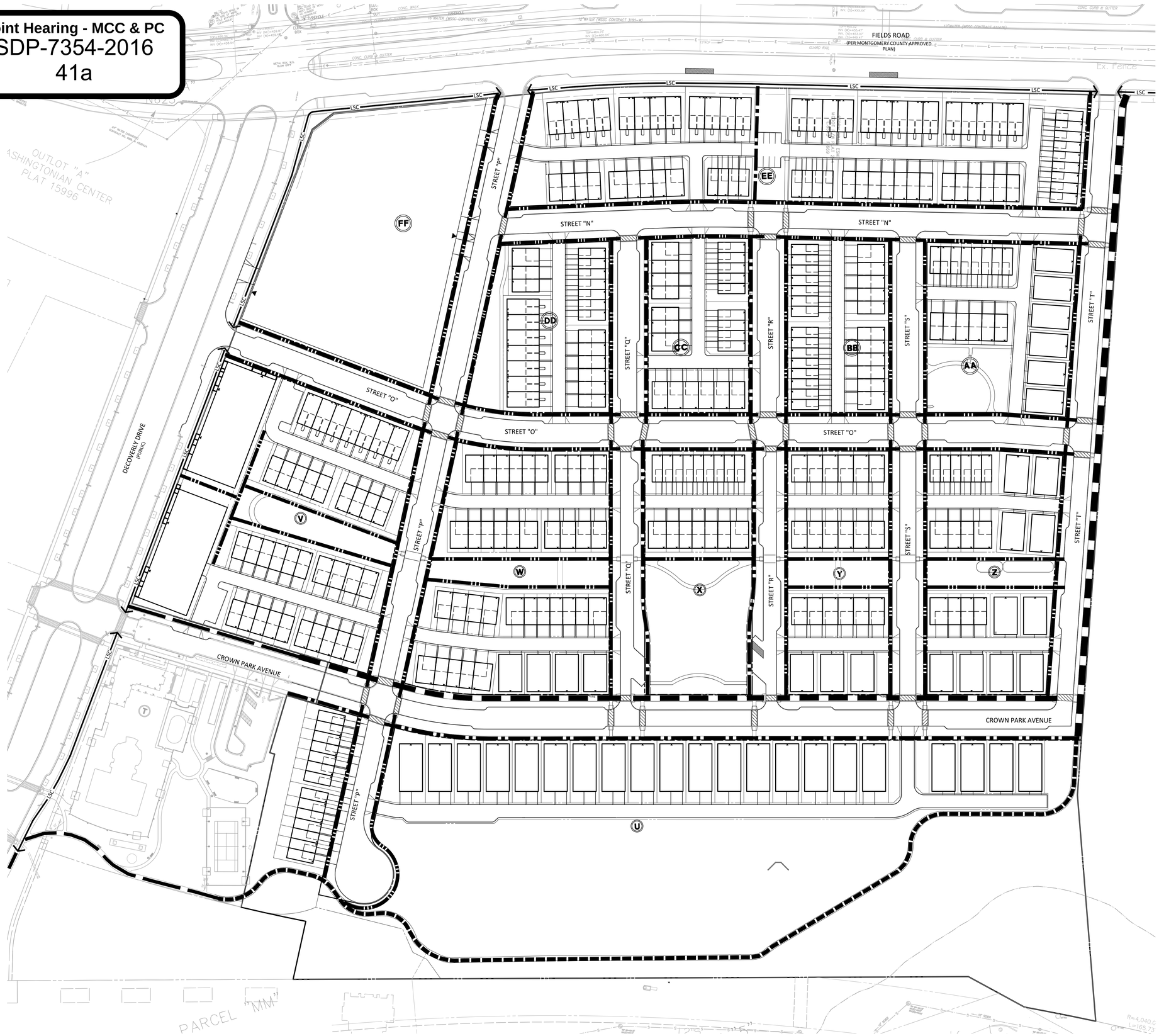
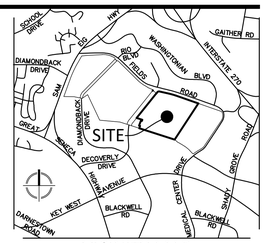
Joint Hearing - MCC & PC
SDP-7354-2016
41a





VICINITY MAP
SCALE: 1" = 2000'

VIKA
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE #400
GERMANTOWN, MARYLAND 20874
PHONE: (301) 916-4100
FAX: (301) 916-2262
GERMANTOWN, MD. MCLEAN, VA.

PREPARED FOR:
WESTBROOK PROPERTIES
10740 PARKRIDGE BLVD.
SUITE 110
RESTON, VA. 20191
703.391.7258
CONTACT: DAVID RAMSEY

DESIGN CONSULTANTS

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SUITE 400
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301.916.4100
CONTACT: MIKE GOODMAN, P.E.

LEGEND:

- 5' SIDEWALK
- 6' SIDEWALK
- 8'-10' SHARED USE PATH
- RECREATION PATH
- EXISTING SIDEWALKS/SHARED USE PATHS
- LSC — PROPOSED LIFE SCIENCES CENTER LOOP TRAIL
- PROPOSED CROSSWALK

0 30 60 120
SCALE: 1"=60'

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.

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

SCHEMATIC DEVELOPMENT PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND CITY COUNCIL HELD ON ---------
APPLICATION NO. SDP------- WAS GRANTED
SCHEMATIC DEVELOPMENT PLAN APPROVAL
BY RESOLUTION R------ WITH - (-) CONDITIONS.
DATE _____ BY _____

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE MAYOR & CITY COUNCIL

REVISIONS	DATE

PROFESSIONAL SEAL

I 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.
MICHAEL GOODMAN LICENSE No. 27721
EXPIRATION DATE JULY 19, 2018

CROWN FARM NEIGHBORHOODS 3 & 5

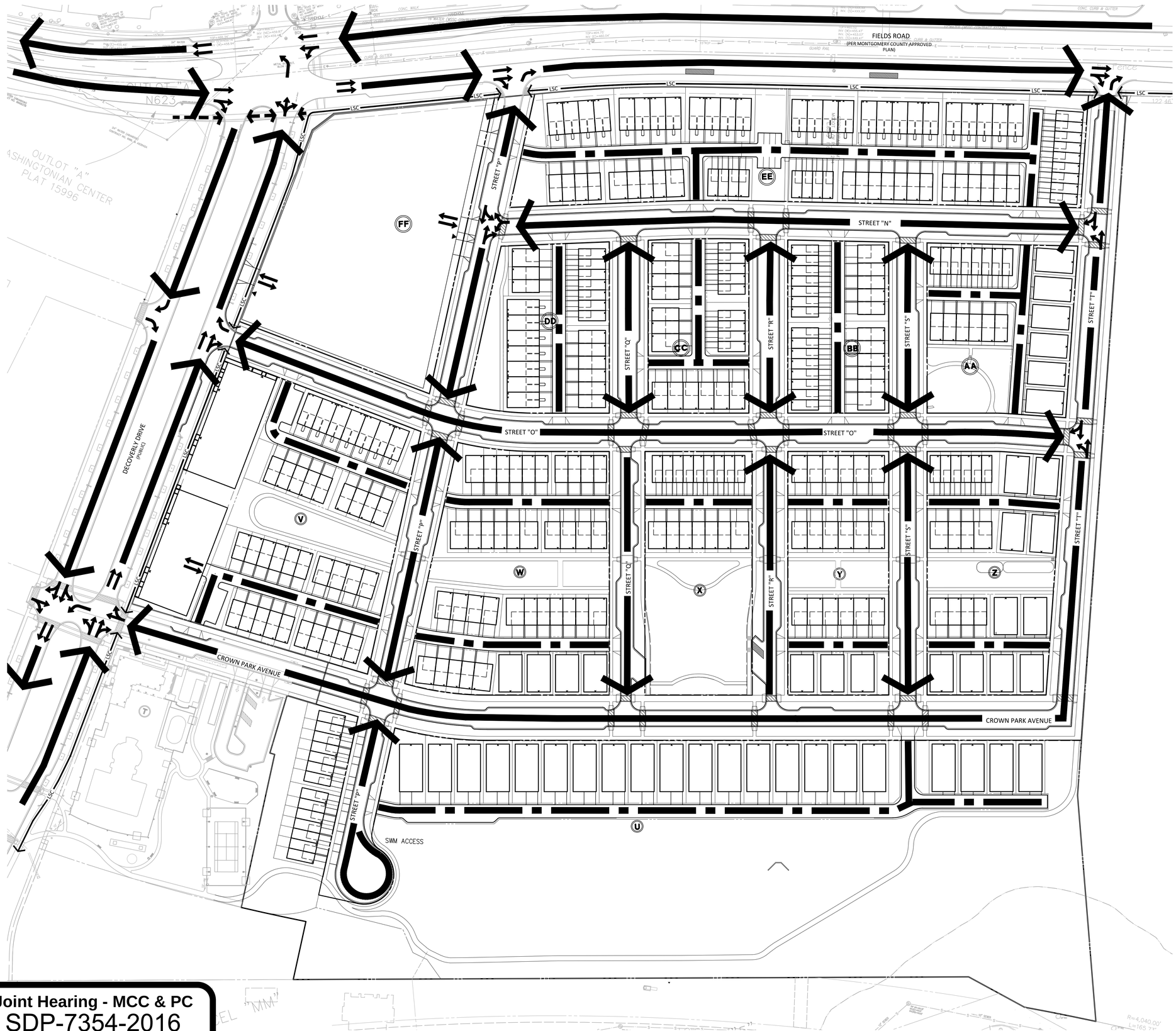
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID:221NW09, 221NW10
TAX MAP:FS562, FS342

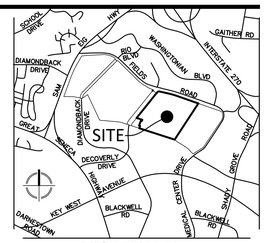
SIDEWALK & PATH PLAN

DRAWN BY: SG LA
DESIGNED BY: JB MG
DATE ISSUED: 09/16/16

DRAWING NO. -

SHEET NO. 70





VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- PUBLIC ROAD
- PRIVATE ROAD / ALLEY
- LSC — PROPOSED LIFE SCIENCES CENTER LOOP TRAIL
- VEHICULAR TURNING MOVEMENTS

0 30 60 120
SCALE: 1"=60'

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CITY OF GAITHERSBURG MAYOR & COUNCIL
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Joint Hearing - MCC & PC
SDP-7354-2016
41b

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ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE #400
GERMANTOWN, MARYLAND 20874
PHONE: (301) 916-4100
FAX: (301) 916-2262
GERMANTOWN, MD. MCLEAN, VA.

PREPARED FOR:
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10740 PARKRIDGE BLVD.
SUITE 110
RESTON, VA. 20191
703.391.7258
CONTACT: DAVID RAMSEY

DESIGN CONSULTANTS

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CONTACT: STEVE COOK, R.L.A.

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301.916.4100
CONTACT: MIKE GOODMAN, P.E.

REVISIONS	DATE

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EXPIRATION DATE JULY 19, 2018

CROWN FARM NEIGHBORHOODS 3 & 5

9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID:221NW09, 221NW10
TAX MAP:FS562, FS342

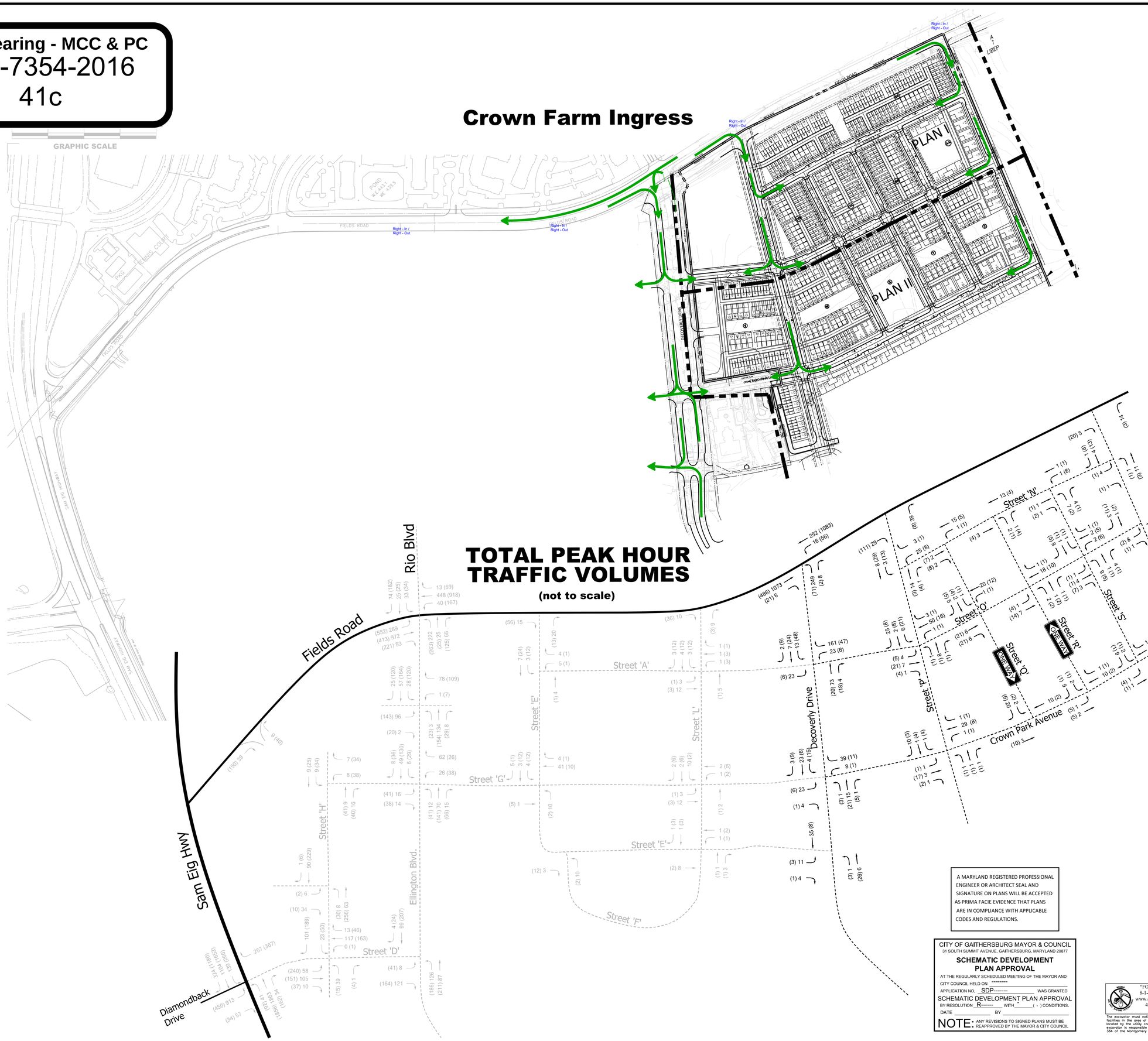
VEHICULAR CIRCULATION PLAN

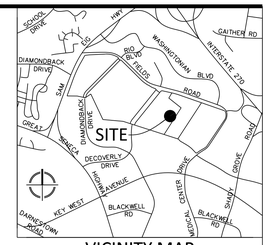
DRAWN BY: SG LA
DESIGNED BY: JB MG
DATE ISSUED: 09/16/16
DRAWING NO. -
SHEET NO. 69

Joint Hearing - MCC & PC
SDP-7354-2016
41c

GRAPHIC SCALE

Crown Farm Ingress





VICINITY MAP
SCALE: 1" = 2000'

The Traffic Group®
www.trafficgroup.com
Merging Innovation and Excellence ®

9900 Franklin Square Drive
Suite H
410.931.6600
www.trafficgroup.com

REVISIONS	DATE

PROFESSIONAL SEAL

I 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.
NAME: _____
LICENSE No.: _____
EXPIRATION DATE _____

CROWN FARM NEIGHBORHOOD 3 & 5

9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID:221NW09, 221NW10
TAX MAP:FS562, FS342

CROWN FARM

INGRESS

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.

CITY OF GAITHERSBURG MAYOR & COUNCIL
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
SCHEMATIC DEVELOPMENT PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND CITY COUNCIL, HELD ON "-------"
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DATE _____ BY _____
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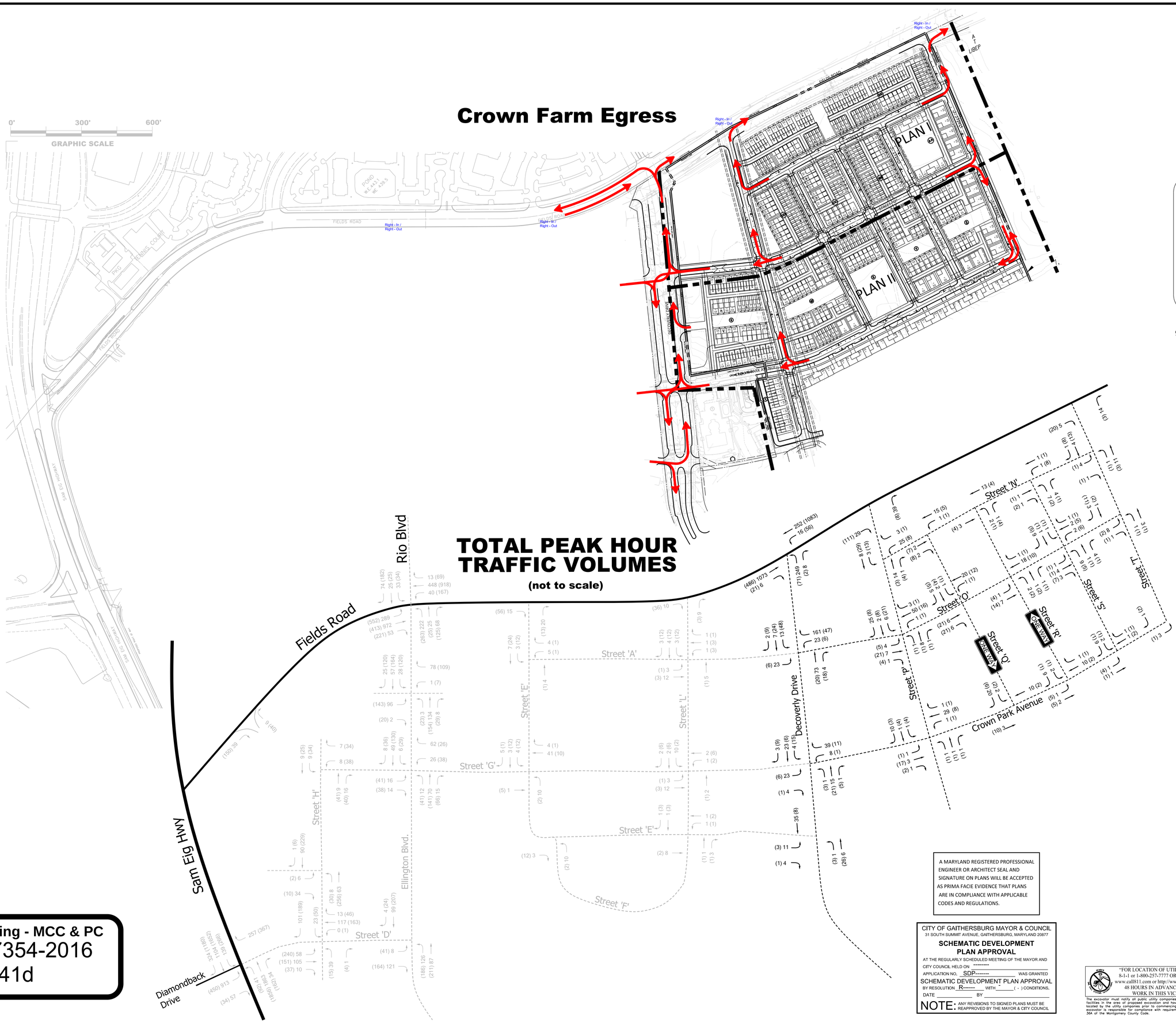
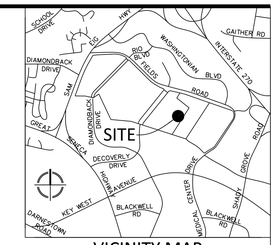
"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"
The excavator must notify all public utility companies with underground facilities in the area of proposed excavation. Not all utilities may be 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.

DRAWN BY: _____
DESIGNED BY: _____
DATE ISSUED: _____
DRAWING NO. _____
SHEET NO. 65

K:\2000-15000\1580\cadd\gaithersburg\NN\1580100-TITLE-30x42.dwg - Apr 9, 2015

Crown Farm Egress





VICINITY MAP
SCALE: 1" = 2000'

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www.trafficgroup.com

Joint Hearing - MCC & PC
SDP-7354-2016
41d

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.

CITY OF GAITHERSBURG MAYOR & COUNCIL
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"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 at least 48 hours in advance of the locations 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.

REVISIONS	DATE

PROFESSIONAL SEAL

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NAME: _____
LICENSE No.: _____
EXPIRATION DATE _____

CROWN FARM NEIGHBORHOOD 3 & 5

9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID:221NW09, 221NW10
TAX MAP:FS562, FS342

CROWN FARM

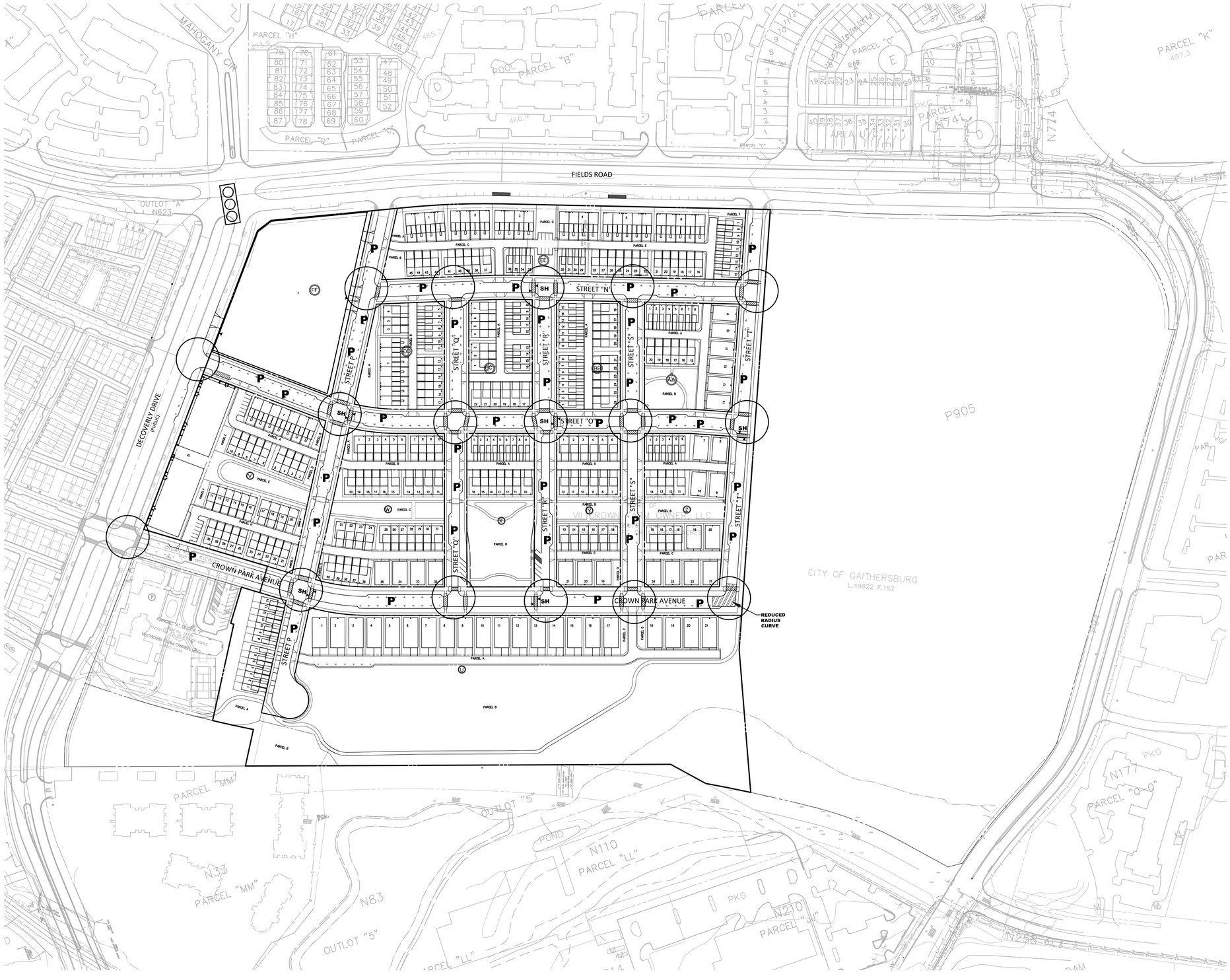
EGRESS

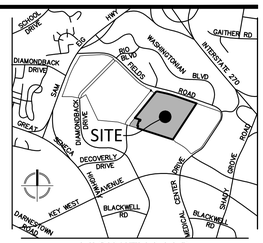
DRAWN BY: _____
DESIGNED BY: _____
DATE ISSUED: _____

DRAWING NO.

SHEET NO. 66

K:\2000-\5000\1580\cadd\geometry\N31\1580-00-TILE-30x42.dwg - Apr 9, 2015





VICINITY MAP
SCALE: 1" = 2000'

PLAN LEGEND

Necked Down Intersections

Parallel Parking

Signalized Intersection
(Existing to be Modified)

Signage
(Posted Throughout Neighborhood 3)

Reduced Radius Curves

Raised Speed Hump
and Crosswalks

Grid Street Network

SCALE: 1"=100'

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.

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

SCHEMATIC DEVELOPMENT PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND CITY COUNCIL HELD ON ---------

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BY RESOLUTION R------ WITH - (-) CONDITIONS.

DATE _____ BY _____

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Joint Hearing - MCC & PC
SDP-7354-2016
41e

VIKA
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE #400
GERMANTOWN, MARYLAND 20874
PHONE: (301) 916-4100
FAX: (301) 916-2262
GERMANTOWN, MD. MCLEAN, VA.

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10740 PARKRIDGE BLVD.
SUITE 110
RESTON, VA. 20191
703.391.7258
CONTACT: DAVID RAMSEY

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REVISIONS	DATE

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CROWN FARM
NEIGHBORHOODS
3 & 5

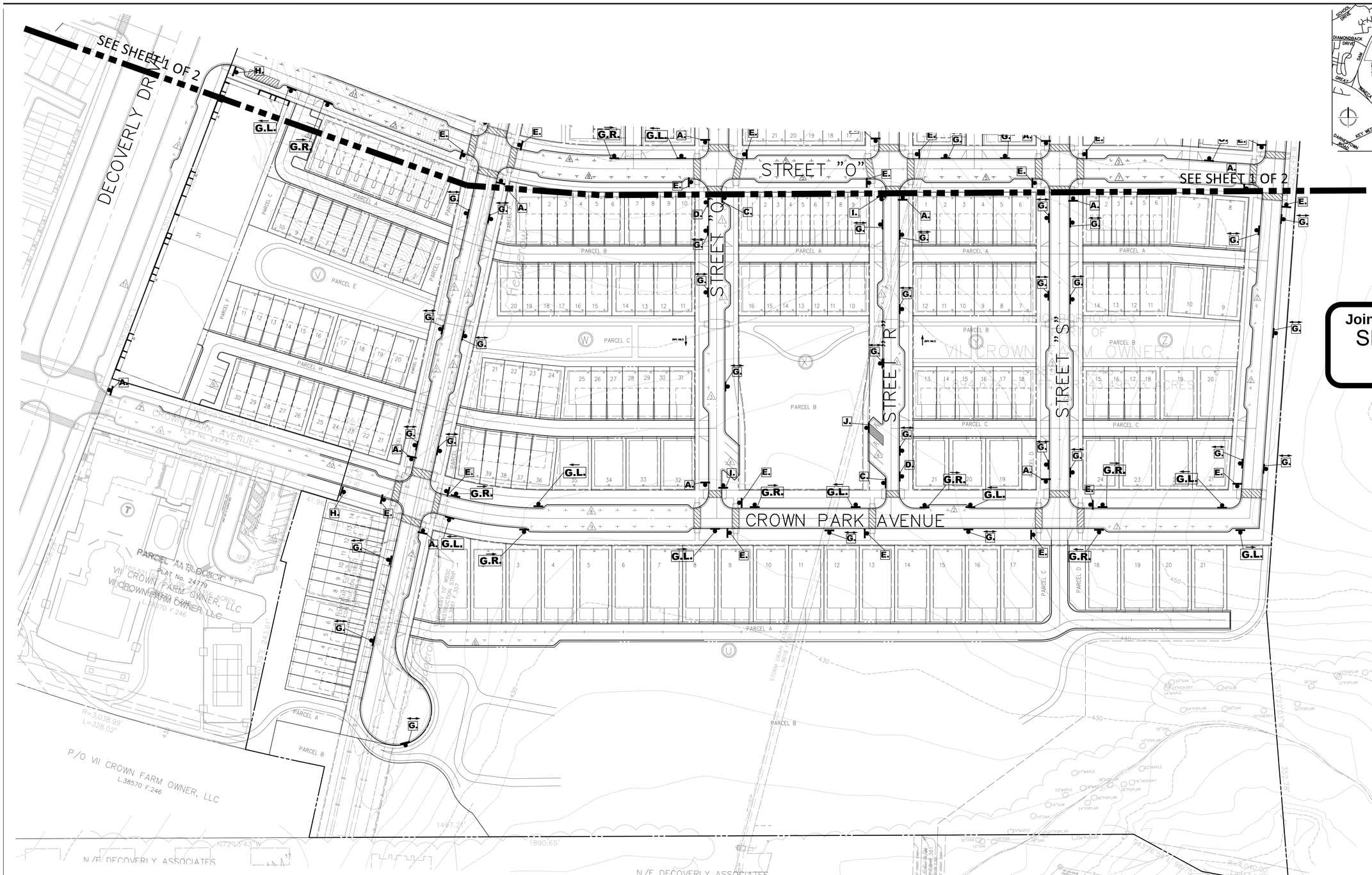
9TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID:221NW09,
221NW10
TAX MAP:FS562, FS342

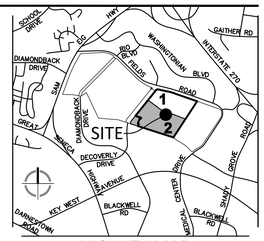
TRAFFIC
CALMING
PLAN

DRAWN BY: SG . LA
DESIGNED BY: JB . MG
DATE ISSUED: 09/16/16

DRAWING NO. ---

SHEET NO. 64





VICINITY MAP
SCALE: 1" = 2000'

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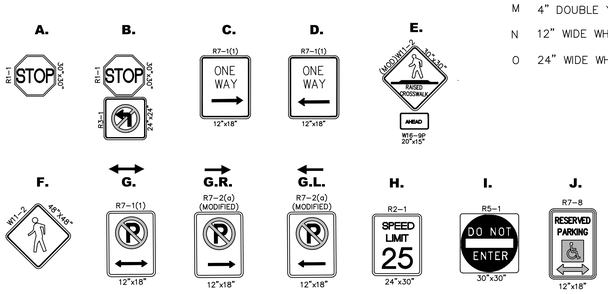
Joint Hearing - MCC & PC
SDP-7354-2016
41f

LEGEND

STREET SIGN

Signs for Neighborhood 3
NTS

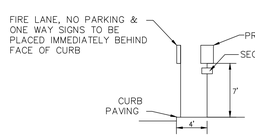


Pavement Markings Neighborhood 3

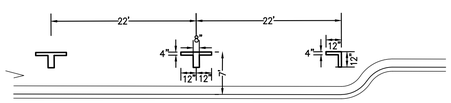
M 4" DOUBLE YELLOW SOLID PAVEMENT MARKING

N 12" WIDE WHITE PAVEMENT MARKINGS (CROSSWALK) – SEE DETAIL BELOW

O 24" WIDE WHITE PAVEMENT MARKING (STOP BAR)



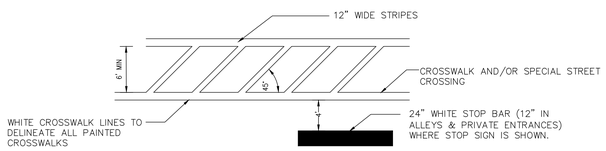
Typical Sign Placement Detail
NTS



TYPICAL PARALLEL PARKING STRIPING
N.T.S.

NOTES:

1. ALL MARKING AND SIGNING SHOULD BE INSTALLED PER 2003 MUTCD STANDARDS.
2. ALL LANE MARKING WITHIN PUBLIC R/W ARE TO MEET CITY OF GAITHERSBURG SPECIFICATIONS.



PAVEMENT MARKINGS

PAINT: PROVIDE MANUFACTURER'S "BEST GRADE" ALKYD TRAFFIC MARKING PAINT FOR EXTERIOR USE

COLORS: WHITE – ALL LANE MARKINGS, STOP BARS, CROSSWALKS, & PARKING SPACES

NOTE: ALL LANE MARKINGS WITHIN PUBLIC R/W's ARE TO MEET CITY OF GAITHERSBURG SPECIFICATIONS.

Typical Crosswalk
NTS

0 25 50 100
SCALE: 1"=50'

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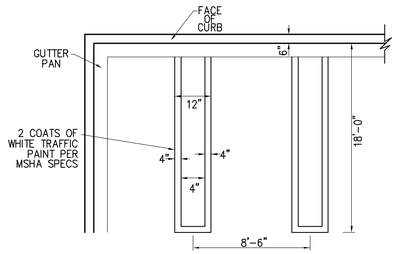
CROWN FARM NEIGHBORHOODS 3 & 5

9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID:221NW09, 221NW10
TAX MAP:FS562, FS342

STREET SIGN AND PAVEMENT MARKING PLAN

DRAWN BY: SG . LA
DESIGNED BY: JB . MG
DATE ISSUED: 06/20/16
DRAWING NO. 1 of 2
SHEET NO. 62

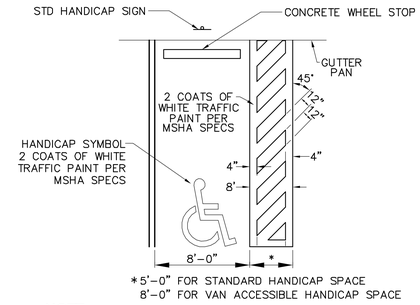
Joint Hearing - MCC & PC
SDP-7354-2016
41g



PARKING SPACE STRIPING DETAIL

MODIFY FOR ANGLE

NOT TO SCALE

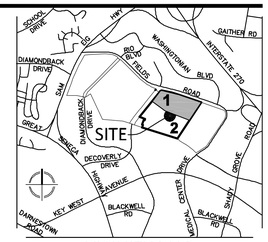


*5'-0" FOR STANDARD HANDICAP SPACE
8'-0" FOR VAN ACCESSIBLE HANDICAP SPACE

NOTE:
ALL HANDICAP ACCESSIBLE PARKING STALLS AND SIDEWALK RAMPS SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL A.D.A. STANDARDS.

HANDICAP PARKING STALL LAYOUT

NOT TO SCALE



VICINITY MAP

SCALE: 1" = 2000'

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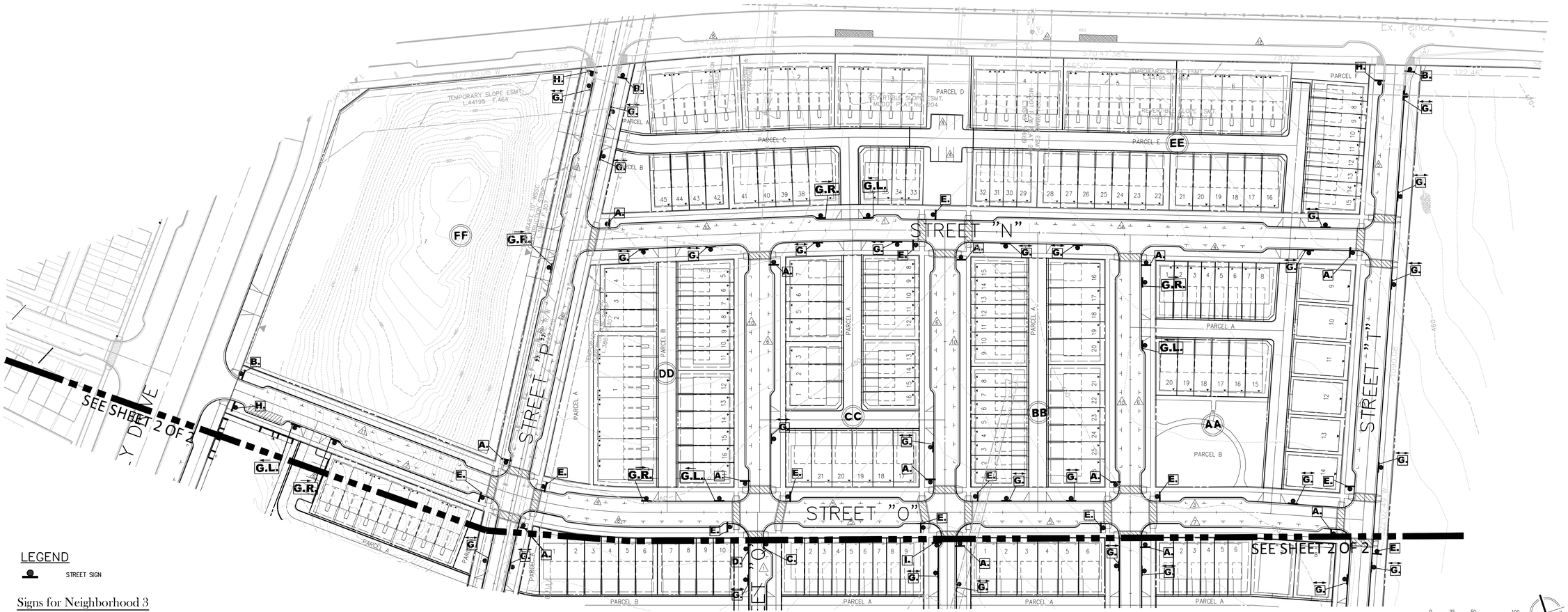
RESTON, VA. 20191
703.391.7258
CONTACT: DAVID RAMSEY

DESIGN CONSULTANTS

LANDSCAPE ARCHITECTS
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN, MD, 20874
301.916.4100
CONTACT: STEVE COOK, R.L.A.

CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN, MD, 20874
301.916.4100
CONTACT: MIKE GOODMAN, P.E.



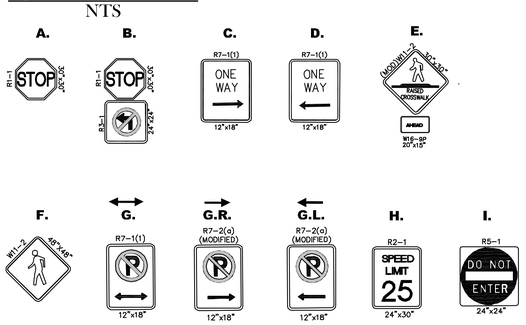
SCALE: 1"=50'

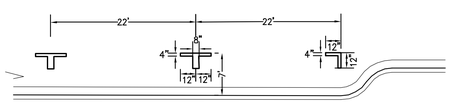
LEGEND

STREET SIGN

Signs for Neighborhood 3

NTS



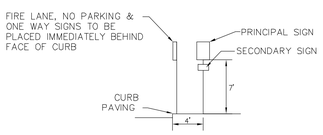


TYPICAL PARALLEL PARKING STRIPING

N.T.S.

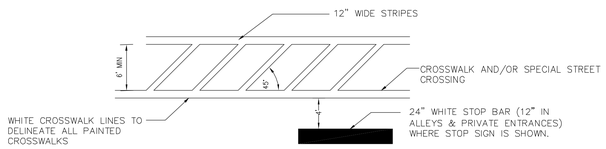
NOTES:

1. ALL MARKING AND SIGNING SHOULD BE INSTALLED PER 2003 MUTCD STANDARDS.
2. ALL LANE MARKING WITHIN PUBLIC R/W ARE TO MEET CITY OF GAITHERSBURG SPECIFICATIONS.



Typical Sign Placement Detail

NTS



PAVEMENT MARKINGS

PAINT: PROVIDE MANUFACTURER'S "BEST GRADE" ALKYD TRAFFIC MARKING PAINT FOR EXTERIOR USE

COLORS: WHITE – ALL LANE MARKINGS, STOP BARS, CROSSWALKS, & PARKING SPACES

NOTE: ALL LANE MARKINGS WITHIN PUBLIC R/W's ARE TO MEET CITY OF GAITHERSBURG SPECIFICATIONS.

Typical Crosswalk

NTS

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.

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

SCHEMATIC DEVELOPMENT PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND CITY COUNCIL HELD ON --------
APPLICATION NO. SDP-------- WAS GRANTED
SCHEMATIC DEVELOPMENT PLAN APPROVAL
BY RESOLUTION R------ WITH+_____ (-) CONDITIONS.
DATE _____ BY _____

NOTE: • ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE MAYOR & CITY COUNCIL

REVISIONS	DATE

PROFESSIONAL SEAL

I 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. MICHAEL GOODMAN LICENSE No. 27721 EXPIRATION DATE JULY 12, 2018

CROWN FARM NEIGHBORHOODS 3 & 5

9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID:221NW09, 221NW10
TAX MAP:FS562, FS342

STREET SIGN AND PAVEMENT MARKING PLAN

DRAWN BY: SG . LA
DESIGNED BY: JB . MG
DATE ISSUED: 06/20/16

DRAWING NO. 2 of 2

SHEET NO. 63

1:1