

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. 45 of 67

CASEY PROPERTY WEST METROPOLITAN GROVE GRADE ESTABLISHMENT AND PAVING PLAN FOR STREET C

N:\MD-Montgomery\Plotfiles\DWG\Wood\Site Plan\45-Grade-C.dwg Sheet45 Apr 21, 2006, 4:27pm

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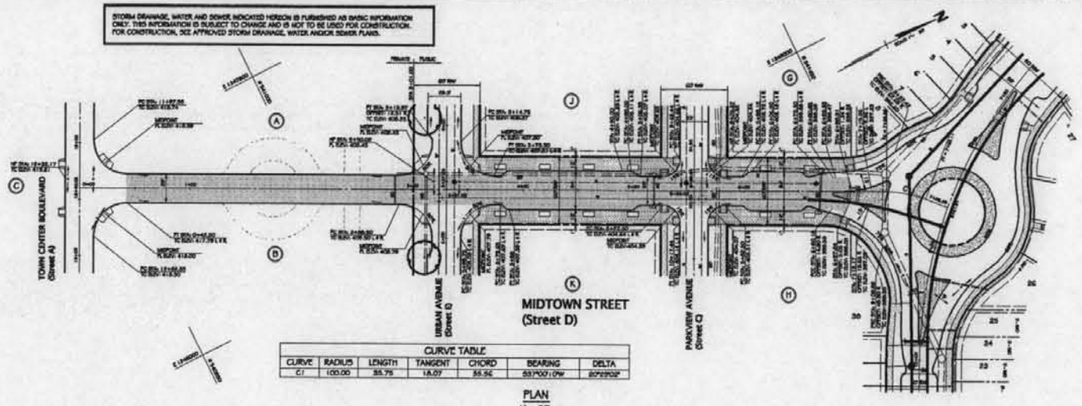
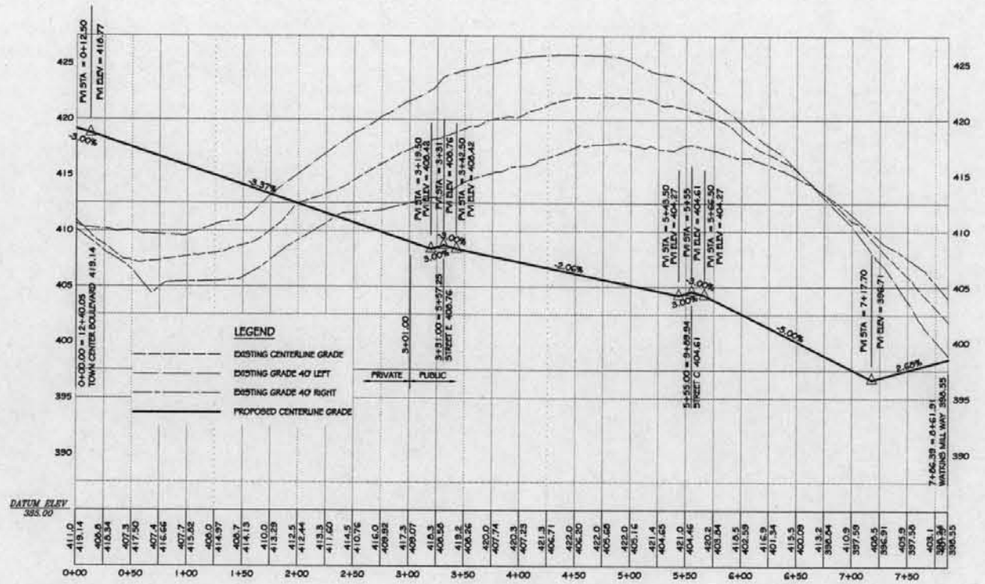
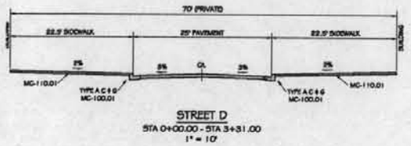


CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	100.00	35.75	18.07	35.56	S57°00'10"W	20°29'02"

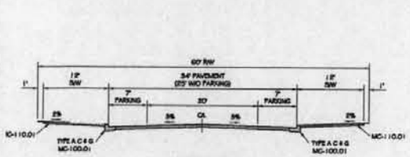
PLAN
1" = 50



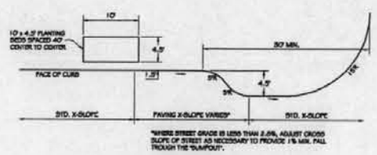
PROFILE
H: 1" = 50
V: 1" = 5'



STREET D
STA 0+00.00 - STA 3+31.00
1" = 10'



STREET D
STA 3+31.00 - STA 7+86.39
1" = 10'



BUMPUT DETAIL
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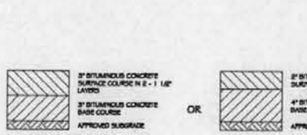

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FEMGAD 800-631-6989
SP-05-0013
#59
5-3-06

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DATE: _____

FRANK G. BOSSONG IV
REGISTERED PROFESSIONAL ENGINEER
MARYLAND No. 13970

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

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48 Hours Before Start Of Construction

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Owner/Developer:
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GRADE ESTABLISHMENT AND PAVING PLANS FOR
STREET D
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	BY	DATE
BASE DATA	RG	8/05
DESIGNED	RG	8/05
DRAWN	MP	8/05
REVIEWED	GU	8/05

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: AS SHOWN
JOB No.: 1002A
DATE: NOV., 2005
SHEET No.: 46 of 67

PRELIMINARY NOT FOR CONSTRUCTION

CASEY PROPERTY WEST METROPOLITAN GROVE GRADE ESTABLISHMENT AND PAVING PLAN FOR STREET D

N:\MD-Montgomery\Projects\Watkins\DWG\Watkins Plan\46-GradeD.dwg Sheet:46 Apr 21, 2006, 4:20pm

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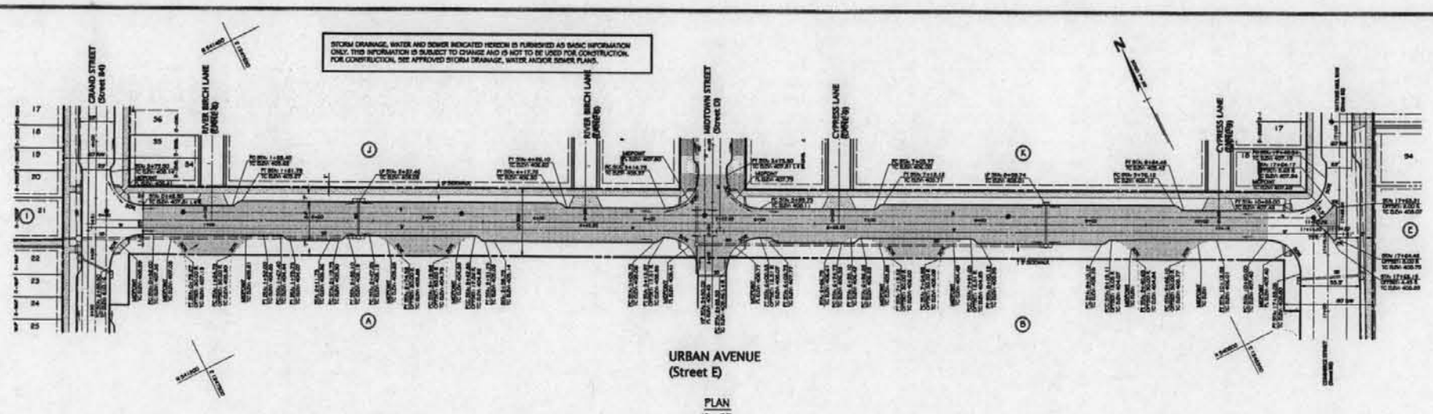
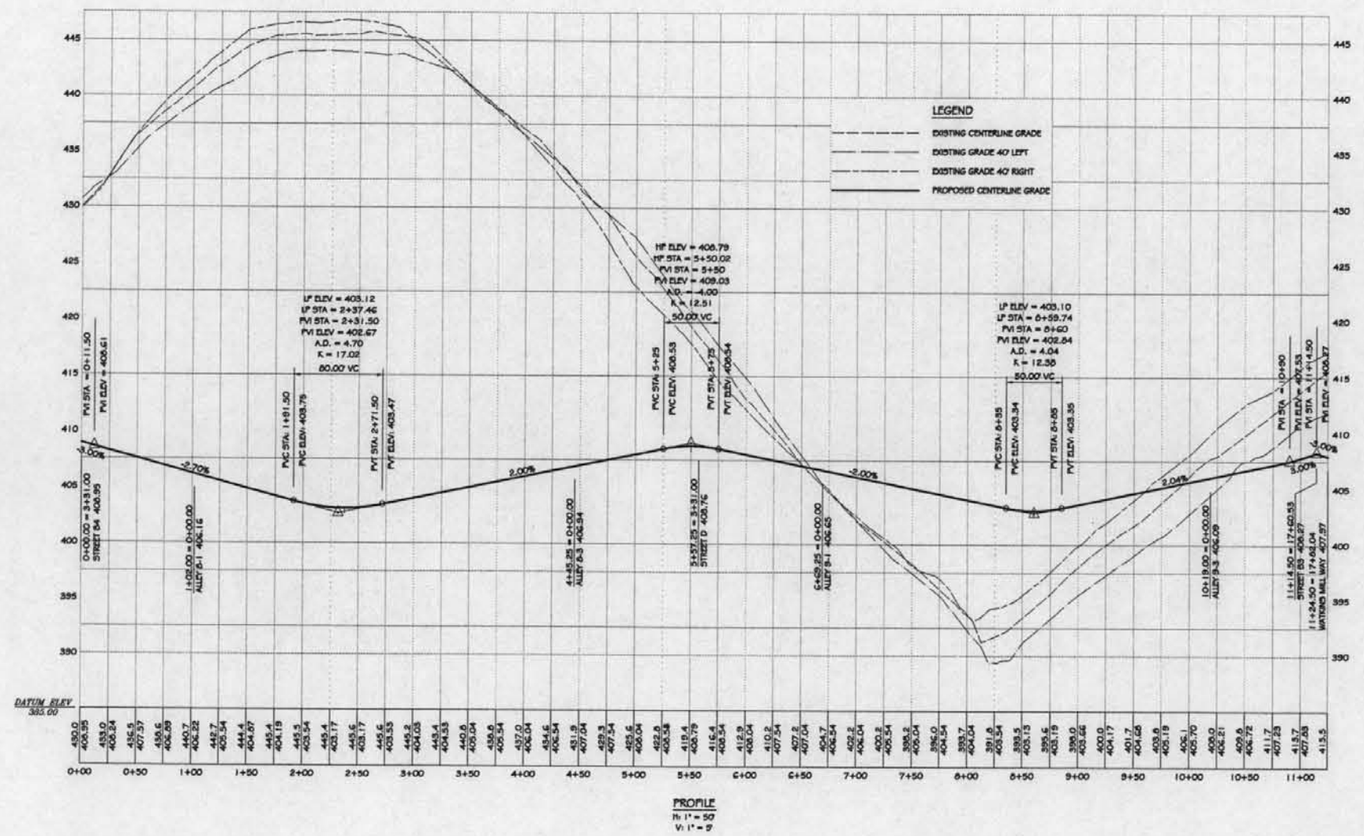
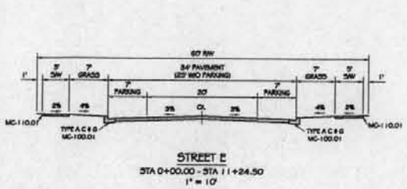


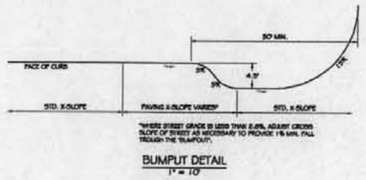
PLAN
1" = 50'



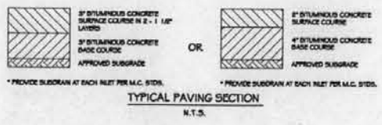
PROFILE
H: 1" = 50'
V: 1" = 5'



STREET E
STA 0+00.00 - STA 11+24.50
1" = 10'



BUMPUT DETAIL
1" = 10'



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N.T.S.

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

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 MONTGOMERY COUNTY.
2. ALL CONNECTIONS AT EXISTING IMPROVEMENTS SHALL BE WITH A CLEAN VERTICAL JOINT. SEE SAW CUT DETAIL.
3. ALL SPOT GRADES SHOWN ARE FLOW LINE ELEVATIONS (FL) UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 48 HOURS IN ADVANCE OF ANY EXCAVATION.
5. CURBS, GUTTERS, SIDEWALKS, ALLEYS AND ALL PAVING SHALL BE INSTALLED IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE OF ALL AREAS SO THERE IS NO ACCUMULATION OF SURFACE WATER.
6. WHERE PROPOSED CURB MEETS EX. CURB, THE CONTRACTOR SHALL MATCH EX. CURB & GUTTER IN LINE AND ON GRADE OR AS DIRECTED BY THE INSPECTOR.
7. FOR SIDEWALK HANDICAP RAMP DETAIL & CONSTRUCTION SPECIFICATIONS, SEE MCDPWT STD. No. MC-112.01 & No. MC-113.01.
8. WHENEVER CONCRETE CURB & GUTTER TYPE "B" IS USED A MINIMUM TEN FOOT TRANSITION SHALL BE PROVIDED FROM TYPE "B" TO CURB & GUTTER TYPE "A" FOR CURB RETURNS (RADIUS) AND SECTIONS WHICH INCLUDE STORM DRAIN INLETS.
9. STANDARD MC-100.01 COMBINATION CONCRETE CURB & GUTTER TYPE "A" SHALL BE USED FOR ALL CURB RETURNS (RADIUS) AND CURB SECTIONS WHICH INCLUDE STORM DRAIN INLETS.
10. ALL EXISTING UTILITIES, SIGNS, ETC. REQUIRING ADJUSTMENT/RELOCATION ARE THE RESPONSIBILITY OF THE DEVELOPER. CONTACT MR. TONY ROCKNUTT OF THE DIVISION OF TRAFFIC & PARKING SERVICES (301-217-5180) PRIOR TO ANY CHANGES/RELOCATION OF EXISTING STREET LIGHTS, SIGNING OR PAVEMENT MARKING.
11. ALL ROADWAY SUBGRADE SHALL MEET MSHA STANDARD SPECIFICATIONS, SECTION 208 AND/OR MONTGOMERY COUNTY AND BE APPROVED BY THE INSPECTOR.
12. GRADE ALL DISTURBED AREAS TO PROVIDE POSITIVE DRAINAGE.
13. 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 MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION INSPECTOR AND THE APPROPRIATE UTILITY OWNER BEFORE PROCEEDING WITH CONSTRUCTION.
14. CONTRACTOR MAKING ADJUSTMENTS TO W.S.S.C. UTILITIES MUST BE APPROVED AND WORK UNDER THE SUPERVISION OF THE W.S.S.C. MAINTENANCE BUREAU. REQUIRED MATERIALS MUST BE APPROVED BY THE W.S.S.C. QUALITY ASSURANCE SECTION.
15. CONTRACTOR SHALL NOTIFY W.S.S.C. MAINTENANCE INSPECTION SECTION HEND AT 206-8065, FORTY EIGHT (48) HOURS IN ADVANCE OF BEGINNING ANY WORK IN THE VICINITY OF W.S.S.C. UTILITIES TO ARRANGE FOR INSPECTION AND, IF DESIRED, PROCUREMENT OF REQUIRED MATERIALS FROM W.S.S.C.

PERMGAD 800-631-6689
SP-05-0013
#60
5-3-06

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM FIELD SURVEYS AND IS CORRECT, THAT THERE IS NO EXISTING PAVING, SEWER OR WATER IN THIS RIGHT OF WAY, THAT NO PORTION OF THIS RIGHT OF WAY LIES WITHIN, CROSSES OR CONNECTS WITH AN EXISTING OR PROPOSED STATE ROAD, AND THAT THE DESIGNS CONFORM TO MONTGOMERY COUNTY ROAD CODE "REQUIREMENTS FOR PROFILES" SECTION I, PARAGRAPHS 6(A) THROUGH 6(H).

DATE: _____

FRANK G. BOSSONG IV
REGISTERED PROFESSIONAL ENGINEER
MARYLAND No. 13970

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.

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

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.

SP-05-0013

PRELIMINARY NOT FOR CONSTRUCTION

CASEY PROPERTY WEST METROPOLITAN DRIVE GRADE ESTABLISHMENT AND PAVING PLAN FOR STREET E

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.

GRADE ESTABLISHMENT AND PAVING PLANS FOR
STREET E
STA 0+00.00 TO STA 11+24.50

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)
301.253.6009
www.rodgers.com

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

RODGERS CONTACT: R. LATTERNER

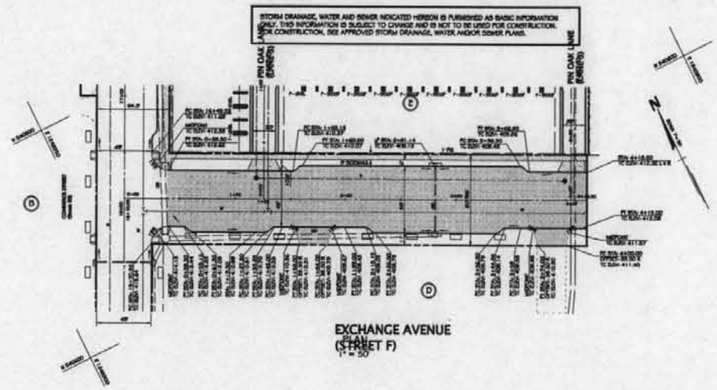
RELEASE FOR
☐
BY: _____ DATE: _____

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

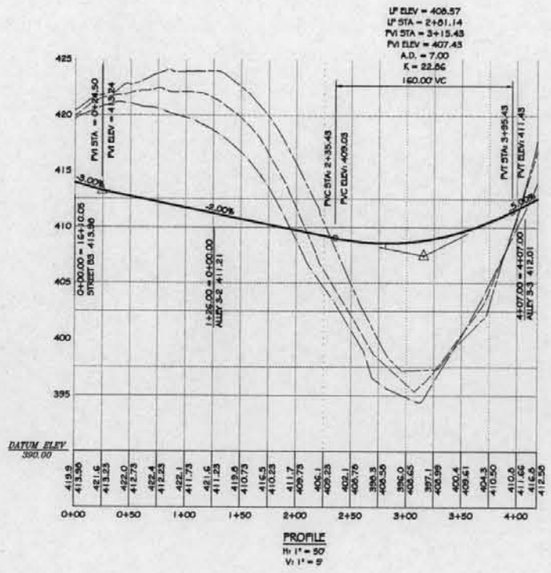
SCALE: AS SHOWN
JOB No.: 1002A
DATE: NOV., 2005
SHEET No.: 47 OF 67

H:\MD-Montgomery V\Patterson\DWG\Watts\Site Plan\47-Gr-Est-E.dwg Sheet:47 Apr 24, 2006, 7:40am

STORM DRAINAGE, WATER AND SEWER INDICATED HEREON IS FURNISHED AS BASIC INFORMATION ONLY. THIS INFORMATION IS SUBJECT TO CHANGE AND IS NOT TO BE USED FOR CONSTRUCTION. FOR CONSTRUCTION, SEE APPROVED STORM DRAINAGE, WATER AND/OR SEWER PLANS.

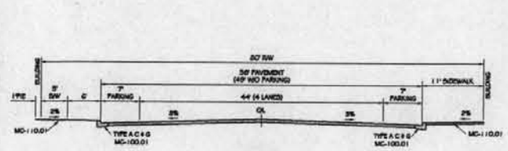


EXCHANGE AVENUE
PLAN
(STREET F)
1" = 50'

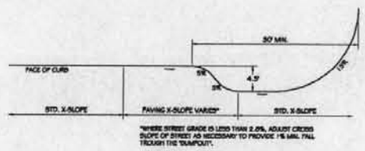


LEGEND

- EXISTING CENTERLINE GRADE
- EXISTING GRADE 40' LEFT
- EXISTING GRADE 40' RIGHT
- PROPOSED CENTERLINE GRADE

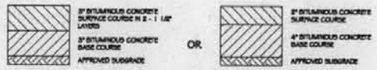


STREET F
STA 0+00.00 - STA 4+16.50
1" = 10'



*WHERE STREET GRADE IS LESS THAN 2.5%, ADJUST CROSS SLOPE OF STREET AS NECESSARY TO PROVIDE 1% MIN. FALL THROUGH THE "DIMPLE".

BUMPUT DETAIL
1" = 10'



* PROVIDE SUBDRAIN AT EACH INLET PER M.C. STDS.

* PROVIDE SUBDRAIN AT EACH INLET PER M.C. STDS.

TYPICAL PAVING SECTION
N.T.S.

PAVING SECTION 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.

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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 MONTGOMERY COUNTY.
2. ALL CONNECTIONS AT EXISTING IMPROVEMENTS SHALL BE WITH A CLEAN VERTICAL JOINT. SEE SAW CUT DETAIL.
3. ALL SPOT GRADES SHOWN ARE FLOW LINE ELEVATIONS (FL) UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 48 HOURS IN ADVANCE OF ANY EXCAVATION.
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6. WHERE PROPOSED CURB MEETS EX. CURB, THE CONTRACTOR SHALL MATCH EX. CURB & GUTTER IN LINE AND ON GRADE OR AS DIRECTED BY THE INSPECTOR.
7. FOR SIDEWALK HANDICAP RAMP DETAIL & CONSTRUCTION SPECIFICATIONS, SEE MCDPWT STD. No. MC-112.01 & No. MC-113.01.
8. WHENEVER CONCRETE CURB & GUTTER TYPE 'F' IS USED A MINIMUM TEN FOOT TRANSITION SHALL BE PROVIDED FROM TYPE 'F' TO CURB & GUTTER TYPE 'A' FOR CURB RETURNS (RADIUS) AND SECTIONS WHICH INCLUDE STORM DRAIN INLETS.
9. STANDARD MC-100.01 COMBINATION CONCRETE CURB & GUTTER TYPE 'A' SHALL BE USED FOR ALL CURB RETURNS (RADIUS) AND CURB SECTIONS WHICH INCLUDE STORM DRAIN INLETS.
10. ALL EXISTING UTILITIES, SIGNS, ETC. REQUIRING ADJUSTMENT/RELOCATION ARE THE RESPONSIBILITY OF THE DEVELOPER. CONTACT MR. TONY ROSNUTH OF THE DIVISION OF TRAFFIC & PARKING SERVICES (301-217-2130) PRIOR TO ANY CHANGE/RELOCATION OF EXISTING STREET LIGHTS, SIGNING OR PAVEMENT MARKING.
11. ALL ROADWAY SUBGRADE SHALL MEET MSHA STANDARD SPECIFICATIONS, SECTION 208 AND/OR MONTGOMERY COUNTY AND BE APPROVED BY THE INSPECTOR.
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14. CONTRACTOR MAKING ADJUSTMENTS TO W.S.S.C. UTILITIES MUST BE APPROVED AND WORK UNDER THE SUPERVISION OF THE W.S.S.C. MAINTENANCE BUREAU. REQUIRED MATERIALS MUST BE APPROVED BY THE W.S.S.C. QUALITY ASSURANCE SECTION.
15. CONTRACTOR SHALL NOTIFY W.S.S.C. MAINTENANCE INSPECTION SECTION HEAD AT 206-8048, FORTY EIGHT (48) HOURS IN ADVANCE OF BEGINNING ANY WORK IN THE VICINITY OF W.S.S.C. UTILITIES TO ARRANGE FOR INSPECTION AND, IF DESIRED, PROCUREMENT OF REQUIRED MATERIALS FROM W.S.S.C.

PEPCO 800-631-6989

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

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DATE:_____
FRANK G. BOSSONG IV
REGISTERED PROFESSIONAL ENGINEER
MARYLAND No. 13970

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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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.

GRADE ESTABLISHMENT AND PAVING PLANS FOR
STREET F
STA 0+00.00 TO STA 4+18.50

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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	RD	8/05
DESIGNED	RD	8/05
DRAWN	MP	8/05
REVIEWED	GU	8/05
RODGERS CONTACT: G. UNTERBERG		

RELEASE FOR
BY_____ DATE_____

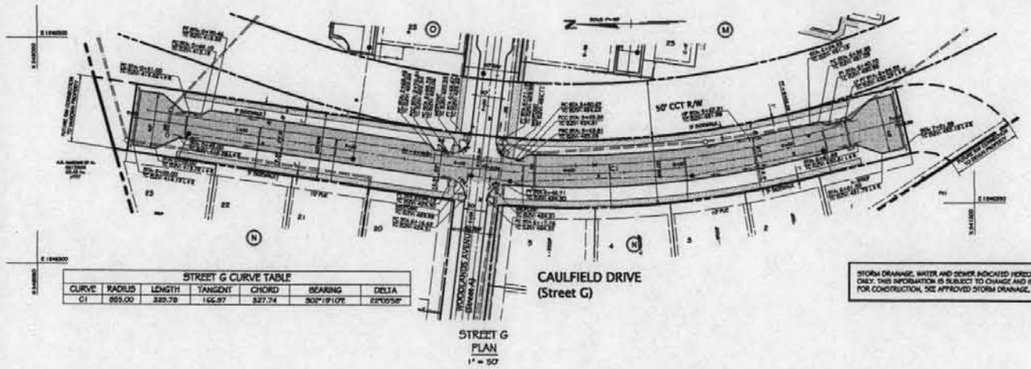
THE WOODLANDS AT WATKINS MILL TOWN CENTER
City of Gaithersburg
9th election district
Montgomery County, Maryland

SCALE: AS SHOWN
JOB No. 1002A
DATE: NOV., 2005
SHEET No. 46 OF 67

PRELIMINARY NOT FOR CONSTRUCTION

CASEY PROPERTY WEST METROPOLITAN GROVE GRADE ESTABLISHMENT AND PAVING PLAN FOR STREET F

N:\MD Montgomery\Projects\DWG\Work\Dce Plan\40-GrdEst-F.dwg Sheet:40 Apr 24, 2006, 7:42am



STREET G CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	665.00	320.78	166.97	327.74	S50°19'10"E	27°37'58"

STREET G
PLAN
1" = 50'

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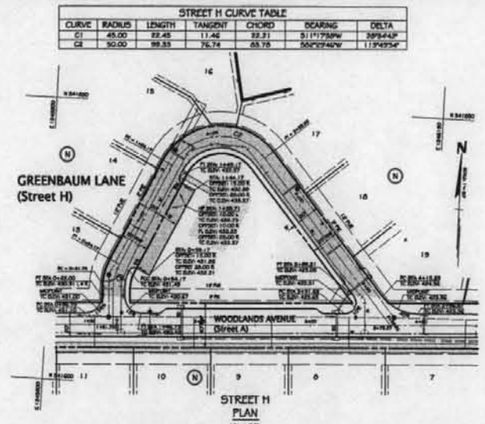
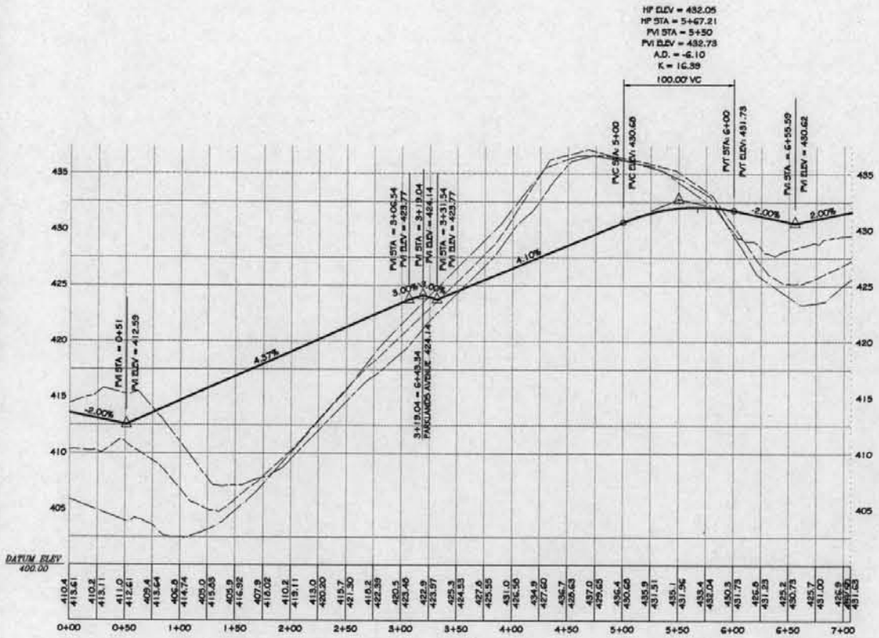
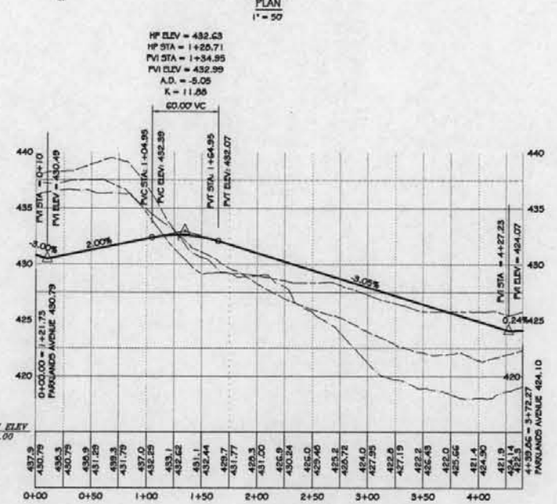
STREET H CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	45.00	22.45	11.46	22.21	S11°17'58"W	28°34'43"
C2	90.00	98.35	76.74	93.78	S52°27'40"W	117°37'54"



STREET H
PLAN
1" = 50'



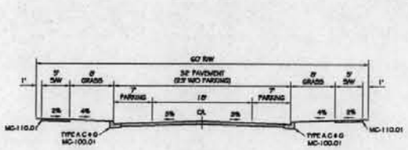
STREET G
PROFILE
Hz 1" = 50'
Vt 1" = 5'



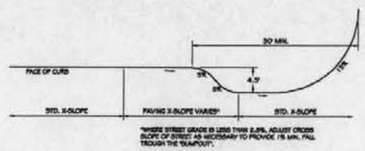
STREET H
PROFILE
Hz 1" = 50'
Vt 1" = 5'

LEGEND

- EXISTING CENTERLINE GRADE
- EXISTING GRADE 40' LEFT
- EXISTING GRADE 40' RIGHT
- PROPOSED CENTERLINE GRADE



STREET G
STA 0+00.00 - STA 7+06.59
1" = 10'



BUMPOUT DETAIL
1" = 10'

* PROVIDE SUBDRAIN AT EACH INLET PER M.C. STDS.

TYPICAL PAVING SECTION
N.T.S.

PAVING SECTION NOTES:

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   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.
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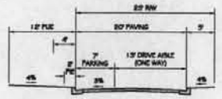

STREET H
STA 0+00.00 - STA 4+39.86
1" = 10'

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SP-05-0013
#62
5-3-06
PEPCO 800-631-6989

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM FIELD SURVEYS AND IS CORRECT, THAT THERE IS NO EXISTING PAVING, SEWER OR WATER IN THIS RIGHT OF WAY, THAT NO PORTION OF THIS RIGHT OF WAY LIES WITHIN, CROSSES OR CONNECTS WITH AN EXISTING OR PROPOSED STATE ROAD, AND THAT THE DESIGNS CONFORM TO MONTGOMERY COUNTY ROAD CODE "REQUIREMENTS FOR PROFILES" SECTION I, PARAGRAPHS 8(A) THROUGH 8(H).

DATE: _____

FRANK G. BOSSONG IV
REGISTERED PROFESSIONAL ENGINEER
MARYLAND No. 13970

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

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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

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.

GRADE ESTABLISHMENT AND PAVING PLANS FOR
STREET G
STA 0+00.00 TO STA 7+06.59
AND
STREET H
STA 0+00.00 TO STA 4+39.86

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

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.: 49 OF 67

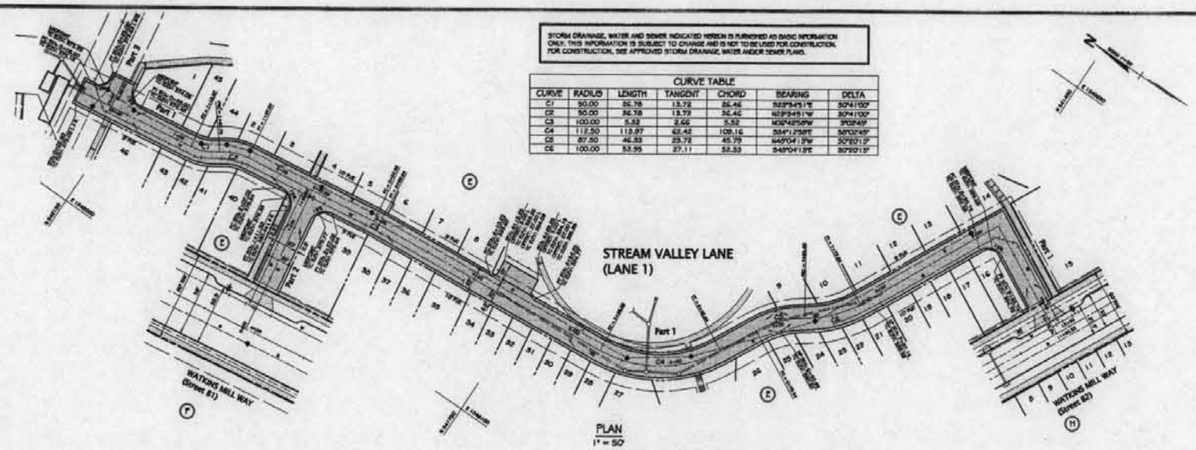
PRELIMINARY NOT FOR CONSTRUCTION

CASEY PROPERTY WEST METROPOLITAN GROVE GRADE ESTABLISHMENT AND PAVING PLAN FOR STREET G AND STREET H

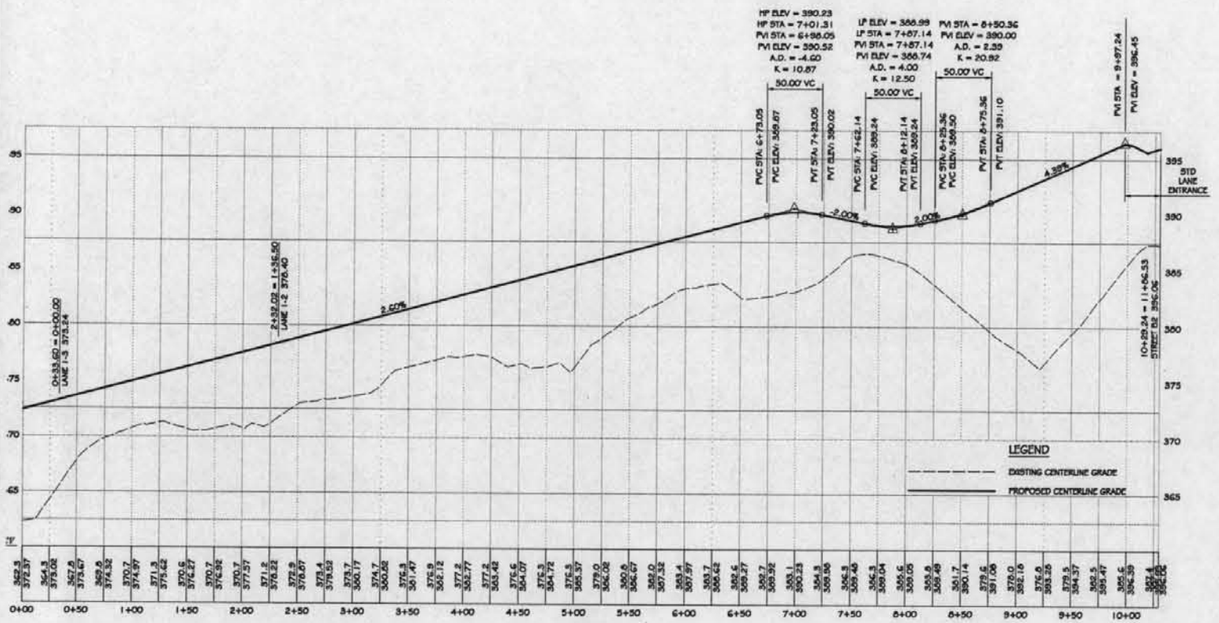
N:\MD-Montgomery\Parkside\Civil\plotsCbs Plan\15-GrdEst-G-H.dwg Sheet:49 Apr 24, 2006, 7:44am

STORM DRAINAGE, WATER AND SEWER INDICATED HEREON IS FURNISHED AS BASIC INFORMATION ONLY. THIS INFORMATION IS SUBJECT TO CHANGE AND IS NOT TO BE USED FOR CONSTRUCTION. FOR CONSTRUCTION, SEE APPROVED STORM DRAINAGE, WATER AND/OR SEWER PLANS.

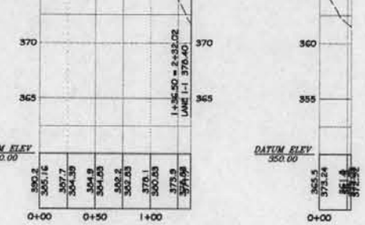
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	50.00	86.78	13.72	76.46	S63°54'51"E	50°41'00"
C2	50.00	86.78	13.72	76.46	N13°13'51"W	50°41'00"
C3	100.00	1.53	2.66	1.53	N26°42'05"W	1°05'40"
C4	112.50	112.87	62.42	108.16	S64°17'55"E	57°29'49"
C5	87.50	46.33	23.72	45.79	N49°04'13"W	30°20'13"
C6	100.00	52.95	27.11	52.33	S49°04'13"E	30°20'13"



PLAN
1" = 50'

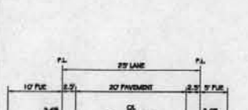


PART 1
PROFILE
H: 1" = 50'
V: 1" = 5'

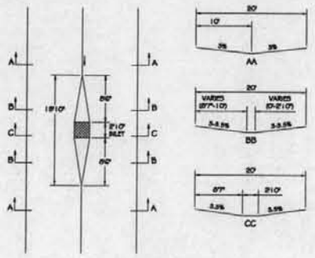


PART 2
PROFILE
H: 1" = 50'
V: 1" = 5'

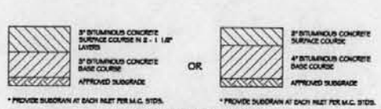
PART 3
PROFILE
H: 1" = 50'
V: 1" = 5'



TYPICAL SECTION
1" = 10'



LANE DRAINAGE TRANSITION
1" = 10'



* PROVIDE SUBDRAIN AT EACH INLET PER M.C. STDS.

* PROVIDE SUBDRAIN AT EACH INLET PER M.C. STDS.

TYPICAL PAVING SECTION
N.T.S.

PAVING SECTION 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.

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 MONTGOMERY COUNTY.
2. ALL CONNECTIONS AT EXISTING IMPROVEMENTS SHALL BE WITH A CLEAN VERTICAL JOINT. SEE SAW CUT DETAIL.
3. ALL SPOT GRADES SHOWN ARE FLOW LINE ELEVATIONS (FL) UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 48 HOURS IN ADVANCE OF ANY EXCAVATION.
5. CURBS, GUTTERS, SIDEWALKS, ALLEYS AND ALL PAVING SHALL BE INSTALLED IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE OF ALL AREAS SO THERE IS NO ACCUMULATION OF SURFACE WATER.
6. WHERE PROPOSED CURB MEETS EX. CURB, THE CONTRACTOR SHALL MATCH EX. CURB & GUTTER IN LINE AND ON GRADE OR AS DIRECTED BY THE INSPECTOR.
7. FOR SIDEWALK HANDICAP RAMP DETAIL & CONSTRUCTION SPECIFICATIONS, SEE MCDPWT STD. No. MC-112.01 & No. MC-113.01.
8. WHENEVER CONCRETE CURB & GUTTER, TYPE "F" IS USED A MINIMUM TEN FOOT TRANSITION SHALL BE PROVIDED FROM TYPE "F" TO CURB & GUTTER TYPE "A" FOR CURB RETURNS (RADIUS) AND SECTIONS WHICH INCLUDE STORM DRAIN INLETS.
9. STANDARD MC-100.01 COMBINATION CONCRETE CURB & GUTTER TYPE "A" SHALL BE USED FOR ALL CURB RETURNS (RADIUS) AND CURB SECTIONS WHICH INCLUDE STORM DRAIN INLETS.
10. ALL EXISTING UTILITIES, SIGNS, ETC. REQUIRING ADJUSTMENT/RELOCATION ARE THE RESPONSIBILITY OF THE DEVELOPER. CONTACT MR. TONY KOCHUYTH OF THE DIVISION OF TRAFFIC & PARKING SERVICES (301-217-2150) PRIOR TO ANY CHANGE/RELOCATION OF EXISTING STREET LIGHTS, SIGNING OR PAVEMENT MARKING.
11. ALL ROADWAY SUBGRADE SHALL MEET MSHA STANDARD SPECIFICATIONS, SECTION 208 AND/OR MONTGOMERY COUNTY AND BE APPROVED BY THE INSPECTOR.
12. GRADE ALL DISTURBED AREAS TO PROVIDE POSITIVE DRAINAGE.
13. 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 (1) INCHES, WHICHEVER IS LESS, CONTACT THE MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION INSPECTOR AND THE APPROPRIATE UTILITY OWNER BEFORE PROCEEDING WITH CONSTRUCTION.
14. CONTRACTOR MAKING ADJUSTMENTS TO W.S.S.C. UTILITIES MUST BE APPROVED AND WORK UNDER THE SUPERVISION OF THE W.S.S.C. MAINTENANCE BUREAU. REQUIRED MATERIALS MUST BE APPROVED BY THE W.S.S.C. QUALITY ASSURANCE SECTION.
15. CONTRACTOR SHALL NOTIFY W.S.S.C. MAINTENANCE INSPECTION SECTION HEAD AT 206-8048, FORTY EIGHT (48) HOURS IN ADVANCE OF BEGINNING ANY WORK IN THE VICINITY OF W.S.S.C. UTILITIES TO ARRANGE FOR INSPECTION AND, IF DESIRED, PROCUREMENT OF REQUIRED MATERIALS FROM W.S.S.C.

PENGAD 800-631-6989

SP-05-0013
H63
5-3-06

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM FIELD SURVEYS AND IS CORRECT; THAT THERE IS NO EXISTING PAVING, SEWER OR WATER IN THIS RIGHT OF WAY, THAT NO PORTION OF THIS RIGHT OF WAY LIES WITHIN, CROSSES OR CONNECTS WITH AN EXISTING OR PROPOSED STATE ROAD, AND THAT THE DESIGNS CONFORM TO MONTGOMERY COUNTY ROAD CODE "REQUIREMENTS FOR PROFILES" SECTION I, PARAGRAPHS 6(A) THROUGH 6(H).

DATE: _____

FRANK O. BOSSONG IV
REGISTERED PROFESSIONAL ENGINEER
MARYLAND No. 13970

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

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.

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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.

GRADE ESTABLISHMENT AND PAVING PLANS FOR
LANE 1
STA 0+00.00 TO STA 10+29.24 (PART 1)
STA 0+00.00 TO STA 1+36.50 (PART 2)
STA 0+00.00 TO STA 0+47.50 (PART 3)

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	RG	6/05
DESIGNED	RG	6/05
DRAWN	MP	6/05
REVIEWED	GV	6/05

RODGERS CONTACT: A. LATHERING

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.: 50 of 67

PRELIMINARY NOT FOR CONSTRUCTION

CASEY PROPERTY WEST METROPOLITAN GROVE GRADE ESTABLISHMENT AND PAVING PLAN FOR LANE 1

K:\MD-Montgomery (Parklands)\DWG\Wood\Site Plan\SO-Grdbn-Alin 1.dwg Sheet\SO Apr 24, 2006, 7:45am

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	50.00	18.16	9.18	18.06	N73°38'47"W	20°48'52"
C2	50.00	41.08	21.78	39.94	N09°19'29"E	47°04'42"

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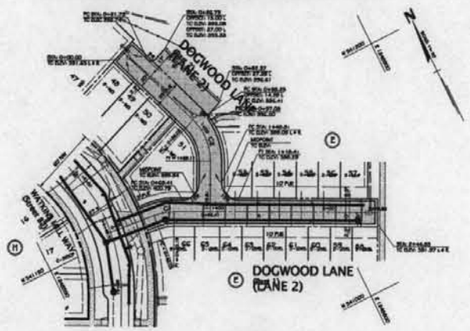
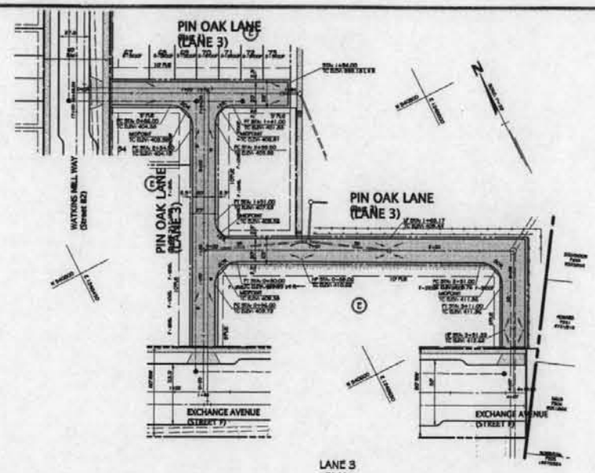


LANE 2
PLAN
1" = 50'



LANE 3
PLAN
1" = 50'

PAVING NOTES:

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3. ALL SPOT GRADES SHOWN ARE FLOW LINE ELEVATIONS (FL) UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 48 HOURS IN ADVANCE OF ANY EXCAVATION.
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7. FOR SIDEWALK, HANDICAP RAMP DETAIL & CONSTRUCTION SPECIFICATIONS, SEE MCDPWT STD. No. MC-112.01 & No. MC-115.01.
8. WHENEVER CONCRETE CURB & GUTTER TYPE "F" IS USED A MINIMUM TEN FOOT TRANSITION SHALL BE PROVIDED FROM TYPE "F" TO CURB & GUTTER TYPE "A" FOR CURB RETURNS (RADIUS) AND SECTIONS WHICH INCLUDE STORM DRAIN INLETS.
9. STANDARD MC-100.01 COMBINATION CONCRETE CURB & GUTTER TYPE "A" SHALL BE USED FOR ALL CURB RETURNS (RADIUS) AND CURB SECTIONS WHICH INCLUDE STORM DRAIN INLETS.
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11. ALL ROADWAY SUBGRADE SHALL MEET MDHA STANDARD SPECIFICATIONS, SECTION 208 AND/OR MONTGOMERY COUNTY AND BE APPROVED BY THE INSPECTOR.
12. GRADE ALL DISTURBED AREAS TO PROVIDE POSITIVE DRAINAGE.
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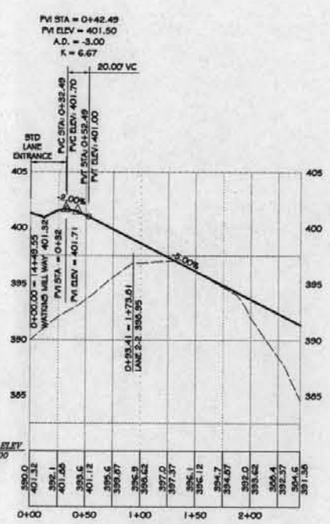
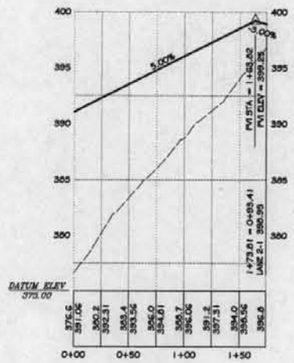
15. CONTRACTOR SHALL NOTIFY W.S.S.C. MAINTENANCE INSPECTION SECTION (656) AT 206-8045, FORTY EIGHT (48) HOURS IN ADVANCE OF BEGINNING ANY WORK. IN THE VICINITY OF W.S.S.C. UTILITIES TO ARRANGE FOR INSPECTION AND, IF DESIRED, PROCUREMENT OF REQUIRED MATERIALS FROM W.S.S.C.

PRELIMINARY/NOT FOR CONSTRUCTION



LANE 2, PART 1
PROFILE
Hz 1" = 50'
Vt 1" = 5'

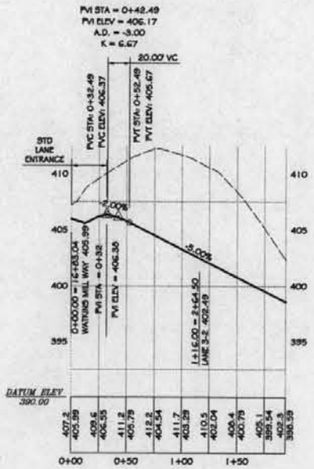


LANE 2, PART 2
PROFILE
Hz 1" = 50'
Vt 1" = 5'

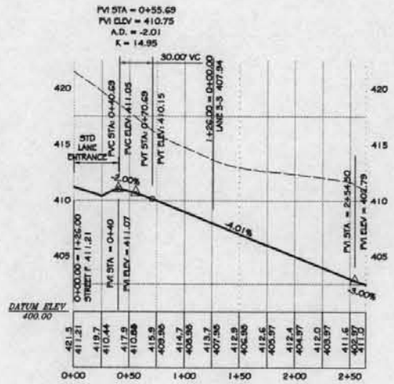
LEGEND

EXISTING CENTERLINE GRADE

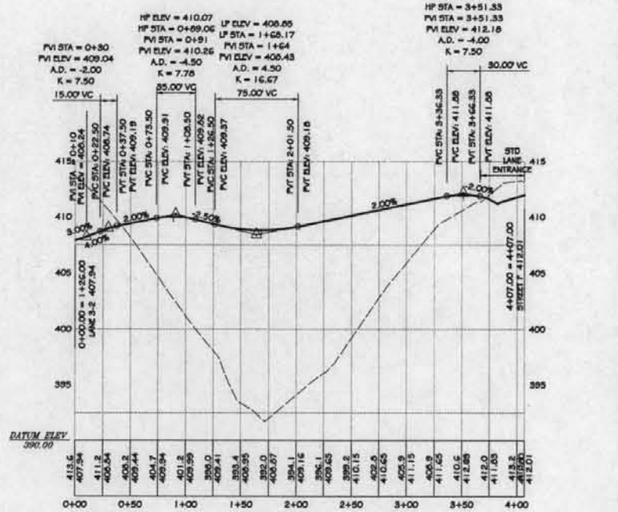
PROPOSED CENTERLINE GRADE



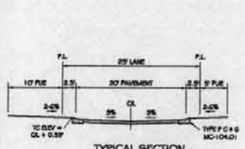
LANE 3, PART 1
PROFILE
Hz 1" = 50'
Vt 1" = 5'

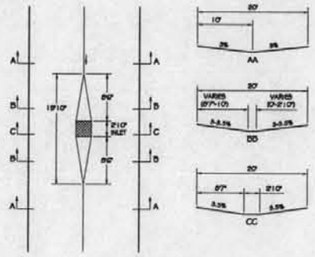


LANE 3, PART 2
PROFILE
Hz 1" = 50'
Vt 1" = 5'



LANE 3, PART 3
PROFILE
Hz 1" = 50'
Vt 1" = 5'





* PROVIDE SUBDRAIN AT EACH INLET PER M.C. STDS.

* PROVIDE SUBDRAIN AT EACH INLET PER M.C. STDS.

TYPICAL PAVING SECTION
N.T.S.

PAVING SECTION 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.

PENNDOT 800-631-6989
SP-05-0013
#64
5-3-06

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM FIELD SURVEYS AND IS CORRECT, THAT THERE IS NO EXISTING PAVING, GENER OR WATER IN THIS RIGHT OF WAY, THAT NO PORTION OF THIS RIGHT OF WAY LIES WITHIN, CROSSES OR CONNECTS WITH AN EXISTING OR PROPOSED STATE ROAD, AND THAT THE DESIGNS CONFORM TO MONTGOMERY COUNTY ROAD CODE "REQUIREMENTS FOR PROFILES" SECTION I, PARAGRAPHS 6(A) THROUGH 6(H).

DATE: _____

FRANK G. BOSSONG IV
REGISTERED PROFESSIONAL ENGINEER
MARYLAND No. 13970

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	1-30-06
				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.

GRADE ESTABLISHMENT AND PAVING PLANS FOR

LANE 2
STA 0+00.00 TO STA 2+44.93 (PART 1)
STA 0+00.00 TO STA 1+73.81 (PART 2)

AND

LANE 3
STA 0+00.00 TO STA 1+94.00 (PART 1)
STA 0+00.00 TO STA 2+64.50 (PART 2)
STA 0+00.00 TO STA 4+07.00 (PART 3)

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

RODGERS CONTACT: G. UNTERBERG

RELEASE FOR
BY _____ DATE ____

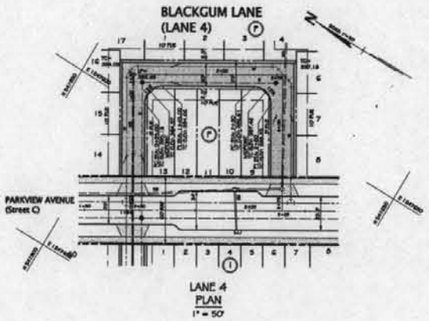
THE WOODLANDS AT WATKINS MILL TOWN CENTER

City of Gaithersburg
9th election district
Montgomery County, Maryland

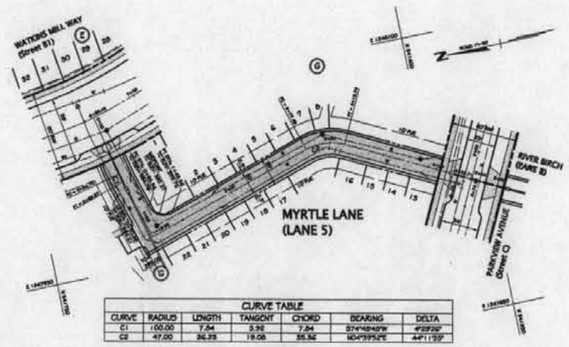
SCALE: AS SHOWN
JOB No. 1002A
DATE: NOV., 2005
SHEET No. 51 OF 67

CASEY PROPERTY/ WEST METROPOLITAN GROVE GRADE ESTABLISHMENT AND PAVING PLAN FOR LANE 2 & 3

STORM DRAINAGE, WATER AND SEWER INDICATED HEREIN IS FURNISHED AS BASIC INFORMATION ONLY. THIS INFORMATION IS SUBJECT TO CHANGE AND IS NOT TO BE USED FOR CONSTRUCTION. FOR CONSTRUCTION, SEE APPROVED STORM DRAINAGE, WATER AND/OR SEWER PLANS.

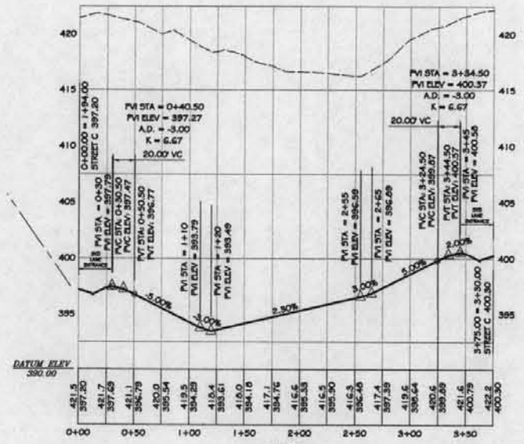


LANE 4
PLAN
1" = 50'



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	100.00	7.54	3.92	7.54	S74°48'48"W	4°19'30"
C2	47.00	36.35	19.06	35.52	N04°59'53"E	44°19'59"

LANE 5
PLAN
1" = 50'

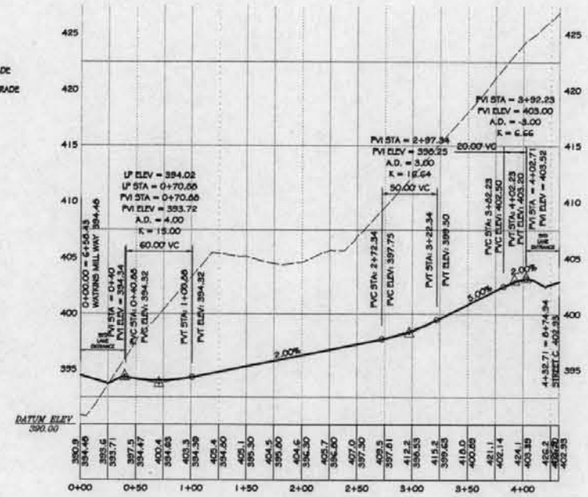


LANE 4
PROFILE
H: 1" = 50'
V: 1" = 5'

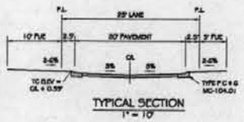
LEGEND

EXISTING CENTERLINE GRADE

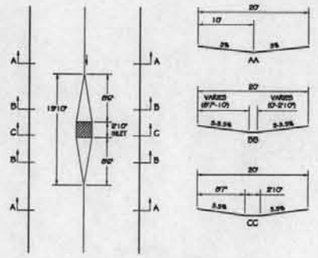
PROPOSED CENTERLINE GRADE



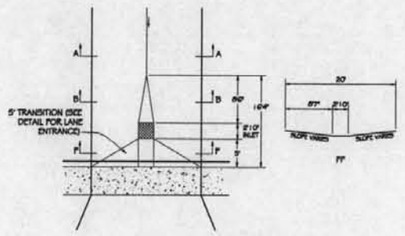
LANE 5
PROFILE
H: 1" = 50'
V: 1" = 5'



TYPICAL SECTION
1" = 10'



LANE DRAINAGE TRANSITION
1" = 10'



MEWS DRAINAGE TRANSITION
(LANE/STREET INTERSECTION)
1" = 10'

* PROVIDE SUBDRAIN AT EACH INLET PER M.C. 313DS.

* PROVIDE SUBDRAIN AT EACH INLET PER M.C. 313DS.

TYPICAL PAVING SECTION
N.T.S.

PAVING SECTION 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 LINED BELOW THE TOP 12 INCHES OF SUBGRADE SHALL BE COMPACTED TO NOT LESS THAN 95% OF THE MAXIMUM DENSITY.

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 MONTGOMERY COUNTY.
2. ALL CONNECTIONS AT EXISTING IMPROVEMENTS SHALL BE WITH A CLEAN VERTICAL JOINT. SEE SAW CUT DETAIL.
3. ALL SPOT GRADES SHOWN ARE FLOW LINE ELEVATIONS (FL) UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 48 HOURS IN ADVANCE OF ANY EXCAVATION.
5. CURBS, GUTTERS, SIDEWALKS, ALLEYS AND ALL PAVING SHALL BE INSTALLED IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE OF ALL AREAS SO THERE IS NO ACCUMULATION OF SURFACE WATER.
6. WHERE PROPOSED CURB MEETS EX. CURB, THE CONTRACTOR SHALL MATCH EX. CURB & GUTTER IN LINE AND ON GRADE OR, AS DIRECTED BY THE INSPECTOR.
7. FOR SIDEWALK, HANDICAP RAMP DETAIL & CONSTRUCTION SPECIFICATIONS, SEE MCDPWT STD. No. MC-112.01 & No. MC-115.01.
8. WHENEVER CONCRETE CURB & GUTTER TYPE "F" IS USED A MINIMUM TEN FOOT TRANSITION SHALL BE PROVIDED FROM TYPE "F" TO CURB & GUTTER TYPE "A" FOR CURB RETURNS (RADIUS) AND SECTIONS WHICH INCLUDE STORM DRAIN INLETS.
9. STANDARD MC-100.01 COMBINATION CONCRETE CURB & GUTTER TYPE 'A' SHALL BE USED FOR ALL CURB RETURNS (RADIUS) AND CURB SECTIONS WHICH INCLUDE STORM DRAIN INLETS.
10. ALL EXISTING UTILITIES, SIGNS, ETC., REQUIRING ADJUSTMENT/RELOCATION ARE THE RESPONSIBILITY OF THE DEVELOPER. CONTACT MR. TONY RICCIUTI OF THE DIVISION OF TRAFFIC & PARKING SERVICES (301-217-2150) PRIOR TO ANY CHANGES/RELOCATION OF EXISTING STREET LIGHTS, SIGNING OR PAVEMENT MARKING.
11. ALL ROADWAY SUBGRADE SHALL MEET MDSHA STANDARD SPECIFICATIONS, SECTION 208 AND/OR MONTGOMERY COUNTY AND BE APPROVED BY THE INSPECTOR.
12. GRADE ALL DISTURBED AREAS TO PROVIDE POSITIVE DRAINAGE.
13. 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 MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION INSPECTOR AND THE APPROPRIATE UTILITY OWNER BEFORE PROCEEDING WITH CONSTRUCTION.
14. CONTRACTOR MAKING ADJUSTMENTS TO W.S.S.C. UTILITIES MUST BE APPROVED AND WORK UNDER THE SUPERVISION OF THE W.S.S.C. MAINTENANCE BUREAU. REQUIRED MATERIALS MUST BE APPROVED BY THE W.S.S.C. QUALITY ASSURANCE SECTION.
15. CONTRACTOR SHALL NOTIFY W.S.S.C. MAINTENANCE INSPECTION SECTION HQD AT 301-206-8045, FORTY EIGHT (48) HOURS IN ADVANCE OF BEGINNING ANY WORK IN THE VICINITY OF W.S.S.C. UTILITIES TO ARRANGE FOR INSPECTION AND, IF DESIRED, PROCUREMENT OF REQUIRED MATERIALS FROM W.S.S.C.

PRELIMINARY/NOT FOR CONSTRUCTION

PENGAD 800-631-6989

SP-05-0013
#65
5-3-06

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM FIELD SURVEYS AND IS CORRECT, THAT THERE IS NO EXISTING PAVING, SEWER OR WATER IN THIS RIGHT OF WAY, THAT NO PORTION OF THIS RIGHT OF WAY LIES WITHIN, CROSSES OR CONNECTS WITH AN EXISTING OR PROPOSED STATE ROAD, AND THAT THE DESIGNS CONFORM TO MONTGOMERY COUNTY ROAD CODE "REQUIREMENTS FOR PROFILES" SECTION I, PARAGRAPHS 8(A) THROUGH 8(H).

DATE: _____

FRANK G. BOSSONG IV
REGISTERED PROFESSIONAL ENGINEER
MARYLAND No. 13970

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

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.

GRADE ESTABLISHMENT AND PAVING PLANS FOR
LANE 4
STA 0+00.00 TO STA 3+75.00
AND
LANE 5
STA 0+00.00 TO STA 4+32.71

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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	9/05
DESIGNED	RD	9/05
DRAWN	MP	9/05
REVIEWED	GU	9/05
RODGERS CONTACT: G. LATHERING		

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

CASEY PROPERTY WEST METROPOLITAN GROVE GRADE ESTABLISHMENT AND PAVING PLAN FOR LANE 4 & 5

G:\GAD-Montgomery\Parkside\DWG\Watchbs Plan\32-Grd&Pv-Alex-5.dwg Sheet\32 Apr 04, 2006, 7:50am

STORM DRAINAGE, WATER AND SEWER INDICATED HEREON IS FURNISHED AS BASIC INFORMATION ONLY. THIS INFORMATION IS SUBJECT TO CHANGE AND IS NOT TO BE USED FOR CONSTRUCTION. FOR CONSTRUCTION, SEE APPROVED STORM DRAINAGE, WATER AND/OR SEWER PLANS.

PAVING NOTES:

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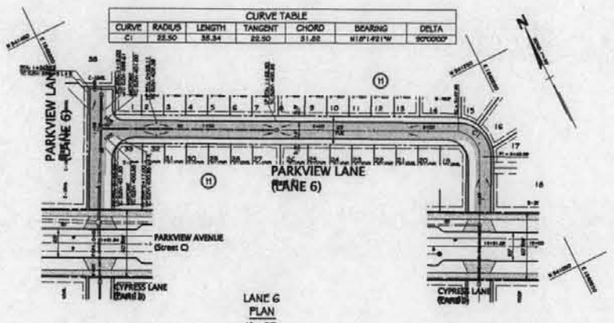
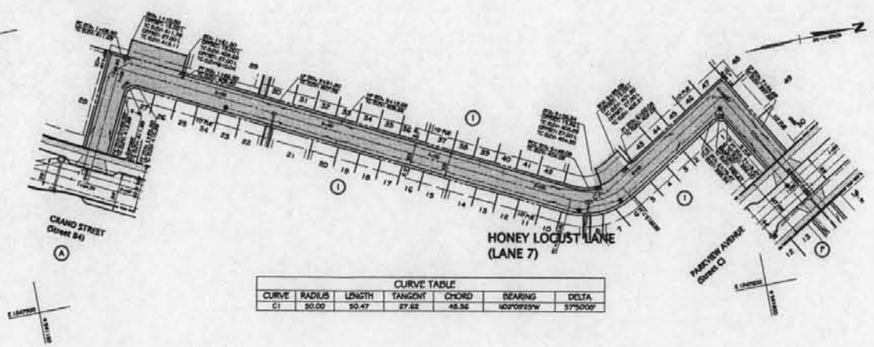
3. ALL SPOT GRADES SHOWN ARE FLOW LINE ELEVATIONS (FL) UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 48 HOURS IN ADVANCE OF ANY EXCAVATION.
5. CURBS, GUTTERS, SIDEWALKS, ALLEYS AND ALL PAVING SHALL BE INSTALLED IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE OF ALL AREAS SO THERE IS NO ACCUMULATION OF SURFACE WATER.
6. WHERE PROPOSED CURB MEETS EX. CURB, THE CONTRACTOR SHALL MATCH EX. CURB 4 GUTTER IN LINE AND ON GRADE OR AS DIRECTED BY THE INSPECTOR.
7. FOR SIDEWALK, HANDICAP RAMP DETAIL 4 CONSTRUCTION SPECIFICATIONS, SEE MCDPWT STD. No. MC-112.01 4 No. MC-113.01.
8. WHENEVER CONCRETE CURB 4 GUTTER TYPE 'F' IS USED A MINIMUM TEN FOOT TRANSITION SHALL BE PROVIDED FROM TYPE 'F' TO CURB 4 GUTTER TYPE 'A' FOR CURB RETURNS (RADIUS) AND SECTIONS WHICH INCLUDE STORM DRAIN INLETS.
9. STANDARD MC-100.01 COMBINATION CONCRETE CURB 4 GUTTER TYPE 'A' SHALL BE USED FOR ALL CURB RETURNS (RADIUS) AND CURB SECTIONS WHICH INCLUDE STORM DRAIN INLETS.
10. ALL EXISTING UTILITIES, SIGNS, ETC. REQUIRING ADJUSTMENT/RELOCATION ARE THE RESPONSIBILITY OF THE DEVELOPER. CONTACT MR. TONY RICCHIUTTI OF THE DIVISION OF TRAFFIC 4 PARKING (VOICE) (301-217-2160) PRIOR TO ANY CHANGES/RELOCATION OF EXISTING STREET LIGHTS, SIGNING OR PAVEMENT MARKING.
11. ALL ROADWAY SUBGRADE SHALL MEET MSHA STANDARD SPECIFICATIONS, SECTION 208 AND/OR MONTGOMERY COUNTY AND BE APPROVED BY THE INSPECTOR.
12. GRADE ALL DISTURBED AREAS TO PROVIDE POSITIVE DRAINAGE.
13. NFORMATION 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 MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION INSPECTOR AND THE APPROPRIATE UTILITY OWNER BEFORE PROCEEDING WITH CONSTRUCTION.
14. CONTRACTOR MAKING ADJUSTMENTS TO W.S.S.C. UTILITIES MUST BE APPROVED AND WORK UNDER THE SUPERVISION OF THE W.S.S.C. MAINTENANCE BUREAU. REQUIRED MATERIALS MUST BE APPROVED BY THE W.S.S.C. QUALITY ASSURANCE SECTION.
15. CONTRACTOR SHALL NOTIFY W.S.S.C. MAINTENANCE INSPECTION SECTION HEND AT 206-9045, FORTY EIGHT (48) HOURS IN ADVANCE OF BEGINNING ANY WORK IN THE VICINITY OF W.S.S.C. UTILITIES TO ARRANGE FOR INSPECTION AND, IF DESIRED, PROCUREMENT OF REQUIRED MATERIALS FROM W.S.S.C.



LANE 6
PLAN
1" = 50'



CURVE TABLE

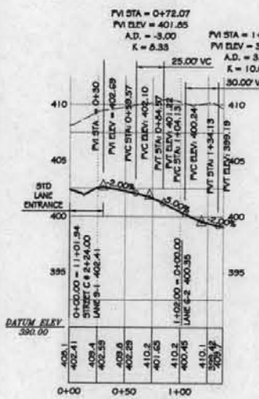
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	50.00	50.47	27.62	48.36	N30°09'25"W	57°50'09"

LANE 7
PLAN
1" = 50'

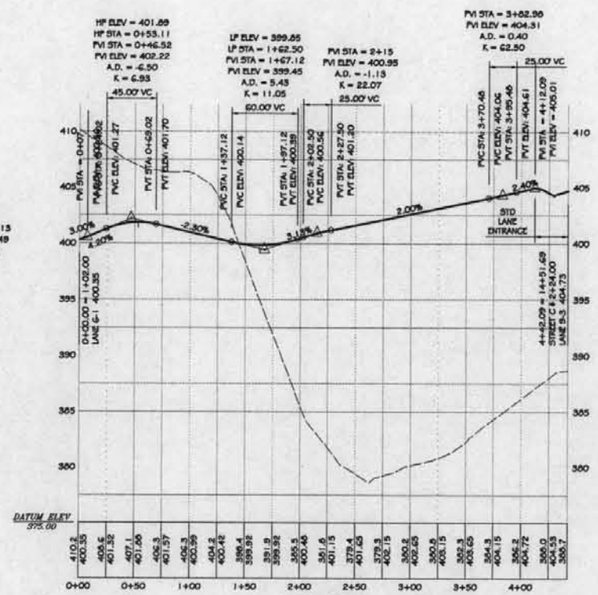
LEGEND

EXISTING CENTERLINE GRADE

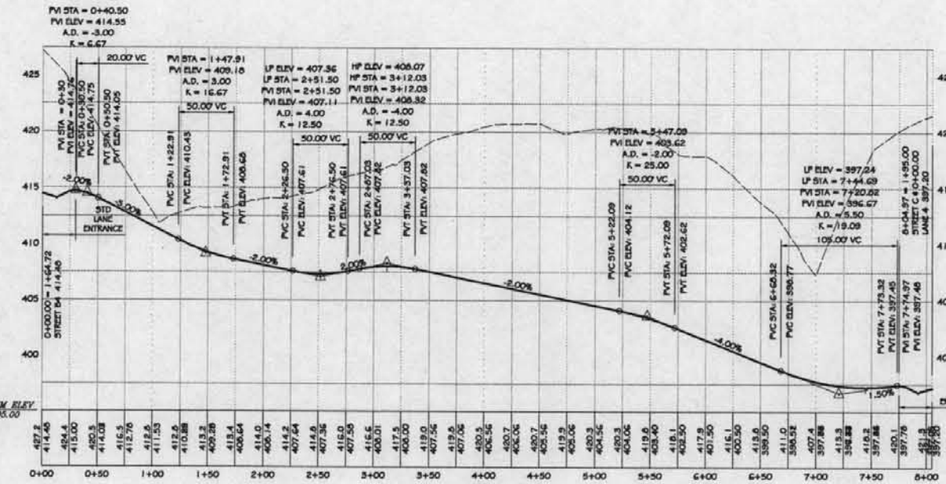
PROPOSED CENTERLINE GRADE



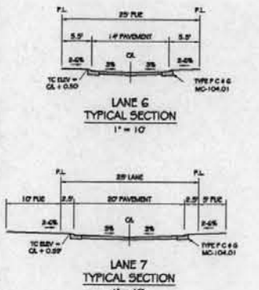
LANE 6, PART 1
PROFILE
Hz 1" = 50'
Vt 1" = 5'

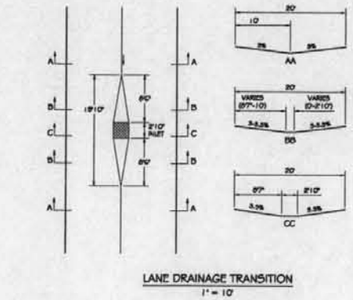


LANE 6, PART 2
PROFILE
Hz 1" = 50'
Vt 1" = 5'



LANE 7
PROFILE
Hz 1" = 50'
Vt 1" = 5'





TYPICAL PAVING SECTION
N.T.S.

PAVING SECTION 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 18

   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.

PERMIT 880-631-6999

SP-05-0013
#66
5-3-06

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DATE: _____

FRANK G. BOSSONG IV
REGISTERED PROFESSIONAL ENGINEER
MARYLAND No. 13970

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	4-14-06

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.

GRADE ESTABLISHMENT AND PAVING PLANS FOR
LANE 6
STA 0+00.00 TO STA 1+39.00 (PART 1), STA 0+00.00 TO STA 4+42.09 (PART 2)
AND
LANE 7
STA 0+00.00 TO STA 8+04.97

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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	RG	9/05
DESIGNED	RG	9/05
DRAWN	MP	9/05
REVIEWED	GU	9/05

RODGERS CONTACT: G. UNTERBERG

RELEASE FOR
BY _____ DATE _____

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

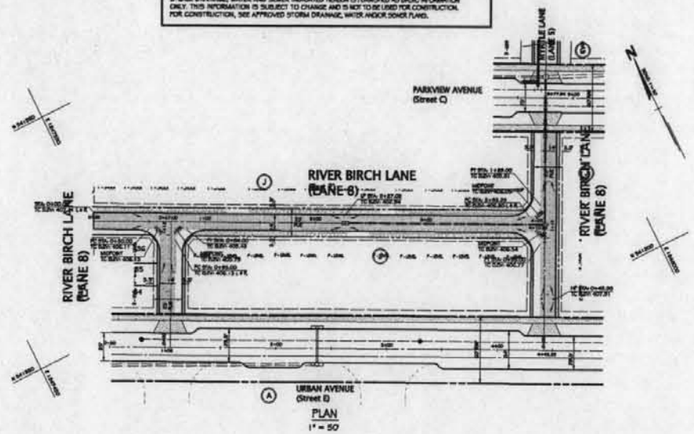
SCALE: AS SHOWN
JOB No.: 1002A
DATE: NOV., 2005
SHEET No.: 53 OF 67

PRELIMINARY NOT FOR CONSTRUCTION

CASEY PROPERTY WEST METROPOLITAN GROVE GRADE ESTABLISHMENT AND PAVING PLAN FOR LANE 6 & 7

W:\MD-Montgomery (Parklands Ctrl)\Work\Dce Plan\53-GrdEst-Alan\G-7.dwg Sheet:53 Apr 24, 2006, 7:51am

STORM DRAINAGE, WATER AND SEWER INDICATED HEREON IS FURNISHED AS BASIC INFORMATION ONLY. THIS INFORMATION IS SUBJECT TO CHANGE AND IS NOT TO BE USED FOR CONSTRUCTION. FOR CONSTRUCTION, SEE APPROVED STORM DRAINAGE, WATER AND/OR SEWER PLANS.



PLAN
1" = 50

PAVING NOTES:

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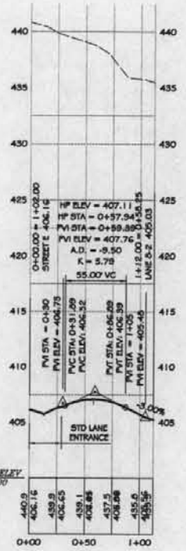
3. ALL SPOT GRADES SHOWN ARE FLOW LINE ELEVATIONS (FL) UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 48 HOURS IN ADVANCE OF ANY EXCAVATION.
5. CURBS, GUTTERS, SIDEWALKS, ALLEYS AND ALL PAVING SHALL BE INSTALLED IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE OF ALL AREAS SO THERE IS NO ACCUMULATION OF SURFACE WATER.
6. WHERE PROPOSED CURB MEETS EX. CURB, THE CONTRACTOR SHALL MATCH EX. CURB & GUTTER IN LINE AND ON GRADE OR AS DIRECTED BY THE INSPECTOR.
7. FOR SIDEWALK HANDICAP RAMP DETAIL & CONSTRUCTION SPECIFICATIONS, SEE MCDPWT STD. No. MC-112.01 & No. MC-113.01.
8. WHENEVER CONCRETE CURB & GUTTER TYPE 'F' IS USED A MINIMUM TEN FOOT TRANSITION SHALL BE PROVIDED FROM TYPE 'F' TO CURB & GUTTER TYPE 'M' FOR CURB RETURNS (RADIUS) AND SECTIONS WHICH INCLUDE STORM DRAIN INLETS.
9. STANDARD MC-100.01 COMBINATION CONCRETE CURB & GUTTER TYPE 'M' SHALL BE USED FOR ALL CURB RETURNS (RADIUS) AND CURB SECTIONS WHICH INCLUDE STORM DRAIN INLETS.
10. ALL EXISTING UTILITIES, SIGNS, ETC. REQUIRING ADJUSTMENT/RELOCATION ARE THE RESPONSIBILITY OF THE DEVELOPER. CONTACT MR. TONY ROCKHOLTZ OF THE DIVISION OF TRAFFIC & PARKING SERVICES (301-217-2190) PRIOR TO ANY CHANGES/RELOCATION OF EXISTING STREET LIGHTS, SIGNING OR PAVEMENT MARKING.
11. ALL ROADWAY SUBGRADE SHALL MEET MSHA STANDARD SPECIFICATIONS, SECTION 208 AND/OR MONTGOMERY COUNTY AND BE APPROVED BY THE INSPECTOR.
12. GRADE ALL DISTURBED AREAS TO PROVIDE POSITIVE DRAINAGE.
13. 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 CONFLICTS ARE LESS THAN SHOWN ON THIS PLAN, OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION INSPECTOR AND THE APPROPRIATE UTILITY OWNER BEFORE PROCEEDING WITH CONSTRUCTION.
14. CONTRACTOR MAKING ADJUSTMENTS TO W.S.S.C. UTILITIES MUST BE APPROVED AND WORK UNDER THE SUPERVISION OF THE W.S.S.C. MAINTENANCE BUREAU. REQUIRED MATERIALS MUST BE APPROVED BY THE W.S.S.C. QUALITY ASSURANCE SECTION.
15. CONTRACTOR SHALL NOTIFY W.S.S.C. MAINTENANCE INSPECTION SECTION HEAD AT 206-8045, FORTY EIGHT (48) HOURS IN ADVANCE OF BEGINNING ANY WORK IN THE VICINITY OF W.S.S.C. UTILITIES TO ARRANGE FOR INSPECTION AND, IF DESIRED, PROCURE ANY OF REQUIRED MATERIALS FROM W.S.S.C.

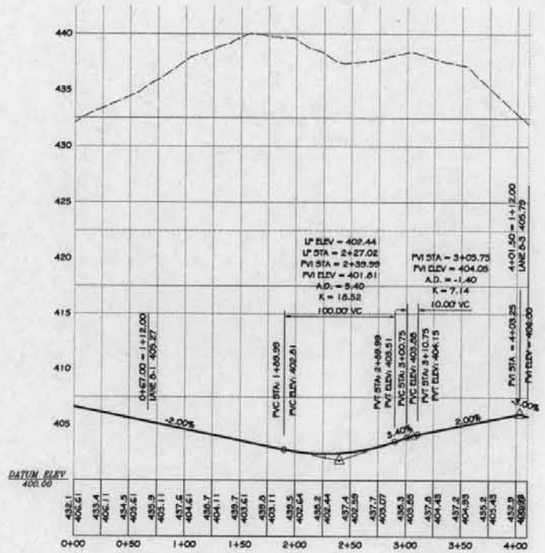
PRELIMINARY NOT FOR CONSTRUCTION

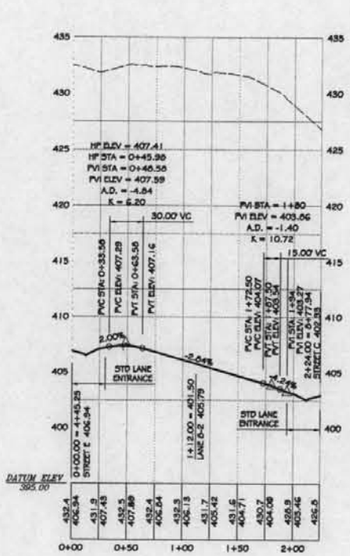
LEGEND

EXISTING CENTERLINE GRADE

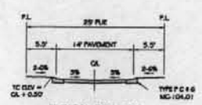
PROPOSED CENTERLINE GRADE



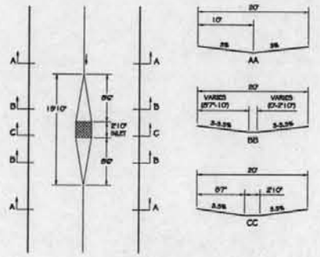




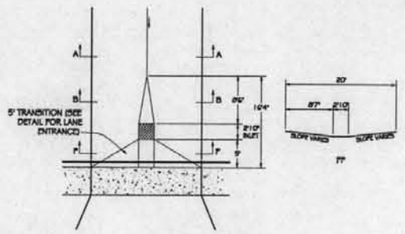
PROFILE
H: 1" = 50
V: 1" = 5'



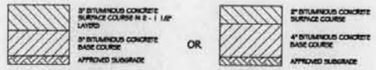
TYPICAL SECTION
1" = 10'



LANE DRAINAGE TRANSITION
1" = 10'



MEWS DRAINAGE TRANSITION
(LANE/STREET INTERSECTION)
1" = 10'



* PROVIDE SUBDRAIN AT EACH INLET PER M.C. STDS.

* PROVIDE SUBDRAIN AT EACH INLET PER M.C. STDS.

TYPICAL PAVING SECTION
N.T.S.

PAVING SECTION NOTES:

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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 SUBGRADE SHOULDER 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.

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

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.

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM FIELD SURVEYS AND IS CORRECT, THAT THERE IS NO EXISTING PAVING, SEWER OR WATER IN THIS RIGHT OF WAY, THAT NO PORTION OF THIS RIGHT OF WAY LIES WITHIN, CROSSES OR CONNECTS WITH AN EXISTING OR PROPOSED STATE ROAD, AND THAT THE DESIGNS CONFORM TO MONTGOMERY COUNTY ROAD CODE "REQUIREMENTS FOR PROFILES" SECTION I, PARAGRAPHS 8(A) THROUGH 8(N).

DATE:

FRANK G. BOSSONG IV
REGISTERED PROFESSIONAL ENGINEER
MARYLAND No. 13970

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

PERMAD 800-631-8689
SP-05-0013
#67
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.

GRADE ESTABLISHMENT AND PAVING PLANS FOR
LANE 8
STA 0+00.00 TO STA 1+12.00 (PART 1)
STA 0+00.00 TO STA 4+01.50 (PART 2)
STA 0+00.00 TO STA 2+24.00 (PART 3)

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	SOS
DESIGNED	RCI	SOS
DRAWN	MP	SOS
REVIEWED	GU	SOS
RODGERS CONTACT & INITIALS		

RELEASE FOR
BY: DATE:

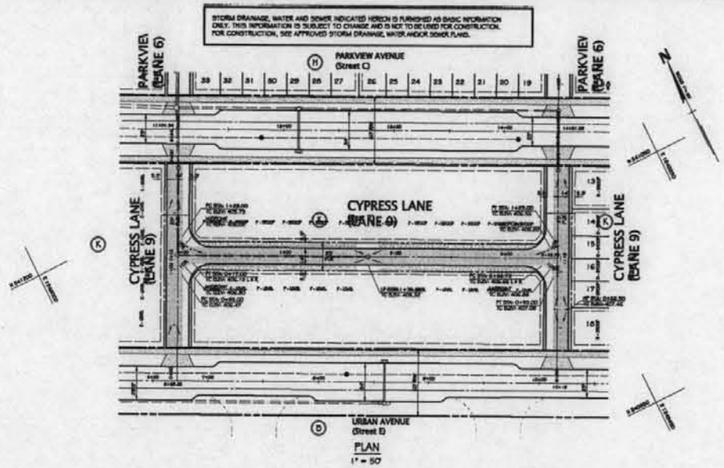
THE WOODLANDS AT WATKINS MILL TOWN CENTER
City of Gaithersburg
9th election district
Montgomery County, Maryland

SCALE: AS SHOWN
JOB No.: 1002A
DATE: NOV., 2005
SHEET No.: 54 of 67

CASEY PROPERTY, WEST METROPOLITAN GROVE, GRADE ESTABLISHMENT AND PAVING PLAN FOR LANE 8

N:\MD-Montgomery 1\Wellmont Dr\Wellmont Dwg Files\24-Grd&Utl-Mast\Lane 8 Grd&Utl-Mast.dwg Sheet:54 Apr 24, 2006, 7:55am

STORM DRAINAGE, WATER AND SEWER INDICATED HEREON IS FURNISHED AS BASIC INFORMATION ONLY. THIS INFORMATION IS SUBJECT TO CHANGE AND IS NOT TO BE USED FOR CONSTRUCTION. FOR CONSTRUCTION, SEE APPROVED STORM DRAINAGE, WATER AND/OR SEWER PLANS.

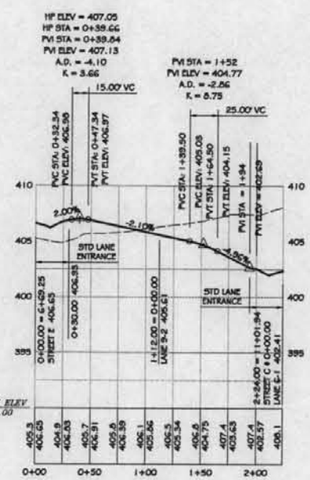


PLAN
1" = 50'

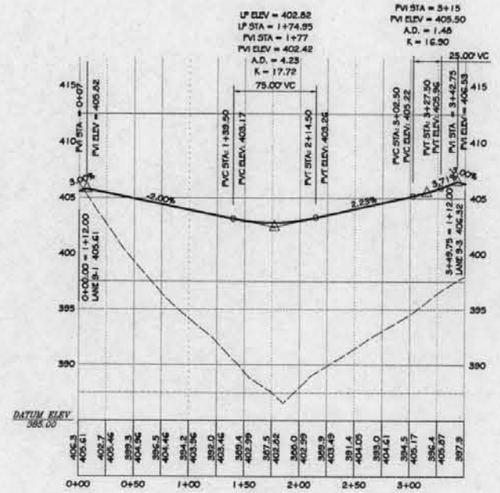
LEGEND

EXISTING CENTERLINE GRADE

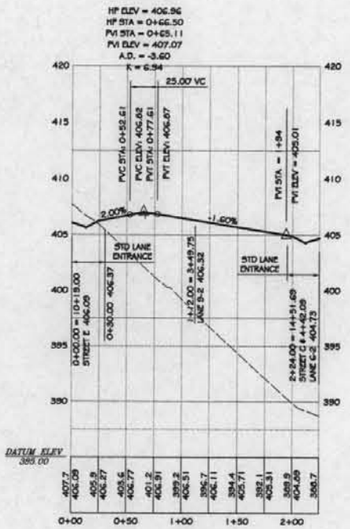
PROPOSED CENTERLINE GRADE



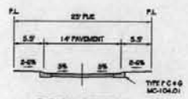
PART 1
PROFILE
H: 1" = 50'
V: 1" = 5'



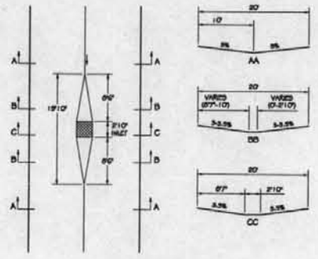
PART 2
PROFILE
H: 1" = 50'
V: 1" = 5'



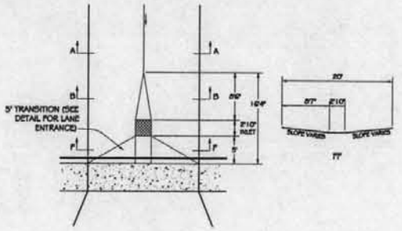
PART 3
PROFILE
H: 1" = 50'
V: 1" = 5'



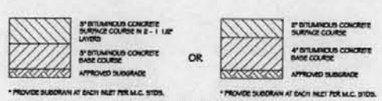
TYPICAL SECTION
1" = 10'



LANE DRAINAGE TRANSITION
1" = 10'



MEWS DRAINAGE TRANSITION
(LANE/STREET INTERSECTION)
1" = 10'



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TYPICAL PAVING SECTION
N.T.S.

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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 MONTGOMERY COUNTY.
2. ALL CONNECTIONS AT EXISTING IMPROVEMENTS SHALL BE WITH A CLEAN VERTICAL JOINT. SEE SAW CUT DETAIL.
3. ALL SPOT GRADES SHOWN ARE FLOW LINE ELEVATIONS (FL) UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 48 HOURS IN ADVANCE OF ANY EXCAVATION.
5. CURBS, GUTTERS, SIDEWALKS, ALLEYS AND ALL PAVING SHALL BE INSTALLED IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE OF ALL AREAS SO THERE IS NO ACCUMULATION OF SURFACE WATER.
6. WHERE PROPOSED CURB MEETS EX. CURB, THE CONTRACTOR SHALL MATCH EX. CURB & GUTTER IN LINE AND ON GRADE OR AS DIRECTED BY THE INSPECTOR.
7. FOR SIDEWALK HANDICAP RAMP DETAIL & CONSTRUCTION SPECIFICATIONS, SEE MCDPWT STD. No. MC-112.01 & No. MC-113.01.
8. WHENEVER CONCRETE CURB & GUTTER TYPE "F" IS USED A MINIMUM TEN FOOT TRANSITION SHALL BE PROVIDED FROM TYPE "F" TO CURB & GUTTER TYPE "A" FOR CURB RETURNS (RADIUS) AND SECTIONS WHICH INCLUDE STORM DRAIN INLETS.
9. STANDARD MC-100.01 COMBINATION CONCRETE CURB & GUTTER TYPE "A" SHALL BE USED FOR ALL CURB RETURNS (RADIUS) AND CURB SECTIONS WHICH INCLUDE STORM DRAIN INLETS.
10. ALL EXISTING UTILITIES, SIGNS, ETC. REQUIRING ADJUSTMENT/RELOCATION ARE THE RESPONSIBILITY OF THE DEVELOPER. CONTACT MR. TONY RICCIOUTTI OF THE DIVISION OF TRAFFIC & PARKING SERVICES (301-217-2150) PRIOR TO ANY CHANGES/RELOCATION OF EXISTING STREET LIGHTS, SIGNING OR PAVEMENT MARKING.
11. ALL ROADWAY SUBGRADE SHALL MEET MSHA STANDARD SPECIFICATIONS, SECTION 208 AND/OR MONTGOMERY COUNTY AND BE APPROVED BY THE INSPECTOR.
12. GRADE ALL DISTURBED AREAS TO PROVIDE POSITIVE DRAINAGE.
13. 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 MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION INSPECTOR AND THE APPROPRIATE UTILITY OWNER BEFORE PROCEEDING WITH CONSTRUCTION.
14. CONTRACTOR MAKING ADJUSTMENTS TO W.S.S.C. UTILITIES MUST BE APPROVED AND WORK UNDER THE SUPERVISION OF THE W.S.S.C. MAINTENANCE BUREAU. REQUIRED MATERIALS MUST BE APPROVED BY THE W.S.S.C. QUALITY ASSURANCE SECTION.
15. CONTRACTOR SHALL NOTIFY W.S.S.C. MAINTENANCE INSPECTION SECTION HDQ AT 301-206-4048, FORTY EIGHT (48) HOURS IN ADVANCE OF BEGINNING ANY WORK IN THE VICINITY OF W.S.S.C. UTILITIES TO ARRANGE FOR INSPECTION AND, IF DESIRED, PROCUREMENT OF REQUIRED MATERIALS FROM W.S.S.C.

PRELIMINARY NOT FOR CONSTRUCTION

PENGAD 800-631-6989

SP-05-0013
#68
5-3-06

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

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DATE:_____ FRANK O. BOSSONG IV
REGISTERED PROFESSIONAL ENGINEER
MARYLAND No. 13970

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	4-25-06
				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.

GRADE ESTABLISHMENT AND PAVING PLANS FOR
LANE 9
STA 0+00.00 TO STA 2+24.00 (PART 1)
STA 0+00.00 TO STA 3+49.75 (PART 2)
STA 0+00.00 TO STA 2+24.00 (PART 3)

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	9/05
DESIGNED	RCI	9/05
DRAWN	MP	9/05
REVIEWED	GU	9/05
RODGERS CONTACT: G. LATTERNER		

RELEASE FOR
BY_____ DATE_____

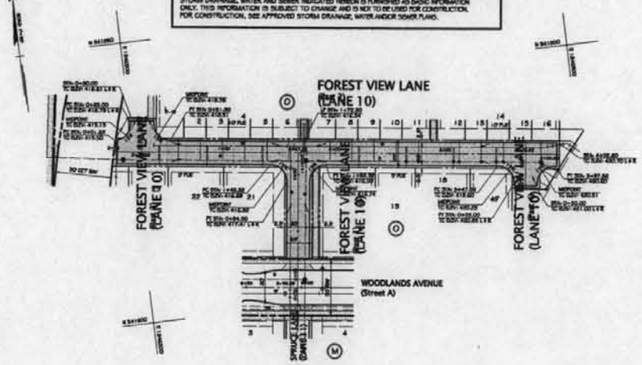
THE WOODLANDS AT WATKINS MILL TOWN CENTER
City of Gaithersburg
9th election district
Montgomery County, Maryland

SCALE: AS SHOWN
JOB No. 1002A
DATE: NOV., 2005
SHEET No. 55 OF 67

CASEY PROPERTY WEST METROPOLITAN GROVE GRADE ESTABLISHMENT AND PAVING PLAN FOR LANE 9

N:\MD-Montgomery\Parkside Drive\Work\Dgn Files\55-Grade-Ale9.dgn Sheet55 Apr 24, 2006, 7:54am

STORM DRAINAGE, WATER AND SEWER INDICATED HEREON IS FURNISHED AS BASIC INFORMATION ONLY. THIS INFORMATION IS SUBJECT TO CHANGE AND IS NOT TO BE USED FOR CONSTRUCTION. FOR CONSTRUCTION, SEE APPROVED STORM DRAINAGE, WATER AND/OR SEWER PLANS.



PLAN
1" = 50'

PAVING NOTES:

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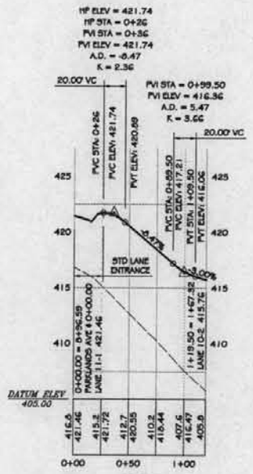
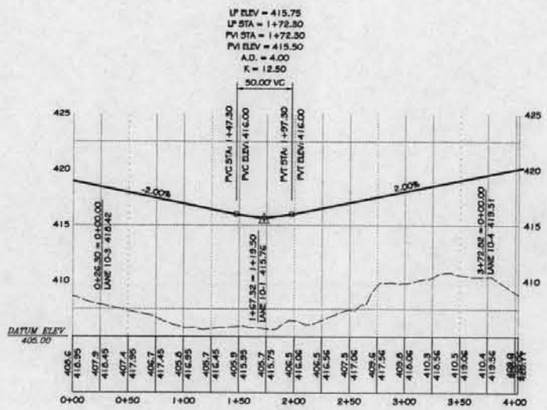
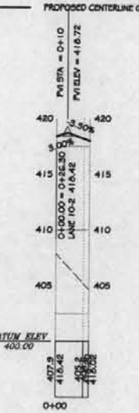
PRELIMINARY NOT FOR CONSTRUCTION



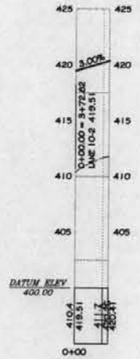
PART 1
PROFILE
H: 1" = 50'
V: 1" = 5'



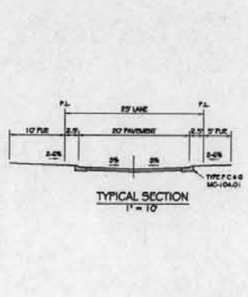
PART 2
PROFILE
H: 1" = 50'
V: 1" = 5'



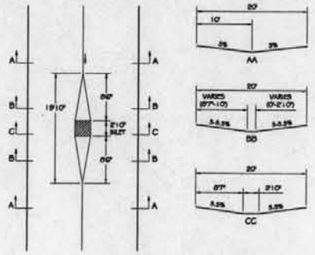
PART 3
PROFILE
H: 1" = 50'
V: 1" = 5'



PART 4
PROFILE
H: 1" = 50'
V: 1" = 5'



TYPICAL SECTION
1" = 10'



LANE DRAINAGE TRANSITION
1" = 10'

TYPICAL PAVING SECTION
N.T.S.

PAVING SECTION 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.

LEGEND

EXISTING CENTERLINE GRADE

PROPOSED CENTERLINE GRADE

SP-05-0013
#69
5-3-06

PENGAD 800-631-6989

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM FIELD SURVEYS AND IS CORRECT, THAT THERE IS NO EXISTING PAVING, SEWER OR WATER IN THIS RIGHT OF WAY, THAT NO PORTION OF THIS RIGHT OF WAY LIES WITHIN, CROSSES OR CONNECTS WITH AN EXISTING OR PROPOSED STATE ROAD, AND THAT THE DESIGNS CONFORM TO MONTGOMERY COUNTY ROAD CODE "REQUIREMENTS FOR PROFILES" SECTION I, PARAGRAPHS 8(A) THROUGH 8(N).

DATE:_____

FRANK G. BOSSONG IV
REGISTERED PROFESSIONAL ENGINEER
MARYLAND No. 13970

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.

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

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.

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.

GRADE ESTABLISHMENT AND PAVING PLANS FOR
LANE 10
STA 0+00.00 TO STA 1+19.50 (PART 1)
STA 0+00.00 TO STA 4+02.80 (PART 2)
STA 0+00.00 TO STA 0+30.00 (PART 3)
STA 0+00.00 TO STA 0+30.00 (PART 4)

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)
301.253.6809
www.rodgers.com

	BY:	DATE
BASE DATA	RCI	9/05
DESIGNED	RCI	9/05
DRAWN	MP	9/05
REVIEWED	GU	9/05

RODGERS CONTACT: B. UNTERBERG

RELEASE FOR
BY_____ DATE____

THE WOODLANDS AT WATKINS MILL TOWN CENTER

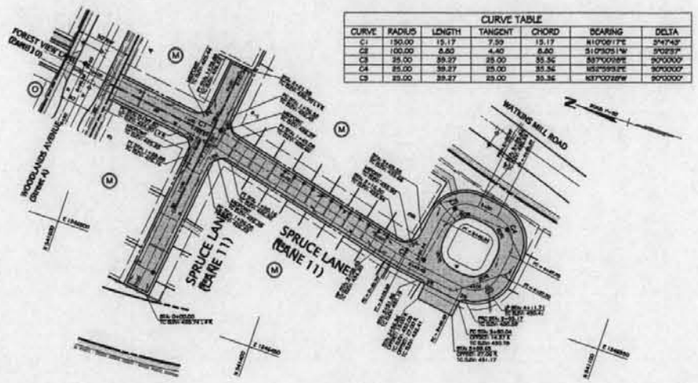
City of Gaithersburg
9th election district
Montgomery County, Maryland

SCALE: AS SHOWN
JOB No. 1002A
DATE: NOV., 2005
SHEET No. 56 OF 67

CASEY PROPERTY: WEST METROPOLITAN GROVE GRADE ESTABLISHMENT AND PAVING PLAN FOR LANE 10

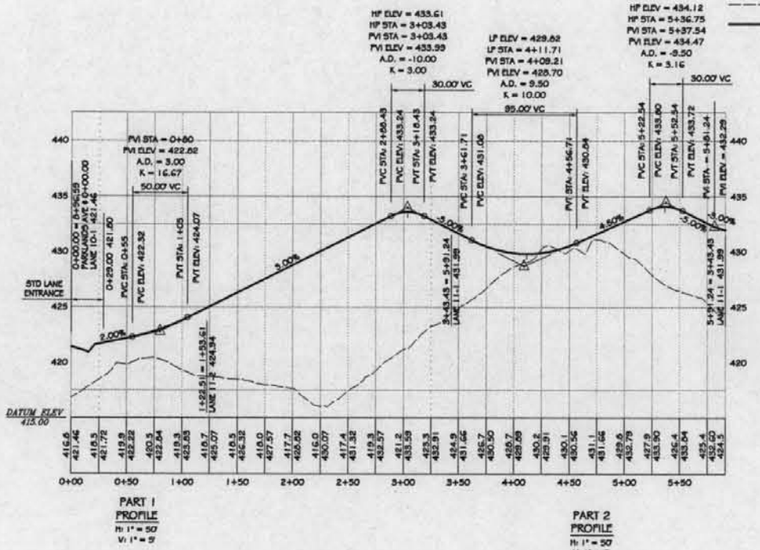
N:\MD-Montgomery V\Watkins\DWG\Water\Dwg Plan\56-GradEst-Rev10.dwg Sheet:56 Apr 24, 2006, 7:55am

STORM DRAINAGE, WATER AND SEWER INDICATED HEREON IS FURNISHED AS BASIC INFORMATION ONLY. THIS INFORMATION IS SUBJECT TO CHANGE AND IS NOT TO BE USED FOR CONSTRUCTION. FOR CONSTRUCTION, SEE APPROVED STORM DRAINAGE, WATER AND/OR SEWER PLANS.



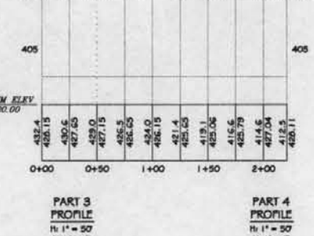
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	150.00	15.17	7.59	15.17	N10°09'17"E	5°47'43"
C2	100.00	6.80	4.40	6.80	S10°52'51"W	3°53'59"
C3	35.00	55.27	35.00	55.36	S87°09'09"E	90°00'00"
C4	25.00	39.27	25.00	35.36	N52°59'51"E	90°00'00"
C5	25.00	39.27	25.00	35.36	N37°00'09"W	90°00'00"

PLAN
1" = 50'



PART 1 PROFILE
H: 1" = 50'
V: 1" = 5'

PART 2 PROFILE
H: 1" = 50'
V: 1" = 5'



PART 3 PROFILE
H: 1" = 50'
V: 1" = 5'

PART 4 PROFILE
H: 1" = 50'
V: 1" = 5'

LEGEND

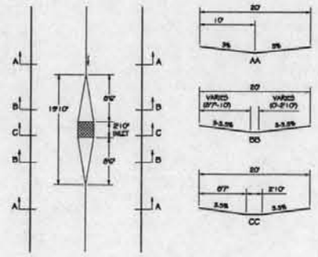
EXISTING CENTERLINE GRADE

PROPOSED CENTERLINE GRADE

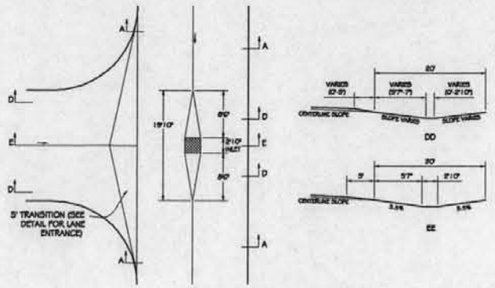
PAVING NOTES:

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 MONTGOMERY COUNTY.
2. ALL CONNECTIONS AT EXISTING IMPROVEMENTS SHALL BE WITH A CLEAN VERTICAL JOINT. SEE SAW CUT DETAIL.
3. ALL SPOT GRADES SHOWN ARE FLOW LINE ELEVATIONS (FL) UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 48 HOURS IN ADVANCE OF ANY EXCAVATION.
5. CURBS, GUTTERS, SIDEWALKS, ALLEYS AND ALL PAVING SHALL BE INSTALLED IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE OF ALL AREAS SO THERE IS NO ACCUMULATION OF SURFACE WATER.
6. WHERE PROPOSED CURB MEETS EX. CURB, THE CONTRACTOR SHALL MATCH EX. CURB & GUTTER IN LINE AND ON GRADE OR AS DIRECTED BY THE INSPECTOR.
7. FOR SIDEWALK HANDICAP RAMP DETAIL & CONSTRUCTION SPECIFICATIONS, SEE MCDPWT STD. No. MC-112.01 & No. MC-113.01.
8. WHENEVER CONCRETE CURB & GUTTER TYPE "A" IS USED A MINIMUM TEN FOOT TRANSITION SHALL BE PROVIDED FROM TYPE "A" TO CURB & GUTTER TYPE "B" FOR CURB RETURN (RADIUS) AND SECTIONS WHICH INCLUDE STORM DRAIN INLETS.
9. STANDARD MC-100.01 COMBINATION CONCRETE CURB & GUTTER TYPE "B" SHALL BE USED FOR ALL CURB RETURN (RADIUS) AND CURB SECTIONS WHICH INCLUDE STORM DRAIN INLETS.
10. ALL EXISTING UTILITIES, SIGNS, ETC., REQUIRING ADJUSTMENT/RELOCATION ARE THE RESPONSIBILITY OF THE DEVELOPER. CONTACT MR. TONY RUGNIATTI OF THE DIVISION OF TRAFFIC & PARKING SERVICES (301-217-2150) PRIOR TO ANY CHANGE/RELOCATION OF EXISTING STREET LIGHTS, SIGNING OR PAVEMENT MARKING.
11. ALL ROADWAY SUBGRADE SHALL MEET MSHA ST'ANDARD SPECIFICATIONS, SECTION 208 AND/OR MONTGOMERY COUNTY AND BE APPROVED BY THE INSPECTOR.
12. GRADE ALL DISTURBED AREAS TO PROVIDE POSITIVE DRAINAGE.
13. 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 MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION INSPECTOR AND THE APPROPRIATE UTILITY OWNER BEFORE PROCEEDING WITH CONSTRUCTION.
14. CONTRACTOR MAKING ADJUSTMENTS TO W.S.S.C. UTILITIES MUST BE APPROVED AND WORK UNDER THE SUPERVISION OF THE W.S.S.C. MAINTENANCE BUREAU. REQUIRED MATERIALS MUST BE APPROVED BY THE W.S.S.C. QUALITY ASSURANCE SECTION.
15. CONTRACTOR SHALL NOTIFY W.S.S.C. MAINTENANCE INSPECTION SECTION 9200 AT 206-8043, FORTY EIGHT (48) HOURS IN ADVANCE OF BEGINNING ANY WORK IN THE VICINITY OF W.S.S.C. UTILITIES TO ARRANGE FOR INSPECTION AND, IF DESIRED, PROCUREMENT OF REQUIRED MATERIALS FROM W.S.S.C.

TYPICAL SECTION
1" = 10'



LANE DRAINAGE TRANSITION
1" = 10'



MEWS DRAINAGE TRANSITION
(LANE/LANE INTERSECTION)
1" = 10'

TYPICAL PAVING SECTION
N.T.S.

PAVING SECTION 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 15
   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.

PRELIMINARY/NOT FOR CONSTRUCTION

SP-05-0013
#70
5-3-06

PEPCO 800-451-6988

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DATE: _____

FRANK G. BOSSONG IV
REGISTERED PROFESSIONAL ENGINEER
MARYLAND No. 13970

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

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.

GRADE ESTABLISHMENT AND PAVING PLANS FOR
LANE 11
STA 0+00.00 TO STA 5+91.24 (PART 1)
STA 0+00.00 TO STA 2+21.38 (PART 2)

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	RD	9/05
DESIGNED	RD	9/05
DRAWN	MP	9/05
REVIEWED	GU	9/05

RODGERS CONTACT: R. LATTERNER

RELEASE FOR
BY _____ DATE ____

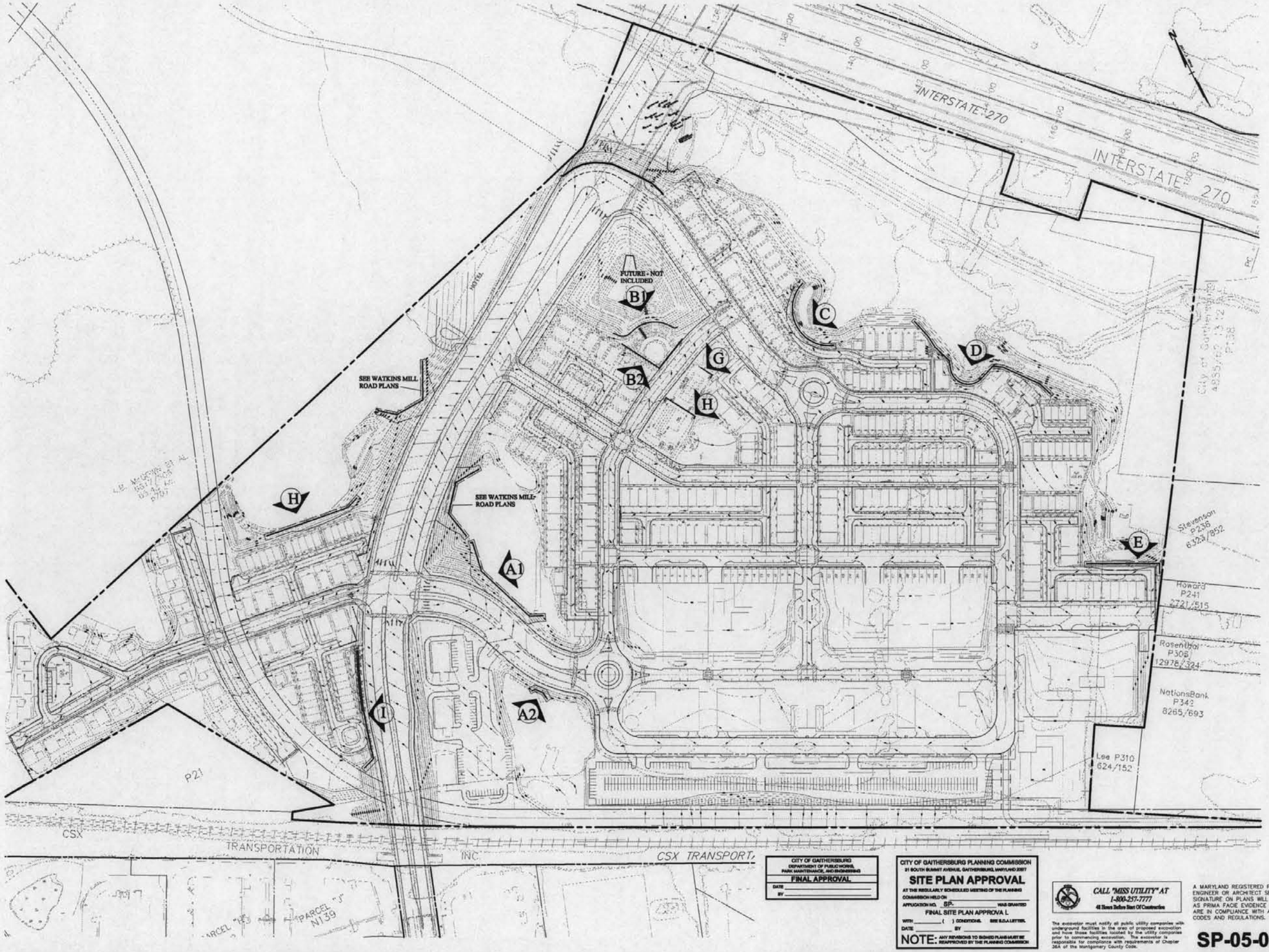
THE WOODLANDS AT WATKINS MILL TOWN CENTER

City of Gaithersburg
9th election district
Montgomery County, Maryland

SCALE: AS SHOWN
JOB No.: 1002A
DATE: NOV., 2005
SHEET No.: 57 OF 67

CASEY PROPERTY/ WEST METROPOLITAN GROVE GRADE ESTABLISHMENT AND PAVING PLAN FOR LANE 11

N:\MD-Montgomery (Fairlakes)\Old\Street\Site Plan\57-GradEst-Alley11.dwg Sheet:57 Apr 24, 2006, 7:50am



PRELIMINARY NOT FOR CONSTRUCTION

PENDING 800-631-0889

SP-05-0013
#71
5-3-06

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	4-28-06
				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.

WALL LOCATION 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	1.1605
DESIGNED	RD	1.1605
DRAWN	RD	1.1605
REVIEWED	RD	1.1605

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. 58 OF 67

WATKINS MILL TOWN CENTER WALL LOCATION PLAN

N:\MD-Montgomery V\Fieldwk\Dtl\Watkins\Site Plan\SS-Wall-Plan.dwg Sheet:SS Apr 04, 2006, 7:07am