NUMBER | DRAWING NUMBER | DRAWING NUMBER | DRAWING NUMBER L-1093 | DRAWING NUMBER | DRAWING NUMBER | DRAWING N

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 075AR
POSITION EDGE OF PRINT ON THIS LINE

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.

APPROVED
CITY OF GAITHERSBURG DEPARTMENT OF PUBLIC WORKS AND ENGINEERING
* FINAL APPROVAL
DATE 10-5-98
BY James D Arnoult

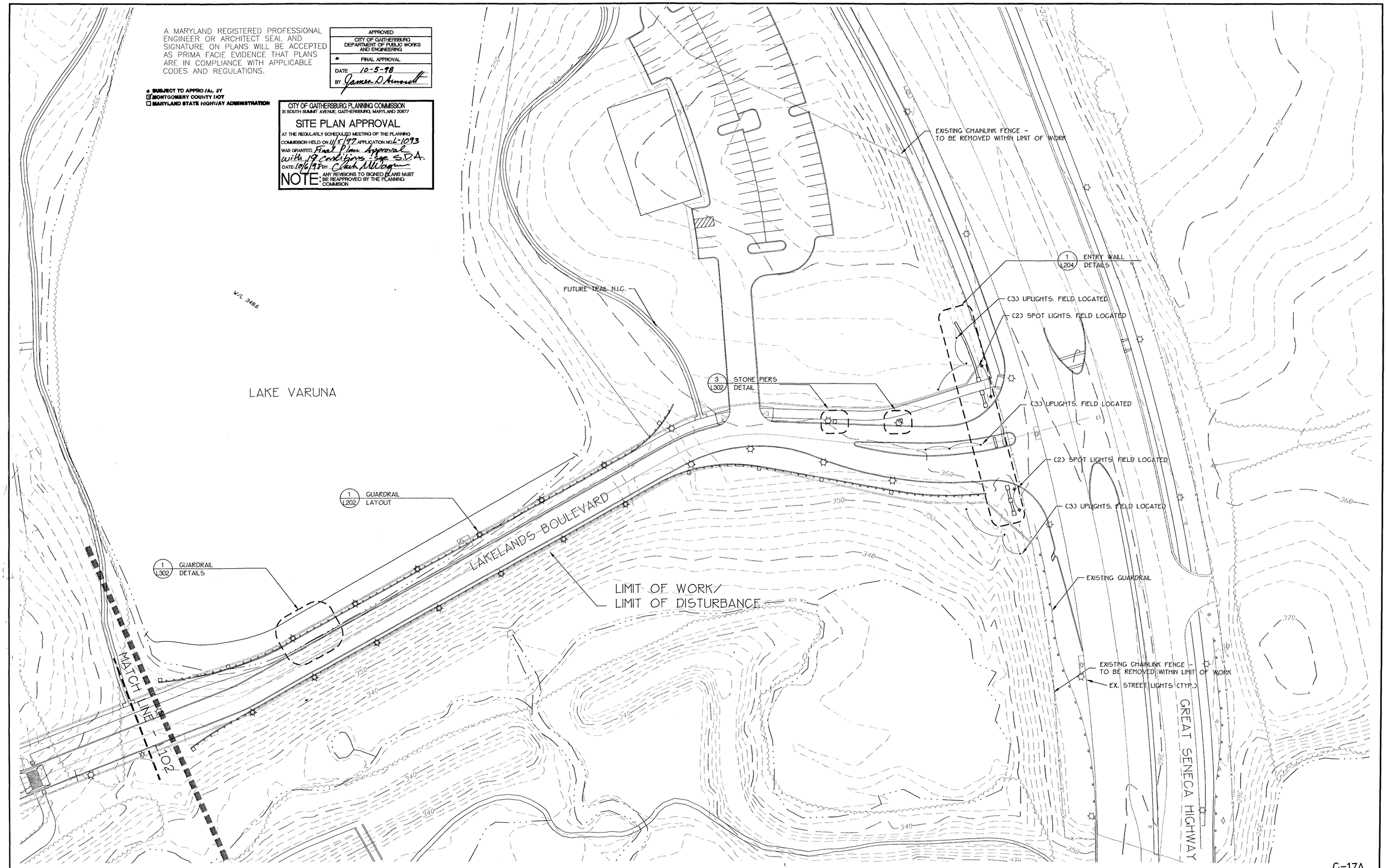
* SUBJECT TO APPROVAL BY
☑ MONTGOMERY COUNTY DOT
☐ MARYLAND STATE HIGHWAY ADMINISTRATION

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 11/5/97 APPLICATION NO. L-1093 WAS GRANTED Final Plan Approval with 19 Conditions - see S.D.A.
DATE 10/6/98 BY Clark M Wagner

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE PLANNING COMMISION



C-17A

NOTE: GREAT SENECA HIGHWAY LIGHTS TO BE RELOCATED AT LAKELAND'S DEVELOPER'S EXPENSE.

NOTE: ANY PAVERS LOCATED IN THE PUBLIC RIGHT OF WAY ARE TO BE MAINTAINED BY THE CITY. THE DEPARTMENT OF PUBLIC WORKS SHALL HAVE AN APPROVED ADHESIVE TO ADHERE TO THE PAVER.

EDAW
EDAW, Inc.
601 Prince Street
Alexandria, VA 22314
703 836-1414
Landscape Architecture Urban Design Site Engineering
Planning Environmental Analysis Graphic Design

ISSUANCE FOR BID
NOT FOR CONSTRUCTION

REVISION	DATE	REVISION	DATE	REVISION	DATE	REVISION	DATE
						DPW/STAFF COMMENTS	9/98
						DPW/STAFF COMMENTS	8/98

OWNER:
GAITHERSBURG COMMUNITY ASSOC., LLC
C/O NATELLI COMMUNITIES
806 WEST DIAMOND AVE., SUITE 300
GAITHERSBURG, MD 20878
(301) 948-4616
TOM NATELLI

SITE PLAN A

SECTION 2 PHASE 1
LAKELANDS
MONTGOMERY COUNTY, MARYLAND
GAITHERSBURG ELECTION DISTRICT NO.9
CITY OF GAITHERSBURG

R&A
LAND USE EVALUATION • PLANNING
CIVIL ENGINEERING • SURVEYING
ENVIRONMENTAL/NATURAL RESOURCES
RODGERS & ASSOCIATES, INC.
9260 GAITHER ROAD
GAITHERSBURG, MARYLAND
20877
PHONE: (301) 948-4700 GAITHERSBURG
(301) 253-6609 FREDERICK
FAX: (301) 948-6256

	BY	DATE
BASE DATA	10.28.97	
DESIGNED	MG	
DRAWN	JL, MG	
REVIEWED	CG	

RELEASE FOR
BY DATE

SCALE: 1"=30'-0"
JOB No. 7W014.02
DATE: 8.28.98
L101
SHEET No. 2 OF

PRELIMINARY NOT FOR CONSTRUCTION

G NUMBER
IN • IRVINE, CALIFORNIA
NUMBER 07SAR
POINT ON THIS LINE
DRAWING NUMBER
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 07SAR
POSITION EDGE OF PRINT ON THIS LINE
DRAWING NUMBER
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 07SAR
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L-1093
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
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PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
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REORDER BY NUMBER 07SAR
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DRAWIN
PLAN HOLD CORPORATIC
REORDER BY N
POSITION EDGE OF P

(SEE SHEET C-6)
MATCHLINE

STREAM VALLEY BUFFER TO BE DISTURBED + REFORESTED WITH MINIMUM 2" CAL. NATIVE SPECIES AT 20' O.C. NO TREE SHALL BE PLANTED WITHIN 15 FEET OF THE TOP OF THE LAKE VARUNA EMBANKMENT.

LAKE VARUNA

SWM QUANTITY + QUALITY
100 YEAR WSE = 352.60
10 YEAR WSE = 350.74
1 YEAR WSE = 349.15
NORMAL POOL = 345.20

THIS LAND TO BE CONVEYED TO THE CITY OF GAITHERSBURG.

FOCAL POINT TO BE DESIGNED IN THIS GENERAL AREA AT A LATER DATE.

STREAM VALLEY BUFFER TO BE DISTURBED + REFORESTED WITH MINIMUM 2" CAL. NATIVE SPECIES AT 20' O.C. NO TREE SHALL BE PLANTED ON THE LAKE VARUNA EMBANKMENT.

LAKE VARUNA DRIVE

LAKELANDS DRIVE (SEE EDAW PLANS FOR DETAILS OF PRIVATE IMPROVEMENTS)

RESTAURANT 'A' CLASS 'A' 6000 S.F. (FINAL SITE PLAN FOR RESTAURANT TO BE SUBMITTED AT A LATER DATE)

NOTE: FOREST CONSERVATION EASEMENT TO BE ABANDONED AND REPLACED IN ANOTHER LOCATION TO BE APPROVED BY CITY OF GAITHERSBURG STAFF.

NOTE: EX. STREET LIGHTS TO BE RELOCATED AT DEVELOPERS EXPENSE (TYP.)

EX. GREAT SENECA HIGHWAY

COMMERCIAL USE AREA

TREE SAVE AREA

PROPOSED TREE LINE

8' BIKE PATH

PROP. GUARDRAIL

EX. SANITARY SEWER ESMT.

EX. SLOPE ESMT.

6" CONCRETE SIDEWALK

EX. SWM ESMT.

LIMIT OF SITE PLAN

WETLANDS BUFFER

WETLANDS

1. 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.
2. All perimeters, paving edges and islands shall be curbed.
3. All grates are to be bicycle proof and traffic bearing.
4. Garages shall be accessible without causing cars to drag. See site plan for garage elevations.
5. Additional P.U.E.'s will be granted if needed.
6. Final location of Nature Trail to be field located per City Staff and Applicant. See EDAW Plans for Construction Specifications.
7. Grade all lots in such a manner as to provide positive drainage of all areas so there is no accumulation of surface water, particularly between dwellings and garages.
8. At the time of building permit issuance, the builder shall provide a recorded private mutual surface drainage easement for the drainage swale between dwellings and garages. In addition the builder shall provide an easement for the underground roof drain system from between the dwellings and garages to the alley for the benefit of the adjacent property owners.
9. If the builder constructs any house and/or garage option that obstructs positive drainage of rear yard surface water, the builder is responsible to revise these plans and show proposed storm drain system and recorded private mutual storm drain easement for the benefit of the adjacent property owners.

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 11/5/97 APPLICATION NO. L-1093 WAS GRANTED Final Plan Approval With 19 conditions - See SDA
DATE 10/6/98 BY Clark L. Wagner
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE PLANNING COMMISSION

APPROVED
CITY OF GAITHERSBURG DEPARTMENT OF PUBLIC WORKS AND ENGINEERING
FINAL APPROVAL *
DATE 10-5-98
BY James D. Arnoult
* Subject to Approval of Retaining Walls

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.

L-1093

9/15/98

REVISION	DATE
ADDED DIMENSIONS TO STORM DRAIN	9/19/98
EASEMENTS PER DPW	
REV. GRADING, SVB, TRAILS	8/28/98
REVISED PER STAFF COMMENTS	7/22/98
REVISED PER STAFF COMMENTS	5/8/98
REVISED PER (2ND) STAFF COMMENTS	10/28/97
REVISED PER STAFF COMMENTS	10/14/97

OWNER:
GAITHERSBURG COMMUNITY ASSOC., LLC
C/O NATELLI COMMUNITIES
806 WEST DIAMOND AVE., SUITE 300
GAITHERSBURG, MD. 20878
PH. (301) 948-4616 FAX: (301) 948-2567
CONTACT: TOM NATELLI

FINAL SITE PLAN

SECTION 2, PHASE 1
LAKELANDS
CITY OF GAITHERSBURG
GAITHERSBURG ELECTION DISTRICT NO. 9
MONTGOMERY COUNTY, MARYLAND

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LAND USE EVALUATION • PLANNING
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PHONE: (301) 948-4700 GAITHERSBURG
(301) 253-6609 FREDERICK
FAX: (301) 948-6256

	BY	DATE
BASE DATA	CADD	
DESIGNED	JJS	
DRAWN	JJS	8/97
REVIEWED	RDF	8/98

RELEASE FOR ☐
BY _____ DATE _____

SCALE: 1" = 30'
JOB No. 654AC
DATE: AUGUST, 1997
C-5
SHEET No. 5 OF 9

SITE PLAN - LAKELANDS, SECTION 2, PHASE 1