

SOILS DATA			
No.	SOILS NAME	SLOPE	HYRIC
BeB	BELTSVILLE-URBAN LAND COMPLEX	0-8%	NO
CdD	CHILLUM-URBAN LAND COMPLEX	15-40%	NO
MvD	MUIRKIRK VARIANT COMPLEX	15-40%	NO
U1	UDORTHERENTS	—	NO
Ub	URBAN LAND	—	NO



LANDSCAPE SITE PLAN



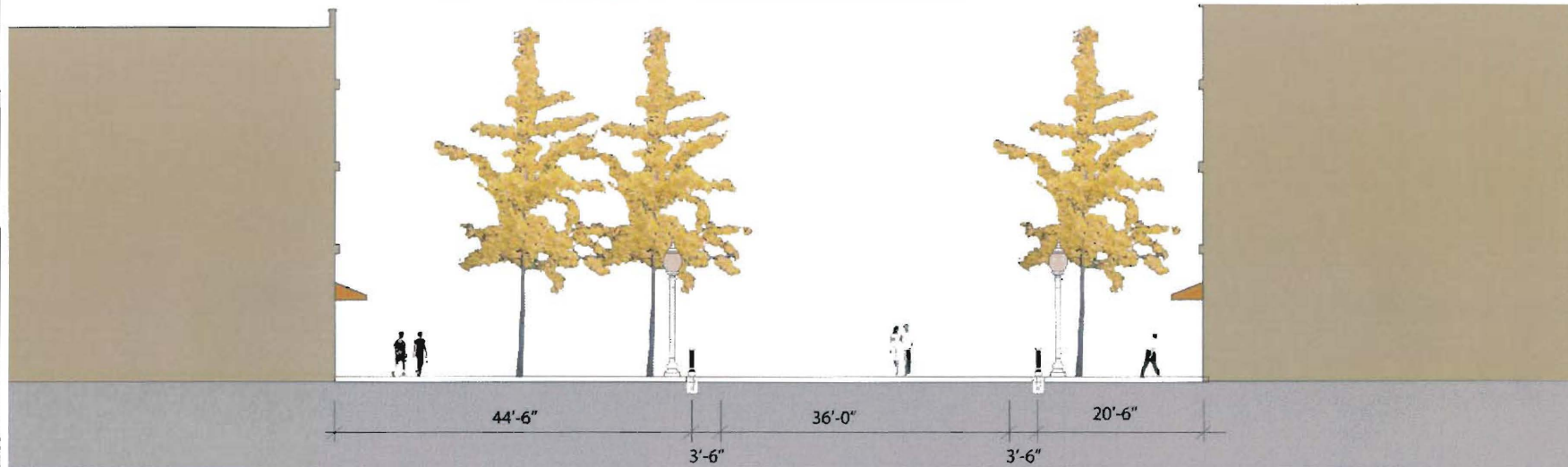
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Landscape Site Plan

SKYLAND HOLDINGS, INC.
1000 GALLAN AND PARKWAY

SKYLAND TOWN CENTER

STREET SECTIONS

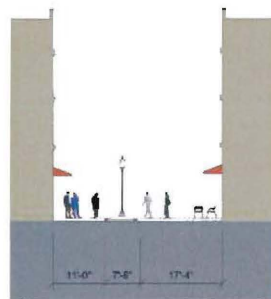


Retail Plaza (A-A)

Street Width Dimensions playfully expand and contract to create flexible spaces and the opportunity for multiple uses.



Main Street Plaza (B-B)



Paseo (C-C)



Perimeter Streets (D-D)



Main Street (E-E)

Source: Visual Landmark Research, Inc. (VLR) Skyland Mixed-Use Development, Maryland, 2014. Scale: 1" = 10'-0"

Landscape - Street Sections

SKYLAND HOLDINGS, LLC
JOSEPH GALLAGHER PARTNERS

SKYLAND TOWN CENTER

PAVINGS AND PLANTINGS



Ginkgo Allée (Retail Plaza)



Young Ginkgo



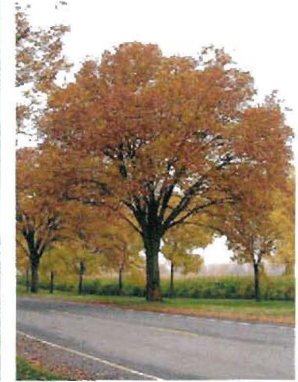
Plane Tree (Main Street)



Maple (Residential)



Arborvitea screen



American Elm (perimeter street)



Aquatic Plants



Aquatic Plants



Liriope



Ginkgo Leaves



Maple Leaves



Unit Pavers



Saw-cut Concrete



Staggered Saw-Cut Joints



[illegible]

SKYLAND TOWN CENTER

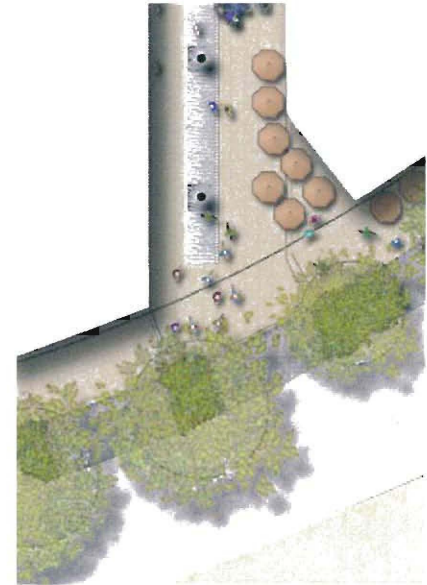
STREETSCAPE DETAIL PLANS



Retail Plaza



Main Street Plaza



Paseo



Main Street

LEGEND

-  GROUND COVER, LIROPE
-  BRACKEN, YES
-  BRACKEN, YES
-  RED MAPLE, BALD CYPRESS
-  LICHEN, PLANT LIFE
-  SALT, ONION
-  HYDRANGEA, WILLOW DOW
-  ORNAMENTAL, TULIP, CHERRY
-  BRADSHAW
-  EUCALYPTUS, TREES, SANDALWOOD

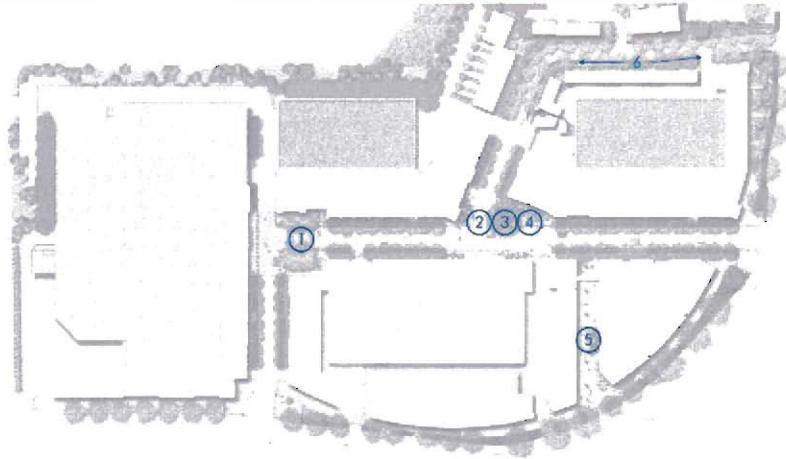
100% Streetscape Detail Plans - 100% Street View - 100% Street View - 100% Street View

Landscape - Streetscape Detail Plans

SKYLAND DESIGN, LLC
TOWN OF GAITHERSBURG, MARYLAND

SKYLAND TOWN CENTER

STREETSCAPE IMAGES



Typical Street



1. Retail Plaza



2. Main Street Plaza



4. Main Street Fountain



3. Main Street Plaza



5. Paseo

Caddy Alley, J. Finch Studios



Typical Street Light



6. Residential Rain Gardens



Cafe Umbrellas



Cafe Seating



Cafe Umbrellas



Planters

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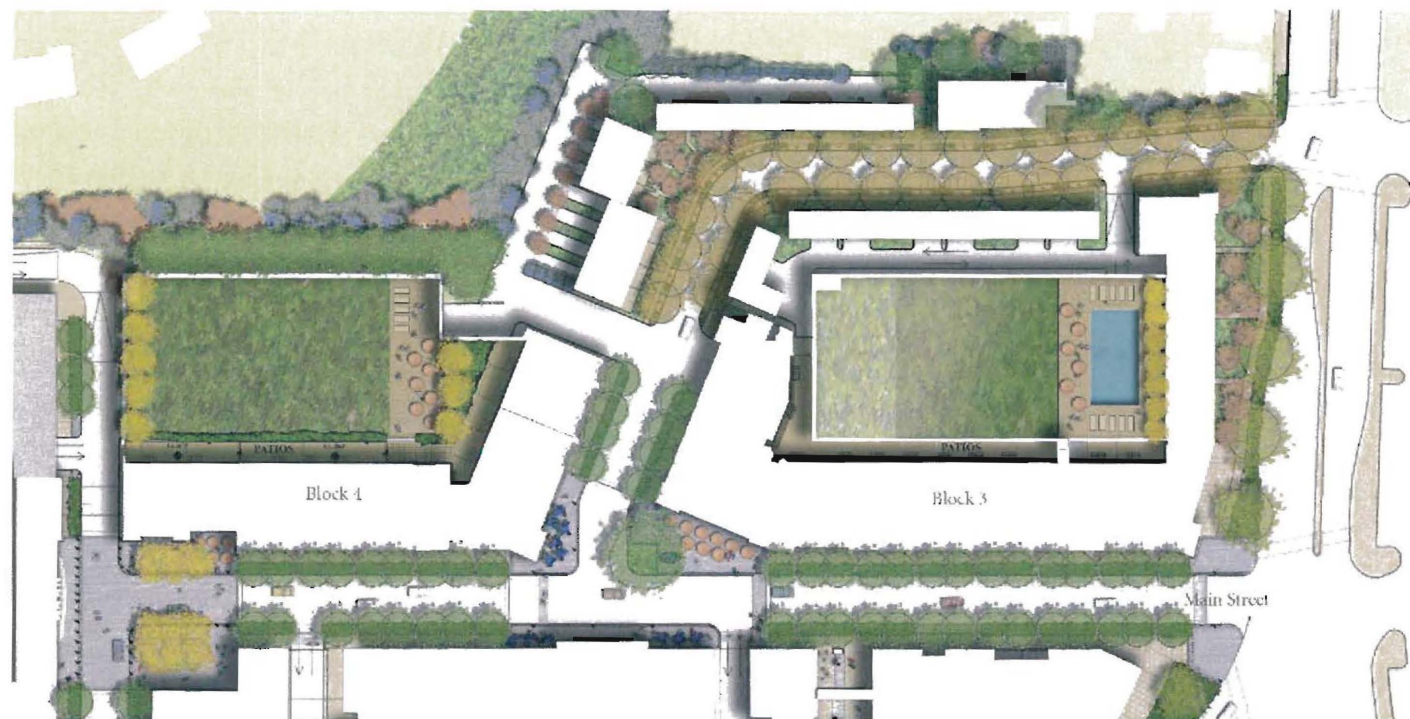
Landscape - Streetscape Images

SKYLAND TOWN CENTER
LANDSCAPE ARCHITECTS

SKYLAND TOWN CENTER

LEGEND

- ROOFTOP - SEDUMS, GRASSES, PERENNIALS
- GROUND COVER
- SHRUBS - HYDRANGEA, VIBURNUM
- LONDON PLANE TREE
- MALE GINKGO
- AMERICAN ELM, WILLOW OAK
- ORNAMENTAL TREES - CHERRY, SHADLOW
- EVERGREEN TREES - SPRUCE, CYPRUS



Roof plan of Green Roofs at Block 3 and Block 4



Rooftop pool

Examples of Green Roofs with sedums, grasses, and perennials

Source: Earth Alliance and Portland, Inc. - Green Roofs for Urban Spaces, Spring, 2010, p. 10. (Source: Earth Alliance)

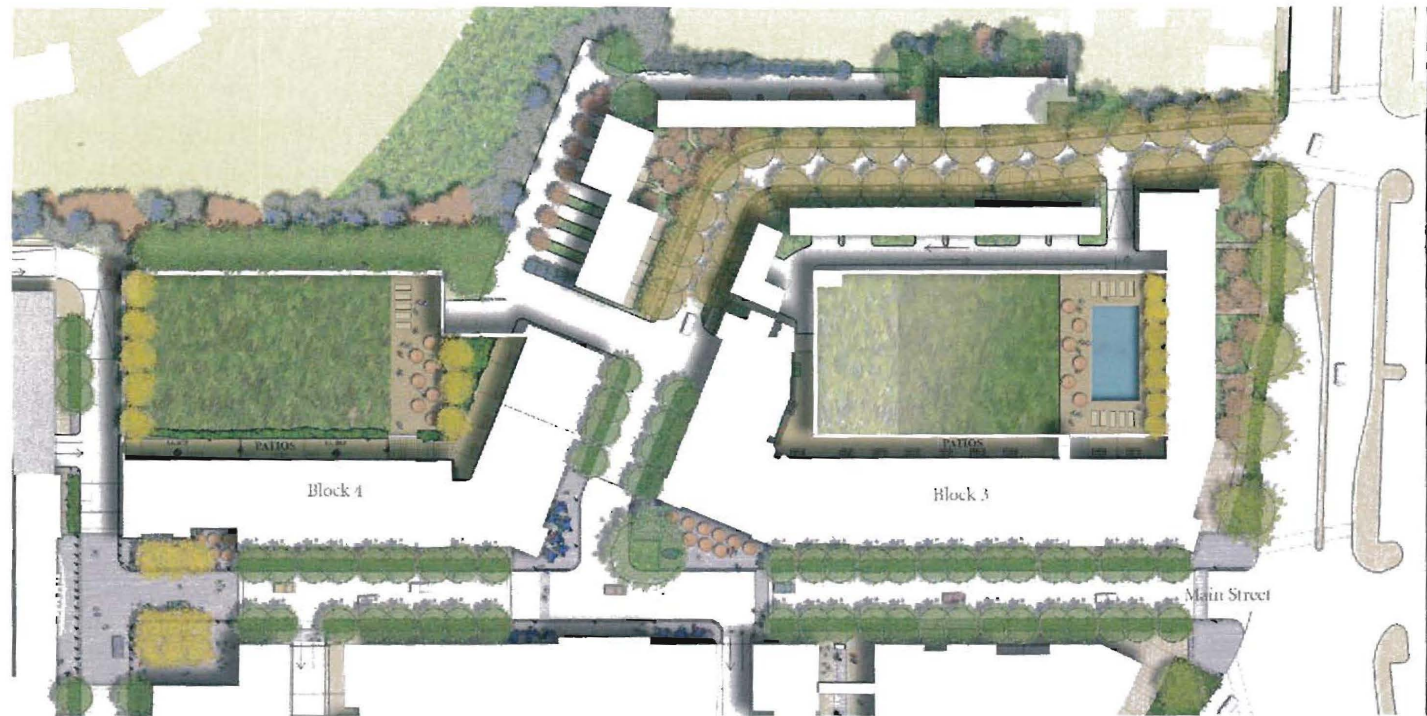
Blocks 3 & 4 Green Roofs

SKYLAND HOLDINGS, LLC
JOHNS GALLAS AND PARTNERS

SKYLAND TOWN CENTER

LEGEND

- ROOFTOP - SEDUMS, GRASSES, PERENNIALS
- GROUND COVER
- SHRUBS - YFW, VIRGINIAN
- LONDON PLANT TREE
- MALE GINKGO
- AMERICAN ELM, YELLOW OAK
- ORNAMENTAL TREES - CHERRY, SHADOW
- EVERGREEN TREES - SPRUCE, CYPRESS



Roof plan of Green Roots at Block 3 and Block 4



Rooftop pool

Examples of Green Roofs with sedums, grasses, and perennials

Source: Green Roofs for Urban Sustainability, U.S. Green Building Council, 2010

Blocks 3 & 4 Green Roofs

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GORTI GALLAGHER PARTNERS

SKYLAND TOWN CENTER

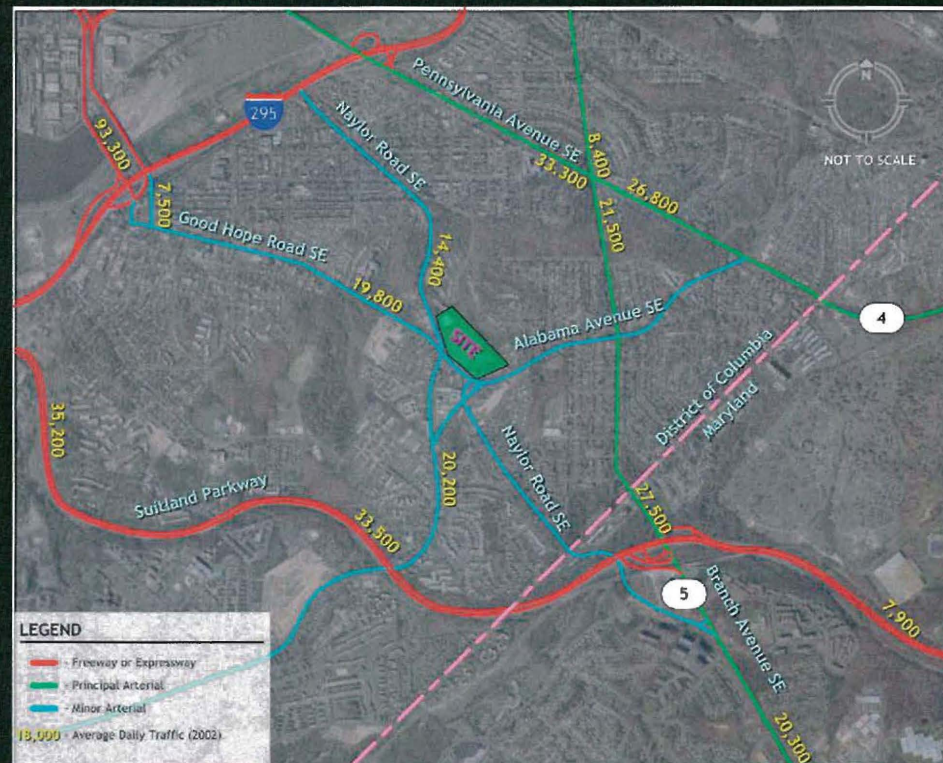
Transportation Overview

- Summary of Existing Traffic and Transit Conditions
- Proposed Access and Circulation System
- Proposed Transit Enhancements
- Significant Roadway Improvements
- Transportation Management Plan

Regional Access

Good Regional Access
from I-295,
Pennsylvania Avenue,
Branch Avenue, and
Suitland Parkway

Skyland Center draws
locally and also from
Prince George's County
due to ease of access
and proximity



Local Access

Local Traffic Conditions

Heavy commuter volumes along Naylor Road, Good Hope Road and Alabama Avenue

Traffic operations at capacity at Naylor Road & Good Hope Road and at Alabama Avenue & Branch Avenue

