

DRAWING NUMBER

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REGISTERED PROFESSIONAL ENGINEER
REGISTERED PROFESSIONAL SURVEYOR
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

DRAWING NUMBER

W-1082

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REGISTERED PROFESSIONAL ENGINEER
REGISTERED PROFESSIONAL SURVEYOR
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

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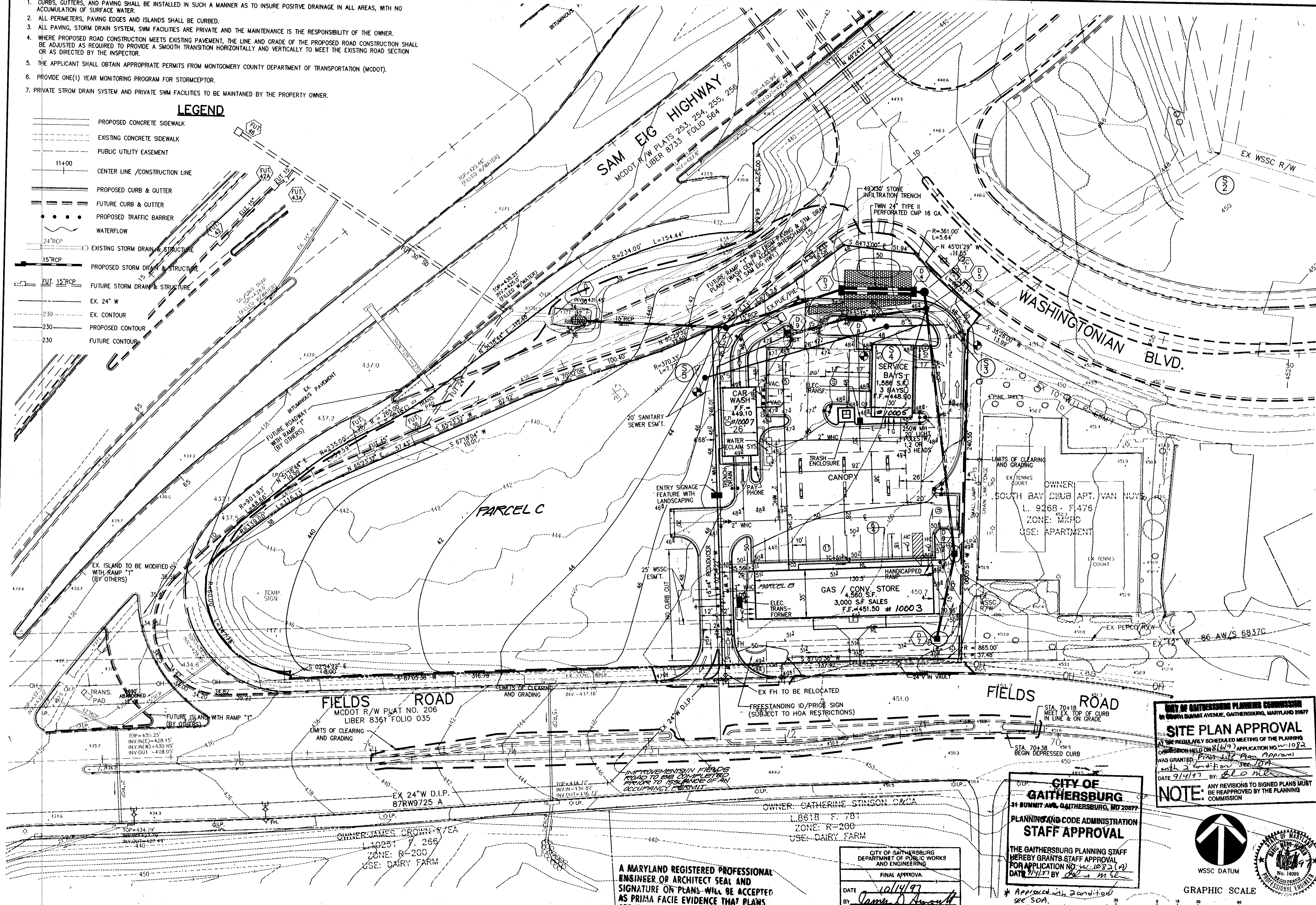
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REGISTERED PROFESSIONAL ENGINEER
REGISTERED PROFESSIONAL SURVEYOR
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

NOTES

- CURBS, GUTTERS, AND PAVING SHALL BE INSTALLED IN SUCH A MANNER AS TO INSURE POSITIVE DRAINAGE IN ALL AREAS, WITH NO ACCUMULATION OF SURFACE WATER.
- ALL PERIMETERS, PAVING EDGES AND ISLANDS SHALL BE CURBED.
- ALL PAVING, STORM DRAIN SYSTEM, SWM FACILITIES ARE PRIVATE AND THE MAINTENANCE IS THE RESPONSIBILITY OF THE OWNER.
- WHERE PROPOSED ROAD CONSTRUCTION MEETS EXISTING PAVEMENT, THE LINE AND GRADE OF THE PROPOSED ROAD CONSTRUCTION SHALL BE ADJUSTED AS REQUIRED TO PROVIDE A SMOOTH TRANSITION HORIZONTALLY AND VERTICALLY TO MEET THE EXISTING ROAD SECTION OR AS DIRECTED BY THE INSPECTOR.
- THE APPLICANT SHALL OBTAIN APPROPRIATE PERMITS FROM MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION (MCDOT).
- PROVIDE ONE(1) YEAR MONITORING PROGRAM FOR STORMCEPTOR.
- PRIVATE STROM DRAIN SYSTEM AND PRIVATE SWM FACILITIES TO BE MAINTAINED BY THE PROPERTY OWNER.

LEGEND

- PROPOSED CONCRETE SIDEWALK
- EXISTING CONCRETE SIDEWALK
- PUBLIC UTILITY EASEMENT
- 11+00 CENTER LINE /CONSTRUCTION LINE
- PROPOSED CURB & GUTTER
- FUTURE CURB & GUTTER
- PROPOSED TRAFFIC BARRIER
- WATERFLOW
- 24" RCP EXISTING STORM DRAIN & STRUCTURE
- 15" RCP PROPOSED STORM DRAIN & STRUCTURE
- FUT. 15" RCP FUTURE STORM DRAIN & STRUCTURE
- EX. 24" W EX. CONTOUR
- 230 PROPOSED CONTOUR
- 230 FUTURE CONTOUR



VICA
ENGINEERS PLANNERS LANDSCAPE ARCHITECTS SURVEYORS CONSTRUCTION INSPECTORS
VICA INCORPORATED
8180 GREENSBORO DRIVE
7030/442-7800 FAX (703)761-2767
MCLEAN, VA

PARCEL "B" AND "C"
BLOCK "A"
WASHINGTONIAN CENTER
GAITHERSBURG ELECTION DISTRICT
CITY OF GAITHERSBURG
MONTGOMERY COUNTY, MARYLAND

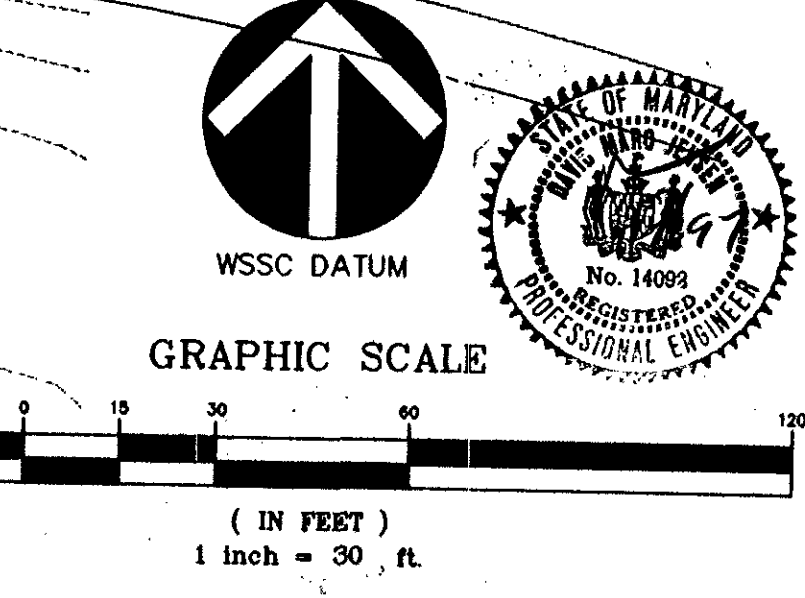
SITE PLAN

CITY OF GAITHERSBURG PLANNING COMMISSION
31 SUMMIT AVE. GAITHERSBURG, MARYLAND 20877
SITE PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON 8/16/97 APPLICATION NO. W-1082
HAS GRANTED *Final Staff Plan Approval*
with 2 conditions see SOA
DATE 9/14/97 BY: *blome*

CITY OF GAITHERSBURG
31 SUMMIT AVE. GAITHERSBURG, MD 20877
PLANNING AND CODE ADMINISTRATION
STAFF APPROVAL
THE GAITHERSBURG PLANNING STAFF
HEREBY GRANTS STAFF APPROVAL
FOR APPLICATION NO. W-1082 (A)
DATE 9/14/97 BY: *blome*

CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS
AND ENGINEERING
FINAL APPROVAL
DATE 10/14/97
BY: *James D. Amault*

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.



VICA REVISIONS

1st. SUB. 6-20-97	
ADD PCA COMMENTS	
7/29/97	
2nd. SUB. 9-3-97	
ADD DWP COMMENT	
10-02-97	

DATE: JULY, 1997
DES. SMJ DWN. CADD
SCALE: 1"=30'
PROJECT/FILE NO. 5064
SHEET NO. 3

DRAWING NUMBER

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDER BY NUMBER 0754R
FOOTING EDGE OF PART OR FULL LINE

DRAWING NUMBER

W-1082

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDER BY NUMBER 0754R
FOOTING EDGE OF PART OR FULL LINE

DRAWING NUMBER

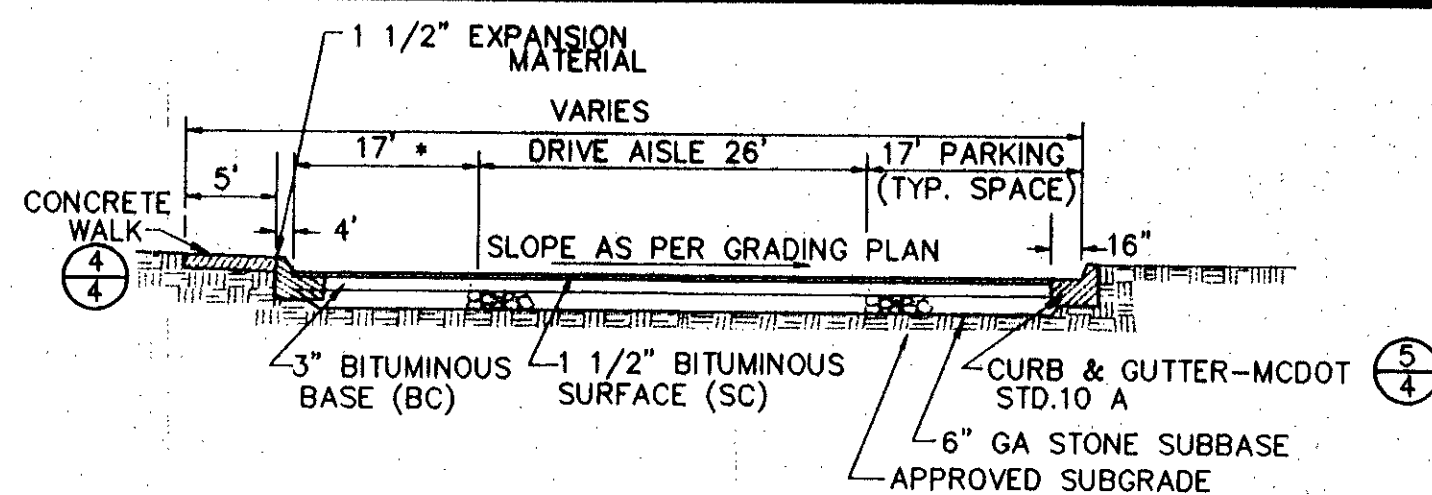
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDER BY NUMBER 0754R
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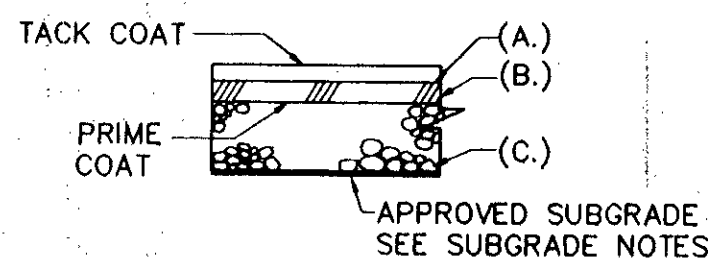


- NOTES:**
1. ALL LEAD WALKS ARE 5' WIDE. ALL OTHER WALKS 5' WIDE.
 2. A SMOOTH GRADE SHALL BE MAINTAINED FROM CENTERLINE OF EX. ROAD TO PROP. CURB & GUTTER TO PRECLUDE THE FORMING OF FALSE GUTTERS &/OR THE POUNDING OF WATER ON THE RUNWAY.
 3. SEE SITE PLAN FOR LOCATION OF CONCRETE CURB & GUTTER AND HEADER CURB.

* SEE SITE PLAN FOR WIDTH

PAVEMENT SECTION

- (A.) TOP COURSE BITUMINOUS CONCRETE SURFACE - 1 1/2" S-C
- (B.) BITUMINOUS BASE COURSE - 3" B-C
- (C.) SUBBASE COURSE - 6" GA BASE



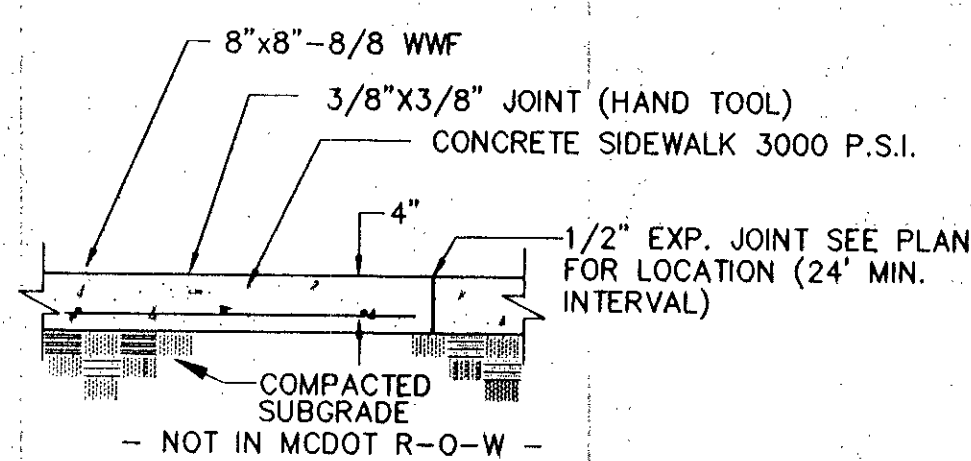
SUBGRADE NOTES:

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 BE NOT LESS THAN 105 POUNDS PER CUBIC FOOT AND SHALL BE COMPACTED TO NOT LESS THAN 100% OF THE MAXIMUM DENSITY EXCEPT FOR A SIDEWALK SUBGRADE WHICH WILL BE COMPACTED TO NOT LESS THAN 95% OF THE MAXIMUM DENSITY.

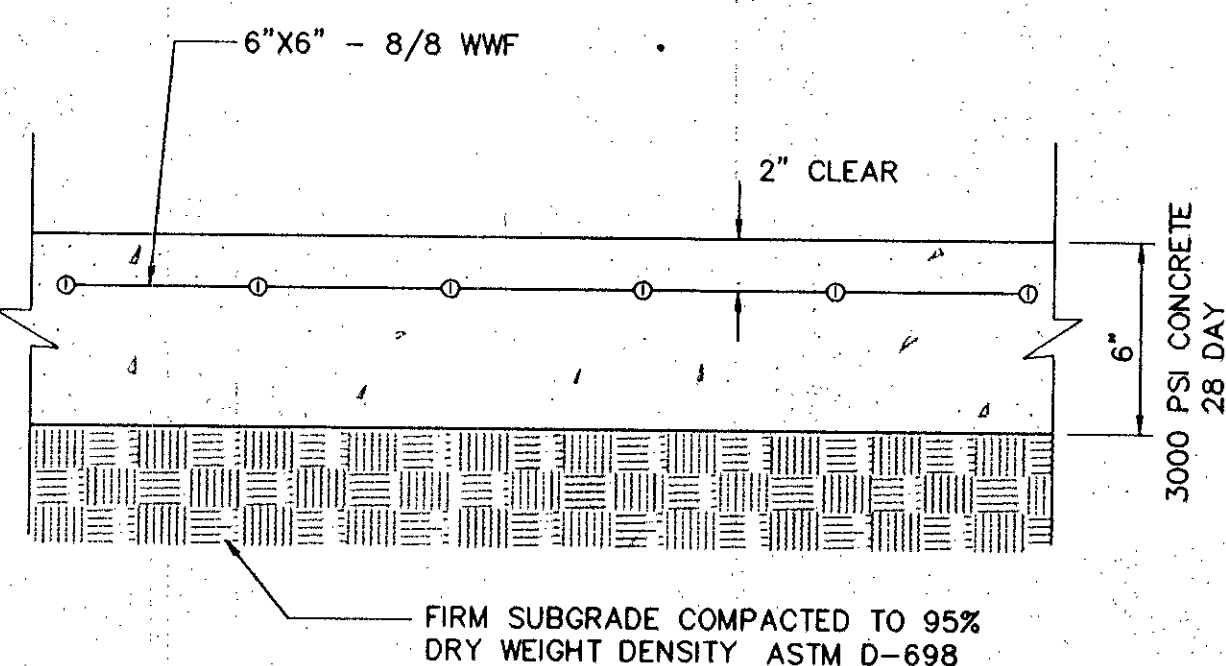
2. MATERIAL USED BELOW THE TOP 12 INCHES OF SUBGRADE SHALL BE COMPACTED TO NOT LESS THAN 95% OF THE MAXIMUM DENSITY.

1
4 TYPICAL SECTION
NO SCALE

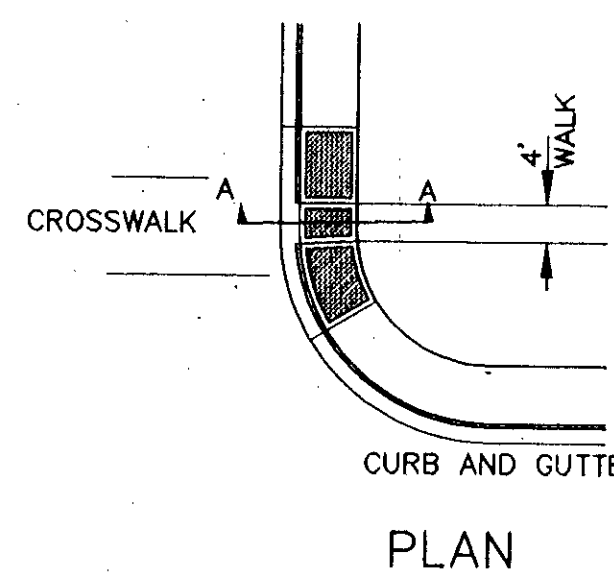
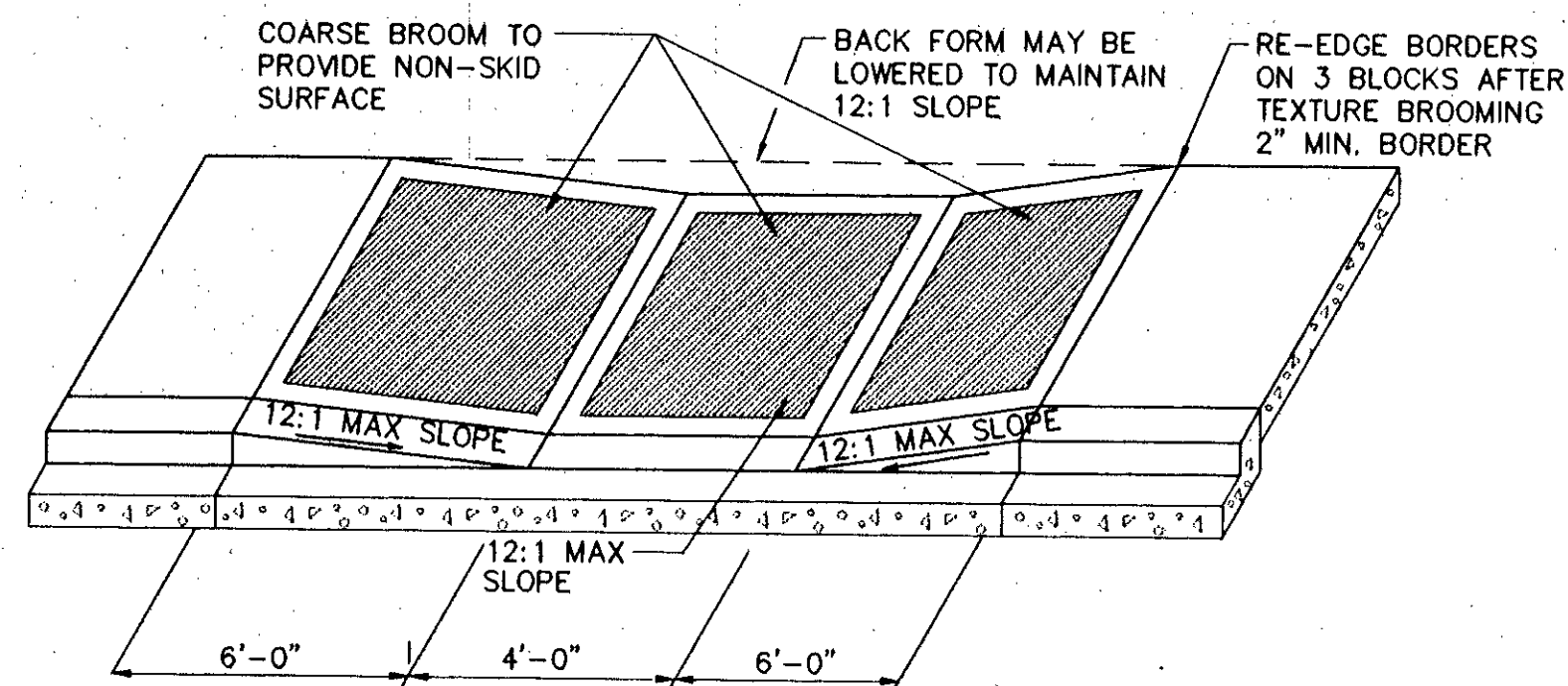
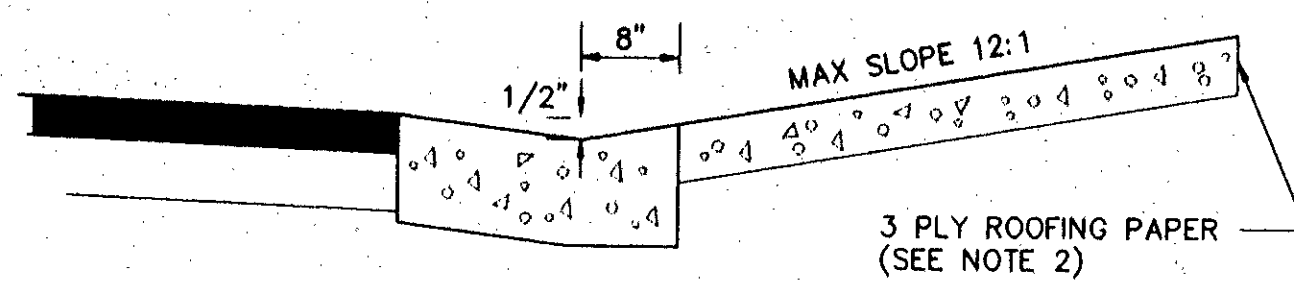


- NOTES:**
1. ALL LEAD WALKS TO BLDGS ARE 4' WIDE.
 2. SEE SITE PLAN FOR WIDTHS OF OTHER WALKS.

2
4 CONCRETE SIDEWALK
NOT TO SCALE



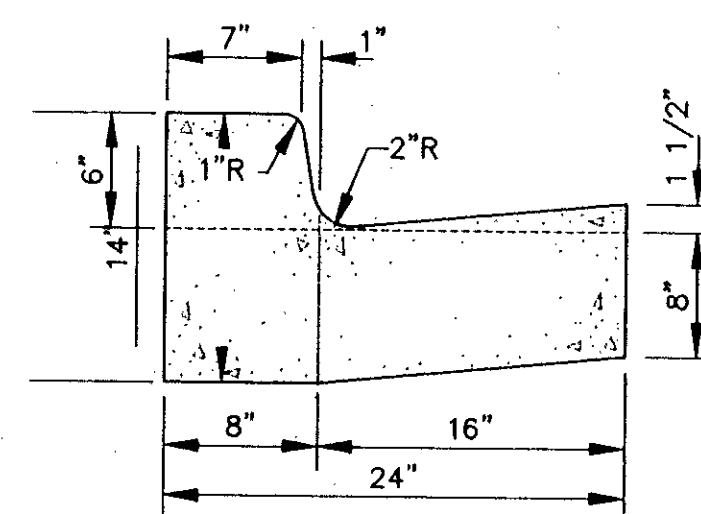
3
4 CONCRETE PAD DETAIL
NO SCALE



GENERAL NOTES:

1. SIDEWALK RAMPS SHOULD BE LOCATED AS INDICATED, HOWEVER, EXISTING SURFACE UTILITIES MAY AFFECT PLACEMENT.
2. A 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE THE RAMP JOINS ANY RIGID PAVEMENT OR STRUCTURE.
3. REFER TO MARYLAND STATE HIGHWAY ADMINISTRATION SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION.

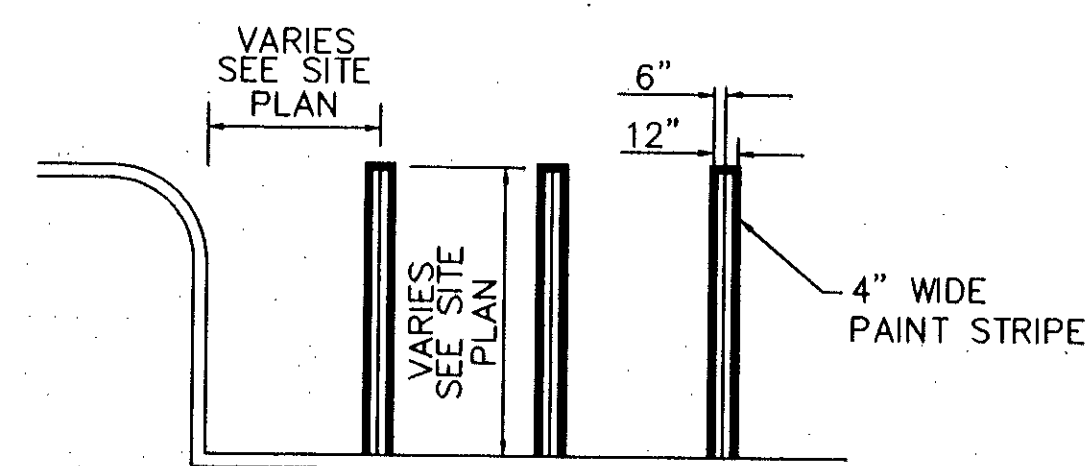
4
4 STANDARD RESIDENTIAL SIDEWALK RAMP
NO SCALE



GENERAL NOTES:

1. WHEREVER STANDARD 10-C IS USED, A TEN FOOT TRANSITION SHALL BE PROVIDED FROM STANDARD 10-C TO STANDARD 10-A FOR CURB RETURNS AND CURB SECTIONS WHICH INCLUDE INLETS.
2. REFER TO MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR MATERIALS, METHODS OF CONSTRUCTION AND EXPANSION JOINT LOCATIONS.
3. THE STANDARD DISTANCE BETWEEN JOINTS SHALL BE TEN FEET (MAX. AND MIN. DISTANCES SHALL BE THIRTEEN FEET AND SIX FEET RESPECTIVELY).

5
4 COMBINATION CONCRETE CURB & GUTTER
STANDARD 10-A
NO SCALE



6
4 PARKING LOT STRIPING DETAIL
STANDARD 10-A
NO SCALE

GENERAL NOTES:

1. THE LOCATIONS OF EXISTING UTILITIES ON THESE DRAWINGS ARE APPROXIMATE AND BASED ON RECORD INFORMATION. HOWEVER, IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES WITHIN THE AREA OF CONSTRUCTION PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL CONTACT "MISS UTILITY" UTILITY COMPANY REPRESENTATIVES, PERFORM TEST PITS, REVIEW CURRENT TEST PIT DATA AND WHATEVER OTHER OPERATIONS AVAILABLE, TO INSURE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES IN THE AREA OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY POTENTIAL CONFLICTS OR DISCREPANCIES BETWEEN ACTUAL LOCATIONS AND THOSE OF THE PLANS PRIOR TO COMMENCING CONSTRUCTION AND PURCHASE OF MATERIALS.
2. ALL SITE CONSTRUCTION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROJECT PLANS, SPECIFICATIONS, WASHINGTON SUBURBAN SANITARY COMMISSION STANDARDS AND SPECIFICATIONS, THE MARYLAND STATE HIGHWAY STANDARDS AND SPECIFICATIONS AND THE MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION.
3. ALL PROPOSED UTILITY CROSSINGS SHALL BE TEST PITTED BY HAND PRIOR TO CONSTRUCTION.
4. NO WORK IN PUBLIC RIGHT-OF-WAY SHALL BEGIN UNTIL APPROPRIATE PERMITS HAVE BEEN OBTAINED.
5. NO EXCAVATION SHALL BEGIN UNTIL THE LOCATION OF EXISTING UTILITIES HAVE BEEN DETERMINED. CALL "MISS UTILITY" AT 1-800-257-7777 48 HOURS PRIOR TO THE START OF WORK.
6. GRADING SHALL BE DONE IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE.
7. THE CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS TO STRUCTURES WHEN NECESSARY TO MEET EXISTING CONDITIONS AS DIRECTED BY THE ENGINEER.
8. CONTACT WASHINGTON SUBURBAN SANITARY COMMISSION SYSTEM MAINTENANCE ENGINEER BEFORE EXCAVATING BENEATH OR IN THE VICINITY OF EXISTING WATER OR SEWER MAINS. BACKFILL TO BE DONE UNDER THE SUPERVISION OF WASHINGTON SUBURBAN SANITARY COMMISSION. CALL 699-4420.
9. TYPES OF STRUCTURES REFER TO THE STANDARD DETAILS OF W.S.S.C., MARYLAND STATE HIGHWAY ADMINISTRATION AND THE MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION UNLESS OTHERWISE NOTED.
10. WHERE THE DROP ON THE MAIN LINE THROUGH A STRUCTURE CAN BE ACCOMMODATED BY AN INLET SLOPE OF 1/2:2 OR FLATTER, A ROUNDED CHANNEL LINED WITH SEWER BRICK ON EDGE SHALL BE BUILT TO THE CROWN OF THE PIPES, OTHERWISE A GRANITE INVERT SHALL BE PROVIDED.
11. REPAIRS TO UTILITIES ON PUBLIC AND/OR PRIVATE PROPERTY DAMAGED AS A RESULT OF THE CONTRACTOR'S NEGLIGENCE OR METHOD OR OPERATION MUST BE MADE AT HIS OWN EXPENSE.
12. ALL TRENCH BEDDING SHALL BE CLASS "C" UNLESS OTHERWISE NOTED.
13. THE DEVELOPER IS RESPONSIBLE FOR ALL NECESSARY RELOCATION OF EXISTING UTILITIES NECESSITATED BY THIS PROJECT.
14. TRANSITION CURB AND GUTTER, PAVING AND SIDEWALKS TO MEET EXISTING IN LINE AND ON GRADE OR AS DIRECTED BY THE MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION INSPECTOR AND/OR THE ENGINEER.
15. CONTRACTOR SHALL MAKE AN INSPECTION OF THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITION.
16. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL THE NECESSARY PERMITS FOR UTILITY CONSTRUCTION AND/OR RELOCATION AT NO ADDITIONAL COST TO THE DEVELOPER.
17. THE CONTRACTOR HAS THE OPTION OF PROVIDING PRE-CAST STORM DRAIN STRUCTURES FOR AREAS OUTSIDE THE PUBLIC RIGHT-OF-WAY. SHOULD THE CONTRACTOR EXERCISE THIS OPTION, HE SHALL SUBMIT SHOP DRAWINGS TO VIKI FOR APPROVAL PRIOR TO ORDERING MATERIALS AND COMMENCING CONSTRUCTION.
18. THE CONTRACTOR SHALL COORDINATE ANY UTILITY RELOCATION OR REMOVAL WITH THE APPROPRIATE UTILITY COMPANIES.
19. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL AND/OR LANDSCAPE DRAWINGS FOR ALL BUILDING DIMENSIONS, & DETAILED GRADING.
20. COMBINATION CONCRETE CURB & GUTTER TO BE CONSTRUCTED ACCORDING TO MONTGOMERY COUNTY STANDARD 10-A, USE SPILL TYPE CURB AND SLOPE PAN AT SAME GRADE WHEN PAVEMENT SLOPES AWAY FROM CURB.
21. HANDICAPPED PARKING SPACES SHALL BE IDENTIFIED ON SITE AS REQUIRED BY THE MONTGOMERY COUNTY STANDARDS AND MARYLAND STATE STANDARDS.
22. IF THE CONTRACTOR HAS ANY QUESTIONS AS TO THE NATURE, METHODS OR DETAIL OF THE PERFORMANCE OF HIS WORK OR THE CONTRACT DOCUMENTS, HE SHOULD CONTACT VIKI PRIOR TO CONTINUING WORK. VIKI ACCEPTS NO LIABILITY OF ASSUMPTIONS OR INTERPRETATIONS MADE BY THE CONTRACTOR OR HIS SUBCONTRACTORS.
23. SEE MECHANICAL AND PLUMBING PLANS FOR LOCATIONS OF UTILITIES AT BUILDINGS.

PARCEL "B" AND "C"
BLOCK "A"
WASHINGTON CENTER
P.O. NO. 919
GAITHERSBURG (9TH) ELECTION DISTRICT
CITY OF GAITHERSBURG
MONTGOMERY COUNTY, MARYLAND

GENERAL NOTES AND DETAILS

CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS
AND ENGINEERING
FINAL APPROVAL
DATE 10/14/97
BY James D. Amos

VIKI REVISIONS	
1st. SUB. 6-20-97	
ADD PCA COMMENTS	
7-29-97	
2ND. SUB. 9-3-97	
DATE: JULY, 1997	
DES. DMJ	DWN. CADD
SCALE: AS SHOWN	
PROJECT/FILE NO. 5064	
SHEET NO. 4	

A MARYLAND REGISTERED PROFESSIONAL ENGINEER ARCHITECT SEAL AND SIGNATURE WILL BE ACCEPTED AS PRIMARY EVIDENCE THAT PLANS ARE IN COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS.



VIKI INCORPORATED
8180 GREENSBORO DRIVE SUITE 200 WILEY, VIRGINIA 22102
(703)442-7800 FAX (703)781-2787
WILEY, VA

CITY OF GAITHERSBURG PLANNING COMMISSION
81 SOUTH ALHAMIT AVENUE, GAITHERSBURG, MARYLAND 20877

SITE PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON 8/16/97 APPLICATION NO. W-1082 WAS GRANTED Final Plan Approval with 2 conditions See SOA

DATE 9/14/97 BY: *[Signature]*

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

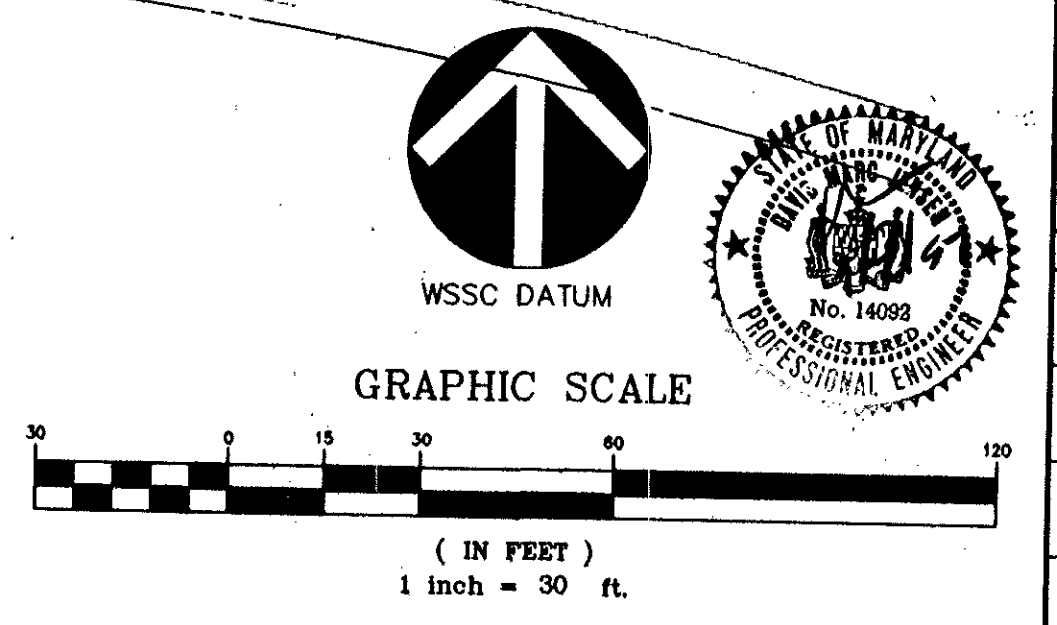
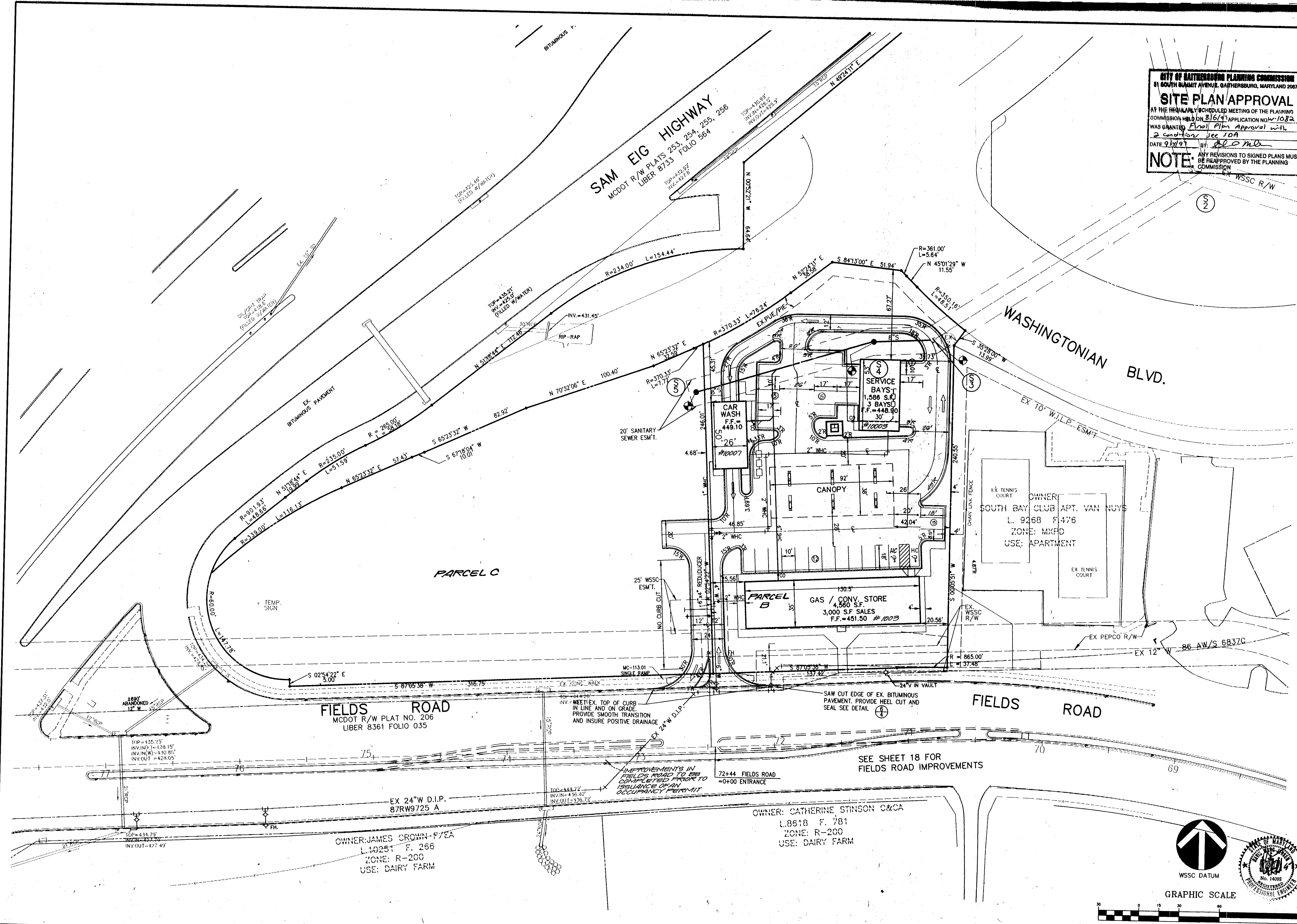
VKA
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • CONSTRUCTION INSPECTORS
1144 ANNEBORO LANE
8180 GREENSBORO DRIVE • SUITE 200 • GIGLEW, VIRGINIA 22102
(703)442-7800 • FAX (703)761-2787
MCLEAN, VA • BETHESDA, MD

PARCEL "B" AND "C"
BLOCK "A"
WASHINGTONIAN CENTER
LIBER 13024 FOLIO 104
GAITHERSBURG (9TH) ELECTION DISTRICT
CITY OF GAITHERSBURG
MONTGOMERY COUNTY, MARYLAND

GEOMETRIC LAYOUT PLAN

VKA REVISIONS
1st. SUB. 6-20-97
ADD PCA COMMENTS
7/29/97
2nd. SUB. 9-3-97
ADD DPV
COMMENTS 10/02/97

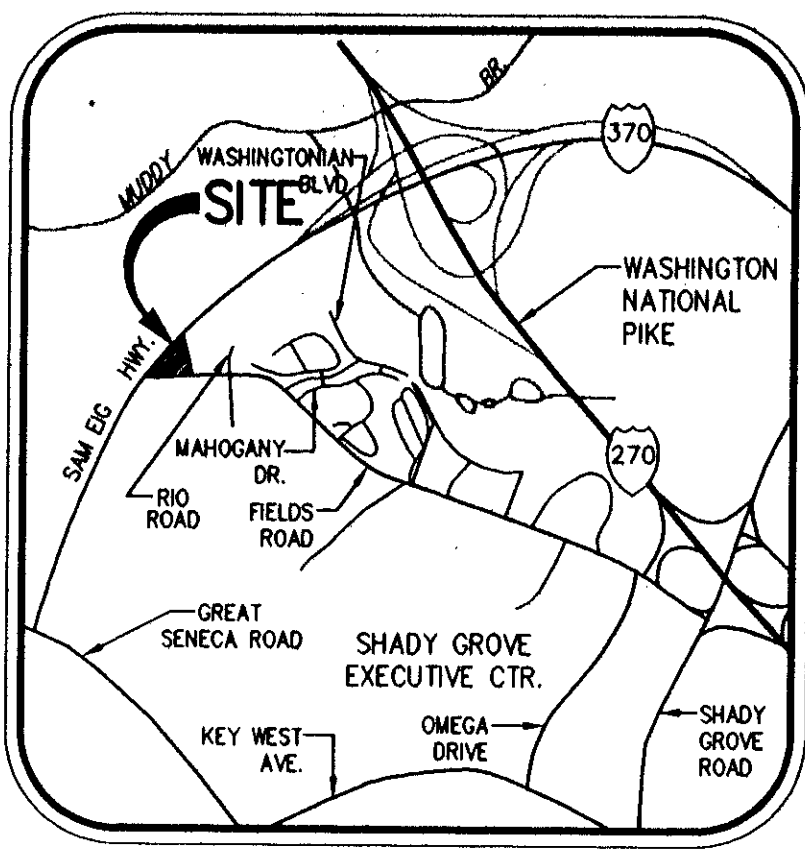
DATE: JULY, 1997
DES. SMJ DWN. CADD
SCALE: 1" = 30'
PROJECT/FILE NO. 5064
SHEET NO. 5



OWNER: JAMES CROWN F/EA
L. 10251 F. 266
ZONE: R-200
USE: DAIRY FARM

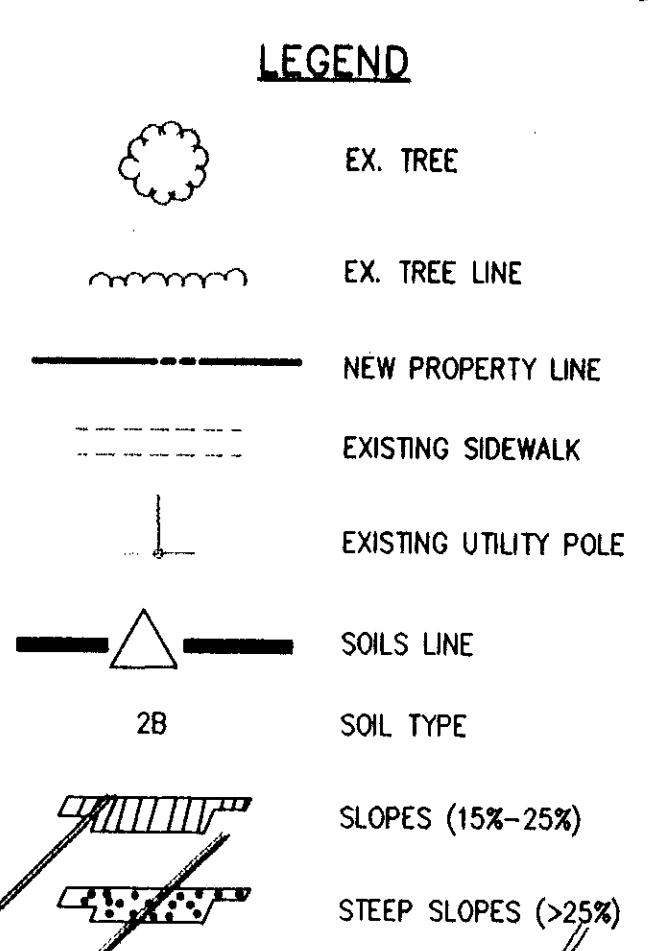
OWNER: CATHERINE STINSON C&CA
L. 8618 F. 781
ZONE: R-200
USE: DAIRY FARM

SEE SHEET 18 FOR
FIELDS ROAD IMPROVEMENTS



VICINITY MAP
1"=2000'
EXISTING TREE DESCRIPTION

1. 18" PIN OAK
2. 15" PIN OAK
3. 13" PIN OAK
4. 5" CHERRY (MULTI-STEM)
5. 12" PIN OAK
6. 4" CHERRY
7. 6" WHITE MULBERRY
8. 3" WHITE MULBERRY
9. 17" PIN OAK
10. 5" CHERRY (MULTI-STEM)
11. 6" CHERRY
12. 7" LOCUST
13. 6" CHERRY
14. 9" CHERRY
15. 18" PIN OAK
16. 4" WHITE MULBERRY
17. 6" CHERRY
18. 6" CHERRY
19. 15" PIN OAK
20. 4" LOCUST
21. 17" PIN OAK
22. 10" CHERRY
23. 6" LOCUST
24. 17" PIN OAK
25. 10" LOCUST
26. 6" LOCUST
27. 8" PIN OAK
28. 16" PIN OAK
29. 3" LOCUST
30. 5" LOCUST
31. 25" LOCUST
32. 3.5" LOCUST
33. 6.5" LOCUST
34. 2" LOCUST
35. 3" LOCUST (MULTI-STEM)
36. 2" LOCUST
37. 3" LOCUST (MULTI-STEM)
38. 3" WHITE PINE
39. 8" CHERRY
40. 7" CHERRY
41. 3" PIN OAK
42. 4" RED OAK
43. 4" HICKORY

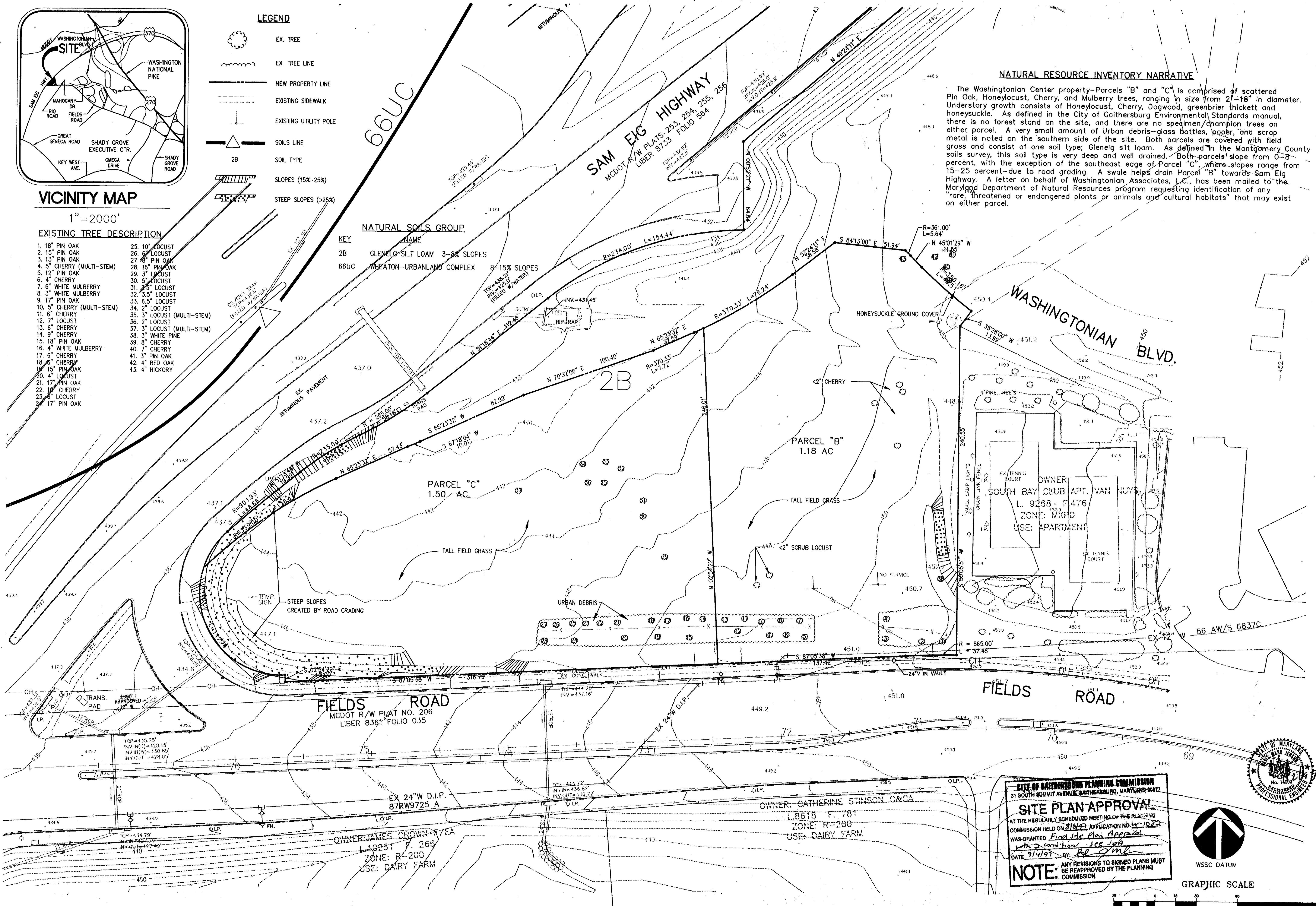


NATURAL SOILS GROUP

KEY	NAME	CHARACTERISTICS
2B	GLENHOL SILT LOAM	3-8% SLOPES
66UC	WHEATON-URBANLAND COMPLEX	8-15% SLOPES

NATURAL RESOURCE INVENTORY NARRATIVE

The Washingtonian Center property—Parcels "B" and "C" is comprised of scattered Pin Oak, Honeylocust, Cherry, and Mulberry trees, ranging in size from 2"-18" in diameter. Understory growth consists of Honeylocust, Cherry, Dogwood, greenbrier thicket and honeysuckle. As defined in the City of Gaithersburg Environmental Standards manual, there is no forest stand on the site, and there are no specimen/champion trees on either parcel. A very small amount of Urban debris—glass bottles, paper, and scrap metal is noted on the southern side of the site. Both parcels are covered with field grass and consist of one soil type: Glenelg silt loam. As defined in the Montgomery County soils survey, this soil type is very deep and well drained. Both parcels' slope from 0-8 percent, with the exception of the southeast edge of Parcel "C" where slopes range from 15-25 percent—due to road grading. A swale helps drain Parcel "B" towards Sam Eig Highway. A letter on behalf of Washingtonian Associates, L.C., has been mailed to the Maryland Department of Natural Resources program requesting identification of any "rare, threatened or endangered plants or animals and cultural habitats" that may exist on either parcel.



ENGINEERS PLANNERS LANDSCAPE ARCHITECTS SURVEYORS CONSTRUCTION INSPECTORS
VIA INCORPORATED
8180 GREENSBORO DRIVE SUITE 200 WALKERVALE, VIRGINIA 22102
(703)442-7800 FAX (703)761-2787
MCLEAN, VA BETHESDA, MD

PARCEL "B" AND "C"
BLOCK "A"
WASHINGTONIAN CENTER
LIBER 13024 FOLIO 104
GAIHERSBURG (9TH) ELECTION DISTRICT
CITY OF GAIHERSBURG
MONTGOMERY COUNTY, MARYLAND

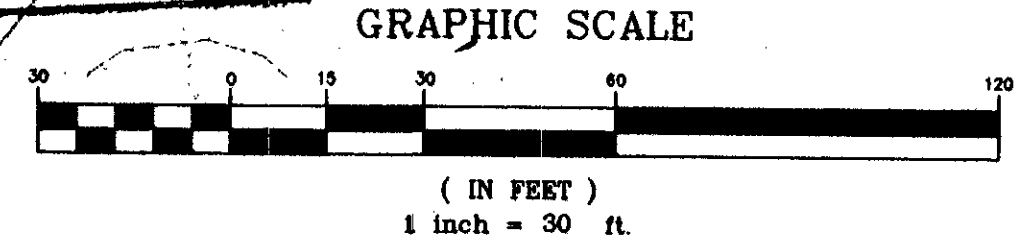
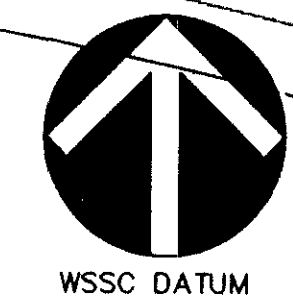
NATURAL RESOURCE INVENTORY

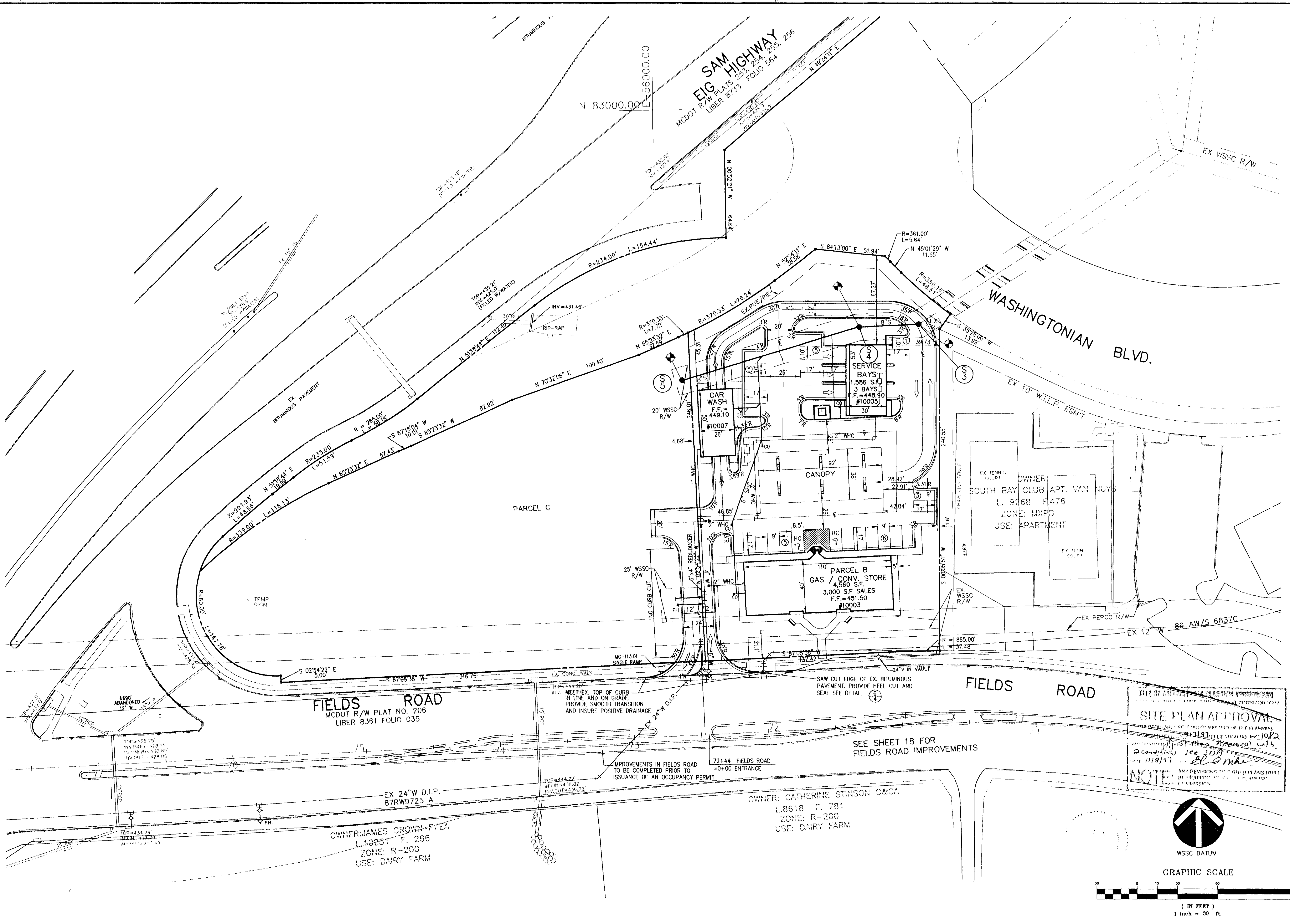
VIA REVISIONS

1st. SUB. 6-20-97	ADD PCA COMMENTS
7/29/97	
2nd. SUB. 9-3-97	

DATE: JULY, 1997	
DES. SMJ	DWN. CADD
SCALE: 1"=30'	
PROJECT/FILE NO. 5064	
SHEET NO. 14	

CITY OF GAIHERSBURG PLANNING COMMISSION
31 SOUTH EIGHTH AVENUE, GAIHERSBURG, MARYLAND 20877
SITE PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON 7/14/97 APPLICATION NO. W-1082 WAS GRANTED Final Site Plan Approval. This approval is valid for 180 days.
DATE 7/14/97 BY: [Signature]
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE PLANNING COMMISSION





VKA
 ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ CONSTRUCTION INSPECTORS
 VVA INCORPORATED
 8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
 (703) 442-7800 ■ (703) 442-7877
 MCLEAN, VA ■ BELTSVILLE, MD

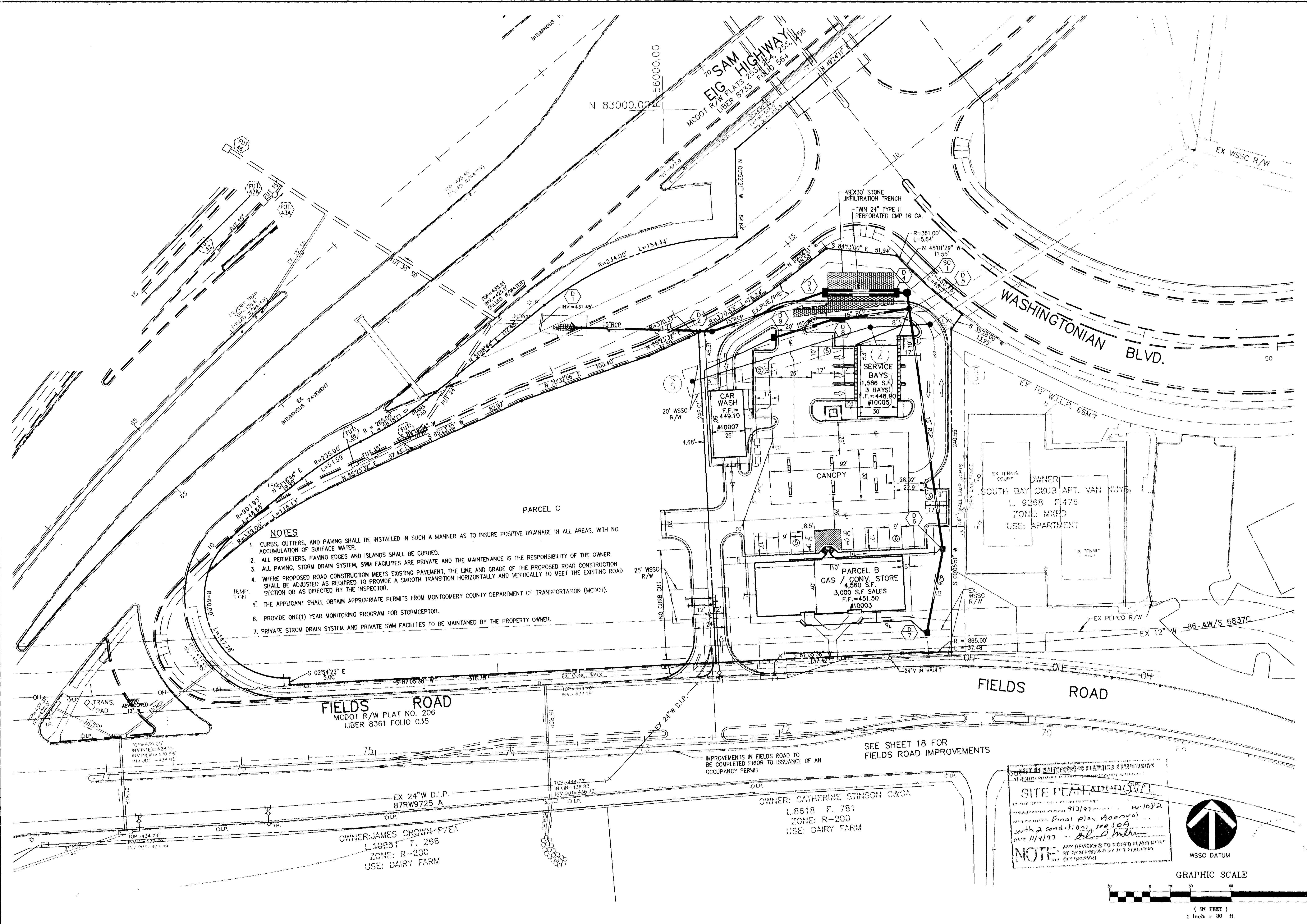
PARCEL "B" AND "C"
 BLOCK "A"
WASHINGTONIAN CENTER
 LIBER 13024 FOLIO 104
 GAITHERSBURG (9TH) ELECTION DISTRICT
 CITY OF GAITHERSBURG
 MONTGOMERY COUNTY, MARYLAND

GEOMETRIC LAYOUT PLAN

VKA REVISIONS

1st. SUB. 6-20-97	
ADD PCA COMMENTS 7/29/97	
2nd. SUB. 9-3-97	
ADD. MDCSD COMMENTS 9/11/97	
ADD DPW COMMENTS 10-02-97	
REV. LAYOUT 10-22-97	

DATE: JULY, 1997
 DES. SMJ DWN. CADD
 SCALE: 1" = 30'
 PROJECT/FILE NO. 5064
 SHEET NO. 5



- NOTES**
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 4. WHERE PROPOSED ROAD CONSTRUCTION MEETS EXISTING PAVEMENT, THE LINE AND GRADE OF THE PROPOSED ROAD CONSTRUCTION SHALL BE ADJUSTED AS REQUIRED TO PROVIDE A SMOOTH TRANSITION HORIZONTALLY AND VERTICALLY TO MEET THE EXISTING ROAD SECTION OR AS DIRECTED BY THE INSPECTOR.
 5. THE APPLICANT SHALL OBTAIN APPROPRIATE PERMITS FROM MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION (MCDOT).
 6. PROVIDE ONE(1) YEAR MONITORING PROGRAM FOR STORMCEPTOR.
 7. PRIVATE STORM DRAIN SYSTEM AND PRIVATE SWM FACILITIES TO BE MAINTAINED BY THE PROPERTY OWNER.

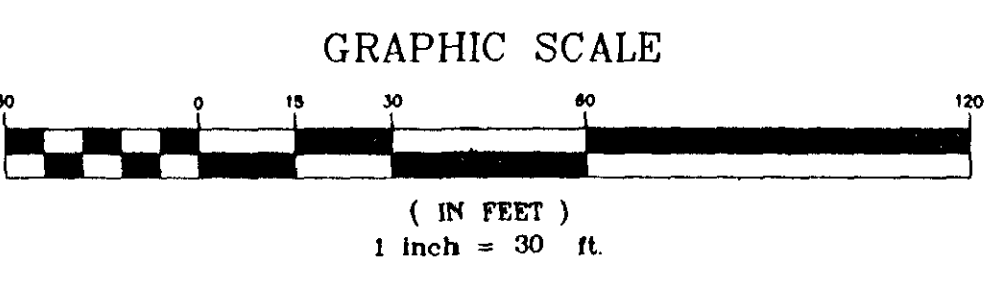
SITE PLAN APPROVAL

DATE: 11/9/97

with a condition see JOA

DATE: 11/9/97

NOT: ALL REVISIONS TO BE MADE BY THE APPLICANT



VKA REVISIONS

1st. SUB. 6-20-97
ADD PCA COMMENTS 7/29/97
2nd. SUB. 9-3-97
ADD. MCSCD COMMENTS 9/11/97
ADD DPW COMMENTS 10-02-97
REV. LAYOUT 10-22-97

WASHINGTONIAN CENTER

LIBER 13024 FOLIO 104

GAITHERSBURG (9TH) ELECTION DISTRICT

CITY OF GAITHERSBURG

MONTGOMERY COUNTY, MARYLAND

STORM DRAIN AND PAVING PLAN

PARCEL "B" AND "C"

BLOCK "A"

WASHINGTONIAN CENTER

LIBER 13024 FOLIO 104

GAITHERSBURG (9TH) ELECTION DISTRICT

CITY OF GAITHERSBURG

MONTGOMERY COUNTY, MARYLAND

DATE: JULY, 1997

DES. SMJ	DWN. CADD
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SCALE: 1" = 30'

PROJECT/FILE NO. 5064

SHEET NO. 6

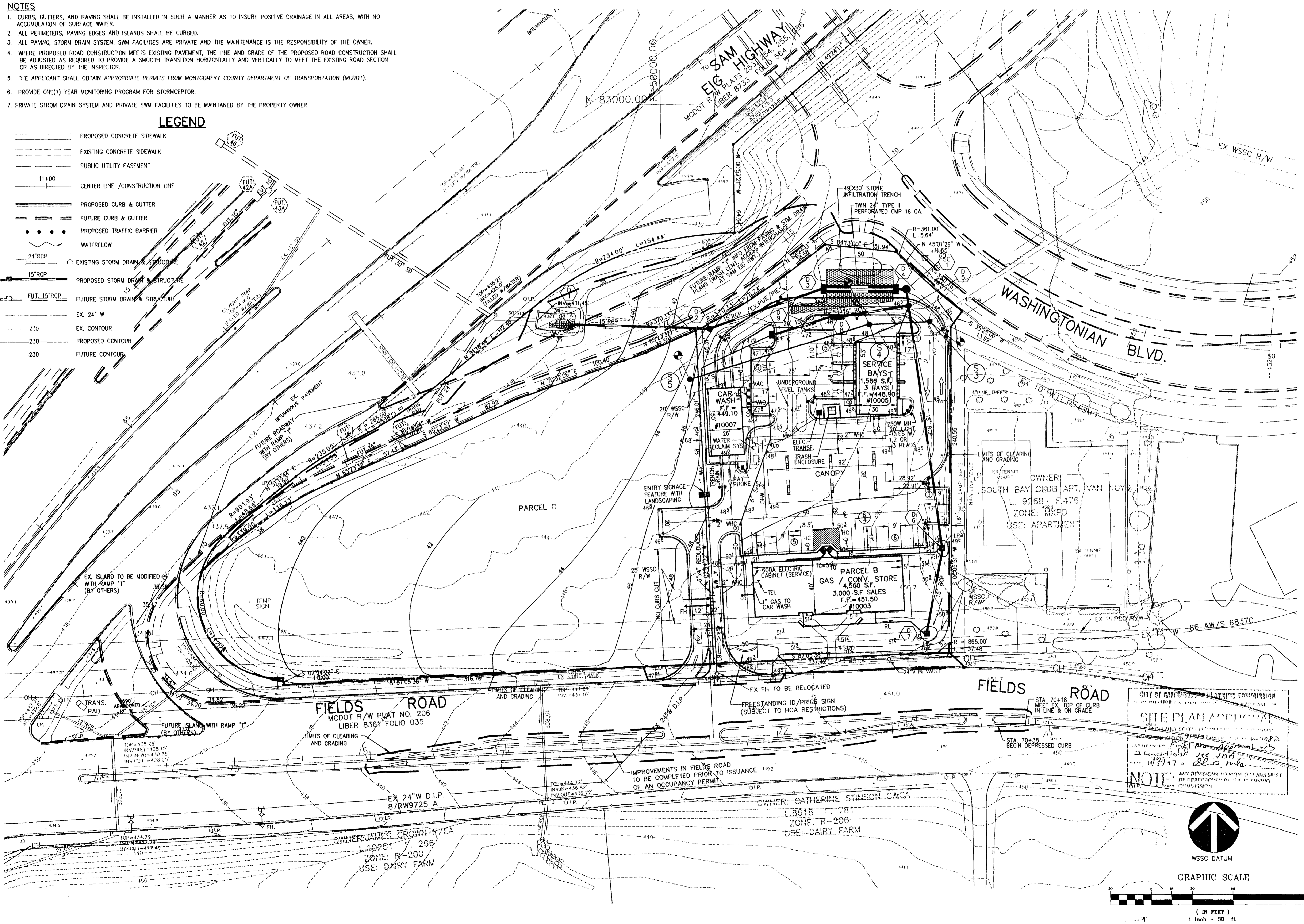
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ CONSTRUCTION INSPECTORS

VKA INCORPORATED
1100 GREENSBORO DRIVE, SUITE 200
BETHESDA, MARYLAND 20814
PHONE: (301) 440-8800 FAX: (301) 440-2997

- NOTES**
- CURBS, GUTTERS, AND PAVING SHALL BE INSTALLED IN SUCH A MANNER AS TO INSURE POSITIVE DRAINAGE IN ALL AREAS, WITH NO ACCUMULATION OF SURFACE WATER.
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 - PRIVATE STORM DRAIN SYSTEM AND PRIVATE SWM FACILITIES TO BE MAINTAINED BY THE PROPERTY OWNER.

LEGEND

- PROPOSED CONCRETE SIDEWALK
- EXISTING CONCRETE SIDEWALK
- PUBLIC UTILITY EASEMENT
- 11+00 CENTER LINE /CONSTRUCTION LINE
- PROPOSED CURB & GUTTER
- FUTURE CURB & GUTTER
- PROPOSED TRAFFIC BARRIER
- WATERFLOW
- 74" RCP EXISTING STORM DRAIN & STRUCTURE
- 15" RCP PROPOSED STORM DRAIN & STRUCTURE
- FUT. 15" RCP FUTURE STORM DRAIN & STRUCTURE
- EX. 24" W EX. CONTOUR
- 230 PROPOSED CONTOUR
- 230 FUTURE CONTOUR



Vika
 ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • CONSTRUCTION INSPECTORS
 8180 GREENSBORO DRIVE SUITE 200 ■ WALEAN, VIRGINIA 22102
 (703)442-7800 ■ FAX (703)781-2787
 WALEAN, VA

PARCEL "B" AND "C"
 BLOCK "A"
WASHINGTONIAN CENTER
 LIBER 13024 FOLIO 104
 GAITHERSBURG (9TH) ELECTION DISTRICT
 CITY OF GAITHERSBURG
 MONTGOMERY COUNTY, MARYLAND

OWNER:
 SOUTH BAY CLUB APT. VAN NUYS
 L. 9268 F. 476
 ZONE: MKPD
 USE: APARTMENT

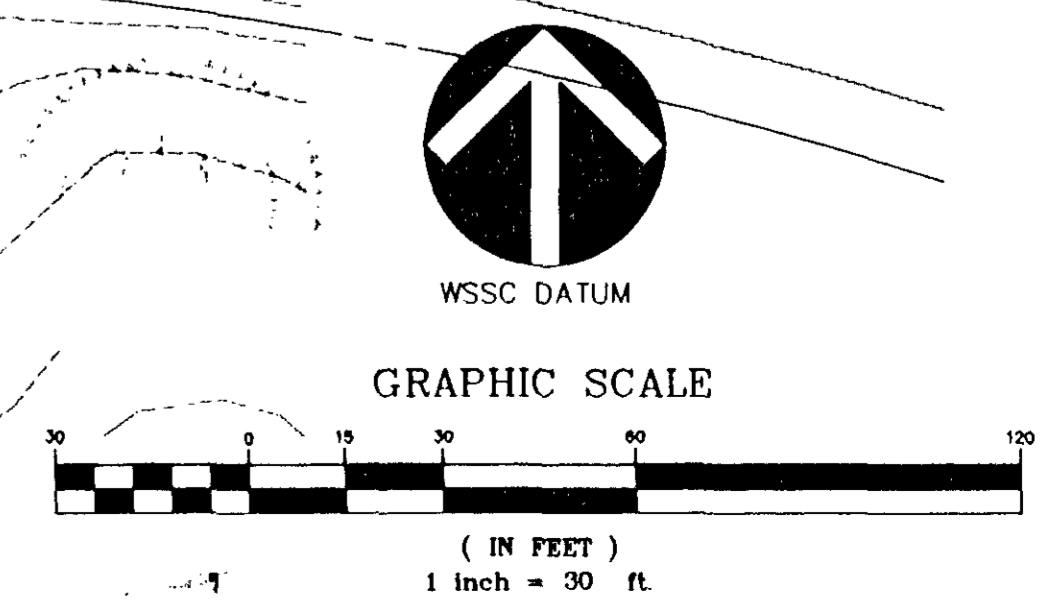
OWNER: CATHERINE STINSON & CO
 L. 8818 F. 781
 ZONE: R-200
 USE: DAIRY FARM

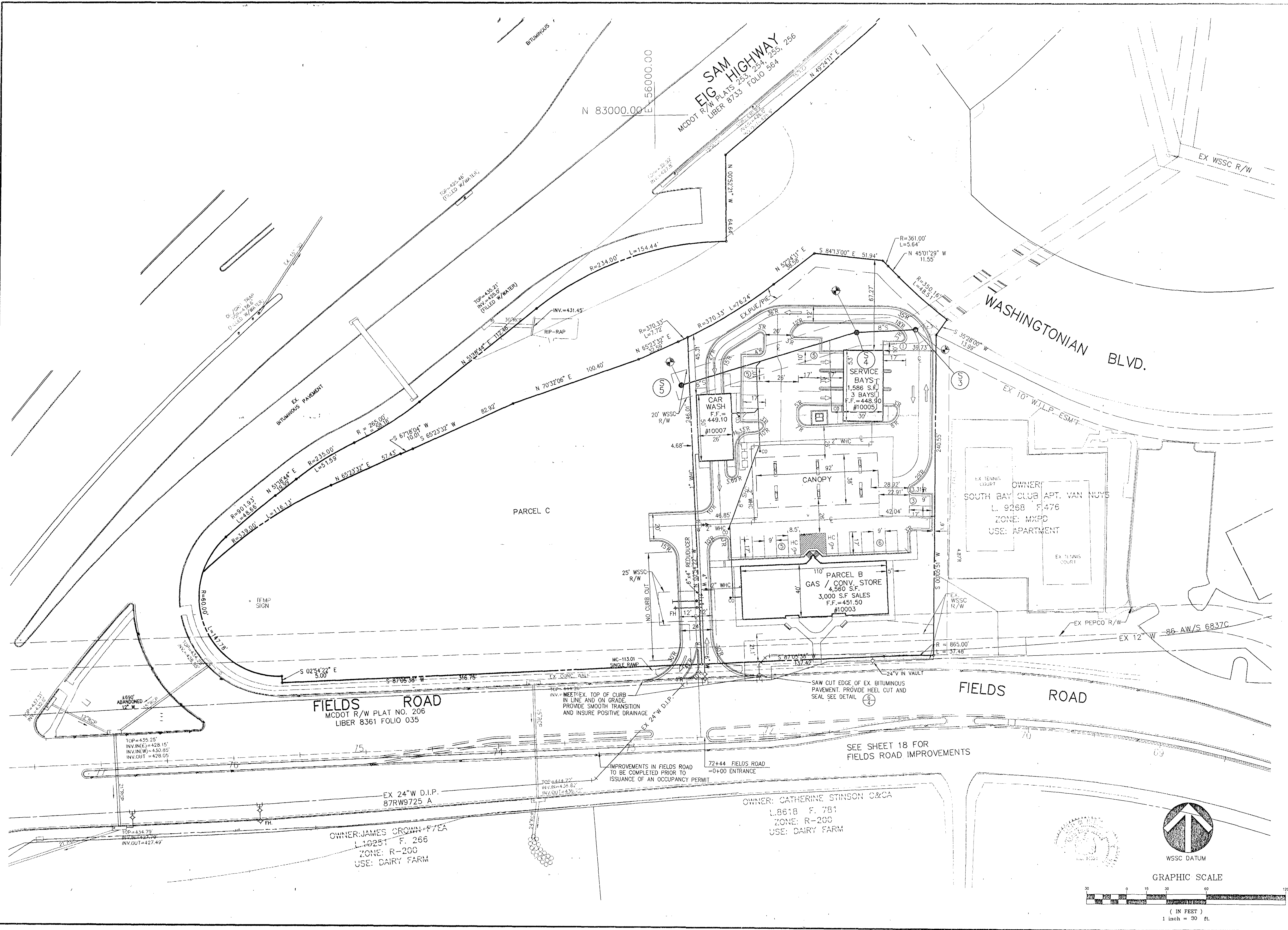
CITY OF GAITHERSBURG PLANNING COMMISSION
SITE PLAN APPROVAL
 9/19/97
 Final Plan Approval with conditions see job 118717 - see a memo
NOTE: ANY REVISIONS TO THIS PLAN MUST BE REAPPROVED BY THE PLANNING COMMISSION

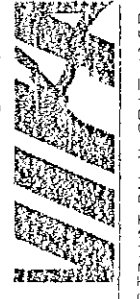
VIKA REVISIONS

1st. SUB. 6-20-97
ADD PCA COMMENTS 7/29/97
2nd. SUB. 9-3-97
ADD. MSCP COMMENTS 9/11/97
ADD DPW COMMENTS 10-02-97
REV. LAYOUT 10-22-97

DATE: JULY, 1997
 DES. SMJ DW. CADD
 SCALE: 1" = 30'
 PROJECT/FILE NO. 5064
 SHEET NO. 3






 ENGINEERS PLANNERS LANDSCAPE ARCHITECTS SURVEYORS CONSTRUCTION INSPECTORS
 8180 GUILDFORD ROAD, SUITE 100, ANNAPOLIS, MARYLAND 21403
 (703) 442-7800 FAX (703) 761-2787
 ANNAPOLIS, MARYLAND

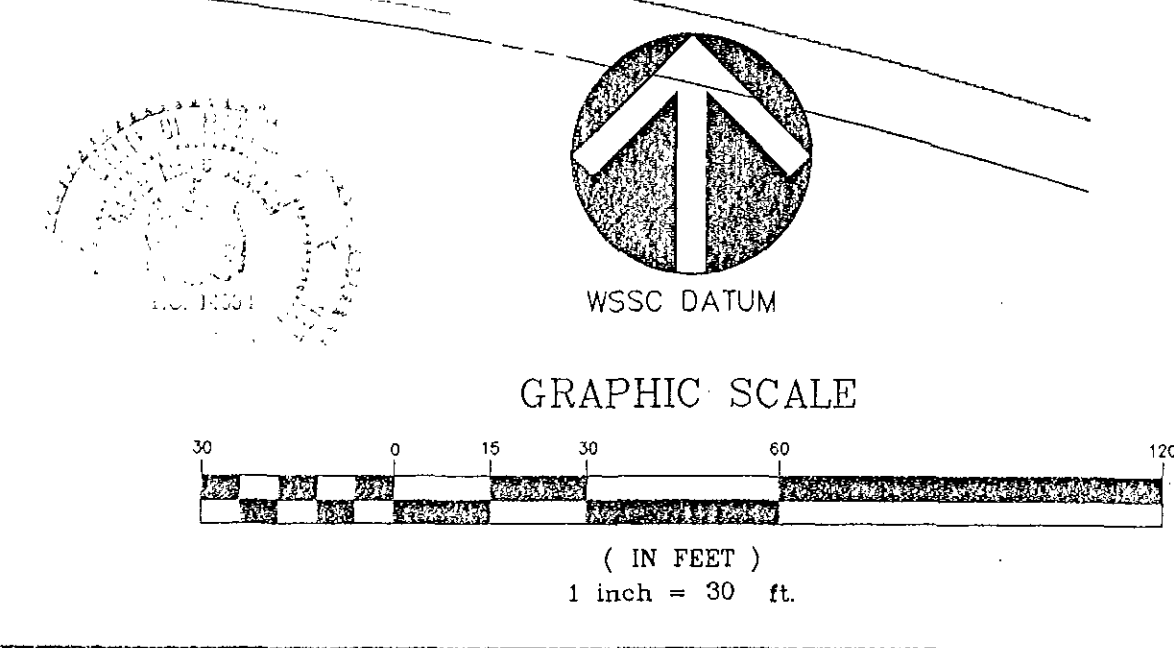
PARCEL "B" AND "C"
 BLOCK "A"
WASHINGTON CENTER
 LIBER 13024 FOLIO 104
 GAITHERSBURG (9TH) ELECTION DISTRICT
 CITY OF GAITHERSBURG
 MONTGOMERY COUNTY, MARYLAND

GEOMETRIC LAYOUT PLAN

VIKA REVISIONS

1st. SUB. 6-20-97	ADD PCA COMMENTS
7/29/97	
2nd. SUB. 9-3-97	ADD. M/CSCD
COMMENTS 9/11/97	
10-02-97	ADD DPW COMMENTS
REV. LAYOUT	
10-22-97	

DATE: JULY, 1997	DES. SMJ	DWN. CADD
SCALE: 1"=30'		
PROJECT/FILE NO. 5064		
SHEET NO. 5		



FIELDS ROAD
 MCDOT R/W PLAT NO. 206
 LIBER 8361 FOLIO 035

OWNER: CATHERINE STINSON C&CA
 L.8618 F. 781
 ZONE: R-200
 USE: DAIRY FARM

OWNER: JAMES CROWN F/EA
 L.19251 F. 266
 ZONE: R-200
 USE: DAIRY FARM

SEE SHEET 18 FOR
 FIELDS ROAD IMPROVEMENTS

FIELDS ROAD

OWNER:
 SOUTH BAY CLUB APT. VAN NUYS
 L. 9268 F. 476
 ZONE: MXPD
 USE: APARTMENT

SERVICE BAYS
 1,586 S.F.
 3 BAYS
 F.F. = 448.90
 #10005

PARCEL B
 GAS / CONV. STORE
 4,560 S.F.
 3,000 S.F. SALES
 F.F. = 451.50
 #10003

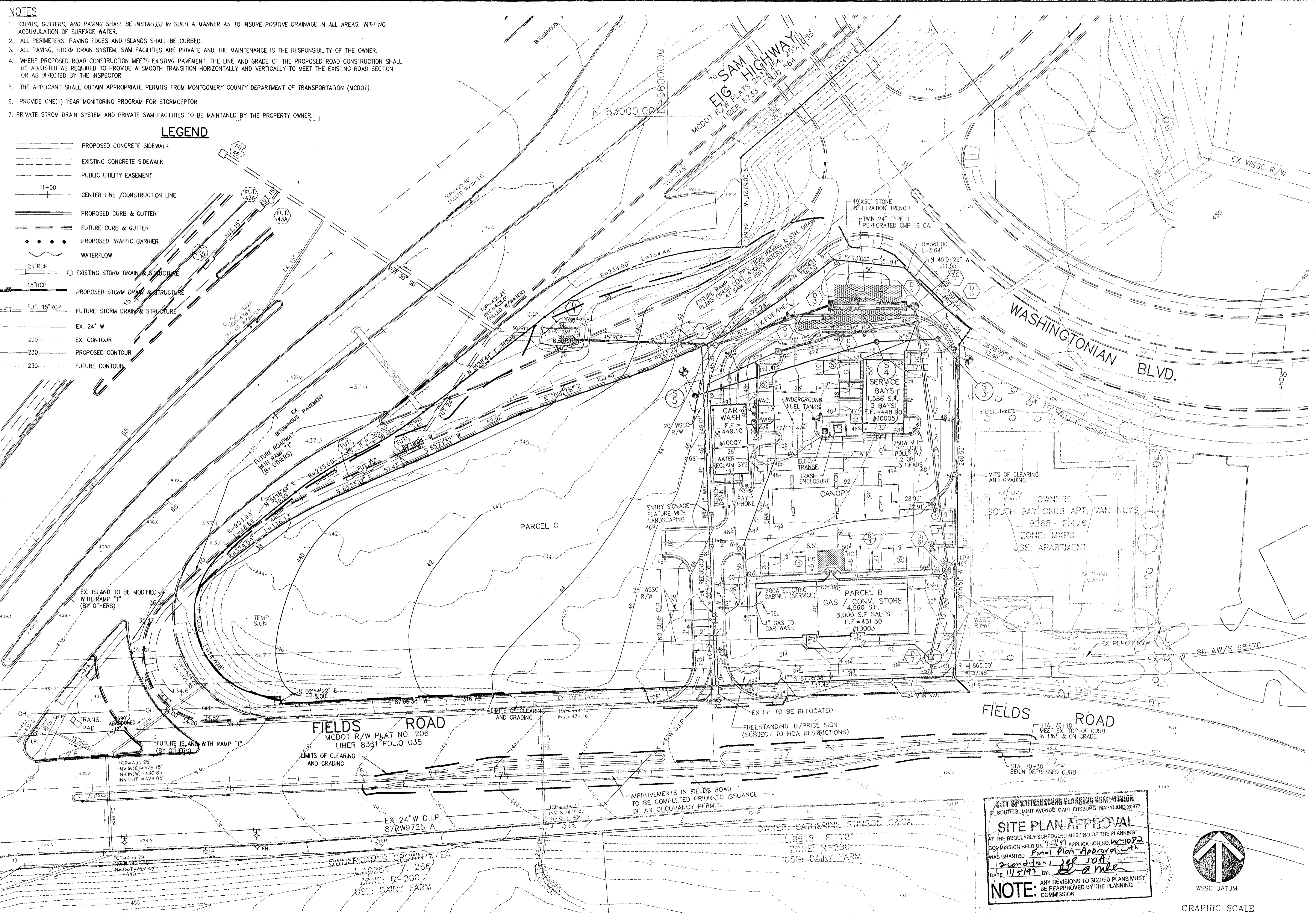
CAR WASH
 F.F. = 449.10
 #10007

PARCEL C

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LEGEND

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- EXISTING CONCRETE SIDEWALK
- PUBLIC UTILITY EASEMENT
- CENTER LINE / CONSTRUCTION LINE
- PROPOSED CURB & GUTTER
- FUTURE CURB & GUTTER
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- WATERFLOW
- EXISTING STORM DRAIN & STRUCTURE
- PROPOSED STORM DRAIN & STRUCTURE
- FUTURE STORM DRAIN & STRUCTURE
- EX. 24' W
- EX. CONTOUR
- PROPOSED CONTOUR
- FUTURE CONTOUR



ARCHITECTS PLANNERS LANDSCAPE ARCHITECTS SURVEYORS CONSTRUCTORS INSPECTORS
 VIKI INCORPORATED
 8180 GLEBE ROAD, SUITE 200, GAITHERSBURG, MD 20878
 (301) 251-2787
 (301) 251-2787
 BALTIMORE, MD

PARCEL "B" AND "C"
 BLOCK "A"
WASHINGTONIAN CENTER
 GAITHERSBURG (9TH) ELECTION DISTRICT
 CITY OF GAITHERSBURG
 MONTGOMERY COUNTY, MARYLAND

SITE PLAN

VIKA REVISIONS

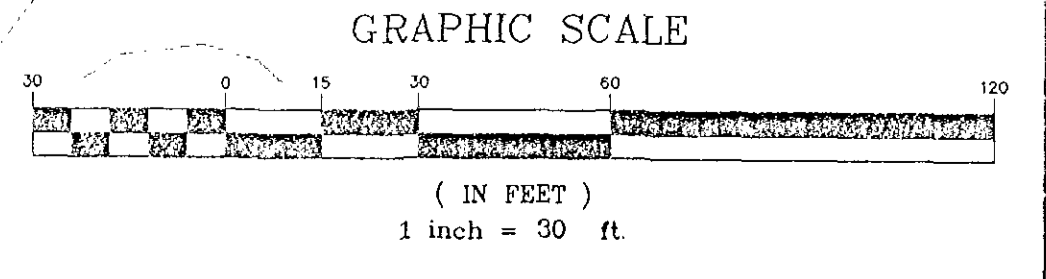
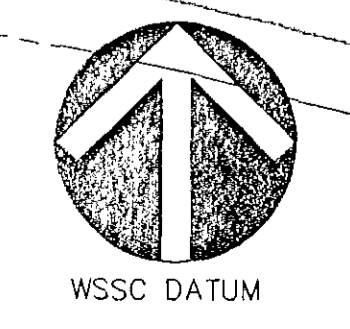
1st. SUB. 6-20-97
ADD PCA COMMENTS 7/29/97
2nd. SUB. 9-3-97
ADD. MCSCD COMMENTS 9/11/97
ADD. DPW COMMENTS 10-02-97
REV. LAYOUT 10-22-97

DATE: JULY, 1997
 DES. SWJ DWN. CADD
 SCALE: 1"=30'
 PROJECT/FILE NO. 5064
 SHEET NO. 3

CITY OF GAITHERSBURG PLANNING COMMISSION
 91 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

SITE PLAN APPROVAL
 AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON 9/17/97 APPLICATION NO. W-1082
 WAS GRANTED Final Plan Approval with 2 conditions 1st. 1st. 1st.
 DATE 11/5/97 BY: [Signature]

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

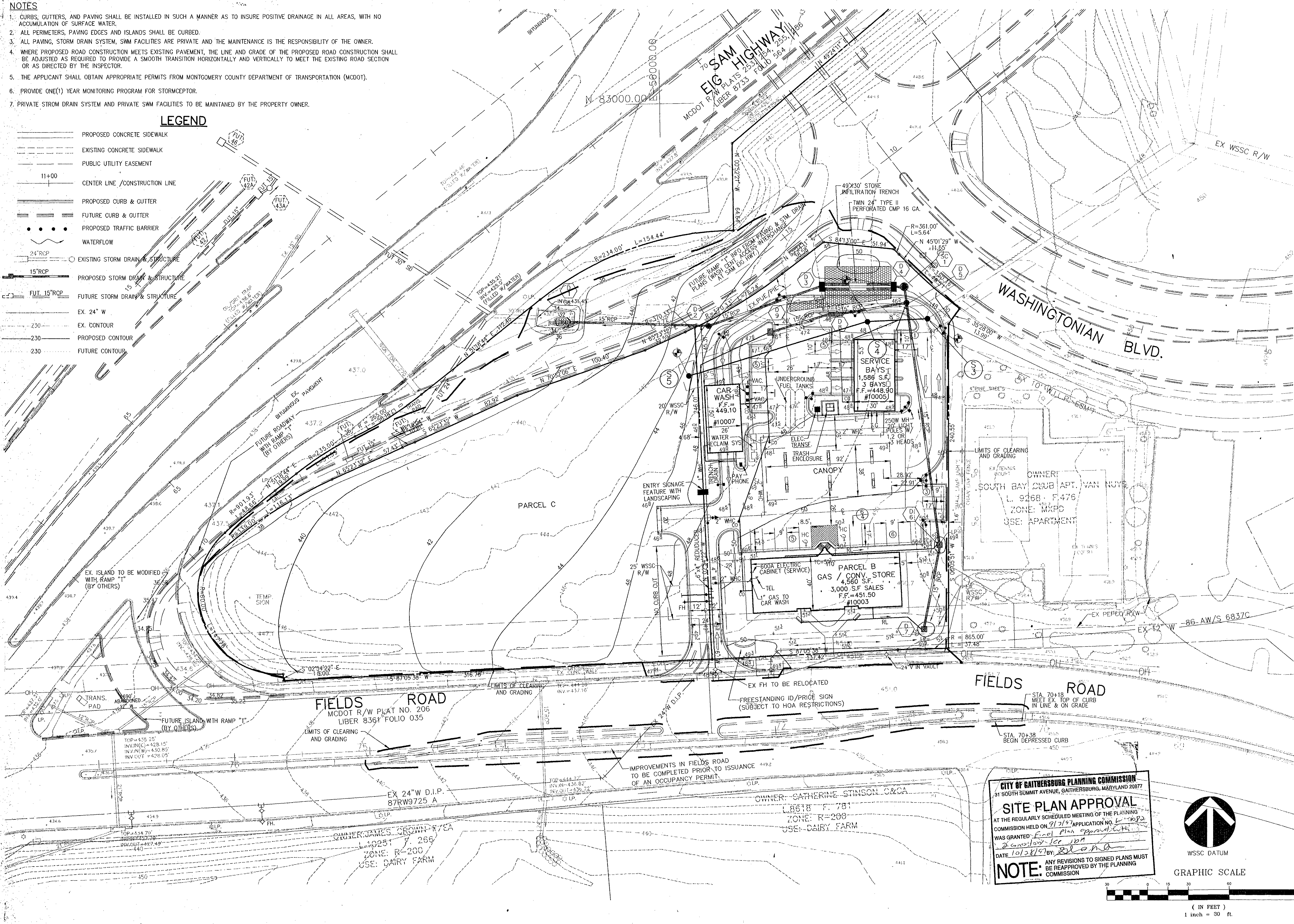


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- PROPOSED TRAFFIC BARRIER
- WATERFLOW
- 24" RCP
- 15" RCP
- EXISTING STORM DRAIN & STRUCTURE
- PROPOSED STORM DRAIN & STRUCTURE
- FUTURE STORM DRAIN & STRUCTURE
- EX. 24" W
- EX. CONTOUR
- PROPOSED CONTOUR
- FUTURE CONTOUR



VIKA
 ENGINEERS PLANNERS LANDSCAPE ARCHITECTS SURVEYORS CONSTRUCTION INSPECTORS
 8180 GREENSBORO DRIVE SUITE 205 MCLEAN, VIRGINIA 22102
 (703)442-7800 FAX (703)761-2767
 MCLEAN, VA BETHESDA, MD

PARCEL "B" AND "C"
 BLOCK "A"
WASHINGTONIAN CENTER
 LIBER 13024 FOLIO 104
 GAITHERSBURG (9TH) ELECTION DISTRICT
 CITY OF GAITHERSBURG
 MONTGOMERY COUNTY, MARYLAND

SITE PLAN

OWNER:
 SOUTH BAY CLUB APT. VAN NUYS
 L. 9268 F. 476
 ZONE: MXPD
 USE: APARTMENT

VIKA REVISIONS

1st. SUB. 6-20-97	ADD PCA COMMENTS
7/29/97	
2nd. SUB. 9-3-97	ADD. MDCSD COMMENTS 9/11/97
10-02-97	ADD DPW COMMENTS
REV. LAYOUT	
10-22-97	

DATE: JULY, 1997
 DES. SMJ DWN. CADD
 SCALE: 1"=30'
 PROJECT/FILE NO. 5064
 SHEET NO. 3

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 7/29/97 APPLICATION NO. L-1082 WAS GRANTED Final Plat approval with amendments for 10/28/97 by *Bloma*

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

