



Professional Certification

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, Lic. No. 19055 Exp. Date: 03-31-2024

OWNER

KHR WATERS INV LLC  
6 CESSNA COURT  
GAITHERSBURG, MD 20879  
Mr. HARRY NAZARIAN  
301-252-5782  
hnazarian@nazcoinc.com

ATTORNEY

LENCH, EARLY & BREWER, CHTD.  
7600 WISCONSIN AVE., SUITE 700  
BETHESDA, MD, 20814  
STUART R. BARR, ATTORNEY  
301-961-6065  
sbarr@lercheary.com

ARCHITECT

ROUNDS VANDUZIER  
ARCHITECTS  
467A N. WASHINGTON STREET  
FALLS CHURCH, VA, 22046  
STEPHEN F. KINNEY, AIA  
703-533-3577  
skinney@rvarchitects.com

REVISIONS

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |

TAX MAP EU

WSSC 227 NW 13

PLAT 760

2ND ELECTION DISTRICT  
MONTGOMERY COUNTY  
MARYLAND

WATERS VILLAGE

PROJ. MGR

KJH

DRAWN BY

KJH

SCALE

1"=30'

DATE

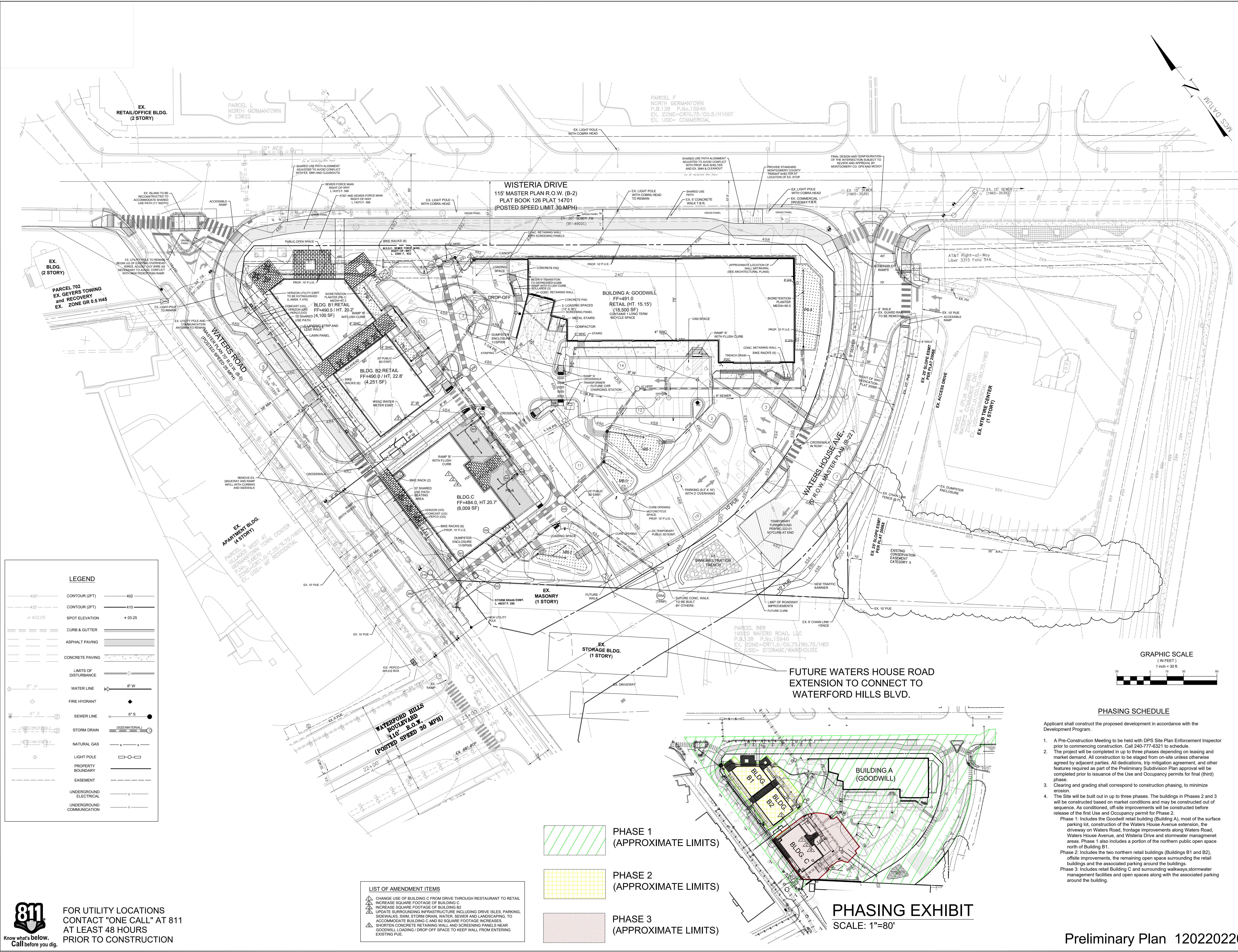
06/2025

PRELIMINARY PLAN

PP 004

PROJECT NO. 2017.117.22

SHEET NO. OF



| LEGEND |                           |
|--------|---------------------------|
|        | CONTOUR (2FT)             |
|        | SPOT ELEVATION            |
|        | CURB & GUTTER             |
|        | ASPHALT PAVING            |
|        | CONCRETE PAVING           |
|        | LIMITS OF DISTURBANCE     |
|        | WATER LINE                |
|        | FIRE HYDRANT              |
|        | SEWER LINE                |
|        | STORM DRAIN               |
|        | NATURAL GAS               |
|        | LIGHT POLE                |
|        | PROPERTY BOUNDARY         |
|        | EASEMENT                  |
|        | UNDERGROUND ELECTRICAL    |
|        | UNDERGROUND COMMUNICATION |



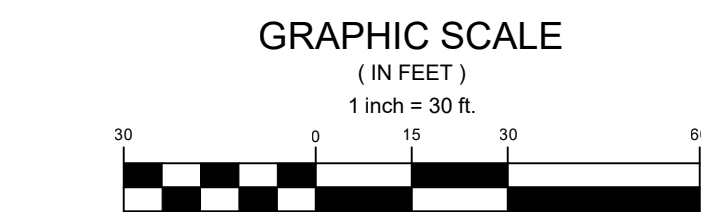
FOR UTILITY LOCATIONS  
CONTACT "ONE CALL" AT 811  
AT LEAST 48 HOURS  
PRIOR TO CONSTRUCTION

| LIST OF AMENDMENT ITEMS |                                                                                                                                                                                        |
|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                         | CHANGE USE OF BUILDING C FROM DRIVE THROUGH RESTAURANT TO RETAIL                                                                                                                       |
|                         | INCREASE SQUARE FOOTAGE OF BUILDING C                                                                                                                                                  |
|                         | INCREASE SQUARE FOOTAGE OF BUILDING B2                                                                                                                                                 |
|                         | UPDATE SURROUNDING INFRASTRUCTURE INCLUDING DRIVE ISLES, PARKING, SIDEWALKS, SWM, STORM DRAIN, WATER, SEWER AND LANDSCAPING, TO ACCOMMODATE BUILDING C AND B2 SQUARE FOOTAGE INCREASES |
|                         | SHORTEN CONCRETE RETAINING WALL AND SCREENING PANELS NEAR GOODWILL LOADING / DROP OFF SPACE TO KEEP WALL FROM ENTERING EXISTING PUE.                                                   |

|  |                                 |
|--|---------------------------------|
|  | PHASE 1<br>(APPROXIMATE LIMITS) |
|  | PHASE 2<br>(APPROXIMATE LIMITS) |
|  | PHASE 3<br>(APPROXIMATE LIMITS) |

FUTURE WATERS HOUSE ROAD  
EXTENSION TO CONNECT TO  
WATERFORD HILLS BLVD.

PHASING EXHIBIT  
SCALE: 1"=80'



PHASING SCHEDULE

Applicant shall construct the proposed development in accordance with the Development Program.

- A Pre-Construction Meeting to be held with DPS Site Plan Enforcement Inspector prior to commencing construction. Call 240-777-6321 to schedule.
- The project will be completed in up to three phases depending on leasing and market demand. All construction to be staged from on-site unless otherwise agreed by adjacent parties. All dedications, trip mitigation agreement, and other features required as part of the Preliminary Subdivision Plan approval will be completed prior to issuance of the Use and Occupancy permits for final (third) phase.
- Clearing and grading shall correspond to construction phasing, to minimize erosion.
- The Site will be built out in up to three phases. The buildings in Phases 2 and 3 will be constructed based on market conditions and may be constructed out of sequence. As conditioned, off-site improvements will be constructed before release of the first Use and Occupancy permit for Phase 2.

Phase 1: Includes the Goodwill retail building (Building A), most of the surface parking lot, construction of the Waters House Avenue extension, the driveway on Waters Road, frontage improvements along Waters Road, Waters House Avenue, and Wisteria Drive and stormwater management areas. Phase 1 also includes a portion of the northern public open space north of Building B1.

Phase 2: Includes the two northern retail buildings (Buildings B1 and B2), offsite improvements, the remaining open space surrounding the retail buildings and the associated parking around the buildings.

Phase 3: Includes retail Building C and surrounding walkways, stormwater management facilities and open spaces along with the associated parking around the building.



| REVISIONS |             |      |
|-----------|-------------|------|
| NO.       | DESCRIPTION | DATE |
|           |             |      |
|           |             |      |
|           |             |      |
|           |             |      |

TAX MAP EU WSSC 227 NW 13

PARCEL 760  
L.17937 F.693  
CHESTNUT RIDGE  
2ND ELECTION DISTRICT  
MONTGOMERY COUNTY  
MARYLAND

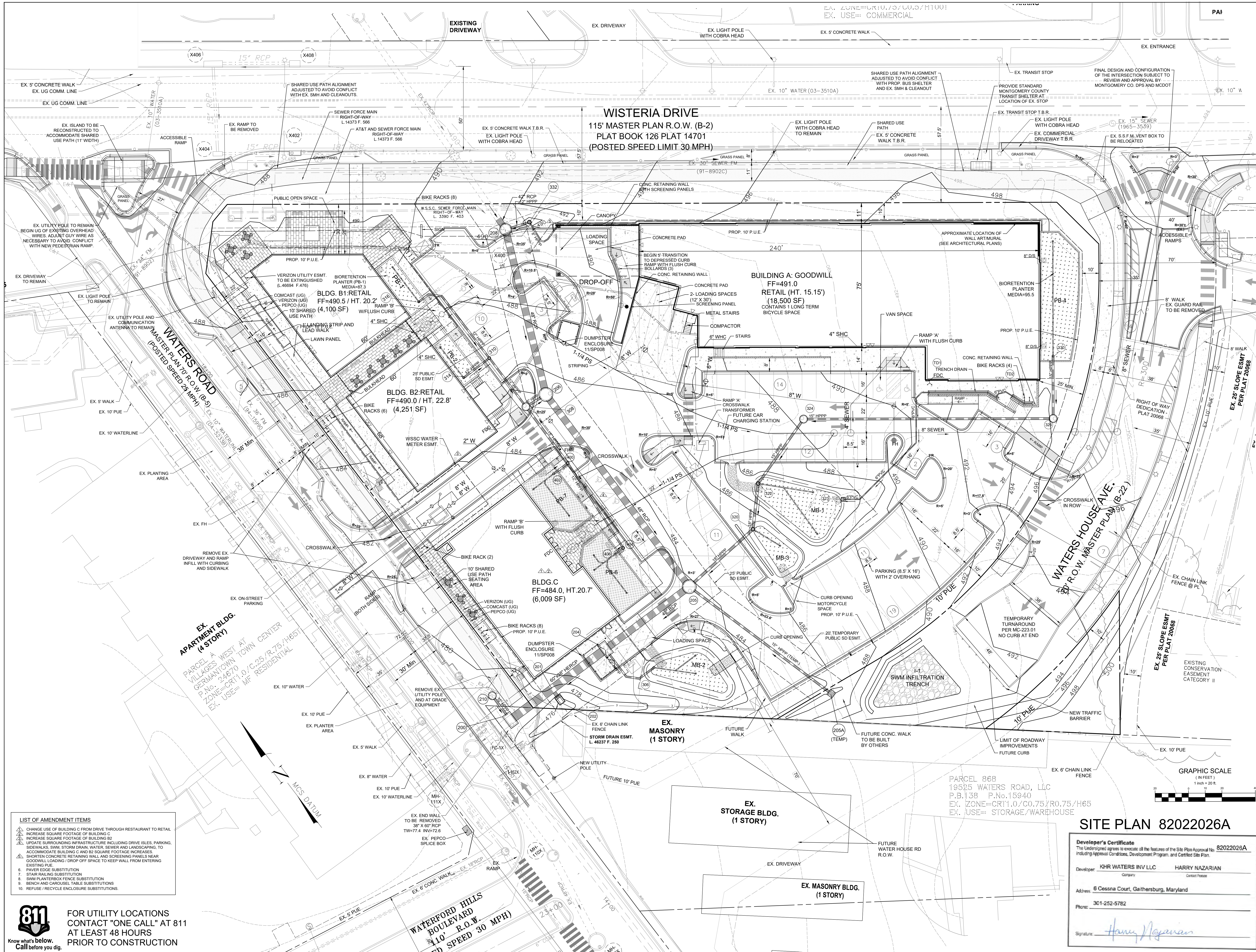
WATERS VILLAGE

|           |          |
|-----------|----------|
| PROJ. MGR | BUD      |
| DRAWN BY  | RM       |
| SCALE     | 1"= 20'  |
| DATE      | 02/20/23 |

DETAILED SITE PLAN

SP 005

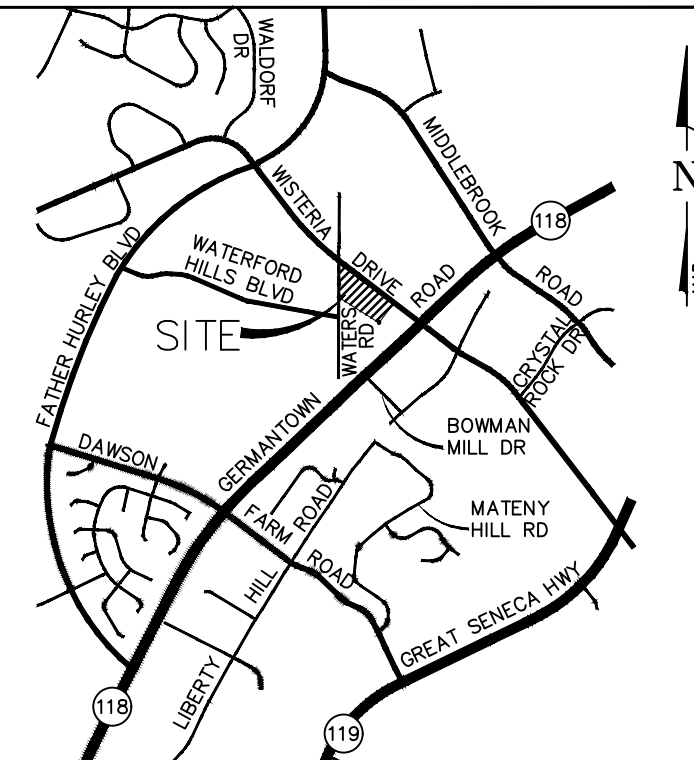
PROJECT NO. 2017.117.22  
SHEET NO. 1 OF 2



- LIST OF AMENDMENT ITEMS
- CHANGE USE OF BUILDING C FROM DRIVE-THROUGH RESTAURANT TO RETAIL
  - INCREASE SQUARE FOOTAGE OF BUILDING C
  - UPDATE SURROUNDING INFRASTRUCTURE INCLUDING DRIVE ISLES, PARKING, SIDEWALKS, SWM, STORM DRAIN, WATER, SEWER AND LANDSCAPING, TO ACCOMMODATE BUILDING C AND B2 SQUARE FOOTAGE INCREASES
  - SHORTEN CONCRETE RETAINING WALL AND SCREENING PANELS NEAR GOODWILL LOADING / DROP OFF SPACE TO KEEP WALL FROM ENTERING EXISTING PUE
  - PAVER EDGE SUBSTITUTION
  - STAIR RAILING SUBSTITUTION
  - SWM PLANTERBOX FENCE SUBSTITUTION
  - BENCH AND CAROUSEL TABLE SUBSTITUTIONS
  - REFUSE / RECYCLE ENCLOSURE SUBSTITUTIONS



FOR UTILITY LOCATIONS  
CONTACT "ONE CALL" AT 811  
AT LEAST 48 HOURS  
PRIOR TO CONSTRUCTION



VICINITY MAP  
SCALE 1" = 2,000'

| LEGEND |                                          |
|--------|------------------------------------------|
|        | PROPOSED SHADE TREES                     |
|        | PROPOSED ORNAMENTAL TREES                |
|        | PROPOSED ORNAMENTAL GRASSES              |
|        | PROPOSED DECIDUOUS SHRUBS                |
|        | PROPOSED EVERGREEN SHRUBS                |
|        | PROPOSED HERBACEOUS PERENNIALS & GRASSES |
|        | PROPOSED DECORATIVE PAVERS               |
|        | EXISTING TREES                           |
|        | TREE SHADE                               |

Professional Certification  
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Landscape Architect under the Laws of the State of Maryland, Lic. No. 615  
Exp. Date: 09/10/2025

OWNER  
KHR WATERS INV LLC  
6 CESSNA COURT  
GAITHERSBURG, MD 20879  
Mr. HARRY NAZARIAN  
301-252-5782  
hnazarian@nazcoinc.com

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LERCH, EARLY & BREWER, CHTD.  
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467A N. WASHINGTON STREET  
FALLS CHURCH, VA, 22046  
STEPHEN F. KINNEY, AIA  
703-533-3577  
skenney@rvarchitects.com

REVISIONS

| NO. | DESCRIPTION        | DATE    |
|-----|--------------------|---------|
| 1   | Per MNCPPC comment | 3-14-24 |
|     |                    |         |
|     |                    |         |
|     |                    |         |
|     |                    |         |

TAX MAP EU 42 WSSC 227 NW 13

PARCEL 760  
L17937 F. 693  
CHESTNUT RIDGE  
2ND ELECTION DISTRICT  
MONTGOMERY COUNTY  
MARYLAND

WATERS VILLAGE

PROJ. MGR BJD

DRAWN BY PHR

SCALE 1"= 30'

DATE 07.09.2024

OVERALL LANDSCAPE PLAN

L2.01

PROJECT NO. 2017.117.22

SHEET NO. 1 OF 4

| LANDSCAPE PLANT LIST         |     |                                            |                                       |          |        |          |          |
|------------------------------|-----|--------------------------------------------|---------------------------------------|----------|--------|----------|----------|
| KEY                          | QTY | BOTANICAL NAME                             | COMMON NAME                           | CAL      | HGT    | ROOT     | SPACING  |
| <b>SHADE TREES</b>           |     |                                            |                                       |          |        |          |          |
| ARU                          | 10  | Acer rubrum                                | Red Maple                             | 2-2 1/2" |        | B&B      | AS SHOWN |
| QBI                          | 3   | Quercus bicolor                            | Swamp White Oak                       | 2-2 1/2" |        | B&B      | AS SHOWN |
| QRU                          | 6   | Quercus rubrum                             | Red Oak                               | 2-2 1/2" |        | B&B      | AS SHOWN |
| <b>ORNAMENTAL TREES</b>      |     |                                            |                                       |          |        |          |          |
| ALS                          | 3   | Amelanchier laevis 'Snowcloud'             | Snowcloud Allegheny Serviceberry      |          | 8-10'  | B&B      | AS SHOWN |
| <b>SHRUBS</b>                |     |                                            |                                       |          |        |          |          |
| AAB                          | 26  | Aronia arbutifolia 'Brilliantissima'       | Brilliantissima Chokeberry            |          | 18-24" | #3 cont. | 48" o.c. |
| AEG                          | 27  | Abelia x grandiflora 'Edward Goucher'      | Edward Goucher Abelia                 |          | 18-24" | #3 cont. | 36" o.c. |
| CAS                          | 11  | Clethra alnifolia 'Sixteen Candles'        | Sixteen Candles Summersweet           |          | 18-24" | #3 cont. | 36" o.c. |
| IGS                          | 8   | Ilex glabra 'Shamrock'                     | Shamrock Inkberry                     |          |        |          |          |
| IVA                          | 45  | Ilex vomitoria 'Schilling's Dwarf'         | Dwarf Yaupon Holly                    |          | 18-24" | #3 cont. | 60" o.c. |
| IVS                          | 6   | Ilex verticillata 'Southern Gentleman'     | Southern Gentleman Winterberry (male) |          | 18-24" | #3 cont. | 72" o.c. |
| IVW                          | 15  | Ilex verticillata 'Winter Red'             | Winter Red Winterberry (female)       |          | 18-24" | #3 cont. | 72" o.c. |
| KLO                          | 13  | Kalmia latifolia 'Olympic Fire'            | Olympic Fire Mountain-Laurel          |          | 18-24" | #3 cont. | 60" o.c. |
| MCD                          | 31  | Morella cerifera 'Don's Dwarf'             | Don's Dwarf Wax Myrtle                |          | 18-24" | #3 cont. | 60" o.c. |
| PLS                          | 45  | Prunus laurocerasus 'Schipkaensis'         | Skip-Laurel                           |          | 18-24" | #3 cont. | 60" o.c. |
| <b>HERBACEOUS PERENNIALS</b> |     |                                            |                                       |          |        |          |          |
| CAK                          | 57  | Calamagrostis x acutiflora 'Karl Foerster' | Karl Foerster Feather Grass           |          |        | #1 cont. | 30" o.c. |
| CVZ                          | 187 | Coreopsis verticillata 'Zagreb'            | Zagreb Threadleaf Tickseed            |          |        | #SP4 Pot | 18" o.c. |
| EPM                          | 25  | Echinacea purpurea 'Magnus'                | Magnus Purple Coneflower              |          |        | #SP4 Pot | 18" o.c. |
| LSP                          | 74  | Liatris spicata 'Floristan Violet'         | Floristan Violet Blazing Star         |          |        | #SP4 Pot | 18" o.c. |
| LMR                          | 95  | Liriope muscari 'Royal Purple'             | Royal Purple Lilyturf                 |          |        | #SP4 Pot | 12" o.c. |
| MCA                          | 36  | Muhlenbergia capillaris                    | Red Muhly Grass                       |          |        | #1 cont. | 30" o.c. |
| PVR                          | 128 | Panicum virgatum 'RR1'                     | Ruby Ribbons Switchgrass              |          |        | #1 cont. | 24" o.c. |
| RFG                          | 25  | Rudbeckia fulgida 'Goldsturm'              | Goldsturm Black-Eyed Susan            |          |        | #1 cont. | 30" o.c. |
| SSP                          | 50  | Schizachyrium scoparium 'Prairie Munchkin' | Dwarf Little Bluestem                 |          |        | #1 cont. | 18" o.c. |

Notes:

- Plants in enlarged area A are labeled on L2.02.
- Plant counts are provided for the convenience of the contractor. The plan dominates on any discrepancies between the table and the plan. Contractor is responsible for verifying the counts and bringing any discrepancies to the attention of the landscape architect and client before proceeding. The property owner may replace or reconfigure landscape material shown with substantially similar plants without the need for future Site Plan amendments.
- Refer to Right-of-Way Tree Protection Plan C5.07 for trees shown in the right-of-way.
- Refer to Stormwater Management Landscape Plan C4.08 for planting in the stormwater management facilities.

| FOREST CONSERVATION - PROPOSED TREE LIST |     |                                 |                            |             |      |          |
|------------------------------------------|-----|---------------------------------|----------------------------|-------------|------|----------|
| KEY                                      | QTY | BOTANICAL NAME                  | COMMON NAME                | SIZE (CAL.) | ROOT | SPACING  |
| NSW                                      | 2   | Nyssa sylvatica 'Wildfire'      | Wildfire Black Gum         | 4"          | B&B  | AS SHOWN |
| ASG                                      | 3   | Acer saccharum 'Green Mountain' | Green Mountain Sugar Maple | 4"          | B&B  | AS SHOWN |

Note: Forest conservation trees are excluded from the above Landscape Plant List

## SITE PLAN 82022026A

**Developer's Certificate**  
The Undersigned agrees to execute all the features of the Site Plan Approval No. 82022026A including Approval Conditions, Development Program, and Certified Site Plan.

Developer: KHR WATERS INV LLC HARRY NAZARIAN  
Company: Dated/Released

Address: 6 Cessna Court, Gaithersburg, Maryland

Phone: 301-252-5782

Signature: *Harry Nazarian*

- LIST OF AMENDMENT ITEMS**
- CHANGE USE OF BUILDING C FROM DRIVE THROUGH RESTAURANT TO RETAIL
  - INCREASE SQUARE FOOTAGE OF BUILDING C
  - INCREASE SQUARE FOOTAGE OF BUILDING B2
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  - REFUSE / RECYCLE ENCLOSURE SUBSTITUTIONS



\_\_\_\_\_

## ELEVATIONS

THESE DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER OR FOR ANY PURPOSE OR IN ANY MANNER OR FOR ANY PURPOSE OR IN ANY MANNER OR FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

—

KHR WATERS INVESTMENTS, LLC  
6 CESSNA COURT  
GAITHERSBURG, MD 20879

**SITE PLAN 82022026A**  
**WATERS VILLAGE SHOPPING CENTER**  
19621 WATERS ROAD  
GERMANTOWN, MARYLAND

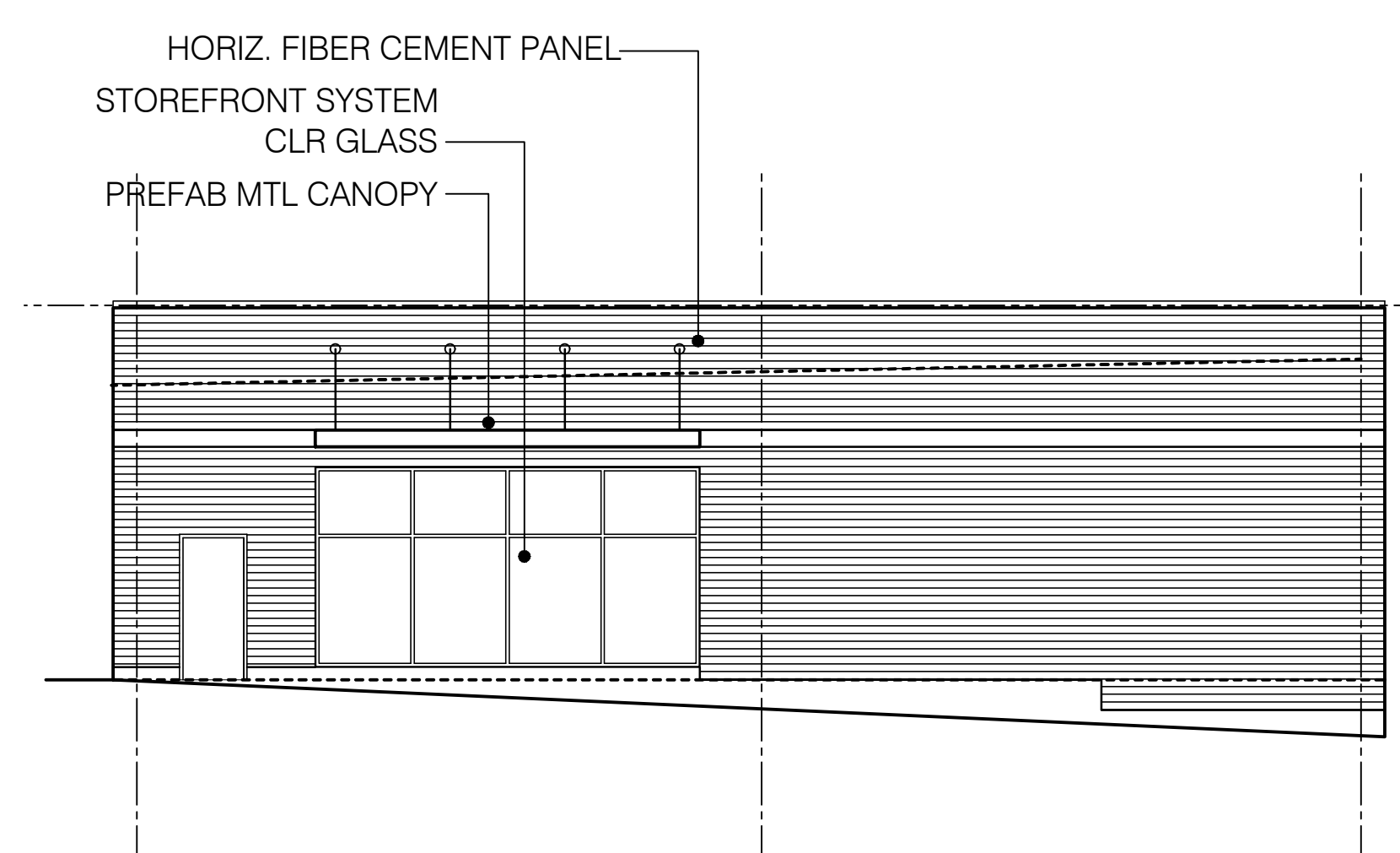
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|--------------|--------------------|
| DATE         | ISSUE              |
| 08/23/23     |                    |
| 05/22/25     | SITE PLAN UPDATING |
| 10/17/25     | SITE PLAN UPDATING |
|              |                    |
|              |                    |
|              |                    |

PROJECT NO. 2020-037.10

SCALE

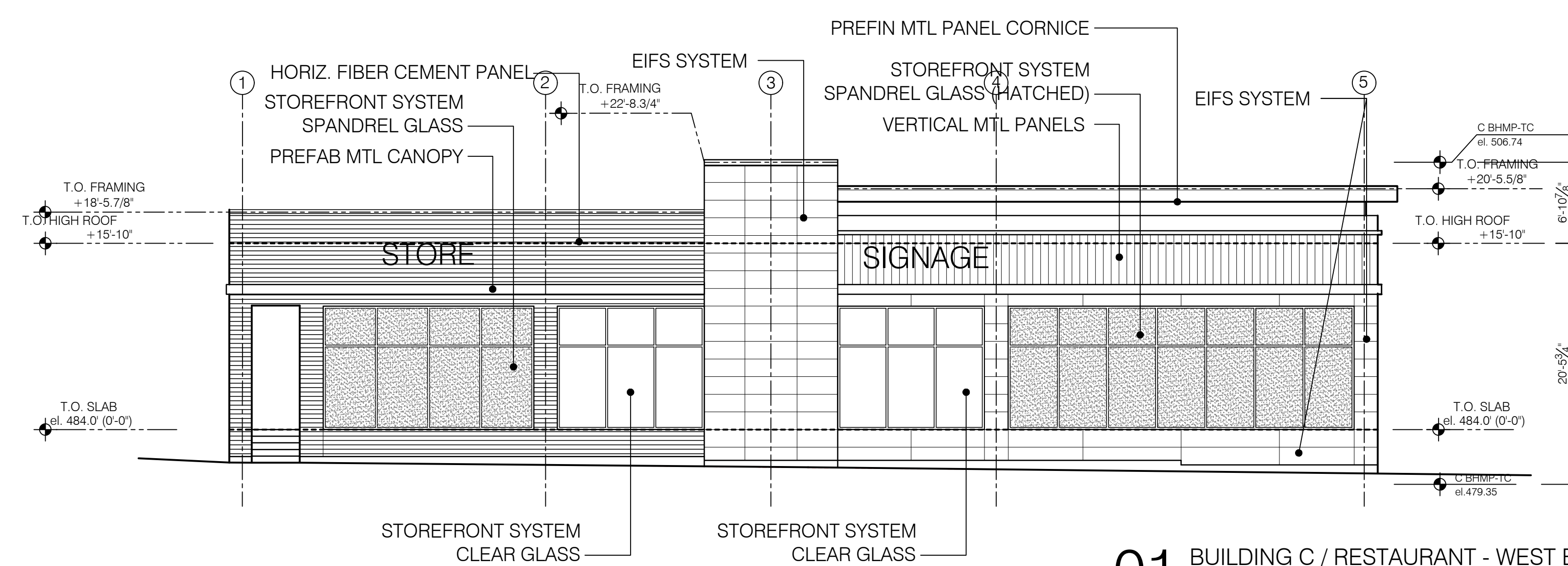
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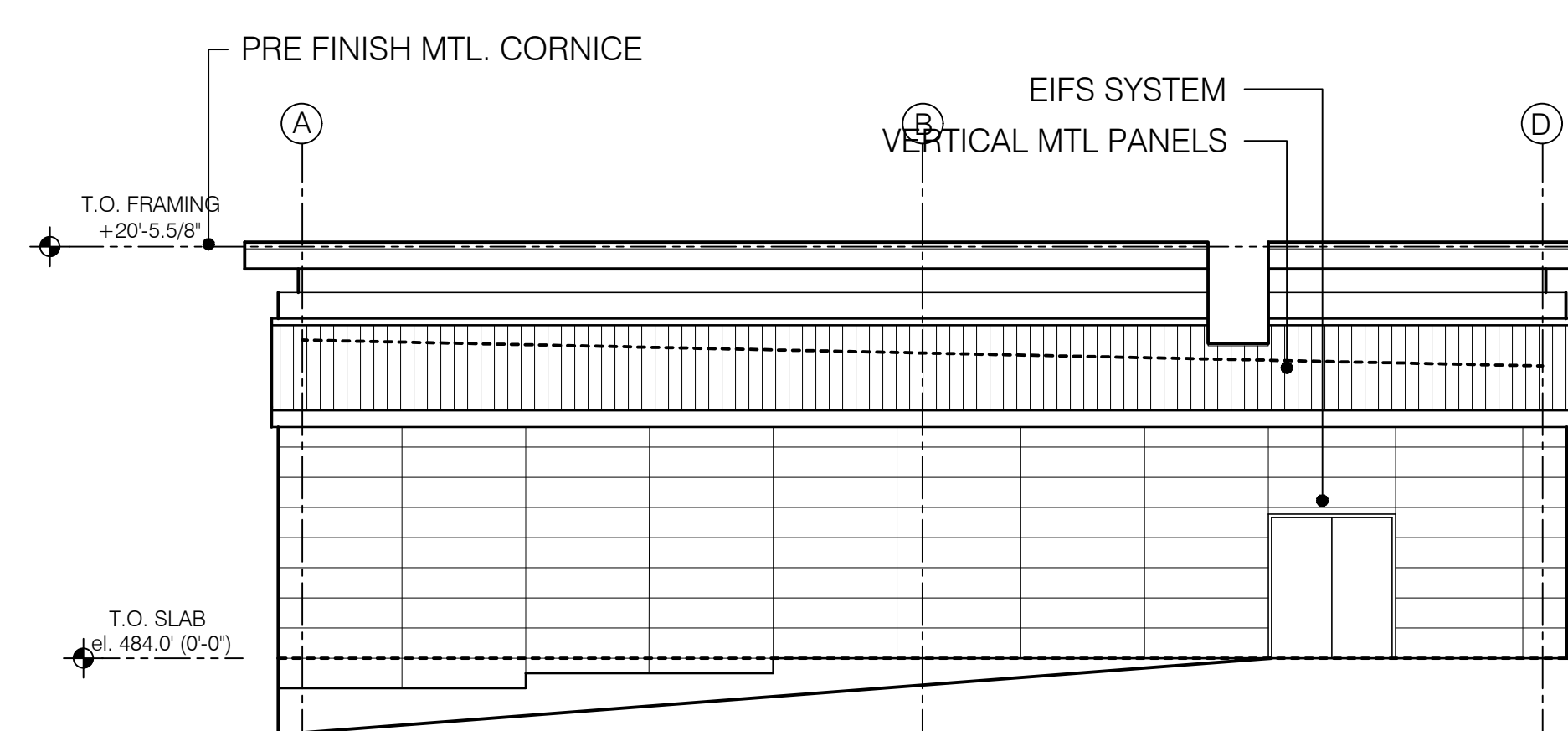


| ELEVATIONS TRANSPARENCY       |             |               |          |
|-------------------------------|-------------|---------------|----------|
| BUILDING ELEMENT - BUILDING C | FACADE AREA | 40% - OPENING | PROVIDED |
| WEST ELEVATION -WATERS RD     | 1,886 SF    | 754.4 SF      | 760SF    |
|                               |             |               |          |

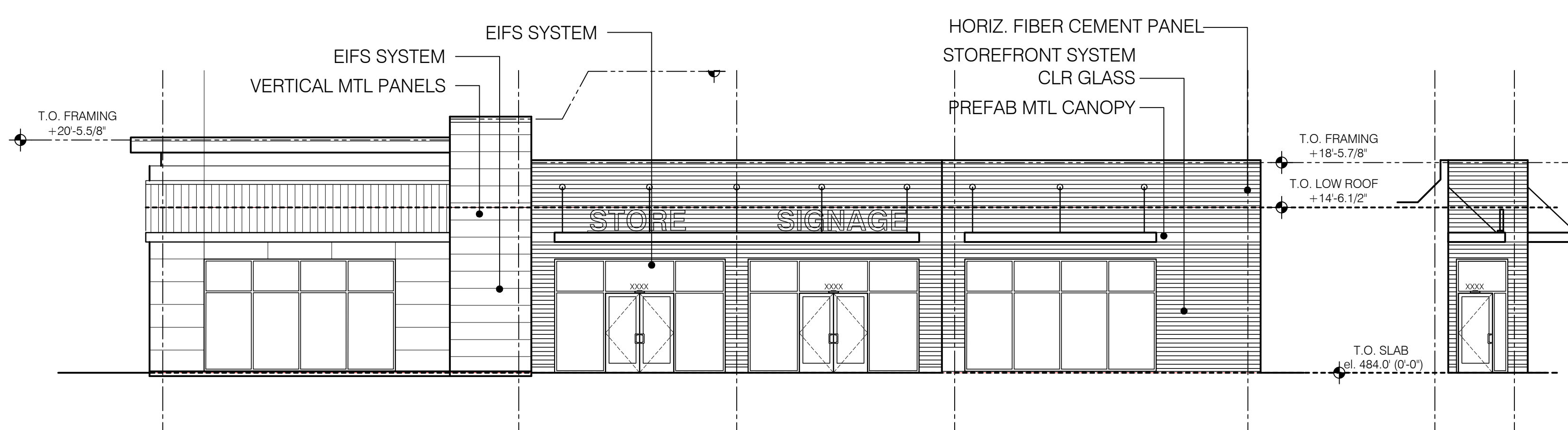
02 BUILDING C / RESTAURANT - NORTH ELEVATION  
scale: 1/8" = 1'-0"



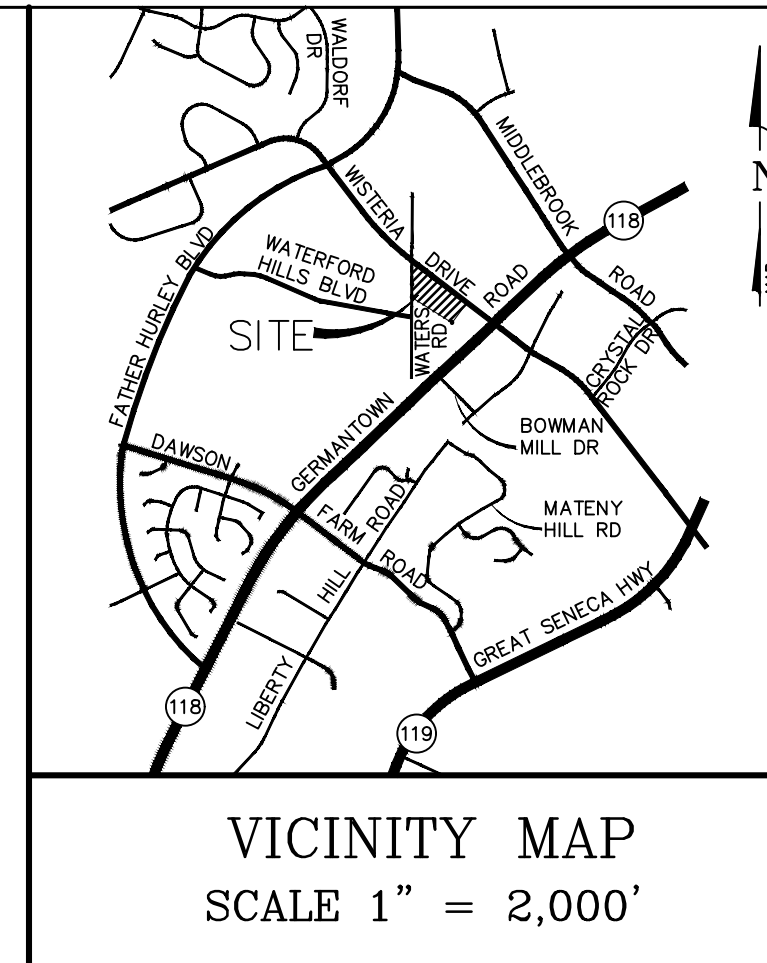
01 BUILDING C / RESTAURANT - WEST ELEVATION, WATERS RD  
scale: 1/8" = 1'-0"



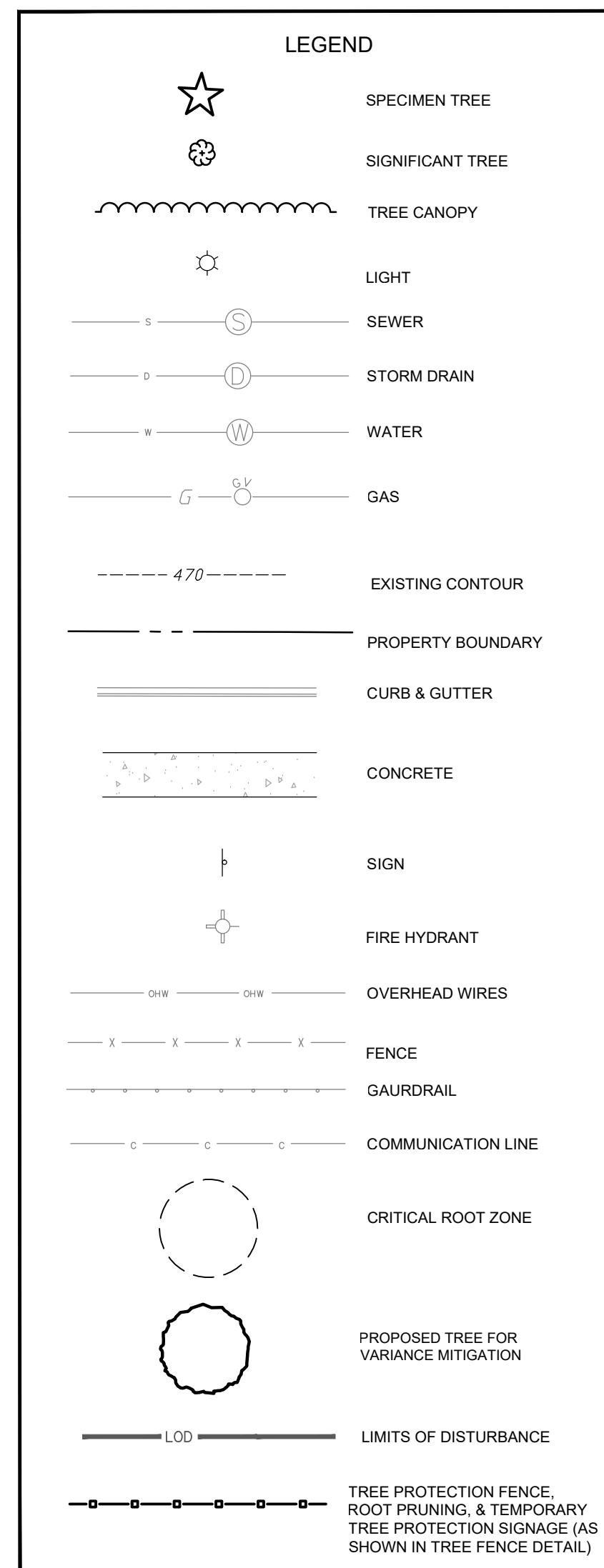
04 BUILDING C / RESTAURANT - SOUTH ELEVATION  
scale: 1/8" = 1'-0"



03 BUILDING C / RESTAURANT - EAST ELEVATION  
scale: 1/8" = 1'-0"



VICINITY MAP  
SCALE 1" = 2,000'



**FOREST CONSERVATION WORKSHEET**  
Chestnut Ridge

**NET TRACT AREA:**

|                                                                                          |      |
|------------------------------------------------------------------------------------------|------|
| A. Total tract area ...                                                                  | 3.49 |
| B. Additions to tract area (Off-Site Work, etc.; construction required by this plan) ... | 0.70 |
| C. Land dedication acres (parks, county facility, etc.) ...                              | 0.00 |
| D. Land dedication for roads or utilities (construction not required by this plan) ...   | 0.00 |
| E. Area to remain in commercial agricultural production/use ...                          | 0.00 |
| F. Other deductions (specify) .....                                                      | 0.00 |
| G. Net Tract Area .....                                                                  | 4.19 |

**LAND USE CATEGORY:** (from Chapter 22A-3. Definitions)  
Input the number "1" under the appropriate land use, limit to only one entry.

| ARA                            | MDR | IDA   | HDR  | MPD | CIA |
|--------------------------------|-----|-------|------|-----|-----|
| 0                              | 0   | 0     | 0    | 0   | 1   |
| G. Afforestation Threshold ... | 15% | x G = | 0.63 |     |     |
| H. Conservation Threshold ...  | 15% | x G = | 0.63 |     |     |

**EXISTING FOREST COVER:**

|                                                       |      |
|-------------------------------------------------------|------|
| I. Existing forest cover .....                        | 0.00 |
| J. Area of forest above afforestation threshold ..... | 0.00 |
| K. Area of forest above conservation threshold .....  | 0.00 |

**BREAK EVEN POINT:**

|                                                            |      |
|------------------------------------------------------------|------|
| L. Forest retention above threshold with no mitigation ... | 0.00 |
| M. Clearing permitted without mitigation .....             | 0.00 |

**PROPOSED FOREST CLEARING:**

|                                              |      |
|----------------------------------------------|------|
| N. Total area of forest to be cleared .....  | 0.00 |
| O. Total area of forest to be retained ..... | 0.00 |

**PLANTING REQUIREMENTS:**

|                                                                |      |
|----------------------------------------------------------------|------|
| P. Reforestation for clearing above conservation threshold ... | 0.00 |
| Q. Reforestation for clearing below conservation threshold ... | 0.00 |
| R. Credit for retention above conservation threshold .....     | 0.00 |
| S. Total reforestation required .....                          | 0.00 |
| T. Total afforestation required .....                          | 0.63 |
| U. Credit for landscaping (may not exceed 20% of "S") .....    | 0.00 |
| V. Total reforestation and afforestation required .....        | 0.63 |

worksheet date 5/13/2019

FOREST CONSERVATION REQUIREMENT OF 0.63 ACRES MET AT TIME OF ORIGINAL APPROVAL.

**REVISIONS**

| NO. | DESCRIPTION      | DATE    |
|-----|------------------|---------|
| 1   | Building changes | 5/21/25 |
|     |                  |         |
|     |                  |         |
|     |                  |         |
|     |                  |         |

TAX MAP EU WSSC 227 NW 13

PARCEL 1  
PLAT 26131

2ND ELECTION DISTRICT  
MONTGOMERY COUNTY  
MARYLAND

**WATERS VILLAGE**

PROJ. MGR KH

DRAWN BY FCJ

SCALE 1"= 30'

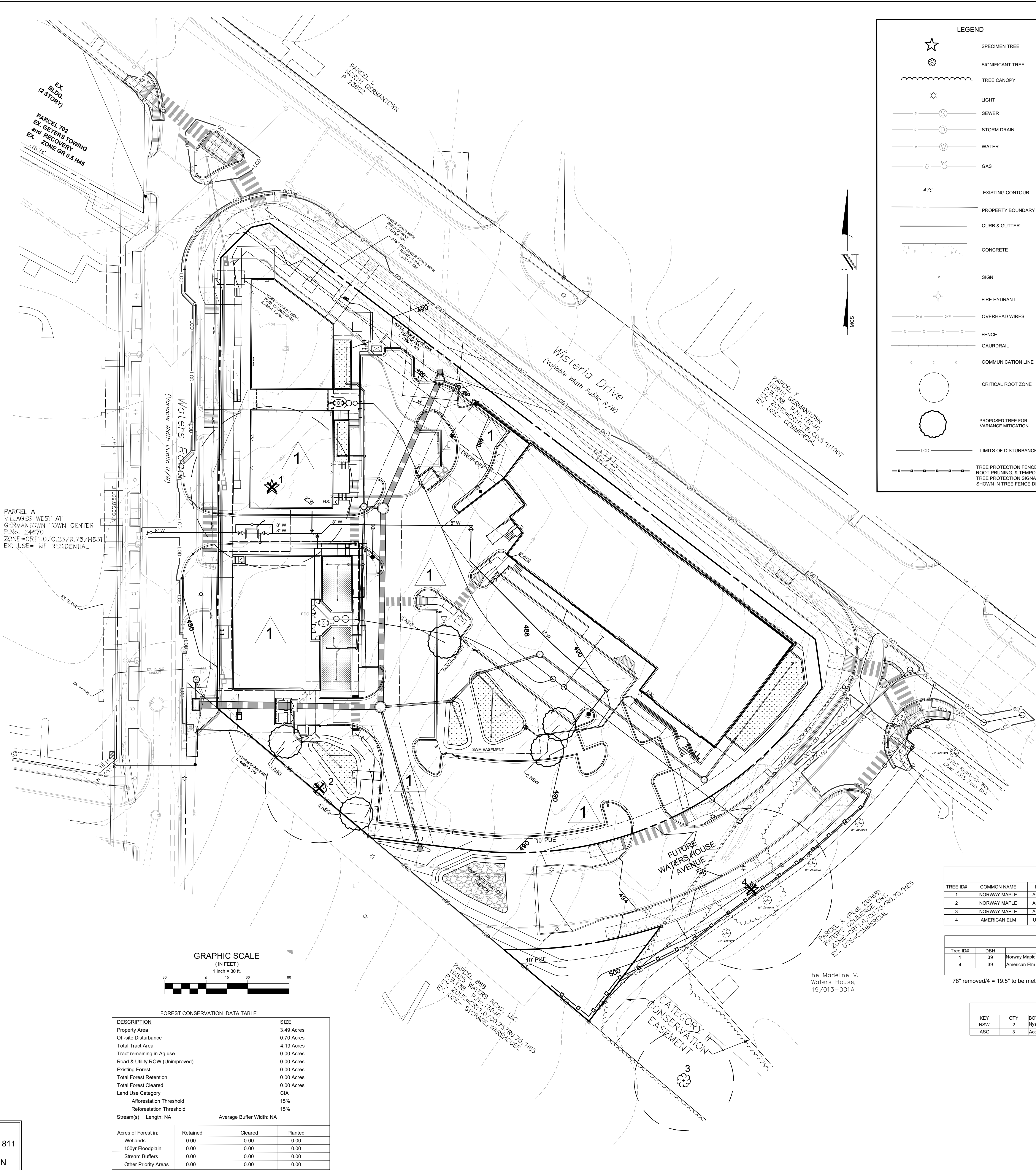
DATE 11/02/2022

**FINAL FOREST  
CONSERVATION PLAN  
#F20250730**

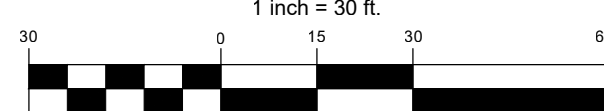
**L9.03**

PROJECT NO. 2017.117.22

SHEET NO. 3 OF 4



**GRAPHIC SCALE**  
(IN FEET)  
1 inch = 30 ft



**FOREST CONSERVATION DATA TABLE**

| DESCRIPTION                     | SIZE                     |
|---------------------------------|--------------------------|
| Property Area                   | 3.49 Acres               |
| Off-site Disturbance            | 0.70 Acres               |
| Total Tract Area                | 4.19 Acres               |
| Tract remaining in Ag use       | 0.00 Acres               |
| Road & Utility ROW (Unimproved) | 0.00 Acres               |
| Existing Forest                 | 0.00 Acres               |
| Total Forest Retention          | 0.00 Acres               |
| Total Forest Cleared            | 0.00 Acres               |
| Land Use Category               | CIA                      |
| Afforestation Threshold         | 15%                      |
| Reforestation Threshold         | 15%                      |
| Stream(s) Length: NA            | Average Buffer Width: NA |

| Acres of Forest in:  | Retained | Cleared | Planted |
|----------------------|----------|---------|---------|
| Wetlands             | 0.00     | 0.00    | 0.00    |
| 100yr Floodplain     | 0.00     | 0.00    | 0.00    |
| Stream Buffers       | 0.00     | 0.00    | 0.00    |
| Other Priority Areas | 0.00     | 0.00    | 0.00    |



FOR UTILITY LOCATIONS  
CONTACT "ONE CALL" AT 811  
AT LEAST 48 HOURS  
PRIOR TO CONSTRUCTION

**AMENDMENTS:**

Updated building & site layout

**DEVELOPER'S CERTIFICATE**

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. **F20250730**, including financial bonding, forest planting, maintenance and all other applicable agreements.  
Developer's Name: Harry Nazarian Company KHR Waters Inv, LLC  
Contact Person

Address: 6 Cessna Ct Gaithersburg, MD 20879  
Phone: 301-252-5782  
Email: hnazarian@nazcolinc.com

Signature:

Harry Nazarian