
STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: October 17, 2007

SUBJECT: **AFP-07-031**

TITLE: **Decoverly Drive**

REQUEST: **CONSENT APPROVAL
AMENDMENT TO FINAL PLAN APPROVAL**
Construction of Decoverly Drive from existing
Decoverly Drive to Fields Road

ADDRESS: Aventiene (Crown Farm)

ZONE: MXD (Mixed Use Development)

APPLICANT: Crown Village Farm LLC

STAFF: Rob Robinson, Planner

Enclosures:

Staff Comments

Exhibits

- Exhibit 1: Amendment to Final Plan Application, AFP-07-031
- Exhibit 2: AFP-07-031 Location Map
- Exhibit 3: SDP-06-005 Approved On-site Road Improvement Plan
- Exhibit 4: Road Code Waiver Resolution R-46-07
- Exhibit 5: AFP-07-031 Cover Sheet
- Exhibit 6: AFP-07-031 Site Plan
- Exhibit 7: AFP-07-031 Site Plan
- Exhibit 8: AFP-07-031 Street Tree and Lighting Plan
- Exhibit 9: AFP-07-031 Street Tree and Lighting Plan Details

STAFF COMMENTS

I. BACKGROUND:

The applicant has filed application AFP-07-031; an amendment to final plan SP-07-0004 approved August 8, 2007, to construct Decoverly Drive in the Aveniense development. This road will separate Neighborhoods 2 and 3, will bisect the future Neighborhood 5, and will connect Fields Road to the existing Decoverly Drive in the County to the south.

II. SCOPE OF REVIEW:

This application comes before the Planning Commission because §24-172(a) requires the Planning Commission to grant amendments to final site plans. The applicant is required to perform on-site road improvements, approved as part of SDP-06-005. (ex.3) In addition to the necessary construction of roads within Neighborhood 3, the following will be required as a result of the Phase I approval:

"Dedication and completion of base paving of Decoverly Drive from its existing terminus south of the Property to its intersection with proposed Street "A" (Crown Village Boulevard) by occupancy of any units in Pod (Neighborhood) 2 or Pod (Neighborhood) 3."

Decoverly Drive was not included within the scope of review for SP-07-0004 and thus is being submitted as an amendment to final plan.

To fulfill this SDP requirement and, by extension, a Final Site Plan condition, the applicant must receive plan approval for the construction of this road in order to subdivide, dedicate, and plat this public road. This is established by §20-18(b), Conformance with comprehensive plan and approved site development plan, of the City Code. This section states:

"The plat of subdivision shall conform to the approved site development plan. The planning commission may consider the subdivision plan and site plan simultaneously or in sequence. Where the planning commission sets conditions for its approval of any site plan, such conditions, including, but not limited to public exactions, bonding, compatibility, and public facilities or environmental requirements shall apply equally to the approved plan of subdivision."

III. SITE PLAN ANALYSIS AND FINDINGS:

In accordance with §24-171, the Planning Commission has the authority to review and make determinations regarding the proposed plan for the purpose of protecting the public health, safety and welfare. The findings are referenced in §24-170. Accordingly, staff provides the following comments and findings for Planning Commission consideration:

SITE PLAN ANALYSIS

The design for this road was presented as part of Road Code Waiver application RC-37 and approved by resolution R-46-07 on May 21, 2007 (ex.4). The applicable design crosssections for this phase include Decoverly Drive Sections 5 and 5T. In addition, this road will be served by a five foot (5') sidewalk on the west side and an eight foot (8') path along the east side.(ex.6)

Landscaping.

Decoverly Drive will be bordered by rows of London Plane street trees. These trees will have well underplantings and be offset by decorative fencing. The details of this fencing will have to be submitted to staff. A concern of staff was the treatment of the median islands within Decoverly Drive. This road will eventually house the Corridor Cities Transitway (CCT) in the median. Until such time that the CCT is constructed, the applicant has submitted a landscape plan for the treatment of those medians.(ex.8) The medians will be treated with various beds housing perennials such as day lillies and the use of ornamental trees, such as dogwoods, crape myrtles, and cherries. The ends of the medians will be a combination of perennials, shrubs, and evergreens. The landscape plan successfully incorporates species with differing times of bloom, colors, heights and shapes to create a public space that will function as an ongoing amenity.

Summary of Findings.

The Planning Commission is receiving this application to fulfill requirements established by §20-18(b) of the City Code and conform to plans approved by SDP-06-005. Decoverly Drive will be a major road of connectivity to the adjoining areas and house the future CCT. Staff believes the applicant has created a road that is both pedestrian/bicycle friendly and enhances, through landscaping, the neighborhoods it adjoins.

IV. CONCLUSION:

Staff recommends **TO GRANT AFP-07-031, DECOVERLY DRIVE, AMENDMENT TO FINAL PLAN APPROVAL, FINDING IT IN CONFORMANCE WITH §§ 24-170 AND 24-172 OF THE CITY'S ZONING ORDINANCE, WITH THE FOLLOWING CONDITIONS:**

1. The applicant shall install fence guards around the street tree underplanting beds and submit the fence details for staff approval prior to plantings; and
2. The applicant is to provide final signing, lane marking, turning radii plans, lighting plans, paving and storm drain plans, grade establishment plans, and details to be reviewed and approved by DPWPM&E prior to the issuance of public works permits.

AMENDMENT TO FINAL PLAN APPLICATION

Application #	AFP-07031
Date Filed	8/31/07
Total Fee	6000

In accordance with Section 24, Article V of the City Code

1. SUBJECT PROPERTY

Project Name Aventiene - Neighborhood 3, Phase I

Street Address Decoverly Drive

Zone MXD Historic area designation Yes No

Lot _____ Block _____ Subdivision Aventiene

Tax Identification Number (MUST BE FILLED IN) 09-00769270 769292

2. APPLICANT

Name Crown Farm Village, LLC c/o KB Homes

Street Address 8219 Leesburg Pike Suite No. 300

City Vienna State MD Zip Code 22182

Daytime Telephone (703) 663-6500

3. ARCHITECT/ENGINEER/DEVELOPER

Architect's Name _____ N/A

Architect's Maryland Registration Number _____ Telephone _____

Street Address _____ Suite Number _____

City _____ State _____ Zip Code _____

Engineer's Name VIKA, Inc. c/o Jeff Amateau

Engineer's Maryland Registration Number 20510 Telephone (301) 916-4100

Street Address 20251 Century Blvd. Suite Number 400

City Germantown State MD Zip Code 20874

Developer's Name Crown Farm Village, LLC c/o KB Homes Telephone (703) 663-6500

Street Address 8219 Leesburg Pike Suite Number 300

City Vienna State VA Zip Code 22182

Contact Person Greg May Telephone _____

4. PROPERTY OWNER

Name Crown Farm Village, LLC c/o KB Homes

Street Address 8219 Leesburg Pike Suite No. 300

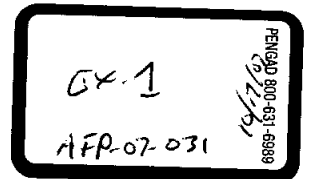
City Vienna State VA Zip Code 22182

Daytime Telephone (703) 663-6500

5. CITY PROJECT NUMBER

Original Site Plan Number SP-07-0004 Date Approved 8-8-2007

Name of previously approved Final Plan Neighborhood 3, Phase I



6. WORK DESCRIPTION

Please state clearly changes requested from final approved plan.

The addition of Decoverly Drive from City / County boundary to Fields Road.

7. PROJECT DETAIL INFORMATION

a. POPULATION CHANGES (if any)

Changes in population estimated due to amendment.

Employee estimate: Total number 0 Total number per shift 0
 Resident estimate: Total number 0 Total number per dwelling unit 0

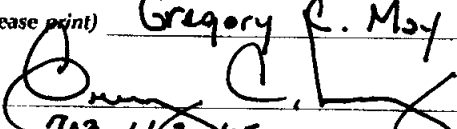
b. PLEASE SUPPLY THE FOLLOWING INFORMATION

DEVELOPMENT INFORMATION		REQUIRED	PROVIDED
1. Site (square feet)			202,923
2. Site Area (acres)			4.65847
3. Total Number of Dwelling Units/Lots			N/A
4. Height of Tallest Building			N/A
5. Green Area (square feet)			N/A
6. Number of Dwelling Units/Acre			N/A
7. Lot Coverage (Percent)			N/A
8. Green Area (Percent)			N/A
9. Residential			N/A
a. Single Family Detached	# Units		
b. Single Family Attached	# Units		
c. Multi-Family Condo	# Units		
d. Multi-Family Apartment	# Units		
e. Other			
10. Retail/Commercial	Sq. Ft.		N/A
11. Restaurant Class: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C	Sq. Ft.		N/A
12. Office/Professional	Sq. Ft.		N/A
13. Warehouse/Storage	Sq. Ft.		N/A
14. Parking			N/A
15. Shared Parking/Waiver			N/A
16. Other			
17. Total			

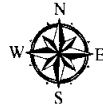
SUBMISSION REQUIREMENTS

1. Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11."
2. Completion of the table above.

I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

Applicant's Name (please print) Gregory R. May
 Applicant's Signature  Date Aug. 29, 2007
 Daytime Telephone 703-663-6500

AFP-07-031 Discoverly Drive



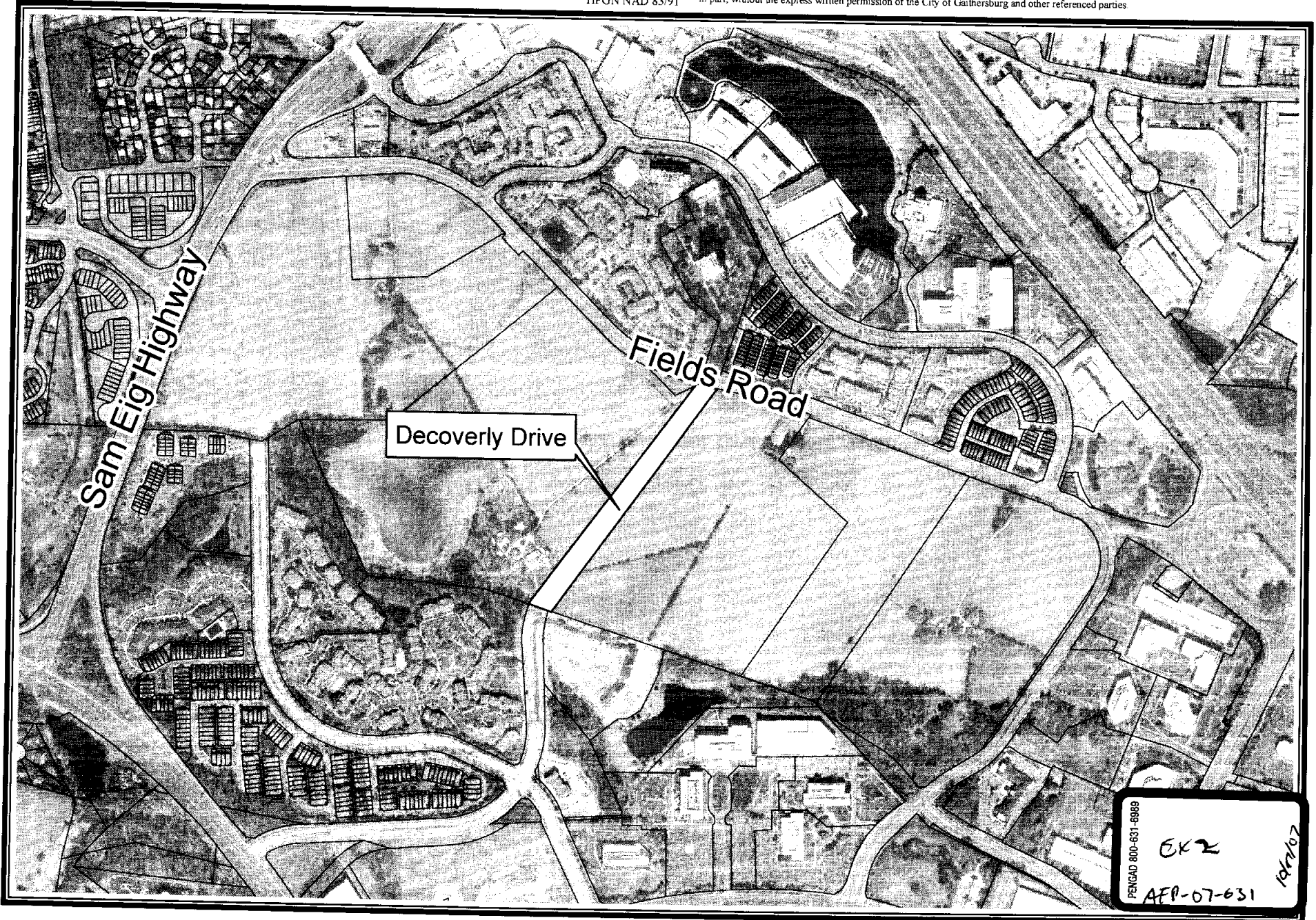
MD State Plane
HPGN NAD 83/91

TrueOrtho™ image data is copyrighted and licensed from ISTAR Americas, Inc., 2007.
www.istar.com Property boundaries and planimetric basemap ©2007 M-NCPPC and
City of Gaithersburg All rights reserved. Aerial photo acquired April 2006

The City of Gaithersburg makes no warranty, express or implied, for the completeness and
accuracy of the information depicted on this map. This map may not be reproduced, in whole or
in part, without the express written permission of the City of Gaithersburg and other referenced parties



City of Gaithersburg
Planning and Code Admin
31 S Summit Ave
Gaithersburg, MD 20877
(301) 258-6330
www.gaithersburgmd.gov



PENGLD 800-631-6888
EK2
AFP-07-631
10/10/07

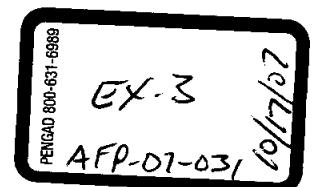
Crown Property

Proposed On-Site Road Improvements Staging Plan¹

September 21, 2006

1. *Dedication and completion of base paving of Decoverly Drive from its existing terminus south of the Property to its intersection with proposed Street "A" by occupancy of any units in Pod 2 or Pod 3.*
2. *Dedication and completion of base paving of the balance of Decoverly Drive to Fields Road by occupancy of any units in Pod 5.*
3. *Dedication and completion of base paving of Diamondback Drive from its southern terminus to its intersection with Street "A" by occupancy of any units in Pod 1.*
4. *Dedication and completion of base paving of the balance of Diamondback Drive to Fields Road by the occupancy of any units in Block "1C" of Pod 1.*
5. *Dedication and completion of base paving of Street "A" from boundary of Pod 3 with Pod 6 (future school site) to intersection with Diamondback Drive at earlier to occur of issuance of the 250th building permit or of that portion of Street "A" adjacent to a unit prior to occupancy of that unit in Pod 2 or Pod 3.*
6. *Dedication and completion of base paving of those portion(s) of the remaining subdivision streets and alleys adjacent to units in Pods 1, 2, 3 and 5 prior to occupancy of unit(s) in those Pods.*

¹ All requirements of Crown Village to dedicate and construct the improvements identified are subject to the provisions of Paragraph 3(a) of the August 7, 2006 Annexation Agreement.



RESOLUTION NO. R-46-07

RESOLUTION OF THE MAYOR AND CITY COUNCIL
GRANTING APPROVAL OF ROAD CODE WAIVERS FOR
VARIABLE ROAD SECTIONS, RADII, INTERSECTION
SPACING AND MEDIAN BREAKS FOR
THE CROWN FARM DEVELOPMENT
SCHEMATIC DEVELOPMENT PLAN SDP-06-005

RC-37

WHEREAS, Rodgers Consulting Inc. has submitted, on behalf of Crown Village Farm, LLC, an application for road code waivers to the City of Gaithersburg requesting a waiver of road code as follows:

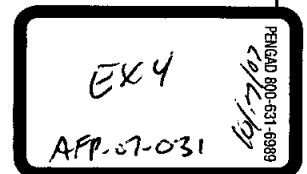
Typical Residential Street, Section 1 – Typical One Way Residential Street consisting of a 37-ft right-of-way.

	Proposed
Min. R.O.W. Width	37'
Min. Pavement Width	23'
Min. Side Width	13'
Min. Median Width	Varies
Min. C/L Radius	75'
Curb and Gutter	Yes
Sidewalk/Path	Yes (5'-6')
Parking	Yes

Typical Residential Alleys, Section 2 – Typical Residential Alleys consisting of a 25-ft private right-of-way.

	Proposed
Min. R.O.W. Width	25'
Min. Pavement Width	14'* to 20'
Min. Side Width	2.5' to 5.5'
Min. Median Width	N/A
Min. C/L Radius	N/A
Curb and Gutter	Yes
Sidewalk	No
Parking	No

* Alley Pavement width of 14' only permitted when not required for fire lane or to accommodate truck turning.



Typical Residential Streets, Section 3 – Typical Residential Streets consisting of a 50-ft right-of-way.

	Proposed
Min. R.O.W. Width	50'
Min. Pavement Width	26'
Min. Side Width	12'
Min. Median Width	N/A
Min. C/L Radius	50'
Curb and Gutter	Yes
Sidewalk/Path	Yes (5' & 6'-8')
Parking	Yes

Typical Residential Streets, Section 4 – Typical Residential Streets consisting of a 60-ft right-of-way.

	Proposed
Min. R.O.W. Width	60'
Min. Pavement Width	34' (20')*
Min. Side Width	13'
Min. Median Width	N/A
Min. C/L Radius	50'
Curb and Gutter	Yes
Sidewalk/Path	Yes (5' & 5'-6')
Parking	Yes

* Pavement Width Without Parking

Notes:

1. RW width increases to accommodate perpendicular handicapped parking spaces next to clubhouse. See perpendicular parking section 4P.

2. Road grade may slope in one direction over the existing WSSC easement.

Note: Street J subject to change per coordination with City Staff and WSSC

Perpendicular Parking Section 4P – Residential Street consisting of a 63.67-ft right-of-way.

	Proposed
Min. R.O.W. Width	63.67'
Min. Pavement Width	44'
Min. Side Width	6.67'
Min. Median Width	N/A
Min. C/L Radius	50'
Curb and Gutter	Yes
Sidewalk/Path	Yes (5' & 5')
Parking	Yes

** Pavement width with parking on one side only

Decoverly Drive (Extended) Between Fields Road and Street J Section 5 –

Decoverly Drive (Extended) is a multi lane road within a 150-ft right-of-way, designed to accommodate the future CCT.

	Proposed
Min. R.O.W. Width	150'
Min. Pavement Width	2-29' (22')*
Min. Side Width	21'
Min. Median Width	50'
Min. C/L Radius	300'
Curb and Gutter	Yes
Sidewalk/Path	Yes (5' & 8')
Parking	Yes

* Pavement Width Without Parking

Notes:

1. R/W width may increase at intersections to accommodate splitter islands at traffic circle.
2. Decoverly Drive- 2 Lanes of traffic with turn lanes as needed.

Decoverly Drive (Extended) From Street J to Existing Decoverly Drive- ,

Transitional Section 5T – Decoverly Drive (Extended) is a multi lane road within a 150-ft right-of-way, designed to accommodate the future CCT.

	Proposed
Min. R.O.W. Width	150'
Min. Pavement Width	2-29' (22')*
Min. Side Width	21'
Min. Median Width	N/A
Min. CCT Width	50'
Min. C/L Radius	300'
Curb and Gutter	Yes
Sidewalk/Path	Yes (5' & 8')
Parking	Yes

* Pavement Width Without Parking

Notes:

1. Transition from existing Decoverly Drive (4 Lanes) to proposed Decoverly Drive (2 Lanes) to be accommodated in 150' R/W with CCT transitioning from the center median to the south side as shown.

Typical Residential Streets, Section 6 – Typical Residential/Commercial Streets consisting of a 74-ft right-of-way.

	Proposed
Min. R.O.W. Width	74'
Min. Pavement Width	2-17' (10')*
Min. Side Width	20'
Min. Median Width	N/A
Min. C/L Radius	50'
Curb and Gutter	Yes
Sidewalk	Yes (Varies)
Parking	Yes

* Pavement Width Without Parking

Notes:

1. Width may vary to accommodate turn lanes.
2. R/W width may increase at Street 6 & Street 7 to accommodate intersection design.

Diamondback Drive (Extended), Sections 7 and 8 – Diamondback Drive (Extended) is a multi lane road within an 80-ft right-of-way.

	Proposed
Min. R.O.W.	80'
Min. Pavement Width	2-18' (11')*
Min. Side Width	22'
Min. Median Width	N/A
Min. C/L Radius	235'
Curb and Gutter	Yes
Sidewalk	Yes
Parking	Yes

* Pavement Width Without Parking

Notes for Section 7:

1. Width may vary to accommodate turn lanes.
2. R/W width may increase at intersections to accommodate splitter islands at traffic circle.

Notes for Section 8:

1. Width may vary to accommodate turn lanes.
2. Transition from existing Diamondback Drive (4 Lanes) to proposed Diamondback Drive (2 Lanes) as shown.

Typical Residential Streets, Section 9 – Typical Residential Street consisting of a 74-ft right-of-way.

	Proposed
Min. R.O.W.	74'
Min. Pavement Width	34' (20')*
Min. Side Width	20'
Min. Median Width	N/A
Min. C/L Radius	100'
Curb and Gutter	Yes
Sidewalk/Path	Yes, (5' & 6')
Parking	Yes

* Pavement Width Without Parking

Typical Residential Streets, Section 12 – Typical Residential Street consisting of a 76-ft right-of-way.

	Proposed
Min. R.O.W.	76'
Min. Pavement Width	2-20' (13')*
Min. Side Width	13'
Min. Median Width	10'
Min. C/L Radius	50'
Curb and Gutter	Yes
Sidewalk/Path	Yes, (5' & 6')
Parking	Yes

* Pavement Width Without Parking

Private Residential Street, Section 15 – Typical Private Residential Street consisting of a 45-ft right-of-way.

	Proposed
Min. R.O.W.	45'
Min. Pavement Width	20'
Min. Side Width	12.5'
Min. Median Width	N/A
Min. C/L Radius	50'
Curb and Gutter	Yes
Sidewalk	Yes, (5' & 5')
Parking	No

WHEREAS, the Planning Commission reviewed the Crown Farm development roadway designs, which are consistent with the road code waiver requests, as part of their recommendation review of Schematic Development Plan SDP-06-005 on March 21, 2007, at which time they recommended approval of SDP-06-005 with twenty-three (23) conditions of approval; and

WHEREAS, the City Council reviewed the Crown Farm development roadway designs, which are consistent with the road code waiver requests, as part of their review and discussion of Schematic Development Plan SDP-06-005 on May 21, 2007, at which time they recommended approval of SDP-06-005 with (24) conditions of approval; and

WHEREAS, the Department of Public Works, Parks Maintenance and Engineering and the City Fire Marshal have reviewed and are amenable to the waiver requests finding that the road code waivers are similar and consistent to those granted in previous mixed-use development plans;

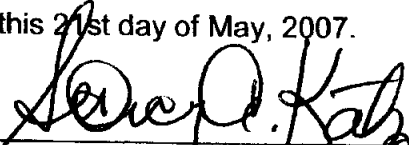
AND WHEREAS, the Applicant's engineer has submitted sufficient justification for the waiver request.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Gaithersburg, that the Road Code Waiver RC-37 is hereby approved subject to the following conditions:

1. The Department of Public Works, Parks Maintenance and Engineering (DPWPME) and the City Fire Marshal will review the final design of the road code waiver requests and upon finding that the streets will operate safely with potential additional safety measures, will approve the final design of the road code waiver.

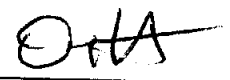
2. The applicant shall provide decorative crosswalks and intersections and traffic calming devices throughout the development to the reviewed and approved by DPWPME and Staff.

ADOPTED by the Mayor and City Council this 21st day of May, 2007.



SIDNEY A. KATZ, MAYOR and
President of the Council

THIS IS TO CERTIFY that the foregoing
Resolution was adopted by the City Council
in public meeting assembled on the 21st day
of May, 2007.



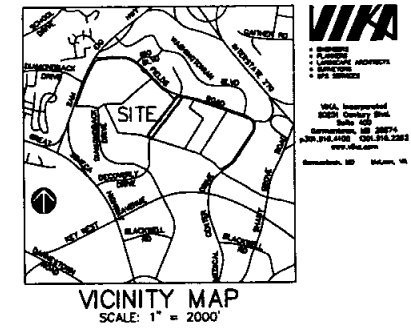
David B. Humpton, City Manager

AVENTIENE

NEIGHBORHOOD 3 PHASE I

Decoverly Drive

FINAL SITE PLAN AMENDMENT



Owner/Developer:
 KB Home
 8219 Leesburg Pike
 Suite 300
 Vienna, VA 22182
 703.663.6500

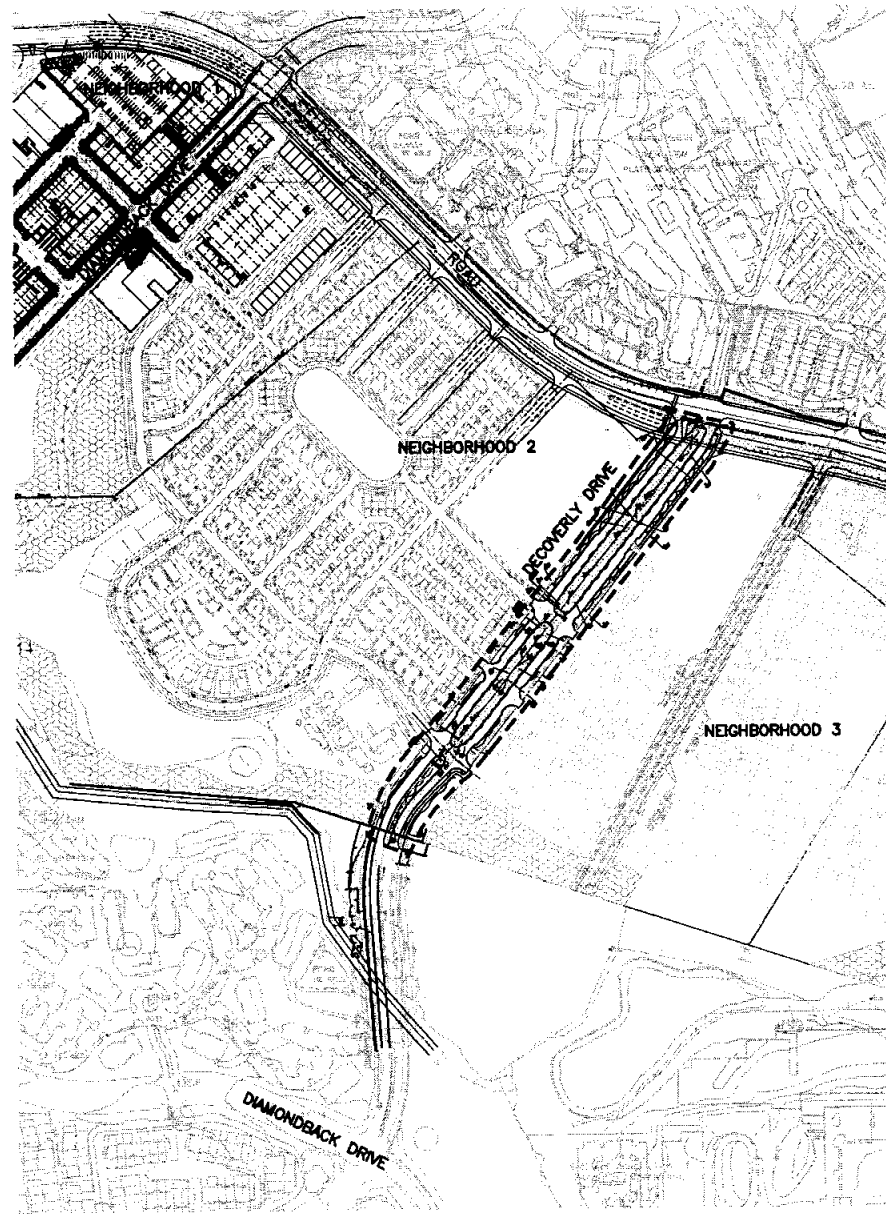
Center Homes
 13800 Gaithers Drive
 Gaithersburg, MD 20877
 866.783.6401

Consultants:

The Traffic Group
 5900 Franklin Square Drive
 Suite H1
 Baltimore, MD 21236
 410.951.6666

Land Design
 200 South Peyton Street
 Alexandria, VA 22314
 703.542.7734

VTKA, Inc.
 28255 Century Boulevard
 Suite 100
 Germantown, MD 20874
 801.916.4100



LOCAL VICINITY MAP
SCALE:
1" = 200'

Sheet Index

Sheet No.	Plan Title
FSP 1 OF 3	COVER SHEET
FSP 2 OF 3	FINAL SITE PLAN
FSP 3 OF 3	FINAL SITE PLAN

AVENTIENE
 NEIGHBORHOOD 3, PHASE I
 DECOVERLY DRIVE
 8TH ELECTION DISTRICT
 CITY OF GAITHERSBURG, MONTGOMERY COUNTY, MD

COVER SHEET

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

APPLICATION NO. APP-07-031 WAS GRANTED

AMENDMENT TO FINAL PLAN APPROVAL

WITH _____ () CONDITIONS. SEE S.D.A. LETTER

DATE _____ BY _____

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

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.

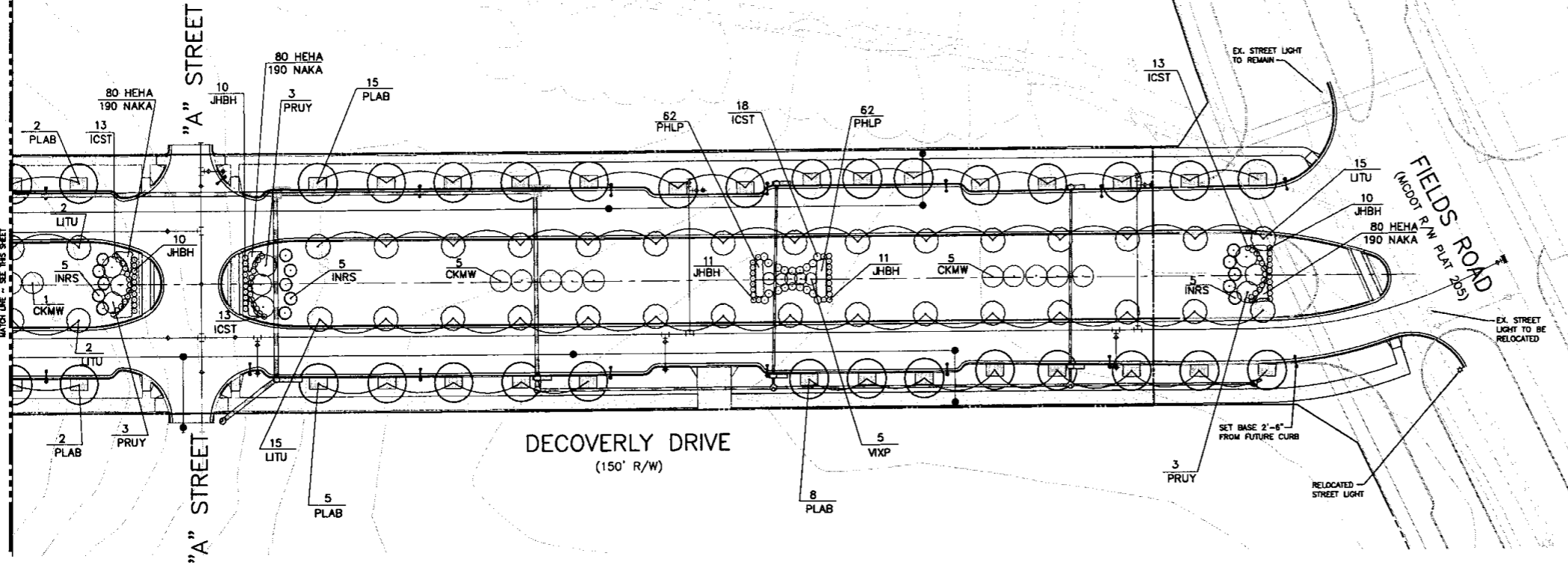
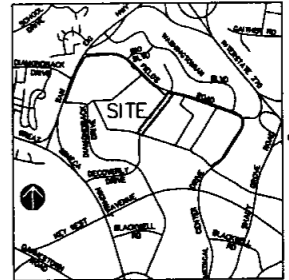
CALL "MISS UTILITY" AT
 1-800-257-7777
 48 Hours Before Start Of Construction

REVISIONS

NO.	DATE	DESCRIPTION

ADDRESSED COG
 COMMENTS 10/05/2007
 DATE: 03/01/2007
 DES: _____

EX 5
 APP-07-031
 14/2/07



PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	REMARKS
PLAB	48	PLATANUS ACERIFOLIA	LONDON PLANE TREE	12'-14'	2 1/2" - 3" B&B	FULL

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	REMARKS
INRS	20	ILEX X NELLIE R STEVENS	NELLIE STEVENS HOLLY	6'-8'	B&B OR CONTAINER

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	REMARKS
CKMW	20	CORNUS KOUSSA	MILKY WAY DOGWOOD	10'-12'	1 1/2" MIN.	WHITE FLOWERS; B&B

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	REMARKS
LITU	63	LAGERSTROEMIA INDICA	TUSCARORA CRAPPE MYRTLE	10'-12'	1 1/2" MIN.	WHITE FLOWERS; B&B; MULTI-STEM; 3 STEMS MIN.; CORAL PINK; 15' HT. & WIDE; 3 STEM MIN.; MIN. 1" CALIPER FOR SMALLEST STEM

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	REMARKS
PRUY	15	PRUNUS YEDOENSIS	YOSHINO CHERRY	10'-12'	1 1/2" MIN.	PINK FLOWERS; B&B; FULL

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	REMARKS
ICST	83	ILEX ORENATA	SOFT TOUCH HOLLY	24'-30'	18'-24'	CONTAINER, 3' O.C.

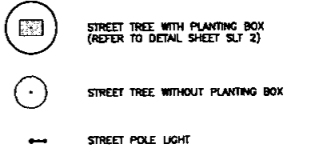
KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	REMARKS
JHBH	110	JUNIPERUS HORIZONTALIS	BAR HARBOR JUNIPER	-	15'-18'	1" HT. X 6" WIDE; BLUE GREEN; PURPLE IN WINTER; CONTAINER, 3' O.C.

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COLOR	REMARKS
HEHA	410	HEMEROCALLIS 'HAPPY RETURNS'	DAY LILY	1 GALLON	YELLOW	MAY-OCT; REPEAT BLOOMS; 15" O.C.

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COLOR	REMARKS
NAKA	960	NARCISSUS 'KING ALFRED'	KING ALFRED DAFFODIL	ON1 OR TOP SIZE	YELLOW	EARLY- MID SPRING; 10" O.C.

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COLOR	REMARKS
PHLP	484	PHLOX PANICULATA	SUMMER PHLOX	1 QUART	PINK	18" O.C.; JULY-AUGUST; 3' TALL

LEGEND



SITE PLAN APPROVAL
 AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON APRIL 25, 2007
 APPLICATION NO. APP-07-031 WAS GRANTED
 AMENDMENT TO FINAL PLAN APPROVAL
 WITH _____ () CONDITIONS. SEE S.D.A. LETTER.
 DATE _____ BY _____
 NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE PLANNING COMMISSION

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
 DEPARTMENT OF PUBLIC WORKS
 PARK MAINTENANCE AND ENGINEERING
FINAL APPROVAL

CALL "MISS UTILITY" AT 1-800-257-7777
 48 Hours Before Start of Construction

STREET LIGHTING AND TREE PLAN

REVISIONS

EX 8
 APP-07-031
 12/2007

PROP. STREET LIGHT SEE PLANS BY VIA ENTITLED "STREET TREE AND LIGHTING PLAN" APPROVED BY MCDP/PAE ON APRIL 25, 2007 FOR ADDITIONAL INFORMATION

NOTES:

- TYPICAL SPACING OF STREET TREES TO BE IN ACCORDANCE WITH MC-700.01.
- CENTER OF STREET LIGHTS TO BE SET BACK 2'-6" FROM FACE OF CURB.

