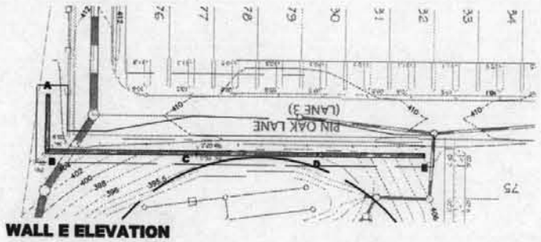
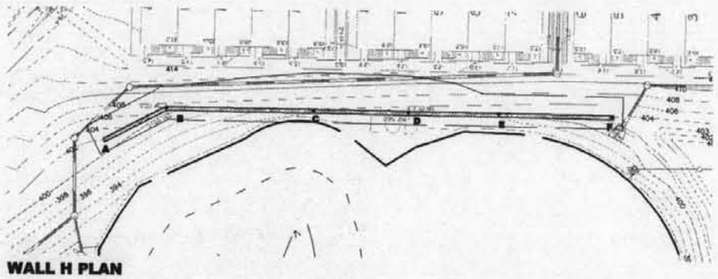
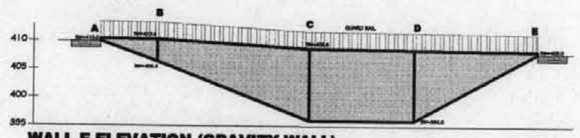


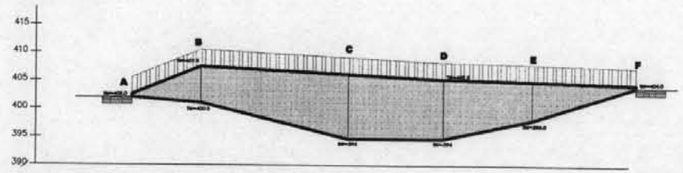

WALL E ELEVATION



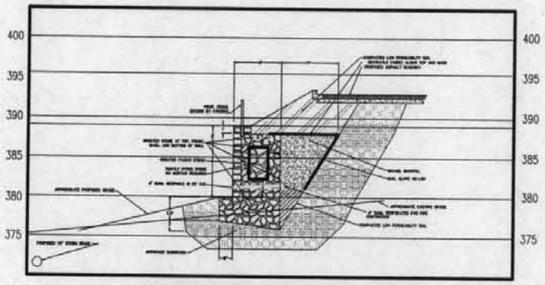
WALL H PLAN



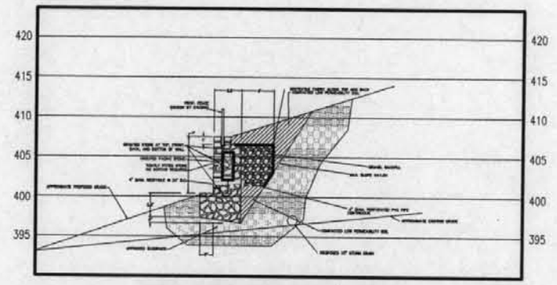
WALL E ELEVATION (GRAVITY WALL)



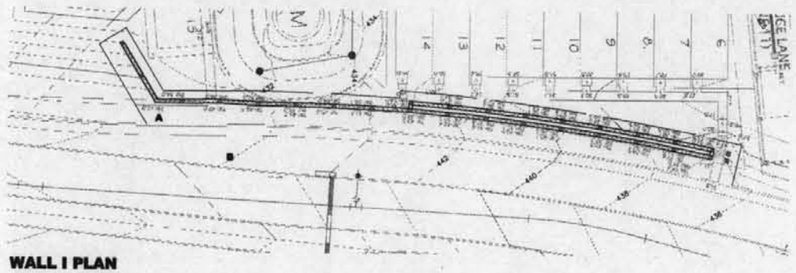
WALL H ELEVATION (GRAVITY WALL)



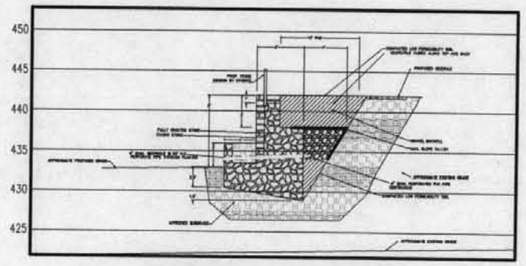
WALL E SECTION (TYP.) - N.T.S.



WALL H SECTION (TYP.) - N.T.S.

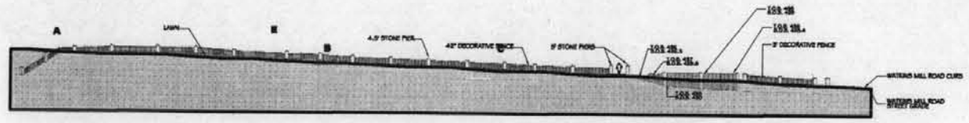


WALL I PLAN



RETAINING WALL I – TYPICAL SECTION

WALL I SECTION (TYP.) - N.T.S.



WALL I ELEVATION
(GRAVITY WALL)
SCALE: H:1"=30'
V:1"=30'

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

CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
SITE PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON
APPLICATION NO. SP- 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

NOTES:
1) STRUCTURAL DESIGN OF RETAINING WALL WILL BE INCLUDED WITH STRUCTURAL DESIGN OF BUILDING AND SHALL BE APPROVED BY PLANNING AND CODE ADMINISTRATION.
2) A CITY BUILDING PERMIT SHALL BE REQUIRED FOR CONSTRUCTION OF RETAINING WALL.

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.

WALL ELEVATIONS

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 LDS |
| DESIGNED | RCI | 1 LDS |
| DRAWN | RCI | 1 LDS |
| REVIEWED | RCI | 1 LDS |

RODGERS CONTACT: G. LATIMORE
RELEASE FOR
BY DATE

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

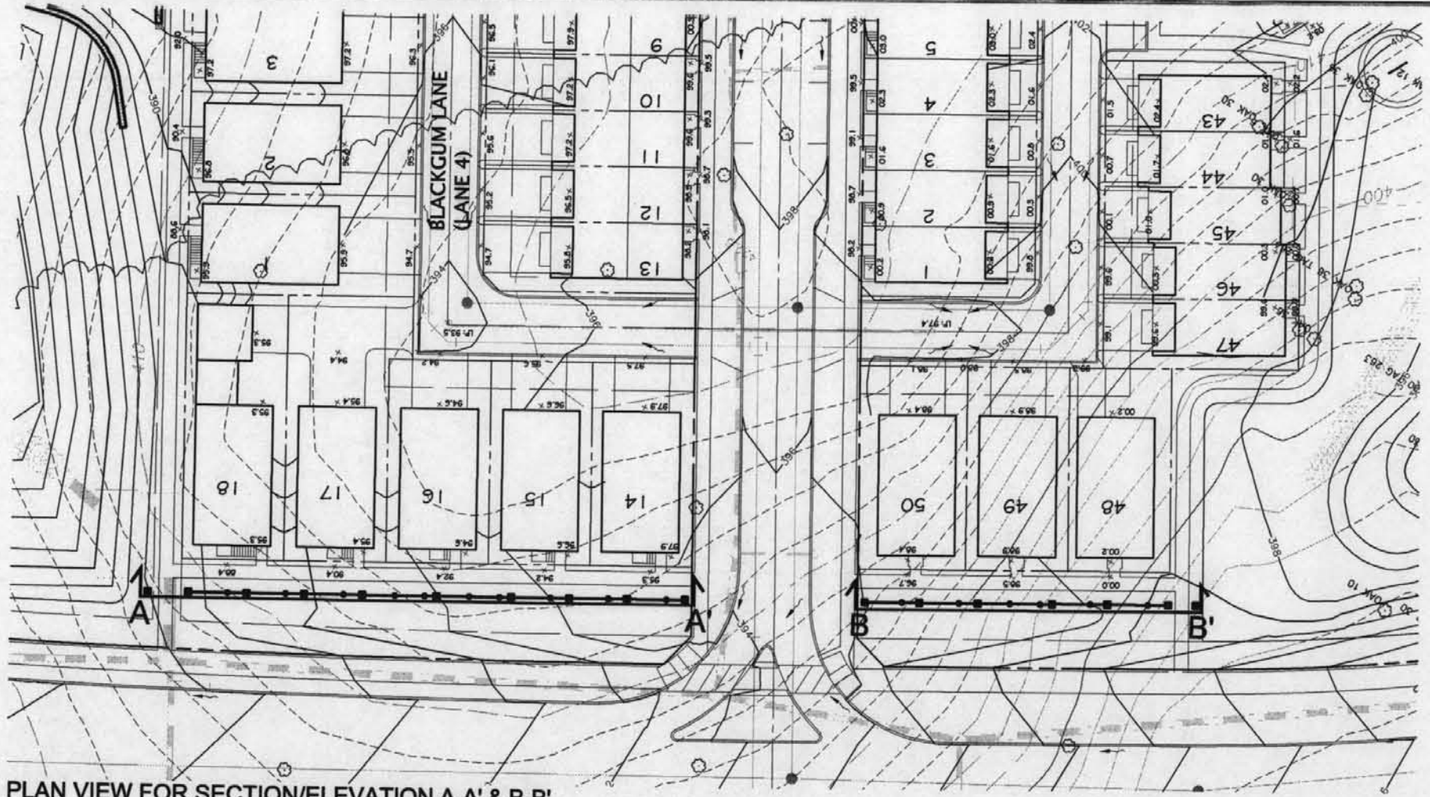
SCALE: H: 1" = 30'
V: 1" = 10'
JOB No. 1002A
DATE: NOV., 2005
SHEET No. 60 OF 67

PRELIMINARY NOT FOR CONSTRUCTION

SP-05-0013
#73
5-3-06

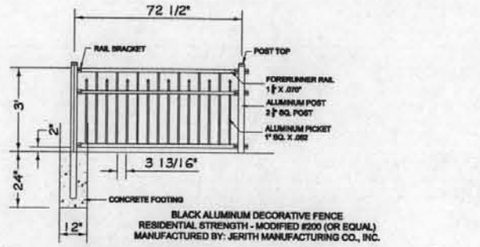
MISS UTILITY 800-257-7777

WATKINS MILL TOWN CENTER WALL ELEVATIONS



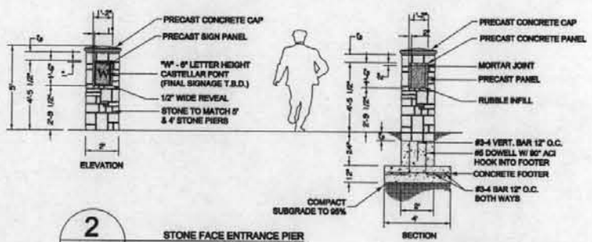

PLAN VIEW FOR SECTION/ELEVATION A-A' & B-B'

GRAPHIC SCALE
( IN FEET )
1 inch = 20 ft.



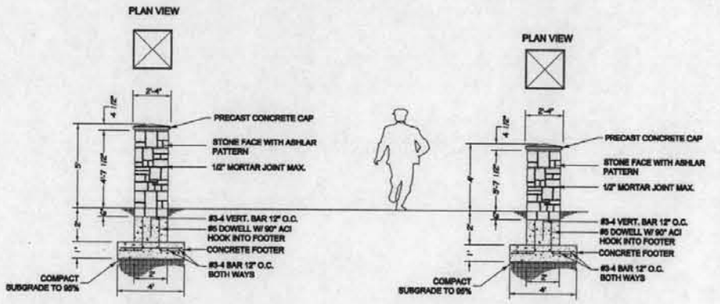

BLACK ALUMINUM DECORATIVE FENCE
RESIDENTIAL STRENGTH - MODIFIED #200 (OR EQUAL)
MANUFACTURED BY: JERITH MANUFACTURING CO., INC.

1/61 BLACK ALUMINUM FENCE DETAIL
N.T.S.



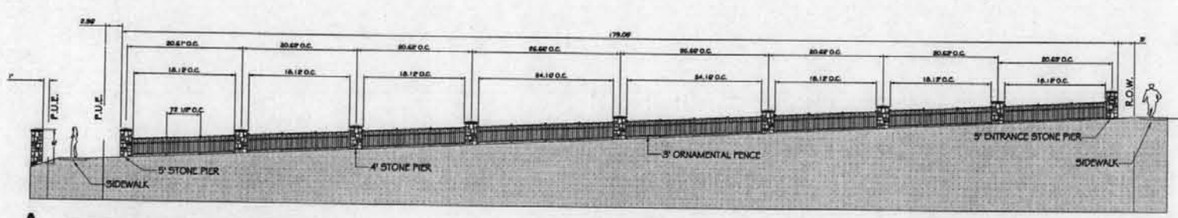

2/61 STONE FACE ENTRANCE PIER
N.T.S. (OR EQUAL)

FOOTING DESIGN BY OTHERS




FOOTING DESIGN BY OTHERS

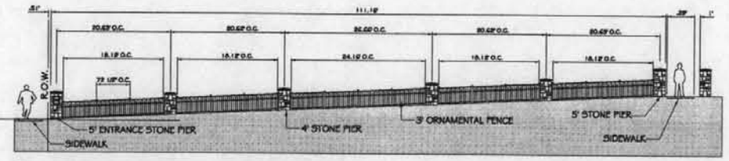
3/61 STONE PIER ELEVATIONS
N.T.S. (OR EQUAL)




A SECTION/ELEVATION A-A'

GRAPHIC SCALE
( IN FEET )
1 inch = 10 ft.

A'




B SECTION/ELEVATION B-B'

B'

PENGAD 800-631-6989
SP-05-0013
# 74
5-3-06

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.

FENCE SECTIONS/ELEVATIONS

RODGERS CONSULTING
Enhancing the value of land assets

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

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

RODGERS CONTACT: G. LINTZENICH

RELEASE FOR
BY: _____ DATE: _____

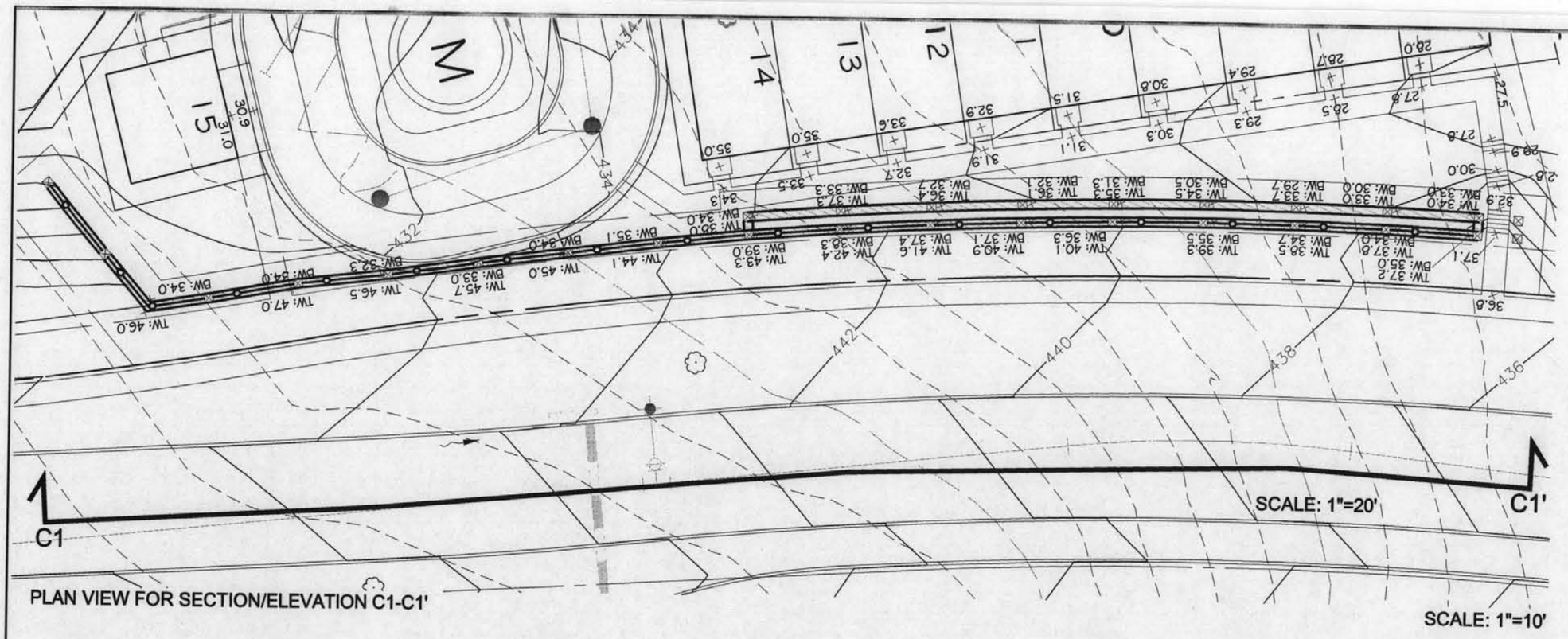
THE WOODLANDS AT WATKINS MILL TOWN CENTER
City of Gaithersburg
9th election district
Montgomery County, Maryland

SCALE: AS SHOWN
JOB No. 1002A
DATE: NOV., 2005
SHEET No. 61 OF 67

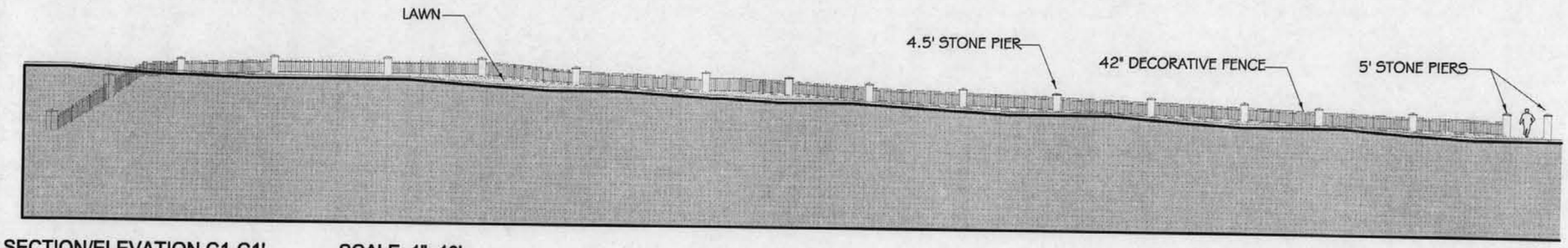
PRELIMINARY NOT FOR CONSTRUCTION

WATKINS MILL TOWN CENTER SITE PLAN NOTES AND DETAILS

M:\MO-Montgomery\Fentons\Old\Watkins\Site Plan\61-64-fence elevations.dwg Sheet61 Apr 24, 2006, 8:08am




PLAN VIEW FOR SECTION/ELEVATION C1-C1'




SECTION/ELEVATION C1-C1' SCALE: 1"=10'

PRELIMINARNOT FOR CONSTRUCTION

PENGAD 800-631-6989

SP-05-0013
#75
5-3-06

GRAPHIC SCALE
( IN FEET )
1 inch = 10 ft.

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 FOR CITY COMMENTS | 4-20-06 |
| | | | | REVISED FOR CITY COMMENTS | 4-11-06 |
| | | | | REVISED FOR 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.

FENCE SECTIONS/ELEVATIONS

RODGERS CONSULTING
Enhancing the value of land assets

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

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

RODGERS CONTACT: G. LATTERBERG

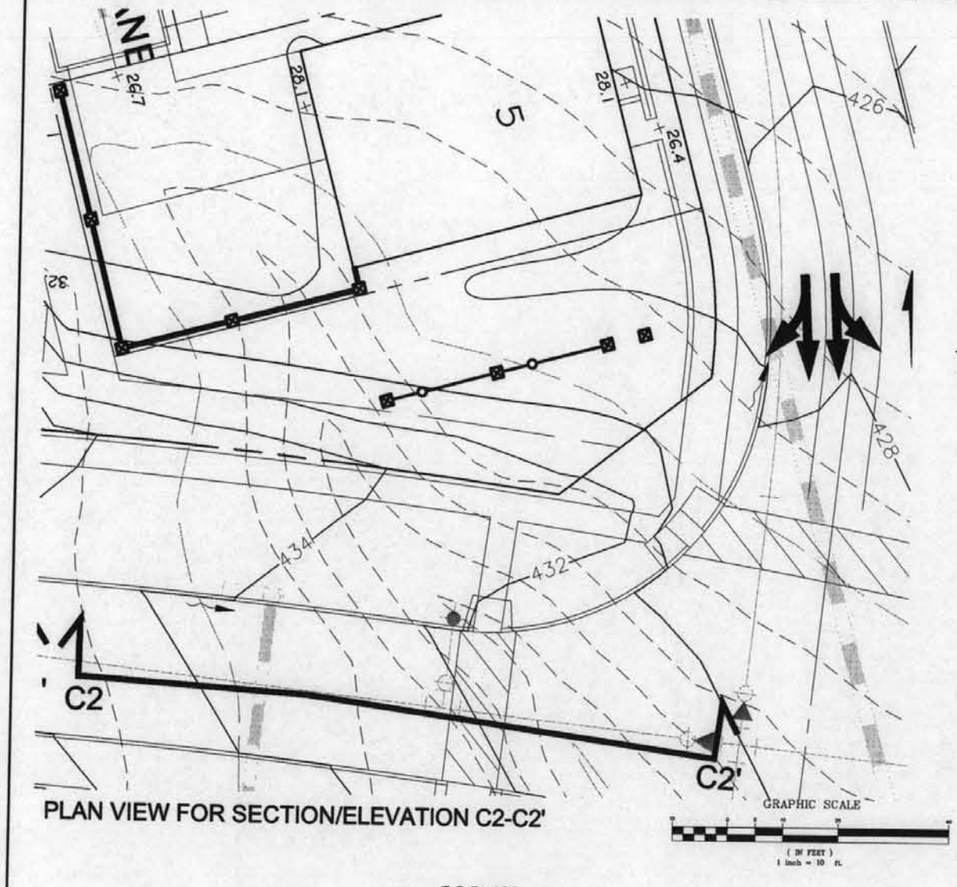
RELEASE FOR
BY ____ DATE ____

THE WOODLANDS AT WATKINS MILL TOWN CENTER

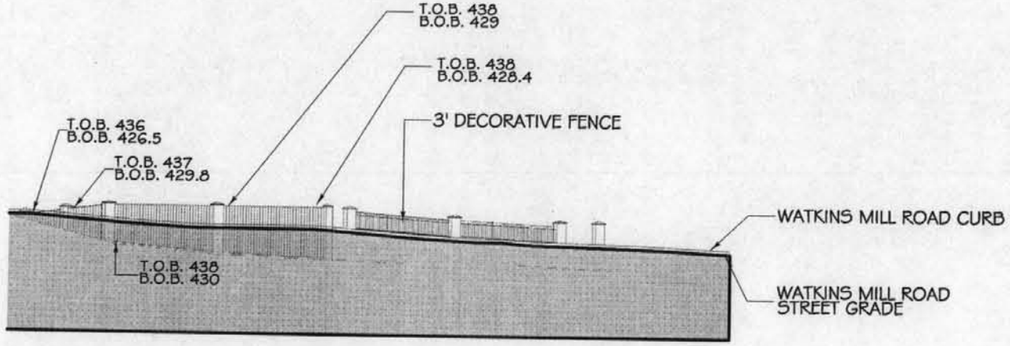
City of Gaithersburg
9th election district
Montgomery County, Maryland

SCALE: AS SHOWN
JOB No. 1002A
DATE: NOV., 2005
SHEET No. 62 OF 67

WATKINS MILL TOWN CENTER SITE PLAN NOTES AND DETAILS




PLAN VIEW FOR SECTION/ELEVATION C2-C2'

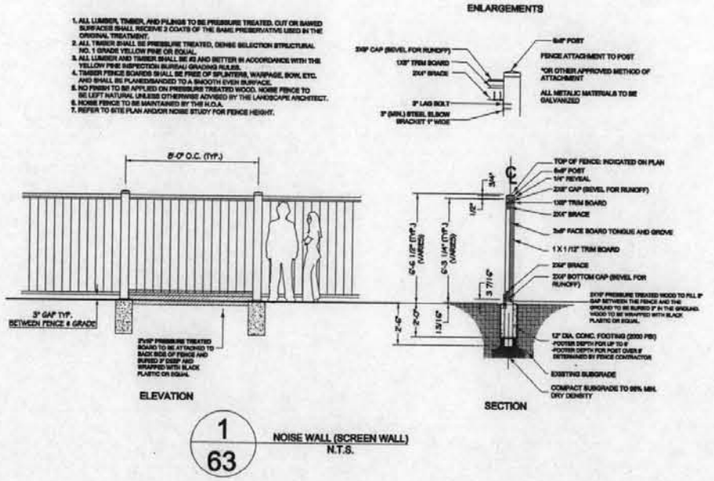



C2 C2'

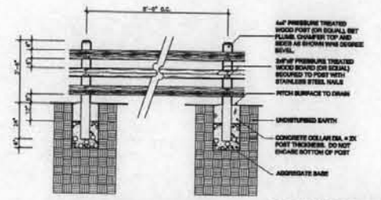
SECTION/ELEVATION C2-C2' SCALE: 1"=10'

ENLARGEMENTS

1. ALL LUMBER, TIMBER, AND PLINGS TO BE PRESSURE TREATED. CUT OR BAWED SURFACES SHALL RECEIVE 2 COATS OF THE SAME PRESERVATIVE USED IN THE ORIGINAL TREATMENT.
2. ALL TIMBER SHALL BE PRESSURE TREATED, DENSE SELECTION STRUCTURAL NO. 1 GRADE YELLOW PINE OR EQUAL.
3. ALL LUMBER AND TIMBER SHALL BE #2 AND BETTER IN ACCORDANCE WITH THE YELLOW PINE INSPECTION BUREAU GRADING RULES.
4. TIMBER FENCE BOARDS SHALL BE FREE OF SPLINTERS, WARPAGE, BOW, ETC. AND SHALL BE PLANED/SANDED TO A SMOOTH EVEN SURFACE.
5. NO FINISH TO BE APPLIED ON PRESSURE TREATED WOOD. NOISE FENCE TO BE LEFT NATURAL UNLESS OTHERWISE ADVISED BY THE LANDSCAPE ARCHITECT.
6. NOISE FENCE TO BE MAINTAINED BY THE H.O.A.
7. REFER TO SITE PLAN AND/OR NOISE STUDY FOR FENCE HEIGHT.

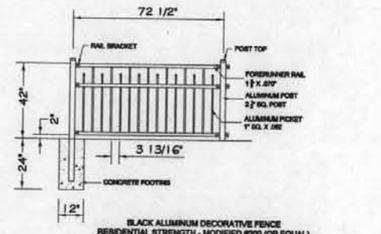



1/63 NOISE WALL (SCREEN WALL) N.T.S.




2/63 3-RAIL FENCE DETAIL N.T.S.

3-RAIL FENCE TO BE INSTALLED AT THE REAR YARDS OF HOMES ADJACENT TO CITY PARKLAND. REFER TO SITE PLAN FOR EXACT LOCATION.

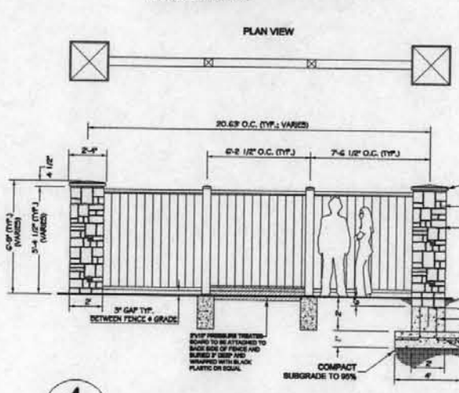



BLACK ALUMINUM DECORATIVE FENCE
RESIDENTIAL STRENGTH - MODIFIED #200 (OR EQUAL)
MANUFACTURED BY: JERITH MANUFACTURING CO., INC.

3/63 RETAINING WALL FENCE DETAIL N.T.S.

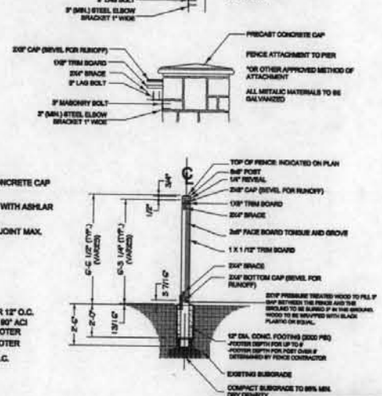
TO BE ISTALLED ON TOP OF ANY RETAINING WALL EXCEEDING 30".

1. ALL LUMBER, TIMBER, AND PLINGS TO BE PRESSURE TREATED. CUT OR BAWED SURFACES SHALL RECEIVE 2 COATS OF THE SAME PRESERVATIVE USED IN THE ORIGINAL TREATMENT.
2. ALL TIMBER SHALL BE PRESSURE TREATED, DENSE SELECTION STRUCTURAL NO. 1 GRADE YELLOW PINE OR EQUAL.
3. ALL LUMBER AND TIMBER SHALL BE #2 AND BETTER IN ACCORDANCE WITH THE YELLOW PINE INSPECTION BUREAU GRADING RULES.
4. TIMBER FENCE BOARDS SHALL BE FREE OF SPLINTERS, WARPAGE, BOW, ETC. AND SHALL BE PLANED/SANDED TO A SMOOTH EVEN SURFACE.
5. NO FINISH TO BE APPLIED ON PRESSURE TREATED WOOD. NOISE FENCE TO BE LEFT NATURAL UNLESS OTHERWISE ADVISED BY THE LANDSCAPE ARCHITECT.
6. NOISE FENCE TO BE MAINTAINED BY THE H.O.A.
7. REFER TO SITE PLAN AND/OR NOISE STUDY FOR FENCE HEIGHT.
8. STONE PIERS TO BE OF THE SAME MATERIAL, QUALITY, AND PATTERN AS OTHER PIERS PROPOSED FOR THE SITE.




4/63 NOISE WALL (SCREEN WALL) WITH STONE PIER N.T.S.

FOOTING DESIGN BY OTHERS




PERMAD 800-631-6989
SP-05-0013
#76
5-3-06

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.

FENCE SECTIONS/ELEVATIONS

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. LATTERNER

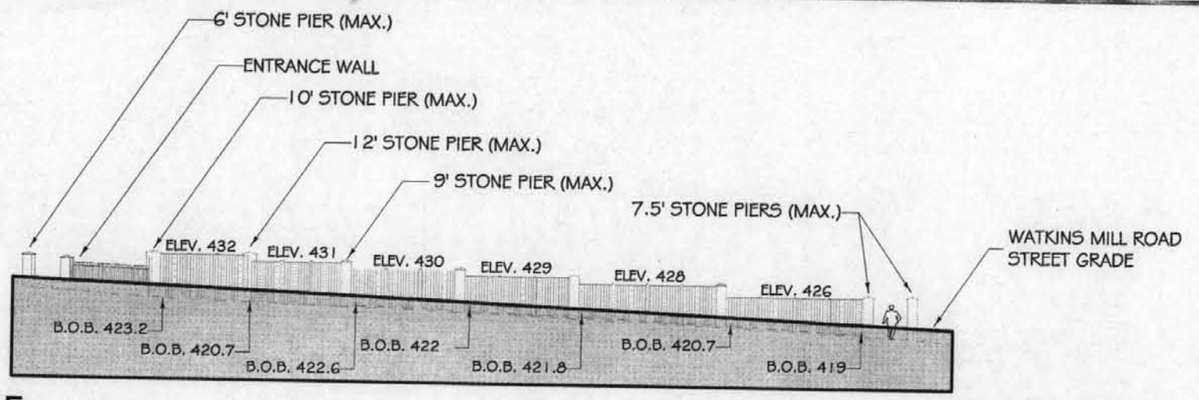
RELEASE FOR
BY: DATE:

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.: 63 OF 67

PRELIMINARY NOT FOR CONSTRUCTION

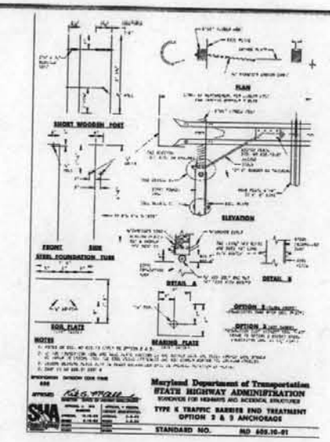
WATKINS MILL TOWN CENTER SITE PLAN NOTES AND DETAILS




SECTION/ELEVATION F-F'

PLAN VIEW FOR SECTION/ELEVATION F-F'

SCALE: 1"=10'




1/64 GUARDRAIL DETAIL (OR EQUAL)

N.T.S. *MODIFY TO BE WEATHERED STEEL

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**

PRELIMINARNOT FOR CONSTRUCTION

SP-05-0013
#77
5-3-06

PENGAD 800-631-6989

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

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

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

FENCE SECTIONS/ELEVATIONS

RODGERS CONSULTING
Enhancing the value of land assets

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

| | BY | DATE |
|---|---|---|
| BASE DATA | RCI | 11/05 |
| DESIGNED | RCI | 11/05 |
| DRAWN | RCI | 11/05 |
| REVIEWED | RCI | 11/05 |

RODGERS CONTACT: G. LINTERBERG

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. 64 of 67

WATKINS MILL TOWN CENTER SITE PLAN NOTES AND DETAILS