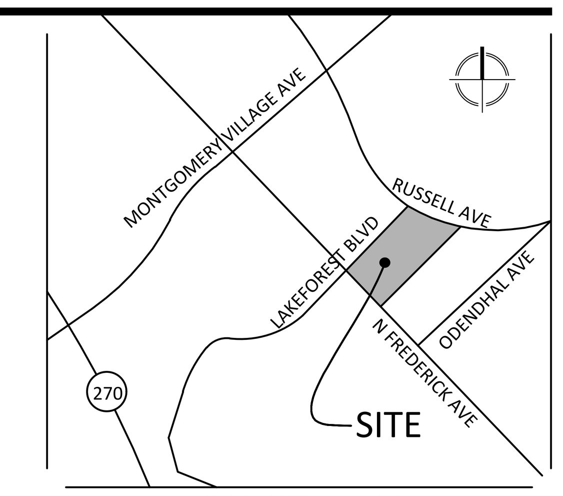
Joint Hearing - MCC & PC
Z-9928-2024
Exhibit 61a

LANDSCAPE ARCHITECTURE DESIGN DEVELOPMENT

GATEWAY LAKEFOREST

SDP-Z-9928-2024



VICINITY MAP
SCALE: 1" = 1000'

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Our Site Set on the Future.

PREPARED FOR:
417 DEVELOPMENT LLC
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SUITE 400
NORTH BETHESDA, MD 20852
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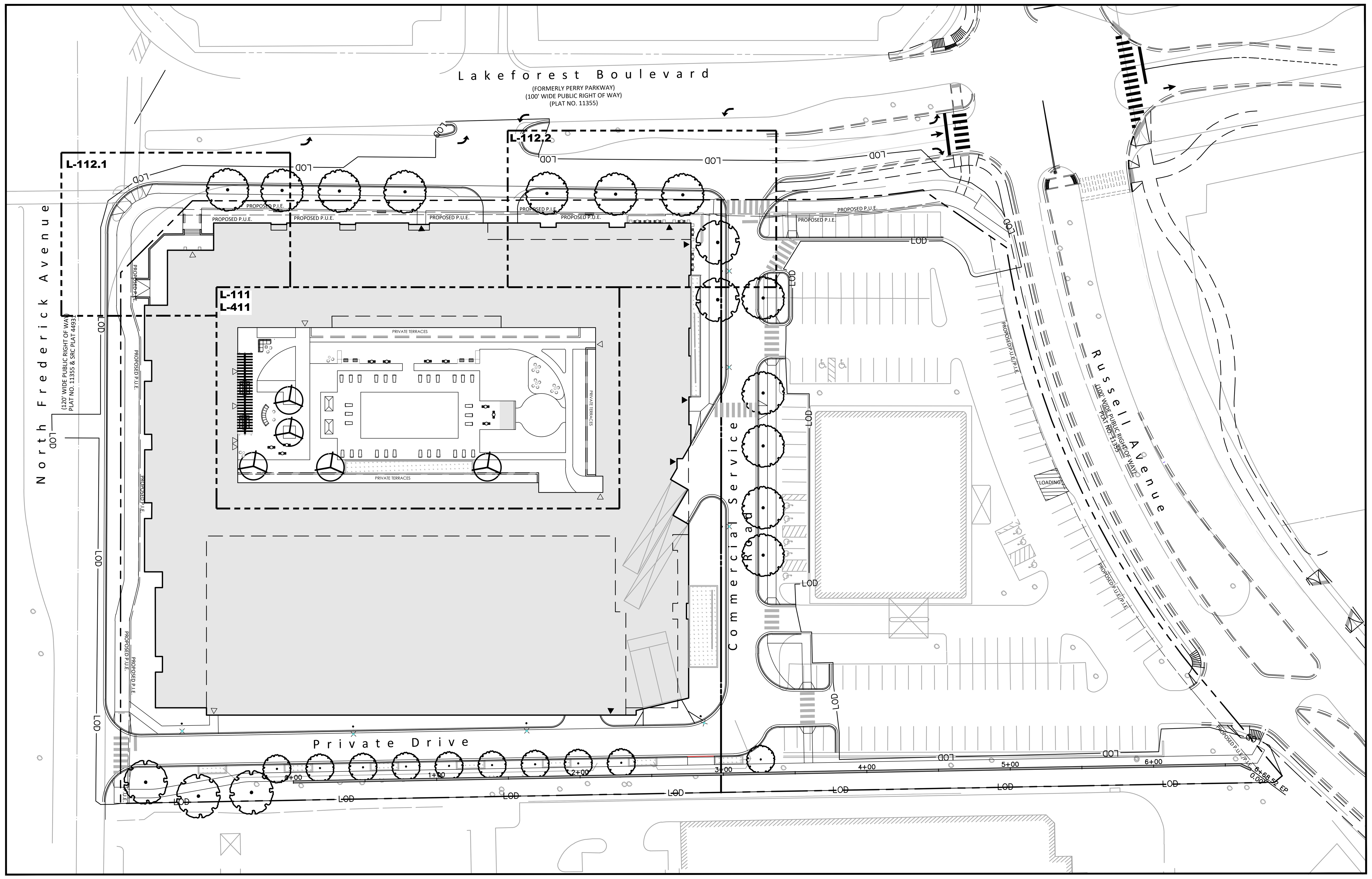

SHEET INDEX	
SHEET NO.	SHEET TITLE
L000	LANDSCAPE COVER
MATERIALS PLAN	
L100	OVERALL MATERIALS AND HARDSCAPE PLAN
L111	COURTYARD MATERIALS PLAN ENLARGEMENT
L112	RESIDENTIAL ENTRANCE AND RETAIL ENTRANCE MATERIALS PLAN ENLARGEMENT
PLANTING PLAN	
L400	OVERALL LANDSCAPE AND LIGHTING PLAN
L411	COURTYARD PLANTING PLAN ENLARGEMENT
DETAILS	
L600	LANDSCAPE PLANTING DETAILS AND SCHEDULE
L601	LIGHTING DETAILS

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REVISIONS	DATE

SCALE: 1"=40'

Gateway Lakeforest
9TH ELECTION DISTRICT
CITY OF GAITHERSBURG, MARYLAND
WSSC GRID: 224NW10
TAX MAP:

LANDSCAPE COVER

GENERAL NOTES:

1. THE CORRECTNESS AND COMPLETENESS OF THE INFORMATION SHOWING EXISTING CONDITIONS IS NOT GUARANTEED. BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL:
   A. NOTIFY MISS UTILITY, AND MAKE SURE THEY COMPLETE THE MARKING OF UTILITIES WITHIN THE LIMITS OF CONSTRUCTION AT LEAST 48 HOURS PRIOR TO INSTALLING SEDIMENT CONTROL MEASURES.
   B. VERIFY THE GENERAL ACCURACY OF THE EXISTING CONDITIONS SHOWN ON THE SITE DRAWINGS BY VISUAL INSPECTION OF THE SURFACE OF THE SITE AND ALL EXISTING STRUCTURES, PAVING AND UTILITY APPURTENANCES.
   C. WITHIN THE LIMITS OF CONSTRUCTION IN ADDITION TO THE CONTRACTOR'S VISUAL OBSERVATION AND THE UTILITY MARKING THE CONTRACTOR SHALL SCHEDULE AND COMPLETE TEST PITTING OF ALL EXISTING UTILITIES (FOR THE PURPOSES SET FORTH ABOVE) AND SHALL DO SO IN A TIMELY MANNER IN ORDER TO ALLOW TIME FOR ANALYSIS AND REDESIGN WITHOUT DELAYING THE PROJECT SCHEDULE.
2. ALL AREAS DISTURBED BY THE CONTRACTOR DURING OR PRIOR TO CONSTRUCTION, NOT DESIGNATED TO RECEIVE PAVING, MULCH OR SOLID SOD SHALL BE FINE GRADED, SEEDED AND MULCHED IN ACCORDANCE WITH THE PERMANENT SEEDING NOTES AND SPECIFICATIONS.
3. IT IS THE INTENT OF THE GRADING DESIGN TO ACHIEVE POSITIVE DRAINAGE AND AESTHETICALLY PLEASING VERTICAL CURVES AND LINES. TRANSITIONS BETWEEN EXISTING AND PROPOSED PAVEMENT SHALL BE SMOOTH AND JOINTS FLUSH. UNLESS OTHERWISE NOTED ON THE PLAN (BY ARROW WITH THE PERCENT SLOPE LABELED), ALL PROPOSED BITUMINOUS PAVING SHALL HAVE A SLOPE OF AT LEAST 2 PERCENT AND ALL CONCRETE SHALL HAVE A MINIMUM SLOPE OF 1.5 PERCENT IN THE DIRECTION INDICATED BY PROPOSED CONTOURS. UNPAVED AREAS SHALL HAVE A MINIMUM SLOPE OF 2 PERCENT AND A MAXIMUM SLOPE OF 3:1. FINAL GRADING SHALL ACHIEVE POSITIVE SURFACE DRAINAGE AWAY FROM BUILDINGS AND TOWARD DRAINAGE FACILITIES (SWALES, GUTTERS, INLETS, ETC.).
4. ALL SIDEWALKS, PATHS AND OTHER PAVED AREAS SHALL BE FINISH GRADED WITH A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20) AND A MAXIMUM CROSS SLOPE OF 2% (1:50) UNLESS OTHERWISE NOTED.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL SITE ELEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH THE ADA 2010 STANDARDS FOR ACCESSIBLE DESIGN OR MOST CURRENT.
6. TO THE EXTENT THAT QUANTITIES MAY BE LISTED ON THESE PLANS, THEY ARE FOR PERMITTING PURPOSES ONLY AND NOT FOR BIDDING PURPOSES. CONTRACTOR SHALL FORM HIS/HER OWN CONCLUSIONS ABOUT THE QUANTITIES OF ALL MATERIALS AND OPERATIONS NECESSARY TO COMPLETE THE PROJECT.

NOT FOR CONSTRUCTION

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

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.

DEMOLITION SHEET NOTES

1. CONTRACTOR SHALL NOT DAMAGE EXISTING TREES OR PLANT MATERIALS DURING THE DEMOLITION PHASE AND SHALL BE RESPONSIBLE FOR ALL REPAIR AND/OR REPLACEMENT COSTS OF TREES AND OTHER PLANT MATERIAL DUE TO DAMAGES CAUSED BY HIM/HER DURING CONSTRUCTION.
2. CONTRACTOR SHALL PROVIDE PROTECTION TO ALL STREETS, FENCES, STRUCTURES, TREES AND UTILITIES THAT ARE TO REMAIN. DAMAGED ITEMS SHALL BE REPAIRED AT NO ADDITIONAL COST TO OWNER.

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL PERFORM ALL WORK, FURNISH ALL MATERIALS, AND INSTALL ALL MEASURES REQUIRED TO REASONABLY CONTROL SOIL EROSION RESULTING FROM CONSTRUCTION OPERATIONS AND PREVENT EXCESSIVE FLOW OF SEDIMENT FROM CONSTRUCTION SITE AS REQUIRED BY STATE AND LOCAL GOVERNING BODIES.
2. PAVED AREAS MUST BE KEPT CLEAN AND FREE OF SEDIMENTATION AND CONSTRUCTION DEBRIS AT ALL TIMES.

MATERIALS AND HARDSCAPE NOTES

1. CONTRACTOR SHALL PROVIDE SAMPLES FOR ALL HARDSCAPE WORK, SUCH AS STONE, BRICK, ETC., TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO INSTALLATION.
2. FINISH FOR CONCRETE PAVING SHALL BE A LIGHT BROOM FINISH PERPENDICULAR TO THE PATH OF TRAVEL.
3. CONTRACTOR TO PROVIDE EXPANSION JOINTS WHERE CONCRETE FLATWORK MEETS VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS, AND BUILDING ELEMENTS.
4. EXPANSION JOINTS IN CONCRETE WALKWAYS SHALL BE LOCATED TWENTY FEET (20') O.C. MAXIMUM OR AS INDICATED ON PLANS.

GRADING AND DRAINAGE NOTES

1. CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF EXISTING AND PROPOSED UTILITIES BETWEEN THE UTILITY PROVIDER AND OWNER. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES PRIOR TO GRADING.
2. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL TREES AND THEIR ROOT ZONES TO BE SAVED ON SITE. ANY TREE DAMAGE INCLUDING BUT NOT LIMITED TO THE STORAGE OF MATERIALS, PARKING OF EQUIPMENT, UNNECESSARY GRADING OR NOT PROVIDING OR MAINTAINING ADEQUATE PROTECTION WILL RESULT IN DAMAGES TO BE PAID BY CONTRACTOR TO OWNER.
3. CONTRACTOR SHALL VERIFY EXISTING TOPOGRAPHY AND SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES WITH PROPOSED CONTOURS AND SPOT ELEVATIONS PRIOR TO GRADING ON SITE.
4. CONTRACTOR TO ENSURE AREAS TO BE GRADED ARE CLEAR OF VEGETATION COMPLETELY. ENSURE ADEQUATE PROTECTION OF VEGETATION BEYOND GRADING LIMITS.
5. CONTRACTOR TO STRIP TOPSOIL TO FULL DEPTH IN ALL AREAS TO BE GRADED. CONTRACTOR SHALL STOCKPILE ALL TOPSOIL ONSITE TO BE REUSED IN LANDSCAPE BEDS.
6. CONTRACTOR TO GRADE ALL AREAS TO ENSURE POSITIVE DRAINAGE WITH NO PONDING OF WATER UNLESS OTHERWISE INDICATED.

PLANTING NOTES

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. DRAWING SYMBOLS SHALL OVERRULE PLANT LISTS SHOULD THERE BE ANY DISCREPANCIES. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO ORDERING PLANT MATERIAL.
2. CONTRACTOR TO MAKE ALL REASONABLE ATTEMPTS IN ACQUIRING THE SPECIFIED PLANTS LISTED. ANY SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDERING AND INSTALLATION. CONTRACTOR SHALL GIVE A MINIMUM 72 HOUR NOTICE (EXCLUDING WEEKENDS) FOR ANY SUBSTITUTIONS PRIOR TO DESIRED ORDERING DATE/TIME.
3. PLANTS ARE TO BE PURCHASED BY SCIENTIFIC NAMES. THEY SHALL BE REPRESENTATIVE OF THEIR SPECIES, MEET ALL NOTED CONDITIONS OF SPECIFICATIONS, AND SHALL CONFORM TO OR EXCEED THE AMERICAN STANDARD FOR NURSERY STOCK (LATEST EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. ALL STREET TREES FALLING WITHIN THE SIGHT TRIANGLES SHOWN ON PLAN SHALL BE LIMBED UP TO 8 FEET IN HEIGHT ABOVE THE CLOSEST CURB LINE ELEVATION.
5. ESTABLISH AND MAINTAIN FINISHED GRADE OF BEDS 2" OR 3" BELOW ADJACENT CURBS, WALKWAYS, AND OTHER HARDSCAPED AREAS TO ALLOW FOR THE INSTALLATION OF SOD OR MULCH RESPECTIVELY.
6. ALL SLOPES 3:1 OR HIGHER WILL BE COVERED WITH BIODEGRADEABLE EROSION CONTROL STABILIZATION FABRIC (WITH 1" SQUARE OPENINGS) PRIOR TO PLANTING TO ENSURE IMMEDIATE STABILIZATION. LANDSCAPE CONTRACTOR SHALL CUT FABRIC AT EACH PLANT LOCATION AND PLACE PLANTS ACCORDING TO PLAN. ALL FABRIC SHALL BE RE-STAKED PER ENGINEERS' ORIGINAL DRAWINGS IMMEDIATELY AFTER PLANTING.
7. MASS PLANTINGS SHALL BE TRIANGULARLY SPACED AT A DISTANCE ON CENTER OF EACH PLANT AS INDICATED ON THE PLANS UNLESS NOTED OTHERWISE.
8. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANT MATERIAL OR WORK AT ANY TIME OR PLACE PRIOR TO ACCEPTANCE WHICH FAILS TO MEET SPECIFICATION REQUIREMENTS.
9. CONTRACTOR SHALL CONSULT WRITTEN SPECIFICATIONS FOR PLANTING, AS APPLICABLE, IN ADDITION TO THE NOTES BELOW.
10. CONTRACTOR SHALL REFER TO EXISTING CONDITIONS PLAN OR DEMOLITION PLAN FOR ALL TREES AND SHRUBS TO BE REMOVED OR TO REMAIN UNDISTURBED AS NEEDED.
11. CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN ON THE PLANS.
12. ALL TREES LOCATED ADJACENT TO WALKS AND DRIVES SHALL HAVE A MINIMUM 6'-0" VERTICAL CLEARANCE TO FIRST BRANCH. CONTRACTOR SHALL PRUNE ANY BRANCHES TO LATEST NURSERYMAN STANDARDS.
13. ALL LANDSCAPE BED EDGES TO BE SMOOTH FLOWING ARCS UNLESS OTHERWISE NOTED. EDGES SHALL BE SMOOTH, CONSISTENT, HAND-TRENCHED, 4" DEEP, AND "V" SHAPED.
14. THE LOCATION OF PROPOSED SITE LANDSCAPE AND SITE FURNISHINGS MAY BE MODIFIED AT THE TIME OF FINAL SITE PLAN AND PER SITE CONDITIONS, AS WARRANTED, DURING CONSTRUCTION.

MAINTENANCE

1. CONTRACTOR SHALL WATER PLANTS THE SAME DAY AS INSTALLATION. CONTRACTOR SHALL WATER SEED OR SOD WITHIN 1 HOUR OF INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR KEEPING AREAS ADEQUATELY IRRIGATED EITHER BY HAND OR IRRIGATION SYSTEM.
2. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND REPLACEMENT OF ANY PLANT MATERIAL DEAD OR DAMAGED UNTIL FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT OR AS THE WARRANTY PERIOD DICTATES.
3. NO SEEDED/SODDED AREAS SHALL BE INSTALLED UNTIL ALL OTHER CONSTRUCTION ACTIVITIES, INCLUDING PLANTING AND MULCHING, HAVE OCCURRED AND LANDSCAPE ARCHITECT HAS REVIEWED/ACCEPTED THE FINAL GRADING AND SOIL CONDITIONS.
4. LAWN AREAS SHALL BE MOWED TO A HEIGHT OF 2 TO 3 INCHES AND NOT ALLOWED TO REACH A HEIGHT OF 4 INCHES BEFORE MOWING.
5. ALL CURBS AND WALKS SHALL BE EDGED AS NEEDED.
6. ALL LAWN AREAS ADJACENT TO BUILDING FACES OR STRUCTURES SHALL BE TRIMMED.
7. RESEED BARE AREAS OF LAWN AS NECESSARY. YEARLY AERATION IS RECOMMENDED.
8. ALL TRASH, LITTER, AND DEBRIS SHALL BE REMOVED FROM LAWN AREAS, PARKING LOTS, AND SHRUB BEDS AS NEEDED.
9. MULCH ALL SHRUB AND GROUNDCOVER BEDS YEARLY WITH 3 INCHES OF SHREDDED HARDWOOD BARK.

SOD INSTALLATION

1. SOD SHALL BE LAID PARALLEL TO THE CONTOURS ON SITE AND HAVE STAGGERED JOINTS. SOD SHALL BE STAKED ON SLOPES GREATER THAN 3:1 OR IN DRAINAGE SWALES.

CITY OF GAITHERSBURG GENERAL NOTES

1. UNLESS OTHERWISE STIPULATED BY SPECIFIC REQUIREMENTS OF THIS MANUAL, THE LANDSCAPING SHOW ON THIS PLAN MUST BE PLANTED IN ACCORDANCE WITH THE LATEST EDITION OF THE LANDSCAPING SPECIFICATION GUIDELINES, DEVELOPED BY THE MD-DC-VA CHAPTER OF THE LANDSCAPE CONTRACTORS ASSOCIATION.
2. ALL TREES ARE TO BE LOCATED A MINIMUM DISTANCE OF 5 FEET FROM ALL UTILITY BOXES, 5 FEET FROM A STORM DRAIN INLET OR MANHOLE, 5 FEET FROM DRIVEWAY APRONS, 20 FEET FROM ANY TRAFFIC CONTROL SIGN, AND AT LEAST 30 FEET FROM ANY INTERSECTION.
3. LOCATIONS OF STREET TREES MAY BE SUBJECT TO CHANGE IN ORDER TO AVOID CONFLICT WITH STREET LIGHTING.
4. PLANT TYPE SUBSTITUTIONS ARE PERMITTED WITH VERBAL AND WRITTEN APPROVAL FROM THE PLANNING AND CODE ADMINISTRATION.
5. ALL PLANT MATERIAL WILL BE REINSPECTED FOR SURVIVAL BY THE PLANNING AND CODE ADMINISTRATION ONE YEAR FOLLOWING INSTALLATION. A 10 PERCENT MAINTENANCE BOND WILL BE RETAINED DURING THIS TIME PERIOD.
6. ALL PLANTS MUST MEET THE STANDARDS OF THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK SPONSORED BY THE ASSOCIATION OF AMERICAN NURSERYMAN.
7. NO PLANT SHALL BE LOCATED IN AREAS OF OBVIOUS POOR DRAINAGE. IF SUCH CONDITIONS EXIST, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY TO RELOCATE AFFECTED PLANT MATERIALS.
8. SOIL CONDITIONS MUST BE TESTED, VERIFIED, AND ADJUSTED BY THE LANDSCAPE CONTRACTOR TO INSURE THAT APPROPRIATE SOIL COMPOSITION AND PH LEVELS ARE SUITABLE FOR PLANT MATERIALS SPECIFIED FOR THAT SPECIFIC LOCATION.

PROFESSIONAL SEAL
STATE OF MARYLAND ESRA SOYTUTAN 3960 LANDSCAPE ARCHITECT

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LA NAME: ESRA SOYTUTAN, RLA, LEED AP ND
LICENSE NUMBER: 3960
EXPIRATION DATE: 03/09/2025

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DESIGNED BY:	ES
DATE ISSUED:	12/12/2024
VIKA PROJECT	VM50089
DRAWING NO.	L000
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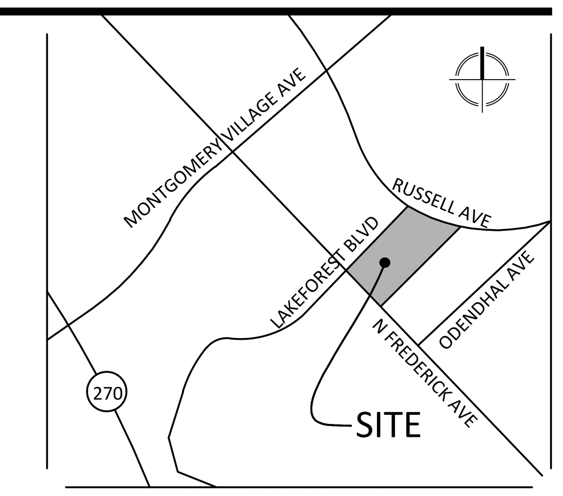

VICINITY MAP
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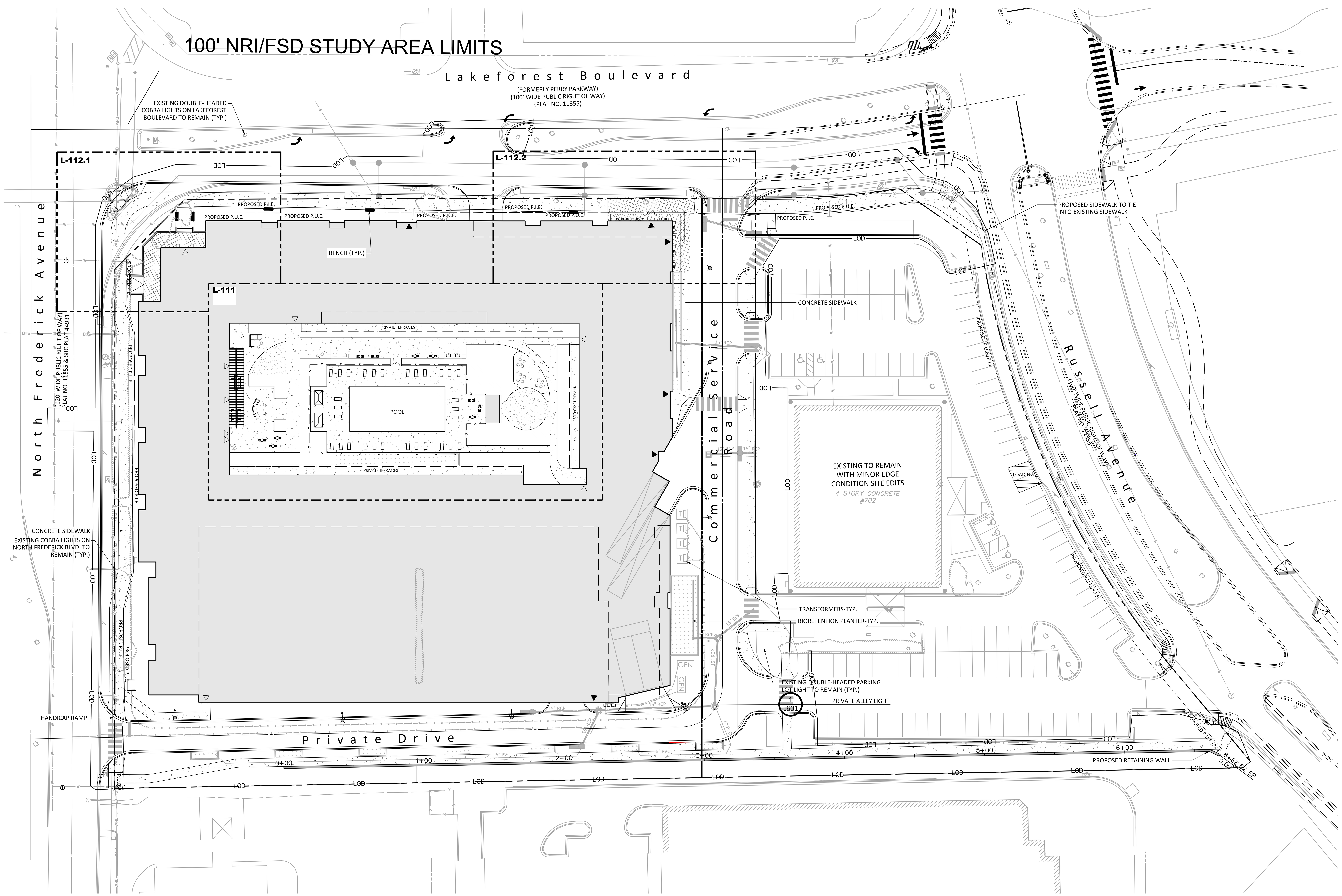

LEGEND

- EXISTING LIGHTS TO REMAIN - REFER TO PLAN FOR DETAILS
- EXISTING TREE TO REMAIN - REFER TO FOREST CONSERVATION PLAN FOR DETAILS
- PROPOSED LIGHT 1/L601
- PROPOSED 72" POOL FENCE
- PROPOSED DOOR - RESIDENTIAL LEVEL
- PROPOSED DOOR - GROUND LEVEL
- PROPOSED SYNTHETIC TURF
- PROPOSED SPECIALTY PAVING
- PROPOSED CONCRETE PAVING-PEDESTRIAN
- PROPOSED STORM DRAIN
- LIMIT OF DISTURBANCE
- BIORETENTION (SEE SWM PLAN FOR DETAILS)
- PROPOSED RETAINING WALL
- PROPERTY LINE

NOT FOR CONSTRUCTION

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30 15 0 30 60 90
SCALE: 1"=30'

LAYOUT: L100, Plotted By: Posthuma

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REVISIONS	DATE

Gateway Lakeforest

9TH ELECTION DISTRICT
CITY OF GAITHERSBURG, MARYLAND
WSSC GRID: 224NW10
TAX MAP:

OVERALL MATERIALS AND HARDSCAPE PLAN

PROFESSIONAL SEAL

STATE OF MARYLAND — ESRA SOYTUTAN — 3960 — LANDSCAPE ARCHITECT

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DRAWN BY: MC
DESIGNED BY: ES
DATE ISSUED: 12/12/2024

VIKA PROJECT: VM50089

DRAWING NO.: L100

SHEET NO.

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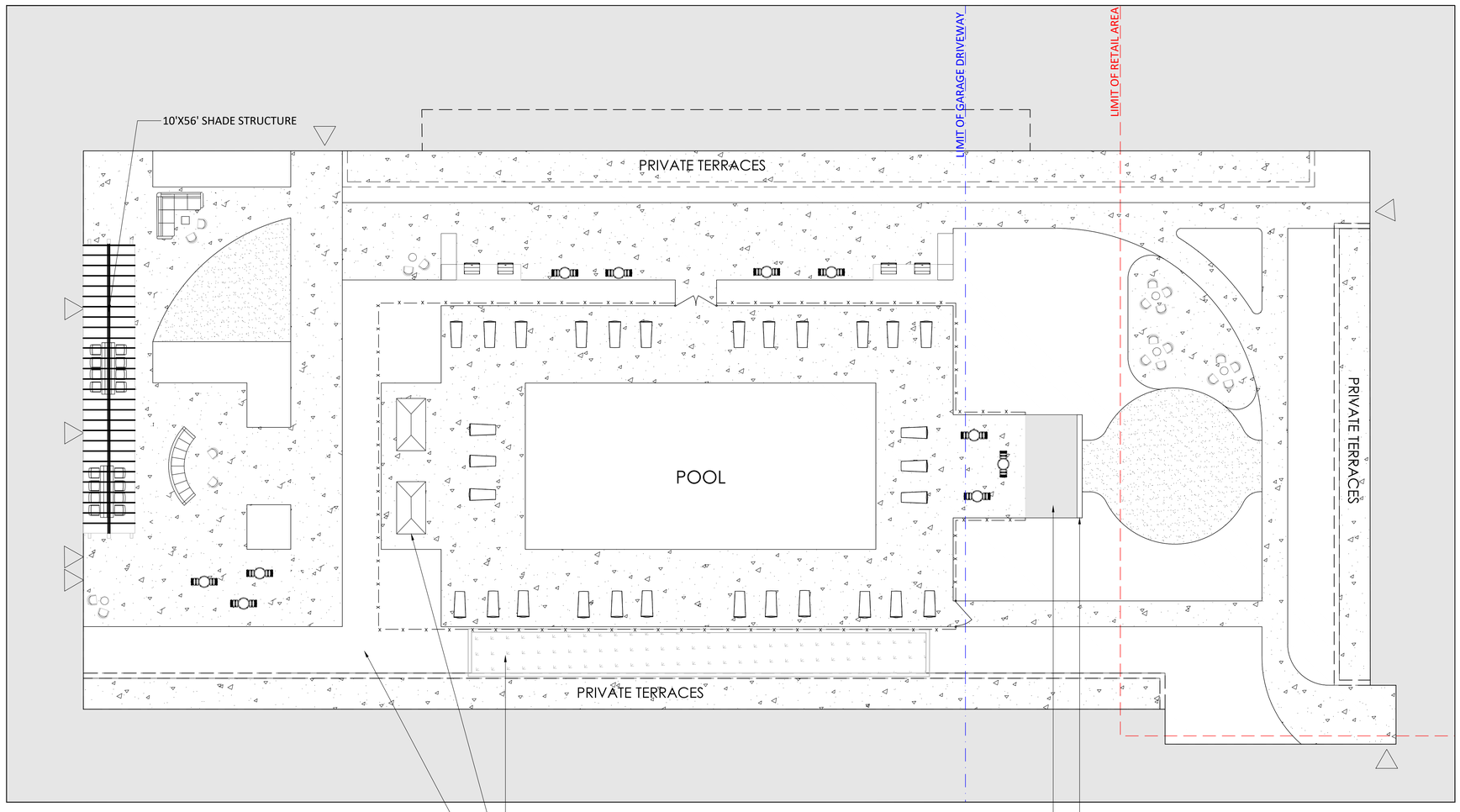
Exhibit 61c



LEGEND

- PROPOSED 72" POOL FENCE
- PROPOSED OUTDOOR DINING TABLE AND CHAIRS
- PROPOSED CAFE TABLE AND CHAIRS
- PROPOSED LOUNGE SEATING AREAS
- PROPOSED OUTDOOR GRILL AREA
- PROPOSED LOUNGE POOL SEATING
- PROPOSED DOOR - RESIDENTIAL LEVEL
- PROPOSED SYNTHETIC TURF
- PROPOSED SPECIALTY PAVING
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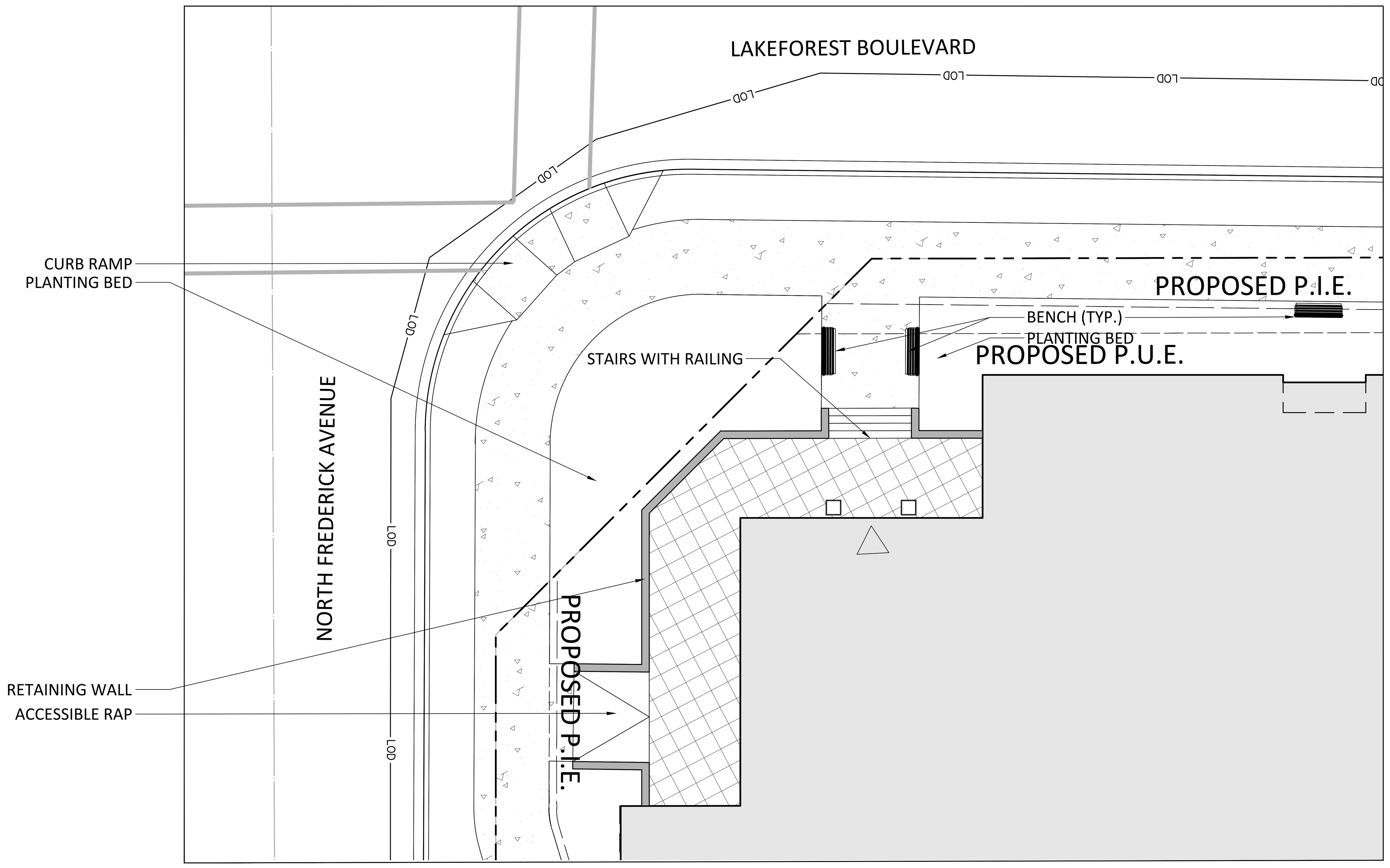
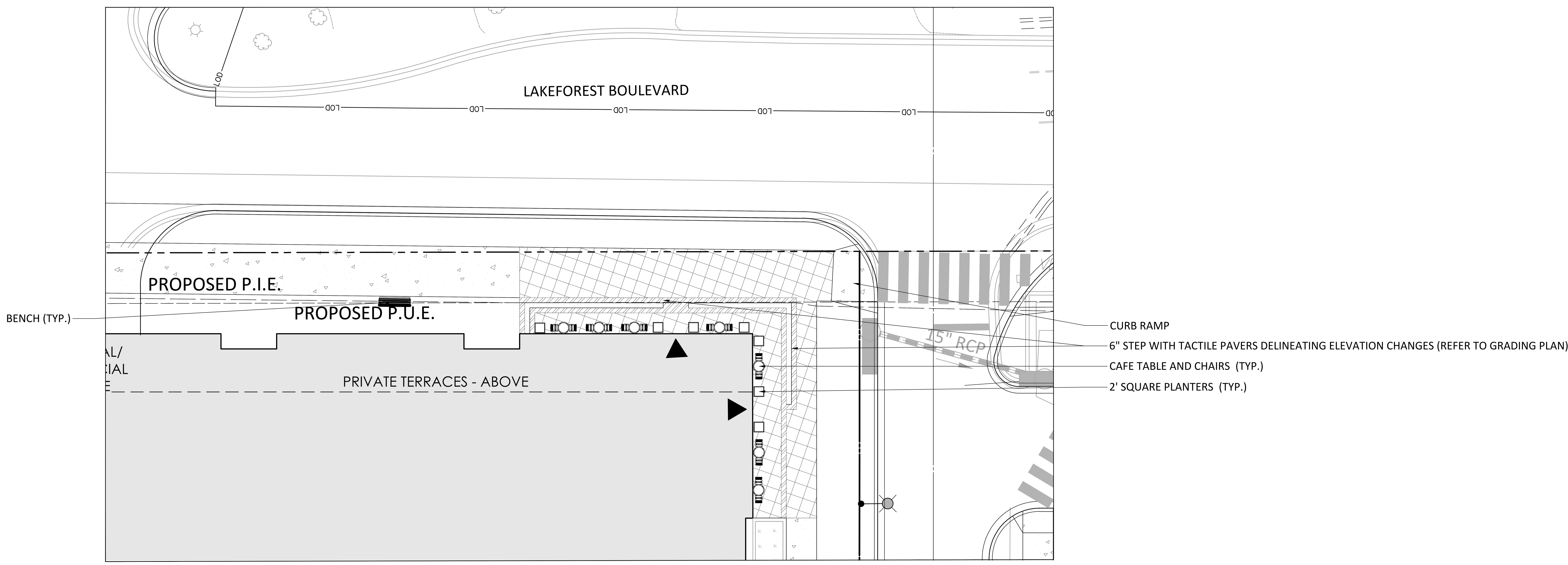
LEGEND

- EXISTING LIGHTS
- EXISTING TREE ON-SITE
- PROPOSED LIGHT
- PROPOSED CAFE TABLE AND CHAIRS
- PROPOSED PLANTERS
- PROPOSED BENCH
- PROPOSED SPECIALTY PAVING
- PROPOSED CONCRETE PAVING-PEDESTRIAN
- PROPOSED STORM DRAIN
- LIMIT OF DISTURBANCE
- BIORETENTION (SEE SWM PLAN FOR DETAILS)
- PROPOSED RETAINING WALL
- PROPERTY LINE



1. MATERIALS PLAN ENLARGEMENT - RESIDENTIAL LOBBY



2. MATERIALS PLAN ENLARGEMENT - RETAIL ENTRANCE

NOT FOR CONSTRUCTION

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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.

SCALE: 1"=10'

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CONTACT: BRIAN R. LANG

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LANDSCAPE ARCHITECT
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301.916.4100
CONTACT: ESRA SOYTUTAN

REVISIONS	DATE

Gateway Lakeforest

9TH ELECTION DISTRICT
CITY OF GAITHERSBURG, MARYLAND
WSSC GRID: 224NW10
TAX MAP:

RESIDENTIAL ENTRANCE AND RETAIL ENTRANCE MATERIALS PLAN ENLARGEMENT

PROFESSIONAL SEAL

STATE OF MARYLAND — ESRA SOYTUTAN — 3960 — LANDSCAPE ARCHITECT

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LA NAME: ESRA SOYTUTAN, RLA, LEED AP ND
LICENSE NUMBER: 3960
EXPIRATION DATE: 03/09/2025

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DESIGNED BY: ES
DATE ISSUED: 12/12/2024

VIKA PROJECT: VM50089

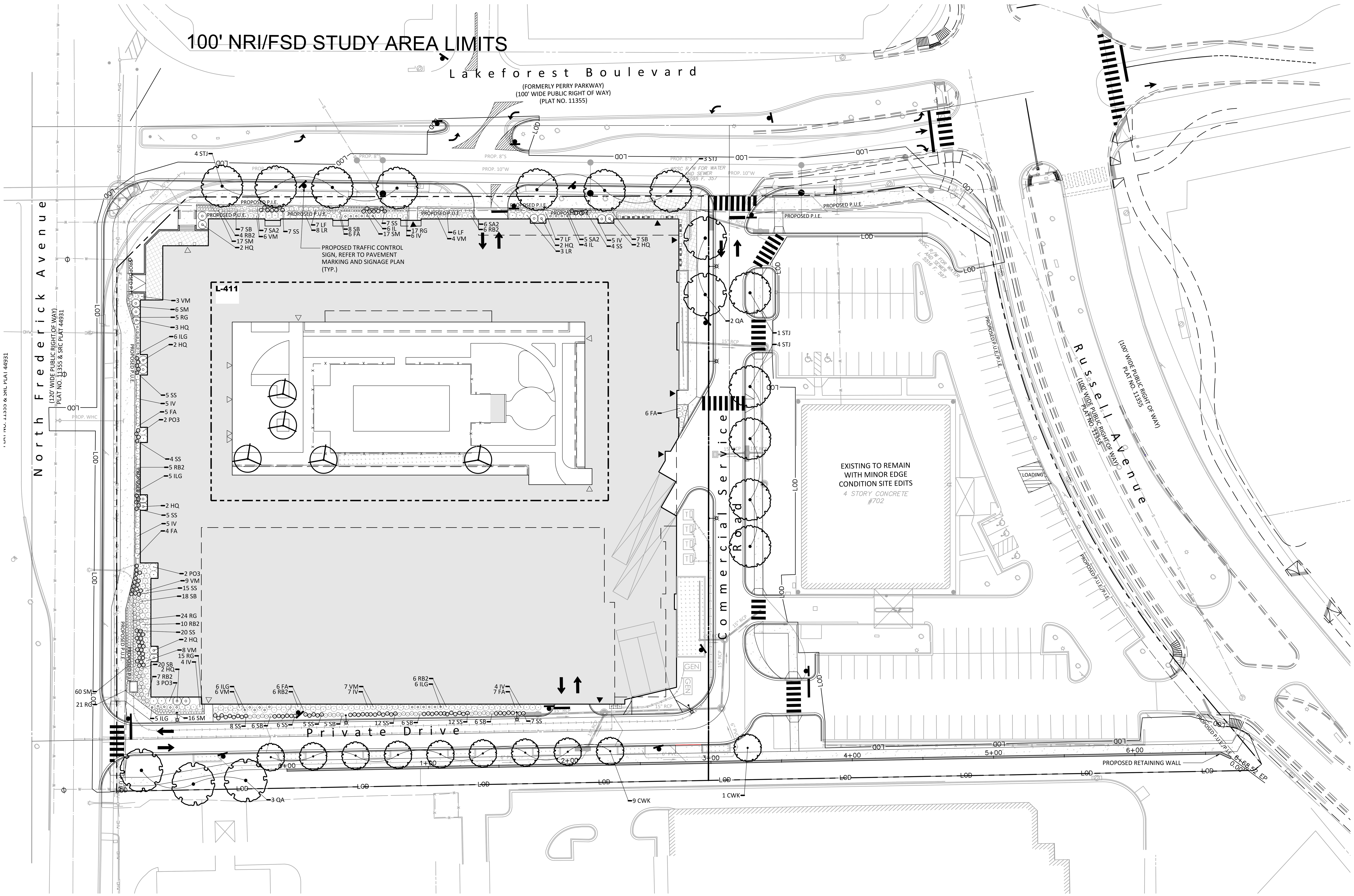
DRAWING NO.: L112

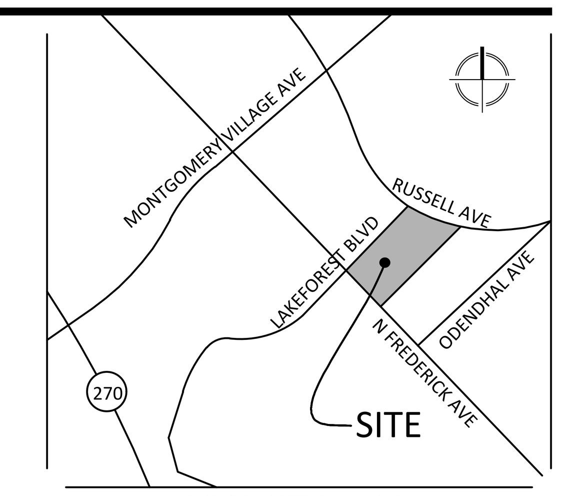
SHEET NO.

Z:\50000-50500\50089\CADD\SITE\PLOT SHEETS\50089200_P_LA_MAT_ENLG.dwg ~ Friday, May 23, 2025 11:49:26 AM

LAYOUT: L112, Plotted By: Posthuma

Joint Hearing - MCC & PC
Z-9928-2024
Exhibit 61e





VICINITY MAP
SCALE: 1" = 1000'

LEGEND

- EXISTING RIGHT-OF-WAY LIGHT
- EXISTING PARKING LOT LIGHT
- EXISTING TREE TO REMAIN - REFER TO FOREST CONSERVATION PLAN FOR DETAILS
- PROPOSED LARGE CANOPY TREE
- PROPOSED MEDIUM CANOPY TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED LIGHT
- PROPOSED 72" POOL FENCE
- PROPOSED DOOR - RESIDENTIAL LEVEL
- PROPOSED DOOR - GROUND LEVEL
- PROPOSED STORM DRAIN
- LOD — LIMIT OF DISTURBANCE
- BIORETENTION (SEE SWM PLAN FOR DETAILS)
- PROPOSED RETAINING WALL
- PROPERTY LINE
- PROPOSED SPECIALTY PAVING (SEE HARDSCAPE PLAN FOR DETAILS)
- PROPOSED CONCRETE PAVING-PEDESTRIAN (SEE HARDSCAPE PLAN FOR DETAILS)

PLANT SCHEDULE STREET

CODE	QTY	BOTANICAL NAME	COMMON NAME
TREES			
QA	5	QUERCUS ALBA	WHITE OAK
MEDIUM CANOPY TREES			
STJ	12	STYPHNOLOBIUM JAPONICUM	JAPANESE PAGODA TREE
ORNAMENTAL AND UNDERSTORY TREES			
CWK	10	CRATAEGUS VIRIDIS `WINTER KING`	WINTER KING HAWTHORN

30 15 0 30 60 90
SCALE: 1"=30'

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LAYOUT: L400, Plotted By: Posthuma

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301.916.4100
CONTACT: ESRA SOYTUTAN

REVISIONS	DATE

Gateway Lakeforest

9TH ELECTION DISTRICT
CITY OF GAITHERSBURG, MARYLAND
WSSC GRID: 224NW10
TAX MAP:

OVERALL LANDSCAPE AND LIGHTING PLAN

PROFESSIONAL SEAL

STATE OF MARYLAND — ESRA SOYTUTAN — 3960 — LANDSCAPE ARCHITECT

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LA NAME: ESRA SOYTUTAN, RLA, LEED AP ND
LICENSE NUMBER: 3960
EXPIRATION DATE: 03/09/2025

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DATE ISSUED:	12/12/2024
VIKA PROJECT	VM50089
DRAWING NO.	L400
SHEET NO.	

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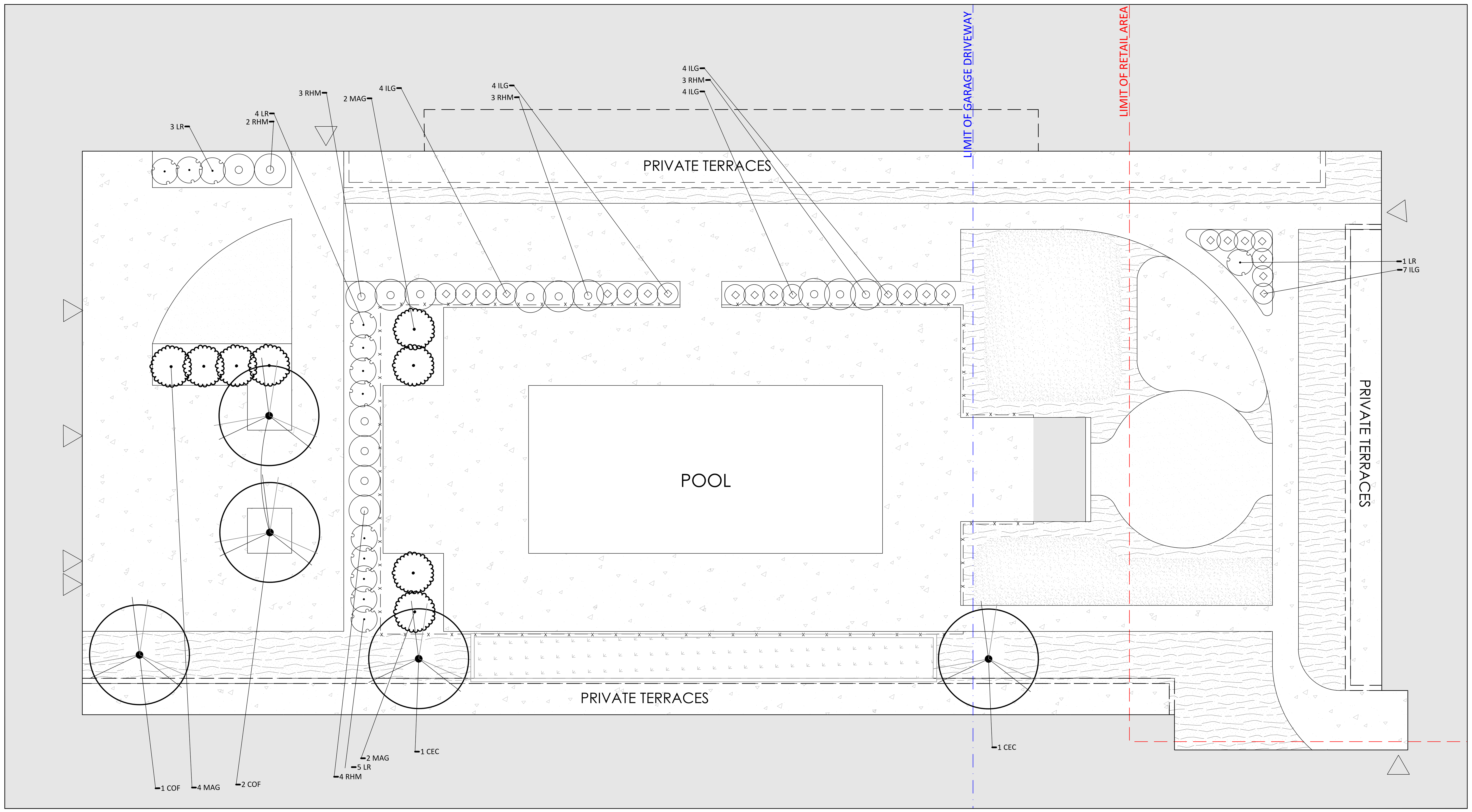
Joint Hearing - MCC & PC
Z-9928-2024
Exhibit 61f



LEGEND

	PROPOSED ORNAMENTAL TREE
	PROPOSED SHRUBS
	PROPOSED DOOR - LEVEL 1
	PROPOSED 72" POOL FENCE
	BIORETENTION (SEE SWM PLAN FOR DETAILS)
	PROPOSED SHRUB AREA
	PROPOSED LAWN AREA
	PROPOSED CONCRETE PAVING-PEDESTRIAN (SEE HARDSCAPE PLAN FOR DETAILS)
	PROPOSED SYNTHETIC TURF (SEE HARDSCAPE PLAN FOR DETAILS)

COURTYARD PLANT LIST

CODE	BOTANICAL NAME	COMMON NAME
ORNAMENTAL TREE		
CEC	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK
COF	CORNUS FLORIDA	EASTERN DOGWOOD
MAG	MAGNOLIA GRANDIFLORA `TEDDY BEAR`	TEDDY BEAR SOUTHERN MAGNOLIA
SHRUBS		
ILG	ILEX GLABRA `COMPACTA`	COMPACT INKBERRY
LR	LEUCOTHOE RACEMOSA	FETTERBUSH
RHM	RHODODENDRON MAXIMUM	ROSE BAY

SYMBOL	BOTANICAL NAME	COMMON NAME
SHRUB AREAS		
	SUN MIX	
	COREOPSIS VERTICILLATA	TICKSEED
	ECHINACEA PURPUREA	PURPLE CONEFLOWER
	LIATRIS SPICATA	SPIKE GAYFEATHER
	RUDBECKIA HIRTA	BLACK-EYED SUSAN
GROUND COVERS		
	LAWN AREA	

NOT FOR CONSTRUCTION

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

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10' 5' 0 10' 20' 30'
SCALE: 1"=10'

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LANDSCAPE ARCHITECT
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
301.916.4100
CONTACT: ESRA SOYTUTAN

REVISIONS	DATE

Gateway Lakeforest

9TH ELECTION DISTRICT
CITY OF GAITHERSBURG, MARYLAND
WSSC GRID: 224NW10
TAX MAP:

COURTYARD PLANTING PLAN ENLARGEMENT

PROFESSIONAL SEAL
STATE OF MARYLAND · ESRA SOYTUTAN · 3960 · LANDSCAPE ARCHITECT

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LICENSE NUMBER: 3960
EXPIRATION DATE: 03/09/2025

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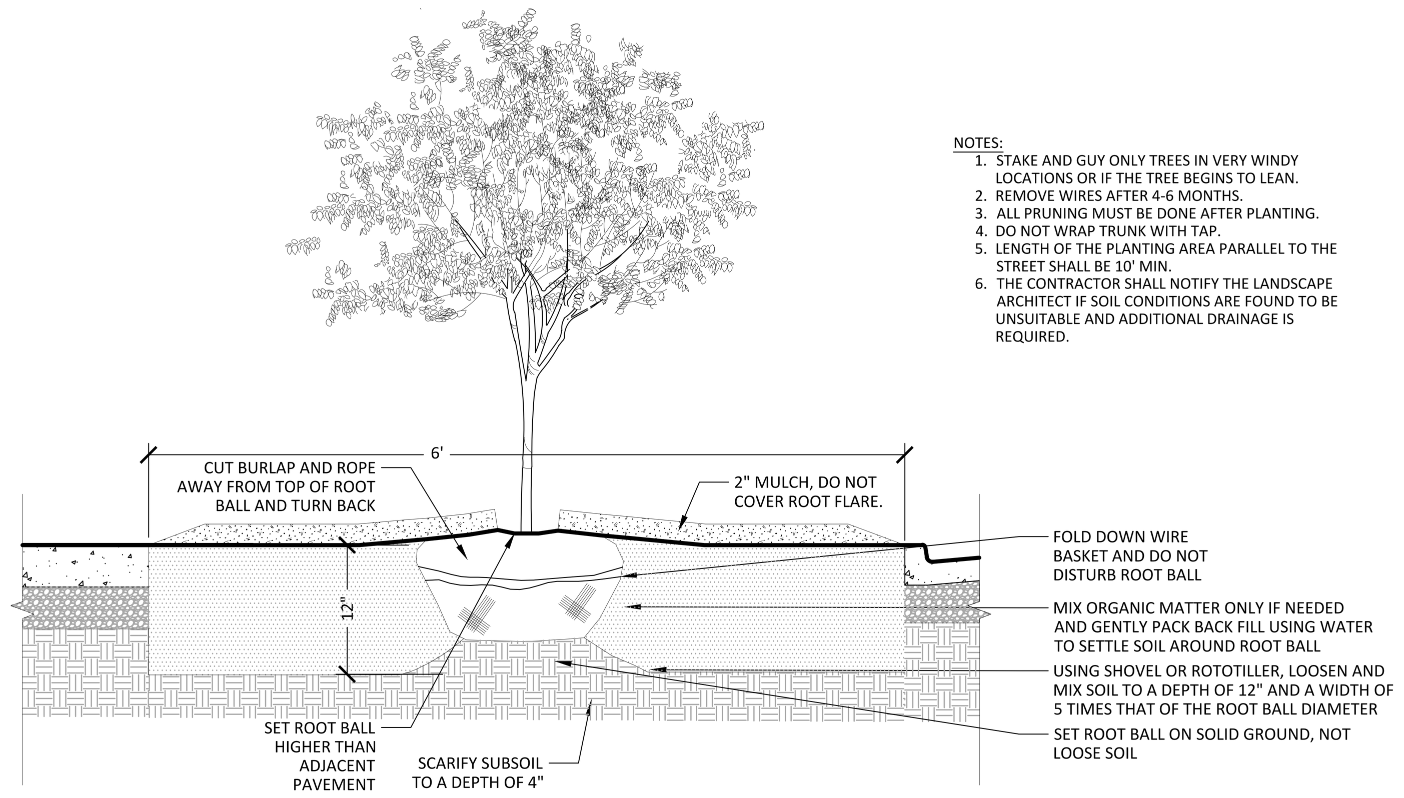
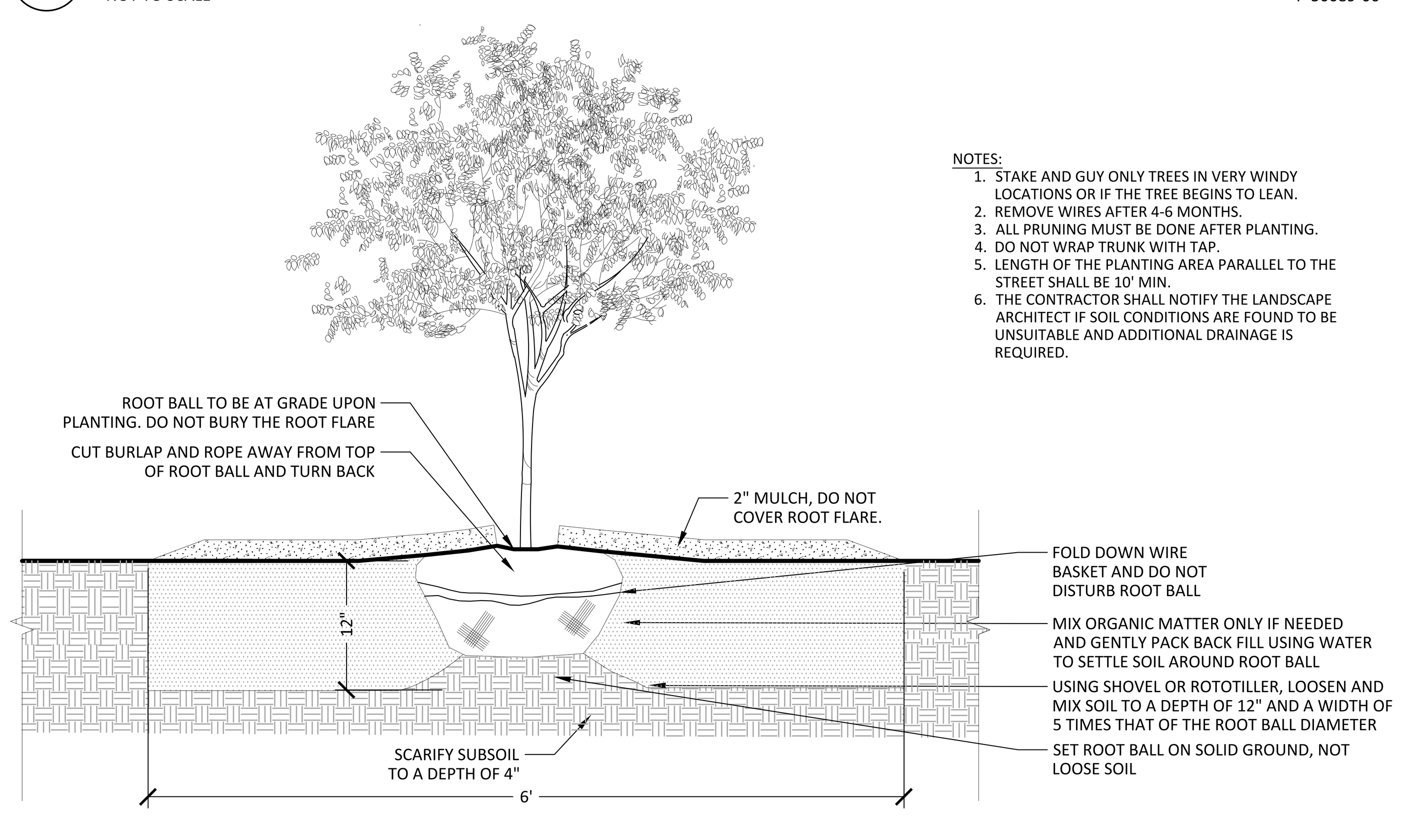
DATE ISSUED: 12/12/2024
VIKA PROJECT: VM50089
DRAWING NO.: L411
SHEET NO.

Joint Hearing - MCC & PC
Z-9928-2024
Exhibit 61g



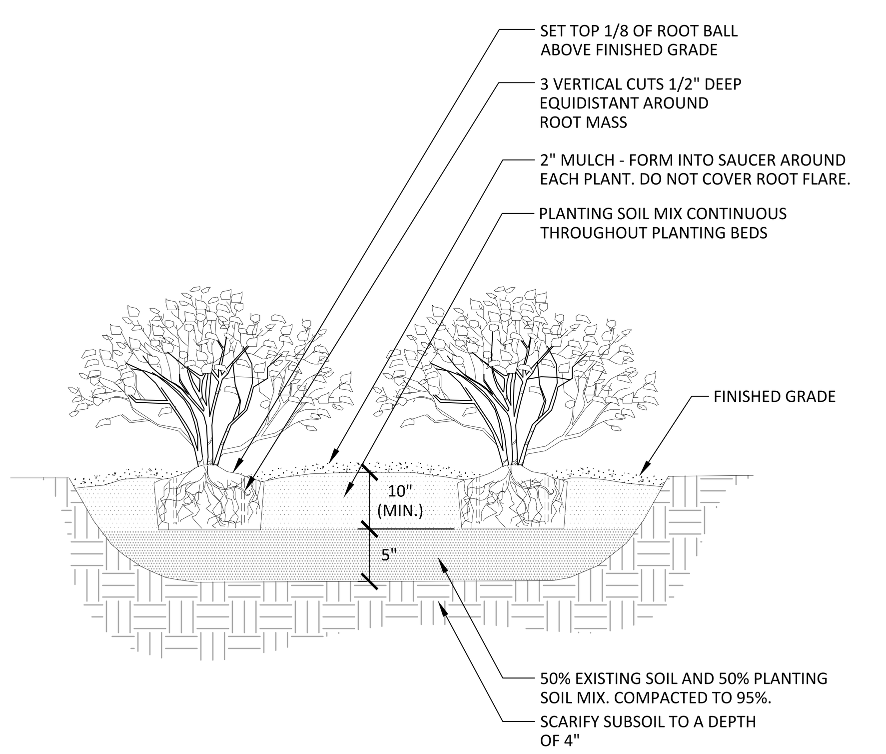
1 STREET TREE PLANTING

NOT TO SCALE P-50089-06



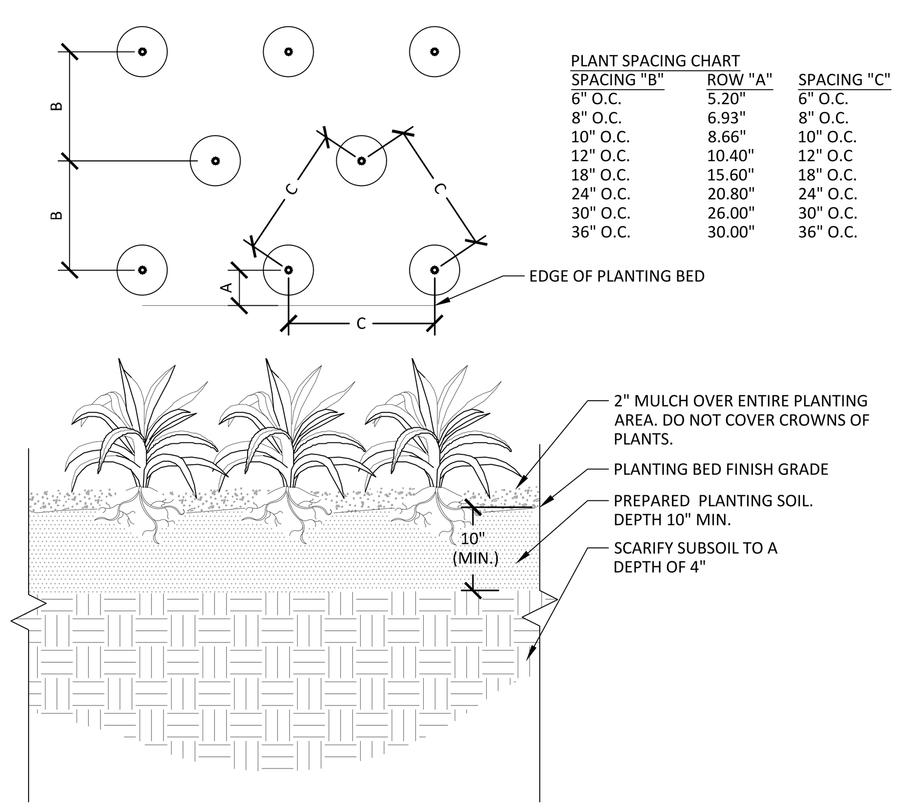
2 DECIDOUS TREE PLANTING

NOT TO SCALE P-50089-07



3 GROUP SHRUB PLANTING

NOT TO SCALE P-50089-02



4 GROUNDCOVER PLANTING

NOT TO SCALE P-50089-04

MASTER PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
QA	5	QUERCUS ALBA	WHITE OAK	2-2.5" CAL
MEDIUM CANOPY TREES				
STJ	12	STYPHNOLOBIUM JAPONICUM	JAPANESE PAGODA TREE	1.75" - 2" CAL.
ORNAMENTAL AND UNDERSTORY TREES				
CWK	10	CRATAEGUS VIRIDIS `WINTER KING`	WINTER KING HAWTHORN	3" CAL.
ORNAMENTAL TREE				
CEC	2	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK	1.5-2" CAL.
COF	3	CORNUS FLORIDA	EASTERN DOGWOOD	1.75" - 2" CAL.
MAG	8	MAGNOLIA GRANDIFLORA `TEDDY BEAR`	TEDDY BEAR SOUTHERN MAGNOLIA	8-10` HGT.
SHRUBS				
ILG	51	ILEX GLABRA `COMPACTA`	COMPACT INKBERRY	3-5 GAL.
LF	20	LEUCOTHOE FONTANESIANA 'NANA'	DWARF DROOPING LEUCOTHOE	3-5 GAL.
LR	24	LEUCOTHOE RACEMOSA	FETTERBUSH	3-5 GAL.
RB2	44	RHODODENDRON CATAWBIENSE 'BADEN BADEN'	BADEN BADEN RHODODENDRON	3-5 GAL.
RHM	15	RHODODENDRON MAXIMUM	ROSE BAY	3-5 GAL.
RG	82	RHUS AROMATICA `GRO-LOW`	GRO-LOW FRAGRANT SUMAC	3-5 GAL.
SB	83	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	BLAZE LITTLE BLUESTEM	3-5 GAL.
SS	118	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	STANDING OVATION LITTLE BLUESTEM	3-5 GAL.
SA2	18	SPIRAEA JAPONICA 'ALBIFLORA'	WHITE JAPANESE SPIREA	3-5 GAL.
SM	116	SPIRAEA JAPONICA `WALBUMA`	MAGIC CARPET SPIREA	3-5 GAL.
LARGE SHRUBS				
HQ	17	HYDRANGEA QUERCIFOLIA `ALICE`	ALICE OAKLEAF HYDRANGEA	3-5 GAL.
PO3	7	PHYSOCARPUS OPULIFOLIUS `DIABOLO`	DIABLO NINEBARK	3-5 GAL.
MEDIUM SHRUBS				
FA	34	FOTHERGILLA GARDENII `MT. AIRY`	DWARF WITCHALDER	3-5 GAL.
IV	36	ILEX VERTICILLATA	WINTERBERRY	3-5 GAL.
IL	10	ITEA VIRGINICA `LITTLE HENRY` TM	VIRGINIA SWEETSPIRE	3-5 GAL.
VM	43	VIBURNUM ACERIFOLIUM	MAPLELEAF VIBURNUM	3-5 GAL.

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
SHRUB AREAS					
	4,747 SF	SUN MIX PLANT IN GROUPS OF 3-7.			
	1,233	COREOPSIS VERTICILLATA	TICKSEED	LP50	25% @ 12" o.c.
	1,233	ECHINACEA PURPUREA	PURPLE CONEFLOWER	LP50	25% @ 12" o.c.
	1,233	LIATRIS SPICATA	SPIKE GAYFEATHER	LP50	25% @ 12" o.c.
	1,233	RUDBECKIA HIRTA	BLACK-EYED SUSAN	LP50	25% @ 12" o.c.

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
GROUND COVERS				
	1,474 SF	LAWN AREA		

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REVISIONS	DATE

Gateway Lakeforest
9TH ELECTION DISTRICT
CITY OF GAITHERSBURG, MARYLAND
WSSC GRID: 224NW10
TAX MAP:

LANDSCAPE PLANTING DETAILS AND SCHEDULE

PROFESSIONAL SEAL

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
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DRAWN BY: MC
DESIGNED BY: ES
DATE ISSUED: 12/12/2024
VIKA PROJECT: VM50089
DRAWING NO.: L600
SHEET NO.

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LAYOUT: L600, Plotted By: Posthuma

Joint Hearing - MCC & PC
Z-9928-2024
Exhibit 61h

LIGMAN

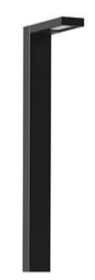
Outdoor | Street & area lighting luminaires | LIGHT LINEAR PT-X

LIGHT LINEAR PT-X 13 (LI-21331)

CE | IP65 | IK08

Product description

1 side - Supplied with specific square, straight galvanised pole - Height options: 6- 10 m



microVos™ TECHNOLOGY
NATURE FRIENDLY

Luminaire Structure

- Die-cast aluminium housing
- Pre-treated before powder coating ensuring high corrosion resistance
- Single cable entry
- Stainless steel fasteners in grade 304 with zinc flake coating (ZFC)
- Durable silicone rubber gasket
- Clear toughened glass
- High-efficiency polycarbonate lens
- Integral control gear
- Maximum wind load resistance is 260 km/h for pole high 6 m, 210 km/h for pole high 7 m, 170 km/h for pole high 8 m, 140 km/h for pole high 9 m
- Surge protection 10kV

Optic

M | W | EW | T1 | T2 | T3 | T4 | ME

Product colour

01 - Black (RAL 9011) | 02 - Dark Grey (RAL 7043) | 03 - White (RAL 9003) | 05 - Matt Silver (RAL 9006) | 06 - Bronze (RAL 6014)

Special finishes upon request

SU01 - Concrete - Urban | SU02 - Softscape - Urban | SU03 - Stone - Urban | SU04 - Corten - Urban | SW01 - Oak - Woodland | SW02 - Walnut - Woodland | SW03 - Pine - Woodland

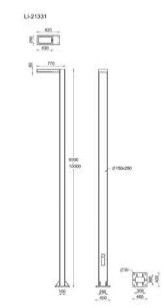
LIGMAN

Outdoor | Street & area lighting luminaires | LIGHT LINEAR PT-X

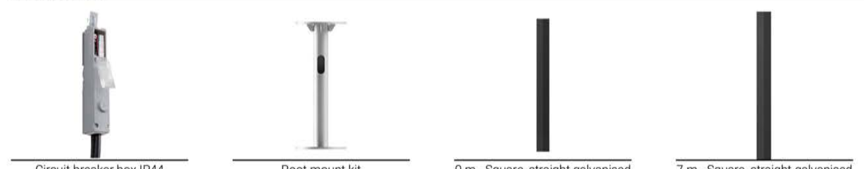
LIGHT LINEAR PT-X 13 (LI-21331)

Technical information

Material	Aluminium
Light source	2 x 24 LED
Power	104 W
Lumen	12797 - 15294 lm
Efficacy	123 - 147 lm/W
Driver option	Integral control gear
Driver	Constant current (CC)
Input voltage	220-240 V 50/60 Hz
Optic	M, W, EW, T1, T2, T3, T4, ME
Optic value	36°, 57°, 112°, 144°x71°, 137°x61°, 129°x91°, 105°x71°, 138°x62°
CCT / CRI	3000K CRI70, 4000K CRI70
Bug	B2-U0-G2, B3-U0-G1, B3-U0-G2, B3-U0-G3, B4-U0-G1
ULR	0%
ULOR	0%
CIE flux code n°3	96, 97, 98, 99
Dimming type	On/Off, 1-10V, DALI
Product colours	Black, Dark Grey, White, Matt Silver, Bronze, Concrete - Urban, Softscape - Urban, Stone - Urban, Corten - Urban, Oak - Woodland, Walnut - Woodland, Pine - Woodland
Weight	16 kg
Operating temperature	-20 °C to 40 °C
Through wiring	Single cable entry
Lens / Reflector / Optic	Clear toughened glass, High-efficiency polycarbonate lens
MacAdam Ellipse	5 SDCM
Lifetime L90B10 (hours)	> 35,000
Lifetime L80B10 (hours)	> 74,000
Lifetime L80B50 (hours)	> 80,000
Variants (On/Off, 1-10V, DALI)	Compatible with EN/ IEC 60598-2-22: Suitable for emergency installations as central supply, non-maintained (Z0)



Accessories



Circuit breaker box IP44
A21291

Root mount kit
A22391

9 m - Square, straight galvanised steel pole for LIGHT LINEAR PT-X - 1 side
SPC190150-PT-X

7 m - Square, straight galvanised steel pole for LIGHT LINEAR PT-X - 1 sides
SPC170150-PT-X

We reserve the right to make technical and design changes.
06:19, 15-02-2024
https://www.ligman.com/light-linear-pt-x-13-li-21331/
THAILAND
LIGMAN Lighting Co.,Ltd.
17/2 Moo 4, Monthong, Bang Nam Priao,
24150 Chachoengsao - Thailand
info@ligman.com

LIGMAN

Outdoor | Street & area lighting luminaires | LIGHT LINEAR PT-X

LIGHT LINEAR PT-X 13 (LI-21331)

6 m - Square, straight galvanised stee pole for LIGHT LINEAR PT-X - 1 side
SPC160150-PT-X

20' HEIGHT

10 m - Square, straight galvanised steel pole for LIGHT LINEAR PT-X - 1 side
SPC1100150-PT-X

8 m - Square, straight galvanised steel pole for LIGHT LINEAR PT-X - 1 side
SPC180150-PT-X

DALI CONTROL

DALI Control System
Control-DALI

We reserve the right to make technical and design changes.
06:19, 15-02-2024
https://www.ligman.com/light-linear-pt-x-13-li-21331/
THAILAND
LIGMAN Lighting Co.,Ltd.
17/2 Moo 4, Monthong, Bang Nam Priao,
24150 Chachoengsao - Thailand
info@ligman.com

1 PRIVATE ALLEY LIGHT

NOT TO SCALE | OR APPROVED EQUAL

P-50089-L-01

NOT FOR CONSTRUCTION

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

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.

LAYOUT: L601, Plotted By: Posthuma

VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com

Our Site Set on the Future.

PREPARED FOR:
417 DEVELOPMENT LLC
6000 EXECUTIVE BOULEVARD
SUITE 400
NORTH BETHESDA, MD 20852
301.770.5930
CONTACT: BRIAN R. LANG

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LANDSCAPE ARCHITECT
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
301.916.4100
CONTACT: ESRA SOYTUTAN

REVISIONS	DATE

Gateway Lakeforest

9TH ELECTION DISTRICT
CITY OF GAITHERSBURG, MARYLAND
WSSC GRID: 224NW10
TAX MAP:

LIGHTING DETAILS

PROFESSIONAL SEAL

STATE OF MARYLAND — ESRA SOYTUTAN — 3960 — LANDSCAPE ARCHITECT

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LA NAME: ESRA SOYTUTAN, RLA, LEED AP ND
LICENSE NUMBER: 3960
EXPIRATION DATE: 03/09/2025

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DRAWN BY: MC
DESIGNED BY: ES
DATE ISSUED: 12/12/2024

VIKA PROJECT: VM50089

DRAWING NO.: L601

SHEET NO.

Z:\50000-50500\50089\CADD\SITE\PLOT SHEETS\50089200_P_LA_DETL.dwg ~ Friday, May 23, 2025 2:22:53 PM