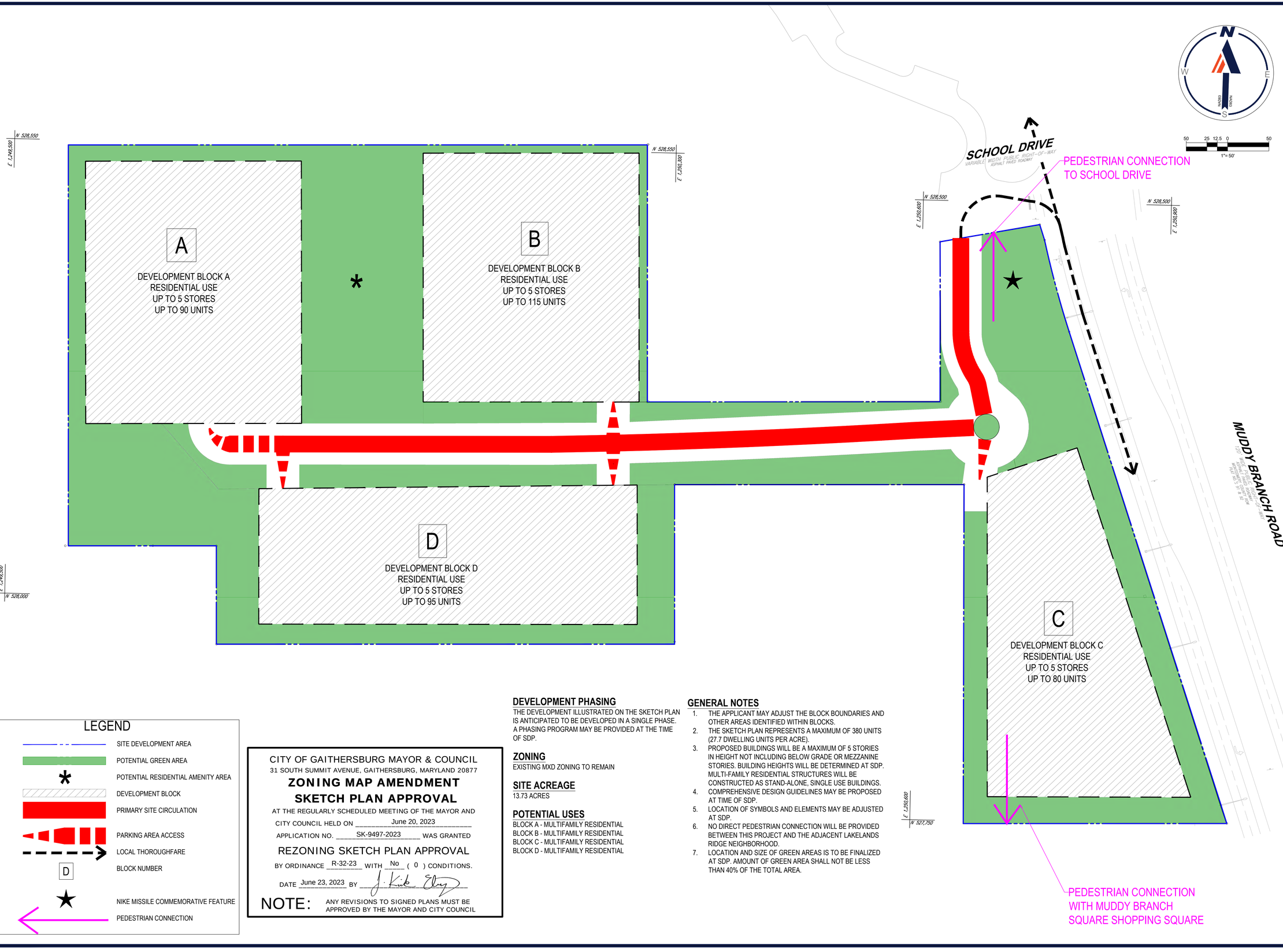

LEGEND

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

CITY OF GAITHERSBURG MAYOR & COUNCIL
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

ZONING MAP AMENDMENT
SKETCH PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND CITY COUNCIL HELD ON June 20, 2023
APPLICATION NO. SK-9497-2023 WAS GRANTED

REZONING SKETCH PLAN APPROVAL

BY ORDINANCE R-32-23 WITH No (0) CONDITIONS.

DATE June 23, 2023 BY _____

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE APPROVED BY THE MAYOR AND CITY COUNCIL

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.
4. COMPREHENSIVE DESIGN GUIDELINES MAY BE PROPOSED AT TIME OF SDP.
5. LOCATION OF SYMBOLS AND ELEMENTS MAY BE ADJUSTED AT SDP.
6. NO DIRECT PEDESTRIAN CONNECTION WILL BE PROVIDED BETWEEN THIS PROJECT AND THE ADJACENT LAKELANDS RIDGE NEIGHBORHOOD.
7. 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.

Feb 01, 2023
H:\2022\MB221005\CAD\DRAWINGS\EXHIBITS\SKETCH PLAN\23-1-11_MB221005 - SITE - LAYOUT CONCEPT (2).dwg
KK

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABILITY CONSULTING
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE DESIGN, IDEAS AND CONCEPTS OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE USED FOR ANY PURPOSE, IN WHOLE OR IN PART, WITHOUT THE EXPRESS WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.
© BOHLER

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

FOR EXHIBIT PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

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

PROJECT:

SKETCH PLAN

FOR

MUDDY BRANCH INVESTMENTS, LLC

PROPOSED RESIDENTIAL DEVELOPMENT

770 MUDDY BRANCH ROAD
GAITHERSBURG, MD 20878

BOHLER
16701 MELFORD BLVD , SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com

N. B. SPEACH
1/31/23
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 40283
PROFESSIONAL CERTIFICATION
I, NICHOLAS B. 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. 40283, EXPIRATION DATE: 6/14/23

SHEET TITLE:

SKETCH PLAN

SHEET NUMBER:

1

ORG. DATE - 1/27/2023