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PROGRAM MANAGEMENT
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PERMITTING SERVICES
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REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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FOR EXHIBIT PURPOSES ONLY

PROJECT No.: MB221005
DRAWN BY: KK
CHECKED BY: NS
DATE: 1/27/2023
CAD ID:

PROJECT:
SKETCH PLAN
FOR
MUDDY BRANCH INVESTMENTS, LLC
PROPOSED RESIDENTIAL DEVELOPMENT
770 MUDDY BRANCH ROAD
GAITHERSBURG, MD 20878

BOHLER
16701 MELFORD BLVD., SUITE 310
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N. B. SPEACH
PROFESSIONAL ENGINEERING
1/27/2023
PROFESSIONAL CERTIFICATION
I, NICHOLAS SPEACH, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 42063, EXPIRATION DATE: 8/14/23

SHEET TITLE:
SKETCH PLAN
SHEET NUMBER:
1
ORG. DATE - 1/27/2023

LEGEND

- SITE DEVELOPMENT AREA
- POTENTIAL GREEN AREA
- * POTENTIAL RESIDENTIAL AMENITY AREA
- DEVELOPMENT BLOCK
- PRIMARY SITE CIRCULATION
- PARKING AREA ACCESS
- LOCAL THOROUGHFARE
- D BLOCK NUMBER
- ★ NIKE MISSILE COMMEMORATIVE FEATURE
- ← PEDESTRIAN CONNECTION

DEVELOPMENT PHASING
THE DEVELOPMENT ILLUSTRATED ON THE SKETCH PLAN IS ANTICIPATED TO BE DEVELOPED IN A SINGLE PHASE. A PHASING PROGRAM MAY BE PROVIDED AT THE TIME OF SDP.

ZONING
EXISTING MXD ZONING TO REMAIN

SITE ACREAGE
13.73 ACRES

POTENTIAL USES
BLOCK A - MULTIFAMILY RESIDENTIAL
BLOCK B - MULTIFAMILY RESIDENTIAL
BLOCK C - MULTIFAMILY RESIDENTIAL
BLOCK D - MULTIFAMILY RESIDENTIAL

- GENERAL NOTES**
1. THE APPLICANT MAY ADJUST THE BLOCK BOUNDARIES AND OTHER AREAS IDENTIFIED WITHIN BLOCKS.
 2. THE SKETCH PLAN REPRESENTS A MAXIMUM OF 380 UNITS (27.7 DWELLING UNITS PER ACRE).
 3. PROPOSED BUILDINGS WILL BE A MAXIMUM OF 5 STORIES IN HEIGHT NOT INCLUDING BELOW GRADE OR MEZZANINE STORIES. BUILDING HEIGHTS WILL BE DETERMINED AT SDP. MULTI-FAMILY RESIDENTIAL STRUCTURES WILL BE CONSTRUCTED AS STAND-ALONE, SINGLE USE BUILDINGS. COMPREHENSIVE DESIGN GUIDELINES MAY BE PROPOSED AT TIME OF SDP.
 4. LOCATION OF SYMBOLS AND ELEMENTS MAY BE ADJUSTED AT SDP.
 5. NO DIRECT PEDESTRIAN CONNECTION WILL BE PROVIDED BETWEEN THIS PROJECT AND THE ADJACENT LAKELANDS RIDGE NEIGHBORHOOD.
 6. LOCATION AND SIZE OF GREEN AREAS IS TO BE FINALIZED AT SDP. AMOUNT OF GREEN AREA SHALL NOT BE LESS THAN 40% OF THE TOTAL AREA.