City of Gaithersburg
31 South Summit Avenue
Gaithersburg, Maryland 20877

Planning Commission Regular Session Agenda
City Hall - Council Chambers
Wednesday, August 7, 2013, 7:30 PM

I. CALL TO ORDER

II. APPROVAL OF MINUTES

A. Planning Commission Regular Session Held May 15, 2013

B. Planning Commission Regular Session July 10, 2013

C. Planning Commission Regular Session July 24, 2012

III. RECORD PLATS

IV. CONSENT ITEMS

V. SIGN PERMITS

A. SIGN-3583-2013 and SIGN-3584-2013
CBD Zone
108 E. Diamond Avenue
Building Sign Adjustment

VI. RECOMMENDATION TO MAYOR AND CITY COUNCIL

A. CTAM-2682-2013 - Ordinance to Amend Chapter 24 (City Zoning Ordinance), Sections in Article I, Entitled "In General," Article III, Entitled, Regulations Applicable to Particular Zones, "Article IV, Entitled, "Supplementary Zone Regulation," and Article VII, Entitled, "Board of Appeals, : so as to Update, Correct, and/or Clarify Text and Procedures Related to Applications to the Board of Appeals.

VII. SITE PLANS

A. SP-2956-2013: Qazar Residence
R-90 Zone

9 Cedar Avenue
Construct two-story addition attached to rear of existing home.
Construct new front porch and new entrance.
Final Site Plan Approval

B. SP-3061-2013: Downtown Crown 2/2 Units
MXD Zone
Diamondback Drive & Copley Place
Final Site Plan

VIII. FROM THE COMMISSION

IX. FROM STAFF

X. ADJOURNMENT

To confirm accessibility accommodations, please contact the Department of Planning and Code Administration at 301-258-6330.

Please turn off all cellular phones and pagers prior to the meeting. Hand held signs brought may not be displayed in a manner which disrupts the meeting, blocks the view of spectators or cameras and poses a safety concern [e.g., signs mounted on stakes]. Your cooperation is appreciated.

All revised site plans to be reviewed by the Planning Commission will be due twelve (12) days before the meeting. All plans, except for **Consent Agenda** items, will require the applicant to post sign(s) of the hearing date on the property under consideration at least nine (9) days before the meeting. Planning staff will provide all signs, which are to be picked up at City Hall. All information to be submitted for Planning Commission meetings will be due **no later than 12:00 PM** on the **Friday** before the meeting. Materials associated with any agenda item may be reviewed at the offices of the Planning and Code Administration during regular business hours.

The Planning Commission normally will not begin consideration of a new site plan after 10:30 PM, and the Chairman will announce anything to the contrary. The Alternate does not participate on regulatory items, unless a Commissioner is absent.

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ANNOUNCEMENTS

Gaithersburg
A CHARACTER COUNTS! CITY
31 South Summit Avenue
Gaithersburg, Maryland 20877
Telephone: 301-258-6330

MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION
MAY 15, 2013

Chair John Bauer called the meeting to order at 7:30 p.m. Present at the meeting were Vice-Chair Lloyd Kaufman, and Commissioner Danny Winborne, Community Planning Director Trudy Schwarz, Planner Rob Robinson and Recording Secretary Linda Kobylski.

I. CONSENT

AFP-2523-2013 -- Seneca Center II, LLC E-1 Zone
18753 North Frederick Avenue #200
Change of Use for Martial Arts Academy
Parking Calculation Revision
AMENDMENT TO FINAL PLAN REVIEW

Commissioner Winborne moved, seconded by Vice-Chair Kaufman, to APPROVE the CONSENT agenda.
Vote: 3-0

II. RECOMMENDATION TO MAYOR AND CITY COUNCIL

SDP-1842-2013 -- Application for schematic development plan approval in accordance with Annexation Petition X-182 and Sketch Plan Z-315, located in the Crown Property Neighborhood 1 (Outlot B, Block C), in Gaithersburg, Maryland. The subject application proposes the conversion of a multi-family building to 70 two-over-two condominium units. The subject property site is bordered by Copley Place and Diamondback Drive.

Planner Robinson located the site and gave an overview of the issues addressed during the public hearing held on April 15, 2013. Topics included the conversion, size and purpose of pocket green, elevations, connectivity and adequacy of parking. Discussion also included concern over emergency ingress/egress into and out of the site and explained the applicant's proposed amendment to the plan in response to these concerns. He also outlined the five proposed options in response to the issue of ingress/egress and indicated the applicant's preference of a non-paved access road off of Copley Place and into the neighborhood. This option would not require any loss of units or on street parking. He stated that staff prefers option two which would result in the loss of one unit but creates a true entrance and exit.

Chair Bauer expressed concerns with Option 1 (one) as it results in a dead end street, especially when guidelines encourage multiple connectivity and grids. He also voiced concerns that the access road would be used by non-emergency vehicles for parking, in essence blocking access for emergency vehicles. Chair Bauer stated he would favor a more permanent drive.

Vice-Chair Kaufman asked who would be responsible for maintaining a grasscrete surface road to which Planner Robinson responded the Homeowners Association. Vice-Chair Kaufman stated his concerns with maintenance of grasscrete, particularly when there is snowfall accumulation.

Chair Bauer again voiced his concern with connectivity. He also stated it is not yet a final plan, if the number of units must change, or a shift in forest conservation delineation must occur to make it work, the applicant should, stating that at the Schematic Development Plan stage they should make the connectivity work and it should be the recommendation.

Applicant Karl Alt, Westbrook Properties, explained that Option 1(A), which would not extend Copley Place, would result in the loss of two units. He also stated Option 2 (two), with an extension of Copley Place results in the loss of two units, an increase in impervious surface, affects forest conservation and a loss of on-street parking. Mr. Alt also stated Option 3 (three) was complicated by a major grade difference.

Vice-Chair Kaufman responded there was a surplus in parking and that two of the three options being considered result in the loss of one lot, two units.

Planner Robinson explained that options that include exits onto Decoverly Drive were not viable from an engineering perspective, and would direct residents away from Crown and links to highways and back into the residential neighborhoods in the County.

Chair Bauer asked if there were engineering or legal restrictions that would prevent Copley Place from being extended enough not to affect the number of units and turn back into the inside road to which Planner Robinson responded anything could be overcome with engineering. Chair Bauer indicated he did not support the grasscrete solution.

Vice-Chair Kaufman voiced concerns over customers exiting the bank onto Copley Place being directed back into the neighborhood. Chair Bauer indicated he did not believe it would be a problem and Commissioner Winborne stated signage could provide a remedy.

Chair Bauer reiterated that at this stage of the project, the plan should not result in a dead end street and the connectivity needs to be reasonable. Vice-Chair Kaufman concurred, recommending that staff work with the applicant to create a viable option that is acceptable to both parties. Commissioner Winborne suggested a possible hybrid of Option 2 that would extend Copley Place.

Chair Bauer, Vice-Chair Kaufman and Commissioner Winborne concurred the record should reflect Option 2 should be considered with possible modifications; the Commission is not adverse to the plan encroaching a bit on the existing outlot to maintain the unit count; and that the Commission would not support the grasscrete option.

> Commissioner Kaufman moved, seconded by Commissioner Winborne to recommend SDP-1842-2013 – for APPROVAL to the City Council with the following two conditions:
>
> 1. Applicant is to work with staff to refine design details of the secondary access prior to final plan approval in order to better promote circulation and prevent dead ends; and
>
> 2. Applicant is to amend the comprehensive Forest Conservation Plan for approval prior to submission of any Neighborhood 3 planning applications.
>
> Vote: 3-0

III. FROM THE COMMISSION

Commissioner Winborne

Commented on the upcoming Book Festival scheduled for this Saturday, May 18th and encouraged all to attend.

IV. FROM STAFF

Community Planning Director Schwarz

1. Commented on her participation in a recent Work Session with the Mayor and City Council concerning the re-design of Constitution Gardens. She gave a brief overview of the project and gave a Power Point presentation.

2. Stated the Commission's meetings in June would follow the regular calendar and a joint public hearing with the City Council is scheduled for July 1, 2013 regarding a text amendment for the Board of Appeals.

V. ADJOURNMENT

There being no further business to come before this session, the meeting was duly adjourned at 8:21 p.m.

Respectfully submitted,

Linda Kobylski
Recording Secretary

City of Gaithersburg
31 South Summit Avenue
Gaithersburg, Maryland 20877

Planning Commission Regular Session Minutes
City Hall - Council Chambers
Wednesday, July 10, 2013, 7:30 PM

I. CALL TO ORDER

Chair Bauer called the meeting to order at 7:30 p.m. Present at the meeting: Vice-Chair Lloyd Kaufman, Commissioner Danny Winborne, Planning Director Lauren Pruss, Community Planning Director Trudy Schwarz, Long-Range Planning Lead Rob Robinson, Planner Greg Mann, and Administrative Technician III Myriam Gonzalez.

II. APPROVAL OF MINUTES

A. Regular Session Held May 15, 2013

Deferred

B. Regular Session Held June 19, 2013

Motion was made by Vice-Chair Kaufman, seconded by Commissioner Winborne, that the Minutes of the June 19, 2013, Planning Commission Meeting be approved.
Vote: 3-0

III. RECORD PLATS

None

IV. CONSENT ITEMS

A. SP-11-0008: Diamond Avenue Professional Building, CBD Zone
436 E. Diamond Avenue
Extension of Final Site Plan Approval

Motion was made by Vice-Chair Kaufman, seconded by Commissioner Winborne, that SP-11-0008: Diamond Avenue Professional Building, be granted EXTENSION OF FINAL SITE PLAN APPROVAL, with the original conditions.
Vote: 3-0

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V. SIGN PERMITS

A. SIGN-3088-2013, SIGN-3427-2013, SIGN-3328-2013
C-2 Zone
555 Quince Orchard Road
Icon Sign

Planner Mann located the property, noting the locations of the proposed icon signs and the basis for their review by the Commission. He discussed their dimensions and lettering.

There were no speakers from the public.

Mr. Mann voiced staff's recommendation for approval of the application, as it meets the approval criteria of the City Code.
The Commission agreed with staff's recommendation and moved as follows:

> Motion was made by Commissioner Winborne, seconded by Vice-Chair Kaufman, that SIGN-3088-2013, SIGN-3427-2013, SIGN-3328-2013, be APPROVED, finding them in accordance with § 24-212.
> Vote: 3-0

B. SIGN-3085-2013
MXD Zone
15780 Shady Grove Road
Icon Sign

Planner Mann located the property and the specific location of the proposed building icon sign. He discussed the dimensions and lettering.

There were no public speakers.

He voiced staff's recommendation for approval, as it meets the City Code approval criteria.

> Motion was made by Commissioner Winborne, seconded by Vice-Chair Kaufman, that SIGN-3085-2013, be APPROVED, finding it in conformance with § 24-212.
> Vote: 3-0

VI. SITE PLANS

A. AFP-2568-2013: Downtown Crown Community Sign Package, MXD Zone
Crown Neighborhood 1
Community Sign Package
AMENDMENT TO FINAL PLAN REVIEW

Planner Robinson briefly provided background information regarding this plan, noting this item is before the Commission in compliance with a final approval (January 18, 2012) condition. He stated that the comprehensive signage is

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based on the approved Schematic Development Plan Design Guidelines. He presented the site plan, noting the area where the signage will be located and introduced the applicant's team.

Casey Alexis, JBG Rosenthal Retail Properties Marketing Manager, indicated the sign package was a coordinated effort by all developers.

Streetsense Consulting Planning Director John Huntzinger, applicant, indicated the majority of the signs presented this evening would be painted metal or high quality acrylic on a masonry base and the lighting would depend on the final siting and landscaping. He presented and discussed all sign types and height/width ranges, as well as the general location for each type.

Brett Snyder, JBG Rosenthal, indicated there would still be traditional street signs for private streets and their signage would not conflict with those.

The following was testimony from the public:

Robin Halloway, 10135 Reprise Drive, Rockville, inquired about the signage that would be placed closest to her residential neighborhood. Planner Robinson identified the sign. She was advised to refer to staff for clarifications regarding inquiries she had about the forested area and existing fencing along the common property line.

Planner Robinson voiced staff's recommendation for approval, as the application meets the approval criteria, subject to conditions as listed in the Staff Comments. He briefly clarified the applicant's responsibility as part of the maintenance agreement in Condition 1.

The Commission inquired about color coordination, lighting of specific signs and the City identification phrase. Chair Bauer voiced concerns regarding the lack of specific information about the dimensions, type and construction of the signage, and the information on the garage signs. Regarding the latter, he suggested the information proposed for the pole signs would work better on the garage due to a proliferation of information on the garage. He also suggested using the pedestrian directories for other purposes, e.g., recycling bins, announcing current events, etc.

In response to the Commission, Mr. Huntzinger identified which signage would not be lit, the lettering and panel texture of the monument signs, and known specific materials for other signage. Mrs. Alexis noted that the placement and panel size of the garage signage is still undetermined. Chair Bauer noted the garage signage needs to be more permanent than presented and needs to come back for Commission review. The Commission requested this application be placed on the consent agenda for review of the primary monument sign in terms of final siting and materials, the secondary monument sign in terms of lighting, and the garage signage in terms of materials and explanation of programming as to how the signage will be used.

> Motion was made by Vice-Chair Kaufman, seconded by Commissioner Winborne, that AFP-2568-2013: Downtown Crown Community Sign Package, be granted AMENDMENT TO FINAL PLAN APPROVAL, finding it in compliance with

Sec. 24- with the following conditions:

1. Applicant is to revise the non-standard maintenance agreement to explicitly include those signage elements located in the public rights-of-way not previously addressed;

2. Applicant is to receive approval of footings prior to the issuance of applicable site development permit; and

3. Applicant is to resubmit final designs for the primary monument, secondary monument, and garage banners for planning commission approval.

Vote: 3-0

VII. FROM THE COMMISSION

Danny Winborne

1. Commented favorably on the City's 4th of July celebration.

2. Complimented the Planning and Code Administration staff for the quality of their work.

Chair Bauer

Praised staff for the 2012 Planning Annual Report. Planning Director Pruss gave kudos to Planner Greg Mann for his work.

Vice-Chair Kaufman

Referenced the directory signs of the Downtown Crown community sign package, noting their map concept should be used in other similar communities.

VIII. FROM STAFF

Planning Director Pruss

Reminded the Commission of the Tour of The Spectrum community on July 29 at 7:30 p.m., noting the public is invited and those interested need to RSVP to the Planning Department at 301-258-6330.

Community Planning Director Schwarz

Listed upcoming regular meetings of the Commission on July 24 and August 7, and a joint public hearing with the City Council on August 19.

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IX. ADJOURNMENT

There being no further business to come before this session, the meeting was duly adjourned at 8:44 p.m.

Respectfully submitted,

Myriam Gonzalez
Recording Secretary

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A CHARACTER COUNTS! CITY
31 South Summit Avenue
Gaithersburg, Maryland 20877
Telephone: 301-258-6330

MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION
JULY 24, 2013

Chair John Bauer called the meeting to order at 7:30 p.m. Present at the meeting were Vice-Chair Lloyd Kaufman, Commissioners Matthew Hopkins, Geri Lanier, and Joseph Coratola (Alternate), Director of Planning and Code Administration John Schlichting, Planning Division Chief Lauren Pruss, Planner III Rob Robinson, and Administrative Technician III Myriam Gonzalez. Chair Bauer noted Alternate Commissioner Coratola would be actively participating this evening, since not all Commissioners were present. Absent: Commissioner Danny Winborne.

I. APPROVAL OF MINUTES

May 15, 2013, Planning Commission Meeting

Deferred

II. RECOMMENDATION TO MAYOR AND COUNCIL

Z-2730-2013 -- Summit Parcel Rezoning - MedImmune I-3 Zone to MXD Zone
101 Orchard Ridge Drive
ZONING MAP AMENDMENT

Planner Robinson provided background information, noting this application is in accordance with the Annexation Agreement (X-129, Sixth Amendment, Section A), and was the subject of a joint public hearing with the City Council on July 1, 2013. The Commission's public hearing record closed on July 15, 2013, with no public comments.

He voiced staff's recommendation for approval, based on the findings discussed in the Staff Analysis, with the terms and conditions of the Sixth Amendment to X-129.

The Commission agreed with staff's findings, and moved as follows:

> Vice-Chair Kaufman moved, seconded by Commissioner Lanier, to recommend to the City Council APPROVAL of Zoning Map Amendment Z-2730-2013.
> Vote: 5-0

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III. SITE PLANS

A. SP-0942-2012 -- Flower Shop CD Zone
311 South Frederick Avenue
Parking Lot and 84-Square Foot Addition
FINAL SITE PLAN REVIEW

Planning Division Chief Pruss provided background information relating to the concept plan approval for a reuse from residential to light retail. She noted this request seeks final plan approval for the reuse to initially occupy with a florist shop, with the ability to change to light commercial and service uses later. Also proposed are a 6-space parking lot to the rear of the building, with a waiver of one parking space, and a small addition to the front of the building.

Engineer for the applicant, Ray Burns, Macris, Hendricks and Glascock, presented the site plan, noting the proposed entrance and sidewalk additions, handicap ramp, new parking, and trash removal space. He discussed other site details and the basis for a two-foot waiver request for the drive aisle.

Developer Alex Arsh, 311 South Frederick Avenue, presented the building elevations and discussed the proposed building entrance/vestibule addition.

There was no testimony from the public.

Chief Pruss provided further clarification of the parking space waiver request, noting it is the same as included in the previously-approved concept plan. Mrs. Pruss voiced staff's recommendation for approval based upon the findings discussed in the Staff Comments, with conditions as listed therein, and provided language for revising Conditions 1 and 4.

In response to Commissioner Hopkins, Chief Pruss agreed to have Environmental Services staff consider the possibility of adding shade trees on the Peony Drive side. She addressed Vice-Chair Kaufman's concern over the possibility of a traffic increase on Peony Drive in relation to insufficient on-site turning radius for trucks, noting the use of vans by the limited uses to be permitted on the property, which she listed, until the property redevelops.

Commissioner Hopkins noted the architectural design is unresolved and suggested the applicant use the photographs provided in the meeting informational packet and pulling the product up to the glass or out to the street. Chair Bauer agreed and noted the eave line of the roof of the addition should relate to the existing structure. Alternate Commissioner Coratola also agreed and commented on the sign. Chair Bauer stated the use is appropriate for the site and added that the final design should come back to the Commission.

> Commissioner Lanier moved, seconded by Vice-Chair Kaufman, to grant SP-0942-2012 -Flower Shop, FINAL SITE PLAN APPROVAL, finding it in compliance with Zoning Ordinance § 24-170, with the following conditions:
>
> 1. The applicant shall revise the architectural plans in accordance with the guidance of the Planning Commission, return to the Commission for additional review of the building elevations and submit stamped architectural plans prior to the issuance of a building permit;
>
> 2. Delivery vehicles larger than a van must park on Peony Drive rather than enter on to the side;

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3. The applicant shall record the draft covenant listed as Exhibit 9 in the land records for Montgomery County prior to the issuance of a use and occupancy permit;

4. Prior to signature set and final approval of the final site plan, applicant is to work with staff to resolve the landscaping and Public Works concerns regarding lighting, signing, striping, passenger car turning radius, and additional construction details; and

5. The site plan shall be revised to provide signage restricting the furthest parking space from the existing building for employee parking only.

Vote: 4-0

Commissioner Lanier moved, seconded by Vice-Chair Kaufman, to grant SP-0942-2012, a WAIVER of one (1) parking space and a WAIVER of two (2) feet of the required drive aisle dimension for the adjoining drive aisles, finding it in compliance with Zoning Ordinance §§ 24-170 and 24-172A.
Vote: 4-0

B. AFP-2855-2013 -- Parklands Custom Architecture MXD Zone
116 Liriope Place, 400 Blue Flax Place, and
401 Hydrangea Place
Custom Architecture for Three Single Family Lots
AMENDMENT TO FINAL PLAN REVIEW

Planning Division Chief Pruss provided background information on the project, located the lots under consideration, briefly noted the basis for the request, and introduced the applicant.

Engineer for the applicant, Gary Unterberg, Rodgers Consulting, presented the approved site plan, showing the location of all units built, provided a brief status on the project, briefly reviewed the approved architecture, and presented and discussed the colored elevations for each lot proposed this evening.

Architect for the applicant, Randy Creaser, Creaser/O'Brien Architects, presented colored sample materials for each model and discussed the architectural details.

The following was testimony from the public:

Regine Douthard, 376 Parkview Avenue, inquired about the rationale for the proposed color scheme of the subject units and noise attenuation measures. Mr. Unterberg and Chief Pruss addressed Ms. Douthard's concerns. It was noted the units closest to the highway and train tracts are to be built to noise abatement requirements.

Mrs. Pruss voiced staff's recommendation for approval with conditions as listed in the Staff Comments. Chair Bauer noted that caution be used in placing meters on gateway Lot 66 due to its proximity to the driveway and street. Mr. Unterberg addressed a deck feasibility-related inquiry of Chair Bauer.

Commissioner Hopkins commented favorably on the architectural features of the units. He voiced a concern, however, that custom homes should have all a distinct design. Alternate Commissioner Coratola commented on the units that flank the park, noting it would be desirable that their Parkview Avenue side could offer more architectural interest.

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Alternate Commissioner Coratola moved, seconded by Commissioner Lanier, to grant AFP-2855-2013 - Parklands Custom Architecture, AMENDMENT TO FINAL PLAN APPROVAL, finding it in compliance with Zoning Ordinance §§ 24-170 and 24-172A, with the following conditions:

1. The proposed landscape plans shall be revised to provide specific materials;

2. The applicant shall work with staff to determine the feasibility of a deck option on the alley elevation of 116 Liriope Place; and

3. The applicant shall work with staff to reengineer the rear decks to eliminate the center support post, if feasible.

Vote: 5-0

IV. DISCUSSION

A. AFP-11-020 -- Vistas at Quince Orchard Park MXD Zone
COMPLIANCE WITH CONDITION #3 OF APPROVAL

Planner Seiden provided a brief background on the above-referenced plan, noting the applicant is before the Commission this evening in compliance with a condition of the Amendment to Final Plan Approval granted in July 2013, to provide a status update on its development progress.

Applicant Bill Wogatske, Churchill Development Corporation, provided a status update on the development, noting that Phase 2 is under construction, with some units sold and some settlements expected in August. He also provided a construction update on the amenities.

The Commission was pleased with the progress of development. No action was taken.

IV. FROM THE COMMISSION

Commissioner Lanier

Was pleased with the measures the State Highway Administration is taking in response to vehicular accidents that have occurred at the Lakelands Drive/Great Seneca Highway intersection. She thanked Vice-Chair Kaufman for his comments on this matter.

V. FROM STAFF

Director of Planning and Code Administration Schlichting

1. Announced that a joint work session on the Frederick Avenue Corridor and Vicinity Development Capacity Study has been postponed.

2. Provided a status report on several projects and initiatives in the City.

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Planning Director Pruss

1. Reminded all about the on-site development tour of The Spectrum on Monday, July 29. She reiterated the public is invited.

2. Announced the next regular Planning Commission meeting will be held on Wednesday, August 7.

VI. ADJOURNMENT

There being no further business to come before this session, the meeting was duly adjourned at 8:57 p.m.

Respectfully submitted,

M. Gonzalez
Recording Secretary

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STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: August 7, 2013

SUBJECT: **SIGN-3583-2013**
SIGN-3584-2013

TITLE: **Thai Sisters**

REQUEST: **Building Signs**
Sign Adjustment

ADDRESS: 108 E. Diamond Avenue

ZONE: CBD (Central Business District)

APPLICANT: Dave Taghipour, Speedy Signs

STAFF LIAISON: Caroline Seiden, Planner

Enclosures:

Staff Comments and Location Map
Exhibits

Exhibit 1: Sign Permit Applications
Exhibit 2: Existing Building Signs
Exhibit 3: Proposed Sign Specifications
Exhibit 4: Approved Site Plan S-536 (R)
Exhibit 5: Applicant's Letter

108 E. Diamond Avenue

STAFF COMMENTS

I. BACKGROUND:

Applications have been filed requesting approval for two building signs (Exhibit #1). The subject property is located at 108 E. Diamond Avenue, and is zoned Central Business District (CBD).

The applicant is proposing to place two building signs on the roof structure of the building and has submitted a letter requesting an adjustment from § 24-212 (q) in accordance with § 24-213A(f) to allow the replacement of the signs. (Exhibit #5).

II. SCOPE OF REVIEW:

This application comes before the Planning Commission because the proposed signs are attached to the roof of the building. § 24-212(q) prohibits roof signs, as follows:

> *"(1) No sign shall be erected or constructed on the roof of any building including residentially occupied structures.*
>
> *(2) For the purpose of this regulation, a roof shall be defined as the highest horizontal surface of any building, exclusive of any mechanical equipment structure on said roof."*

Sign adjustments may be granted by the Planning Commission pursuant to § 24-213A(f), which states:

> *"Sign adjustments: Where a literal application of this ordinance, due to special circumstances, would result in an unusual hardship in an individual case, an adjustment may be granted by the planning commission provided that such adjustment would not cause a detriment to the health, safety and welfare of the public, upon a finding that:"*
>
> *(1) There exist exceptional conditions pertaining to the property where the sign is to be located as a result of its size, shape, or topography, which are not applicable to other lands or structures in the area; and*
> *(2) The applicant would be deprived of rights that are commonly enjoyed by others similarly situated; and*
> *(3) Granting the adjustment would not confer on the applicant any significant privileges that are denied to others similarly situated; and*
> *(4) Neither the special circumstances nor unusual hardship is the result of action by the applicant; and*
> *(5) The requested adjustment is the minimum adjustment necessary to allow the applicant to enjoy the rights commonly*

enjoyed by others similarly situated; and

(6) Granting of the adjustment would not violate more than one standard of this ordinance; and Granting the adjustment would not result in allowing a sign that interferes with road or highway visibility or obstruct or otherwise interfere with the safe and orderly movement of traffic

III. SIGN ANALYSIS AND FINDINGS:

Site Characteristics.

The subject property is approximately .3 acre site in the CBD (Central Business District) Zone on the northeast corner of E. Diamond Avenue and Russell Avenue. The use of the property was also restaurant.

Surrounding Land Use and Zoning.

The property is located within the Olde Towne district, zoned CBD (Central Business District) and is bound by the commercial uses on all sides.

Sign Analysis.

The applicant is proposing to remove two existing building signs (on the west and south building elevations) and install new signs. The sign proposed for the west elevation would be located in the same place as the existing sign.

Existing Sign – West Elevation

Proposed New Sign – West Elevation

The sign on the south side of the building is proposed to be moved to the roof location so as to eliminate conflicts with pedestrian activity around the sign. Due to the architecture of the building, there are no other suitable locations for signage.

Existing Sign – South Elevation

Proposed Sign – South Elevation

Summary of Findings

After reviewing the proposed sign permits, staff is in support of the proposed adjustment. The signs adjustment request meets all six findings required per with § 24-213A(f). No alternative locations for building signage are available that would not interfere with pedestrian movement and the roof construction is such that the roof serves as the side of the building and the signs no not extend above the roof line. The signs comply with the City's Sign Ordinance and the Olde Towne Guidelines in size and materials proposed.

IV. CONCLUSION:

Staff recommends the Planning Commission make a motion **TO GRANT SIGN ADJUSTMENT APPROVAL OF § 24-212 (q) IN ACCORDANCE WITH §24-213A(f) FOR SIGN-3583-2013 and SIGN-3584-2013, BUILDING SIGNS FOR 108 E. DIAMOND AVENUE.**

SIGN-3583-2013
7/16/13

P&CA **PLANNING AND CODE ADMINISTRATION**

City of Gaithersburg · 31 South Summit Avenue · Gaithersburg, Maryland 20877 · Telephone: (301) 258-6330 · Fax: (301) 258-6336
plancode@gaithersburgmd.gov · www.gaithersburgmd.gov

SIGN PERMIT APPLICATION

All information must be complete to initiate processing of application

1) SUBJECT PROPERTY

Street Address 108 E. DIAMOND AVE GAITHERSBURG MD 20877
Suite Number(s) _____

2) PROPERTY OWNER *(property owner's signed permission letter must be submitted with this application)*

Name NARINTORN SMITASIN
Street Address 108 E DIAMOND AVE Suite No. 20877
City GAITHERSBURG State MD Zip Code _____
Telephone Numbers: Work 301-926-9199 Cell 301-979-0417 E-Mail smitasin@hotmail.com

3) APPLICANT

Name Dave Taghipour Title Manager
Street Address 2664 University Blvd W Suite No. _____
City Wheaton State MD Zip Code 20902
Telephone Numbers: Work 301-933-8200 Cell 301-370-0701 E-Mail speedy signs@gmail.com

4) SIGN CONTRACTOR

Business Name All Eco Design Center (dba) Speedy Signs MD Business License No. MHIC 103227
Primary Contact Dave Taghipour
Street Address 2664 University Blvd W Suite No. _____
City Wheaton State MD Zip Code 20902
Telephone Numbers: Work 301-933-8200 Cell 301-370-0701 E-Mail speedysigns@gmail.com

5) ELECTRICAL CONTRACTOR

Business Name _____
Primary Contact _____ City License No. _____
Street Address _____ Suite No. _____
City _____ State _____ Zip Code _____
Telephone Numbers: Work _____ Cell _____ E-Mail _____

6) OCCUPANT/TENANT/DOING BUSINESS AS

Business Name _____
Primary Contact _____
Street Address _____ Suite No. _____
City _____ State _____ Zip Code _____
Telephone Numbers: Work _____ Cell _____ E-Mail _____

Planning Commission
108 E. Diamond
Exhibit #1

7) PERMIT TYPE

☐ **TEMPORARY**

☐ Banner
☐ Real Estate ☐ Special Event
☐ Pole Banner
☐ Construction

☐ **PERMANENT**

☐ A-Frame ☐ Monument
☐ Directional ☐ Re-Face
☐ Canopy ☐ Electronic
☒ Building ☐ Pole Banner

☐ ELECTRIC ?
Amps _____

☐ ILLUMINATED ?
☐ Externally
☐ Internally

8) PROJECT DETAILS (*complete all that apply*) *(Enter Height and Width in Inches)*

a. Square footage of sign: (Height) 3 X (Width) 10 = 30 Sq. Ft*
**Total square footage will be rounded to the nearest square foot*

b. Square footage of building facade holding sign: (Height) 10 X (Width) 30 = 300 Sq. Ft

c. Square footage of individual tenant band: (Height) 5 X (Width) 30 = 150 Sq. Ft

d. Height above grade 15

e. ☒ Facade holding sign faces public street ☒ Sign faces public entrance ☐ Sign has footing

f. Exact wording of sign Thai Sisters Restaurant

Translation (if applicable) _____

g. Exact placement of sign on Sign Band / Roof facade Setback _____

h. Number of Faces _____

i. Color(s) of sign Blue, Orange, black

j. Materials D-bond sign board 3M Graphics

Applicant's Signature _____ **Date** 7/16/13

9) SUBMISSION REQUIREMENTS

a. Three copies of sign drawing indicating dimensions, shape, materials, and description of the face with lighting detail.

b. One copy of the site plan showing the location of the sign on the property/building.

c. Landscape plan for monument signs.

SIGN-3584-2013
7/13/13

P&CA **PLANNING AND CODE ADMINISTRATION**

City of Gaithersburg · 31 South Summit Avenue · Gaithersburg, Maryland 20877 · Telephone: (301) 258-6330 · Fax: (301) 258-6336
plancode@gaithersburgmd.gov · www.gaithersburgmd.gov

SIGN PERMIT APPLICATION

All information must be complete to initiate processing of application

1) SUBJECT PROPERTY

Street Address 108 E. DIAMOND AVE GAITHERSBURG MD 20877

Suite Number(s) _____

2) PROPERTY OWNER *(property owner's signed permission letter must be submitted with this application)*

Name NARINTORN SMITASIN

Street Address 108 E. DIAMOND AVE Suite No. _____

City GAITHERSBURG State MD Zip Code 20877

Telephone Numbers: Work 301-926-9199 Cell 301-979-0417 E-Mail smitasin@hotmail.com

3) APPLICANT

Name All Ego Design Center (dba) Speedy Signs Dave Taghipour Title Manager

Street Address 2664 University Blvd W Suite No. _____

City Wheaton State MD Zip Code 20902

Telephone Numbers: Work 301-933-8200 Cell 301-370-0701 E-Mail speedysigns@gmail.com

4) SIGN CONTRACTOR

Business Name All Ego Design Center (dba) Speedy Signs MD Business License No. MHIC 103727

Primary Contact Dave Taghipour

Street Address 2664 University Blvd W Suite No. _____

City Wheaton State MD Zip Code 20902

Telephone Numbers: Work 301-933-8200 Cell 301-370-0701 E-Mail speedy sigrs@gmail.com

5) ELECTRICAL CONTRACTOR

Business Name _____

Primary Contact _____ City License No. _____

Street Address _____ Suite No. _____

City _____ State _____ Zip Code _____

Telephone Numbers: Work _____ Cell _____ E-Mail _____

6) OCCUPANT/TENANT/DOING BUSINESS AS

Business Name _____

Primary Contact _____

Street Address _____ Suite No. _____

City _____ State _____ Zip Code _____

Telephone Numbers: Work _____ Cell _____ E-Mail _____

7) PERMIT TYPE

☐ **TEMPORARY**

☐ Banner
☐ Real Estate ☐ Special Event
☐ Pole Banner
☐ Construction

☐ **PERMANENT**

☐ A-Frame ☐ Monument
☐ Directional ☐ Re-Face
☐ Canopy ☐ Electronic
☒ Building ☐ Pole Banner

☐ ELECTRIC ?
Amps _____

☐ ILLUMINATED ?
☐ Externally
☐ Internally

8) PROJECT DETAILS (*complete all that apply*) *(Enter Height and Width in Inches)*

a. Square footage of sign: (Height) 3 X (Width) 10 = 30 Sq. Ft*
**Total square footage will be rounded to the nearest square foot*

b. Square footage of building facade holding sign: (Height) 10 X (Width) 70 = 700 Sq. Ft

c. Square footage of individual tenant band: (Height) 5 X (Width) 70 = 350 Sq. Ft

d. Height above grade 15

e. ☐ Facade holding sign faces public street ☐ Sign faces public entrance ☐ Sign has footing

f. Exact wording of sign Thai Sisters 301-926-9199

Translation (if applicable) _____

g. Exact placement of sign on Sign Band / Roof facade Setback _____

h. Number of Faces 1

i. Color(s) of sign Blue, Orange, Black

j. Materials D-bond sign board 3M Graphics

Applicant's Signature _____ **Date** 7/16/13

9) SUBMISSION REQUIREMENTS

a. Three copies of sign drawing indicating dimensions, shape, materials, and description of the face with lighting detail.

b. One copy of the site plan showing the location of the sign on the property/building.

c. Landscape plan for monument signs.

THAI SISTERS - PREVIOUS TENANT SIGNS

Planning Commission
108 E. Diamond
Exhibit #2

NOTE: ALL COLORS DISPLAYED ARE REPRESENTATIONS ONLY, UNLESS NOTED. ACTUAL COLORS SELECTED BY SPEEDY SIGNS

PREFERRED WESTFIELD VENDOR

SPEEDY SIGNS
speedysignsinc.com
DAVE@SPEEDYSIGNSINC.COM
301-933-8200
F 301-933-8202
2664 UNIVERSITY BLVD WEST
WHEATON - SILVER SPRING
MARYLAND 20902 USA

Customer Contact Information
Narintorn Smitasin
108 E. Diamond Ave
Gaithersburg, MD 20877
301-979-0417

Dimensions

Authorization

ALL APPROVED BY CLIENT

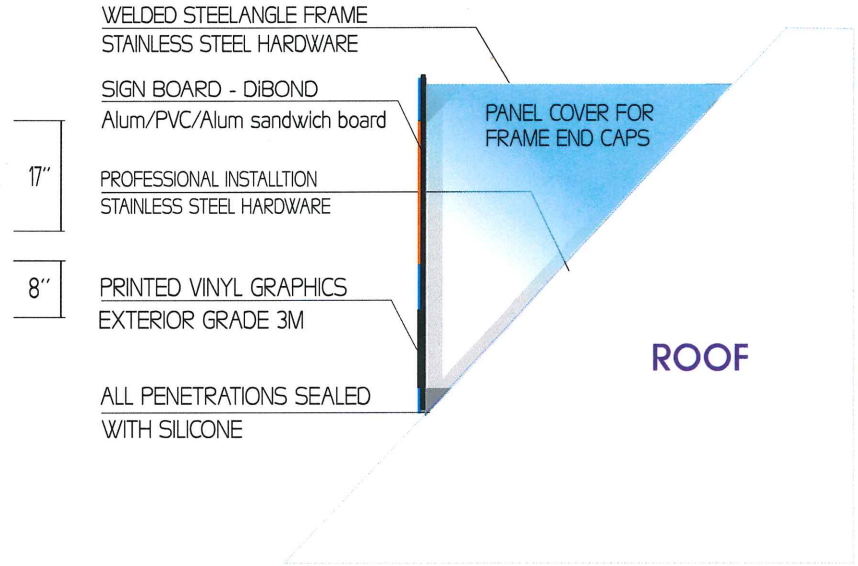
Notice:
This design is intended for this project exclusively. Distribution, duplication, or exhibition of any kind is strictly prohibited. This design is sole property of Speedy Signs. Unauthorized use of this design will result in an additional design fees. This design cannot be copied in part or altered and exhibited in any manner without the permission of ALL ECO DESIGN CENTER dba Speedy Signs, LLC, unless previously trademarked and copyrighted and provided by client.

All Design Rights owned by Speedy Signs unless agreed and purchased expressly.

THAI SISTERS - SIGN PANEL (NON-ILLUMINATED) ON ANGLE FRAME

PROPOSED SIGNAGE

SECTION



NON-ILLUMINATED SIGN

SIGN BOARD 1/8" THICK

Top of Sign to Ground: 15' - 0"

Store Frontage: 70' - 0"

APPROVED

Created by DG

NOTE: ALL COLORS DISPLAYED ARE REPRESENTATIONS ONLY, UNLESS NOTED. ACTUAL COLORS SELECTED BY SPEEDY SIGNS

PREFERRED WESTFIELD VENDOR

SPEEDY SIGNS
speedysignsinc.com
DAVE@SPEEDYSIGNSINC.COM
301-933-8200
F 301-933-8202
2664 UNIVERSITY BLVD WEST
WHEATON - SILVER SPRING
MARYLAND 20902 USA

Customer Contact Information

Narintorn Smitasin
108 E. Diamond Ave
Gaithersburg, MD 20877
301-979-0417

Dimensions

Overall Height: 36"
Overall Length: 120"
Overall SF: 30

Authorization

ALL APPROVED BY CLIENT

Notice:
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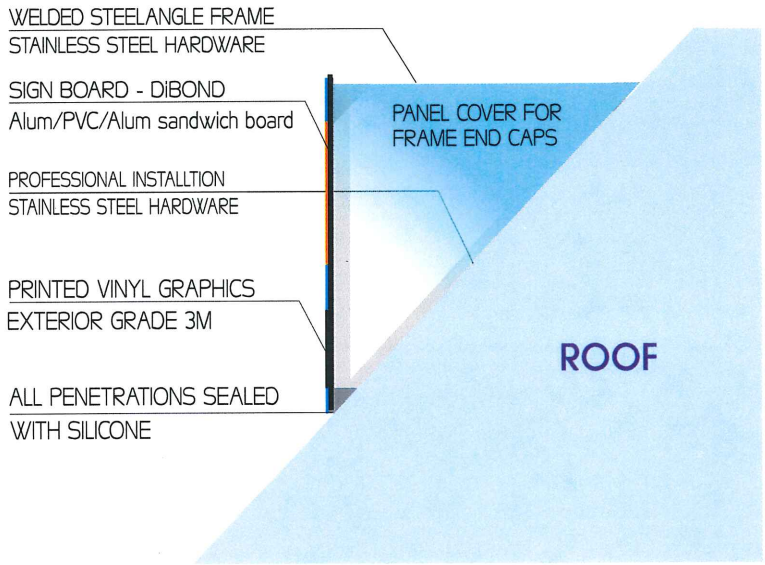
All Design Rights owned by

Planning Commission
108 E. Diamond
Exhibit #3

THAI SISTERS - SIGN PANEL (NON-ILLUMINATED) ON ANGLE FRAME

PROPOSED SIGNAGE

SECTION



NON-ILLUMINATED SIGN

SIGN BOARD 1/8" THICK

Top of Sign to Ground: 15' - 0"

Store Frontage: 30' - 0"

APPROVED

Created by DG

NOTE: ALL COLORS DISPLAYED ARE REPRESENTATIONS ONLY, UNLESS NOTED. ACTUAL COLORS SELECTED BY SPEEDY SIGNS

PREFERRED WESTFIELD VENDOR

SPEEDY SIGNS
speedysignsinc.com

DAVE@SPEEDYSIGNSINC.COM
301-933-8200
F 301-933-8202
2664 UNIVERSITY BLVD WEST
WHEATON - SILVER SPRING
MARYLAND 20902 USA

Customer Contact Information

Narintorn Smitasin
108 E. Diamond Ave
Gaithersburg, MD 20877
301-979-0417

Dimensions

Overall Height: 36"
Overall Length: 120"
Overall SF: 30

Authorization

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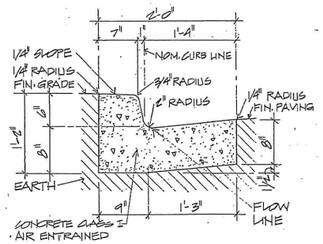
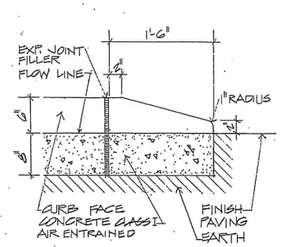
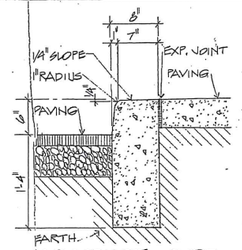


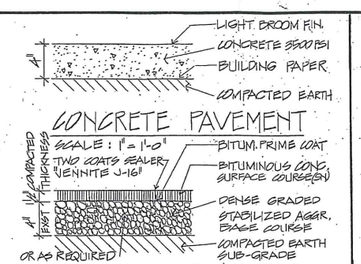
CONCRETE CURB & GUTTER
SCALE : 1" = 1'-0"



NOSE DOWN CURB
SCALE : 1" = 1'-0"

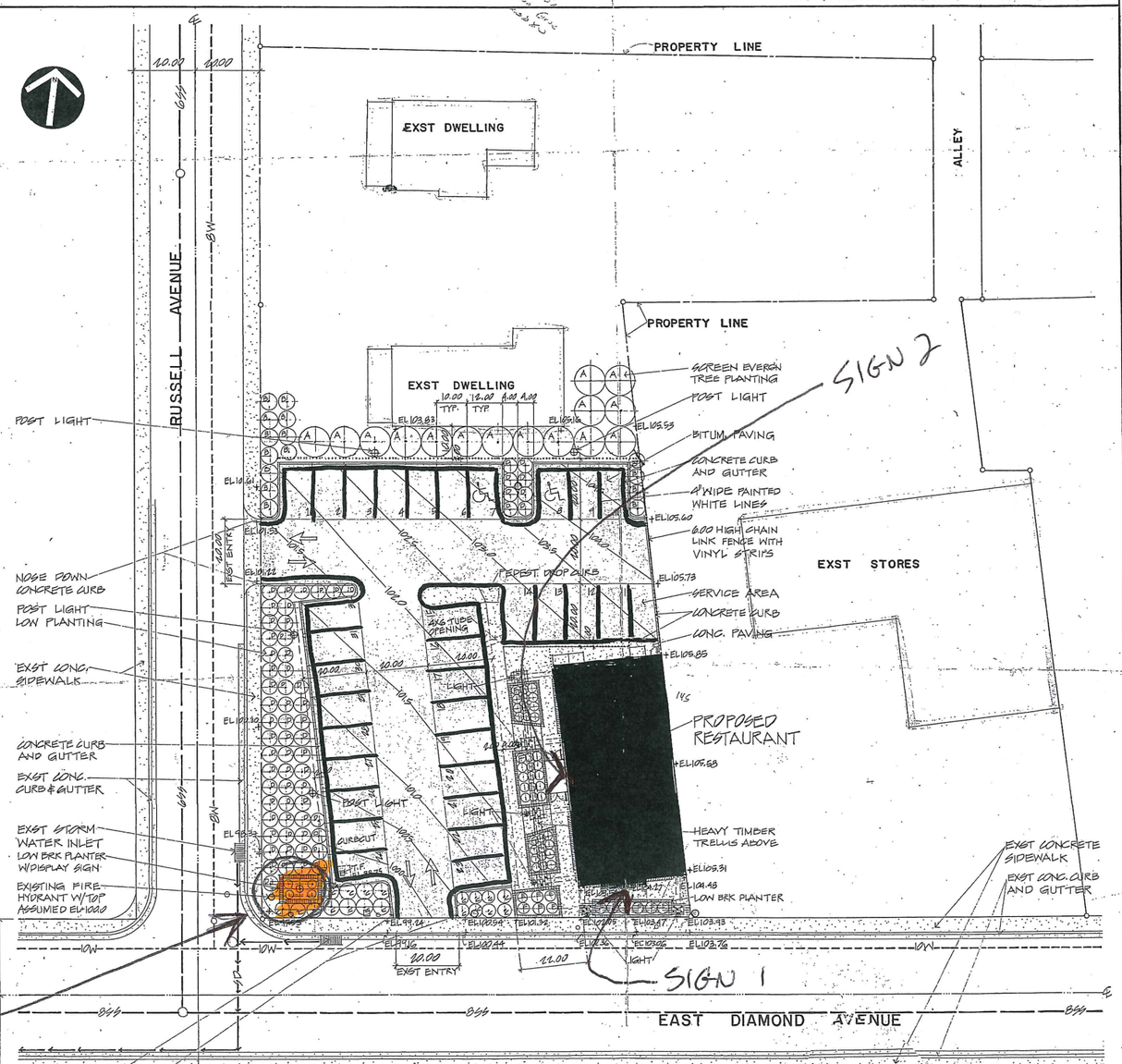


CONCRETE CURB
SCALE : 1" = 1'-0"



PARKING PAVEMENT
SCALE : 1" = 1'-0"

NOTE: BITUMINOUS PAVING, CONCRETE PAVING, AND CONCRETE CURB & GUTTER AS PER STD MD SHA SPECIFICATIONS.



S-536 R

SITE DEVELOPMENT PLAN
10 5 0 10 30 50 SCALE : 1" = 20'

CALCULATIONS
1. TOTAL AREA = 18,487 SQ.FT.
2. EXST BLDG = 2,380 SQ.FT.
3. 32 CARS = PROVIDED
4. 32 x 50 SQ FT/CAR = 1,600 SQ.FT.
5. 1,600 MAX. RESTAURANT SPACE

PLANNING COMMISSION
RECEIVED
FEB 11 1977
GAITHERSBURG, MD.

LANDSCAPE NOTES

1. TYPE "A" = PINUS STROBUS (WHITE PINE), 6 TO 7 FEET, B&B, SPACED AT 10'-0" O.C., QUANTITY 15 PIECES.
2. TYPE "B" = TAXUS CUSPIDATA DENSIFORMIS (DENSE YEW), 2 TO 2½ FEET, B&B, SPACED AT 3'-0" O.C. QUANT. 19 P.
3. TYPE "C" = TAXUS CUSPIDATA BREVIFOLIA (DWARF JAPANESE YEW), 2 TO 2½ FEET, B&B, SPACED AT 3'-0" O.C., QUANTITY 19 PIECES.
4. TYPE "D" = JUNIPEROUS HORIZONTALIS PLUMOSA (ANDORRA JUNIPER), 18 TO 24 INCHES, B&B, SPACED AT 3'-0" O.C., QUANTITY 68 PIECES.
5. TYPE "E" = ILEX CRENATA HELLERI (HELLER'S DWARF JAPANESE HOLLY), 15 TO 18 INCHES, 8" IN. CONTAINER, SPACED AT 4'-0" O.C., QUANTITY 12 PIECES.
6. TYPE "F" = AZALEA DELAWARE VALLEY (KURUME WHITE), 12 TO 15 INCHES, B&B, SPACED AT 4'-0" O.C. QUANTITY 26 PIECES.

ALL PLANTING MATERIAL SHALL MEET STD SPECS ADOPTED BY THE "AMER. ASSOC. OF NURSERYMEN INC."

SEDIMENT CONTROL NOTES

1. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN TEMPORARY SEDIMENT CONTROL STRUCTURES (I.E. STRAW BALE DIKE) FOR THE DURATION OF THE PROJECT, OR APPROVED REMOVAL BY LOCAL INSPECTOR.
2. CONTRACTOR SHALL PROTECT EXST STORM DRAINAGE STREET SYSTEM FROM ENTERING SEDIMENT.
3. CONTRACTOR SHALL PROTECT ALL POINTS OF CONSTRUCTION FROM TRACKING MUD INTO PUBLIC WAYS.

ON-SITE STORM WATER MNGT STM

1. CONTRACTOR SHALL CONSTRUCT A 5'X5'X4' FEET BASIN FILLED W/ MD SHA NO. 2 STONE, AT THE EXTREME SOUTHWEST CORNER OF THE PARKING LOT, PROVIDE A 16X16 INCHES STL FRAME AND GRATE INLET.

CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20760
APPROVED
AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON 2/14/77 APPLICATION NO. S-536(R)
Final Approval
Date: 2/17/77 By: [illegible]

Planning Commission
108 E. Diamond
Exhibit #4

S-536(R)

DATE ISSUED
FEB. 11, 1977
PROJECT NO
1-13-1977

P & J's RESTAURANT
108 EAST DIAMOND AVENUE
GAITHERSBURG, MARYLAND 20760

NICHOLAS PALLAS AIA
REGISTERED ARCHITECT
8700 IRVINGTON AVE · BETHESDA · MD · 20034 · 530-9033

DWG NO
1-0

PERMIT REQUEST FOR APPROVAL

DATE JULY, 15 2013

TO PLANNER - CITY OF GAITHERSBURG

FROM DAVE H TAGHIPOUR, SPEEDY SIGNS (ON BEHALF OF THE OWNER/TENANT THAI SISTERS)

SUBJECT SIGN PERMIT APPROVAL REQUEST FOR 2 STOREFRONT SIGNS

This memorandum is a request to replace our entrance sign Thai Sisters Restaurant, located at108 E Diamond Ave. with the one that is depicted on the attachment and has the following specifications for the size of the letters and material to be used for construction. We have been informed that our new logo and sign proposal may not be compliant with City of Gaithersburg regulations and we ask your consideration to approve the proposed signage.

The sign will be fabricated using Aluminum / PVC / Aluminum sandwich board material with full color 3M printed graphics with protective over-laminate.

Section 24-213A (f) below, has been provided to us with the request that each item be addressed. Our responses are in italics.

Sign adjustments: Where a literal application of this ordinance, due to special circumstances, would result in an unusual hardship in an individual case, an adjustment may be granted by the planning commission provided that such adjustment would not cause a detriment to the health, safety and welfare of the public, upon a finding that:

(1)
There exist exceptional conditions pertaining to the property where the sign is to be located as a result of its size, shape, or topography, which are not applicable to other lands or structures in the area. *We are planning to install the signs on the roofline / sign band area which in this case is the same thing. There was precedence of signage in this area as it offers appropriate positioning for visibility and aesthetics.*

Planning Commission
108 E. Diamond
Exhibit #5

(2)
The applicant would be deprived of rights that are commonly enjoyed by others similarly situated. *The previous tenants had signage in the same requested position on the roofline/sign band and we are requesting the same privilege.*

(3)
Granting the adjustment would not confer on the applicant any significant privileges that are denied to others similarly situated. *Our objective is to display the signs professionally, improve the appearance of the building and overall appeal of the restaurant, and provide an easier to read sign for use by passerby and not an attempt to obtain significant privileges that are denied to others similarly situated.*

(4)
Neither the special circumstances nor unusual hardship is the result of action by the applicant.
(5)
The requested adjustment is the minimum adjustment necessary to allow the applicant to enjoy the rights commonly enjoyed by others similarly situated.

(6)
Granting of the adjustment would not violate more than one standard of this ordinance. *We have been informed by a member of the City of Gaithersburg that the requested signage would most likely be approved givn the overall details of the proposed signs and the sign history of the previous tenants.*

Overall signs 36''x120''
2 signs on proposed front and side entrances of the building as specified in shop drawings.

Granting the adjustment would not result in allowing a sign that interferes with road or highway visibility or obstruct or otherwise interfere with the safe and orderly movement of traffic. *The sign that we are proposing would have no effect on the safe and orderly movement of traffic and closely approximates the size of the sign that currently exists.*

STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: August 7, 2013

TEXT AMENDMENT: CTAM-2682-2013

TITLE: AN ORDINANCE TO AMEND CHAPTER 24 (CITY ZONING ORDINANCE), SECTIONS IN ARTICLE I, ENTITLED "IN GENERAL," ARTICLE III, ENTITLED "REGULATIONS APPLICABLE TO PARTICULAR ZONES," AND ARTICLE VII, ENTITLED "BOARD OF APPEALS," SO AS TO UPDATE, CORRECT, AND/OR CLARIFY TEXT AND PROCEDURES RELATED TO APPLICATIONS TO THE BOARD OF APPEALS

REQUEST: **RECOMMENDATION TO M&CC**

STAFF LIASON: **Caroline Seiden, Planner**

Enclosures:

Staff Comments
Index of Memorandum and Exhibits (In **Bold**)

STAFF COMMENTS

This item is on the Commission's agenda for a transmittal of a recommendation to the Mayor and Council. The joint public hearing regarding CTAM-2682-2013 was held on July 1, 2013. The Planning Commission held open its record until 5 PM on July 26, 2013.

In the wake of a lengthy and contentious special exception hearing last year, the Board of Appeals has identified multiple housekeeping and more substantial changes to the City Code that would enable the Board to review special exception, variance and administrative review petitions with more precision. The Board met over several work sessions to identify and propose revisions to Chapter 24, Section 24-1 (Definitions) and Article VII, Board of Appeals. Additionally, a considerable number of housekeeping issues related to an improper section reference to the telecommunications ordinance are also proposed throughout Chapter 24. The draft text amendment has been reviewed by both the Board of Appeals' counsel, Bil Chen, and City Attorney Lynn Board. These changes are described in more detail within the Memorandum dated June 14, 2013.

No additional testimony has been received and no changes have been made to the draft ordinance since the July 1, 2013 public hearing.

Conclusion: Staff recommends that the Planning Commission **RECOMMEND ADOPTION OF TEXT AMENDMENT CTAM-2682-2013 TO THE MAYOR AND CITY COUNCIL.**

Joint Public Hearing
July 1, 2013

INDEX OF MEMORANDA
CTAM-2682-2013

1. Package for May 20, 2013 Mayor and City Council meeting requesting sponsorship of the draft text amendment

2. Application for CTAM-2682-2013

3. Letter to Gaithersburg Gazette dated May 31, 2013, requesting a Legal Ad in the June 5 and 12, 2013, issues

4. Adobe PDF version of June 5, 2013 legal ad in the Gaithersburg Gazette

5. Adobe PDF version of supplementary June 12, 2013 legal ad in the Gaithersburg Gazette

6. Notice of Joint Public Hearing, as shown on City of Gaithersburg web site, June 5, 2013

7. Memorandum to the Mayor and City Council and Planning Commission dated June 14, 2013

8. **Draft Text Amendment – CTAM-2682-2013**

----------Joint Public Hearing----------

9. **July 1, 2013 Joint Public Hearing Coversheet**

10. **Minutes of the May 20, 2013 Mayor and City Council meeting**

11. **Minutes of the July 1, 2013 Joint Public Hearing**

Ordinance No. _____

AN ORDINANCE TO AMEND CHAPTER 24 (CITY ZONING ORDINANCE), ARTICLE I, ENTITLED, "IN GENERAL," §§ 24-1 AND 24-1.1.; ARTICLE III, ENTITLED, REGULATIONS APPLICABLE TO PARTICULAR ZONES," DIVISION 1A, §§ 24-22(b) AND 24-22(c), DIVISION 1, § 24-25(11), DIVISION 2, §§ 24-29(5) AND 24-30(5), DIVISION 4, § 24-43A(2), DIVISION 5, § 24-57(6), DIVISION 6, § 24-66A(4), DIVISION 7, §§ 24-75(10) AND 24-175A(1), DIVISION 8, §§ 24-86(10) AND 24-86A, DIVISION 10, §§ 24-102.A(10) AND 24-102B(1), DIVISION 11, § 24-111(13) AND 24-112(6), DIVISION 12, §§ 24-117(27) AND 24-118(9) AND 24-118(10), DIVISION 13, §§ 24-123(4) AND 24-123A(1), DIVISION 14, § 24-136F.(6), DIVISION 17, § 24-151(17), DIVISION 18, §§ 24-160A(12) AND 24-160B, DIVISION 19, § 24-160D.3(d); ARTICLE IV, ENTITLED, "SUPLEMENTARY ZONE REGULATIONS," § 24-167A(D)2.(a)(1), AND ARTICLE VII, ENTITLED, "BOARD OF APPEALS."

Text Amendment CTAM-2682-2013

BE IT ORDAINED, by the Mayor and City Council of the City of Gaithersburg, Maryland, in public meeting assembled, that Chapter 24 of the City Code (City Zoning Ordinance), Articles I, III, IV, and VII, are amended to read as follows:

Chapter 24

ZONING

ARTICLE I. IN GENERAL

Sec. 24-1. Definitions.

* * * *

Special exception.[*] A special exception is a grant of a specific use that would not be appropriate generally or without restriction and shall be based on a finding that the requirements of the zoning law governing the special exception on the subject property are satisfied and the use on the subject property is consistent with the plan and is compatible with the existing neighborhood ~~throughout the zone, but which, if controlled as to number, area, location or relation to the neighborhood, would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare. Such uses may be~~

[*] If a conflict between this statute and State code exists, the State prevails.

Boldface	*Heading or defined term.*
Underlining	*Added to existing law by original bill.*
~~Single strikethrough~~	*Deleted from existing law by original bill.*
Double underlining	*Added by Amendment.*
~~Double boldface strikethrough~~	*Deleted from existing law or the bill by amendment.*
* * *	*Existing law unaffected by bill.*

Mayor and City Council
CTAM-2682-2013
Exhibit #8

~~permitted in such zone as special exceptions, if specific provision for such special exceptions is made in this chapter~~.

* * * *

Telecommunications facility. Any facility, excluding a satellite television dish antenna, established for the purpose of providing wireless voice, data and image transmission within a designated service area. A telecommunication facility must not be staffed. A telecommunication facility consists of one or more antennas attached to a support structure and related equipment. Antennas are limited to the following types and dimensions: omni-directional (whip) antennas not exceeding fifteen (15) feet in height and three (3) inches in diameter; directional or panel antennas not exceeding six and one-half (6½) feet in height and two (2) feet in width. An antenna may be mounted to a building, a building rooftop or a freestanding monopole in accordance with sections 24-167A(~~C~~D)1 and/or 2. Equipment may be located within a building, an equipment cabinet, or an equipment room within a building.

* * * *

Transcript, Official. A verbatim written account of a hearing, meeting, or proceeding, which is certified to be an accurate record of the hearing, meeting, or proceeding and is prepared by or under the direction of the City.

* * * *

Variance.[*] A modification only of the density, bulk, dimensional, or area requirements in the zoning law that is not contrary to the public interest, and where, owing to conditions peculiar to the property and not because of any action taken by the applicant, a literal enforcement of the zoning law would result in unnecessary hardship or practical difficulty, as specified in the zoning law. ~~relaxation of the terms of this chapter where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of this chapter would result in unnecessary and undue hardship. As used in this chapter, a variance is authorized for only height, area and size of structure or size of yards and open spaces. Establishment or expansion of a use otherwise prohibited shall not be allowed by variance, nor shall a variance be granted because of the presence of nonconformities in the zones or adjoining zones.~~

* * * *

Sec. 24-1.1. Rules of interpretation, definitions and substantive provisions.

Whenever in this chapter 24 the terms "dwelling, multiple-family," "multi-family dwellings," "multiple-family dwellings," "multiple-family apartments," "multi-

[*] If a conflict between this statute and State code exists, the State prevails.

family housing units," "multi-family residential units," "multi-family residential structures" or "multi-family" appears those terms shall mean either "dwelling, multiple family, condominium" or "dwelling, multiple family" as defined in section 24-1 of this chapter, except where in any master plan, special condition contained in a master plan or in a condition of approval in any zoning, subdivision, site plan or other regulatory review or application for the same, a use is specifically designated, indicated or specified to be either a "dwelling, multi-family, condominium" or "dwelling, multi-family," then the meaning and application to said use shall be restricted as written or stated.

In this chapter, words in the present tense include the future; the singular number includes the plural number and the plural the singular; and the words "shall" or "must" are mandatory and not optional.

In computing any period of time in which an act is to be done or a default occurs, the day of the act, event, or default, after which the designated period of time begins to run is not included. The last day of the period so computed is included unless: (1) it is a Saturday, Sunday or a legal holiday, in which event the period so computed includes the next day, which is neither a Saturday, Sunday ~~n~~or a legal holiday; or, (2) the act to be done is the filing of some paper with the city or a ~~in~~ court, and the city offices or the court on such last day of the period is not open, or is closed for a part of a day, in which event the period runs until the end of the next day which is neither a Saturday, Sunday, ~~a~~ legal holiday, or a day on which such office is not open the entire day during ordinary business hours. When the period of time allowed is more than seven (7) days, intermediate Saturdays, Sundays and legal holidays are included; but if the period of time allowed is seven (7) days or less, intermediate Saturdays, Sundays, and legal holidays shall not be counted in computing the period of time.

* * * *

ARTICLE III. REGULATIONS APPLICABLE TO PARTICULAR ZONES

DIVISION 1A. GENERALLY

Sec. 24-22. Permitted and special exception uses.

* * * *

(b) *R-6 Zone*

Use	*Zone R-6*
* * * *	
Telecommunications facility[6]	SE
* * * *	

[6]Subject to the requirements of section 24-167A(~~C~~D)(2).

* * * *

(c) *Buffer zones.*

Use	*Zone RB*	*Zone CB*
* * * *		
Telecommunications facility[7]	SE	SE
* * * *		

[7]Subject to the requirements of section 24-167A(~~C~~D)(2).

* * * *

DIVISION 1. R-A ZONE, LOW DENSITY RESIDENTIAL

* * * *

Sec. 24-25. Uses permitted as special exceptions.

* * * *

(11) Telecommunications facilities, subject to the requirements of section 24-167A(~~C~~D)(2).

* * * *

DIVISION 2. R-90 ZONE, MEDIUM DENSITY RESIDENTIAL

Sec. 24-29. Uses permitted as special exceptions.

* * * *

(5) Telecommunications facilities, subject to the requirements of section 24-167A(~~C~~D)(2).

* * * *

Sec. 24-30. Cluster development.

(5) *Special exceptions uses.* The following uses are permitted in cluster developments as special exceptions after approval by the board of appeals:

Telecommunications facilities, subject to the requirements of section 24-167A(~~C~~D)(2).

* * * *

DIVISION 4. RP-T ZONE, MEDIUM DENSITY RESIDENTIAL

Sec. 24-43A. Uses by special exception.

* * * *

(2) Telecommunications facilities, subject to the requirements of section 24-167A(~~C~~D)(2).

* * * *

DIVISION 5. R-20 ZONE, MEDIUM DENSITY RESIDENTIAL

Sec. 24-57. Uses permitted as special exception.

* * * *

(6) Telecommunications facilities, subject to the requirements of section 24-167A(~~C~~D)(2).

DIVISION 6. R-18 ZONE, MEDIUM DENSITY PLANNED RESIDENTIAL

Sec. 24-66A. Uses permitted as special exception.

* * * *

(4) Telecommunications facilities, subject to the requirements of section 24-167A(~~C~~D)(2).

* * * *

DIVISION 7. R-H ZONE, HIGH DENSITY RESIDENTIAL

Sec. 24-75. Permitted uses.

* * * *

(10) Telecommunications facilities located entirely within an existing structure or located on the rooftop of an existing structure other than a single-family dwelling unit, subject to the requirements of section 24-167A(~~C~~D)(1).

Sec. 24-75A. Uses permitted as special exceptions.

* * * *

(1) Telecommunications facilities, subject to the requirements of section 24-167A(~~C~~D)(2).

* * * *

DIVISION 8. R-O ZONE, PLANNED RESIDENTIAL

* * * *

Sec. 24-86. Uses permitted by right.

* * * *

(10) Telecommunications facilities located entirely within an existing structure or located on the rooftop of an existing structure other than a single-family dwelling unit, subject to the requirements of section 24-167A(~~C~~D)(1).

Sec. 24-86A. Uses permitted by special exception.

* * * *

Telecommunications facilities, subject to the requirements of section 24-167A(~~C~~D)(2).

* * * *

DIVISION 10. C-P ZONE, COMMERCIAL OFFICE PARK

Sec. 24-102. Uses.

* * * *

A. *Uses permitted by right.*

* * * *

(10) Telecommunications facilities located entirely within an existing structure or located on the rooftop of an existing structure other than a single-family dwelling unit, subject to the requirements of section 24-167A(~~C~~D)(1).

B. *Uses permitted by special exception.* Uses permitted by special exception must be approved by the board of appeals.

(1) Telecommunications facilities, subject to the requirements of section 24-167A(~~C~~D)(2).

* * * *

DIVISION 11. C-1 ZONE, LOCAL COMMERCIAL

* * * *

Sec. 24-111. Uses permitted by right.

* * * *

(13) Telecommunications facilities located entirely within an existing structure or located on the rooftop of an existing structure other than a single-family dwelling unit, subject to the requirements of section 24-167A(~~C~~D)(2).

Sec. 24-112. Uses permitted as special exceptions.

* * * *

(6) Telecommunications facilities, subject to the requirements of section 24-167A(~~C~~D)(2).

* * * *

DIVISION 12. C-2 ZONE, GENERAL COMMERCIAL

* * * *

Sec. 24-117. Uses permitted by right.

The following uses are permitted by right in the C-2 Zone:

* * * *

(27) Telecommunications facilities located entirely within an existing structure or located on the rooftop of an existing structure other than a single-family dwelling unit, subject to the requirements of section 24-167A(~~C~~D)(1).

* * * *

Sec. 24-118. Uses permitted as special exceptions.

* * * *

(9) Towers, poles, antennas and ancillary buildings, in connection with the operation of a commercial radio or television broadcasting station subject to the standards and procedures in section 167A(~~D~~B).

(10) Telecommunications facilities, subject to the requirements of section 24-167A(~~C~~D)(2).

* * * *

DIVISION 13. C-3 ZONE, HIGHWAY COMMERCIAL

* * * *

Sec. 24-123. Permitted uses.

* * * *

(4) Telecommunications facilities located entirely within an existing structure or located on the rooftop of an existing structure other than a single-family dwelling unit, subject to the requirements of section 24-167A(~~C~~D)(1).

Sec. 24-123A. Uses permitted as special exception.

* * * *

(1) Telecommunications facilities, subject to the requirements of section 24-167A(~~C~~D)(2).

* * * *

DIVISION 14. I-1 ZONE, LIGHT INDUSTRIAL

Sec. 24-136. Uses permitted by right.

The following uses are permitted by right in the I-1 Zone:

* * * *

F. TRANSPORTATION, COMMUNICATION AND UTILITIES:

* * * *

(6) Telecommunications facilities, subject to the requirements of section 24-167A(~~C~~D)(1).

* * * *

DIVISION 17. E-1 ZONE, URBAN EMPLOYMENT

Sec. 24-151. Permitted uses.

The following uses are permitted in the E-1 Zone:

* * * *

(17) Telecommunications facilities located entirely within an existing structure or located on the rooftop of an existing structure other than a single-family dwelling unit, subject to the requirements of section 24-167A(~~C~~D)(1).

* * * *

DIVISION 18. E-2 ZONE, MODERATE INTENSITY INDUSTRIAL PARK

Sec. 160A. Permitted uses.

* * * *

(12) Telecommunications facilities located entirely within an existing structure or located on the rooftop of an existing structure other than a single-family dwelling unit, subject to the requirements of section 24-167A(~~C~~D)(1).

Sec. 160B. Special exception uses.

The following uses are permitted in the E-2 Zone as special exceptions upon approval by the board of appeals in accordance with the provisions of section 24-189:

* * * *

Telecommunications facilities, subject to the requirements of 24-167A(~~C~~D)(2).

* * * *

DIVISION 19. MXD ZONE, MIXED USE DEVELOPMENT

* * * *

Sec. 160D.3. Uses permitted.

* * * *

(d) *Special exception uses.* The following uses shall be special exception uses in the MXD zone subject to approval by the city board of appeals notwithstanding the fact that such use may be allowed as a permitted use in any other zones referred to in the above subsections (a) and (b):

* * * *

Telecommunications facilities~~.~~, subject to the requirements of section 24-167A(D)(2).

ARTICLE IV. SUPPLEMENTARY ZONE REGULATIONS

* * * *

Sec. 167A. Satellite television antennas and towers, poles, antennas and/or other structures intended for use in connection with transmission or receipt of radio or television signals and/or telecommunications facilities.

(D) Telecommunications facilities.

* * * *

2. Standards and requirements applicable to special exceptions for telecommunications facilities.

(a) A~~n application~~ petition for a special exception for a telecommunication facility may be approved by the board of appeals if the board finds that:

(1) Complies with all of the standards contained in section 24-167A(~~C~~D)(1).

* * * *

ARTICLE VII. BOARD OF APPEALS*

Sec. 24-185. Created; composition; appointment and removal of members; compensation.

There is hereby created and established a city board of appeals which shall consist of five (5) members and one alternate who shall be appointed by the mayor and confirmed by the city council for three-year terms. Members of the board may be removed for cause by the city council upon written charges and after public hearing. An alternate member shall act in the place of an absent or disabled board member. Members of the board may receive such compensation as deemed appropriate by the city council. The board shall elect a chairperson and vice-chairperson.

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* **State law reference** — Board of appeals, Subtitle 3, Title 4, *Land Use Article,* Anno. Code of Md.~~, 1957, art. 66B, § 4.07.~~

Sec. 24-186. Rules; meetings, oaths; witnesses; recorf of proceedings.

(a) The board of appeals shall adopt rules of procedure governing conduct of its proceedings and matters under its jurisdiction. Meetings of the board shall be open to the public and shall be held at the call of the chairperson and at such other times as the board may determine. The chairperson, or in his absence the vice-chairperson, may administer oaths and compel the attendance of witnesses.

(b) The board shall keep minutes and, where appropriate, official transcripts, voice recordings and other records on matters coming before the board and showing the vote of each member upon each question or, if absent or failing to vote, indicating such fact, all of which shall be a public record and filed immediately in the office of planning and code administration.

Sec. 24-187. Powers and duties.

The board of appeals shall have the following functions, powers and duties:

(a) *Administrative review*. To hear and decide appeals where it is alleged that there is an error in any final order, requirement, decision or determination made by any administrative official or department of the city government or the planning commission or historic district commission in the enforcement and administration of this chapter, the building code, subdivision regulations or any other ordinance or regulation which may hereafter be designated by the city council for such administrative review~~ by the city council~~; provided, however, that appeals alleging error by the planning commission or historic district commission shall be by oral argument or written statement based solely on the evidence submitted and received in the planning commission or historic district commission proceedings.

(b) *Special exceptions.* To hear and decide only those special exceptions as the board of appeals is specifically authorized to pass on by the terms of this chapter.

The board of appeals is empowered to prescribe appropriate conditions and limitations upon the approval of special exceptions. Special exceptions approved by the board shall be implemented in accordance with the terms and/or conditions set forth in the board's decision and shall include the requirement that the petitioner shall be bound by all of his testimony and exhibits of record, the testimony of his witnesses and representations of his attorneys, to the extent that such evidence and representations are identified in the board's opinion approving the special exception. Violation of such conditions and limitations shall be deemed a violation of this chapter and, further, shall constitute grounds for revocation of such special exception.
~~The board of appeals is empowered to prescribe appropriate conditions and limitations upon the approval of special exceptions. Special~~

~~exceptions approved by the board shall be implemented in accordance with the terms and/or conditions set forth in the board's decision and shall include the requirement that the petitioner shall be bound by all of the petitioner's testimony and exhibits of record, the testimony of the petitioner's witnesses and representation of the petitioner's attorneys, to the extent that such evidence and representations are identified in the board's opinion approving the special exception. Violation of such conditions and limitation shall be deemed a violation of this chapter and, further, shall constitute grounds for revocation of such special exception.~~

(c) *Variances*. To authorize on appeal in specific cases a variance from the strict application of the terms or requirements of this chapter. Variations or waivers under the traditional neighborhood design (TND) option are not variances subject to the board's jurisdiction.

In granting any variance the board may prescribe appropriate conditions and limitations in conformance with this chapter, Violations of such conditions and limitations shall be deemed a violation of this chapter and, further, shall constitute grounds for revocation of such variance.

These provisions shall not be construed to permit the board, under the guise of a variance, to authorize a use of land not otherwise permitted in the zone involved or permit a variance specifically prohibited by the terms of this chapter or grant a variance that will increase the intensity of an existing nonconforming use.

24-188. General requirements and procedures.

(a) Petitions filed for administrative review may be initiated by any person aggrieved by a final order, requirement, decision or determination as set forth in subsection (a) of section 24-187 of this Code. Such petition shall be filed within seventeen (17) days of the date of the action from which the appeal is filed, unless extended by law or by order of the board upon good cause shown not more than twenty-one (21) days after the date of the action appealed from. The filing of a petition for administrative review shall stay all proceedings in furtherance of the action appealed from unless such stay would cause immediate peril to life or property.

Petitions for a special exception or a variance may be filed by any person, entity or government agency with any financial, contractual or proprietary interest in the affected property. Should petitions be filed by one other than the owner of the property, those petitions must be filed with the owner's written consent.

(b) A petition for special exception, variance or administrative review shall be submitted to the board of appeals in writing on forms provided for this purpose and accompanied by a filing fee which shall be established from time to time by the city council. A petition shall not be accepted for filing which does not contain an

appropriate application, filing fee and supporting material set forth in subsection (c) below.

(c) A~~n application~~ petition for special exception, variance or administrative review shall be accompanied by the following materials and/or information:

(1) *Special exceptions.*

a. Plans and drawings that comply with section 24-169(c).

b. A statement explaining in detail how the special exception is to be operated, including hours of operation, number of anticipated employees, occupants and clientele, equipment involved and any special conditions or limitations which the petitioner proposes for adoption by the board.

c. List of additional interested parties.

d. If the petitioner is not the owner of the property involved, ~~or the authorized agent of the owner,~~ the lease, rental agreement or contract to purchase by which the petitioner's legal right to prosecute the petition is established.

e. Applicable master plan maps reflecting proposed land use, zoning and transportation, together with any other portions of the applicable master plan deemed pertinent by the petitioner.

f. All additional exhibits which the petitioner intends to introduce and/or the identification of exhibits intended to be introduced at the public hearing.

g. A summary of what the petitioner expects to prove, including the names of petitioner's witnesses, summaries of the testimony of expert witnesses and the estimated time required for presentation of the petitioner's case. All expert reports shall be filed at least fifteen (15) days prior to the public hearing.

h. A listing of the names and addresses of all persons required to receive notice pursuant to section 24-188(e) of this Code. If an abutting or confronting property is a condominium, cooperative or is owned by a homeowner's association then notice shall be given to the governing body and resident agent of the condominium cooperative or homeowner's association.

i. Required fee (see fee schedule).

(2) *Variances*. Items a., c., f., g., ~~and~~ h., and i. of paragraph (1) above applicable to special exceptions.

(3) *Administrative review.*

a. The action, document and all records upon which the appeal was filed or based.

b. List of specific section or sections of the City Code relied upon or authorizing the review.

~~c. List of additional interested parties.~~

c~~d~~. Copies of additional exhibits or documents upon which the petitioner relies.

d. Deposit for cost of official transcript of agency proceeding, if required, estimated on length of hearing. Balance to be paid by petitioner prior to scheduling of hearing date.

e. List of parties.

i. For administrative review of Planning Commission or Historic District Commission decision, list of parties who participated in the proceeding.

ii. A listing of the names and addresses of all persons required to receive notice pursuant to section 24-188(e) of this Code. If an abutting or confronting property is a condominium, cooperative or is owned by a homeowner's association, then notice shall be given to the governing body and resident agent of the condominium, cooperative or homeowner's association.

f. Required fee (see fee schedule).

g. Copy of official zoning vicinity map with a one-thousand foot radius surrounding the subject property and other information to indicate general conditions of use and existing improvements on adjoining and confronting properties.

(d) All ~~applications~~petitions for special exceptions shall be referred to the city manager or his designee and the planning commission for analysis, review and recommendations. Petitions for variances shall be referred to the city manager or his designee, but shall only be referred to the planning commission at the discretion and direction of the board of appeals. Comments and recommendations shall be forwarded to the board of appeals prior to the public hearing on the special exception or variance.

(e) Notice of a public hearing on any special exception, or variance or, when applicable, administrative review, shall be given by mail to the petitioner, the

owner of the property and all abutting and confronting property owners of the property under consideration at least ~~fifteen (15)~~twenty two (22) days prior to the date of the public hearing. Notice shall be published ~~at least fifteen (15)~~twenty two (22) days prior to the public hearing. In addition, notice of such hearing shall be posted by the petitioner with a sign provided by the board of appeals staff on the property under consideration:

(1) At minimum, the sign shall contain the following information:

a. The title of "board of Appeals";

b. The type of petition pending;

c. The ~~application~~petition number:

d. The date, and place of the hearing; and

e. A phone number to call for additional information.

(2) If the property has frontage on one or more improved streets, there shall be one sign posted for each one thousand (1,000) feet (or fraction) of frontage on each street. The sign(s) shall be posted on the property near the street right-of-way, so as to be visible from the improved portion of the street. When more than one sign is required to be posted along a street, the signs shall, where practicable, be evenly spaced along the street.

(3) If the property does not have frontage on an improved public street, then one sign shall be placed on the property by the petitioner. This sign shall be near the boundary of the property and visible from an adjoining property. Another sign shall be placed by the petitioner near to, and visible from, the improved portion of the nearest, most-traveled street. This sign shall indicate it is not on the subject property.

(4) The minimum size of each sign shall be two (2) feet in width by three (3) feet in height for all signs to be located abutting streets that are two (2) lanes or smaller. However, the minimum size of each sign shall be four (4) feet in width by three (3) feet in height, for all signs to be located abutting streets that are larger than two (2) lanes.

(5) All signs posted shall be conspicuous and legible.

(6) The petitioner shall be responsible for reasonable maintenance of all signs. In the event a sign is removed, falls down, or otherwise is not on the property or in the right-of-way during the pendency of and until the date of the hearing, it shall be the responsibility of the petitioner to re-post the sign.

(7) The petitioner shall file a written statement in the record of posting.

(8) The sign shall remain posted until the board of appeals has issued its written opinion.

(f) The board shall hold a public hearing on all petitions for special exceptions, variance or administrative review with the exception of appeals alleging error by the planning commission or the historic district commission wherein administrative review shall be by oral argument or written statement based solely on the evidence submitted and received in the commission proceedings. The board's hearings shall be public and any party may appear in person or by agent or attorney. The conduct of the hearing shall be conducted pursuant to the board's rules of procedure. Hearings may be adjourned or continued from time to time at the board's discretion; provided, that any such adjournment or continuance shall be to a time and date certain~~ and all parties shall be given notice thereof who were required to be notified of the original hearing~~. ~~The board shall have authority to adopt, and amend from time to time, rules of procedure to govern the conduct of its proceedings.~~

(g) The board shall have authority to adopt, and amend from time to time, rules of procedure to govern the conduct of its proceedings. ~~No petition for special exception or variance may be amended by petitioner after consideration by the planning commission so as to materially alter the original request or proposal unless done so upon the recommendation of the commission or with the prior consent of the board of appeals prior to the public hearing.~~

(h) No petition for special exception or variance may be amended by petitioner after consideration by the planning commission so as to materially alter the original request or proposal unless done so upon the recommendation of the commission or with the prior consent of the board of appeals prior to the public hearing. ~~The board of appeals shall maintain a record of its proceedings, including all exhibits filed and accepted, minutes of its proceedings and decisions and transcripts or voice recordings of all testimony presented.~~

(i) The board of appeals shall maintain a record of its proceedings, including all exhibits filed and accepted, minutes of its proceedings and decisions and transcripts or voice recordings of all testimony presented. ~~The petitioner for a special exception, variance or administrative review shall have the burden of proof which shall include the burden of going forward with the evidence and the burden of persuasion on all issues of fact which are to be determined by the board of appeals.~~

(j) The petitioner for a special exception, variance or administrative review shall have the burden of proof which shall include the burden of going forward with the evidence and the burden of persuasion on all issues of fact which are to be determined by the board of appeals.

Sec. 24-189. Findings required.

(a) *Administrative review.* A petition for administrative review may be granted when the board of appeals finds from the evidence of record that the final order, requirement, decision or determination which is the subject of the appeal was clearly erroneous or not in accordance with the law.

(b) *Special exceptions.* A special exception may be granted when the board of appeals finds from the evidence of record that the proposed use:

(1) is a permissible special exception within the zone and that the ~~application~~petition complies with all procedural requirements set forth in this article;

(2) Complies with all standards and requirements specifically set forth for such use as may be contained in this chapter and the development standards for the zone within which the intended use will be located;

(3) Will not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, toxicity, glare or physical activity;

(4) Will be in harmony with the general character of the neighborhood considering population density, design, scale and bulk of any proposed new structure or conversion of existing structures; as well as the intensity and character of activity, traffic and parking conditions and number of similar uses;

(5) Will be consistent with the master plan or other planning guides or capital programs for the physical development of the district;

(6) Will not adversely affect the health, safety, security, morals or general welfare of residents, visitors or workers in the area;

(7) Will be served by adequate public services and facilities, including police and fire protection, water and sanitary sewer, storm drainage, public roads and other public improvements; and

(8) When located in a residential zone where buildings or structures are to be constructed, reconstructed or altered shall, whenever practicable, have the exterior appearance of residential buildings and shall have suitable landscaping, screening or fencing.

(c) *Variances.*[*] A variance from the terms of this chapter may be authorized by the board of appeals upon proof by the evidence of record. ~~at the property under consideration is unique and unusual in a manner different from the surrounding properties to the extent that the unique or unusual circumstances causes the zoning~~

[*] If a conflict between this statute and State code exists, the State prevails.

~~standards to impact disproportionately on the property and further, upon proof from the evidence of record that:~~

~~(1) By reason of exceptional narrowness, shallowness, shape, topographical conditions or other extraordinary situations or conditions peculiar to a specific parcel of property or improvements thereon, the strict application of the terms and regulations of this chapter would result in peculiar or unusual practical difficulties to, or exceptional or undue hardship upon, the owner's use of his property;~~

~~(2) Such variance is the minimum reasonably necessary to overcome the aforesaid exceptional circumstances;~~

~~(3) Such variance will not be detrimental to the use and enjoyment of neighboring properties;~~

~~(4) Such variance can be granted without substantial impairment to the approved master plan affecting the subject property;~~

~~(5) Such variance will not substantially impact or affect the character of the surrounding neighborhood;~~

~~(6) The extraordinary situation or condition or the exceptional or undue hardship was not caused or created by the petitioner or any predecessor in interest; and~~

~~(7) The grant of the variance will not permit or authorize a use of property, prohibited or not permitted under the terms of this chapter.~~

Sec. 24-190. Decisions of board.

(a) The decision of the board of appeals on any matter considered under this article shall be ~~in writing~~by written resolution containing findings and conclusions and rendered within sixty (60) days from the date of the public hearing unless such time is extended by the board. The affirmative vote of a majority of the board present shall be required to grant a~~n application~~ petition for special exception or petition for variance. The same majority vote of the board shall be required to reverse or affirm, in whole or in part, any order, requirement, decision or determination which is the subject of administrative review. If the necessary total of affirmative votes shall not be achieved, the ~~application or~~ petition shall be denied. ~~A copy of the board's decision shall promptly be mailed to all persons entitled to original notice of the hearing and to all persons appearing and testifying in person or by counsel.~~

(b) All decisions of the board under this article shall be based solely upon the evidence of record.

~~(c) The board may reconsider its decisions upon its own motion or upon request of any party, provided such request or motion is received not more than ten (10) days from the date the board rendered its decision. The board may promulgate additional rules with respect to reconsideration and rehearing.~~

(c~~d~~) The decision of the board shall not preclude any department or agency of the city, when appropriate, to add specific conditions or requirements not inconsistent with the board's decision, which are necessary to comply with any state law, ordinances or regulations of the city, or where necessary to protect adjacent properties, the general neighborhood and residents, workers and visitors therein.

(d) The date of the decision is the date the resolution is signed. A copy of the board's decision shall promptly be mailed to all persons entitled to original notice of the hearing and to all persons appearing and testifying in person or by counsel.

Sec. 24-190A. Rehearing and Reconsideration.

(a) The board may reconsider its decisions or rehear any proceeding upon its own motion or upon request of any party, provided such motion or request is received not more than ten (10) days from the date the board rendered its decision. The board may promulgate additional rules with respect to reconsideration and rehearing.

(b) A request for reconsideration or rehearing must specifically state the basis upon which the party contends the board of appeals' decision should be reconsidered or reheard. The request may include a request for oral argument on the request. The party requesting reconsideration or rehearing must serve all parties who received the original opinion with a copy of the request at the same time the request is made to the board of appeals. The board shall post notice of the date the board will meet to consider and/or hear the reconsideration or rehearing request on the city's web site and at city hall.

(c) The board of appeals many grant reconsideration or rehearing only upon evidence:

(1) of a clear showing that the action of the board of appeals did not conform to relevant law or its rules of procedure; or

(2) an irregularity, mistake, or fraud; or

(3) that certain pertinent and significant new evidence relevant to the board of appeals' decision could not reasonably have been presented at the hearing before the board of appeals or otherwise included in the record; or

(4) of such other appropriate compelling bases as determined by the board of appeals.

(d) Within five (5) days of filing the request, any party may file a written response and request oral argument. All parties to the proceeding must be served a copy of the response. The board may grant oral argument in its discretion or may render a decision on the written request and response.

(e) Any decision on a request for rehearing or reconsideration not granted within twenty (20) days from the date received shall be deemed denied; provided, however, if the board prior to the expiration of this twenty (20) day period believes additional time is required to take action on the request, the board by resolution may extend the effective date of the decision which is the subject of the request.

(f) The fact that a party raises an issue worthy of reconsideration does not itself require the board of appeals to reconsider a prior action.

(g) If a motion to reconsider has been duly adopted by the board of appeals, the prior final decision of the board shall be void and the record before the Board shall be automatically reopened. The Board shall schedule a hearing for a subsequent date and time, providing all parties of record at least ten (10) days advance written notice of the hearing.

(h) if a judicial appeal is filed by an aggrieved party prior to the board's decision on a request for reconsideration or rehearing, then the board of appeals shall be divested of jurisdiction to decide the request.

Sec. 24-192. Compliance; revocation of special exception.

(a) The board of appeals shall prescribe a time limit in which the special exception is required to be completed. The board of appeals shall conduct a public hearing upon the failure to complete the special exception within the prescribed time and following the public hearing may terminate the special exception. The board may, upon written request and for good cause shown, extend the time for completion of the special exception.

(b) The board of appeals is authorized to amend or modify the terms or conditions of a special exception upon the request of the special exception holder or upon recommendation of any city department or the planning commission, or pursuant to a show cause hearing provided in section 24-192 of this Code. No public hearing shall be required unless the proposed modification will substantially change the nature, character or intensity of the use or materially impact the neighborhood in which such use is located. If the board determines that a hearing is required, the notice and hearing provisions contained in section 24-188 of this Code shall apply.

(c) The board of appeals is authorized to amend or modify the terms or conditions of a special exception upon the request of the special exception holder or upon recommendation of any city department or the planning commission, or pursuant to a show cause hearing provided in section 24-192 of this Code. No

public hearing shall be required unless the proposed modification will substantially change the nature, character or intensity of the use or materially impact the neighborhood in which such use is located. If the board determines that a hearing is required, the notice and hearing provisions contained in section 24-188 of this Code shall apply.

(d) After public hearing, the board may revoke a special exception upon finding from the evidence of record that the cessation of the use of the special exception or activities constituting or necessary to the special exception have ceased for a period of at least six (6) month duration.

Sec. 24-193. Appeals from Board decisions.

Any person, taxpayer, board or department of the city aggrieved by any decision of the board of appeals may within thirty (30) days of the date of the board's decision appeal the decision to the circuit court for Montgomery County and thereafter to the appellate courts of this state for further review. Appeals shall be subject to the provisions of the Maryland Rules of Procedure governing administrative appeals.

Mayor and City Council
Agenda Item Request

Meeting Date: 7/1/2013 **Type: Public Hearing**

Call to Podium:
Caroline Seiden

Agenda Item Title:
Ordinance to Amend Chapter 24 (City Zoning Ordinance), Sections in Article I, Entitled "In General," Article III, Entitled, Regulations Applicable to Particular Zones," Article IV, Entitled, "Supplementary Zone Regulations," and Article VII, Entitled, "Board of Appeals, " so as to Update, Correct, and/or Clarify Text and Procedures Related to Applications to the Board of Appeals.

Responsible Staff and Department:
John Schlichting, Director of Planning and Code Administration
Trudy Schwarz, Community Planning Director
Kirk Eby, GIS Planner
Caroline Seiden Planner

Desired Outcome from Council:
Conduct Joint Public Hearing

Staff recommends the Planning Commission hold their record open for 25 days until 5 PM on July 26, 2013 with anticipated recommendation on August 7, 2013. Staff recommends the Mayor and City Council hold their record open for 38 days until 5PM on August 8, 2013 with anticipated policy discussion on September 3, 2013

Public Hearing History	
Introduction Date:	5/20/2013
Advertisement Date :	6/5/2013
	6/12/2013
Public Hearing Date:	7/1/2013
Record Held Open Date:	Click here to enter text.
Policy Discussion Date:	
Anticipated Adoption Date:	

SUPPORTING BACKGROUND ON NEXT PAGE

Mayor and City Council
CTAM-2682-2013
Exhibit #9

Mayor and City Council
Agenda Item Request

Supporting Background Information:
In the wake of a lengthy and contentious special exception hearing last year, the Board of Appeals has identified multiple housekeeping and more substantial text amendments that would enable the Board to review special exception, variance and administrative review petitions with more precision. The Board met over several work sessions to identify and propose revisions to Section 24-1 (Definitions) and Article VII, Board of Appeals. Additionally, a considerable number of housekeeping issues related to an improper section reference to the telecommunications ordinance are also proposed throughout Chapter 24.

The Mayor and City Council voted to sponsor the text amendment at its May 20, 2013 regular meeting.

A memorandum which details revisions is attached, along with an Index of Memoranda (with exhibits) and the draft ordinance.

Annexation Agreement with International Business Machines (IBM), the owner of the property at that time for development of the annexed lands. The Annexation Agreement has been amended three times since the original Agreement, with the most recent amendment occurring in 2008. Baywood Hotels, Inc (MCC LAND, LLC), owner of Unit Four Monument Office Park, which is the Hampton Inn hotel site, is seeking a fourth amendment to the Annexation Agreement in order to phase the required payment of the $400,000.00 instead of having a onetime payment. City Attorney Board mentioned that no public comments had been received. She reiterated that the payments would be secured with a bond. It was noted that the proposal is being entertained to allow the flexibility to move the project forward.

Motion was made by Michael A. Sesma, seconded by Jud Ashman, that a Resolution of the Mayor & City Council Authorizing the City Manager to Execute a Fourth Amendment to Annexation Agreement (X-161) for Monument Corporate Center/Wells REIT – Gaithersburg MD LLC (Resolution No. R-37-13), be approved.

Vote: 4-0

XI. STAFF GUIDANCE

A. **Sponsorship of an Ordinance to Amend Chapter 24 (City Zoning Ordinance), Article I, Entitled, "In General," §§ 24-1 and 24-1.1.; Article III, Entitled, "Regulations Applicable to Particular Zones," Division 1A, §§ 24-22(b) and 24-22(c), Division 1, § 24-25(11),Division 2, §§ 24-29(5) and 24-30(5), Division 4, § 24-43A(2), Division 5, § 24-57(6),Division 6, § 24-66A(4), Division 7, §§ 24-75(10) and 24-175A(1),Division 8, §§ 24-86(10) and 24-86A, Division 10, §§ 24-102.A(10) and 24-102B(1),Division 11, § 24-111(13) and 24-112(6), Division 12, §§ 24-117(27) and 24-118(9) and 24-118(10), Division 13, §§ 24-123(4) and 24-123a(1), Division 14, § 24-136f.(6), Division 17, § 24-151(17), Division 18, §§ 24-160A(12) and 24-160B,Division 19, § 24-160d.3(D); Article IV, Entitled, "Supplementary Zone Regulations," § 24-167A(D)2.(A)(1), and Article VII, Entitled, "Board of Appeals"**

Planner Seiden presented the second part of the proposed text amendment mentioned above and identified by the Board of Appeals to review their cases more properly. Because it is a change to the Zoning Ordinance or a Text Amendment, §24-195 requires that either the City Council or the Planning Commission sponsor the application. Staff recommended that the City Council vote to sponsor the text amendments and notify the public that a joint public hearing will be held on Monday, July 1, 2013. Clarification was given on submitting a petition to ensure that the City Code and the Board's Rules of Procedures were clear and consistent.

Motion was made by Michael A. Sesma, seconded by Cathy C. Drzyzgula, that an Ordinance to Amend Chapter 24 (City Zoning Ordinance), Article I, Entitled, "In General," §§ 24-1 and 24-1.1.; Article III, Entitled, "Regulations Applicable to Particular Zones," Division 1A, §§ 24-22(b) and 24-22(c), Division 1, § 24-25(11),Division 2, §§ 24-29(5) and 24-30(5), Division 4, § 24-43A(2), Division 5, § 24-57(6),Division 6, § 24-66A(4), Division 7, §§ 24-75(10) and 24-175A(1),Division 8, §§ 24-86(10) and 24-86A, Division 10, §§ 24-102.A(10) and 24-102B(1),Division 11, § 24-111(13) and 24-112(6), Division 12, §§ 24-117(27) and 24-

Mayor and City Council
CTAM-2682-2013
Exhibit #10

118(9) and 24-118(10), Division 13, §§ 24-123(4) and 24-123a(1), Division 14, § 24-136f.(6), Division 17, § 24-151(17), Division 18, §§ 24-160A(12) and 24-160B,Division 19, § 24-160d.3(D); Article IV, Entitled, "Supplementary Zone Regulations," § 24-167A(D)2.(A)(1), and Article VII, Entitled, "Board of Appeals", be sponsored.

Vote: 4-0

XII. FROM THE CITY ATTORNEY / OTHER STAFF

No additional report from the City Attorney or other staff.

XIII. CORRESPONDENCE

A. **From Staff**

B. **From Outside**

XIV. ADJOURNMENT

There being no further business to come before this session of the City Council, the meeting was duly adjourned at approximately 8:35 p.m.

VIII. JOINT PUBLIC HEARING

A. **Z-2730-2013 Summit Rezoning:**
The applicant requests to rezone 8.42 acres of land from the I-3 (Industrial and Office Park) Zone to the MXD (Mixed Use Development) Zone, in accordance with § 24-196 (Map Amendments) of the City Code and the Sixth Amendment to the X-129 Annexation Agreement.

Lead Planner Robinson presented the above zoning map amendment application. The plan, in accordance with the approved and amended X-129 annexation agreement and associated Sketch Plan, proposes to rezone 8.42 acres of land from the I-3 (Industrial and Office Park) Zone to the MXD (Mixed Use Development) Zone, the subject property is located at 101 Orchard Ridge Drive within the MedImmune campus. The application was submitted in accordance with Section 8 of the approved Sixth Amendment to the X-129 Annexation Agreement. The application was advertised in the June 12 and 19, 2013 issues of the Gazette.

Julie Gardner, from MedImmune Government Affairs, stated MedImmune is requesting that the Summit Parcel of the Quince Orchard Business Park be rezoned from the I-3 Zone to the MXD Zone. The City found that MXD zoning is in conformance with the Master Plan, that the MXD zoning is an appropriate zoning classification for the property and the bubble concept included in the Sixth Amendment is an approved sketch plan as required for rezoning. Informed the Mayor and City Council that no construction is planned but in the future it will follow the necessary public hearing and review requirements. She noted that MedImmune did notify the public of the rezoning application through community outreach on May 29, 2013.

There were no speakers from the public.

Motion was made by Lloyd Kaufman, seconded by, Matthew Hopkins, that the Planning Commission record on Z-2730-2013 Summit Rezoning: The applicant requests to rezone 8.42 acres of land from the I-3 (Industrial and Office Park) Zone to the MXD (Mixed Use Development) Zone, in accordance with § 24-196 (Map Amendments) of the City Code and the Sixth Amendment to the X-129 Annexation Agreement, remain open until 5 p.m. on Monday, July 15, 2013.

Vote: 5-0

Motion was made by Henry F. Marraffa, seconded by, Michael Sesma, that the City Council record on Z-2730-2013 Summit Rezoning: The applicant requests to rezone 8.42 acres of land from the I-3 (Industrial and Office Park) Zone to the MXD (Mixed Use Development) Zone, in accordance with § 24-196 (Map Amendments) of the City Code and the Sixth Amendment to the X-129 Annexation Agreement, remain open until 5 p.m. on Thursday, July 31, 2013.

Vote: 5-0

Mayor and City Council
CTAM-2682-2013
Exhibit #11

B. **Ordinance to Amend Chapter 24 (City Zoning Ordinance), Sections in Article I, Entitled "In General," Article III, Entitled, Regulations Applicable to Particular Zones," Article IV, Entitled, "Supplementary Zone Regulations," and Article VII, Entitled, "Board of Appeals, " so as to Update, Correct, and/or Clarify Text and Procedures Related to Applications to the Board of Appeals.**

Planner Seiden presented the above text amendments. The Board of Appeals (BOA) identified multiple housekeeping and more substantial text amendments that would enable the Board to review special exception, variance and administrative review petitions with more precision. The BOA met over several work sessions to identify and propose revisions to Section 24-1 (Definitions) and Article VII, Board of Appeals. Additionally, a considerable number of housekeeping issues related to an improper section reference to the telecommunications ordinance were also proposed throughout Chapter 24. The Mayor and City Council voted to sponsor the text amendment at its May 20, 2013 regular meeting. The hearing was duly advertised in the June 5 and 12, 2013 issues of the Gazette and posted on the City's website. Currently there are eight exhibits in the record file. Planner Seiden reviewed the proposed text amendments.

Harvey Kaye, Board of Appeals Chair, expressed the Boards support for the amendments to the City Code and the Boards Rules and Procedures. Stated that the goals of these text amendments were to make the process more transparent and to eliminate unnecessary points of conflict between the BOAs Rules and Procedures and the City Code that could slow down or even stop the public hearing process.

There were no speakers from the public.

Council Member Drzyzgula questioned the rehearing and reconsideration processes in the ordinance and whether it would it make sense to do that for the other City boards eventually.

City Attorney Board responded that the issue had come and staff is looking into making these changes with other City boards.

> Motion was made by Lloyd Kaufman, seconded by, Geri Lanier, that the Planning Commission record on Ordinance to Amend Chapter 24 (City Zoning Ordinance), Sections in Article I, Entitled "In General," Article III, Entitled, Regulations Applicable to Particular Zones," Article IV, Entitled, "Supplementary Zone Regulations," and Article VII, Entitled, "Board of Appeals, " so as to Update, Correct, and/or Clarify Text and Procedures Related to Applications to the Board of Appeals, remain open until 5 p.m. on Friday, July 26, 2013.
>
> Vote: 5-0

Motion was made by Cathy Drzyzgula, seconded by, Ryan Spiegel, that the City Council record on Ordinance to Amend Chapter 24 (City Zoning Ordinance), Sections in Article I, Entitled "In General," Article III, Entitled, Regulations Applicable to Particular Zones," Article IV, Entitled, "Supplementary Zone Regulations," and Article VII, Entitled, "Board of Appeals, " so as to Update, Correct, and/or Clarify Text and Procedures Related to Applications to the Board of Appeals, remain open until 5 p.m. on Thursday, August 8, 2013.

Vote: 5-0

IX. PUBLIC HEARING

A. Ordinance to Amend Chapter 16 of the City Code, Entitled "Peddlers, Hawkers and Solicitors," so as to Amend Section 16-6 Entitled "Same-Revocation"

Planner Seiden presented the above ordinance for public hearing. The purpose of the above ordinance is to ensure the proper process for an administrative review is referenced. The proposed ordinance was introduced at the May 20, 2013 Mayor and City Council regular meeting and advertised June 5, 2013 on the City's website. There are currently five exhibits in the record file.

There were no speakers from the public.

Motion was made by Jud Ashman, seconded by, Cathy Drzyzgula, that the City Council record on Ordinance to Amend Chapter 16 of the City Code, Entitled "Peddlers, Hawkers and Solicitors," so as to Amend Section 16-6 Entitled "Same-Revocation", remain open until 5 p.m. on Thursday, August 8, 2013

Vote: 5-0

X. FROM THE MAYOR AND CITY COUNCIL

A. Announcements

Henry Marraffa

1. Attended the Maryland Municipal League Conference. Stated questions will be drafted on the state's stormwater management issues.
2. Attended the recently National League of Cities (NLC). The Economic Development Committee discussed two major issues which were Community Block Grant funds and deep water harbor management including cargo ships and the possible impact on Gaithersburg indirectly via traffic on trains, bridges and tunnels in 2015. The Advisory Board discussed membership and the identity of the NLC due to the lack of issues addressed with Congress. Spoke on the immigration bill.
3. Attended several City outdoor events.
4. Announced that a closed meeting was held at City Hall by the Mayor and City Council on Monday, June 17, 2013, at approximately 8:45 p.m., pursuant to a motion adopted unanimously. The meeting was proposed to

STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: August 07, 2013

SITE PLAN: **SP-2956-2013**

TITLE: **Qazar Residence**

REQUEST: **FINAL PLAN APPROVAL**
Construction of two story addition attached to rear of existing home, with new front porch and basement entry

ADDRESS: 9 Cedar Avenue

ZONE: R-90 – Medium Density Residential

Applicant: Alan Kinney

Owner: Nadine and Eley Qazar

STAFF LIAISON: **Gregory Mann, Planner**

Enclosures:

Staff Comments and Location Map
Exhibits

Exhibit 1: Application
Exhibit 2: Site Plan
Exhibit 3: Demolition Plans
Exhibit 4: Floor Plans
Exhibit 5: Elevations
Exhibit 6: Current Conditions Photos
Exhibit 7: Historic District Commission Comments
Exhibit 8: Maryland Historic Trust Inventory Form

Location Map

STAFF COMMENTS

I. Background

An application (Exhibit #1) has been filed for final site plan approval. The applicant is requesting the approval of a proposed two story addition attached to the rear of the house, and construction of a new front porch. The subject property is located at 9 Cedar Avenue, within the observatory heights subdivision.

The subject property originally obtained approval for a one story addition on January 7, 2009 (SP-08-0011). The addition was never built, and the approved site plan was subsequently voided.

II. Scope of Review

This application comes before the Planning Commission as there are is no approved site plan for the subject property. Section 24-168A states,

> *"For the purposes of preserving the character of existing neighborhoods and to prevent the destabilization of neighborhoods that are not subject to design guidelines or development standards adopted by resolution of the mayor and city council, and to also promote and encourage homeowner reinvestment in properties that contribute to the sustainability of city neighborhoods, residential site plans shall be required;"*

Section 24-168A further states,

> *"This requirement shall not apply to single-family dwelling additions or alterations that do not add one or more stories or increase the total square footage of the structure, as of the effective date of this section, by more than fifty (50) percent. This requirement shall also not apply to single-family dwelling additions requiring historic area work permit under the provisions of this Code."*

The proposed addition will increase the square footage by more than fifty percent and add an additional one story.

III. Site Plan Analysis and Findings

In accordance with §24-171, the Planning Commission has the authority to review and make determinations regarding proposed site development plans for the purpose of protecting the public health, safety, and general welfare. Section 24-170 outlines the findings for the approval of the site plan. Staff provides the following comments and findings for the Planning Commission's consideration:

Site Characteristics

The subject property is located within the Observatory Heights subdivision. There is no approved site plan for both the Observatory Heights subdivision and subject property. The subject property is developed with a 965 square foot, one-story, shallow-hipped roof house, built circa 1954.

Since the subject property was built prior to March 22, 1965 the side yard setbacks are determined by Section 24-15 which states,

> *"Any "record lot" defined herein, which was legally recorded prior to March 22, 1965, and which was a buildable lot under the provision of the Zoning Ordinance in effect in the city prior to the enactment of this chapter shall be deemed a buildable lot for the erection of a one-family dwelling only, even though such lot may have an area and frontage below the minimum required in the R-90 Zone. The side yards on such a lot shall have a minimum total width of fifteen (15) feet; provided that one side yard shall not be less than eight (8) feet"*

The proposed addition will maintain the existing side yard setbacks of fifteen feet and seven feet.

Surrounding Land Uses

The subject property and surrounding properties are zoned R-90, Medium Density Residential, and developed with single-family detached dwellings.

Architectural Design

The proposed two-story addition will add 1,272 square feet to the existing house, which will increases the total square footage of the building by approximately 75%. The addition will increase the height of the building to 23'- 4" at its peak.

The proposed addition will add three bedrooms and two baths to the existing house. The addition will be taller than the existing one-story house, and thus will be visible from the public right-of-way. The proposed addition will be clad with vinyl siding and incorporate six-over-six vinyl windows. The rooftop will be a gabble roof, sheathed with asphalt shingles. All materials on the proposed addition will match existing materials.

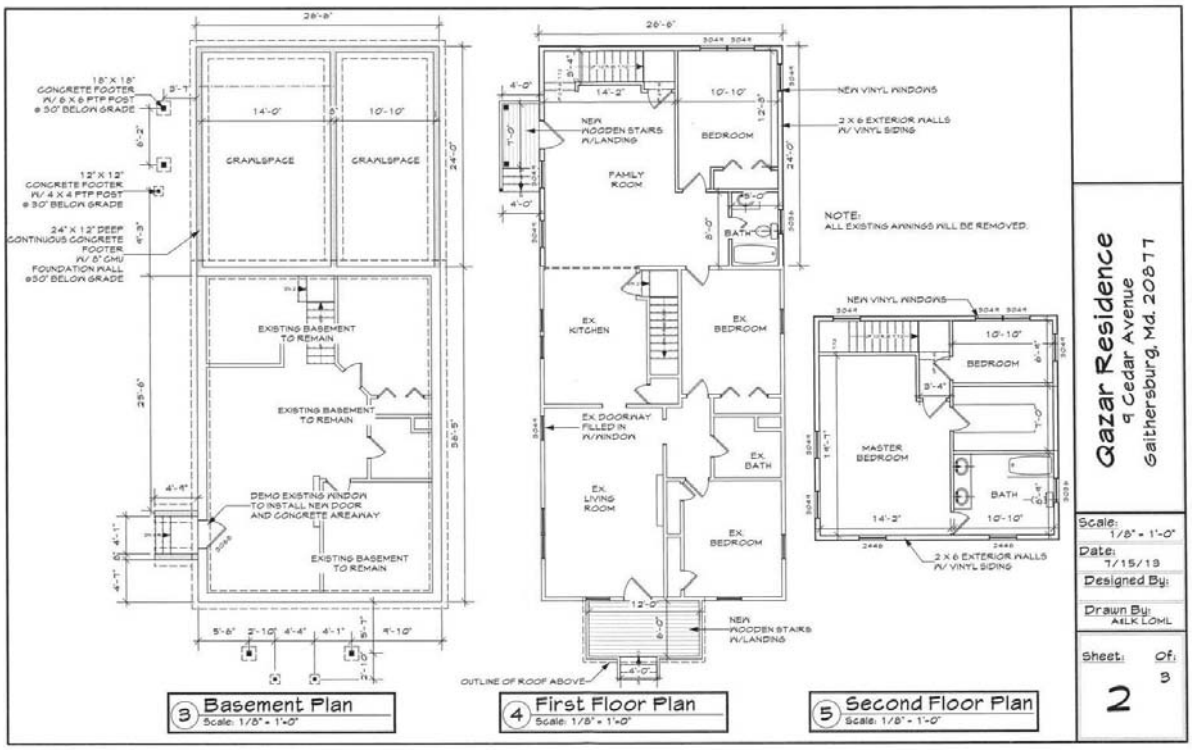


Exhibit #4 - Floor Plans

The applicant is also proposing to relocate the entrance of the home from the side of the building. The new location will be on the façade of the building fronting onto Cedar Avenue. The new entrance will include a new wooden covered porch, which measures 12' x 6'. The rooftop of the proposed covered porch will be a hipped roof, sheathed with asphalt shingles. The applicant is also proposing to remove all existing awnings.

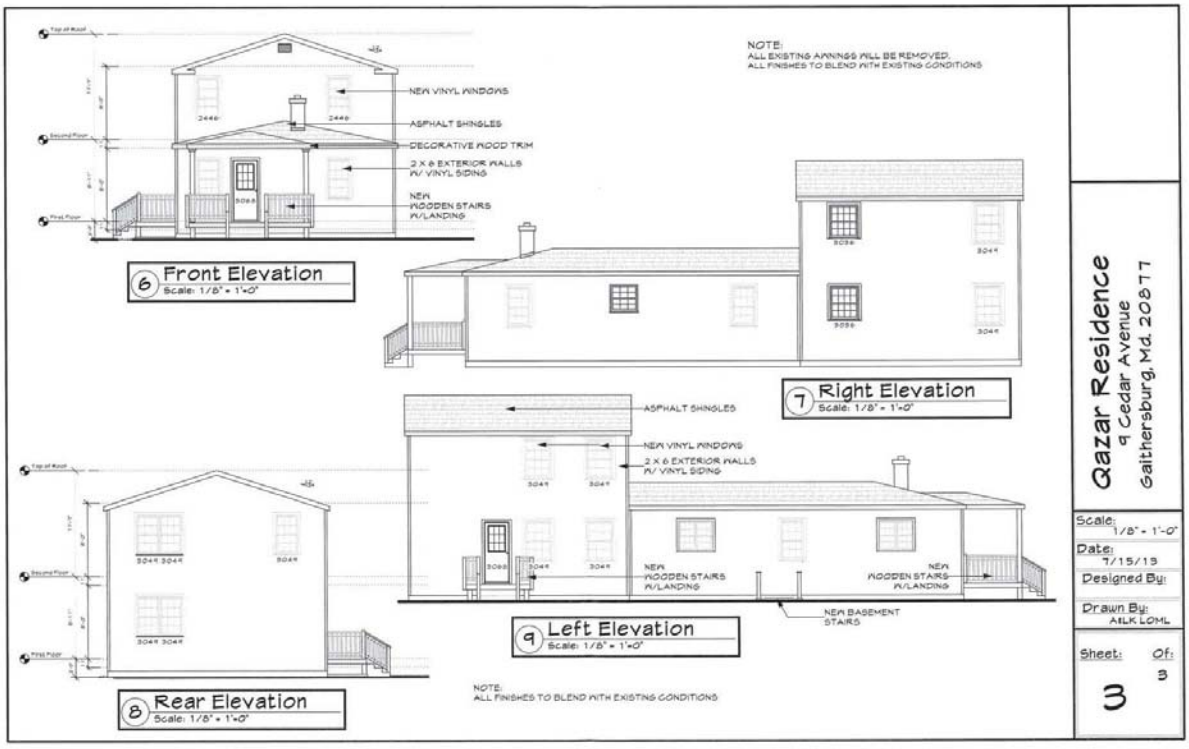


Exhibit #5 – Elevations

Exhibit #6 – Current Conditions Photo

Historic District Commission Courtesy Review

Pursuant to section 24-227.4 Courtesy Reviews, the architectural design of the proposed addition was brought before the Historic District Commission for a courtesy review. The Maryland Historic Trust Inventory form for the property describes the house as a contributing resource (Exhibit #8).

The Historic District Commission had the following comments (Exhibit #7) for the proposed addition at their July 10, 2013 meeting,

1. The massing and scale of the proposed addition could be improved with adjustments to the design of the roof.
2. Style and pitch of the proposed porch roof should match the existing buildings roof.
3. Fenestrations should not be covered up by the porch columns.

In response to the Historic District Commission's comments, the applicant is proposing a hipped roof over for the proposed covered porch. The applicant also relocated one window so that it was not covered up by the porch columns. The applicant decided to proceed with their original design of a gable roof on the two story addition in the rear.

Summary of Findings

Staff finds that the proposed two story addition is consistent with the surrounding architecture and will not adversely affect the character of the community.

IV. Conclusion

Staff recommends that the Planning Commission **GRANT SP-2956-2013, FINAL SITE PLAN APPROVAL, FINDING IT IN CONFORMANCE WITH §24-170 AND §24-168A OF THE CITY'S ZONING ORDINANCE, WITH NO (0) CONDITIONS.**

SP-2956-2013

6/27/13

Gaithersburg
A CHARACTER COUNTS! CITY

PLANNING AND CODE ADMINISTRATION

City of Gaithersburg · 31 South Summit Avenue · Gaithersburg, Maryland 20877 · Telephone: (301) 258-6330 · Fax: (301) 258-6336
plancode@gaithersburgmd.gov · www.gaithersburgmd.gov

SITE or SCHEMATIC DEVELOPMENT PLAN APPLICATION

All information must be complete to initiate processing of application

SUBJECT PROPERTY

Street Address or Location 9 Cedar Avenue Gaithersburg, Md. 20877

APPLICANT/BILLING CONTACT

Business Name

Primary Contact Alan Kinney

Street Address 710 East 16th Street Suite No.

City Frederick State Maryland Zip Code 21701

Telephone Numbers: Work 301-351-5929 Cell E-mail Address dcquality@gmail.com

OWNER

Business Name

Primary Contact Nadine and Eley Qazar

Street Address 9 Cedar Avenue Suite No.

City Gaithersburg State Maryland Zip Code 20877

Telephone Numbers: Work Cell 240-899-6222 E-mail Address

DEVELOPER

Business Name

Primary Contact

Street Address Suite No.

City State Zip Code

Telephone Numbers: Work Cell E-mail Address

ATTORNEY

Business Name

Primary Contact

Street Address Suite No.

City State Zip Code

Telephone Numbers: Work Cell E-mail Address

ARCHITECT

Business Name MD Registration No.

Primary Contact

Street Address Suite No.

City State

Telephone Numbers: Work Cell E-mail Address

Planning Commission
SP-2956-2013
Exhibit #1

ENGINEER

Business Name _____ MD Registration No. _____

Primary Contact _____

Street Address _____ Suite No. _____

City _____ State _____ Zip Code _____

Telephone Numbers: Work _____ Cell _____ E-mail Address _____

PLAN TYPE (check one only) ☐ Concept ☐ Preliminary ☐ Final ☐ Schematic Development

PROPOSED PRIMARY USE (check one only) ☒ Residential ☐ Non-Residential ☐ Mixed Use

PROPOSED UNIT TYPE

☐ Office/Professional ☐ Restaurant ☐ Retail/Commercial

☒ Residential Single Family ☐ Mixed Use ☐ Residential Multi-Family

☐ Other Use *(specify)* _____

PARKING

☐ Parking Waiver Needed ☐ Height Waiver Needed

Number of Spaces Required _____

PROJECT DESCRIPTION

Construct 2 story addition attached to rear of existing 1 story home with new side entrance.. Construct new front porch. Construct new basement areaway.

SITE DETAILS

Site Area Square Feet	10514	Number of Lots	1
Site Area Acres		Number of Dwelling Units/Acre	
Green Area		Parking Spaces Provided	
Green Area %		Height of Tallest Building (ft.)	23'-5"
		Height of Tallest Building (stories)	2

SQUARE FOOTAGE - NON-RESIDENTIAL

Retail		Office/Professional	
Restaurant (A)		Educational/Institutional/Religious	
Restaurant (B)		Industrial	
Restaurant (C)		Other *(please specify)*	

UNIT COUNTS - RESIDENTIAL

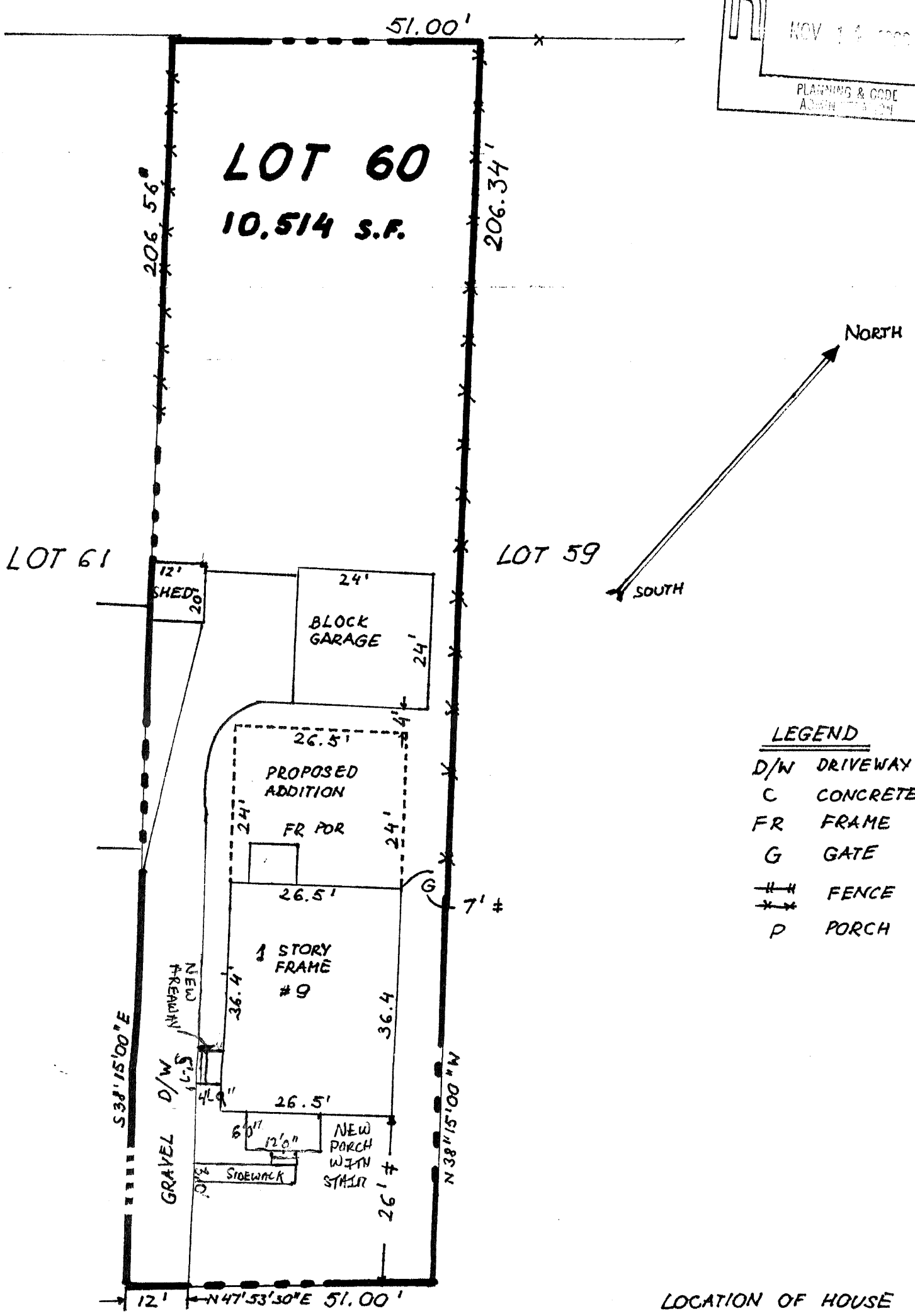
Single Family Detached Units		Apartment Units	
Townhouse Units		Condominium Units	
Duplex Units		Other *(please specify)*	

Total Number Residential Units _____

SEE FOLLOWING PAGES FOR SUBMISSION REQUIREMENTS

SP08 0011

RECEIVED
NOV 1 1 2008
PLANNING & CODE ADMIN



CEDAR AVENUE
60' R/W

LOCATION OF HOUSE
LOT 60
PLAT NO. 138 ; PLAT BK 2

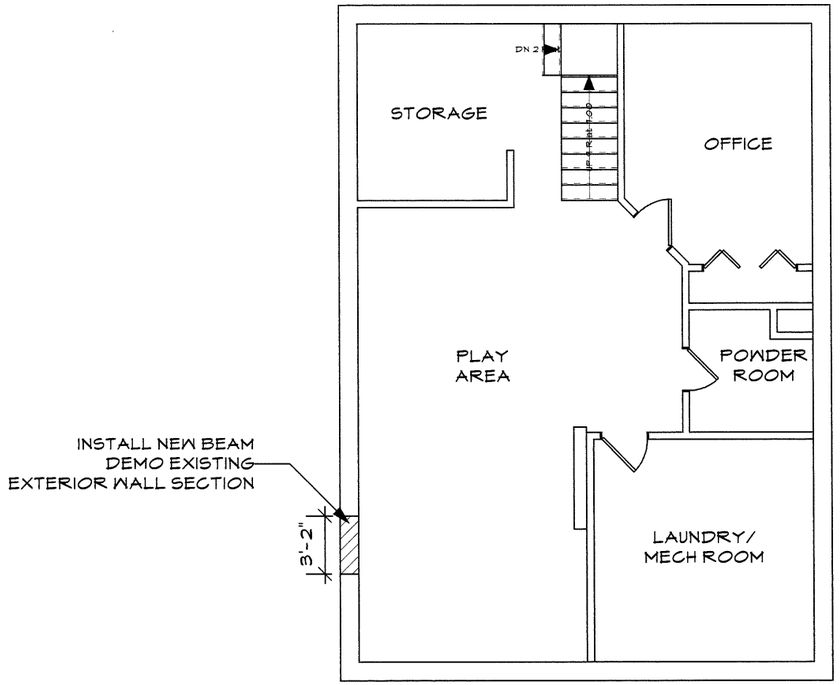
OBSERVATORY HEIGHTS

MONTGOMERY COUNTY, MD
FLOOD ZONE C PER FEMA MAP

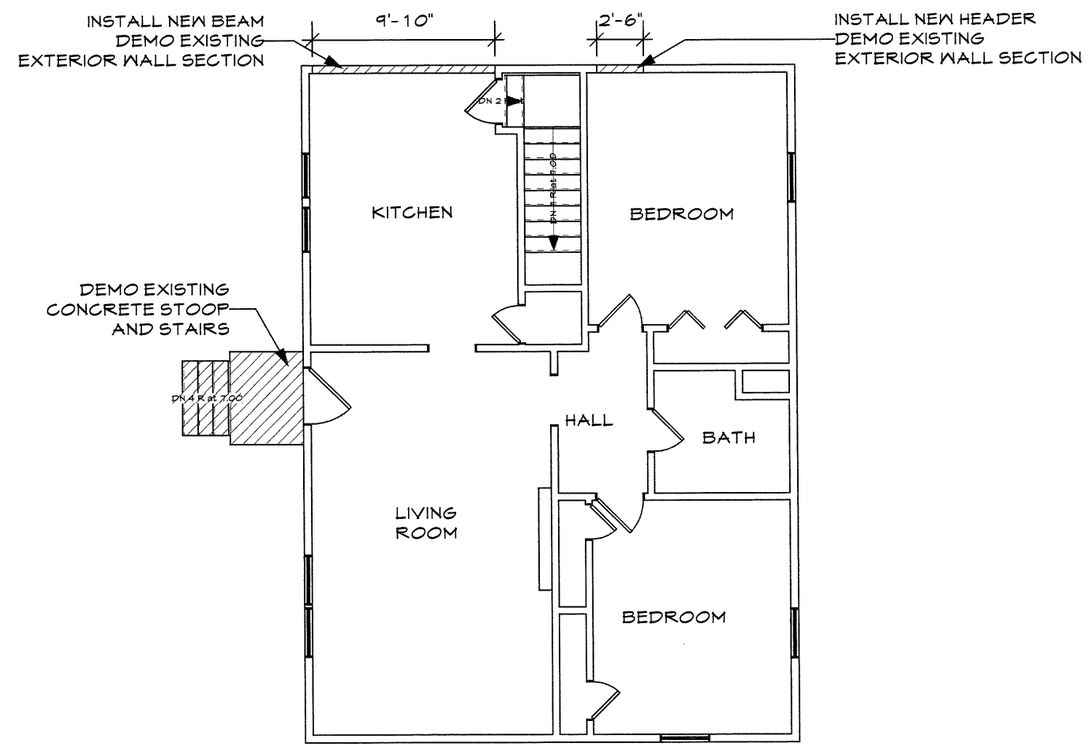
PLAN SCALE: 1" = 20'

Planning Commission
SP-2956-2013
Exhibit #2

NOTE:
ALL EXISTING AWNINGS WILL BE REMOVED.



1 Basement Demo Plan
Scale: 1/8" = 1'-0"



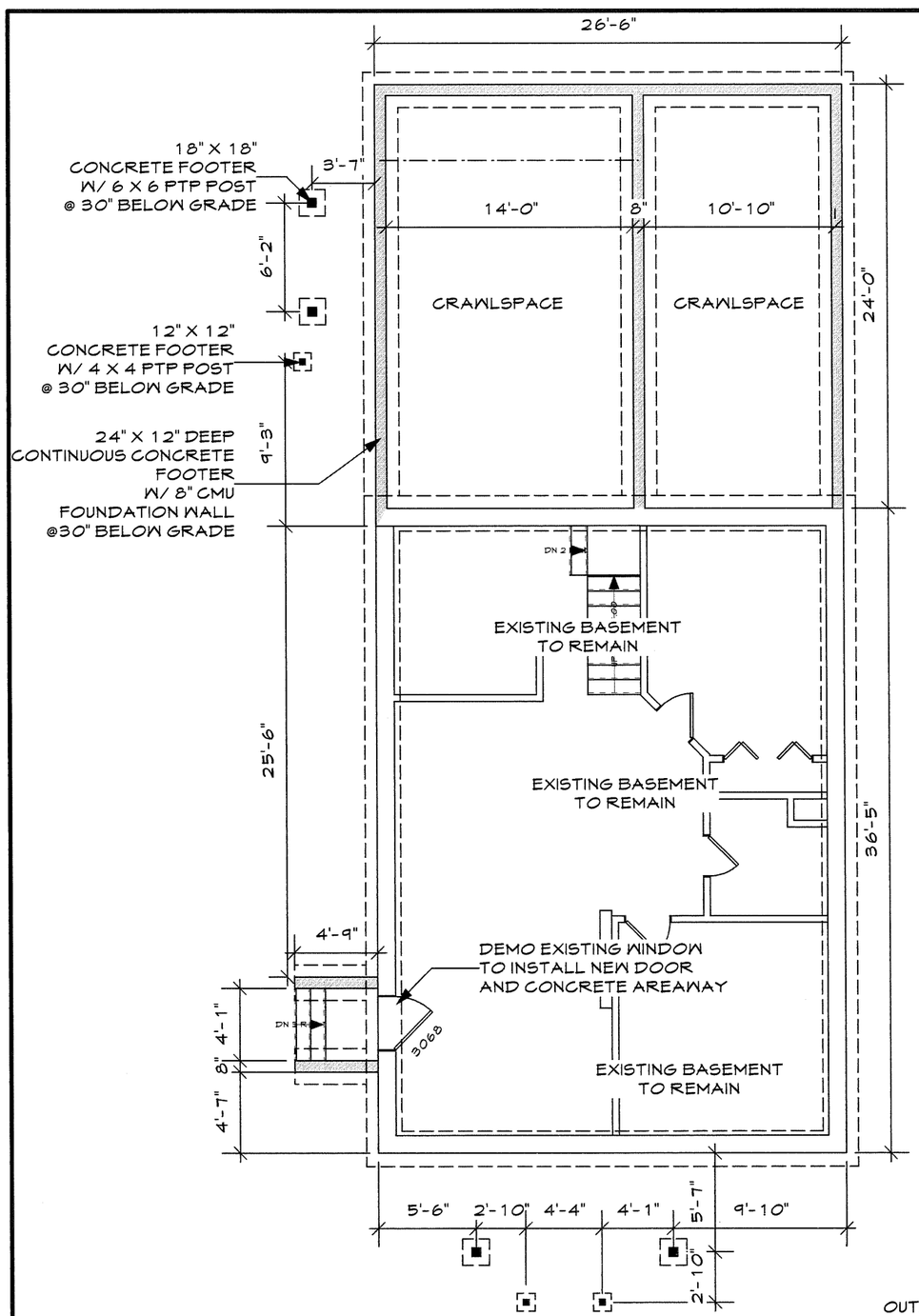
2 First Floor Demo Plan
Scale: 1/8" = 1'-0"

Planning Commission
SP-2956-2013
Exhibit #3

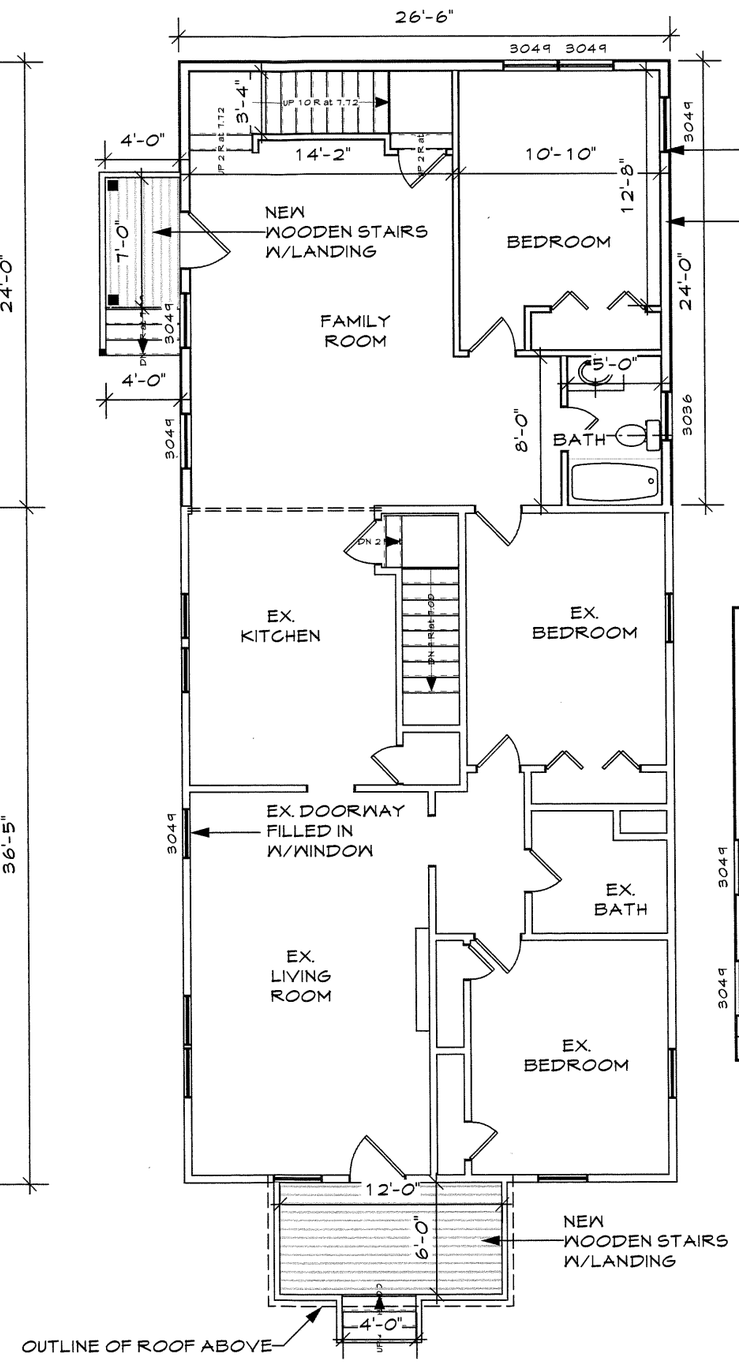
Qazar Residence
9 Cedar Avenue
Gaithersburg, Md. 20877

Scale: 1/8" = 1'-0"
Date: 7/15/13
Designed By:
Drawn By: A&LK LOML

Sheet: 1 Of: 3

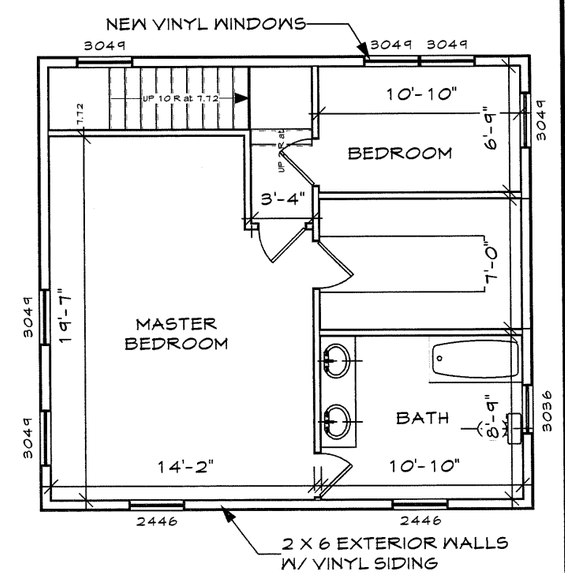


3 Basement Plan
Scale: 1/8" = 1'-0"



4 First Floor Plan
Scale: 1/8" = 1'-0"

NOTE:
ALL EXISTING AWNINGS WILL BE REMOVED.



5 Second Floor Plan
Scale: 1/8" = 1'-0"

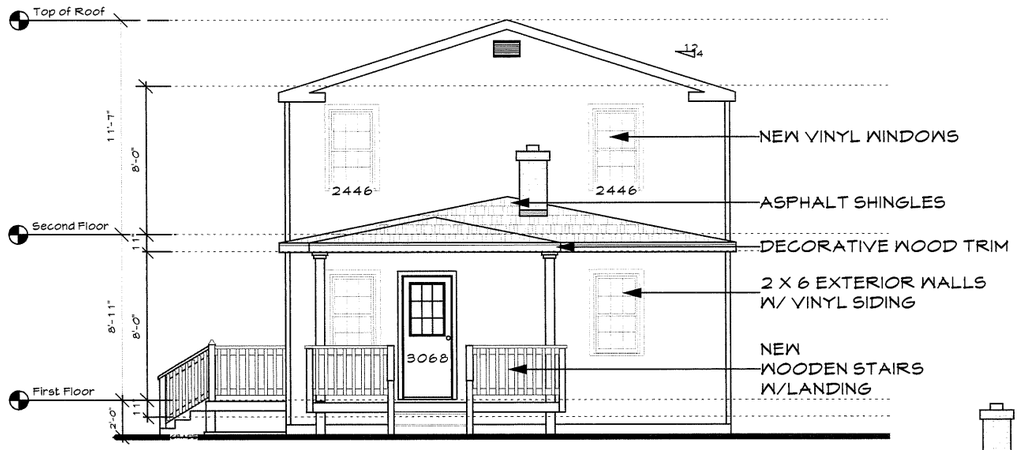
Planning Commission
SP-2956-2013
Exhibit #4

Qazar Residence
9 Cedar Avenue
Gaithersburg, Md. 20877

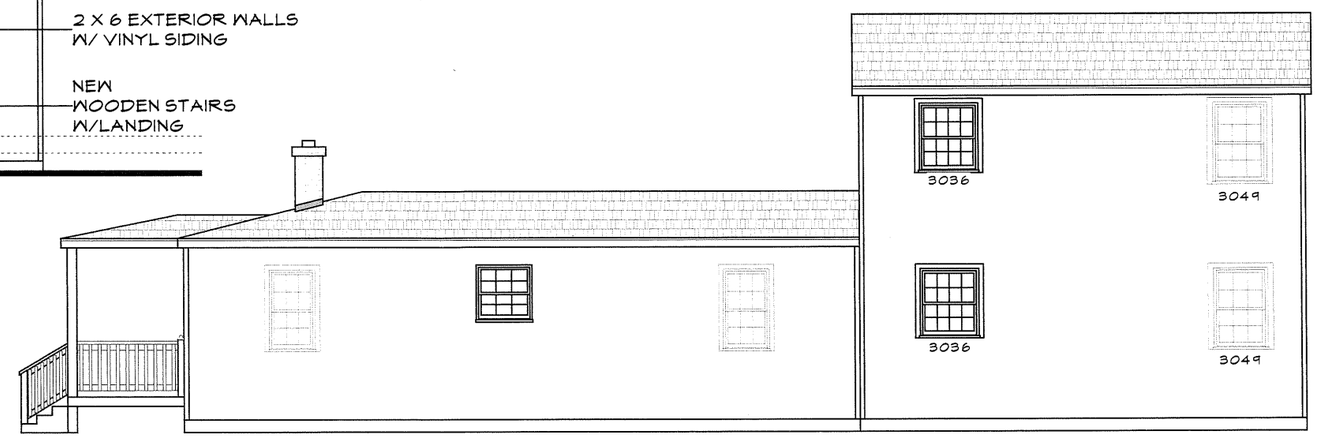
Scale: 1/8" = 1'-0"
Date: 7/15/13
Designed By:
Drawn By: A&LK LOML

Sheet: 2 Of: 3

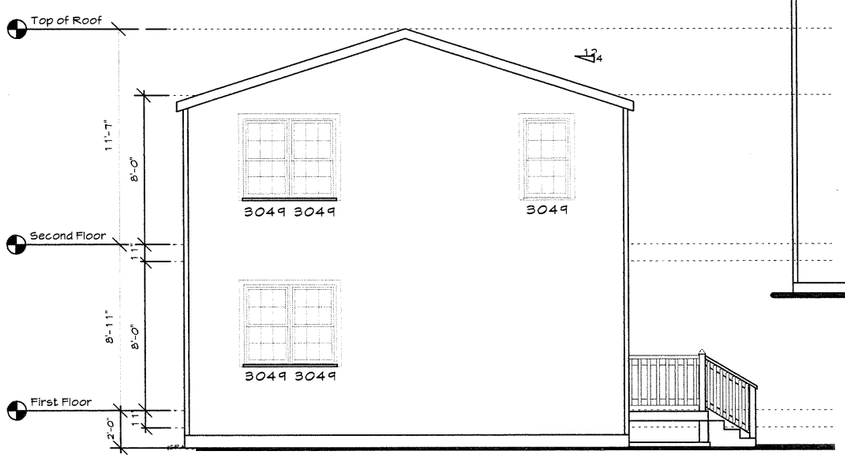
NOTE:
ALL EXISTING AWNINGS WILL BE REMOVED.
ALL FINISHES TO BLEND WITH EXISTING CONDITIONS



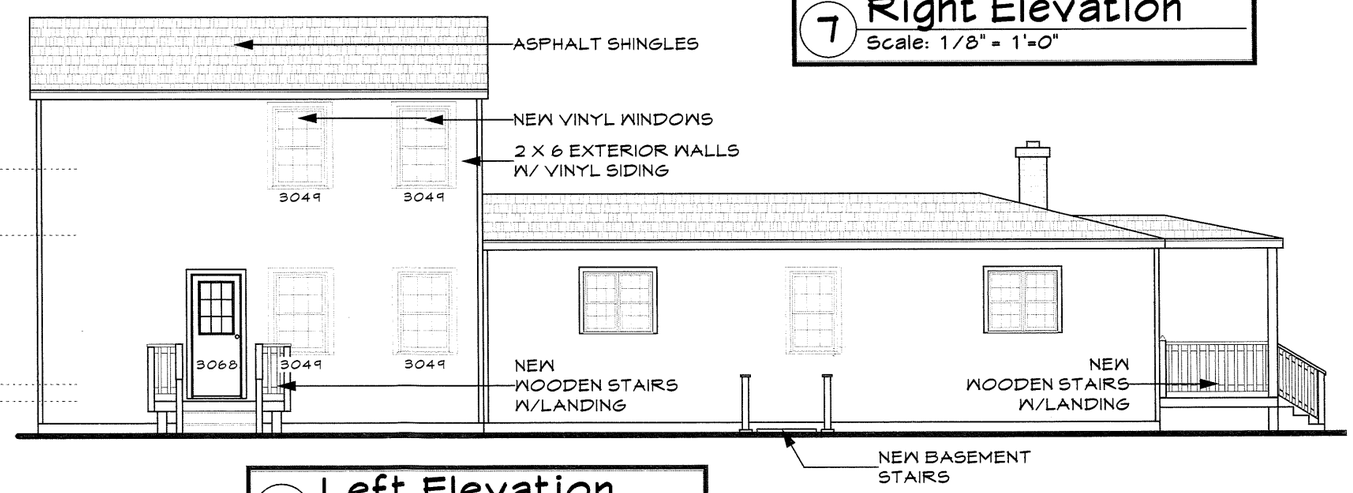
6 Front Elevation
Scale: 1/8" = 1'-0"



7 Right Elevation
Scale: 1/8" = 1'-0"



8 Rear Elevation
Scale: 1/8" = 1'-0"



9 Left Elevation
Scale: 1/8" = 1'-0"

NOTE:
ALL FINISHES TO BLEND WITH EXISTING CONDITIONS

Planning Commission
SP-2956-2013
Exhibit #5

Qazar Residence
9 Cedar Avenue
Gaithersburg, Md. 20877

Scale: 1/8" = 1'-0"

Date: 7/15/13

Designed By:

Drawn By: A&LK LOML

Sheet: 3 Of: 3

Planning Commission
SP-2956-2013
Exhibit #6

9 CEDAR

CHDC FORM

COMMUNICATION: HISTORIC DISTRICT COMMISSION

MEMORANDUM TO: Planning Commission

FROM: Historic District Commission

DATE: July 09, 2013

SUBJECT: SP-2956-2013 - Courtesy Review – Site Development Plan Application: SP-2956-2013, Construction of two-story addition to rear of existing home, and new front porch with entrance - 9 Cedar Avenue, Subdivision of Observatory Heights

At its regular meeting on July 09, 2013, the Historic District Commission of the City of Gaithersburg made the following recommendations to the City of Gaithersburg Planning Commission on the proposed two-story addition and front porch with new entrance at 9 Cedar Avenue, 965 square foot, one-story, shallow-hipped roof house, built circa 1954 and located in the subdivision of Observatory Heights:

1. **The massing and scale of the proposed addition could be improved with adjustments to the design of the roof.**

   The height of the addition, 23'-4" as measured from the grade to the peak of the gabled roof, presents a massing challenge. A possible solution would be to redesign the roof from a gable roof to a hipped roof and reducing the height of the eave. Such a redesign would help alleviate the overall massing of the addition. Furthermore, a hipped roof would more closely match the existing buildings roof.

2. **Style and pitch of the proposed porch roof should match the existing buildings roof.**

   The proposed porch will be covered with a gabled roof. The Commission encouraged the applicant to replace the gable roof with a similar hipped roof, which would match the existing building roof. Additionally, a hipped roof would help the proposed front porch blend better with the existing house.

Planning Commission
SP-2956-2013
Exhibit #7

3. Fenestration is not covered up by porch columns.

The proposed front left window is located on the façade so that it is covered up by the porch column. The Commission encouraged the applicant to move the window slightly, so that it is totally enclosed within the porch and similar not blocked by the porch structure.

Maryland Historical Trust
Maryland Inventory of
Historic Properties Form

Inventory No. M:21-203

1. Name of Property (indicate preferred name)

historic The Mason Reed House

other 9 Cedar Avenue

2. Location

street and number 9 Cedar Avenue not for publication

city, town Gaithersburg vicinity

county Montgomery

3. Owner of Property (give names and mailing addresses of all owners)

name Mason L. Reed

street and number 9 Cedar Avenue telephone

city, town Gaithersburg state MD zip code 20877

4. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County Judicial Center tax map and parcel FT51

city, town Rockville, MD 20850 liber 6403 folio 267

5. Primary Location of Additional Data

_____ Contributing Resource in National Register District
_____ Contributing Resource in Local Historic District
_____ Determined Eligible for the National Register/Maryland Register
_____ Determined Ineligible for the National Register/Maryland Register
_____ Recorded by HABS/HAER
_____ Historic Structure Report or Research Report at MHT
__X__ Other: City of Gaithersburg

6. Classification

Category	Ownership	Current Function		Resource Count	
				Contributing	Noncontributing
_____ district	_____ public	_____ agriculture	_____ landscape	1	_____ buildings
__X__ building(s)	__X__ private	__X__ commerce/trade	_____ recreation/culture	_____	_____ sites
_____ structure	_____ both	_____ defense	_____ religion	_____	_____ structures
_____ site		_____ domestic	_____ social	_____	_____ objects
_____ object		_____ education	_____ transportation	1	_____ Total
		_____ funerary	_____ work in progress		
		_____ government	_____ unknown		
		_____ health care	_____ vacant/not in use		
		_____ industry	_____ other:		

Number of Contributing Resources previously listed in the Inventory _____

Planning Commission
SP-2956-2013
Exhibit #8

7. Description

Inventory No. M:21- 203

Condition

___ excellent ___ deteriorated
X_ good ___ ruins
___ fair X_ altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

Non- Contributing resource, 1954 residence

ENVIRONMENT

The subject house faces northwest on Cedar Avenue, situated on a narrow, deep rectangular lot on a street of similar sized lots with the same moderate set-back. A crushed rock driveway east of the house accesses the house and a rear front-gabled garage from Cedar Avenue. The garage appears to pre-date the house. The front yard has a moderately steep slope to the street. Evergreens are planted at the foundation of the house and along the west property boundary.

GENERAL DESCRIPTION

This rectangular two-bay by three-bay, 1-story, shallow-hipped roof house has moderate eave overhangs, composition shingle roof cladding, a large central internal brick chimney, and is clad with wide aluminum siding. The tax assessment records list the house as a "brick" house. The house is entered from the east driveway side via a winding flight of concrete stairs with a wrought iron railing to a cement stoop Aluminum awnings protect the windows and door. The windows are 1/1 double sashes. The two-bay north façade has a single window in each regularly-spaced bay, the three-bay east façade, which serves as the front entrance of the house, has a central door at the stoop flanked by pairs of windows.

Maryland Historical Trust
Maryland Inventory of Historic Properties Form

Inventory No. M:21-203

Name 9 Cedar Avenue
Continuation Sheet
Number 8 Page 1

9 Cedar Avenue, Gaithersburg, MD. East and north (front) facades. Photos taken 1991 by Judy Christensen.

8. Significance

Inventory No. M: 21- 203

Period	Areas of Significance	Check and justify below		
__ 1600-1699	__ agriculture	__ economics	__ health/medicine	__ performing arts
__ 1700-1799	__ archeology	__ education	__ industry	__ philosophy
1800-1899	X architecture	__ engineering	__ invention	__ politics/government
X 1900-1999	__ art	__ entertainment/ recreation	__ landscape architecture	__ religion
__ 2000-	__ commerce	__ ethnic heritage	__ law	__ science
	__ communications	__ exploration/ settlement	__ literature	__ social history
	__ community planning		__ maritime history	__ transportation
	__ conservation		__ military	X other: Local History

Significance dates **Architect**

Specific dates ca. 1954 **Builder**

Evaluation for:

_____ National Register _____Maryland Register _____not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance reports, complete evaluation on a DOE Form – see manual.)

STATEMENT OF SIGNIFICANCE

The subject property demonstrates the continuing development of the Observatory Heights subdivision. This one story brick house covered with aluminum siding was built on the side lot belonging to an earlier home at 7 Cedar Avenue. The garage predates the house.

HISTORY AND SUPPORT

John T. DeSellum and his unmarried sister, Sarah, children of James and Catherine (Fulks) DeSellum, inherited property in Logtown and other land from their parents, which they repatented as "Summit Hall" in 1859. [1]

Prior to 1881, John and Sarah DeSellum subdivided their land along the west side of Frederick Avenue from the B&O Railroad to what is now South Summit Avenue into lots and estate parcels which included rights of way for public roads. This subdivision was never recorded and the roads remained privately held but had been opened for the use of the public, as evidenced in deeds from the DeSellums to Philemon M. Smith and his wife Eliza Smith. [2]

Eliza Smith died and willed her property, the four acres and house at 14 Cedar Avenue and a 13 acres adjoining parcel, to her niece Clara Courtney Stauffer with a life estate to her husband Philemon Smith. After his death, the niece was to receive full and unreserved title to the property. Although advanced in years, Philemon Smith remarried to a Miss Conner of Frederick, MD. The Sentinel reported on October 8, 1897 that Mr. Smith had fallen down his cellar steps and broken a rib and suffered other painful injuries. He subsequently suffered a paralyzing stroke, which was attributed to the fall, [3] but survived until June 6, 1909.

[1] Montgomery County Land Record M/684, BS1/619, JGH7/477, EBP2/554.
[2] Transfer to Philemon and Eliza Smith
[3] Sentinel, Dec. 24, 1897

His young widow had no rights to the real estate and house originally owned by Eliza Smith and Smith's remaining property was left to Smith's son and heir, Joseph Smith. Eliza's niece, Clara Courtnay Stauffer and her husband, S. Theodore Stauffer took title to the four-acre lot and Smith house at 14 Cedar and Eliza's adjacent 13 acres "by will". On October 26, 1910, Mr. and Mrs. Stauffer of Frederick County sold the properties to Charles E. Brinkerhoff of Kensington, MD. [4] Four additional acres of land on the south side of Cedar Avenue remained in the estate of Philemon E. Smith. His estate executors, Helen R. Smith, Joseph M. Smith, and Thomas I. Fulks, Administrators cum testamente annexe of Philemon M. Smith, sold the four acres to John R. and Bessie M. Lewis on November 11, 1910. [5] Mr. Lewis promptly sold the property to Charles E. Brinkerhoff on the same day, November 11, 1910. [6]

The two four-acre lots on both sides of Cedar Avenue and the rear 13 acres were subdivided by Charles Brinkerhoff into 76 lots called "Observatory Heights Addition to the Town of Gaithersburg" and recorded in Montgomery County Plat Book 3, number 38.

In 1911, the Brinkerhoffs sold lots 59, 60, and 61 to J.W. Ferrell of Greenville, North Carolina. [7] The three lots were listed in the 1915-1930 tax assessments of the Town of Gaithersburg as belonging to Atlantic Coast Realty, [8] apparently a partnership between the Brinkerhoffs and Ferrells. [9] In 1917, Atlantic Coast Realty sold all three lots to John A. Stover. [10]

John Stover was granted a building permit by the Town of Gaithersburg on October 2, 1922, not for any of these lots, but for a house built on Russell Avenue, lot 13, Block 2, Russell and Brookes Addition.[11] No improvements were assessed on lots 59, 60 or 61 from 1917 to 1929 and no house is on the 1926 WSSC map of Observatory Heights. The assessed value of the lots declined steadily from a high of $250, to $225, then $200. [12] Stover was cited by the August 9, 1918 Montgomery County Sentinel as discovering the body of Mayor Richard Miles, who was electrocuted when turning on the town street lights. [13]

---

[4] Land Record 278/226
[5] Smith Estate to Lewis
[6] Lewis to Brinkerhoff
[7] Montgomery County Land Record 228/59 (1911).
[8] Undated Tax Assessment Records of the Town of Gaithersburg, estimated from 1915 to 1929.
[9] Land Record 264/4 (1917). (Grantees listed as Charles E. and Martha A. Brinkerhoff of Stanley County, N.C. and James W. and Loulie Ferrell of Pitt County., N.C., Town of Greenville.)
[10] Ibid.
[11] Minutes of the Town of Gaithersburg Council, October 2, 1922.
[12] Ibid.
[13] The Montgomery County Sentinel August 9, 1918.

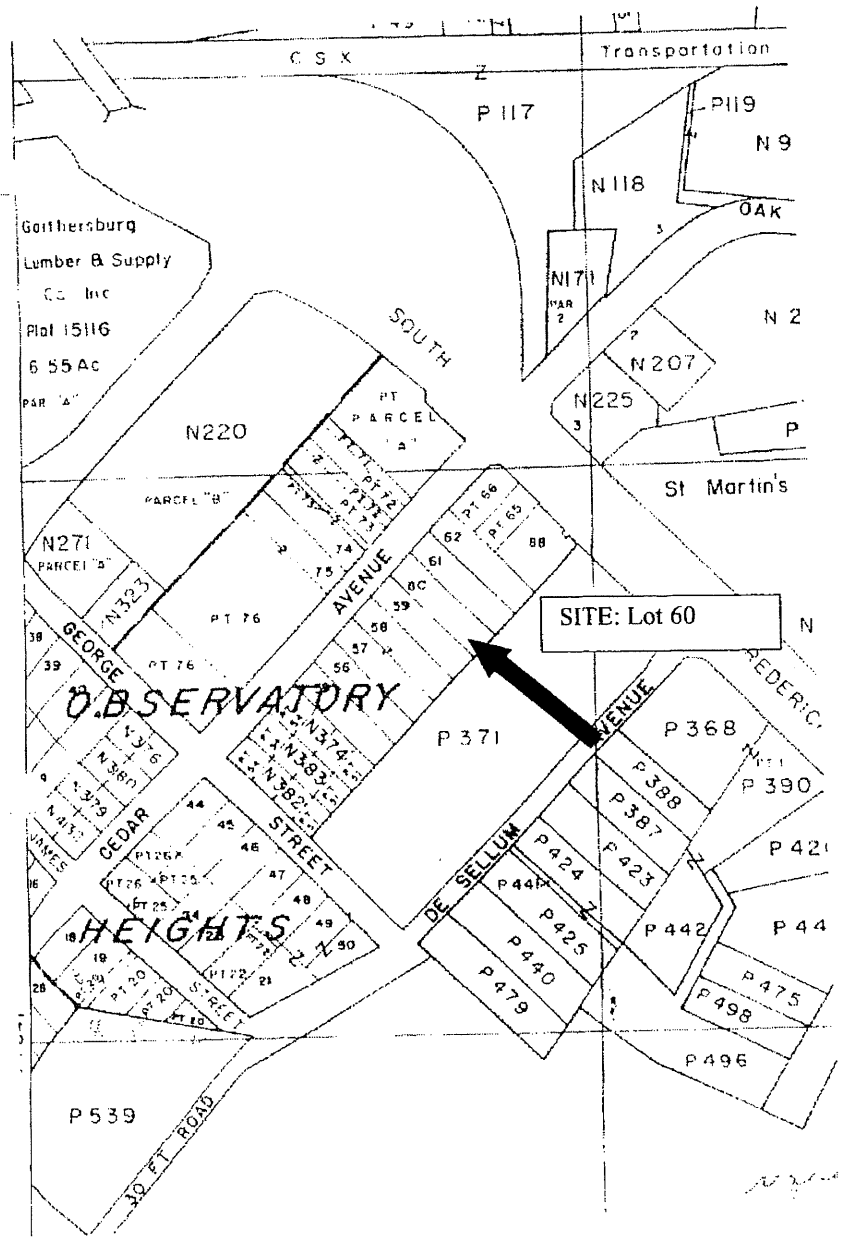
John and Maggie Stover held the three lots until 1932 when lot 61 was sold to R. Emery and Laneta Mills. [14] The Mills built their house on lot 61 at 7 Cedar Avenue in 1932 and made it a home for their family. Emery Mills died December 17, 1951 and Laneta Mills died October 17, 1959. [15] Lot 60 was sold in the 1950s and the existing house was built in 1954. [16]

[14] Land Record 542/269 (1932).
[15] Land Record 2834/461(1961).
[16] State Tax Assessor Records

Maryland Historical Trust
Maryland Inventory of
Historic Properties Form

Inventory No. M:21- 203

Name 9 Cedar Avenue
Continuation Sheet
Number 8 Page 3

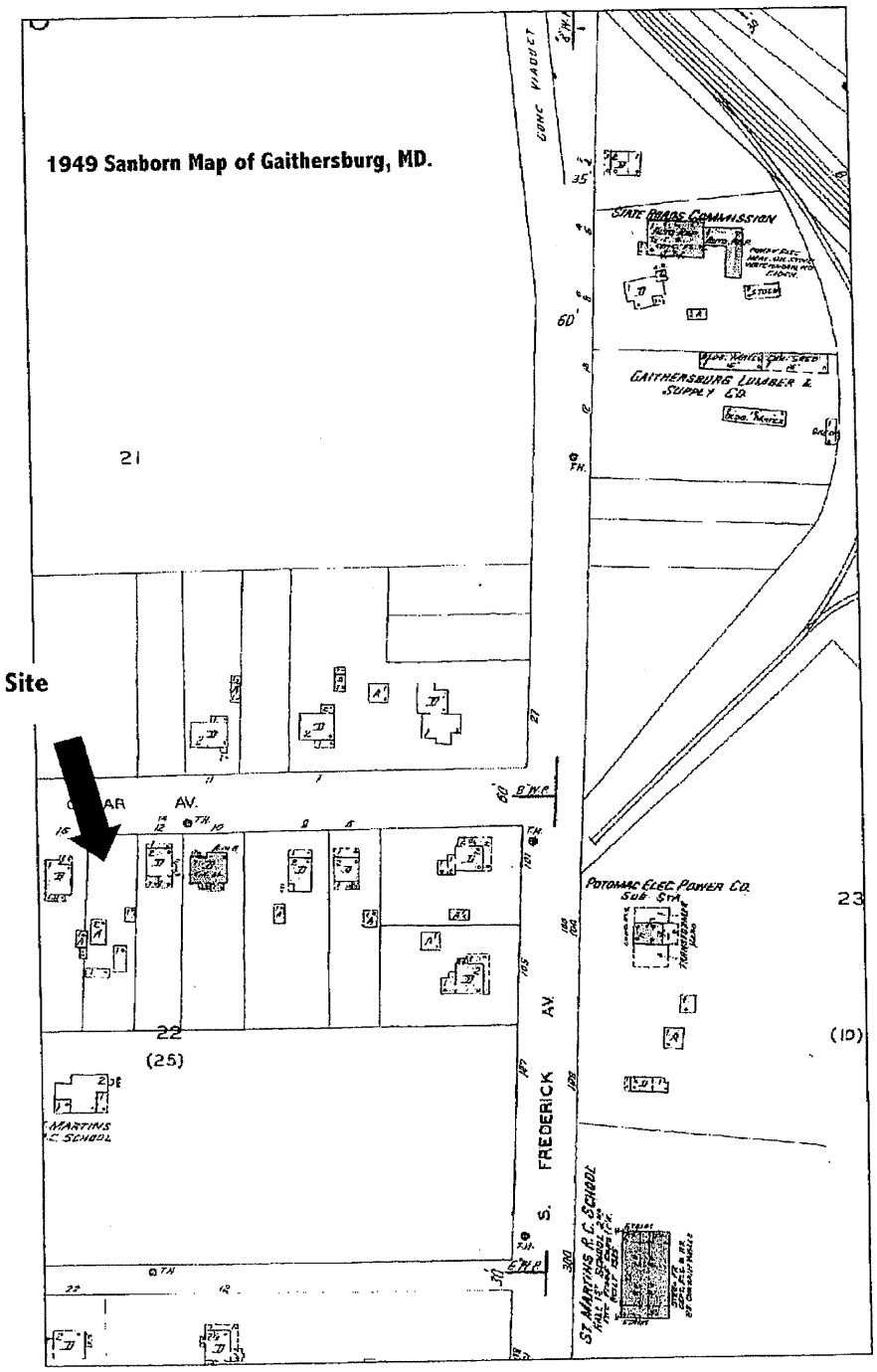


FT 51 showing lot lines

Maryland Historical Trust
Maryland Inventory of Historic Properties Form

Inventory No. M:21- 203

Name 9 Cedar Avenue
Continuation Sheet
Number 8 Page 4



HISTORIC CONTEXT:

MARYLAND COMPREHENSIVE PRESERVATION PLAN DATA

Geographic Organization: III.) Piedmont, Montgomery County, City of Gaithersburg

Chronological/Developmental Period(s): L) Modern Period 1930-present

Historic Period Themes: 2) Architecture/ Landscape Architecture, Community Planning

Resource Type: Building/domestic, single dwelling, residence

Category: Building

Historic Environment: Suburban

Historic Function and Use: Domestic/single dwelling, frame detached residence

Known Design Source: None

M.21-203

9. Major Bibliographical References

Montgomery County land, will and plat records. The Montgomery County Sentinel Newspaper, Martenet and Bond's, J.W. Maddox, and Sanborn maps, Personal Interviews, City of Gaithersburg property records, tax assessment records.

10. Geographical Data

Acreage of project area 10,514 square feet
Acreage surveyed
Quadrangle name
Quadrangle scale

Verbal boundary description and justification

Observatory Heights, lot 60. Map FT51.

11. Form Prepared by

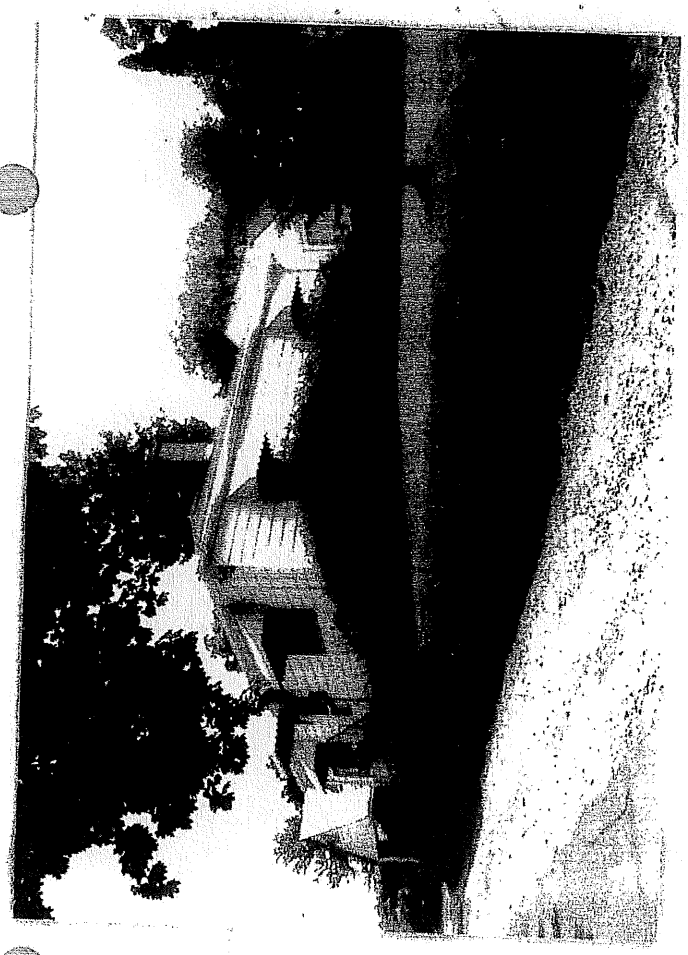
name/title	Gail Littlefield and Judy Christensen	August 2000
organization	ArcHistory	
street & number	6 Walker Avenue	
city or town	Gaithersburg, MD 20877-2704	

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCD/DHCP
100 Community Pllace
Crownsville, MD 21032
410-514-7600

M: 21-203



STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: August 7, 2013

SUBJECT: **SP-3061-2013**

TITLE: **Downtown Crown: 70 2/2 Units**

REQUEST: **FINAL SITE PLAN APPROVAL**
Construction of 70 2/2 Stacked Condominium Townhomes

ADDRESS: Diamondback Drive and Copley Place
ZONE: MXD (Mixed Use Development)

Applicant: VII Crown Farm Owner LLC c/o Westbrook
Owner: VII Crown Farm Owner LLC c/o Westbrook
Engineer: VIKA
Architect: Lessard

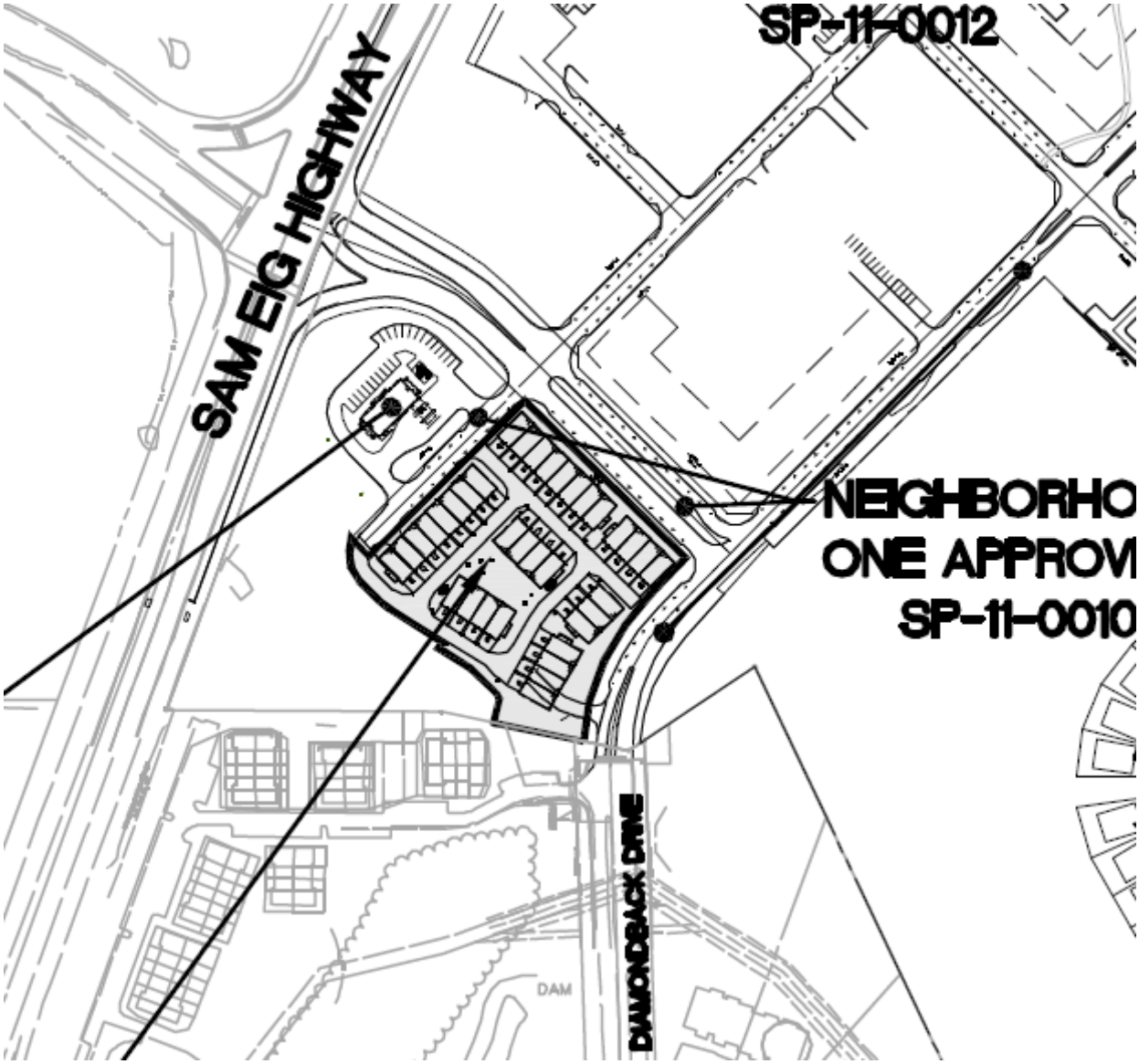
STAFF LIAISON: Rob Robinson, Lead, Long Range Planning

Enclosures:

Staff Comments
Exhibits

Exhibit 1: Final Site Plan Application, SP-3061-2013
Exhibit 2: SP-3061-2013 Location Map
Exhibit 3: Resolution R-45-13
Exhibit 4: Design Guidelines
Exhibit 5: SP-3061-2013 Plan Cover Sheet
Exhibit 6: SP-3061-2013 Site Plan
Exhibit 7: Lotting Plan
Exhibit 8a-c: Landscape Plan
Exhibit 9: Hardscape Details
Exhibit 10: Parking Distribution
Exhibit 11: Key Lot Plan
Exhibit 12: Material Color Package

Exhibit 13a-b:	Elevation 1
Exhibit 14a-b:	Elevation 2
Exhibit 15a-b:	Elevation 3 and Rear Elevations
Exhibit 16a-b:	Architectural Details
Exhibit 17:	Lots 1-8
Exhibit 18a-b:	Lots 9-16
Exhibit 19:	Lots 17-20
Exhibit 20:	Lots 21-23
Exhibit 21:	Lots 24-27
Exhibit 22:	Lots 28-31
Exhibit 23:	Lots 32-35
Exhibit 24:	Retaining Wall Plan
Exhibit 25:	Footings Letter
Exhibit 26:	Photometric Plan
Exhibit 27:	Green Space Exhibit
Exhibit 28:	Grade Establishment Plan
Exhibit 29:	Pavement Marking & Signage
Exhibit 30a-d:	Storm Drain and Paving Plan
Exhibit 31:	Approved SWM Plan Cover
Exhibit 32:	Meeting Notifications



STAFF COMMENTS

I. BACKGROUND:

The Applicant, VII Crown Farm Owner LLC, has submitted Final Site Plan application SP-3061-2013 requesting final site plan approval for constructing seventy (70) fee-simple 2-over-2 condominium units in Neighborhood 1 of the Crown development. This application is based upon schematic development plan, SDP-1842-2013, approved June 17, 2013 by resolution R-45-13[1], including approved Design Guidelines[2]. The current application presents the final engineering, landscaping, and architectural elevations approved as part of SDP-1842-2013.

1 Exhibit 3
2 Exhibit 4

II. SCOPE OF REVIEW:

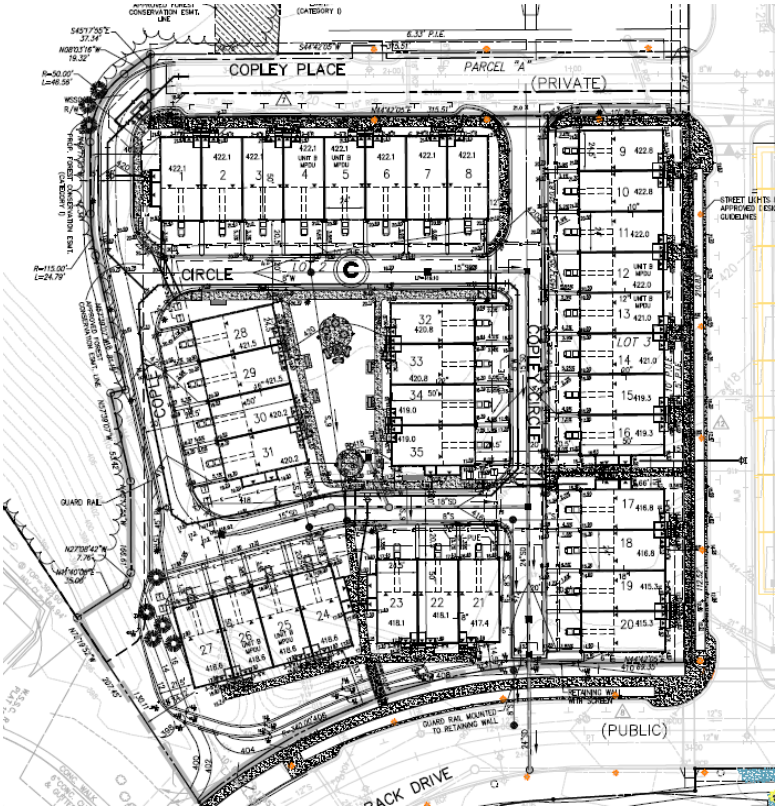
Site plan approval is required by § 24-168 of the Zoning Ordinance, which states:

> *No building or structure shall be hereafter erected, moved, added to or structurally altered under circumstances which require the issuance of a building permit under this chapter, nor shall any use be established, altered or enlarged under circumstances which require the issuance of a use and occupancy permit under this chapter, upon any land, until a site development plan for the land upon which such building, structure or use is to be erected, moved, added to, altered, established or enlarged has been approved by the city planning commission.*

The application SP-3061-2013 requests Final Site Plan approval from the Planning Commission. This property is governed by Division 19, § 24-160D.9.(c) – Final Site Plan Review, the MXD (Mixed Use Development) Zone. As stated, the application SP-3061-2013 presents the final engineering, landscaping, and architectural elevations for the seventy (70) residential units.

III. SITE PLAN ANALYSIS AND FINDINGS:

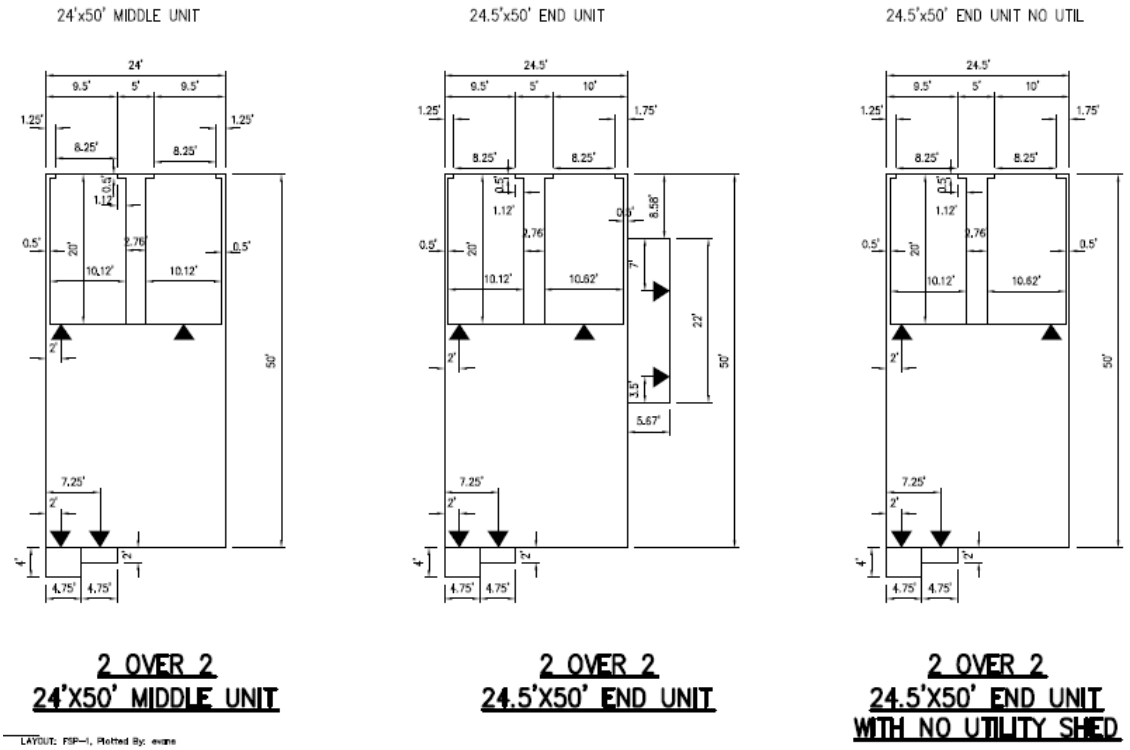
In accordance with §24-171, the Planning Commission has the authority to review and make determinations regarding the proposed plan for the purpose of protecting the public health, safety and welfare. The findings are referenced in §24-170. Accordingly, staff provides the following comments and findings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



Site Development Analysis

As approved under SDP-1842-2013, the subject application proposes seventy (70) "2-over-2" condominium units. The 70 units are located within thirty-five (35) stacked townhome "lots" divided among seven (7) sticks[3]. The subject parcel of the application being considered is bounded by Diamondback Drive to the North and West; Copley Place to the east, across from the approved future Capital One Bank; and the future Category I forest conservation area to the south in Neighborhood or "Downtown" Crown.

Entry into the development is served through two (2) ingress/egress points located off Copley Place. The development is served by an internal "ring" alley named Copley Circle. Exterior and interior sidewalks provide connectivity. The unit sticks are designed to relate and address either the adjoining exterior roads or the interior pocket green. The individual structures housing each 2-over-2 measure twenty-four and a half (24.5) feet by fifty (50) feet in depth, with some units having an attached utility shed[4].



Parking for the townhomes is facilitated by driveways, garages, and on-street spaces[5]. The parking distribution is in compliance with the parking approved by SDP-1842-2013.

3 Exhibit 6
4 Exhibit 5
5 Exhibit 10

BLOCK C

CONDOMINIUMS 2-OVER-2 (LOTS 2 & 3)
(1 GARAGE AND 1 DRIVEWAY SPOT PER LIVING SPACE)

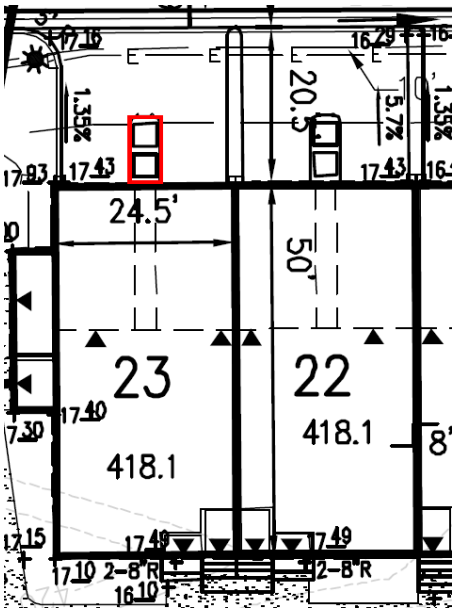
#UNITS	REQ. PARKING SPACES PER UNIT	PARKING REQUIRED
70	2	140
		140.0

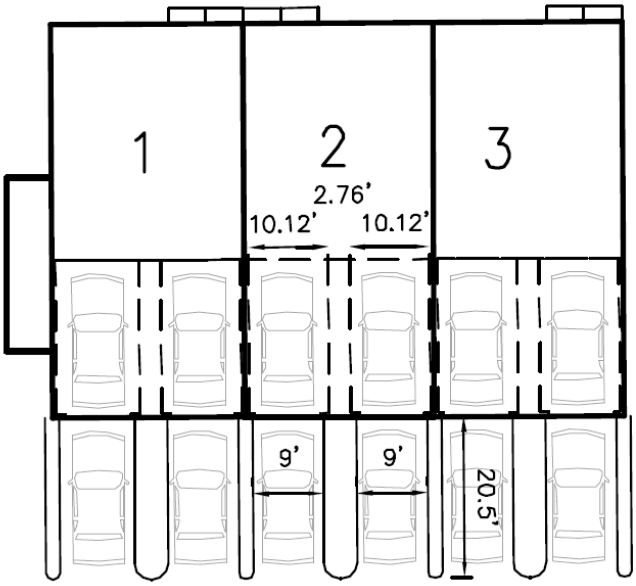
140.0

PARKING PROVIDED

GARAGE PARKING	70	
DRIVEWAY PARKING	70	
ON-STREET PARKING	27	
PROVIDED	167	167

The Applicant will work with staff to ensure the placement and sizing of HVAC units within the driveways will not conflict with the opening and closing of car doors.





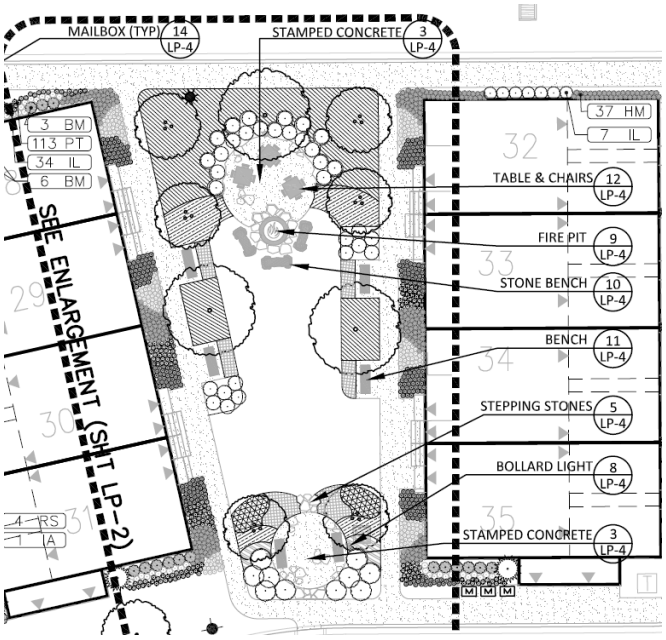
Landscape / Hardscape[6]

The Applicant has submitted a comprehensive set of landscape and hardscape plans as part of this application. The plant materials proposed comply with the design guidelines and include a mix of shade and ornamental trees, shrubs, perennials, and grasses.

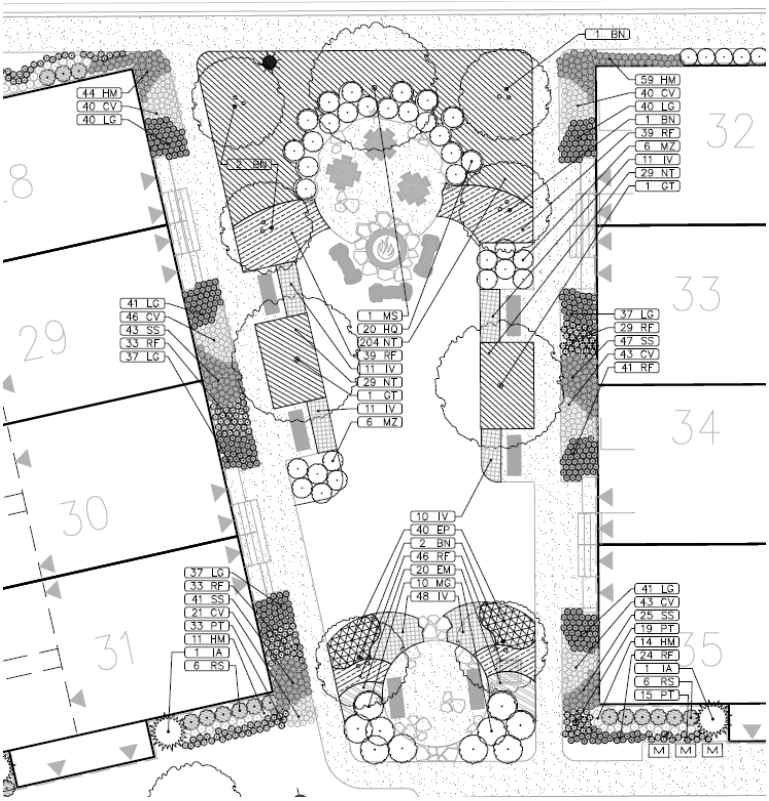
PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	NOTES
SHADE TREES							
2	GT	*Gleditsia triacanthos var. inermis*	Thornless Honey Locust	3-3 1/2" CAL	B&B	AS SHOWN	single leader; full branching
8	LS	*Liquidambar styraciflua 'Hapdell'*	Happidaze Fruitless Sweetgum	3-3 1/2" CAL	B&B	AS SHOWN	single leader; full branching
4	TC	*Tilia cordata*	Littleleaf Linden	3-3 1/2" CAL	B&B	AS SHOWN	single leader; full branching
6	QC	*Quercus coccinea*	Scarlet Oak	3-3 1/2" CAL	B&B	AS SHOWN	single leader; full branching
2	QR	*Quercus rubra*	Red Oak	3-3 1/2" CAL	B&B	AS SHOWN	single leader; full branching
ORNAMENTAL TREES							
6	BN	*Betula nigra*	River Birch	6-8' HT.	B&B	AS SHOWN	specimen, 3-4 stems
1	MS	*Magnolia soulangeana*	Saucer Magnolia	8-10' HT.	B&B	AS SHOWN	multistem - 3 stems minimum;full branching
9	MV	*Magnolia virginiana*	Sweetbay Magnolia	6-8' HT.	B&B	AS SHOWN	specimen, 3-4 stems
CONIFERS							
13	IA	*Ilex attenuata 'Foster's'*	Foster's Holly	8-10' HT.	B&B	AS SHOWN	full branching
3	IO	*Ilex opaca*	American Holly	8-10' HT.	B&B	AS SHOWN	full branching
5	IN	*Ilex x 'Nellie R. Stevens"*	Nellie Stevens Holly	8-10' HT.	B&B	AS SHOWN	full branching
8	TP	*Thuja occidnetalis 'Emerald'*	American Arbrovitae	6-8' HT.	B&B	AS SHOWN	heavy & symmerical
SHRUBS							
22	BM	*Buxus microphylla japonica 'Winter Gem'*	Winter Gem Boxwood	18-24"	B&B	AS SHOWN	
60	CD	*Cotoneaster dammeri 'Skogholm'*	Bearberry Cotoneaster	15-18"	B&B	AS SHOWN	
125	HF	*Hypericum frondosum 'Sunburst'*	Bushy St. Johns Wort	18-24"	B&B	AS SHOWN	
29	HQ	*Hydrangea quercifolia 'Ruby Slippers'*	Dwarf Oakleaf Hydrangea	30-36"	B&B	AS SHOWN	
6	IG	*Ilex glabra 'Shamrock'*	Shamrock Holly	18-24"	B&B	AS SHOWN	
93	IL	*Itea virginica'Little Henry'*	Virginia Sweetspire Little Henry	18-24"	B&B	AS SHOWN	
127	JH	*Juniperus horizontalis 'Blue Chip'*	Blue Chip Juniper	18-24"	B&B	24" O.C.	
222	RA	*Rhus aromatica 'Gro-Low'*	Gro-Low Fragrant Sumac	18-24"	B&B	24" O.C.	
56	RS	*Rosa 'Sunny Knock Out'*	Sunny Knock Out Rose	30-36"	B&B	AS SHOWN	
PERENNIALS & GROUNDCOVER							
279	AT	*Asclepias tuberose*	Butterfly Weed		1 QT.	24" O.C.	
1,400	CV	*Coreopsis verticillate 'Moonbeam'*	Moonbeam Coreopsis		1 QT.	15" O.C.	
55	EP	*Echinacea purpurea 'Magnus'*	Magnus Purple Coneflower		1 QT.	24" O.C.	
20	EM	*Eupatorium maculatum 'Gateway'*	Joe Pye Weed		1 QT.	24" O.C.	
381	HM	*Heuchera micrantha 'Palace Purple'*	Palace Purple coralbells		1 QT.	24" O.C.	
91	IV	*Iris versicolor*	Blue Flag Iris		1 QT.	18" O.C.	
1,687	LG	*Liatris spicata*	Gayfeather		1 QT.	24" O.C.	
629	PT	Pachysandra terminalis	Japanese Pachysandra		1 GAL.	18" O.C.	
1,157	RF	*Rudbeckia fulgida 'Deamii'*	Black Eyed Susan 'Deam's Coneflower'		1 QT.	24" O.C.	
1,188	SS	*Sedum spectabile 'Autumn Joy'*	Autumn Joy Sedum		1 GAL.	18" O.C.	
GRASSES							
1,649	FG	*Festuca glauca*	Blue Fescue		1 QT.	12" O.C.	
40	MG	*Miscanthus giganteus*	Giant Miscanthus		3 GAL.	42" O.C.	
38	MZ	*Miscanthus sinensis 'Zebrinus'*	Zebra Grass		3 GAL.	36" O.C.	
262	NT	*Nassella tenuissimo*	Mexican Feather Grass		1 GAL.	24" O.C.	

An interior pocket green has been incorporated into the design. The purpose is to provide a passive green affording the residents a communal gathering place.

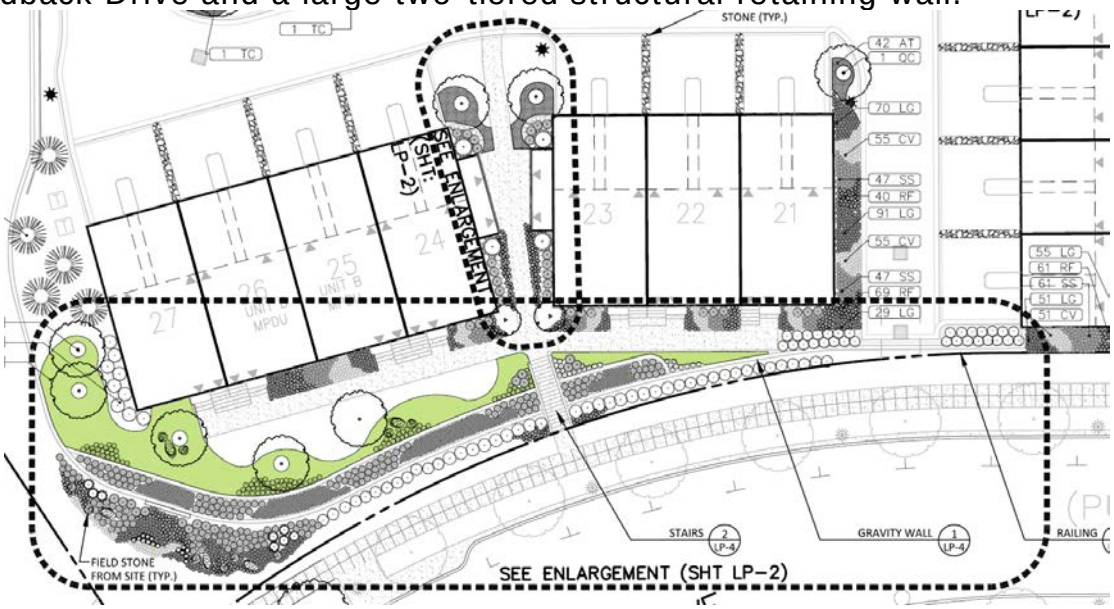


6 Exhibit 8



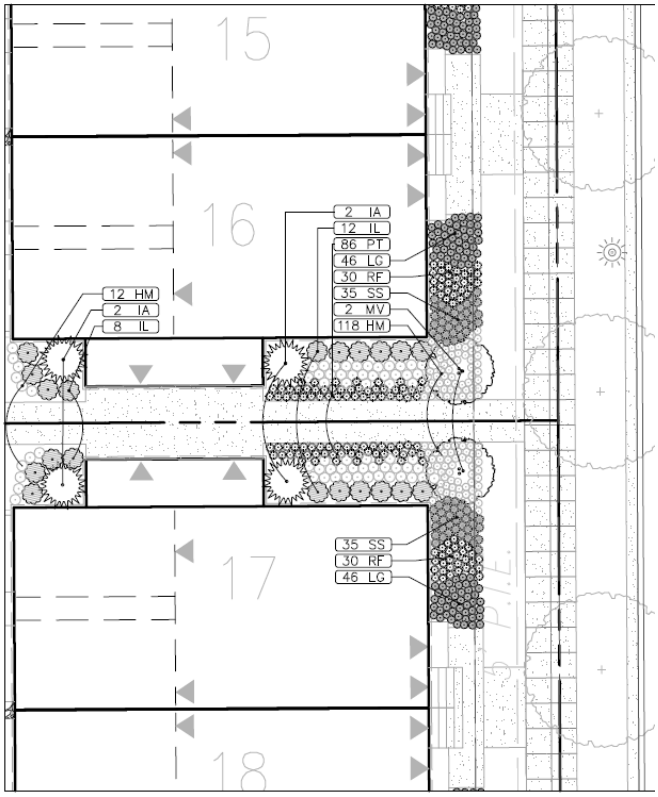
The green is anchored on either end by stamped concrete patios with seating. The eastern end includes a fire pit and is bordered by River Birches and a large Magnolia that will serve as a backdrop and function as a terminating vista from the path into the site from Diamondback Drive to the west. These trees will also help screen the rear elevations of lots 1-8 from those units fronting the green.

The western end of the development includes the aforementioned stairs and path from Diamondback Drive and a large two-tiered structural retaining wall.



Shade trees are set back from the wall and border the path with a combination of grasses, groundcover, and perennials being planted at the walls' base and within the tiers. Staff acknowledges the design effort proposed for this gateway location.

The pathway connection from Diamondback Drive to the north is addressed similarly in design to that from the west:



Architectural Elevations

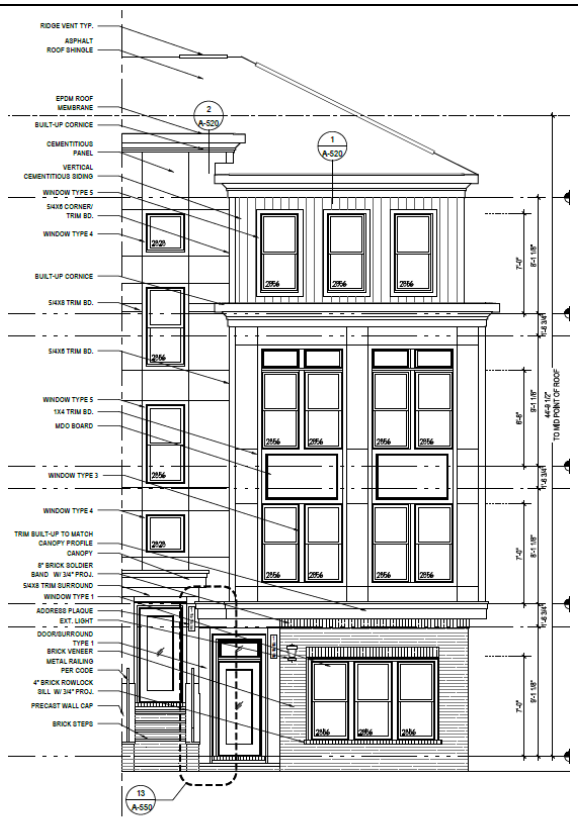
The current application provides architectural elevations for the 2-over-2 units. These elevations are the detailed results of the refinement of the conceptual elevations presented as part of SDP-1842-2013. The applicant's team of architects have clearly reviewed the Design Guidelines and listened to comments made by the Commission and Council during SDP. The collection of elevations reflect numerous building materials, four-sided as well as vertical and horizontal interest, attention to details, and complementary designs. Materials proposed include brick, hardy panel, and cementitious board and batten. A comprehensive color package has been included in the application[7].

There are three base elevations with each having a defined base, middle, and top element. Elevations 1 and 2[8] have the same design with the difference being Elevation

7 Exhibit 12
8 Exhibits 13 & 14

2 carries the brick up from the base. Both may be used as interior units. Elevation 3[9] is an end unit condition only and is used on the five (5) defined key lots[10].

9 Exhibit 15
10 Exhibit 11



Rear elevations are standard for all three elevations, with key lots carrying the brick base to the rear.

Each elevation type has a corresponding side elevation. Elevations 1 and 2 may have an attached utility shed depending upon location.

2 A-203 SIDE ELEVATION @ ELEV. 1 W/ SPRINKLER/UTILITY ROOM.

SCALE: 1/4" = 1'-0"

1 A-203 SIDE ELEVATION @ ELEV1 - STANDARD

SCALE: 1/4" = 1'-0"

2 A-204 SIDE ELEVATION @ ELEV. 2 W/ SPRINKLER/UTILITY ROOM.

SCALE: 1/4" = 1'-0"

1 A-204 SIDE ELEVATION @ ELEV2 - STANDARD

SCALE: 1/4" = 1'-0"

The Applicant has included the designs for the seven sticks[11]:

11 Exhibits 17-23

LOT 16

Side Elev. 1

2 A-401 LEFT SIDE ELEVATION

LOT 9

KEY

Side Elev. 3
KEY LOT

3 A-401 RIGHT SIDE ELEVATION

LOT 20

Side Elev. 3
KEY LOT

LOT 17

Side Elev. 1

LOT 23

Side Elev. 1

LOT 21

Side Elev. 3
KEY LOT

The Applicant has refined what was presented during SDP and staff continues to concur that the proposed elevations meet the four General Building Guidelines defined in the approved Design Guidelines:

- Articulate Massing and Facades.
- Build in the Tradition of Simple Yet Elegant Designs using Traditional, High-Quality, and Durable Materials throughout the Community.
- Embellish the Streets with Private Outdoor Spaces, Design Building Facades to Respond to these Spaces, and Emphasize the Main Entries of Buildings.
- Incorporate Shading Devices as a Unifying Design Feature.

Summary of Findings

Staff is supportive of the subject application. The Applicant has taken thought to fully actualize the project proposed during SDP. This application has implemented the Design Guidelines and proposed a project designed to create a strong visual first impression at two gateway entrances into Crown. The contemporary and urban architectural theme will integrate well with the Downtown Crown area. The proposed plan incorporates a "Pocket Green" that provides a unique amenity for the residents. The new plan adds to the variety of housing types and price point options in Crown and increases homeownership opportunities within both Crown and the City of Gaithersburg, a stated goal of the City. The proposed plan further realizes the overall vision for Crown.

IV. CONCLUSION:

Staff recommends **TO GRANT SP-3061-2013, CROWN NEIGHBORHOOD 1 2-OVER-2 UNITS, FINAL SITE PLAN APPROVAL, FINDING IT IN COMPLIANCE WITH §§ 24-160D.9(c), 24-170 and 24-171 OF THE CITY'S ZONING ORDINANCE WITH THE FOLLOWING CONDITIONS:**

1. **The Applicant is to provide final photometric, paving and storm drain plans, pavement marking and signage, and grade establishment plans to be reviewed and approved by DPW prior to the issuance of site development permits;**

2. **The Applicant is to submit cross section and engineering details for the retaining walls to be approved by DPW and Permits and Inspections prior to the issuance of site development permits;**

3. **Homeowner Association documents and covenants, including, but not limited to any retaining wall maintenance obligations are to be reviewed by staff for approval prior to issuance of building permits;**

4. **The Applicant is to amend the comprehensive Forest Conservation Plan for approval prior to submission of any Neighborhood 3 planning applications;**

5. **The Applicant is to submit final affordable housing plan materials for approval prior to issuance of building permits; and**

6. **The Applicant is to work with staff on the final design and siting of HVAC units located within driveways.**

City of Gaithersburg · 31 South Summit Avenue · Gaithersburg, Maryland 20877 · Telephone: (301) 258-6330 · Fax: (301) 258-6336
plancode@gaithersburgmd.gov · www.gaithersburgmd.gov

SITE PLAN APPLICATION

In accordance with Article III, Division 19, Section 24-160 D.9
and Article V of the City Code

Application No. SP-3061-2013
Date 7/11/13
Total Fee

☐ CONCEPT ☐ PRELIMINARY ☒ FINAL (MXD FEE APPLIES) ☐ SCHEMATIC DEVELOPMENT

1) SUBJECT PROPERTY

Street Address 10000 Fields Road

Project Name Crown Farm Neighborhood 1 - 2 over 2

Subdivision _____ Zoning MXD Tax ID 09-777372; 09-769270

Lot part B Block C Historic Area Designation ☐ Yes ☒ No

2) APPLICANT

Name VII Crown Farm Owner, LLC c/o Westbrook Properties Attn: Robert Zeiller

Street Address 10740 Parkridge Blvd. Suite No. 110

City Reston State Virginia Zip Code 20191

Telephone Numbers: Work (703) 391-1101 Home _____ Cell _____

3) CITY PROJECT NUMBER

Original Site Plan Number (if applicable) SDP-11-001

Name of previously approved Final Plan (if applicable) _____

4) ARCHITECT/ENGINEER/DEVELOPER

Architect's Name Lessard Design Inc.

Street Address 8521 Leesburg Pike Suite No. 7000

City Vienna State Virginia Zip Code 20182

Telephone Numbers: Work (571) 830-1800 Home _____ Cell _____

Engineer's Name VIKA Incorporated

Street Address 20251 Century Boulevard Suite No. 400

City Germantown State Maryland Zip Code 20874

Telephone Numbers: Work (301) 916-4100 Home _____ Cell _____

Developer's Name VII Crown Farm Owner, LLC c/o Westbrook Properties Attn: Robert Zeiller

Street Address 10740 Parkridge Blvd. Suite No. 110

City Reston State Virginia Zip Code 20191

Telephone Numbers: Work (703) 391-1101 Home _____ Cell _____

5) PROPERTY OWNER

Name VII Crown Farm Owner, LLC c/o Westbrook Properties Attn: Robert Zeiller

Street Address 10740 Parkridge Blvd. Suite No. 110

City Reston State Virginia Zip Code 20191

Telephone Numbers: Work (703) 391-1101 Home _____ Cell _____

continued on reverse

6) PRIMARY USE

☐ Mixed Use ☐ Non-Residential ☒ Residential

7) PROPOSED UNIT TYPE

☐ Mixed Use ☐ Retail/Commercial ☐ Other

☐ Office/Professional ☐ Residential Multi-Family

☐ Restaurant ☒ Residential Single Family

8) WORK DESCRIPTION

9) PROJECT DETAIL INFORMATION. Please supply the following information.

DEVELOPMENT INFORMATION		REQUIRED	PROVIDED
1) Site (square feet)			118,718+/-
2) Site Area (acres)			2.73+/-
3) Total Number of Dwelling Units/Lots			70
4) Height of Tallest Building			4 Story
5) Green Area (square feet)			36,590+/-
6) Number of Dwelling Units/Acre			25.6
7) Lot Coverage (percent)			36.3% +/-
8) Green Area (percent)			30.8% +/-
9) Residential			
a. Single Family Detached	# Units		--
b. Single Family Attached	# Units		70
c. Multi-Family Condo	# Units		--
d. Multi-Family Apartment	# Units		--
e. Other			--
10) Retail/Commercial	Sq. Ft.		--
11) Restaurant Class: A [ ] B [ ] C [ ]	Sq. Ft.		--
12) Office/Professional			--
13) Warehouse/Storage			--
14) Parking			167
15) Shared Parking/Waiver			--
16) Other			--
17) Totals			--

10) SUBMISSION REQUIREMENTS

a. Set of plans per the respective checklist. Plans must be folded to 8.5 x 11".

b. Completion of the table above.

c. Completed checklist.

d. Fee as applicable.

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

Applicants Name (please print) Robert H. Zeiller Authorized Signatory

Telephone 703 391 1101

Applicants Signature

Date 2/5/13

SP-3061-2013

Crown 2/2

MD State Plane
HPGN NAD 83/91

Aerial orthophoto is courtesy of the USGS National Map program. http://nationalmap.gov/
Property boundaries and planimetric base map ©2011 M-NCPPC and City of Gaithersburg.
All rights reserved. Aerial photo acquired March 2008.

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City of Gaithersburg
City Manager's Office
31 S Summit Ave
Gaithersburg, MD 20877
(301) 258-6310
www.gaithersburgmd.gov

RESOLUTION NO. R-45-13

RESOLUTION OF THE MAYOR AND CITY COUNCIL
OF GAITHERSBURG GRANTING APPROVAL OF
SCHEMATIC DEVELOPMENT PLAN SDP-1842-2013,
KNOWN AS THE CROWN PROPERTY NEIGHBORHOOD ONE
TWO-OVER-TWO DEVELOPMENT, FOR
APPROXIMATELY 2.35 ACRES OF PROPERTY
ZONED MIXED USE DEVELOPMENT (MXD)

SDP-1842-2013

OPINION

Schematic development plan (SDP) application SDP-1842-2013, zoned Mixed Use Development (MXD), has come before the Mayor and City Council for approval. The City Council's authority in this matter is pursuant to §24-160D.9.(b)(2) of the City of Gaithersburg Zoning Ordinance (Chapter 24 of the City Code), which authorizes the Council and Commission to conduct public hearings on a schematic development plan application following appropriate notification procedures and to take action on the application within ninety (90) days of the close of the hearing record, following receipt of a recommendation by the City Planning Commission.

The subject case involves approximately 2.35 acres of land and concerns the development of the subject property ("Property") known as Outlot B, Block C. The Property is located with Diamondback Drive to the North and West and Copley Place to the east. The schematic development plan application was submitted to the City Planning and Code Administration and deemed complete on February 27, 2013. This application was designated as SDP-1842-2013.

OPERATIVE FACTS

A. Background

The Crown Farm is a large scale transit-oriented, mixed-use development. This project has been a priority for the City since its annexation into the City in 2006. The Property was annexed into the City of Gaithersburg August 7, 2006 by resolution R-82-06. In addition to the annexation approval, the Mayor & City Council also established MXD (Mixed Use Development) zoning for the Property and approved an associated sketch plan by ordinance O-8-06.

The original developers for the Crown Farm went into bankruptcy and the project was stopped. The project was purchased out of bankruptcy in January of 2010. The current

owners, VII Crown Farm Owner, LLC, submitted a revised sketch plan application, Z-315, and a Second Amendment to the X-182 Annexation Agreement that were both approved December 6, 2010. Schematic Development Plan (SDP) application SDP-11-001 was then submitted and approved on April 4, 2011 by resolution R-28-11. That SDP approved Neighborhoods 1 and 2 of the Crown development.

B. Current Application:

On January 29, 2013 Karl Alt of Westbrook Properties representing the applicant, VII Crown Farm Owner LLC submitted an application for schematic development plan, SDP-1842-2013 deemed complete February 27, 2013. This application proposes converting a multi-family building to seventy (70) fee-simple 2-over-2 condominium units in Neighborhood 1 of the Crown development. The application focuses on a parcel located in Neighborhood 1 as defined by approved Sketch Plan Z-315.

The Mayor & City Council and Planning Commission conducted a joint public hearing for SDP-1842-2013 on April 15, 2013. During the course of the hearing the following aspects of the proposed plan were discussed:

- The proposed conversion to 2-over-2 units;
- The size and purpose of the pocket green;
- The conceptual architectural elevations
- The connectivity to the surrounding neighborhoods and adequacy of parking ; and
- The inclusion of an additional point of ingress/egress from the site.

The Planning Commission record on SDP-1842-2013 closed as of five (5) PM, May 9, 2013. The Planning Commission reviewed the SDP-1842-2013 application at its regular meeting on May 15, 2013. Based upon their review of the evidence, the Planning Commission found that the SDP-1842-2013 application to be in conformance with the MXD Zone standards. Consequently, the Planning Commission recommended approval of the SDP-1842-2013 application with the following conditions required of the applicant:

1. Applicant is to work with staff to refine design details of the secondary access prior to final plan approval in order to better promote circulation and prevent dead ends; and

2. Applicant is to amend the comprehensive Forest Conservation Plan for approval prior to submission of any Neighborhood 3 planning applications.

C. Evaluation and Findings

The City Council, upon careful review of the evidence of record, agrees with the findings, conclusions and the recommendation of approval for schematic development plan SDP-1842-2013 by the City Planning Commission and City staff. The City Council finds those recommendations to be well reasoned and adopts and incorporates their findings as part of this action. The City Council further agrees with the Planning Commission in that the procedures governing the application for the MXD Zone and approvals necessary to seek building permits are subject to a multi-step process and that this is only one of several steps of the process, that subsequently includes Final Site Plan reviews and approvals.

In reviewing the subject application for the approval of schematic development plan SDP-1842-2013, the City Council finds the application and development proposal meets or accomplishes the purposes, objectives, and minimum standards and requirements of the MXD Zone that are set forth in Chapter 24 (Zoning) Article III, Division 19 of the City Code.

The City Council finds that the application meets the submission requirements and the standards and requirements for approval of the subject schematic development plan, as set forth in §24-160D.9(b) in that:

1) The applicant filed, together with the prescribed application fee, an application for approval of a schematic development plan which is consistent with the approved sketch plan (Z-315) in terms of nature, density, location of use, access, circulation, and preservation features;

2) The schematic development plan is in substantial compliance with the approved Second Amendment to the X-182 Annexation Agreement;

3) Staff determined that the schematic development plan application SDP-1842-2013 was complete and contains all the information and components required under §24-169(b) of the City Code;

4) The applicant had previously submitted and received approval of a complete set of Homeowner's Association documents and covenants that include how any open space, community space or amenities located within the area subject to review will be perpetually maintained;

5) The 2009 Land Use Element states that the X-182 Annexation Agreement and subsequent amendments thereto act as master plan recommendations to which SDP-1842-2013 complies;

6) The schematic development plan is part of a greater development containing a minimum of two hundred (200) dwelling units and one hundred thousand

(100,000) square feet of proposed retail/office development, or a comparable equivalent mix;

7) The City Council and City Planning Commission have conducted a joint public hearing(s) on the application subject to the notification procedures in section 24-196 of this Code.

8) The Planning Commission delivered its recommendation to the City Council on May 16, 2013, within thirty (30) days of the close of the Commission's hearing record on May 9, 2013.

9) The Council is taking action on the application within ninety (90) days after the close of the Council's hearing record on May 23, 2013;

10) The approval of this schematic development plan with its degree of detail shall substitute for preliminary site plan approval; and

11) The X-182 Annexation Agreement and subsequent amendments thereto define the allowable staging with the provision of public facilities of the Crown Farm development.

Furthermore, the City Council finds from the evidence of record that the application for schematic development plan approval, SDP-1842-2013, as currently amended, fulfills the findings required under §24-160D.10:

(1) <u>The plan is substantially in accord with the approved sketch plan:</u>

Approved Sketch Plan Z-315 identifies both multi-family and single family attached units as allowable residential with a density range between 650 and 1200 units. The proposed SDP-1842-2013 meets these requirements and is substantially in accord with Z-315.

(2) <u>The plan meets or accomplishes the purposes, objectives and minimum standards and requirements of the zone:</u>

a) Application SDP-1842-2013 provides Design Guidelines that ensure design flexibility and coordination of architectural style of buildings and landscaping.
b) Application SDP-1842-2013 contributes to the mix of land uses including residential, commercial, recreational, and open space that work to complement one another within a neighborhood framework, defining Crown.
c) Application SDP-1842-2013 helps ensure the compatibility of the various Crown residential neighborhoods by providing an open space use and amenity within a new residential housing type development.
d) Application SDP-1842-2013, as submitted, encourages the efficient use of land by:

locating residential uses convenient to employment and retail; reducing reliance upon automobile use with a dense compact design with proximity to a town center; encourages pedestrian and other non-vehicular circulation systems through the use of various width paths that connect the proposed use with the various adjoining neighborhoods; and retaining and providing useable open space by way of the open pocket green.

(3) The plan is in accord with the area master plan and any accompanying special condition or requirements contained in said master plan for the area under consideration:

The 2009 Land Use Element of the City's Master Plan identified the Crown Property as Map Designation 21. The Land Use Element states, "The X-182 Annexation Agreement and subsequent amendments thereto act as master plan recommendations" to which SDP-1842-2013 complies.

(4) The plan will be internally and externally compatible and harmonious with existing and planned land uses in the MXD zoned area and adjacent areas:

The approved mix of land uses for the Crown development; both single and multi-family residential and commercial, are compatible with the surrounding existing uses. The Crown development will provide shoppers and employees for the Rio/Washingtonian Center and future Life Sciences Center; the proposed 257,400 square feet of commercial space will serve the existing neighboring residential developments, the future Life Sciences Center, as well as the Crown residents. The design of the proposed 2-over-2 units helps to further complete the holistic vision set forth for the entire Crown development.

(5) That existing or planned public facilities are adequate to service the proposed development contained in the plan:

Application SDP-1842-2013 is but one facet of the greater Crown development therefore the whole project's findings under Ordinance O-27-10 and the terms established under the X-182 Annexation Agreement and amendments are applicable to the subject application.

a) The Crown Farm is currently within the Gaithersburg Cluster of the Montgomery County Public School (MCPS) system. Students generated by this development will attend Rosemont Elementary School, Forest Oak Middle School, and Gaithersburg High.
b) WSSC has received the Montgomery County approved category change to provide both water and sewer to the Crown development.
c) The proposed Off-Site road improvements will mitigate impacts from the development, subject to MCDOT and SHA approval.
d) The site is currently served by two (2) existing fire stations.

(6) That the development staging or phasing program is adequate in relation to the provision of public facilities and private amenities to service the proposed development:

Paragraph 27 of the Second Amendment to the X-182 Annexation Agreement establishes a cap on available yearly building permits to minimize impacts. In addition, items such as clubhouse construction and off/on-site road improvements are tied to issued building permits to ensure the Crown development residents are properly served.

(7) That the plan, if approved, would be in the public interest:

The proposed plan, SDP-1842-2013, adds to the variety of housing types at Crown. The proposed 2-over-2 units provide homeowners with another housing unit type that increases homeownership options within Crown and the City of Gaithersburg, a stated goal of the City. The 2-over-2 units will provide yet another price point option for homeownership within Crown and further realize the vision that Crown will be a sustainable and livable community accommodating all demographics. The plan is organized through the application of good design principles; to have a strong sense of place; and a distinct identity while providing a larger tax base for the City to generate additional revenue that helps support a wider array of public programs, services, and improvements.

In summary, the City Council finds SDP-1842-2013 being one facet contributing to the greater vision of the Crown development to be in accordance with §§ 24-160D.9.(b) and 160D.10.(b) and, as hereafter conditioned, is in the public interest and should be approved due to the presence of substantial evidence in the record to indicate that the subject Schematic Development Plan has accomplished the purposes of the MXD Zone, as well as generally accepted City planning and land use policies, subject to the applicant complying with the conditions stated in this Resolution.

SCHEMATIC DEVELOPMENT PLAN SDP-1842-2013

RESOLUTION

NOW, THEREFORE, BE IT RESOVLED, by the Mayor and City Council of the City of Gaithersburg, in public meeting assembled, that SDP-1842-2013, being an application filed by Westbrook Properties on behalf of VII Crown Farm Owner LLC, requesting approval of Schematic Development Plan is hereby approved subject to the following conditions required of the applicant:

1. Applicant is to work with staff to refine design details of the secondary access prior to final plan approval in order to better promote circulation and prevent dead ends; and

2. Applicant is to amend the comprehensive Forest Conservation Plan for approval prior to submission of any Neighborhood 3 planning applications.

ADOPTED, by the City Council of the City of Gaithersburg, this 17th day of June, 2013.

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 17th of June, 2013.

Tony Tomasello, City Manager

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 ~~APRIL 15, 2013~~ JUNE 17, 2013
APPLICATION NO. SDP-1842-2013 WAS GRANTED
SCHEMATIC DEVELOPMENT PLAN APPROVAL
BY RESOLUTION R-45-13 WITH TWO (2) CONDITIONS.
DATE July 22/13 BY R. Robertson III

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

Planning Commission
SP-3061-2013
4

CROWN

NEIGHBORHOOD 1 AMENDMENT
2 OVER 2 UNITS
BLOCK C

2/2

CONTENTS:

GENERAL BUILDING DESIGN GUIDELINES 1
2 OVER 2 RESIDENTIAL MATERIAL STANDARDS 2
OPEN SPACE ELEMENTS 3
KEY LOTS 4
TYPICAL FOUNDATION LANDSCAPING 5
TYPICAL UTILITY LAYOUT 6

NOTE:
In addition to the previously approved design guidelines dated January 2011, the following elements are provided as enhancements for the Neighborhood 1 - 2 over 2 units.

GENERAL BUILDING DESIGN GUIDELINES

1. Articulate Massing and Facades

Promote a building design that helps animate and add interest in the overall public space experience via the interplay of light and shadow, opaque vs. transparent surfaces, texture, color, and elevation depths.

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

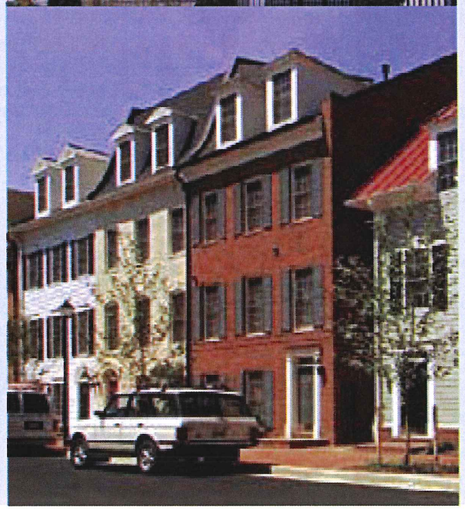
SCHEMATIC DEVELOPMENT PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND CITY COUNCIL HELD ON APRIL 15, 2013
APPLICATION NO. SDP-1842-2013 WAS GRANTED
SCHEMATIC DEVELOPMENT PLAN APPROVAL
BY RESOLUTION R-45-13 WITH TWO (2) CONDITIONS.
DATE _____ BY _____

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

2. Build in the Tradition of Simple Yet Elegant Designs using Traditional, High-Quality, and Durable Materials Throughout the Community

Building architecture and elevations promote a more contemporary nature through the use of simple unifying roof and window lines, and careful selection of materials. The building aesthetic should emerge from elevation components and building details rather than from mere ornamentation.

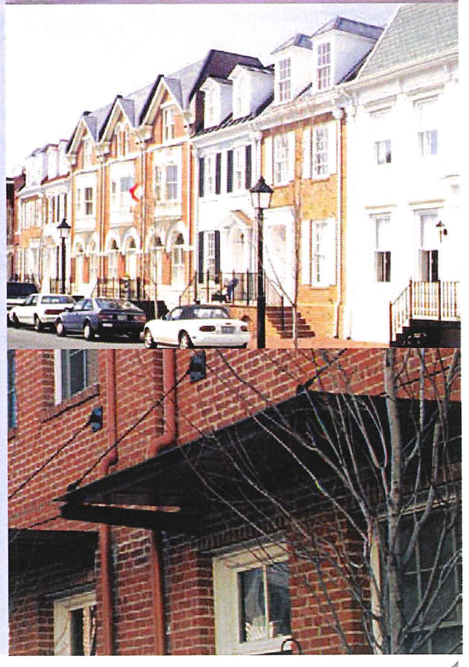


3. Embellish the Streets with Private Outdoor Spaces, Design Building Facades to Respond to these Spaces, and Emphasize the Main Entries of Buildings

The relationship between the street and building facades is augmented by features which are deep enough to offer an outdoor retreat for the resident. Relief and depth of the architectural facade also offer a more interesting pedestrian experience while making primary building entrances easily identifiable from driveways and drop-offs.

4. Incorporate Shading Devices as a Unifying Design Feature

Shading devices such as overhangs, trellises, balconies, and porches should be sensitively incorporated to reduce the heat gain, as well as function as architectural features that unify the look of the overall community.



2 OVER 2 RESIDENTIAL MATERIAL STANDARDS

GENERAL

1. Two-over-two buildings are designed to be similar in architecture, mass and scale to the commercial-below-residential and multi-family buildings.
2. Each two-over-two building will be four stories, and the front entrance will be shared by the top and bottom unit owner. Separate entrances will be provided at the rear of the unit through a single-car garage for each unit. each unit will also be served by a driveway parking space.
3. The building design shall be accentuated at the corners located on public roadways in addition to the guidelines for Key Lots - Focal Points.
4. Architectural projections such as terraces, projections and bays shall be encouraged.
5. The building facade shall be articulated with a strong base that supports the upper floors with a well-defined cornice line at the top.
6. Rear elevations shall provide a strong edge and articulation on facade where the building steps up/down in accordance with grade. This may be achieved with alternate color or materials between units, or with trim/ corner boards at the location of facade step.

WALLS

1. For building walls which are constructed of more than one material, changes in material could be permitted along a horizontal or vertical line, and should reinforce a Base, Middle and Top for the building.
2. Use of Hardy board and panels are acceptable.

WINDOWS

1. All exterior elevations are required to have windows.
2. The windows must be single, double, triple-hung, casement, or fixed in decorative applications.
3. Windows should be square or rectangular in configuration and vertical in orientation. There could be circular, half-round, irregular, or elliptical accent windows.
4. Window lights are to be square or vertical in proportion.
5. Windows generally should not be closer than two feet to the corners of the building, unless the window wraps the corner as part of an architectural house style or element to be approved by the Planning Commission.
6. Skylights are to be located only on the backside of the roof ridge.
7. Gabled ends are permitted to have accent windows.
8. Openings, windows, and window sashes will be rectangular with a vertical or square proportion.
9. Window wells could require landscape screening, if it is visible from public right-of-way.
10. Shutters should be proportionately sized to the windows.

DOORS

1. Storm doors and screen doors are to be free of decorative trim, in full view, and be finished to match either the main door or the trim around them.
2. Paneled garage doors and windows (located in the top panel) are recommended.
3. All garage doors shall be recessed from the exterior trim surrounding the garage opening.

ROOFS

1. Non-dimensional roofing shingles are prohibited.
2. There must be simple roof configurations for units with pitched roofs.
3. When used as a secondary roof set against the wall of the main building, shed roofs (roofs which pitch in one direction) are permissible.
4. Brackets, spandrels, finials, and other ornamentation are permitted.

GUTTERS AND DOWNSPOUTS

1. If using copper gutters, they are permitted to retain their copper color, or weathered patina. Other materials must be pre-baked or powdered coated finished, color to be approved.
2. Downspouts encouraged to be at the rear of the units.

DECKS / BALCONIES / PATIOS

1. Handrail and guardrail material shall be wood, pvc, vinyl, or metal/aluminum and shall have a min. height of 42".
2. Balconies must have finished undersides.
3. Decks will be constructed on all units as part of the basic design and structure. No future decks or expansions shall be permitted.

UTILITIES & MECHANICAL EQUIPMENT

1. Meters shall be in utility sheds or in driveway islands.
2. HVAC units to be located within two-over-two units or in driveway islands.

SECONDARY ENTRY SIGNAGE

1. Secondary entry signage may not exceed 200 square feet in area per sign face.
2. May flank all entries into Downtown Crown or residential neighborhoods.
3. May be attached to, but not limited to, a building, retaining wall, or a decorative wall. When attached to a wall, only the message area shall be calculated toward the total signage permitted.

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 APRIL 15, 2013
APPLICATION NO. SDP-1842-2013 WAS GRANTED
SCHEMATIC DEVELOPMENT PLAN APPROVAL
BY RESOLUTION R-45-13 WITH TWO (2) CONDITIONS.
DATE _____ BY _____

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

OPEN SPACE ELEMENTS

PUBLIC ART ELEMENTS

All public art elements shall be determined and located per the approved Crown Farm annexation agreement, as jointly approved by the Crown Farm LLC and the City staff. The public art in each neighborhood will be determined at a later date in conjunction with their respective SDPs.

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

SCHEMATIC DEVELOPMENT PLAN APPROVAL

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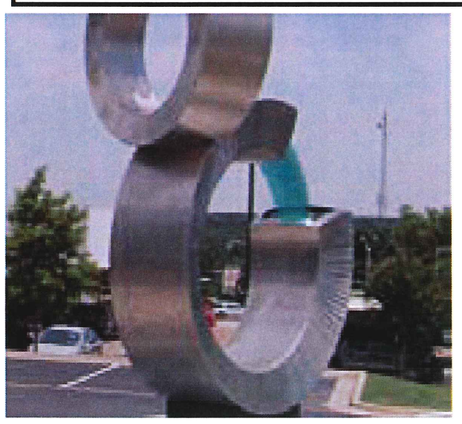
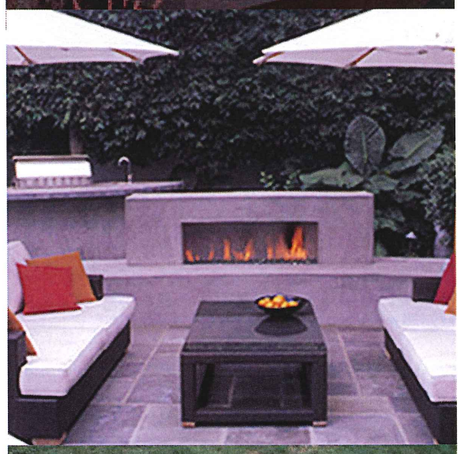


OUTDOOR GRILL

Outdoor grills or barbecue areas can enliven a space, adding activity, character, and functionality to the neighborhood of Crown. Materials should complement the architecture and character of Crown and should be easily accessible for all residents.

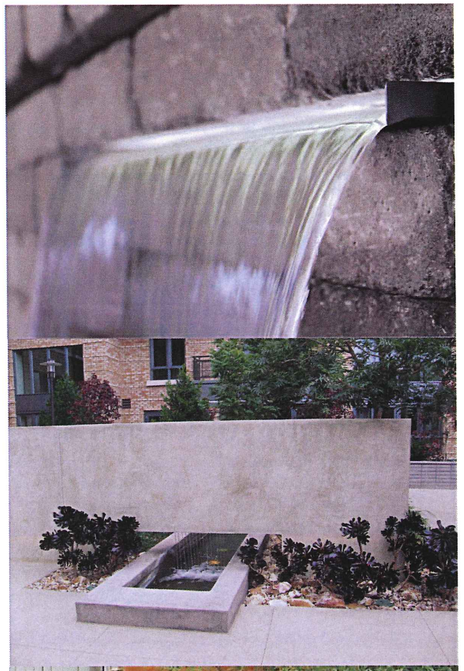
OUTDOOR HEARTH / FIRE PIT

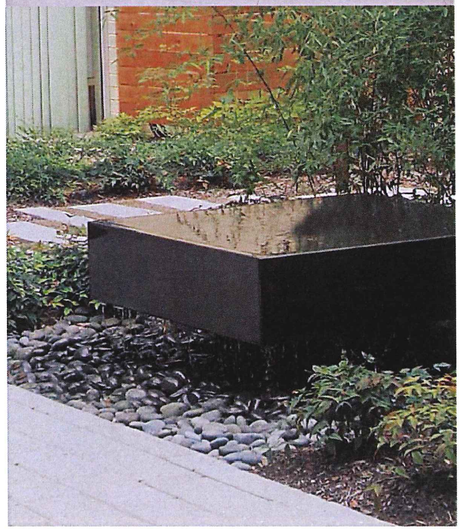
An outdoor hearth or fire pit adds a touch of comfort and mystery to any public space. These elements allow residents to spend time outdoors with their neighbors and family once the summer months have dwindled and autumn's brisk chill comes their way.



FOUNTAINS & WATER FEATURES

Fountains and water features are a great place for residents to gather during the hot summer months. Adding liveliness to any outdoor space, water features can be enjoyed at length or in passing while on the daily grind.



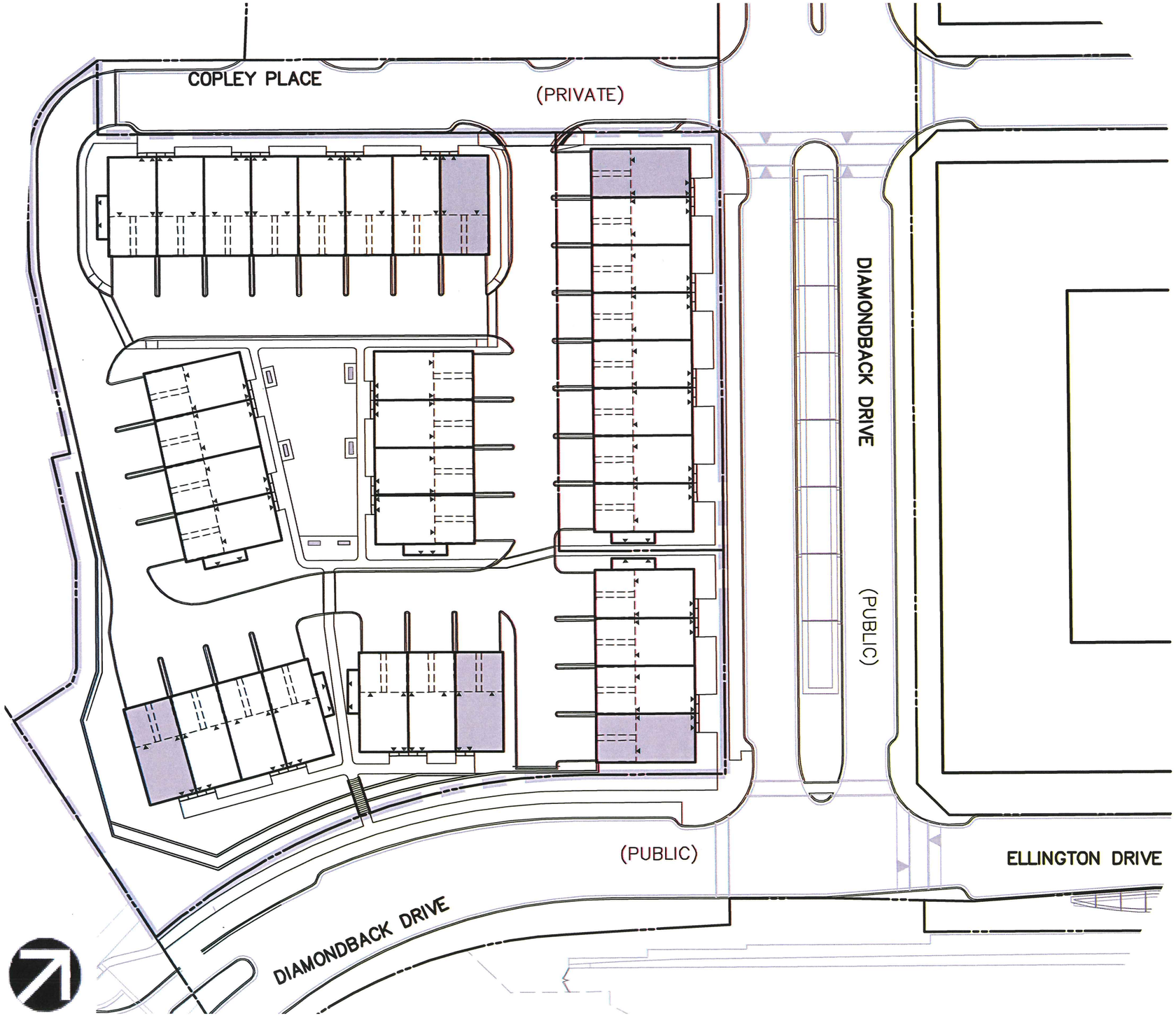


ARBORS & PERGOLAS

Expanding from the bold, progressive architectural styles of Crown , pergolas and arbors can help define an outdoor space, adding comfort, scale, and identity to gateways and destinations.

KEY LOTS

Key Lots are buildings that shall receive special architectural treatments. They are located at corners, highly visible areas, or around the major open spaces. The architectural treatment of the buildings in these lots could include, but not limited to, high-quality material, unique materials, wrap-around porches, additional bay windows, and other embellishments.



LEGEND

END UNIT KEY LOT
The residential unit located at the end of a row will be treated with the consistent material treatments on the front and side facades.

LIMIT OF SITE

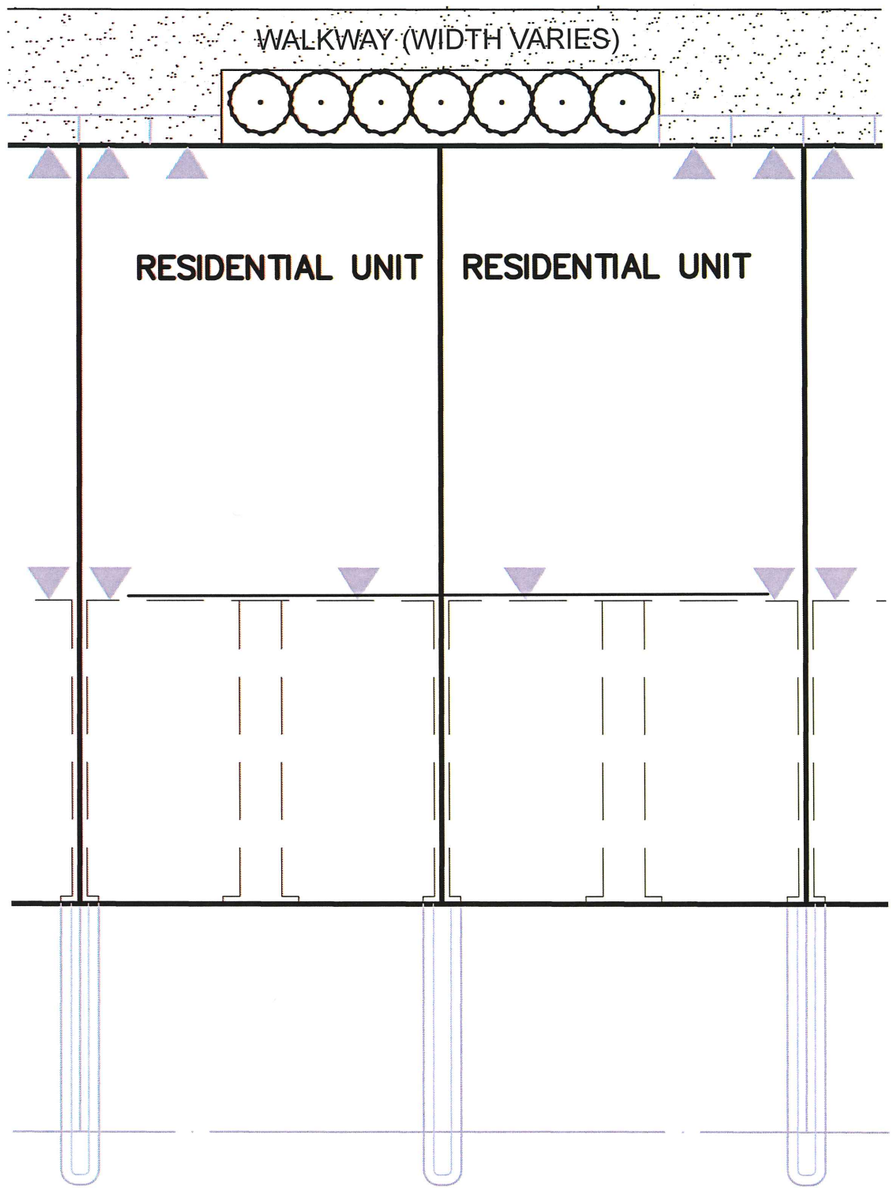
CITY OF GAITHERSBURG MAYOR & COUNCIL
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

SCHEMATIC DEVELOPMENT PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND CITY COUNCIL HELD ON APRIL 15, 2013
APPLICATION NO. SDP-1842-2013 WAS GRANTED
SCHEMATIC DEVELOPMENT PLAN APPROVAL
BY RESOLUTION R-45-13 WITH TWO (2) CONDITIONS.
DATE _____ BY _____

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

TYPICAL FOUNDATION LANDSCAPING



LEGEND

SHRUBS @ 3'-4' O.C. (TYP.)
SHRUB SELECTION TO BE DWARF OR COLUMNAR VARIETIES TO PREVENT OBSTRUCTION OF WINDOWS / DOORS AND TO MINIMIZE MAINTENANCE.

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

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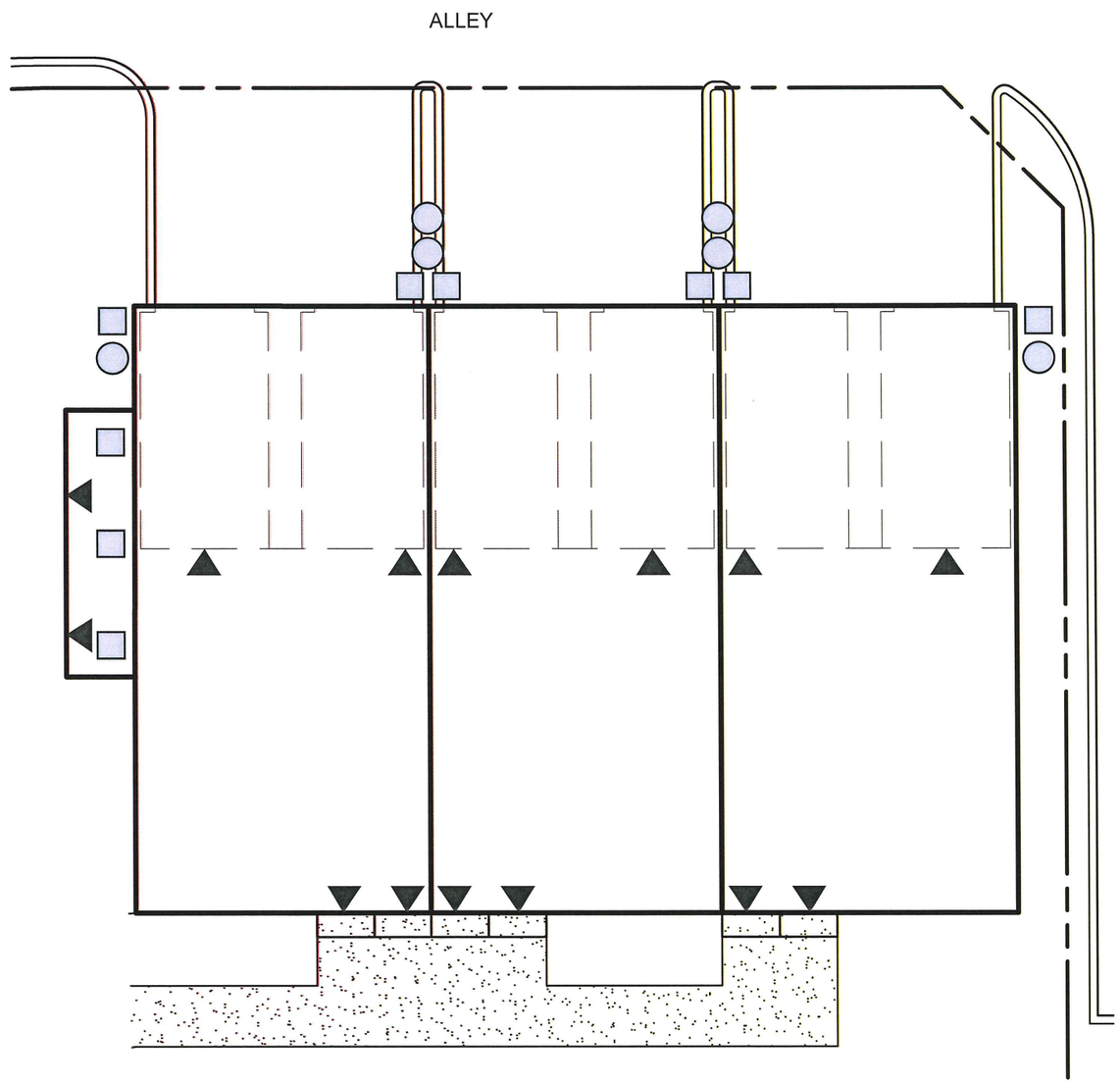
Note: All plans are conceptual and subject to change. Final layout of plantings will be determined at Site Plan, and are to reflect final architecture. Private residences shall be built and initially landscaped by the developer of record. If desired, residents are permitted to change landscaping materials in accordance with HOA regulations.

TYPICAL UTILITY LAYOUT



LEGEND

- HVAC
- UTILITY METER

CITY OF GAITHERSBURG MAYOR & COUNCIL
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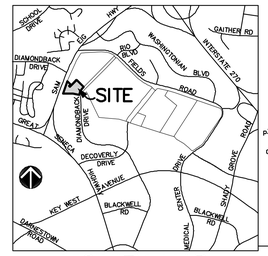
Note: The potential locations of utility meters and HVAC units shown above are conceptual and for illustrative purposes only; the final location of these will be determined in conjunction with coordination with the utility companies and design of final architecture.

Planning Commission
SP-3061-2013
5

CROWN
FINAL SITE PLAN
NEIGHBORHOOD ONE
TWO OVER TWO, LOTS 2 & 3, BLOCK C
CITY OF GAITHERSBURG
MONTGOMERY COUNTY, MARYLAND



VICINITY MAP
SCALE: 1" = 2000'

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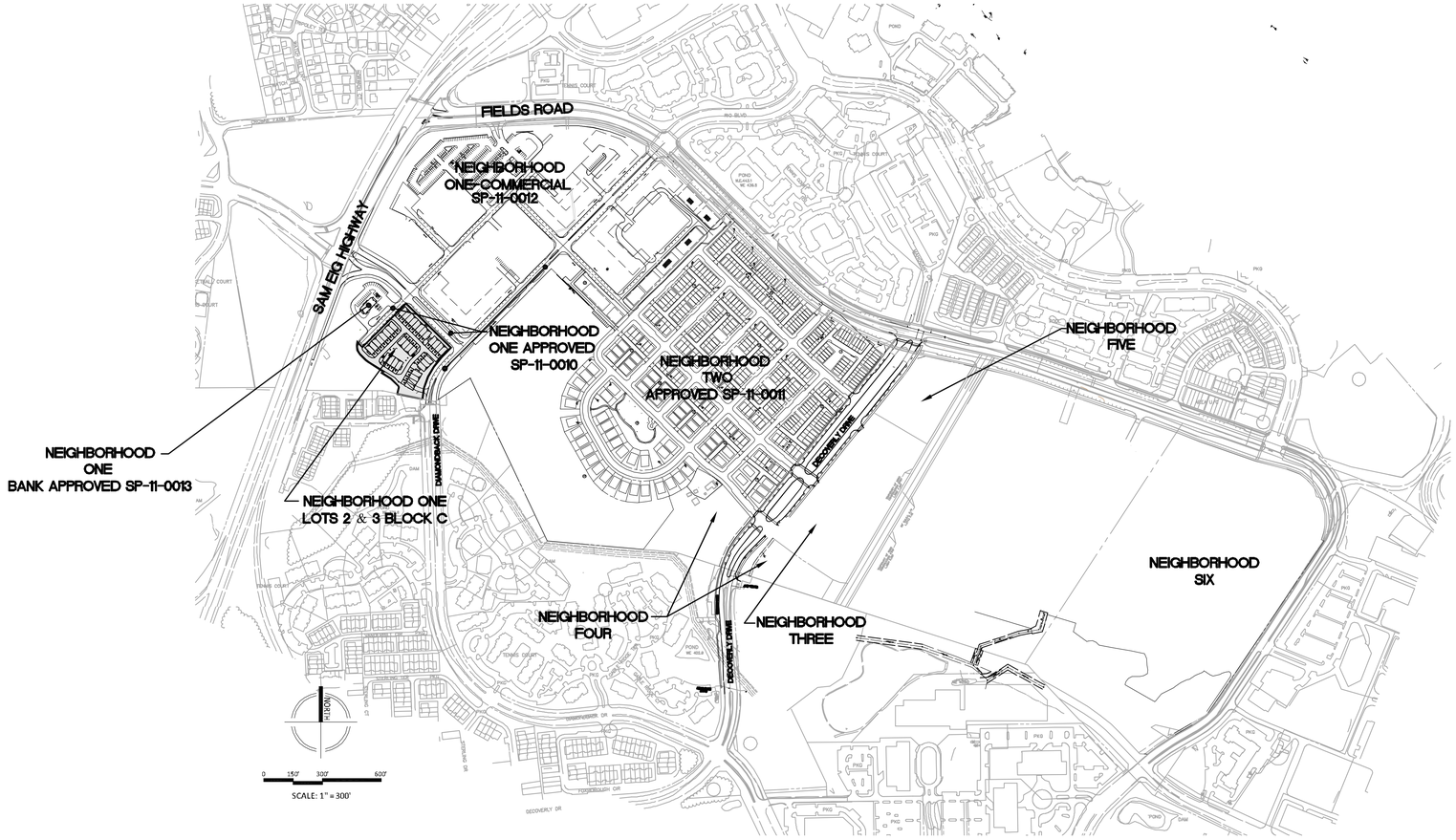
p.301.916.4100 f.301.916.2262
www.vika.com
Germantown, MD McLean, VA

APPLICANT/DEVELOPER/OWNER
VII CROWN FARM OWNER, LLC
C/O WESTBROOK PROPERTIES
10740 PARKRIDGE BOULEVARD
SUITE. 110
RESTON, VA 20191
703.391.1102

ATTORNEY
LINOWES & BLOCHER, LLP
7200 WISCONSIN AVENUE
SUITE 800
BETHESDA, MD 20814-4842
301.654.0504

ARCHITECT
LESSARD DESIGN
8521 LEESBURG PIKE
SUITE 700
VIENNA, VA 22182
.571.830.1800

CIVIL ENGINEER/LANDSCAPE ARCHITECT
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN, MD 20874
PHONE: 301.916.4100
FAX: 301.916.2262
CONTACT: MICHAEL GOODMAN, P.E.



SHEET INDEX

Sheet No.	Plan Title
FSP-1	FINAL SITE PLAN COVER SHEET
FSP-2	RESOLUTIONS & APPROVALS
FSP-3	FINAL SITE PLAN
FSP-4	LOTTING PLAN
FSP-5	GREEN SPACE PLAN
FSP-6	PARKING DISTRIBUTION PLAN
LP-1	LANDSCAPE, HARDSCAPE, & LIGHTING PLAN
LP-2	LANDSCAPE PLAN: ENLARGEMENTS
LP-3	LANDSCAPE PLAN: NOTES & DETAILS
LP-4	LANDSCAPE PLAN: DETAILS
LP-5	LANDSCAPE PLAN: PHOTOMETRIC PLAN
LP-6	LANDSCAPE PLAN: WALL RENDERING
CS-001	COVER SHEET
CS-002	KEY PLAN
SI	COVER SHEET
A-200 - A-205	ELEVATIONS
A-300	BUILDING SECTION
A-400 - A-406	STREETSCAPE
A-520	CORNICE DETAIL
A-550	WINDOWS & DOOR DETAILS
GEP-1	GRADE ESTABLISHMENT PLANS & SECTIONS
SDP-1 -4	UTILITY, STORMDRAIN & PAVING PLAN
PMS-1	PAVEMENT MARKING & SIGNAGE PLAN
SC-1 -3	SEDIMENT & EROSION CONTROL PLANS
RW-1	RETAINING WALL PLAN

CROWN
NEIGHBORHOOD 1
BLOCK "C"
9TH ELECTION DISTRICT
CITY OF GAITHERSBURG, MONTGOMERY COUNTY, MD

WESTBROOK PROPERTIES
WESTBROOK PROPERTIES
10740 PARKRIDGE BLVD.
SUITE 110
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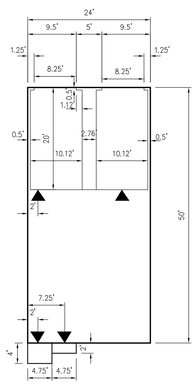
703-391-1102

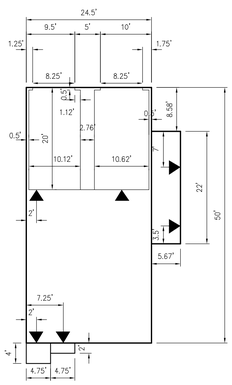
FINAL SITE PLAN
COVER SHEET

24'x50' MIDDLE UNIT



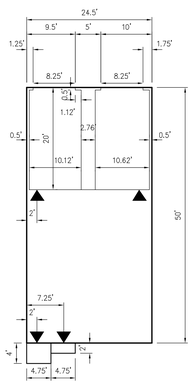
2 OVER 2
24'X50' MIDDLE UNIT

24.5'x50' END UNIT



2 OVER 2
24.5'X50' END UNIT

24.5'x50' END UNIT NO UTIL



2 OVER 2
24.5'X50' END UNIT
WITH NO UTILITY SHED

LAYOUT: FSP-1, Plotted By: evans

General Notes:

1. Gross area for the Site Property located in Neighborhood 1 is approximately 2.72 acres +/– and is comprised of Outlot B, Block C as found on Montgomery County, Maryland tax map FS42 with account number 09–03686832.

2. Boundary information for the Neighborhood 1 area is based upon a boundary survey prepared by VIKA, Inc., in October, 2007.

3. The topography is based upon aerial photography flown in June, 2005 by Rice Associates. The aerial photography was supplemented by field survey by Patton, Harris, Rust & Associates and provided in digital format to Rodgers Consulting, Inc. and further supplemented by field survey and design information by VIKA Maryland, LLC

4. Existing contour interval is 2'.

5. 100–year floodplain was determined by Rodgers Consulting, Inc. in September, 2005.

6. This site is zoned MXD.

7. The water category is 1 and the sewer category is 1.

8. All site development to meet ADA requirements.

9. Maximum building height:
Heights are maximum numbers expressed in stories and feet as follows:
Allowed: 4 story = Max. 65'

10. All pedestrian walks, conservation easements and buffers outside of public right of way or P.I.E.s to be maintained privately by an H.O.A. or property owner unless otherwise noted on plans.

11. Site Areas:

Lot 2 Total Gross Area:	2.32 ac. +/–
Lot 3 Total Gross Area:	0.40 ac. +/–
Total Gross Site Area	2.72 ac. +/–
Total Green Space Provided	0.84 ac. +/–

12. The required Green Space for Site area shall not be less than total area shown for the previously approved SDP. See Green Space Plan, Sheet FSP–5 for green space provided.

16. All elements of this plan are subject to the terms of Sketch Plan Z–315 & Second Amendment to Annexation Agreement X–182. This site was previously subject to Schematic Development Plan SDP–1842–2013.

17. See Sheet FSP–6 for Overall Parking Tabulations.

Site Data:

1. Setbacks are reflected on plan.
   Build to Line: 5'
2. Building GFA: N/A
3. Building Coverage: 42,811 sf; 0.98 ac. (36%)
4. Open Space: ±36,590 sf; ±0.84 ac.
5. Paving, Driveway & Loading Coverage:
   Paving & Driveway: 34,986 sf; 0.80 ac.
6. Sidewalk Coverage:
   Sidewalk: 14,314 sf; 0.33 ac.
7. Number of Dwelling Units: 70

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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.

SIGNATURE DATE

JASON A. EVANS 1/16/15
PRINTED NAME EXPIRATION DATE
TITLE: ASSOCIATE

LICENSE No. 39885

CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS
FINAL APPROVAL
DATE
BY

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. SP-3061-2013 WAS GRANTED
FINAL SITE PLAN APPROVAL
WITH ( ) CONDITIONS. SEE S.D.A LETTER.
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 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.

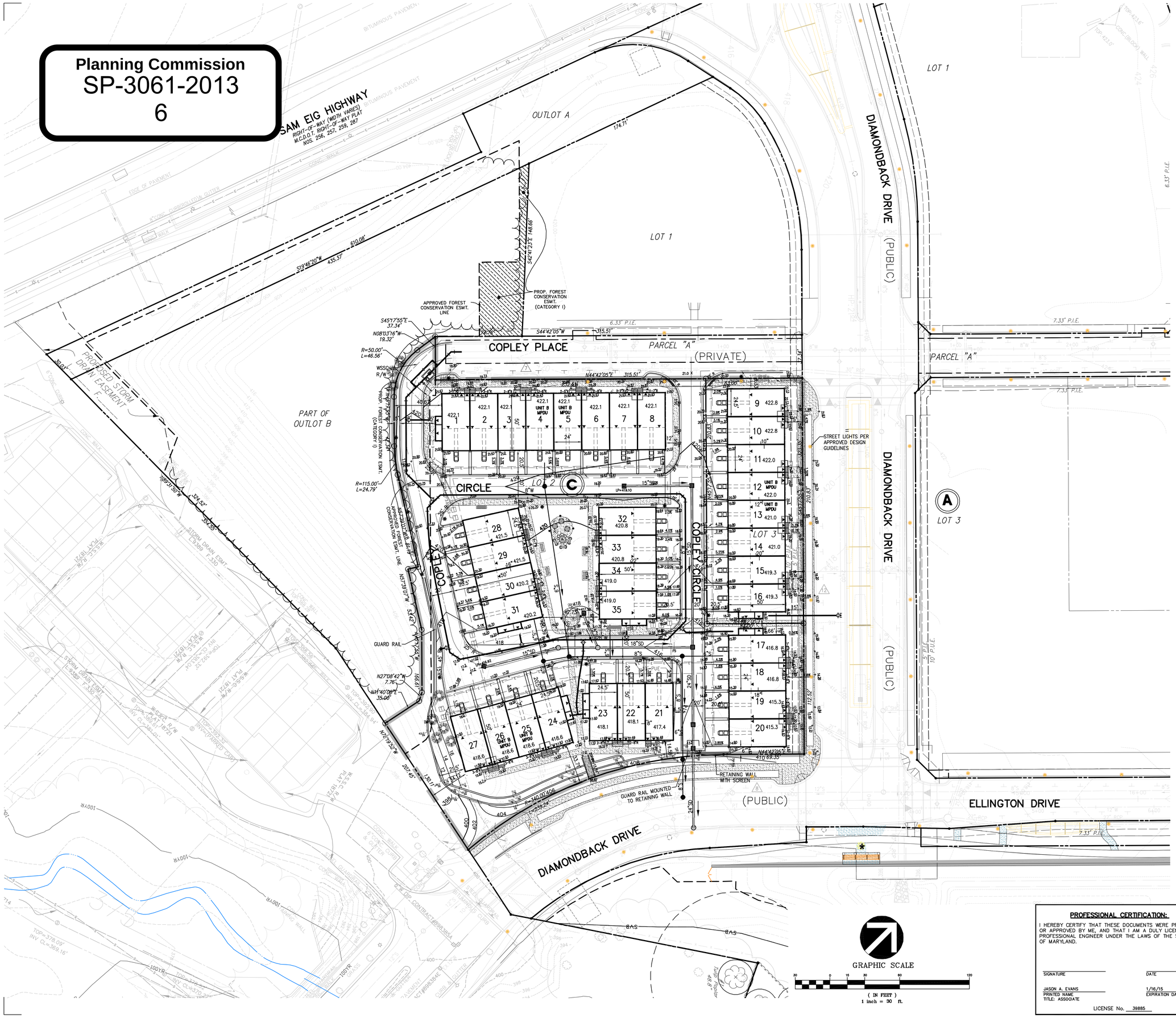
REVISIONS

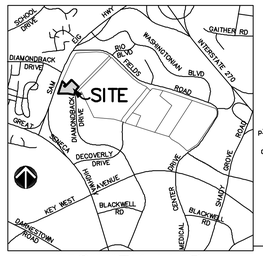
FSP 1ST SUB.	7/11/13
FSP RESUB.	7/25/13

DATE: JUNE 2013
DES. CT | DWN. LWA
SCALE: 1"=300'
PROJECT/FILE NO. VM14363
SHEET NO. FSP–1

K:\1200-1300\1438\cadd\construction documents\FSP01_1BLOCK-C\1438FSP01_BLOCK-C_COVER.dwg, * Jul 25, 2013 AT 3:38:10 PM

Planning Commission
SP-3061-2013
6





VICINITY MAP
SCALE: 1" = 2000'

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www.vika.com
Germantown, MD McLean, VA

CROWN NEIGHBORHOOD 1 BLOCK "C"

9TH ELECTION DISTRICT
CITY OF GAITHERSBURG, MONTGOMERY COUNTY, MD

WESTBROOK PROPERTIES
WESTBROOK PROPERTIES
10740 PARKRIDGE BLVD.
SUITE 110
RESTON, VA 20191
703-391-1102

FINAL SITE PLAN

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.

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FSP 1ST SUB.	7/11/13
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PRINTED NAME
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1/16/15
EXPIRATION DATE

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CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

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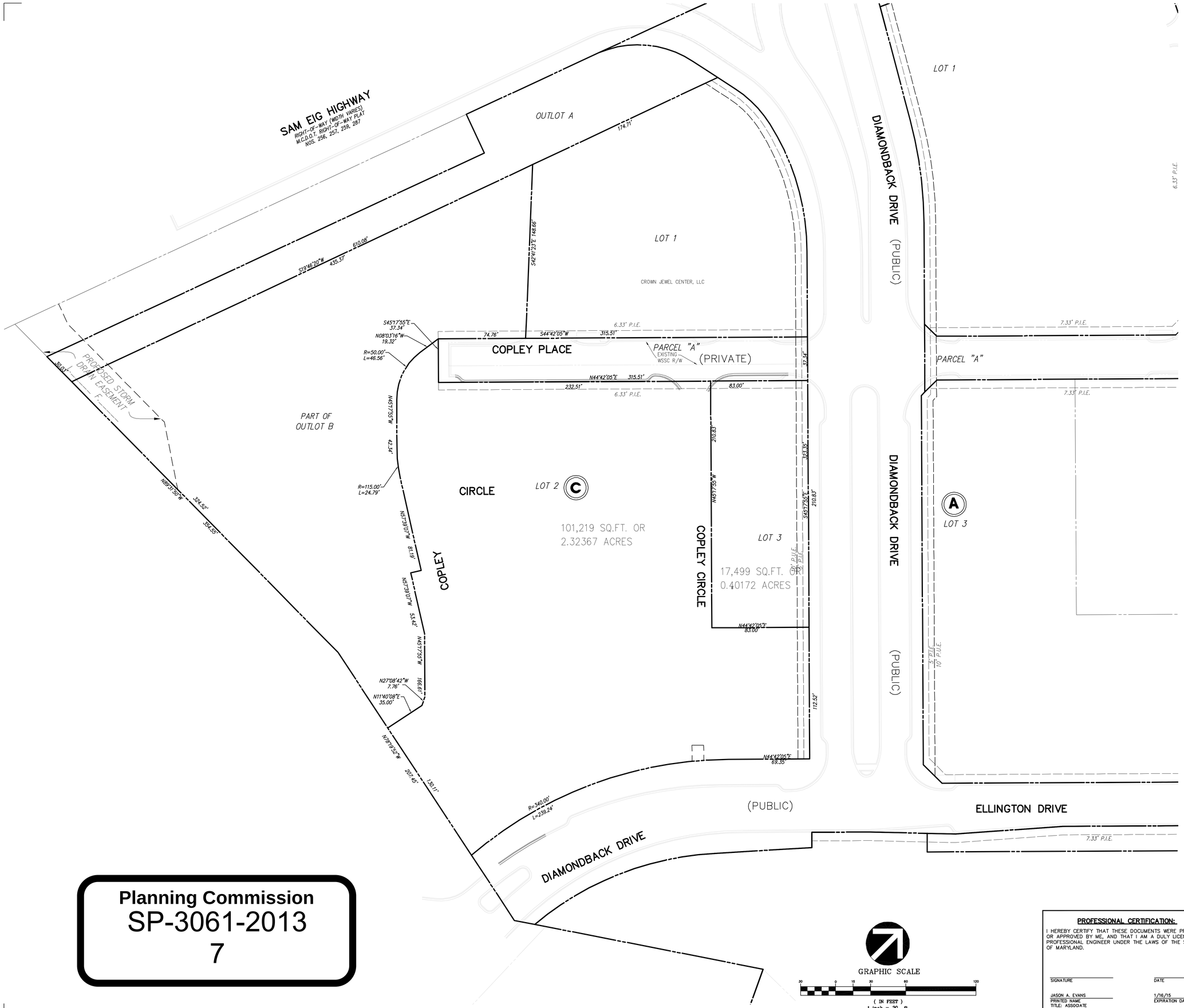
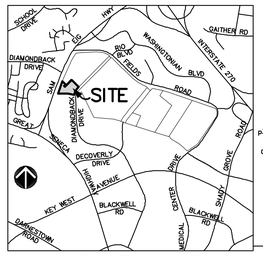
DES.	DWN.
GW	CDM

SCALE: 1"=30'

PROJECT/FILE NO. VM14363

SHEET NO. FSP-3





VICINITY MAP
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CROWN NEIGHBORHOOD 1 BLOCK "C"

9TH ELECTION DISTRICT
CITY OF GAITHERSBURG, MONTGOMERY COUNTY, MD

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FINAL SITE PLAN LOTTING PLAN

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REVISIONS

FSP 1ST SUB. 7/11/13
FSP RESUB. 7/25/13

Planning Commission
SP-3061-2013
7

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PRINTED NAME
TITLE: ASSOCIATE

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CITY OF GAITHERSBURG PLANNING COMMISSION
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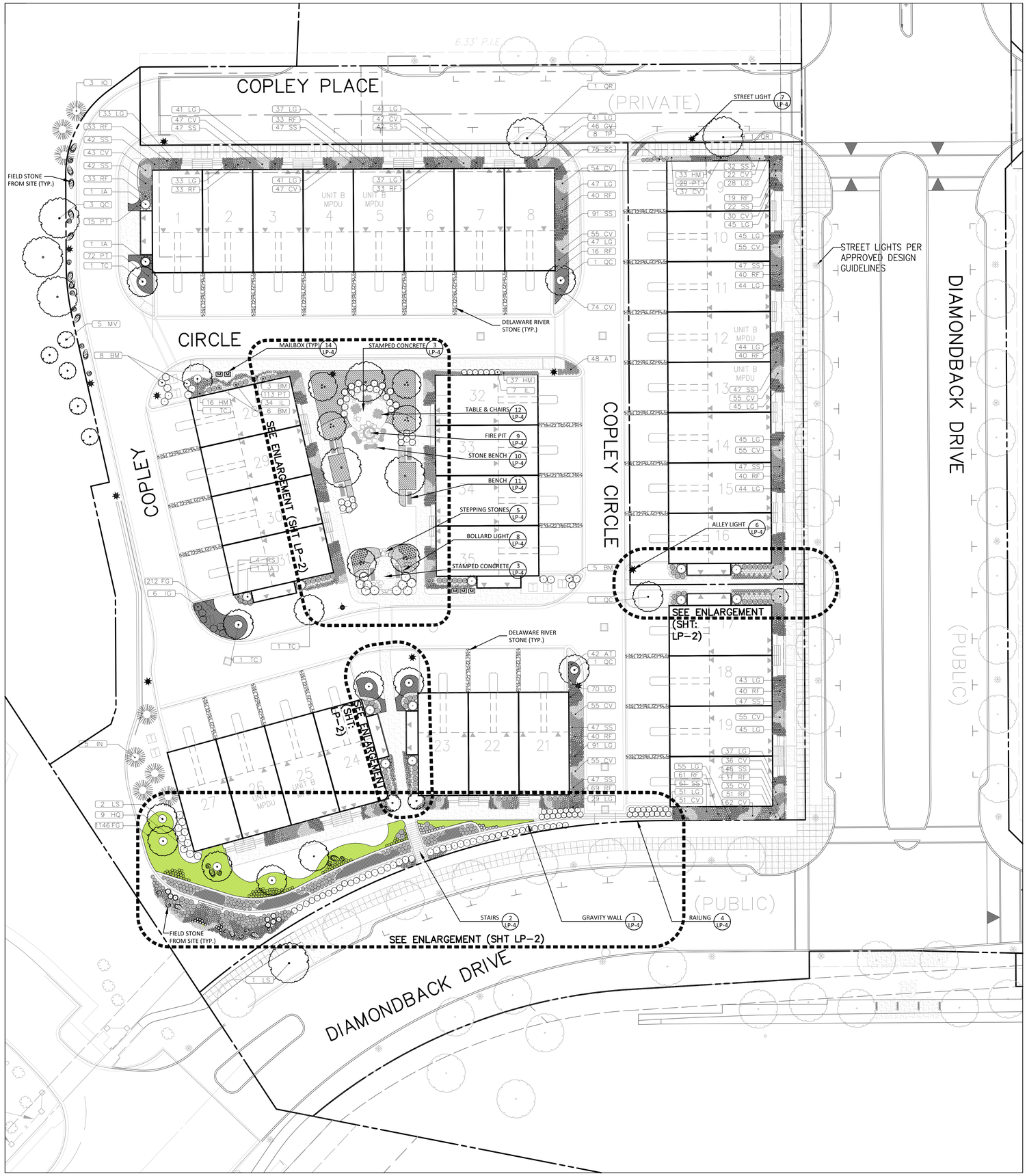
DES. GW | DWN. CDM
SCALE: 1"=30'
PROJECT/FILE NO. VM14363
SHEET NO. FSP-4

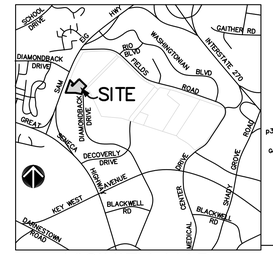


LANDSCAPE PLAN

0 10 20 40

LAYOUT: LP-1, Plotted By: mcnamara

Planning Commission
SP-3061-2013
8a



VICINITY MAP
SCALE: 1" = 2000'

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Germantown, MD McLean, VA

PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	NOTES
SHADE TREES							
2	GT	*Gleditsia triacanthos var. inermis*	Thornless Honey Locust	3-3 1/2" CAL.	B&B	AS SHOWN	single leader; full branching
8	LS	*Liquidambar styraciflua 'Hapdell'*	Happidaze Fruitless Sweetgum	3-3 1/2" CAL.	B&B	AS SHOWN	single leader; full branching
4	TC	*Tilia cordata*	Littleleaf Linden	3-3 1/2" CAL.	B&B	AS SHOWN	single leader; full branching
6	QC	*Quercus coccinea*	Scarlet Oak	3-3 1/2" CAL.	B&B	AS SHOWN	single leader; full branching
2	QR	*Quercus rubra*	Red Oak	3-3 1/2" CAL.	B&B	AS SHOWN	single leader; full branching
ORNAMENTAL TREES							
6	BN	*Betula nigra*	River Birch	6-8' HT.	B&B	AS SHOWN	specimen, 3-4 stems
1	MS	*Magnolia soulangeana*	Saucer Magnolia	8-10' HT.	B&B	AS SHOWN	multistem - 3 stems minimum;full branching
9	MV	*Magnolia virginiana*	Sweetbay Magnolia	6-8' HT.	B&B	AS SHOWN	specimen, 3-4 stems
CONIFERS							
13	IA	*Ilex attenuata 'Foster's'*	Foster's Holly	8-10' HT.	B&B	AS SHOWN	full branching
3	IO	*Ilex opaca*	American Holly	8-10' HT.	B&B	AS SHOWN	full branching
5	IN	*Ilex x 'Nellie R. Stevens"*	Nellie Stevens Holly	8-10' HT.	B&B	AS SHOWN	full branching
8	TP	*Thuja occidnetalis 'Emerald'*	American Arbrovitae	6-8' HT.	B&B	AS SHOWN	heavy & symmerical
SHRUBS							
22	BM	*Buxus microphylla japonica 'Winter Gem'*	Winter Gem Boxwood	18-24"	B&B	AS SHOWN	
60	CD	*Cotoneaster dammeri 'Skogholm'*	Bearberry Cotoneaster	15-18"	B&B	AS SHOWN	
125	HF	*Hypericum frondosum 'Sunburst'*	Bushy St. Johns Wort	18-24"	B&B	AS SHOWN	
29	HQ	*Hydrangea quercifolia 'Ruby Slippers'*	Dwarf Oakleaf Hydrangea	30-36"	B&B	AS SHOWN	
6	IG	*Ilex glabra 'Shamrock'*	Shamrock Holly	18-24"	B&B	AS SHOWN	
93	IL	*Itea virginica'Little Henry'*	Virginia Sweetspire Little Henry	18-24"	B&B	AS SHOWN	
127	JH	*Juniperus horizontalis 'Blue Chip'*	Blue Chip Juniper	18-24"	B&B	24" O.C.	
222	RA	*Rhus aromatica 'Gro-Low'*	Gro-Low Fragrant Sumac	18-24"	B&B	24" O.C.	
56	RS	*Rosa 'Sunny Knock Out'*	Sunny Knock Out Rose	30-36"	B&B	AS SHOWN	
PERENNIALS & GROUNDCOVER							
279	AT	*Asclepias tuberose*	Butterfly Weed		1 QT.	24" O.C.	
1,400	CV	*Coreopsis verticillate 'Moonbeam'*	Moonbeam Coreopsis		1 QT.	15" O.C.	
55	EP	*Echinacea purpurea 'Magnus'*	Magnus Purple Coneflower		1 QT.	24" O.C.	
20	EM	*Eupatorium maculatum 'Gateway'*	Joe Pye Weed		1 QT.	24" O.C.	
381	HM	*Heuchera micrantha 'Palace Purple'*	Palace Purple coralbells		1 QT.	24" O.C.	
91	IV	*Iris versicolor*	Blue Flag Iris		1 QT.	18" O.C.	
1,687	LG	*Liatris spicata*	Gayfeather		1 QT.	24" O.C.	
629	PT	Pachysandra terminalis	Japanese Pachysandra		1 GAL.	18" O.C.	
1,157	RF	*Rudbeckia fulgida 'Deamii'*	Black Eyed Susan 'Deam's Coneflower'		1 QT.	24" O.C.	
1,188	SS	*Sedum spectabile 'Autumn Joy'*	Autumn Joy Sedum		1 GAL.	18" O.C.	
GRASSES							
1,649	FG	*Festuca glauca*	Blue Fescue		1 QT.	12" O.C.	
40	MG	*Miscanthus giganteus*	Giant Miscanthus		3 GAL.	42" O.C.	
38	MZ	*Miscanthus sinensis 'Zebrinus'*	Zebra Grass		3 GAL.	36" O.C.	
262	NT	*Nassella tenuissima*	Mexican Feather Grass		1 GAL.	24" O.C.	

CROWN
NEIGHBORHOOD 1
BLOCK "C"
9TH ELECTION DISTRICT
CITY OF GAITHERSBURG, MONTGOMERY COUNTY, MD

WESTBROOK PROPERTIES
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10740 PARKRIDGE BLVD.
SUITE 110
RESTON, VA 20191
703-391-1102

LANDSCAPE PLAN
OVERALL

REVIEW No.
MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES
FINAL APPROVAL
DATE: _____
BY: _____

CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS
FINAL APPROVAL
DATE _____
BY _____

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. SP-3061-2013 WAS GRANTED
FINAL SITE PLAN APPROVAL
WITH _____ ( ) CONDITIONS. SEE S.D.A LETTER.
DATE _____ BY _____
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE PLANNING COMMISSION

PROFESSIONAL CERTIFICATION:

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.

SIGNATURE _____ DATE _____
GEORGE R. WARHOLIC, RLA — PRINTED NAME
JUNE 6, 2015 — EXPIRATION DATE
LICENSE No. 3302

"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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REVISIONS
FSP 1ST SUB. 7/11/13
FSP RESUB. 7/25/13

DATE: JUNE 2013
DES. CAT | DWN. CDM
SCALE: AS SHOWN
PROJECT/FILE NO. VM14363
SHEET NO. LP-1

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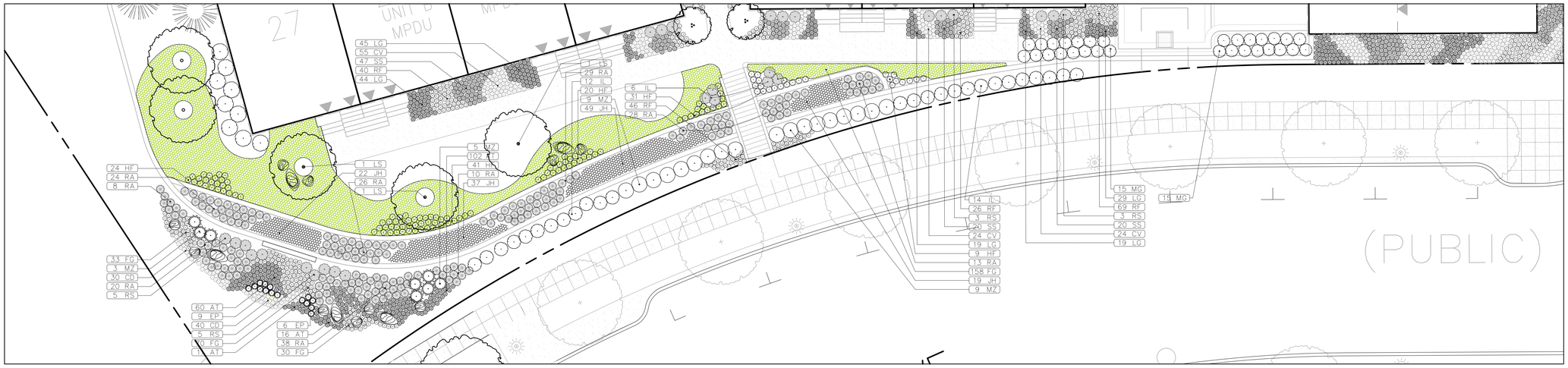

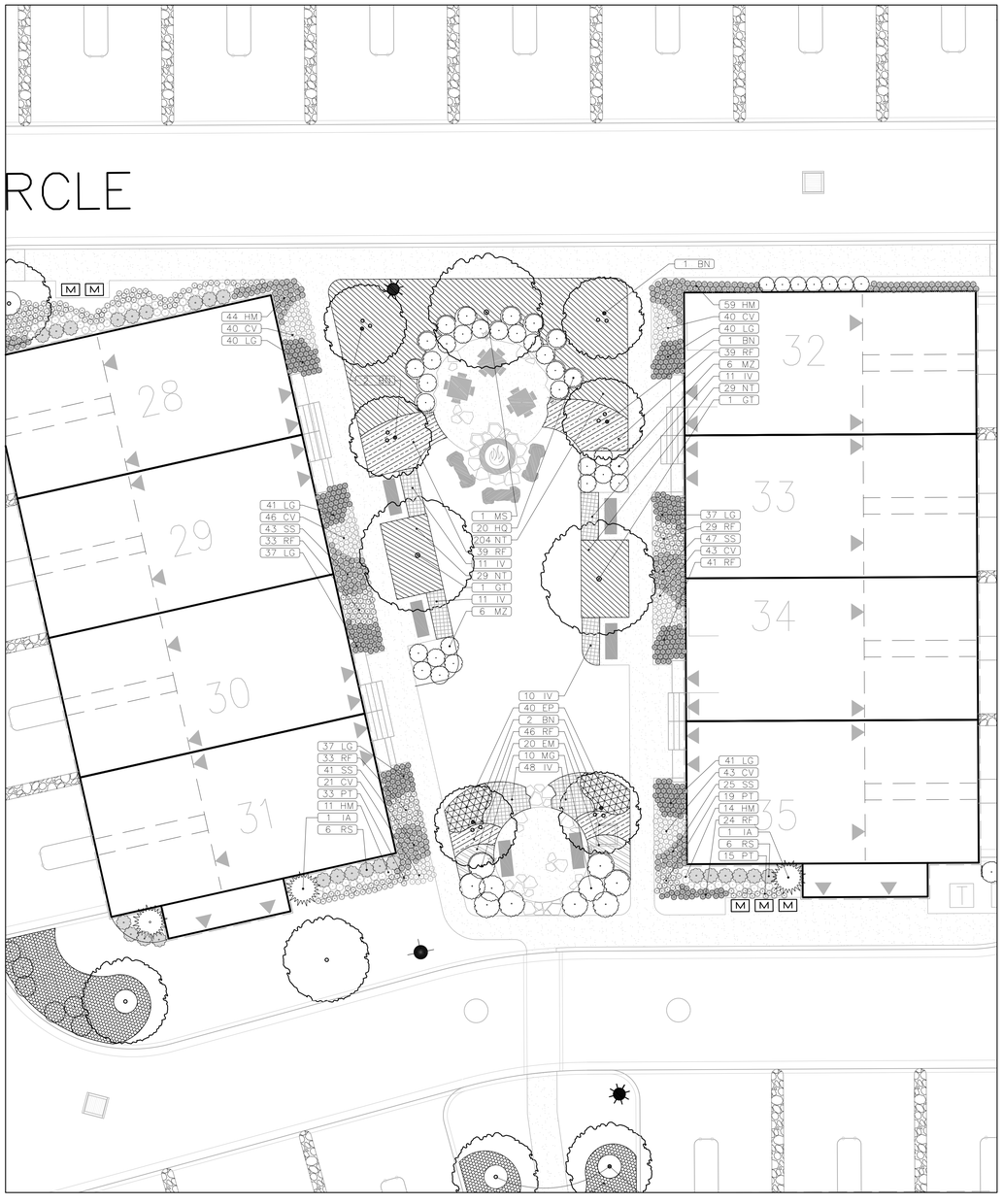

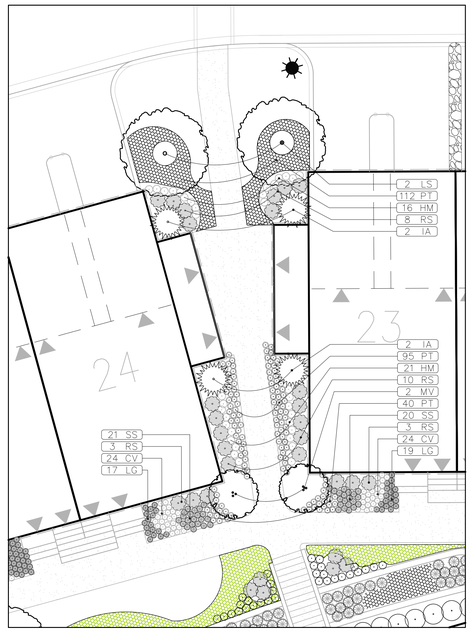

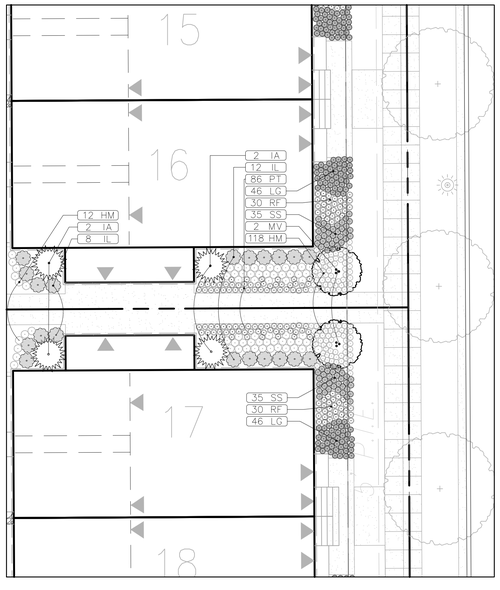

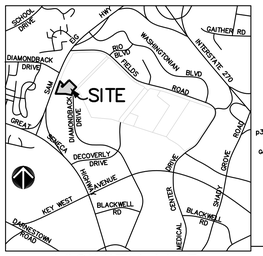

VICINITY MAP
SCALE: 1" = 2000'

VIKA
- ENGINEERS
- PLANNERS
- LANDSCAPE ARCHITECTS
- SURVEYORS
- SUSTAINABLE DESIGN

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VIKA Maryland, LLC
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Suite 400
Germantown, MD 20874
p301.916.4100 f301.916.2262
www.vika.com

Germantown, MD McLean, VA

CROWN NEIGHBORHOOD 1 BLOCK "C"

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Planning Commission
SP-3061-2013
8b

LANDSCAPE PLAN OVERALL

REVIEW No.
MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES
FINAL APPROVAL
DATE: _____
BY: _____

CITY OF GAITHERSBURG
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31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
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PRINTED NAME

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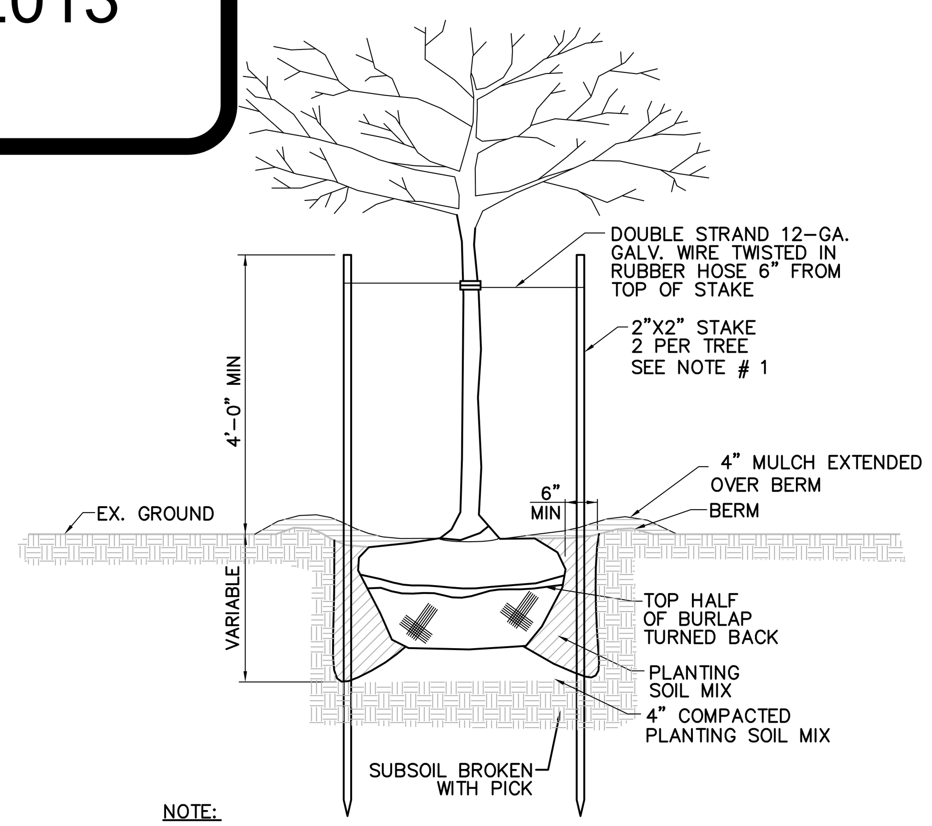
FSP 1ST SUB. 7/11/13
FSP RESUB. 7/25/13

DATE: JUNE 2013
DES. CAT
DWN. CDM
SCALE: 1"=10'
PROJECT/FILE NO. VM14363
SHEET NO. LP-2

LATOUT: LP-2, Plotted By: mcnamara

Planning Commission
SP-3061-2013
8c

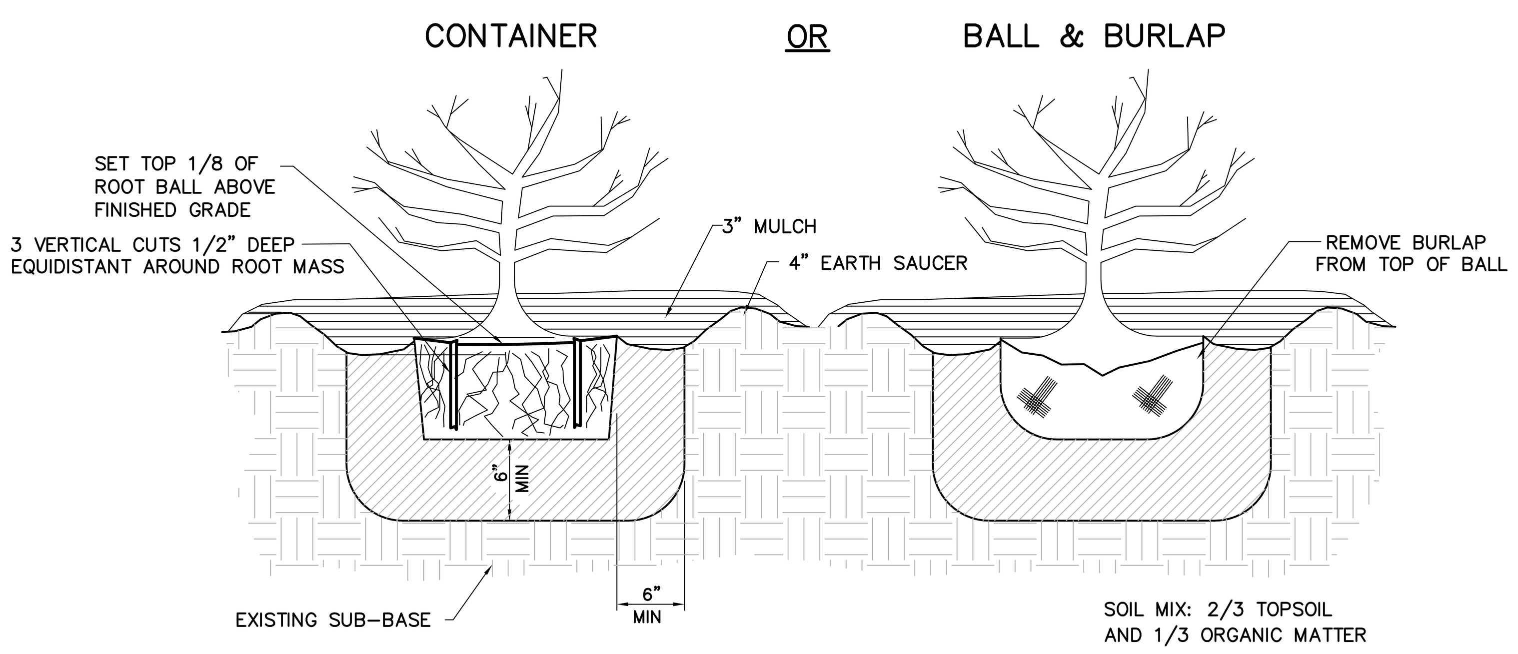


NOTE:

1. STAKING SHOWN ON THIS DETAIL IS FOR DECIDUOUS AND EVERGREEN TREES UNDER 4" CALIPER AND 6' OR MORE IN HEIGHT. STAKE TREES ONLY IN AREAS OF HIGH WIND. REMOVE AFTER FIRST GROWING SEASON.
2. NO STAKING REQUIRED FOR STREET TREES. CONTRACTOR RESPONSIBLE FOR KEEPING STREET TREES STRAIGHT.

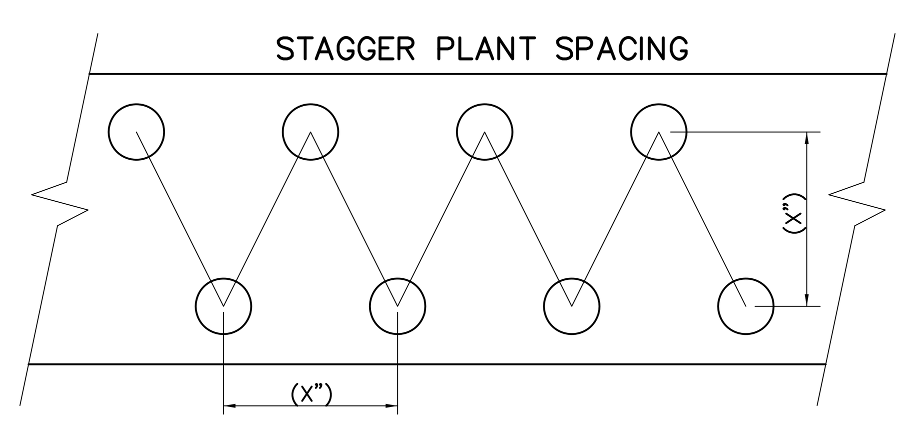
PLANTING DETAIL

NOT TO SCALE



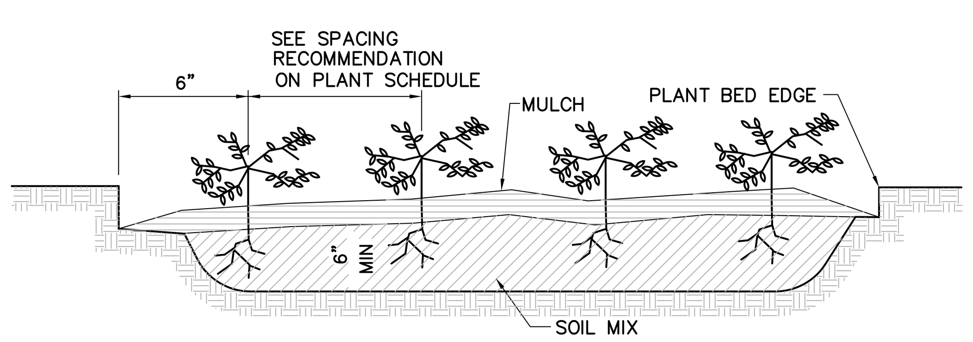
SHRUB PLANTING DETAIL

NOT TO SCALE



X = SPACING RECOMMENDED IN PLANT SCHEDULE

PLAN VIEW



GROUND COVER PLANTING DETAIL

NOT TO SCALE

GENERAL PLANTING NOTES

PLANT / MATERIAL NOTES

PLANT IDENTIFICATION:

1. ALL PLANTS SHALL BE PROPERLY MARKED FOR IDENTIFICATION AND CHECKING AND ARE SUBJECT TO APPROVAL BY THE OWNER'S REPRESENTATIVE.
2. STATE OR FEDERAL NURSERY INSPECTION CERTIFICATES SHALL BE FURNISHED TO THE OWNER UPON REQUEST.
3. THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER. PLANT QUANTITIES SHOWN ON THE PLAN SHALL GOVERN OVER THOSE SHOWN ON THE PLANT LIST.
4. CONTRACTOR SHALL FURNISH AND PLANT ALL PLANTS REQUIRED TO COMPLETE THE WORK AS SHOWN ON THE DRAWINGS.
5. PLANTS WILL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE 'AMERICAN STANDARD FOR NURSERY STOCK' PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION AND CONFORM IN GENERAL TO THE REPRESENTATIVE SPECIES.
6. SUBSTITUTIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER. ANY SUBSTITUTIONS MADE WITHOUT THIS APPROVAL MAY BE SUBJECT TO REJECTION AND REMOVAL AT THE CONTRACTOR'S EXPENSE.
7. PLANT MATERIAL SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AS TO QUALITY, SIZE AND VARIETY. PLANTS DAMAGED IN HANDLING OR TRANSPORTATION MAY BE REJECTED BY THE OWNER.

PLANT QUALITY:

1. ALL PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE AND BE FREE OF PLANT DISEASE, INSECTS, EGGS AND LARVAE AND SHALL HAVE HEALTHY ROOT SYSTEMS, PLANTS SHALL BE OBTAINED FROM SITES WHICH ARE SIMILAR IN SOIL AND CLIMATIC CONDITIONS AS THOSE OF THE PROJECT SITE.
2. BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH FIRM, NATURAL BALL OF EARTH. BALL SIZES SHALL BE IN ACCORDANCE WITH A.N.L.A. SPECIFICATIONS.
3. CONTAINER GROWN STOCK SHALL HAVE BEEN GROWN IN THE CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER.
4. PRUNING SHALL BE DONE DURING PLANTING OPERATION.
5. ALL PLANT MATERIAL IN TRANSIT SHALL BE COVERED WITH BURLAP OR SIMILAR COVER TO KEEP IT FROM WIND DAMAGE AND DRYING OUT.

PLANT SIZE:

1. ALL PLANT SIZES SHALL AVERAGE AT LEAST THE MIDDLE OF THE PLANT RANGE GIVEN IN THE PLANT LIST, BUT IN NO CASE SHALL ANY PLANT BE LESS THAN THAT SIZE STATED FOR THAT SPECIES.
2. CALIPER MEASUREMENTS SHALL BE TAKEN AT A POINT ON THE TRUNK 6 INCHES ABOVE NATURAL GRADE FOR TREES UP TO 4 INCHES IN DIAMETER; AND AT A POINT 12 INCHES ABOVE NATURAL GRADE FOR TREES OVER 4 INCHES IN DIAMETER.
3. SINGLE TRUNK TREES SHALL NOT INCLUDE THE "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE.
4. SHRUBS HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED FROM THE END OF THE BRANCHING, EQUALLY AROUND THE PLANT. MEASUREMENTS SHALL NOT INCLUDE TERMINAL GROWTH.
5. HEIGHT AND SPREAD DIMENSIONS SPECIFIED SHALL REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO TIP.

MULCH:

1. MULCH SHALL BE EITHER COMPOSTED HARDWOOD BARK, FINE SHREDDED HARDWOOD BARK, PINE BARK OR APPROVED EQUAL, AND FREE OF FOREIGN MATTER.

FERTILIZER:

1. FERTILIZER SHALL BE GRANULAR, PACKET OR PELLET, WITH 35% TO 80% OF TOTAL NITROGEN IN ORGANIC FORM. IT SHALL BE A COMPLETE FERTILIZER WITH A MINIMUM ANALYSIS OF 10% NITROGEN,6% PHOSPHOROUS AND 4% POTASSIUM. GRANULAR FERTILIZER SHALL BE APPLIED TO THE SOIL MIX WITH A 10-6-4 ANALYSIS AT THE FOLLOWING RATES: TREE PITS, 2-3 LBS. PER INCH OF TRUNK DIAMETER; SHRUB BEDS, 2 LBS. PER 100 SQUARE FEET OF BED AREA (OR 1/4 LB. PER FOOT OF HEIGHT OR SPREAD). GROUND COVER, VINE AND HERBACEOUS PLANTS, 2-3 LBS. PER 100 SQUARE FEET. THE OWNER RESERVES THE RIGHT TO DETERMINE THE TIME FERTILIZATION SHOULD OCCUR WITHIN THE ONE YEAR GUARANTEE PERIOD.
2. TOPSOIL, IF REQUIRED, SHALL BE FERTILE, FRIABLE NATURAL LOAM, UNIFORM IN COMPOSITION, FREE OF STONES, CLUMPS, PLANTS, AND THEIR ROOT DEBRIS AND OTHER EXTRANEOUS MATTER OF 1 INCH IN DIAMETER, AND CAPABLE OF PERMITTING VIGOROUS PLANT GROWTH. TOPSOIL SHALL HAVE A pH RANGE OF 6.0 TO 6.5, WITH A pH RANGE OF 5.0 TO 5.5 FOR PLANTS REQUIRING ACID SOILS. CONTRACTOR SHALL PROVIDE SOIL ANALYSIS TO OWNER PRIOR TO IMPORTING TOPSOIL ONTO THE PROJECT SITE.

PLANTING NOTES

LOCATION:

1. PLANT LOCATIONS WILL BE STAKED BY THE LANDSCAPE CONTRACTOR AND WILL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
2. CONTRACTOR MAY MAKE MINOR ADJUSTMENTS TO PLANT LOCATIONS IN THE FIELD SO AS TO AVOID UTILITIES, SWALES AND OTHER UNFORESEEN CONFLICTS. IF UNUSUALLY LARGE DISCREPANCIES ARISE BETWEEN ACTUAL FIELD LIMITS AND THOSE PLANTING AREAS SHOWN ON THE PLAN , THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING. FAILURE TO MAKE THIS NOTIFICATION MAY RESULT IN THE CONTRACTOR'S NEED TO RELOCATE THE PLANT MATERIAL AT HIS OWN EXPENSE.
3. TREES AND SHRUBS THAT ARE TO BE PLANTED IN UNIFORM MASSES AND/OR ROWS SHALL BE OF UNIFORM SIZE, SHAPE, AND VIGOR.

TREE MAINTENANCE REQUIREMENTS:

ANY PERSON WHO INSTALLS A TREE PURSUANT TO THIS PLAN SHALL GUARANTEE THE LIFE OF THE TREE FOR ONE (1) YEAR AND SHALL REPLACE ANY TREE THAT DIES OR BECOMES DISEASED DURING THE ONE (1) YEAR PERIOD. THE PROPERTY OWNER SHALL WATER ANY TREE, OR OTHER WOODY OR HERBACEOUS PLANTING INCLUDING CONTAINER PLANTINGS LOCATED IN THE PUBLIC SPACE.

THE PROPERTY OWNER SHALL PERFORM ANY NEEDED MAINTENANCE OF THE TREE SPACE, INCLUDING, BUT NOT LIMITED TO, CLEANING, WEEDING, MULCHING, AND REPLACEMENT OF PLANTINGS, OR GROUND COVER.

THE PROPERTY OWNER SHALL PERFORM ANY NEEDED GENERAL MAINTENANCE WORK ON LANDSCAPED AREAS AND PLANTER BOXES INSTALLED ON PUBLIC SPACE.

THE PROPERTY OWNER OR THE DEPARTMENT MAY PERFORM ANY EMERGENCY MAINTENANCE OF A TREE IN THE PUBLIC SPACE.

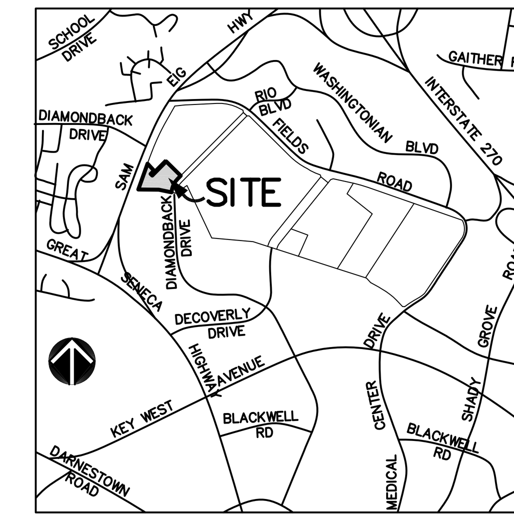
MAINTENANCE / WARRANTY NOTES: CONTRACTOR RESPONSIBILITIES

MAINTENANCE:

1. THE CONTRACTOR SHALL BE RESPONSIBLE DURING THE CONTRACT AND UP TO THE TIME OF FINAL ACCEPTANCE FOR KEEPING THE PLANTING AND WORK INCIDENTAL THERETO IN GOOD CONDITION BY REPLANTING, PLANT REPLACEMENT, WATERING, WEEDING, CULTIVATING, PRUNING AND SPRAYING, RE-STAKING AND CLEANING UP AND BY PERFORMING ALL OTHER NECESSARY OPERATIONS OF CARE FOR PROMOTION OF GOOD PLANT GROWTH SO THAT ALL WORK IS IN SATISFACTORY CONDITION AT TIME OF FINAL ACCEPTANCE, AT NO ADDITIONAL COST TO THE OWNER.
2. THE CONTRACTOR SHALL BE REQUIRED TO REMOVE ALL DEBRIS, TRASH, AND UNNECESSARY MATERIALS FROM THE AREA OF WORK AND/OR THE PROPERTY ON A DAILY BASIS.
3. THE CONTRACTOR SHALL REMOVE ALL DEAD PLANT MATERIAL FROM THE JOB SITE ON A WEEKLY BASIS. CONTRACTOR SHALL ALSO BE REQUIRED TO RETAIN A LOG OF ALL PLANT MATERIALS REMOVED DUE TO DEATH OR INJURY SO AS TO PROPERLY IDENTIFY THOSE PLANTS FOR REPLACEMENT.

WARRANTY AND REPLACEMENT:

1. ALL PLANT MATERIAL, INCLUDING TREES AND ALL WOODY AND HERBACEOUS PLANTS SHALL BE UNCONDITIONALLY GUARANTEED FOR ONE YEAR FROM THE DATE OF INITIAL ACCEPTANCE. THE CONTRACTOR IS NOT RESPONSIBLE FOR LOSSES OR DAMAGE CAUSED BY OTHER TRADES MECHANICAL INJURY OR VANDALISM.
2. ANY MATERIAL THAT IS 25% DEAD OR MORE SHALL BE CONSIDERED DEAD AND SHALL BE REPLACED AT NO COST TO THE OWNER.



VICINITY MAP
SCALE: 1" = 2000'

VIKA
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LANDSCAPE PLAN
OVERALL

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MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES
FINAL APPROVAL
DATE: ____
BY: ____

CITY OF GAITHERSBURG
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FINAL APPROVAL
DATE ____
BY ____

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 ____
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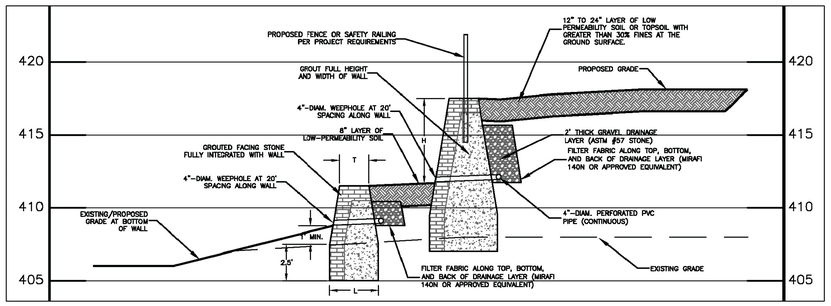
FSP RESUB. 7/25/13

DATE: JUNE 2013
DES. CAT | DWN. CDM
SCALE: AS SHOWN
PROJECT/FILE NO. VM14363
SHEET NO. LP-3

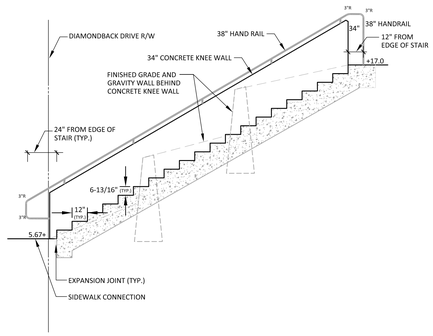
K:\1000-1500\1436\cadd\construction documents\POD_1\BLOCK-C\LA\1436250-BLOCK-C_LA.dwg, ~ Jul 25, 2013 AT 3:57:53 PM

LAYOUT: LP-3, Plotted By: mcnamara



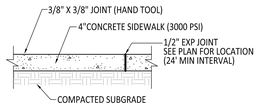
NOTE: WALL HEIGHT VARIES. SEE SITE PLAN FOR SPOT ELEVATIONS. HEIGHT TO BE FINALIZED WITH FINAL LOT GRADING AT TIME OF BUILDING PERMIT.

1 GRAVITY WALL
NOT TO SCALE — OR APPROVED EQUAL

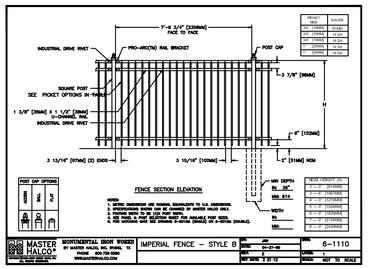


2 STAIRS
NOT TO SCALE — OR APPROVED EQUAL

PATTERN FOR STAMPED CONCRETE AREAS:
NATURAL STONE / FIELDSTONE, OR SIMILAR



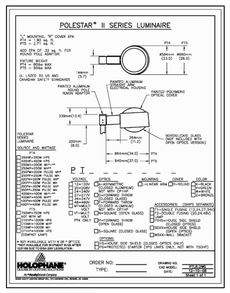
3 CONCRETE SIDEWALK / STAMPED CONCRETE
NOT TO SCALE — OR APPROVED EQUAL



MANUFACTURER: MASTER HALCO
MODEL: IMPERIAL FENCE WITH FLAT POST CAP

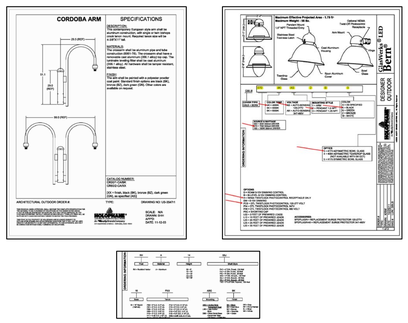
4 RAILING
NOT TO SCALE — OR APPROVED EQUAL

5 STEPPING STONES
SCALE: NOT TO SCALE — OR APPROVED EQUAL



MANUFACTURER: HOLOPHANE
MODEL: POLESTAR II

6 ALLEY LIGHT
NOT TO SCALE — OR APPROVED EQUAL



POLE LIGHTS IN PUBLIC RIGHT-OF-WAY TO MATCH PREVIOUSLY APPROVED LIGHTING FIXTURE SPECIFICATION FOR COPLEY PLACE.

QUANTITY: 2 LIGHTS

NOTE: FOR ON-SITE POLE LIGHT FIXTURE SEE "ALLEY LIGHT" DETAIL, THIS SHEET.

7 STREET LIGHT
NOT TO SCALE — OR APPROVED EQUAL

8 BOLLARD LIGHT
NOT TO SCALE — OR APPROVED EQUAL

9 FIRE PIT
NOT TO SCALE — OR APPROVED EQUAL

NOTE:
STONE TO BE PURCHASED FROM QUARRY AND MADE TO FIT ON SITE.
COLOR AND STONE TYPE TO BE DETERMINED BY DEVELOPER AT TIME OF BUILDING PERMIT.

QUANTITY: 3 BENCHES

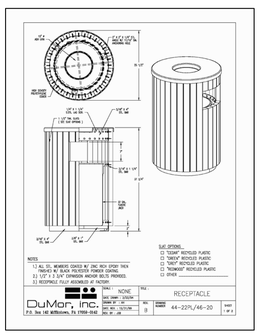
10 STONE BENCH
SCALE: NOT TO SCALE — OR APPROVED EQUAL

MANUFACTURER: POLY-WOOD, INC.
MODEL: MOD 68" BENCH #3800

11 BENCH
NOT TO SCALE — OR APPROVED EQUAL

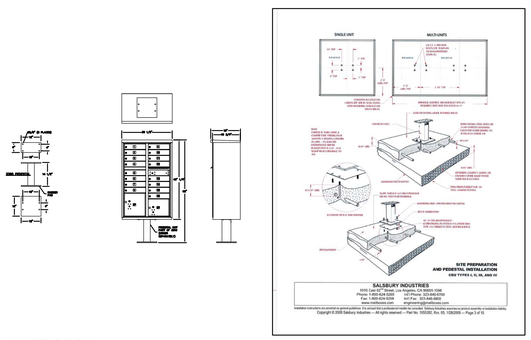
MANUFACTURER: POLY-WOOD, INC
MODEL: MOD DINING ARM CHAIR #1000 & MOD 36" DINING TABLE #8100

12 TABLE & CHAIRS
SCALE: NOT TO SCALE — OR APPROVED EQUAL



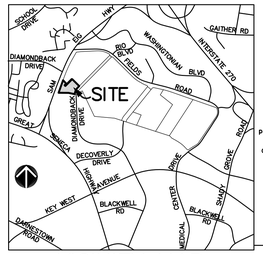
MANUFACTURER: DUMOR, INC.
MODEL: 44-22PL

13 TRASH RECEPTACLE
SCALE: NOT TO SCALE — OR APPROVED EQUAL



MANUFACTURER: SALSBURY
MODEL: 3300 SERIES 5' CBU - 16 BOX UNIT
QUANTITY: 5 MAILBOXES

14 MAILBOX
SCALE: NOT TO SCALE — OR APPROVED EQUAL



VICINITY MAP
SCALE: 1" = 2000'

VIKA
• ENGINEERS
• PLANNERS
• LANDSCAPE ARCHITECTS
• SURVEYORS
• SUSTAINABLE DESIGN
VIKA, Incorporated
VIKA Maryland, LLC
20251 Century Blvd.
Suite 400
Germantown, MD 20874
p:301.916.4100 f:301.916.2262
www.vika.com
Germantown, MD McLean, VA

CROWN
NEIGHBORHOOD 1
BLOCK "C"
9TH ELECTION DISTRICT
CITY OF GAITHERSBURG, MONTGOMERY COUNTY, MD

WESTBROOK PROPERTIES
WESTBROOK PROPERTIES
10740 PARKRIDGE BLVD.
SUITE 110
RESTON, VA 20191
703-391-1102

Planning Commission
SP-3061-2013
9

LANDSCAPE PLAN

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.

PROFESSIONAL CERTIFICATION:

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.

SIGNATURE — DATE
GEORGE R. WARHOLIC, RLA — JUNE 6, 2015
PRINTED NAME — EXPIRATION DATE
LICENSE No. 3302

CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS
FINAL APPROVAL
DATE
BY

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. SP-3061-2013 WAS GRANTED
FINAL SITE PLAN APPROVAL
WITH ( ) CONDITIONS. SEE S.D.A LETTER.
DATE BY
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE PLANNING COMMISSION

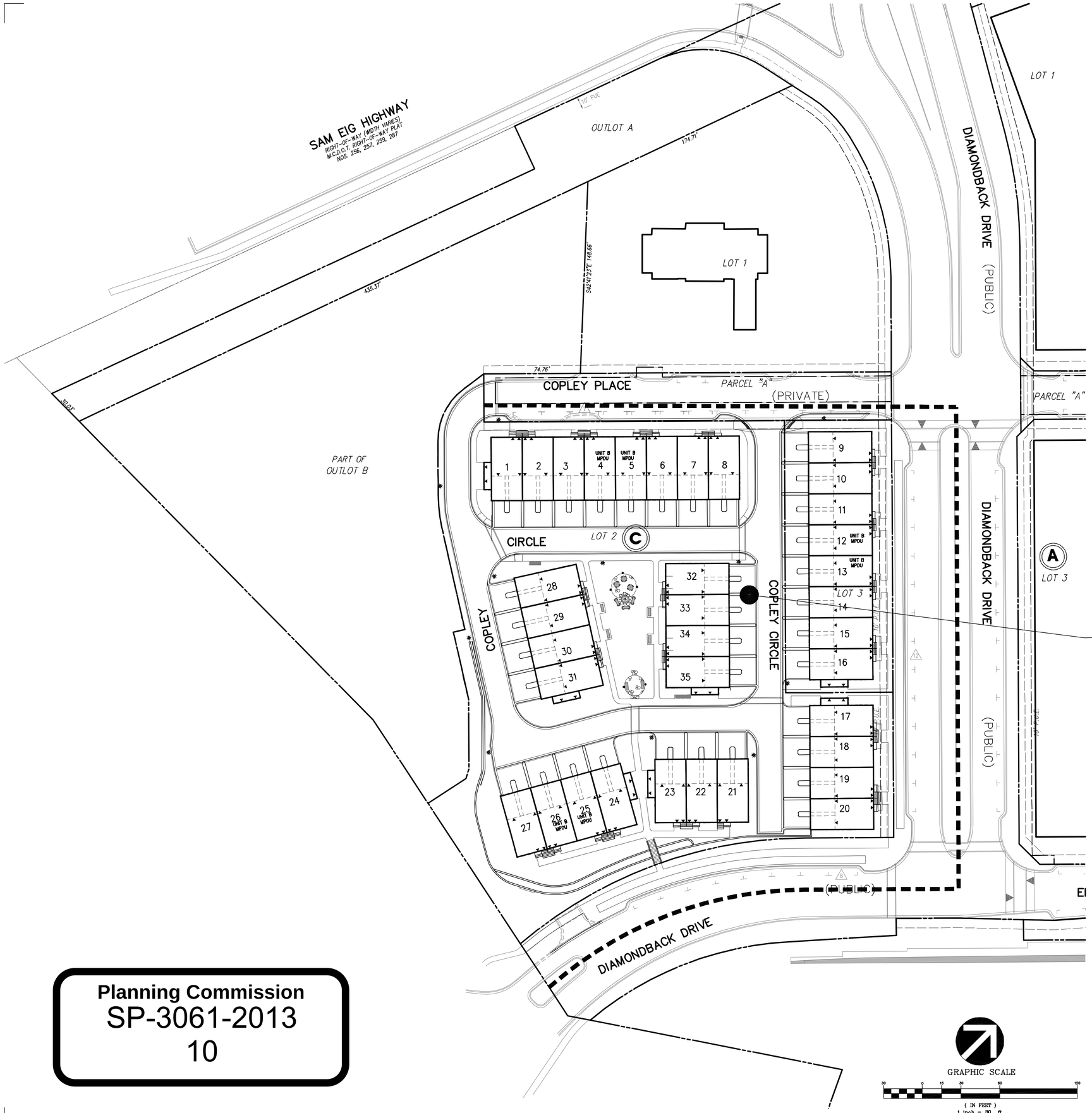
"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"
The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities 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.

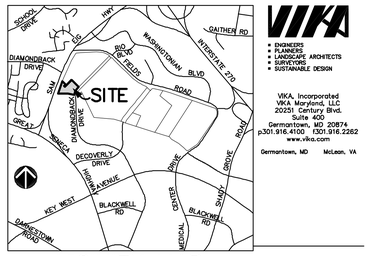
REVISIONS
FSP 1ST SUB. 7/11/13
FSP RESUB. 7/25/13

DATE: JUNE 2013
DES. CAT — DWN. CDM
SCALE: AS SHOWN
PROJECT/FILE NO. VM14363
SHEET NO. LP-4

LAYOUT: LP-4, Plotted By: mcnamara

A:\1000-1500\1489\used\construction documents\VM3_1_BLOCK-C\LA\43890-BLOCK-C_LA.dwg - Jul 22, 2013 At 3:55:15 PM





VICINITY MAP
SCALE: 1" = 2000'

VIKA
- ENGINEERS
- PLANNERS
- LANDSCAPE ARCHITECTS
- SURVEYORS
- SUSTAINABLE DESIGN

VIKA, Incorporated
VIKA Maryland, LLC
20251 Century Blvd.
Suite 400
Germantown, MD 20874
p.301.916.4100 f.301.916.2262
www.vika.com

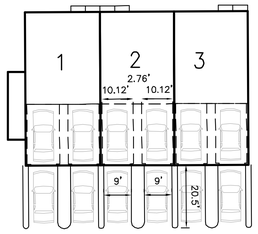
Germantown, MD McLean, VA

LEGEND:

BLOCK BOUNDARY

BLOCK DESIGNATION

PARKING COUNT DESIGNATION



TYPICAL PARKING LAYOUT
SCALE= 1"=20

BLOCK C — **CONDOMINIUMS 2-OVER-2 (LOTS 2 & 3)**
(1 GARAGE AND 1 DRIVEWAY SPOT PER LIVING SPACE)

#UNITS	REQ. PARKING SPACES PER UNIT	PARKING REQUIRED
70	2	140
		140.0
		140.0

PARKING PROVIDED

GARAGE PARKING	70	
DRIVEWAY PARKING	70	
ON-STREET PARKING	27	
PROVIDED	167	167

CROWN
NEIGHBORHOOD 1
BLOCK "C"
9TH ELECTION DISTRICT
CITY OF GAITHERSBURG, MONTGOMERY COUNTY, MD

WESTBROOK PROPERTIES
WESTBROOK PROPERTIES
10740 PARKRIDGE BLVD.
SUITE 110
RESTON, VA 20191
703-391-1102

PARKING DISTRIBUTION PLAN

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CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS
FINAL APPROVAL
DATE _____
BY _____

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. SP-3061-2013 WAS GRANTED
FINAL SITE PLAN APPROVAL
WITH _____ ( ) CONDITIONS. SEE S.D.A LETTER.
DATE _____ BY _____
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE PLANNING COMMISSION

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.

SIGNATURE _____ DATE _____
JASON A. EVANS — 1/16/15
PRINTED NAME — EXPIRATION DATE
TITLE: ASSOCIATE
LICENSE No. 39885

"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.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

REVISIONS
FSP 1ST SUB. 7/11/13
FSP RESUB. 7/25/13

DATE: JUNE 2013
DES. GW | DWN. CAD
SCALE: 1"=30'
PROJECT/FILE NO. VM14363
SHEET NO. FSP-6

Planning Commission
SP-3061-2013
10

LAYOUT: FSP-6, Plotted By: evans

K:\1000-1500\1451\cad\construction documents\PDD_\BLOCK-C\1451PD5_BLOCK-C_PARKING.dwg - Jul 25, 2013 at 2:26:19 PM

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 _____

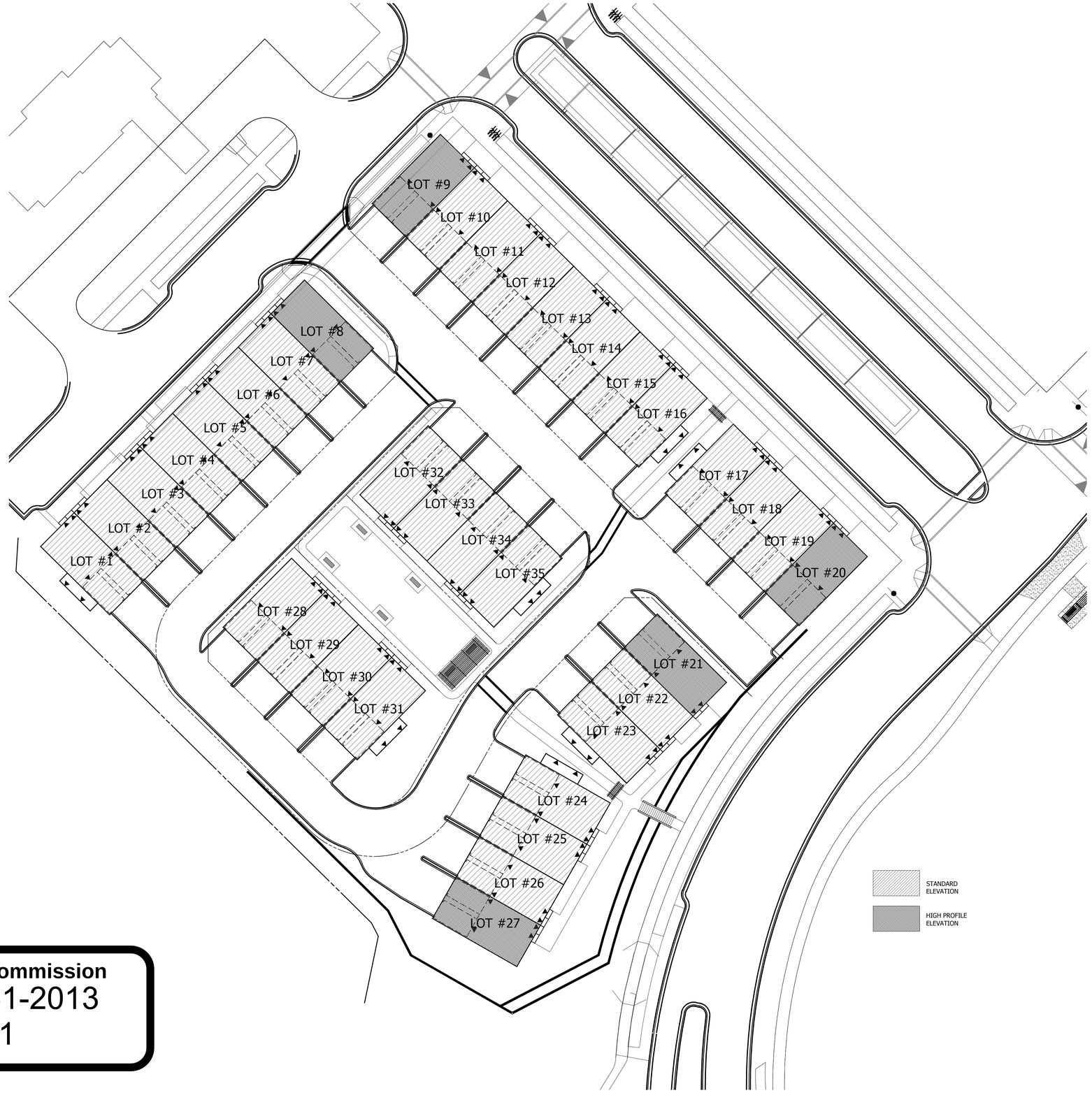
APPLICATION NO. SP-3061-2013 WAS GRANTED

FINAL SITE PLAN APPROVAL

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

DATE _____ BY _____

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE APPROVED BY THE PLANNING COMMISSION OR PLANNING STAFF



Planning Commission
SP-3061-2013
11

Plot By: dbiser

ARCHITECT:

lessard DESIGN

8521 Leesburg Pike
Suite 700 | Vienna, VA 22182
P:571.830.1800 | F:571.830.1801
www.lessarddesign.com

SEAL & SIGNATURE:

OWNER:

RYLAND HOMES
14280 PARK MEADOW DRIVE
SUITE 108
CHANTILLY, VA 20151
703-449-6510

CONSULTANTS:

STRUCTURAL:
ALLIANCE ENGINEERS
12355 SUNRISE VALLEY DRIVE
SUITE 220
RESTON, VA 20191
703-749-7941
ABDI FARRAH
abdi@allianceengineers.com

CROWN

CROWN STACKED TOWNHOMES
CITY OF GAITHERSBURG, MD.
RYLAND HOMES

KEY PLAN

NO	ISSUE/REVISION	DATE
	FSP 2ND SUB.	07/24/13
	FSP 1ST SUB.	07/11/13

Project No:	RYL.008a
File Name:	RYL007aCS002.dwg
Drawn By:	
Checked By:	
Plot Date:	JULY 2013

CS-002

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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. SP-3061-2013 WAS GRANTED

FINAL SITE PLAN APPROVAL

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

DATE _____ BY _____

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE APPROVED BY THE PLANNING COMMISSION OR PLANNING STAFF

CROWN STACKED TOWNHOMES

COLOR SCHEMES

	SCHEME 1	SCHEME 2	SCHEME 3	SCHEME 4
BRICK	Annapolis	Annapolis	Millbrook	Millbrook
General Shale				
BAYS/ PANELS	SW6251 Outerspace	SW6251 Outerspace	SW7062 Rock Bottom	SW7062 Rock Bottom
Sherwin Williams				
PANEL-2	SW Craftsman Brown	SW Craftsman Brown	SW 7038 Tony Taupe	SW 7038 Tony Taupe
Sherwin Williams				
SIDING (vertical)	Autumn Tan	Woodland Cream	Artic White	Artic White
Hardi Plank Color Plus				
SIDING (Side & Rear)	Khaki Brown	Sandstone beige	Monterrey Taupe	Sandstone beige
Hardi Plank Color Plus				
WINDOW TRIM SURROUND	To match Hardie siding/ panel color	To match Hardie siding/ panel color	To match Hardie siding/ panel color	To match Hardie siding/ panel color
WINDOW (Almond)				
Cornices/Gutters/DS	SW 7036 Accessible Beige	SW 7036 Accessible Beige	SW 7036 Accessible Beige	SW 7036 Accessible Beige
Sherwin Williams				
FRONT DOORS	SW 7020 Black Fox	SW 7020 Black Fox	SW 7020 Black Fox	SW 7020 Black Fox
Sherwin Williams				
SHINGLES	Granite	Granite	Granite	Granite
Owens Corning				
Garage Doors	Taupe	Taupe	Taupe	Taupe
Wayne Dalton				
Railing	White	White	White	White

NOTE: Actual material specification and manufacturer subject to change based on availability at time of construction

Planning Commission
SP-3061-2013
12

ARCHITECT:

lessard DESIGN

8521 Leesburg Pike
Suite 700 | Vienna, VA 22182
P:571.830.1800 | F:571.830.1801
www.lessarddesign.com

SEAL & SIGNATURE:

OWNER:

RYLAND HOMES
14280 PARK MEADOW DRIVE
SUITE 108
CHANTILLY, VA 20151
703-449-6510

CONSULTANTS:

STRUCTURAL:
ALLIANCE ENGINEERS
12355 SUNRISE VALLEY DRIVE
SUITE 220
RESTON, VA 20191
703-749-7941
ABDI FARRAH
abdi@allianceengineers.com

CROWN

CROWN STACKED TOWNHOMES
CITY OF GAITHERSBURG, MD.
RYLAND HOMES

COVER SHEET

NO	ISSUE/REVISION	DATE
	FSP 2ND SUB.	07/24/13
	FSP 1ST SUB.	07/11/13

Project No: RYL.008a
File Name: RYL007aCS001.dwg
Drawn By:
Checked By:
Plot Date: JULY 2013

S1

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Planning Commission
SP-3061-2013
13a

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 _____

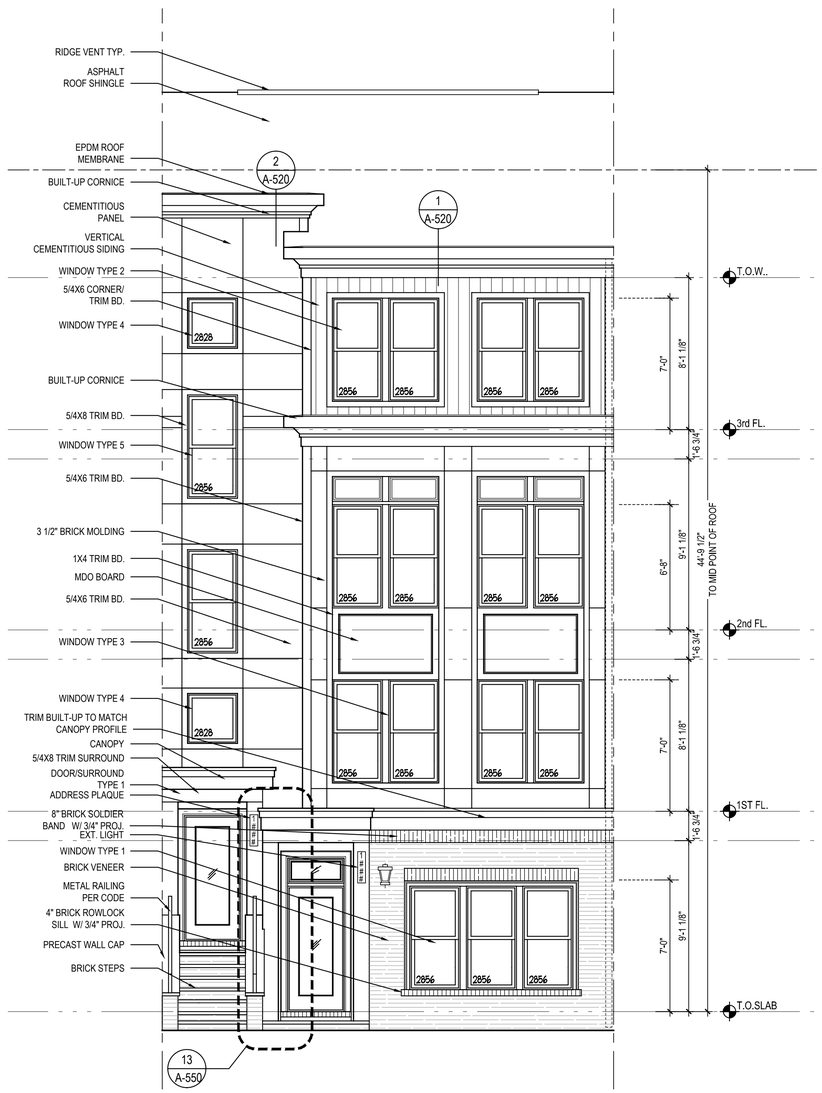
APPLICATION NO. SP-3061-2013 WAS GRANTED

FINAL SITE PLAN APPROVAL

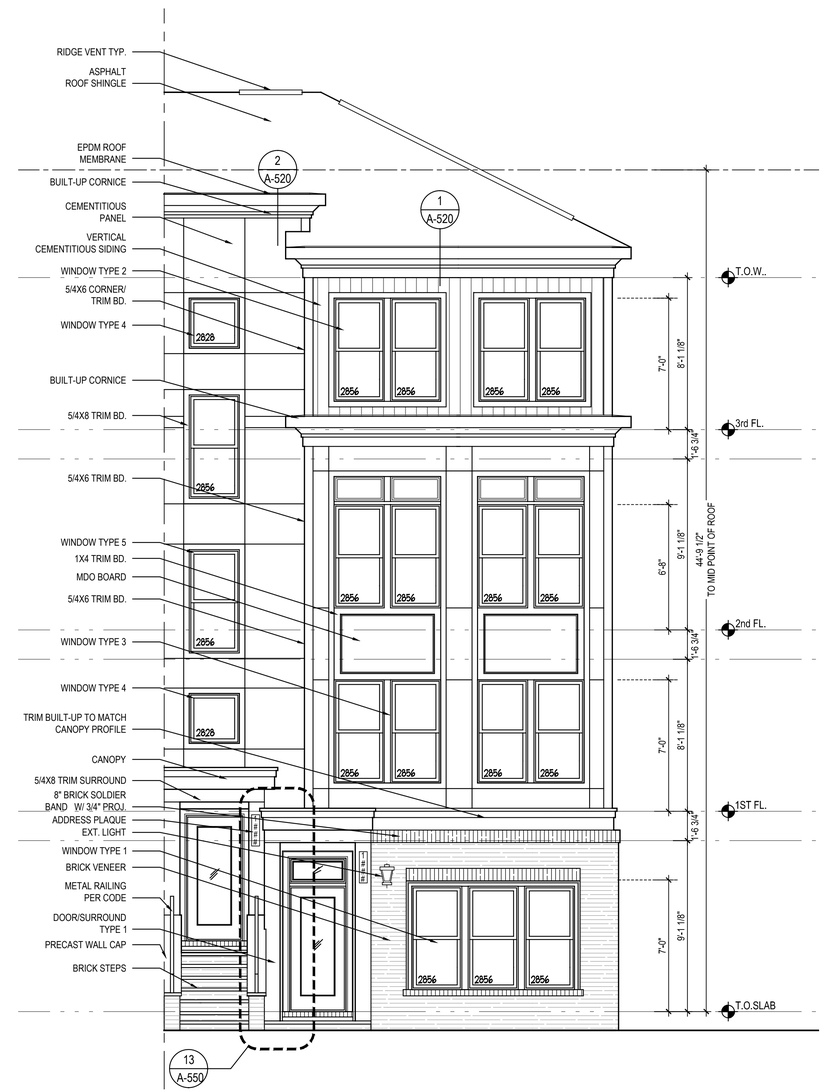
WITH _____ ( ) CONDITIONS. SEE S.D.A LETTER.

DATE _____ BY _____

NOTE: • ANY REVISIONS TO SIGNED PLANS MUST BE APPROVED BY THE PLANNING COMMISSION OR PLANNING STAFF



2 A-200 FRONT ELEVATION 1 @ INT COND
SCALE: 1/4" = 1'-0" RYL007aA200



1 A-200 FRONT ELEVATION 1 @ END COND
SCALE: 1/4" = 1'-0" RYL007aA200

Plot By: dbiser

ARCHITECT:

lessard DESIGN
8521 Leesburg Pike
Suite 700 | Vienna, VA 22182
P:571.830.1800 | F:571.830.1801
www.lessarddesign.com

SEAL & SIGNATURE:

OWNER:

RYLAND HOMES
14280 PARK MEADOW DRIVE
SUITE 108
CHANTILLY, VA 20151
703-449-6510

CONSULTANTS:

STRUCTURAL:
ALLIANCE ENGINEERS
12355 SUNRISE VALLEY DRIVE
SUITE 220
RESTON, VA 20191
703-749-7941
ABDI FARRAH
abdi@allianceengineers.com

CROWN

CROWN STACKED TOWNHOMES
CITY OF GAITHERSBURG, MD.
RYLAND HOMES

ELEVATIONS
ELEVATION #1

NO	ISSUE/REVISION	DATE
	FSP 2ND SUB.	07/24/13
	FSP 1ST SUB.	07/11/13

Project No:	RYL.008a
File Name:	RYL007aA200.dwg
Drawn By:	
Checked By:	
Plot Date:	JULY 2013

A-200

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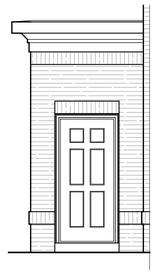


2 A-203 ALT. SIDE ELEVATION @ ELEV. 1 W/ SPRINKLER/UTILITY ROOM.

SCALE: 1/4" = 1'-0"

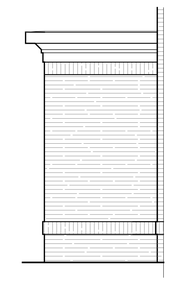
RYL007aA203

FRONT ELEV. ALT.
SPRINKLER/UTILITY ROOM

2 A-203 SIDE ELEVATION @ ELEV. 1 W/ SPRINKLER/UTILITY ROOM.

SCALE: 1/4" = 1'-0"

RYL007aA203



FRONT ELEV. STD.
SPRINKLER/UTILITY ROOM

1 A-203 SIDE ELEVATION @ ELEV1 - STANDARD

SCALE: 1/4" = 1'-0"

RYL007aA203

Planning Commission
SP-3061-2013
13b

Plot By: dbiser

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. SP-3061-2013 WAS GRANTED

FINAL SITE PLAN APPROVAL

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

DATE _____ BY _____

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE APPROVED BY THE PLANNING COMMISSION OR PLANNING STAFF

ARCHITECT:

lessard DESIGN
8521 Leesburg Pike
Suite 700 | Vienna, VA 22182
P:571.830.1800 | F:571.830.1801
www.lessarddesign.com

SEAL & SIGNATURE:

OWNER:

RYLAND HOMES
14280 PARK MEADOW DRIVE
SUITE 108
CHANTILLY, VA 20151
703-449-6510

CONSULTANTS:

STRUCTURAL:
ALLIANCE ENGINEERS
12355 SUNRISE VALLEY DRIVE
SUITE 220
RESTON, VA 20191
703-749-7941
ABDI FARRAH
abdi@allianceengineers.com

CROWN

CROWN STACKED TOWNHOMES
CITY OF GAITHERSBURG, MD.
RYLAND HOMES

ELEVATIONS
ELEVATION #1

NO	ISSUE/REVISION	DATE
	FSP 2ND SUB.	07/24/13
	FSP 1ST SUB.	07/11/13

Project No:	RYL.008a
File Name:	RYL007aA203.dwg
Drawn By:	
Checked By:	
Plot Date:	JULY 2013

A-203

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Planning Commission
SP-3061-2013
14a

CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

SITE PLAN APPROVAL

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APPLICATION NO. SP-3061-2013 WAS GRANTED

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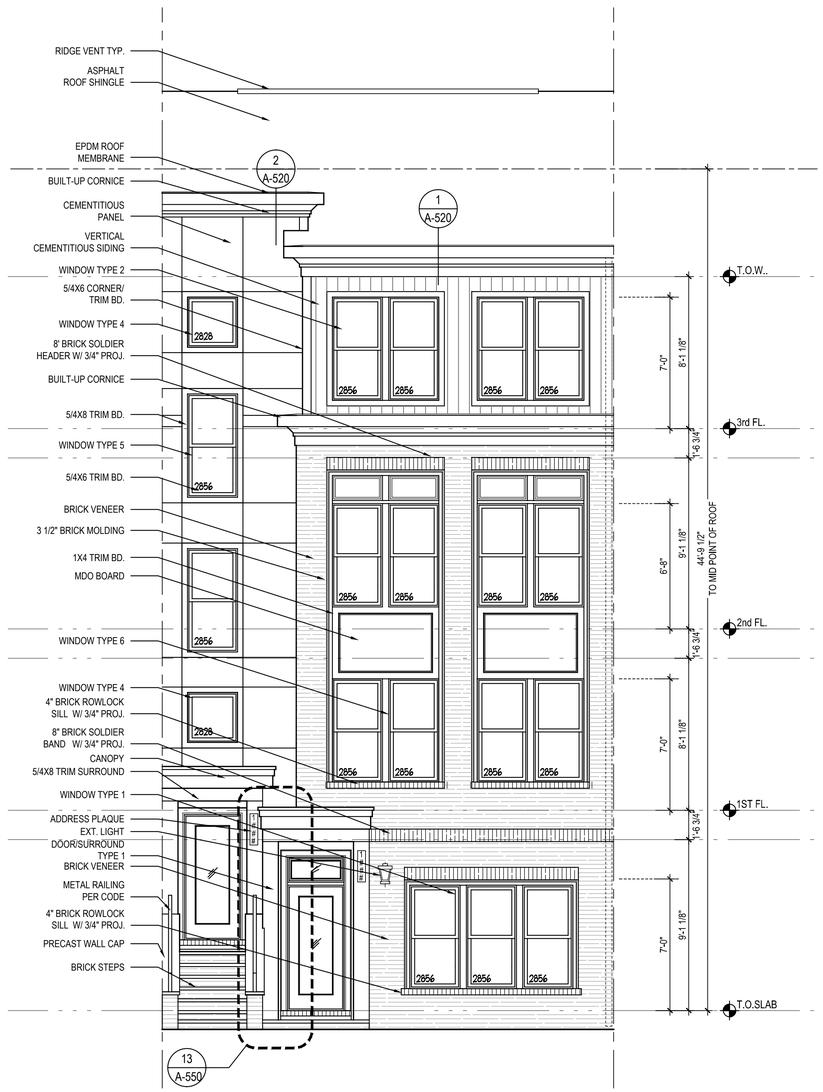
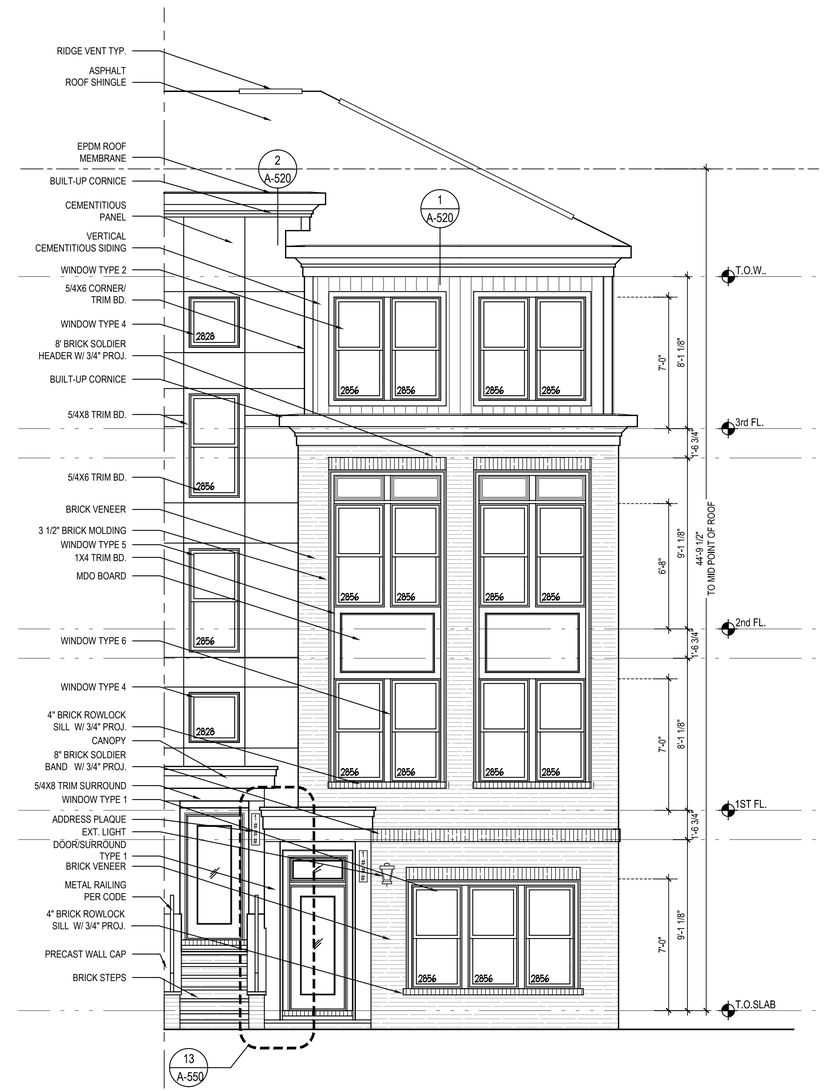


2 / A-202 FRONT ELEVATION 2 @ INT COND
SCALE: 1/4" = 1'-0" RYL007aA201



1 / A-201 FRONT ELEVATION 2 @ END COND
SCALE: 1/4" = 1'-0" RYL007aA201

ARCHITECT:

lessard DESIGN
8521 Leesburg Pike
Suite 700 | Vienna, VA 22182
P:571.830.1800 | F:571.830.1801
www.lessarddesign.com

SEAL & SIGNATURE:

OWNER:

RYLAND HOMES
14280 PARK MEADOW DRIVE
SUITE 108
CHANTILLY, VA 20151
703-449-6510

CONSULTANTS:

STRUCTURAL:
ALLIANCE ENGINEERS
12355 SUNRISE VALLEY DRIVE
SUITE 220
RESTON, VA 20191
703-749-7941
ABDI FARRAH
abdi@allianceengineers.com

CROWN

CROWN STACKED TOWNHOMES
CITY OF GAITHERSBURG, MD.
RYLAND HOMES

ELEVATIONS
ELEVATION #2

NO	ISSUE/REVISION	DATE
	FSP 2ND SUB.	07/24/13
	FSP 1ST SUB.	07/11/13

Project No:	RYL.008a
File Name:	RYL007aA201.dwg
Drawn By:	
Checked By:	
Plot Date:	JULY 2013

A-201

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Plot By: dbiser

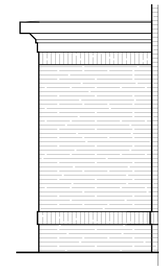
Planning Commission
SP-3061-2013
14b

2
A-204

SIDE ELEVATION @ ELEV. 2 W/ SPRINGKLER/UTILITY ROOM.

SCALE: 1/4" = 1'-0"

RYL007aA204



FRONT ELEV. STD.
SPRINKLER/UTILITY ROOM

1
A-204

SIDE ELEVATION @ ELEV2 - STANDARD

SCALE: 1/4" = 1'-0"

RYL007aA204

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. SP-3061-2013 WAS GRANTED

FINAL SITE PLAN APPROVAL

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

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE APPROVED BY THE PLANNING COMMISSION OR PLANNING STAFF

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703-449-6510

CONSULTANTS:

STRUCTURAL:
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12355 SUNRISE VALLEY DRIVE
SUITE 220
RESTON, VA 20191
703-749-7941
ABDI FARRAH
abdi@allianceengineers.com

CROWN

CROWN STACKED TOWNHOMES
CITY OF GAITHERSBURG, MD.
RYLAND HOMES

ELEVATIONS
ELEVATION #2

NO	ISSUE/REVISION	DATE
	FSP 2ND SUB.	07/24/13
	FSP 1ST SUB.	07/11/13

Project No:	RYL.008a
File Name:	RYL007aA204.dwg
Drawn By:	
Checked By:	
Plot Date:	JULY 2013

A-204

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Plot By: dbiser

CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

SITE PLAN APPROVAL

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DATE _____ BY _____

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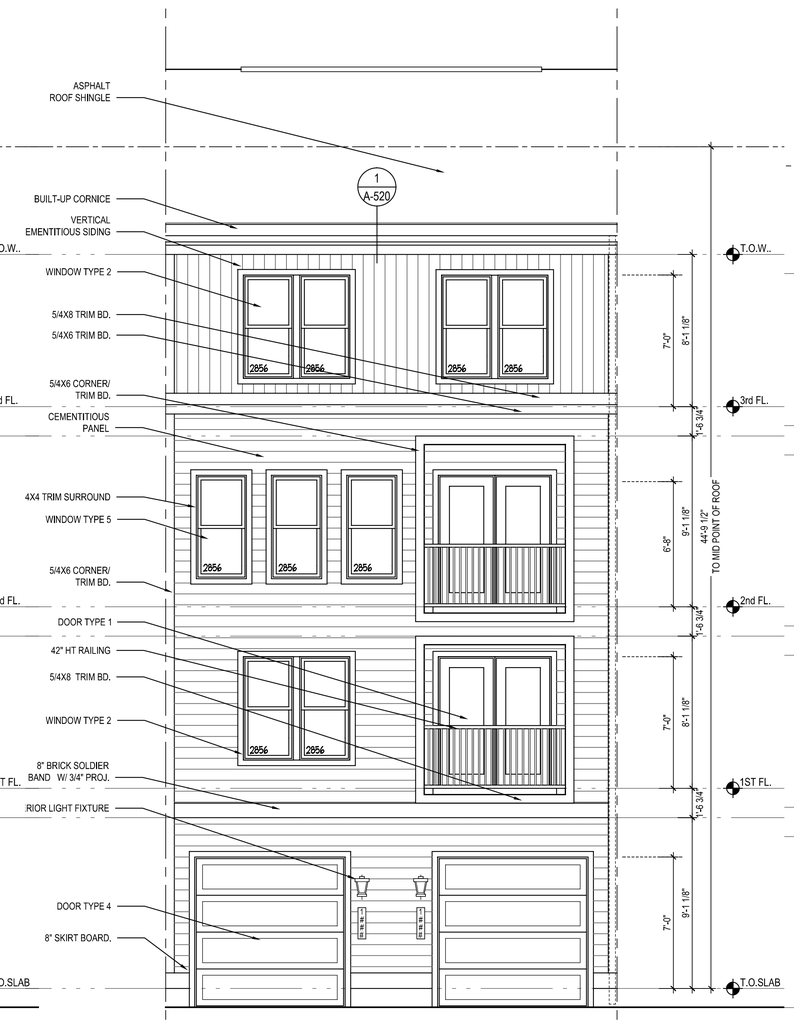
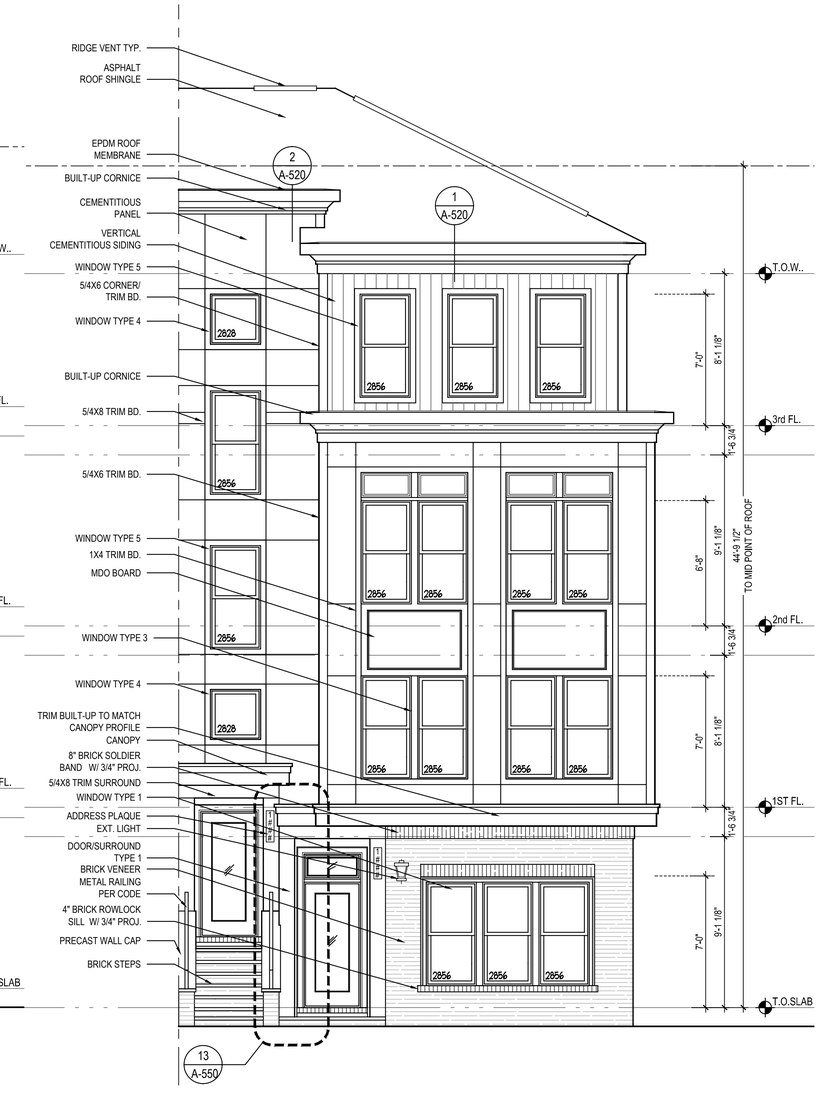
Planning Commission
SP-3061-2013
15a

4 A-202 END REAR ELEVATION - HIGH PROFILE
SCALE: 1/4" = 1'-0" RYL007aA202

3 A-202 END REAR ELEVATION - STANDARD
SCALE: 1/4" = 1'-0" RYL007aA202



2 A-202 REAR ELEVATION
SCALE: 1/4" = 1'-0" RYL007aA202



1 A-202 FRONT ELEVATION 3
SCALE: 1/4" = 1'-0" RYL007aA202

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CONSULTANTS:

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RYLAND HOMES

ELEVATIONS
ELEVATION #3

NO	ISSUE/REVISION	DATE
	FSP 2ND SUB.	07/24/13
	FSP 1ST SUB.	07/11/13

Project No:	RYL.008a
File Name:	RYL007aA202.dwg
Drawn By:	
Checked By:	
Plot Date:	JULY 2013

A-202

Plot By: dbiser

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Planning Commission
SP-3061-2013
15b

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. SP-3061-2013 WAS GRANTED

FINAL SITE PLAN APPROVAL

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

DATE _____ BY _____

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1
A-205

SIDE ELEVATION @ ELEV3 - HIGH PROFILE

SCALE: 1/4" = 1'-0"

RYL007aA205

Plot By: dbiser

ARCHITECT:

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RYLAND HOMES

ELEVATIONS
ELEVATION #3

NO	ISSUE/REVISION	DATE
	FSP 2ND SUB.	07/24/13
	FSP 1ST SUB.	07/11/13

Project No:	RYL.008a
File Name:	RYL007aA205.dwg
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Checked By:	
Plot Date:	JULY 2013

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CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

SITE PLAN APPROVAL

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APPLICATION NO. SP-3061-2013 WAS GRANTED

FINAL SITE PLAN APPROVAL

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

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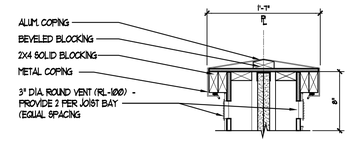
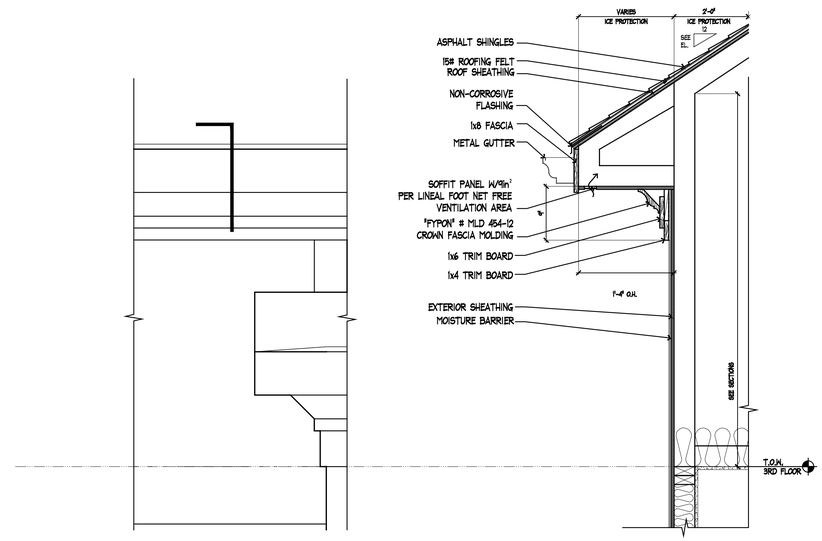
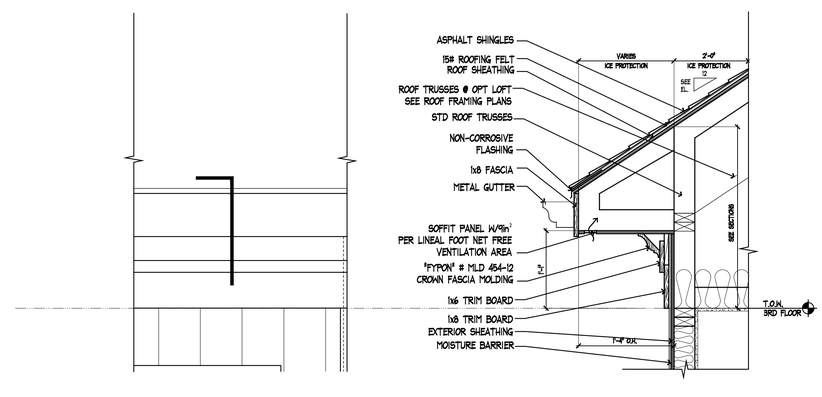


3 A-520 Roof Coping Detail
SCALE: 1"=1'-0"



2 A-520 Front Cornice Detail
SCALE: 1"=1'-0"



1 A-520 Front Cornice Detail
SCALE: 1"=1'-0"

Planning Commission
SP-3061-2013
16a

Plot By: dbiser

ARCHITECT:

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CORNICE DETAILS

NO	ISSUE/REVISION	DATE
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	FSP 1ST SUB.	07/11/13

Project No:	RYL.008a
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Planning Commission
SP-3061-2013
16b

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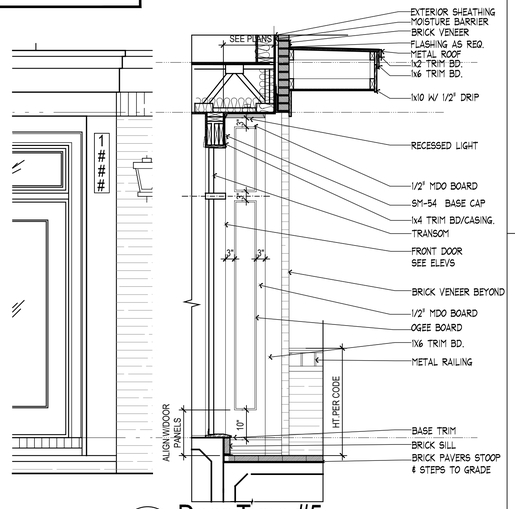
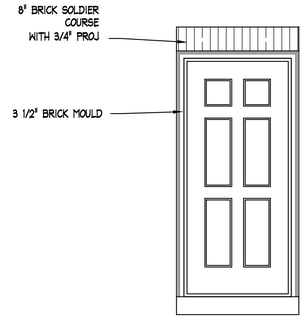
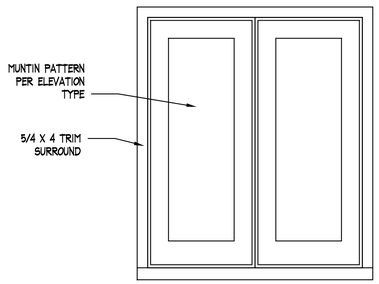


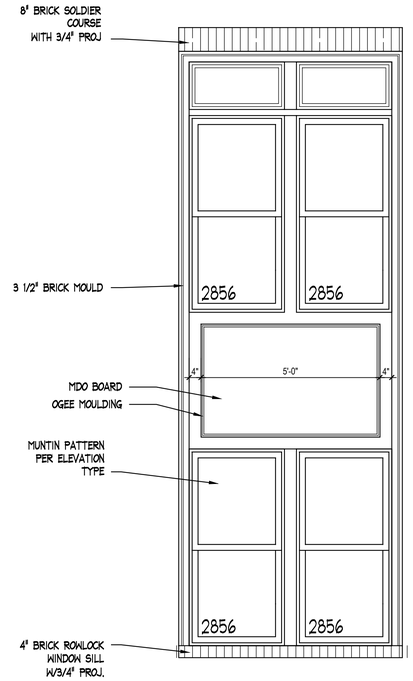
13 A-550 Door Type #5
SCALE: 1/2"=1'-0"



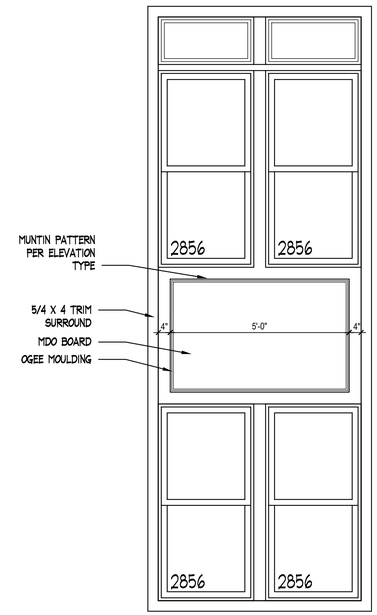
10 A-550 Door Type #2
SCALE: 1/2"=1'-0"



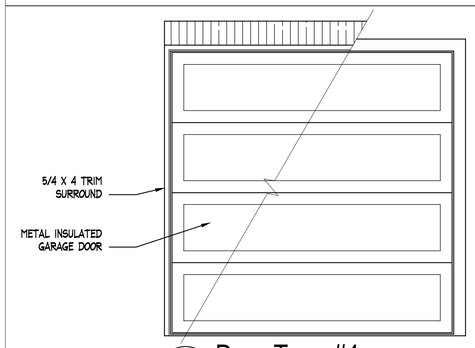
9 A-550 Door Type #1
SCALE: 1/2"=1'-0"



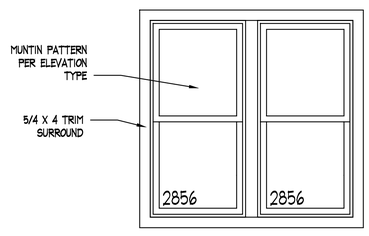
6 A-550 Window Type #6
SCALE: 1/2"=1'-0"



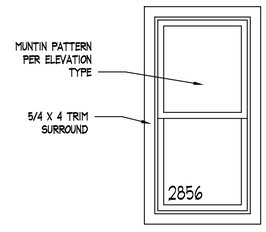
3 A-550 Window Type #3
SCALE: 1/2"=1'-0"



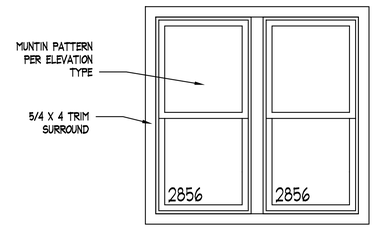
12 A-550 Door Type #4
SCALE: 1/2"=1'-0"



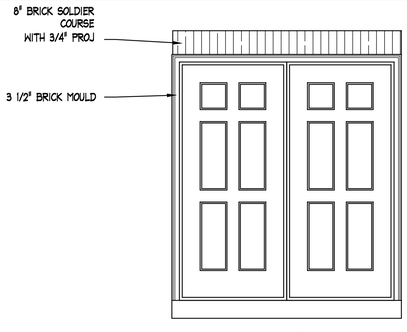
8 A-550 Window Type #8
SCALE: 1/2"=1'-0"



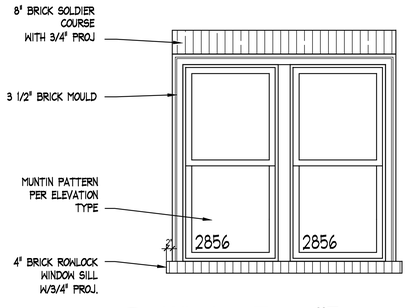
5 A-550 Window Type #5
SCALE: 1/2"=1'-0"



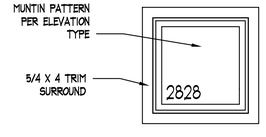
2 A-550 Window Type #2
SCALE: 1/2"=1'-0"



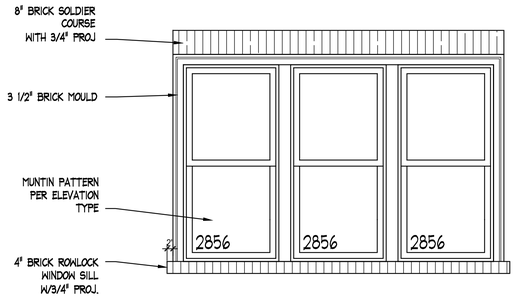
11 A-550 Door Type #3
SCALE: 1/2"=1'-0"



7 A-550 Window Type #7
SCALE: 1/2"=1'-0"



4 A-550 Window Type #4
SCALE: 1/2"=1'-0"



1 A-550 Window Type #1
SCALE: 1/2"=1'-0"

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CONSULTANTS:
STRUCTURAL:
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abdi@allianceengineers.com

CROWN

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CITY OF GAITHERSBURG, MD.
RYLAND HOMES

WINDOW & DOOR DETAILS

NO	ISSUE/REVISION	DATE
	FSP 2ND SUB.	07/24/13
	FSP 1ST SUB.	07/11/13

Project No: RYL.008a
File Name: RYL007aA550.dwg
Drawn By:
Checked By:
Plot Date: JULY 2013

A-550

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Plot By: dbiser

CITY OF GAITHERSBURG PLANNING COMMISSION

Planning Commission
SP-3061-2013
17

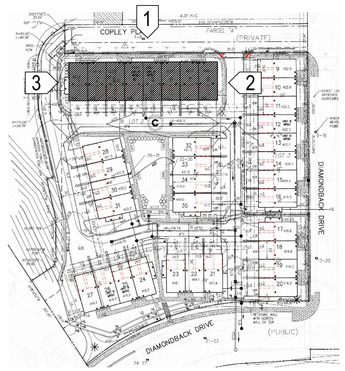
LOT 8

Side Elev. 3
KEY LOT

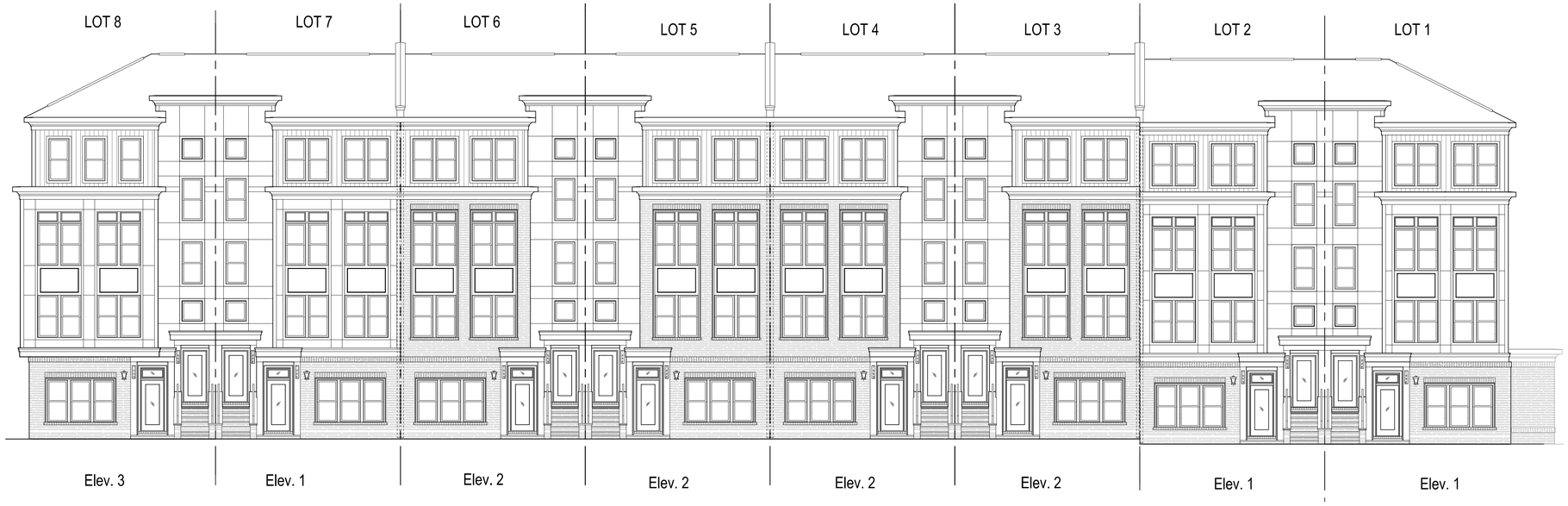
2 A-400 **LEFT SIDE ELEVATION**
SCALE: 1/4" = 1'-0" RYL007aA401

Side Elev. 1

3 A-400 **RIGHT SIDE ELEVATION**
SCALE: 1/4" = 1'-0" RYL007aA401



KEY PLAN



1 A-400 **FRONT ELEVATION**
SCALE: 1/4" = 1'-0" RYL007aA401

File No: RYL007aA401.dwg

Plot By: dbiser

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STREETSCAPE
BUILDING 1 LOTS 1-8

NO	ISSUE/REVISION	DATE
	FSP 2ND SUB.	07/24/13
	FSP 1ST SUB.	07/11/13

Project No:	RYL.008a
File Name:	RYL007aA401.dwg
Drawn By:	
Checked By:	
Plot Date:	JULY 2013

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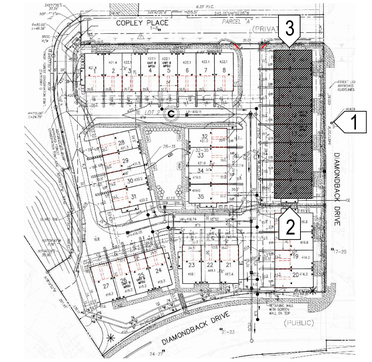
CITY OF GAITHERSBURG PLANNING COMMISSION

Planning Commission
SP-3061-2013
18a

NOTE: BY THE PLANNING COMMISSION OR PLANNING STAFF



KEY PLAN

LOT 16

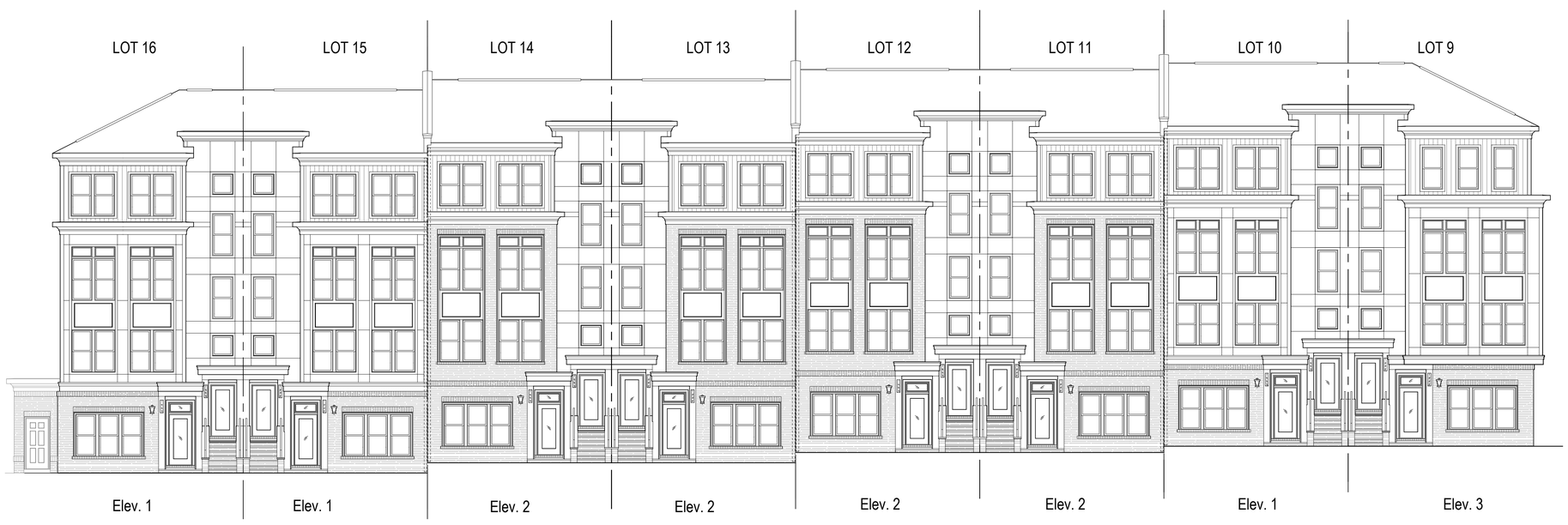
Side Elev. 1

2 A-401 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0" RYL007aA401

LOT 9

Side Elev. 3
KEY LOT

3 A-401 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0" RYL007aA401



1 A-401 FRONT ELEVATION
SCALE: 1/4" = 1'-0" RYL007aA401

File No: RYL007aA401.dwg

Plot By: dbiser

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CITY OF GAITHERSBURG, MD.
RYLAND HOMES

STREETSCAPE
BUILDING 2 LOTS 9-16

NO	ISSUE/REVISION	DATE
	FSP 2ND SUB.	07/24/13
	FSP 1ST SUB.	07/11/13

Project No:	RYL.008a
File Name:	RYL007aA401.dwg
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CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

Planning Commission
SP-3061-2013
18b

KEY PLAN

1
A-401a

TYPICAL REAR ELEVATION

SCALE: 1/4" = 1'-0"

RYL007aA401

ARCHITECT:

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STREETSCAPE
BUILDING 2 LOTS 9-16

NO	ISSUE/REVISION	DATE
	FSP 2ND SUB.	07/24/13
	FSP 1ST SUB.	07/11/13

Project No:	RYL.008a
File Name:	RYL007aA401.dwg
Drawn By:	
Checked By:	
Plot Date:	JULY 2013

A-401a

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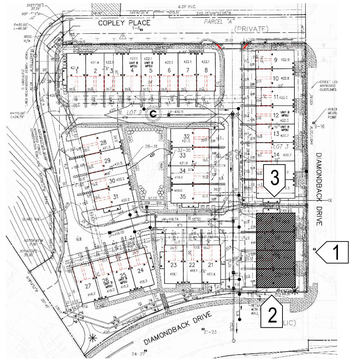
Plot By: dbiser File No: RYL007aA401.dwg

CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

Planning Commission
SP-3061-2013
19



KEY PLAN

Side Elev. 3
KEY LOT

2 A-401 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0" RYL007aA401

1 A-401 FRONT ELEVATION
SCALE: 1/4" = 1'-0" RYL007aA401

Side Elev. 1

3 A-401 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0" RYL007aA401

ARCHITECT:

lessard DESIGN
8521 Leesburg Pike
Suite 700 | Vienna, VA 22182
P:571.830.1800 | F:571.830.1801
www.lessarddesign.com

SEAL & SIGNATURE:

OWNER:

RYLAND HOMES
14280 PARK MEADOW DRIVE
SUITE 108
CHANTILLY, VA 20151
703-449-6510

CONSULTANTS:

STRUCTURAL:
ALLIANCE ENGINEERS
12355 SUNRISE VALLEY DRIVE
SUITE 220
RESTON, VA 20191
703-749-7941
ABDI FARRAH
abdi@allianceengineers.com

CROWN

CROWN STACKED TOWNHOMES
CITY OF GAITHERSBURG, MD.
RYLAND HOMES

STREETSCAPE
BUILDING 3 LOTS 17-20

NO	ISSUE/REVISION	DATE
	FSP 2ND SUB.	07/24/13
	FSP 1ST SUB.	07/11/13

Project No: RYL.008a
File Name: RYL007aA401.dwg
Drawn By:
Checked By:
Plot Date: JULY 2013

A-402

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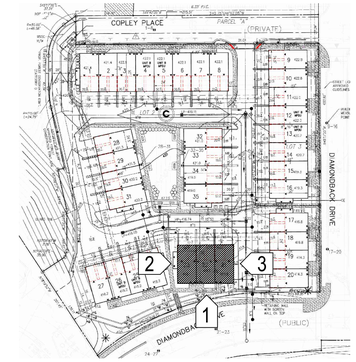
File No: RYL007aA401.dwg
Plot By: dbiser

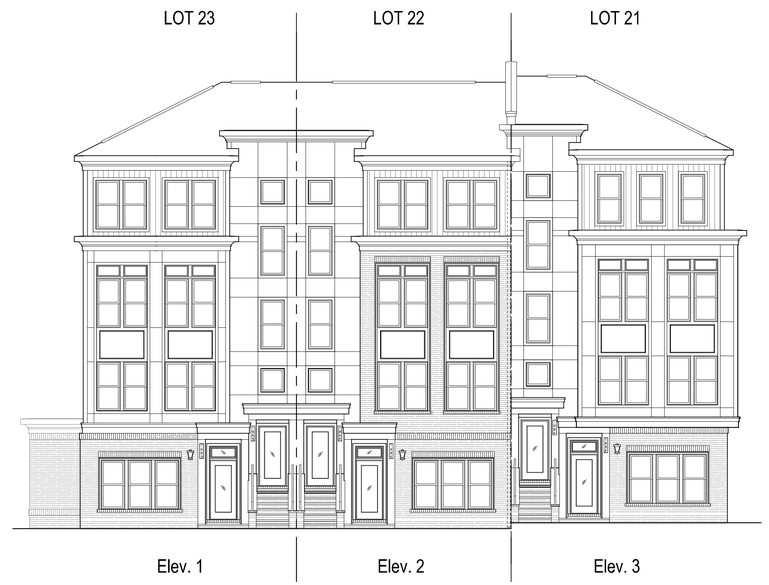
CITY OF GAITHERSBURG PLANNING COMMISSION

Planning Commission
SP-3061-2013
20

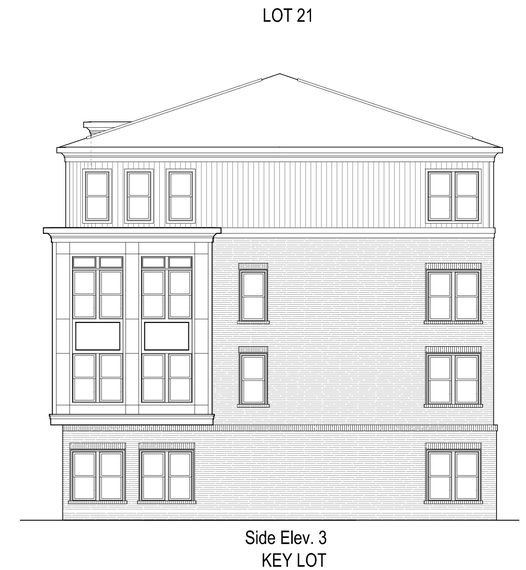


KEY PLAN

2 A-403 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0" RYL007aA401



1 A-403 FRONT ELEVATION
SCALE: 1/4" = 1'-0" RYL007aA401



3 A-403 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0" RYL007aA401

ARCHITECT:

lessard DESIGN

8521 Leesburg Pike
Suite 700 | Vienna, VA 22182
P:571.830.1800 | F:571.830.1801
www.lessarddesign.com

SEAL & SIGNATURE:

OWNER:

RYLAND HOMES
14280 PARK MEADOW DRIVE
SUITE 108
CHANTILLY, VA 20151
703-449-6510

CONSULTANTS:

STRUCTURAL:
ALLIANCE ENGINEERS
12355 SUNRISE VALLEY DRIVE
SUITE 220
RESTON, VA 20191
703-749-7941
ABDI FARRAH
abdi@allianceengineers.com

CROWN

CROWN STACKED TOWNHOMES
CITY OF GAITHERSBURG, MD.
RYLAND HOMES

STREETSCAPE
BUILDING 4 LOTS 21-23

NO	ISSUE/REVISION	DATE
	FSP 2ND SUB.	07/24/13
	FSP 1ST SUB.	07/11/13

Project No:	RYL.008a
File Name:	RYL007aA401.dwg
Drawn By:	
Checked By:	
Plot Date:	JULY 2013

A-403

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Plot By: dbiser File No: RYL007aA401.dwg

CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
SITE PLAN APPROVAL
AT THE REGU
COMMISSIO
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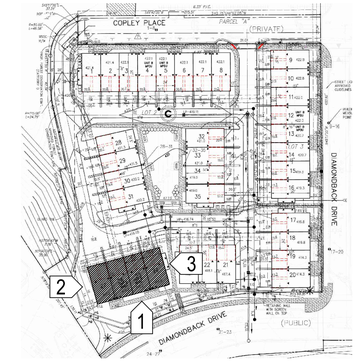
WITH
DATE
NOT

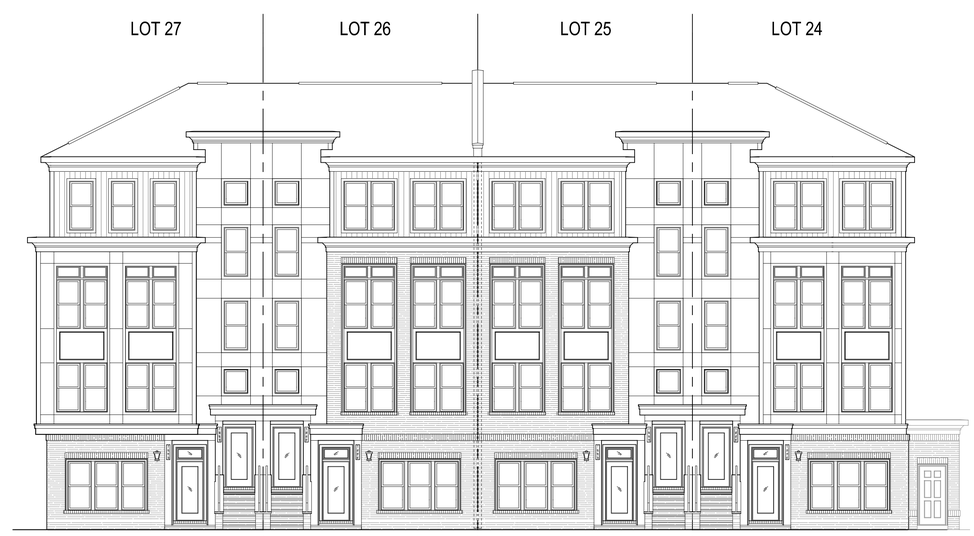
Planning Commission
SP-3061-2013
21



KEY PLAN

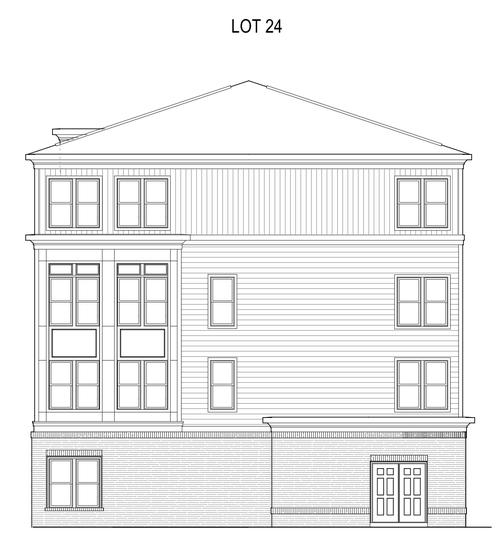
Side Elev. 3
KEY LOT

2 A-404 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0" RYL007aA401



Elev. 3 | Elev. 2 | Elev. 2 | Elev. 1

1 A-404 FRONT ELEVATION
SCALE: 1/4" = 1'-0" RYL007aA401



Elev. 1

3 A-404 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0" RYL007aA401

ARCHITECT:

lessard DESIGN
8521 Leesburg Pike
Suite 700 | Vienna, VA 22182
P:571.830.1800 | F:571.830.1801
www.lessarddesign.com

SEAL & SIGNATURE:

OWNER:

RYLAND HOMES
14280 PARK MEADOW DRIVE
SUITE 108
CHANTILLY, VA 20151
703-449-6510

CONSULTANTS:

STRUCTURAL:
ALLIANCE ENGINEERS
12355 SUNRISE VALLEY DRIVE
SUITE 220
RESTON, VA 20191
703-749-7941
ABDI FARRAH
abdi@allianceengineers.com

CROWN

CROWN STACKED TOWNHOMES
CITY OF GAITHERSBURG, MD.
RYLAND HOMES

STREETSCAPE
BUILDING 5 LOTS 24-27

NO	ISSUE/REVISION	DATE
	FSP 2ND SUB.	07/24/13
	FSP 1ST SUB.	07/11/13

Project No:	RYL.008a
File Name:	RYL007aA401.dwg
Drawn By:	
Checked By:	
Plot Date:	JULY 2013

A-404

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File No: RYL007aA401.dwg
Plot By: dbiser

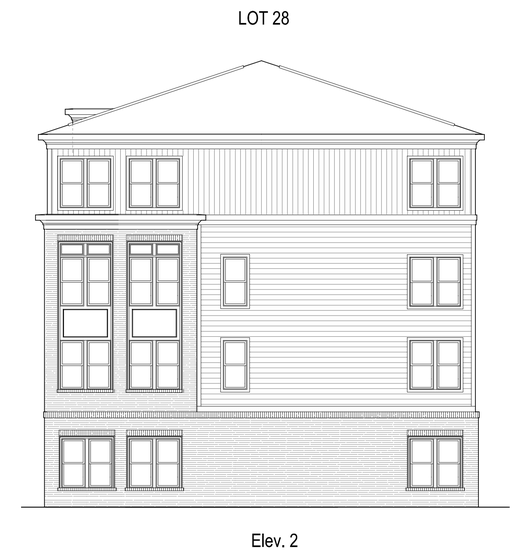
CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
SITE PLAN APPROVAL
AT THE R
COMM
APPL
WITH
DATE
NO

Planning Commission
SP-3061-2013
22

KEY PLAN

2 A-405 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0" RYL007aA401

1 A-405 FRONT ELEVATION
SCALE: 1/4" = 1'-0" RYL007aA401



3 A-405 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0" RYL007aA401

ARCHITECT:
lessard DESIGN
8521 Leesburg Pike
Suite 700 | Vienna, VA 22182
P:571.830.1800 | F:571.830.1801
www.lessarddesign.com

SEAL & SIGNATURE:

OWNER:
RYLAND HOMES
14280 PARK MEADOW DRIVE
SUITE 108
CHANTILLY, VA 20151
703-449-6510

CONSULTANTS:
STRUCTURAL:
ALLIANCE ENGINEERS
12355 SUNRISE VALLEY DRIVE
SUITE 220
RESTON, VA 20191
703-749-7941
ABDI FARRAH
abdi@allianceengineers.com

CROWN

CROWN STACKED TOWNHOMES
CITY OF GAITHERSBURG, MD.
RYLAND HOMES

STREETSCAPE
BUILDING 6 LOTS 28-31

NO	ISSUE/REVISION	DATE
	FSP 2ND SUB.	07/24/13
	FSP 1ST SUB.	07/11/13

Project No:	RYL.008a
File Name:	RYL007aA401.dwg
Drawn By:	
Checked By:	
Plot Date:	JULY 2013

A-405

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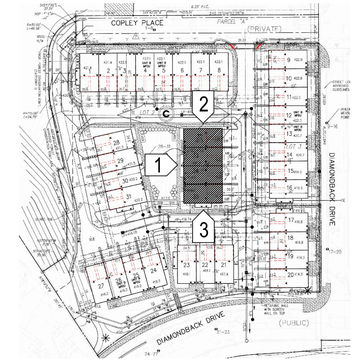
Plot By: dbiser File No: RYL007aA401.dwg

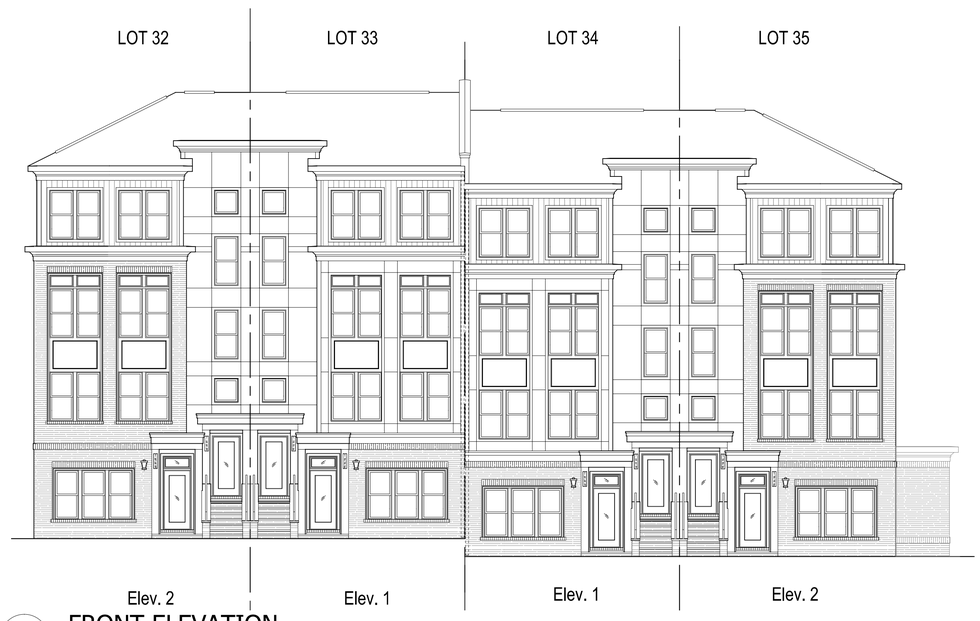
CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

Planning Commission
SP-3061-2013
23



KEY PLAN

2 A-406 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0" RYL007aA401



1 A-406 FRONT ELEVATION
SCALE: 1/4" = 1'-0" RYL007aA401

3 A-406 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0" RYL007aA401

ARCHITECT:

lessard DESIGN
8521 Leesburg Pike
Suite 700 | Vienna, VA 22182
P:571.830.1800 | F:571.830.1801
www.lessarddesign.com

SEAL & SIGNATURE:

OWNER:

RYLAND HOMES
14280 PARK MEADOW DRIVE
SUITE 108
CHANTILLY, VA 20151
703-449-6510

CONSULTANTS:

STRUCTURAL:
ALLIANCE ENGINEERS
12355 SUNRISE VALLEY DRIVE
SUITE 220
RESTON, VA 20191
703-749-7941
ABDI FARRAH
abdi@allianceengineers.com

CROWN

CROWN STACKED TOWNHOMES
CITY OF GAITHERSBURG, MD.
RYLAND HOMES

STREETSCAPE
BUILDING 7 LOTS 32-35

NO	ISSUE/REVISION	DATE
	FSP 2ND SUB.	07/24/13
	FSP 1ST SUB.	07/11/13

Project No: RYL.008a
File Name: RYL007aA401.dwg
Drawn By:
Checked By:
Plot Date: JULY 2013

A-406

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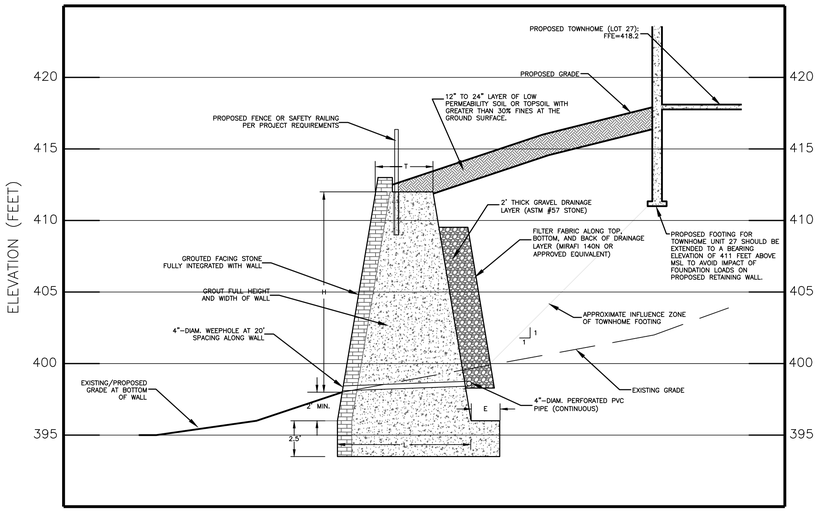
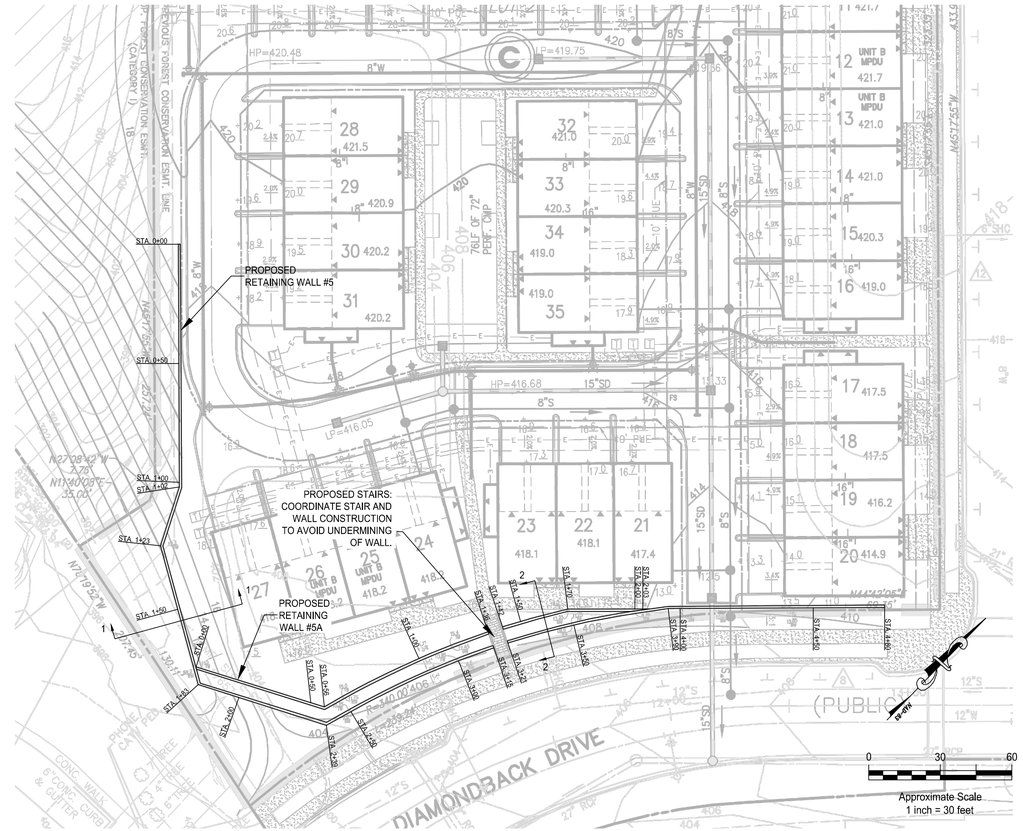
Plot By: dbiser File No: RYL007aA401.dwg



RETAINING WALL #5 - SECTION 1 (APPROXIMATE STATION 1+55)

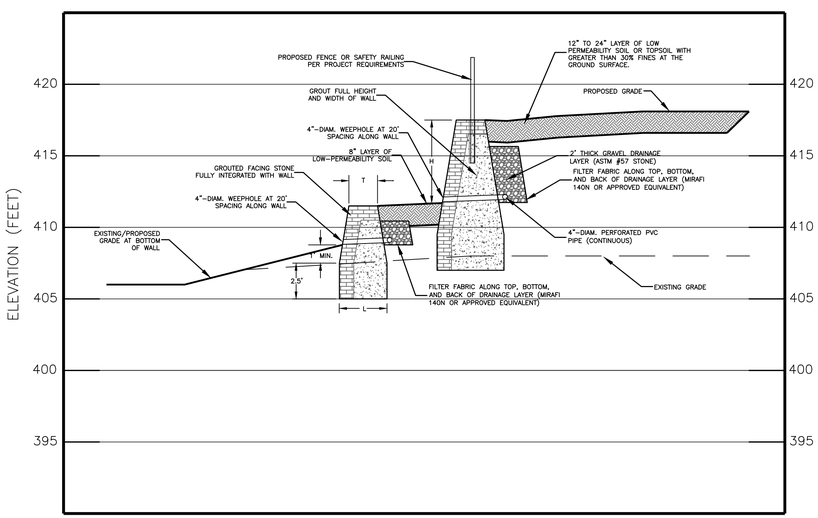
HORIZONTAL SCALE: 1" = 5'
VERTICAL SCALE: 1" = 5'



RETAINING WALL LOCATION PLAN

SCALE: 1" = 30'

BASE PLAN WAS ADAPTED FROM THE PRELIMINARY UTILITY & STORM DRAIN & PAVING PLAN – SCHEMATIC DEVELOPMENT PLAN, DATED JANUARY 2013, PREPARED BY VIKA, INC. (ORIGINAL SCALE: 1"=30').



RETAINING WALL #5 - SECTION 2 (APPROXIMATE STATION 3+39)
RETAINING WALL #5A - SECTION 2 (APPROXIMATE STATION 1+60)

HORIZONTAL SCALE: 1" = 5'
VERTICAL SCALE: 1" = 5'

Planning Commission
SP-3061-2013
24

RW-1

GEO-TECHNOLOGY ASSOCIATES, INC.
GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS
14280 PARK CENTER DRIVE, SUITE: A
LAUREL, MARYLAND 20707
(410) 792-9446 OR (301) 470-4470
FAX: (410) 792-7395
WWW.MRAGTA.COM

CROWN FARM, NEIGHBORHOOD 1, BLOCK "C"
RETAINING WALLS #5 AND #5A

PLAN VIEW AND TYPICAL SECTIONS

MONTGOMERY COUNTY, MARYLAND

MD 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, LICENSE NO. 24495, EXPIRATION DATE: 10/30/13.

DATE	REVISIONS	JOB NO.: 101039
		SCALE: AS SHOWN
		DATE: 07/24/2013
		DRAWN BY: JPE
		DESIGN BY: BTD
		REVIEW BY: RPM
		SHEET: 1 OF 1

RYLAND HOMES®

14280 Park Meadow Drive
Suite 108
Chantilly, VA 20151

703-449-6500 Office
703-449-6566 Fax

www.ryland.com

July 26, 2013

Rob Robinson
Planning
City of Gaithersburg
20 S. Summit St.
Gaithersburg, MD 20878

Re: Crown 2 over 2 Building Footing Depth

Dear Rob,

The purpose of this letter is to confirm for the City of Gaithersburg that all building footers for Ryland's proposed 2 over 2 units at Crown must be designed in a way that the building footer zone of influence will not be in conflict with the footer of the proposed retaining wall.

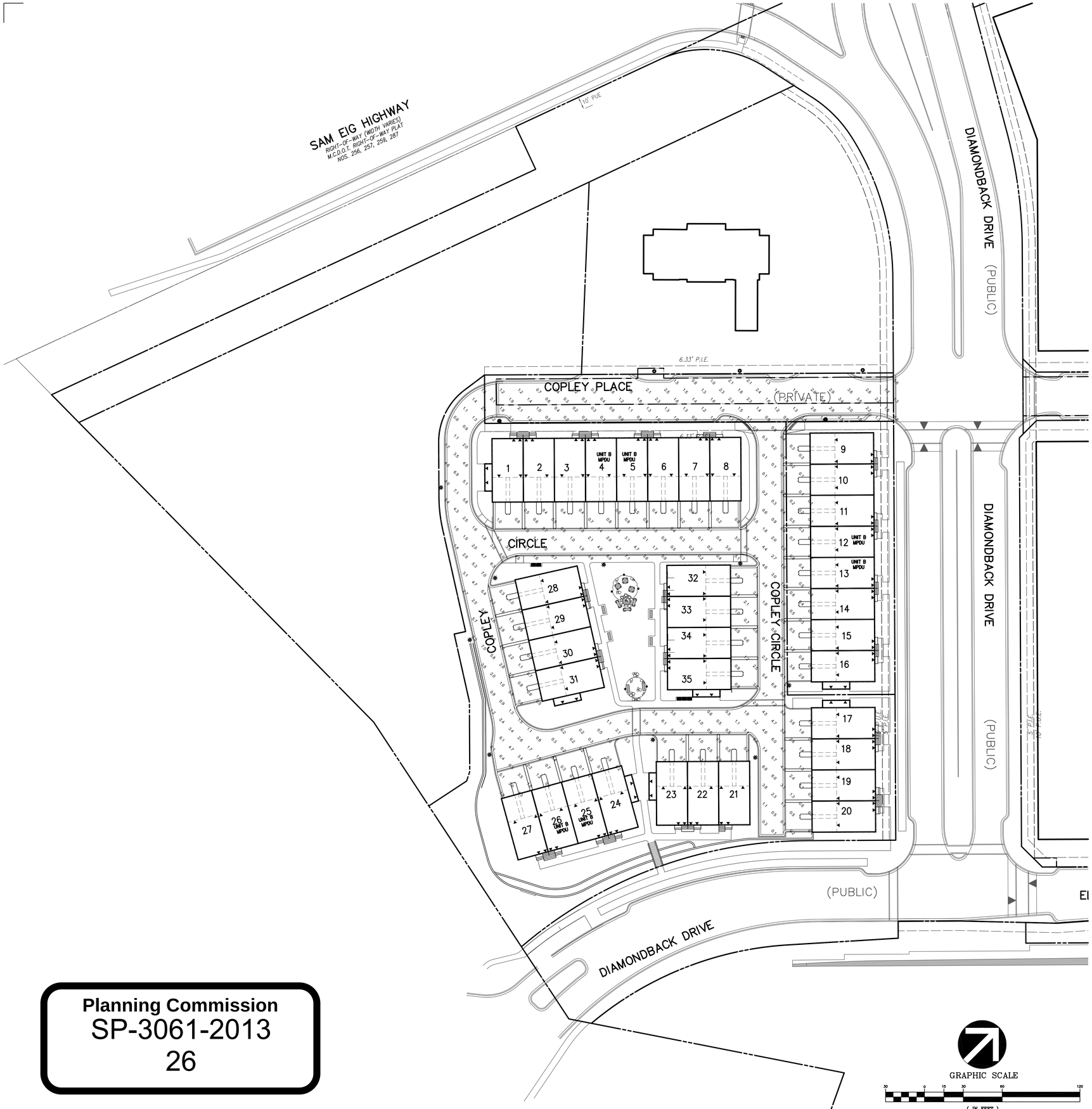
If you have any questions, please do not hesitate to contact me.

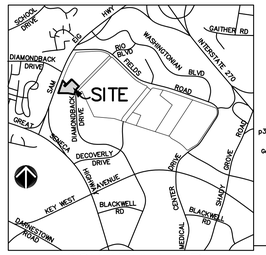
Sincerely,

The Ryland Group, Inc.

Scott Elvidge
Division Architect

Cc: Robert "Bobby" Zeiller, Westbrook Properties
Wes Burnette, City of Gaithersburg





VICINITY MAP
SCALE: 1" = 2000'

VIKA
- ENGINEERS
- PLANNERS
- LANDSCAPE ARCHITECTS
- SURVEYORS
- SUSTAINABLE DESIGN

VIKA, Incorporated
VIKA Maryland, LLC
20251 Century Blvd.
Suite 400
Germantown, MD 20874
p301.916.4100 f301.916.2262
www.vika.com

Germantown, MD McLean, VA

LEGEND

- HOLOPHANE POSTLITE BY OTHERS (SEE DETAIL 7 ON SHT. LP-4)
- HOLOPHANE POSTLITE TO MATCH EXISTING (SEE DETAIL 7 ON SHT. LP-4)
- PROPOSED POLESTAR II LUMINAIRE ON 15' POLE (SEE DETAIL 6 ON SHT. LP-4)
- PHOTOMETRIC CALCULATIONS

CROWN NEIGHBORHOOD 1 BLOCK "C"

9TH ELECTION DISTRICT
CITY OF GAITHERSBURG, MONTGOMERY COUNTY, MD

WESTBROOK PROPERTIES
WESTBROOK PROPERTIES
10740 PARKRIDGE BLVD.
SUITE 110
RESTON, VA 20191
703-391-1102

LANDSCAPE PLAN PHOTOMETRICS PLAN

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
FINAL APPROVAL
DATE _____
BY _____

PROFESSIONAL CERTIFICATION:

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.

SIGNATURE _____ DATE _____

GEORGE R. WARHOLIC, RLA — PRINTED NAME
JUNE 6, 2015 — EXPIRATION DATE

LICENSE No. 3302

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. SP-3061-2013 WAS GRANTED
FINAL SITE PLAN APPROVAL
WITH _____ ( ) CONDITIONS. SEE S.D.A LETTER.
DATE _____ BY _____

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

"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.

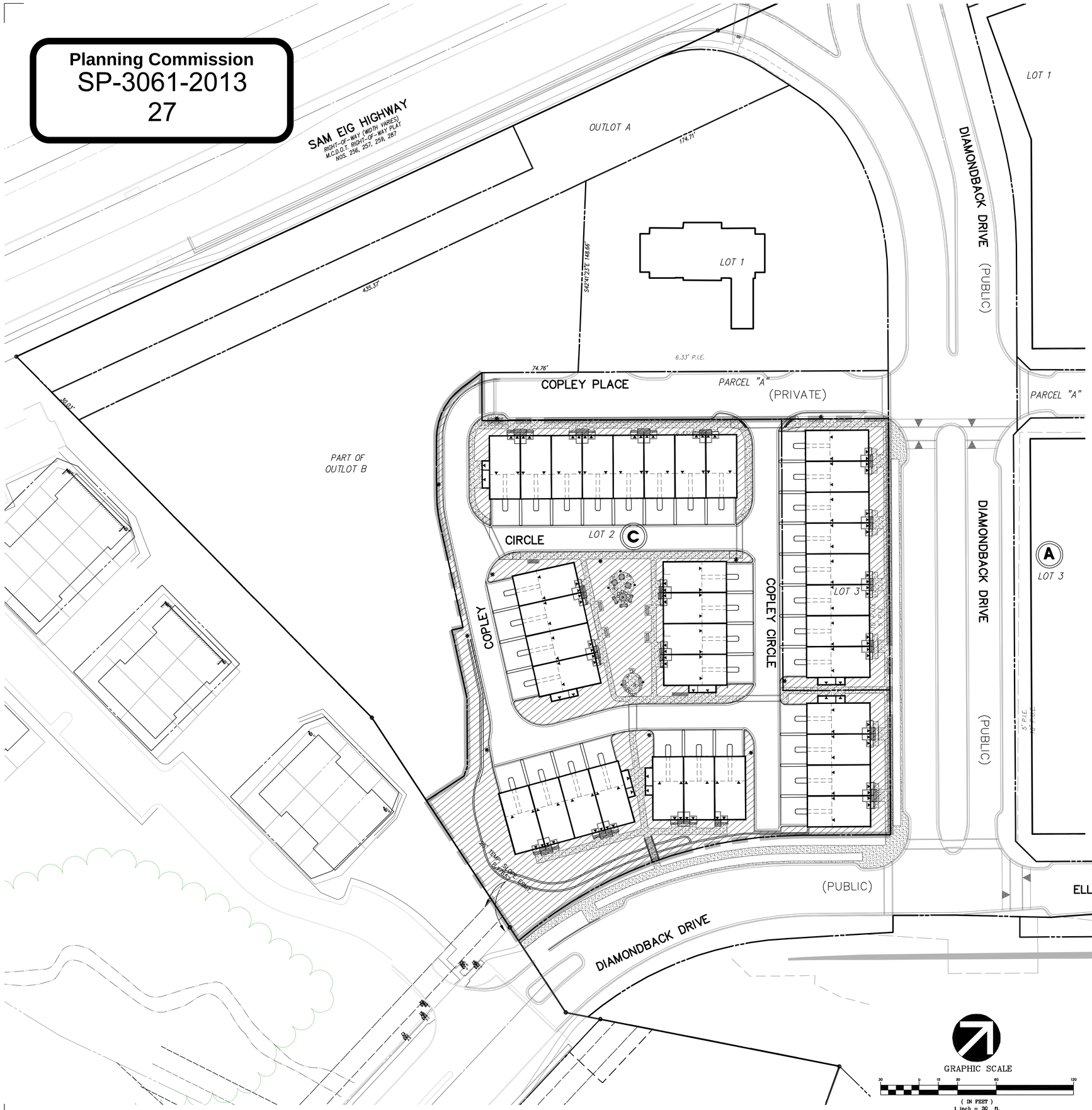
REVISIONS
FSP 1ST SUB. 7/11/13
FSP RESUB. 7/25/13

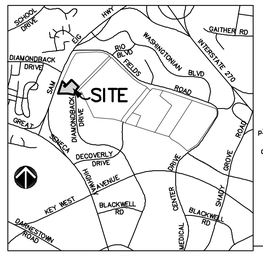
DATE: JUNE 2013
DES. GW
DWN. CAD
SCALE: 1"=30'
PROJECT/FILE NO. VM14363
SHEET NO. LP-5

Planning Commission
SP-3061-2013
26

LAYOUT: LP-5, Plotted By: mcnamara

Planning Commission
SP-3061-2013
27





VICINITY MAP
SCALE: 1" = 2000'

VIKA
- ENGINEERS
- PLANNERS
- LANDSCAPE ARCHITECTS
- SURVEYORS
- SUSTAINABLE DESIGN

VIKA, Incorporated
VIKA Maryland, LLC
20251 Century Blvd.
Suite 400
Germantown, MD 20874
p.301.916.4100 f.301.916.2262
www.vika.com
Germantown, MD McLean, VA

LEGEND

LIMITS OF PLAN

GREEN SPACE

GREEN SPACE TABULATION
COMMERCIAL USE MUST PROVIDE 25% MINIMUM

PREVIOUSLY APPROVED MULTI-FAMILY BUILDING

SITE AREA: 2.56 AC.
GREEN SPACE PROVIDED: 0.42 AC. OR 16%

PROPOSED 2 OVER 2 LAYOUT (THIS PLAN)

SITE AREA (LOT 2 & 3): 2.72 AC.
GREEN SPACE PROVIDED: 0.84 AC. OR 31%

TOTAL GREEN SPACE SURPLUS IN NEIGHBORHOOD 1 PER APPROVED SDP-11-001 = 2.92 AC.
GREEN SPACE INCREASE FOR THIS PLAN IS 0.42 AC. OR 3.34 AC. SURPLUS FOR N1.

CROWN
NEIGHBORHOOD 1
BLOCK "C"
9TH ELECTION DISTRICT
CITY OF GAITHERSBURG, MONTGOMERY COUNTY, MD

WESTBROOK PROPERTIES
WESTBROOK PROPERTIES
10740 PARKRIDGE BLVD.
SUITE 110
RESTON, VA 20191
703-391-1102

FINAL SITE PLAN
GREEN SPACE PLAN

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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.

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.

SIGNATURE DATE

JASON A. EVANS 1/16/15
PRINTED NAME EXPIRATION DATE
TITLE: ASSOCIATE

LICENSE No. 39885

CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS
FINAL APPROVAL
DATE
BY

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. SP-3061-2013 WAS GRANTED
FINAL SITE PLAN APPROVAL
WITH _____ ( ) CONDITIONS. SEE S.D.A LETTER.
DATE _____ BY _____

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

"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.

REVISIONS

FSP 1ST SUB.	7/11/13
FSP RESUB.	7/25/13

DATE: JUNE 2013
DES. GW | DWN. CDM
SCALE: 1"=30'
PROJECT/FILE NO. VM14363
SHEET NO. FSP-5

LAYOUT: FSP-5, Plotted By: evans

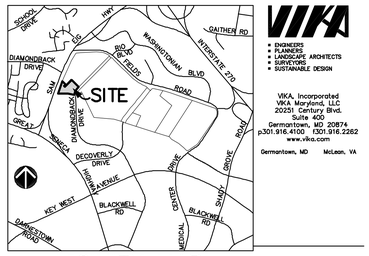
K:\10060-15001\ASB\used\construction documents\FSP_1\BLOCK-C\VM15363_BLOCK-C_GREENSPACE.dwg - Jul 25, 2013 At 3:25:33 PM

Planning Commission
SP-3061-2013
28

GRAPHIC SCALE

30 0 15 30 60 120

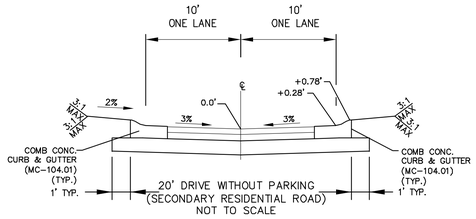
(IN FEET)
1 inch = 30 ft.



VICINITY MAP
SCALE: 1" = 2000'

VIKA
• ENGINEERS
• PLANNERS
• LANDSCAPE ARCHITECTS
• SURVEYORS
• SUSTAINABLE DESIGN

VIKA, Incorporated
VIKA Maryland, LLC
20251 Century Blvd.
Suite 400
Germantown, MD 20874
p.301.916.4100 f.301.916.2262
www.vika.com
Germantown, MD McLean, VA



3" BITUMINOUS CONCRETE SURFACE COURSE IN 2 – 1 1/2" LAYERS
3" BITUMINOUS CONCRETE BASE
* 6" GRADED AGGREGATE BASE
APPROVED SUBGRADE

PAVING SECTION

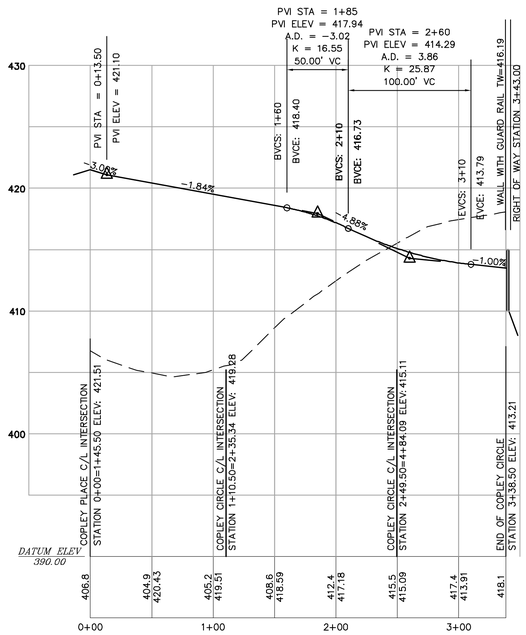
*SOIL CEMENT TREATMENT MAY SUBSTITUTE THE CITY OF GAITHERSBURG 6" GRADED AGGREGATE BASE REQUIREMENT WITH WRITTEN PERMISSION FROM THE CITY OF GAITHERSBURG DEPARTMENT OF PUBLIC WORKS

CITY CLASSIFICATION: ALLEY (AL-2)

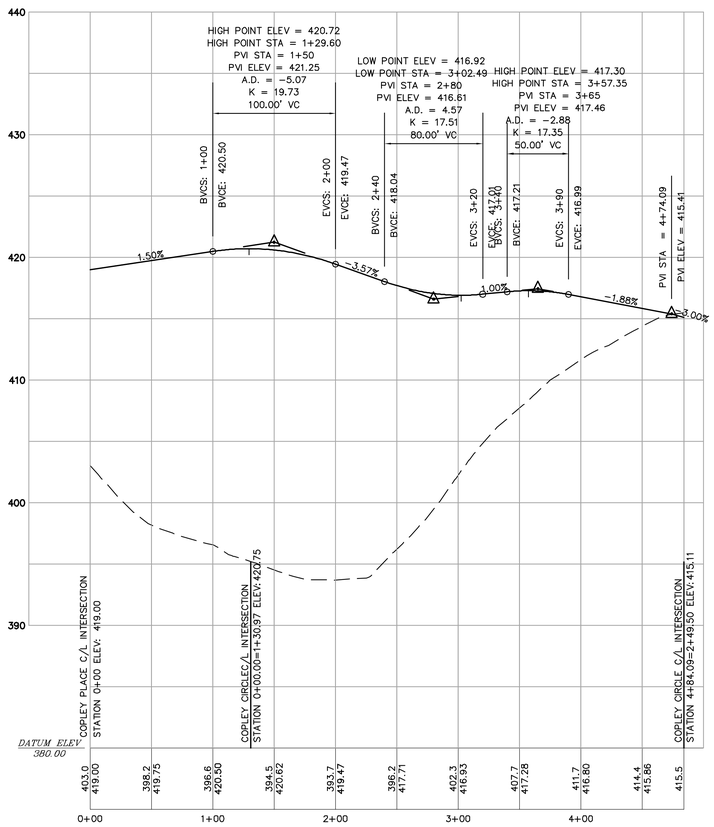
CROWN NEIGHBORHOOD 1 BLOCK "C"

9TH ELECTION DISTRICT
CITY OF GAITHERSBURG, MONTGOMERY COUNTY, MD

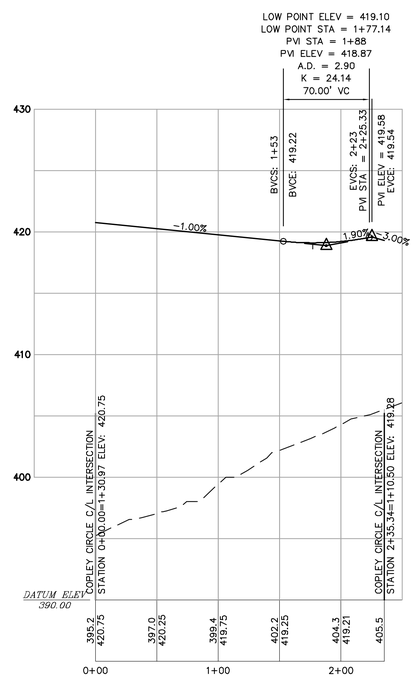
WESTBROOK PROPERTIES
WESTBROOK PROPERTIES
10740 PARKRIDGE BLVD.
SUITE 110
RESTON, VA 20191
703-391-1102



COPLEY CIRCLE PROFILE
SCALE: VERT. 1"=5'
HORIZ. 1"=50'



COPLEY CIRCLE PROFILE
SCALE: VERT. 1"=5'
HORIZ. 1"=50'



COPLEY CIRCLE PROFILE
SCALE: VERT. 1"=5'
HORIZ. 1"=50'

GRADE ESTABLISHMENT ALLEY 1 AND ALLEY 2 & 3

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.

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.

SIGNATURE DATE

JASON A. EVANS 1/16/15
PRINTED NAME EXPIRATION DATE
TITLE: ASSOCIATE

LICENSE No. 39885

CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS
FINAL APPROVAL
DATE
BY

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. SP-3061-2013 WAS GRANTED
FINAL SITE PLAN APPROVAL
WITH _____ ( ) CONDITIONS. SEE S.D.A LETTER.
DATE _____ BY _____

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

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REVISIONS
FSP 1ST SUB. 7/11/13
FSP RESUB. 7/25/13

DATE: JUNE 2013
DES. FTC | DWN. CAD
SCALE: AS SHOWN
PROJECT/FILE NO. VM14363
SHEET NO. GEP-1

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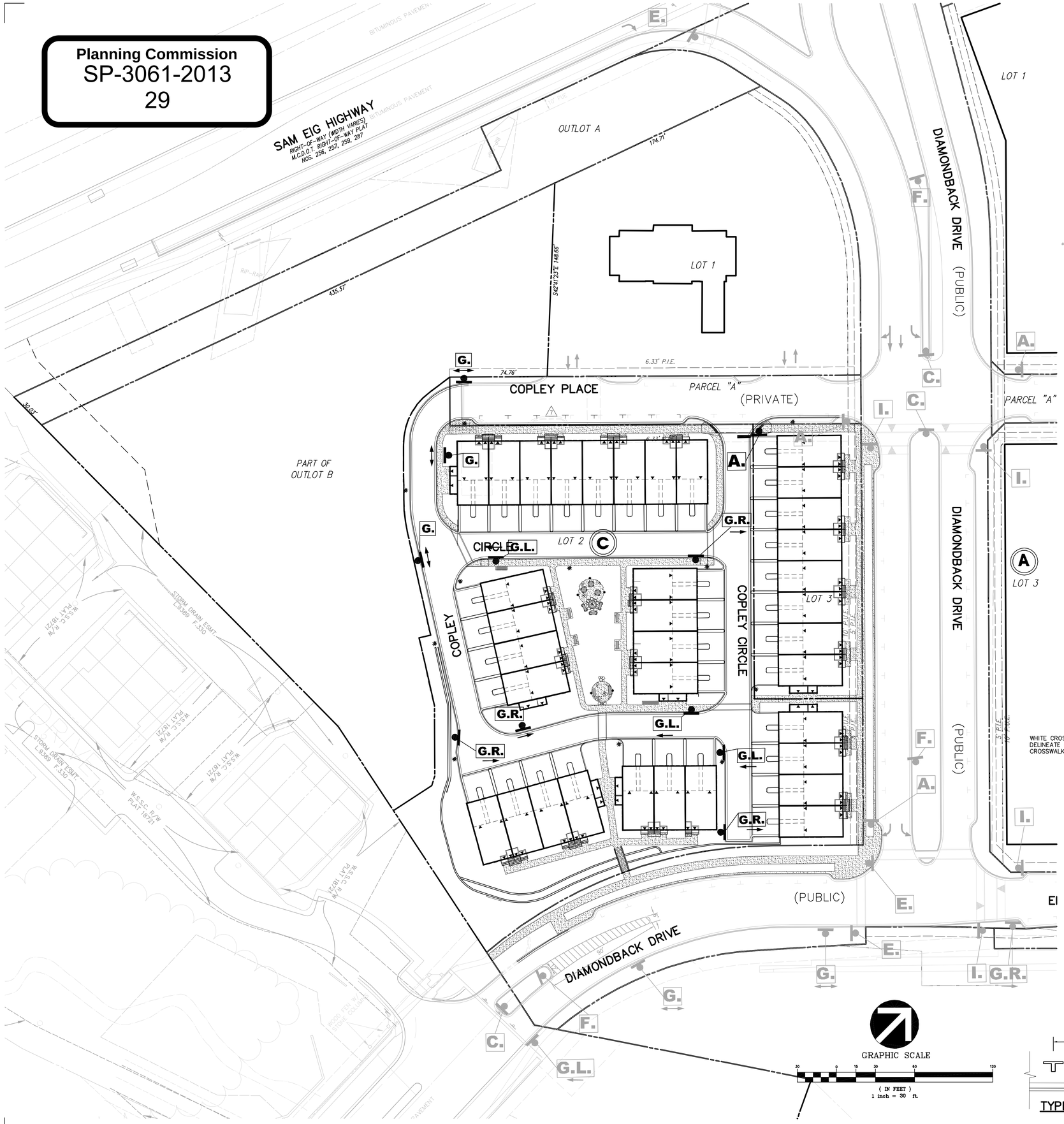
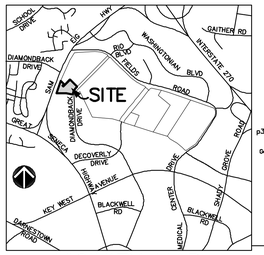
LAYOUT: 30x42 sheet, Plotted By: evans

Planning Commission
SP-3061-2013
29





VICINITY MAP
SCALE: 1" = 2000'

VIKA
- ENGINEERS
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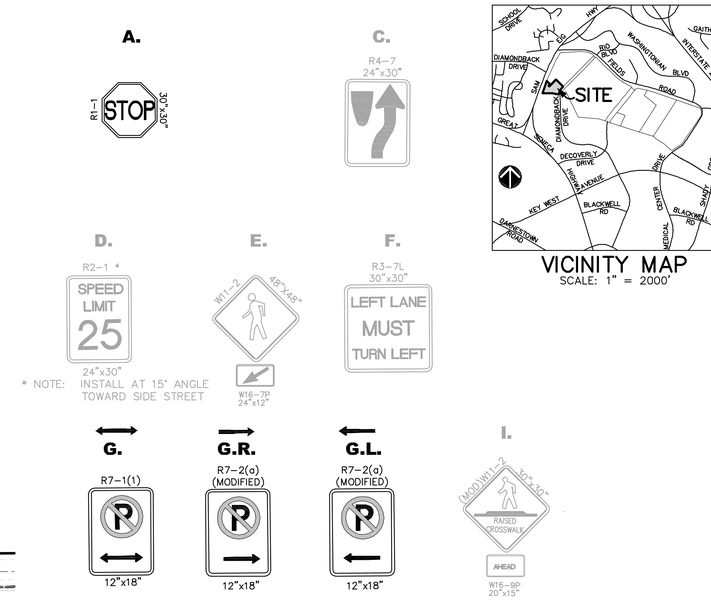
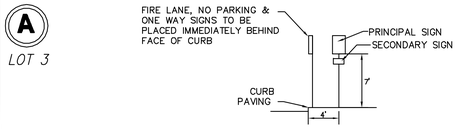


** NOTE: SEE PLANS BY THE TRAFFIC GROUP RE: PAVEMENT MARKING & SIGNAGE FOR SAM EIG HIGHWAY

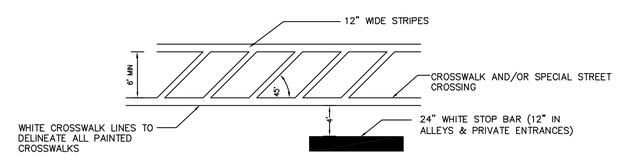
SIGNS FOR NEIGHBORHOOD 1 INFRASTRUCTURE

NOT TO SCALE



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

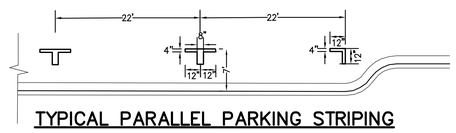
NTS

LEGEND

- A. STREET SIGN
- A. EX. STREET SIGN
- LIMITS OF PLAN

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 PARALLEL PARKING STRIPING

N.T.S.

CROWN
NEIGHBORHOOD 1
BLOCK "C"
9TH ELECTION DISTRICT
CITY OF GAITHERSBURG, MONTGOMERY COUNTY, MD

WESTBROOK PROPERTIES
WESTBROOK PROPERTIES
10740 PARKRIDGE BLVD.
SUITE 110
RESTON, VA 20191
703-391-1102

STREET SIGN & PAVEMENT MARKING PLAN

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CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS
FINAL APPROVAL
DATE: _____
BY: _____

REVISIONS
FSP 1ST SUB. 7/11/13
FSP RESUB. 7/25/13

DATE: JUNE 2013
DES. JAE
DWN. CAD
SCALE: 1"=30'
PROJECT/FILE NO. VM14363
SHEET NO. PMS-1

"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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LAYOUT: PMS 1 OF 1, Plotted By: evans

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FINAL GRADING
STORM DRAIN PAVING PLANS
TWO OVER TWO, LOTS 2 & 3 , BLOCK C
CROWN NEIGHBORHOOD 1
CITY OF GAITHERSBURG
MONTGOMERY COUNTY, MARYLAND

GENERAL STORM DRAIN AND PAVING NOTES

1. CONSTRUCTION OF THESE PLANS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE MSHA STANDARDS, ALL PERMIT CONDITIONS, AND SPECIFICATIONS AS WELL AS ALL MONTGOMERY COUNTY, CITY OF GAITHERSBURG AND WSSC STANDARDS FOR STORM DRAIN CONSTRUCTION. ANY DEVIATION FROM THESE PLANS SHALL BE APPROVED BY THE OWNER, AND THE APPROPRIATE INSPECTOR PRIOR TO BEGINNING THE CONSTRUCTION.
2. THE CONTRACTOR SHALL VERIFY THAT ALL REQUIRED EASEMENTS HAVE BEEN OBTAINED PRIOR TO START OF CONSTRUCTION.
3. IF VIKA IS NOT CONTRACTED TO PROVIDE CONSTRUCTION STAKEOUT SERVICE, THE CONTRACTOR IS TO ESTABLISH AND CHECK ALL HORIZONTAL AND VERTICAL CONTROLS TO BE USED WITH THIS PROJECT. IN ADDITION, THE CONTRACTOR IS TO COMPUTE THE GEOMETRIC LAYOUT IN ADVANCE OF BEGINNING ANY LAYOUT WORK ASSOCIATED WITH THE SUBJECT PLANS.
4. ANY WORK THAT IS PERFORMED WITHIN AN EXISTING EASEMENT, THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE HOLDER OF SAID EASEMENT AS TO THE NATURE OF PROPOSED WORK, AND TO FOLLOW ANY GUIDELINES OF STANDARDS WHICH ARE ASSOCIATED WITH OR REFERENCED IN THE RELOCATED EASEMENT.
5. THE CONTRACTOR IS TO VERIFY THAT ALL EASEMENTS, LETTERS OF PERMISSION, ETC. ARE RECORDED PRIOR TO THE START OF ANY CONSTRUCTION.
6. THE CONTRACTOR IS TO VERIFY THAT THE RELOCATION OF ANY UTILITY IN CONFLICT WITH PROPOSED WORK HAS BEEN COMPLETED, INCLUDING UTILITY POLES AND GUY WIRES.
7. IF THE CONTRACTOR HAS ANY QUESTIONS AS TO THE NATURE, METHOD, OR DETAIL OF THE PERFORMANCE OF HIS WORK OR THE CONTRACT DOCUMENTS, HE SHOULD CONTACT VIKA INC. AT 301-916-4100 PRIOR TO CONTAINING WORK. VIKA INC. ACCEPTS NO LIABILITY OR ASSUMPTIONS OR INTERPRETATIONS MADE BY THE CONTRACTOR OR HIS SUBCONSULTANTS.
8. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" FOR MARKING LOCATIONS OF EXISTING UTILITIES AT 1-800-257-7777, 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
9. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATIONS AND ELEVATIONS OF THE UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. IF CLEARANCES ARE LESS THAN SPECIFIED ON THIS PLAN OR LESS THAN 12 INCHES WHEN NOT SPECIFIED, CONTACT THE ENGINEER, AND THE OWNER OF THE OTHER INVOLVED UTILITY BEFORE PROCEEDING WITH CONSTRUCTION.
10. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY VIKA, INC. IMMEDIATELY OF ANY OMISSIONS AND/OR ADDITIONS OF UTILITIES FOUND BY ANY CONTRACTOR ENGAGED IN EXCAVATION AT THIS SITE.
11. ALL STORM DRAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MARYLAND DEPARTMENT OF TRANSPORTATION, STATE HIGHWAY ADMINISTRATION CONSTRUCTION SPECIFICATIONS AND THE LATEST EDITION OF THE GENERAL SPECIFICATIONS AND STANDARDS OF MCDOT.
12. TYPES OF STRUCTURES REFER TO THE STANDARD DETAILS OF THE MARYLAND STATE HIGHWAY ADMINISTRATION, OR THE MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS UNLESS OTHERWISE NOTED.
13. WHERE THE DROP ON THE MAIN LINE THROUGH A STRUCTURE CAN BE ACCOMMODATED BY AN INLET SLOPE OF 1-1/2:1 OR FLATTER, A ROUNDED CHANNEL LINED WITH SEWER BRICK ON EDGE SHALL BE BUILT TO THE CROWN OF THE PIPES.
14. GRADING SHALL BE DONE IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE.
15. THE CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS TO STRUCTURES, WHEN NECESSARY, TO MEET EXISTING CONDITIONS OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE AND APPROVED BY THE CITY OF GAITHERSBURG.
16. ALL ELEVATIONS SHOWN ON THE PROFILES ARE INVERT ELEVATIONS UNLESS OTHERWISE NOTED.
17. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL PRECAST STRUCTURES TO THE OWNER AND VIKA FOR APPROVAL PRIOR TO FABRICATION WITH A COPY TO THE CITY INSPECTOR.
18. ALL EXISTING UTILITIES AND STRUCTURES NOT SHOWN TO BE REMOVED ARE TO REMAIN AND PRESERVED AS FUNCTIONAL.
19. PRIOR TO PROCEEDING, THE CONTRACTOR IS REQUIRED TO SUBMIT SHOP DRAWINGS TO VIKA SHOWING HOW THE EXISTING UTILITIES AND STRUCTURES WILL BE MAINTAINED AND NOT UNDERMINED, DURING THE CONSTRUCTION OF THIS PROJECT.
20. ALL STORM DRAIN PIPES SHALL BE INSTALLED WITH CLASS "C" BEDDING UNLESS OTHERWISE NOTED.
21. DISTURBED AREAS ADJACENT TO ESTABLISHED LAWNS SHALL BE SODDED. OTHER DISTURBED AREAS SHALL BE SEEDED AND MULCHED.
22. REPAIRS TO UTILITIES OR PROPERTY DAMAGED AS A RESULT OF THE CONTRACTOR'S NEGLIGENCE OR METHOD OF OPERATION MUST BE MADE AT THE CONTRACTOR'S EXPENSE BEFORE PROCEEDING WITH CONSTRUCTION.
23. ALL STORM DRAIN UNDER PAVEMENT THAT IS NOTED "ABANDONED" IS TO BE PUMPED FULL OF CONCRETE.
24. WHERE ANY PART OF THE STORM DRAIN SYSTEM IS LOCATED IN FILL, THE CONTRACTOR IS TO PROVIDE SELECT FILL MATERIAL COMPACTED TO 95% DENSITY FROM APPROVED SUBGRADE TO THE STRUCTURE BOTTOM SLAB AND/OR THE PIPE BEDDING.
25. ALL PIPES SHOWN AS RCP ON PLANS SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM C-76, UNLESS INDICATED OTHERWISE ON PLANS.
26. ALL BLASTING REQUIREMENTS TO INSTALL UTILITIES SHALL REQUIRE A PERMIT AND SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF GAITHERSBURG, MONTGOMERY COUNTY STANDARDS AND THE PROJECT SPECIFICATIONS.
27. NO PIPE SHALL BE CONSTRUCTED INTO THE CORNER OF A SQUARE OR RECTANGULAR STORM DRAIN STRUCTURE. A MINIMUM CLEARANCE OF 12 (TWELVE) INCHES MUST BE PROVIDED BETWEEN ANY INSIDE CORNER OF THE STRUCTURE AND THE OUTSIDE DIAMETER OF THE PIPE AND HAVE A 6 (SIX) INCH CLEARANCE BETWEEN THE INSIDE CORNER AND THE OPENING FOR THE PIPE. THIS REQUIREMENT APPLIES TO ALL STORM DRAIN STRUCTURES WHETHER PRECAST OR CAST IN PLACE.
28. NO EXCAVATING IN PUBLIC RIGHT-OF-WAY UNTIL THE LOCATION OF EXISTING UTILITIES HAS BEEN DETERMINED. CALL "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF WORK.
29. ALL ROADWAY SUBGRADE SHALL MEET MSHA STANDARD SPECIFICATIONS, SECTION 208 AND/OR MONTGOMERY COUNTY AND BE APPROVED BY THE CITY INSPECTOR.
30. ALL UTILITIES SHALL BE INSTALLED WITHIN THE STREET AND ALLEY SUBGRADE PRIOR TO BASE COURSE PAVING.
31. THE CONTRACTOR IS RESPONSIBLE TO REVIEW ALL UTILITY CROSSINGS AND CONFIRM MINIMUM VERTICAL CLEARANCE REQUIREMENTS ARE MET BASED UPON PIPE MANUFACTURER'S WALL THICKNESS.

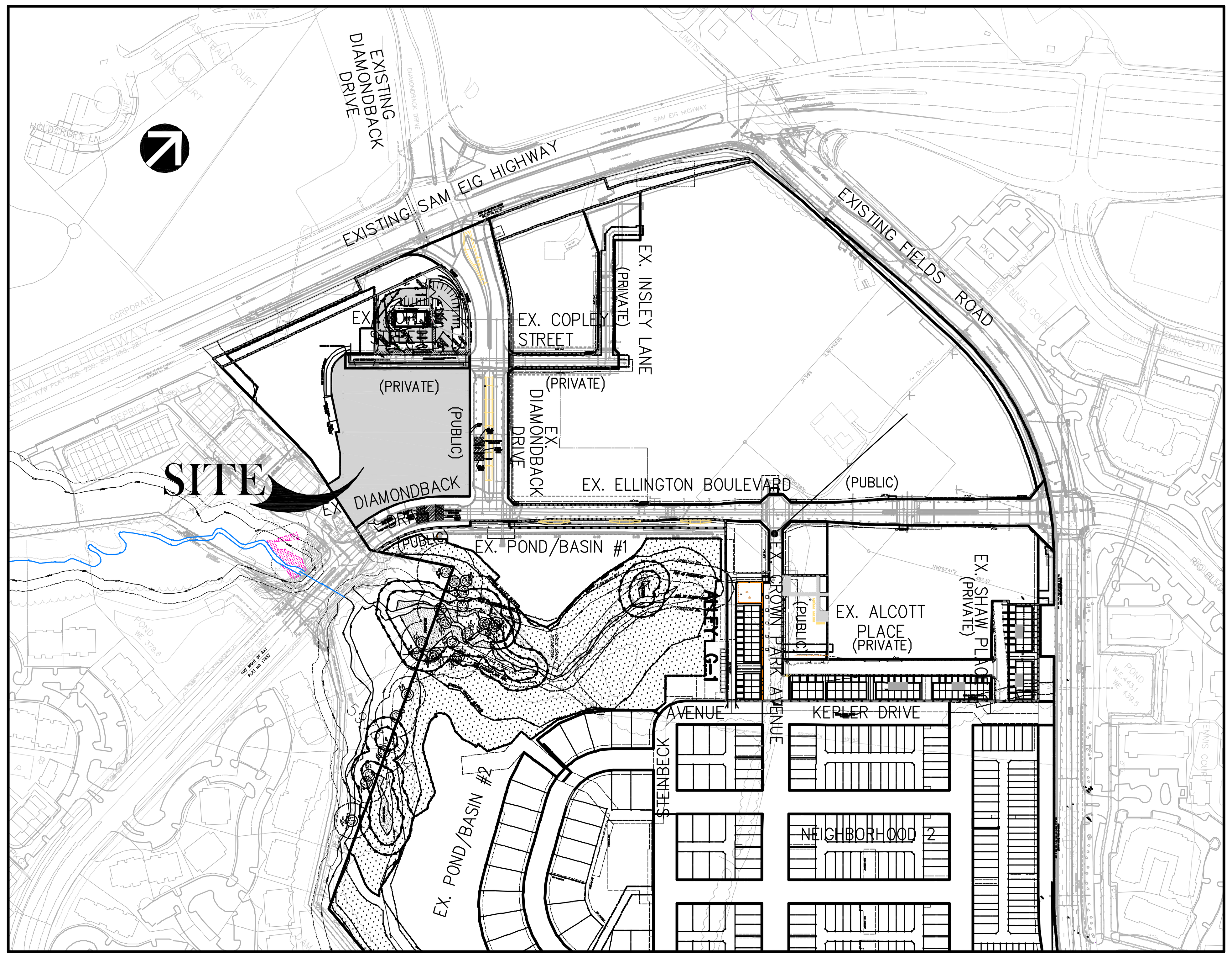
GENERAL WATER AND SEWER NOTES

1. IF THE CONTRACTOR WISHES TO USE FIRE HYDRANTS AS A SOURCE OF WATER FOR CONSTRUCTION PURPOSES, IT SHALL BE UNDER THE AUTHORITY OF WSSC.
2. IF PUBLIC WATER SERVICE IS PERMITTED FOR TEMPORARY VEHICLE WASH AREA, A BACKFLOW PREVENTER SHALL BE REQUIRED.
3. NO PLANTINGS OR ERECTION OF OTHER OBSTRUCTIONS SHALL BE MADE WITHIN FIVE FEET OF ANY FIRE HYDRANT.
4. ALL WATER AND SEWER TRENCH BEDDINGS TO BE IN ACCORDANCE WITH W.S.S.C. STANDARD DETAIL M/8.0 UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND CONSTRUCTING ALL UTILITY CONNECTIONS FROM BUILDINGS TO THE UTILITY CONNECTION POINTS OF THE WATER, SEWER LINES AND STORM DRAIN.
6. ALL WATER MAIN AND SANITARY SEWER CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE WASHINGTON SUBURBAN SANITARY COMMISSION'S GENERAL CONDITIONS AND STANDARD SPECIFICATIONS, DESIGN MANUAL, STANDARD DETAILS AND PLUMBING AND GASFITTERS REGULATIONS.
7. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION. NO CONNECTION OF THE BUILDING PLUMBING SYSTEM TO THE WATER AND SEWER SYSTEM IS ALLOWED UNTIL THE SYSTEM IS APPROVED BY WSSC.

UTILITY NOTES

1. ALL UTILITIES SHALL BE INSTALLED WITHIN THE STREET AND ALLEY SUBGRADE PRIOR TO BASE COURSE PAVING. REQUIRED CERTIFICATION THAT ALL CROSSINGS ARE INSTALLED PRIOR TO BASE COURSE PAVING OR SOIL CEMENT PLACEMENT.
2. ALL PEPCO CABLE IN PUBLIC RIGHT-OF-WAY SHALL BE IN CONDUIT.
3. ALL PEPCO CONDUIT FOR STREET CROSSING SHALL BE INSTALLED PRIOR TO ANY STREET PAVING.
4. ABOVE GROUND STRUCTURES IN P.U.E. TO BE SCREENED.

LAYOUT: SDP 1 OF 4, Plotted By: evans



VICINITY MAP
1"=200'

SHEET INDEX

SDP-1 OF 4	STORM DRAIN AND PAVING PLAN COVER SHEET
SDP-2 OF 4	STORM DRAIN AND PAVING PLAN
SDP-3 OF 4	STORM DRAIN PROFILES, PAVING DETAILS, SECTIONS, AND NOTES
SDP-4 OF 4	ULTIMATE CONDITION DRAINAGE AREA MAP

GENERAL CONSTRUCTION NOTES

1. CONSTRUCTION OF THESE PLANS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, PERMIT CONDITIONS, AND SPECIFICATIONS AS WELL AS REQUIRED METHODS OF CONSTRUCTION. ANY DEVIATION FROM THESE PLANS SHALL BE APPROVED BY THE OWNER, AND THE CITY OF GAITHERSBURG INSPECTOR PRIOR TO BEGINNING THE CONSTRUCTION.
2. ALL WORK IS TO BE IN ACCORDANCE WITH THE CITY OF GAITHERSBURG, MSHA, WSSC, ARMY CORPS OF ENGINEERS, MDE, DNR, AND ALL OTHER LOCAL, COUNTY, AND STATE AGENCIES.
3. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL PERMITS REQUIRED FOR CONSTRUCTION OF THESE PLANS.
4. THE CONTRACTOR IS TO VERIFY THAT ALL REQUIRED EASEMENTS, LETTERS OF PERMISSION, ETC., ARE RECORDED/OBTAINED PRIOR TO THE START OF ANY CONSTRUCTION.
5. ANY TIME WORK IS PERFORMED OFF-SITE OR WITHIN AN EXISTING EASEMENT, THE CONTRACTOR IS TO NOTIFY THE HOLDER OF SAID EASEMENT AS TO THE NATURE OF PROPOSED WORK, AND TO FOLLOW ANY GUIDELINES OR STANDARDS WHICH ARE ASSOCIATED WITH OR REFERENCED IN THE RECORDED EASEMENT.
6. THE CONTRACTOR IS TO VERIFY THAT THE RELOCATION OF ALL EXISTING UTILITIES IN CONFLICT WITH PROPOSED WORK HAS BEEN COMPLETED, INCLUDING UTILITY POLES AND GUY WIRES.
7. ALL LAND, ON OR OFF SITE, WHICH IS DISTURBED BY THIS DEVELOPMENT AND WHICH IS NOT BUILT UPON OR SURFACED, SHALL BE ADEQUATELY SEEDED AND STABILIZED TO CONTROL EROSION AND SEDIMENTATION.
8. ALL FINISHED GRADING, SEEDING AND SODDING SHALL BE DONE IN SUCH A MANNER TO PRECLUDE THE PONDING OF THE WATER ON THE SITE, PARTICULARLY ADJACENT TO THE BUILDINGS OR STORM INLETS.
9. IF VIKA IS NOT PROVIDING STAKEOUT SERVICE, THE CONTRACTOR IS TO ESTABLISH AND CHECK ALL HORIZONTAL AND VERTICAL CONTROLS TO BE USED WITH THIS PROJECT. IN ADDITION, THE CONTRACTOR IS TO COMPUTE THE LAYOUT OF THE ENTIRE SITE PLAN IN ADVANCE OF BEGINNING ANY WORK ASSOCIATED WITH THE SUBJECT PLANS.
10. A TEN FOOT TRANSITION FROM STD. CURB AND GUTTER TO REVERSE GUTTER WILL BE REQUIRED.
11. A SMOOTH GRADE SHALL BE MAINTAINED FROM CENTERLINE OF PROPOSED ROADS OR PARKING AREAS TO PROPOSED CURB AND GUTTER TO PRECLUDE THE FORMING OF FALSE GUTTER AND/OR THE PONDING OF ANY WATER ON THE ROADWAY.
12. THE STRUCTURE TOPS ARE TO BE SET AFTER FINE GRADING IS FINISHED TO AVOID UNNECESSARY ADJUSTING.
13. ALL FINISHED GRADING, SEEDING AND SODDING SHALL BE DONE IN SUCH A MANNER TO PRECLUDE THE PONDING OF THE WATER ON THE SITE, PARTICULARLY ADJACENT TO THE BUILDINGS OR STORM INLETS.
14 CONTRACTOR SHALL ROUND ALL VERTICAL BREAKS OF THE CURB AND GUTTER WITH SMOOTH SPLINE CURVES.
15. CONTRACTOR IS TO CERTIFY THAT ALL UTILITIES, I.E., WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE, ETC., ARE IN PLACE PRIOR TO CONSTRUCTION OF SUBBASE AND/OR PAVING.
16. CUT AND PATCH WORK IN EXISTING PUBLIC STREETS WHICH MUST BE PERFORMED DUE TO INSTALLATION OF UTILITIES SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF GAITHERSBURG APPROVED UTILITY PATCH DETAIL DATED MAY 11, 2004, AND UTILITY LOCATION AND/OR OBSERVATION REPAIR PATCH DETAIL DATED MARCH 5, 2010. MILLING AND OVERLAY OF PAVEMENT MAY BE REQUIRED.
17. ALL EXISTING CURB AND GUTTER AND SIDEWALK TO REMAIN ALONG THE FRONTAGE OF THIS SITE WHICH IS DAMAGED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED TO THE STANDARDS AND SPECIFICATIONS OF MSHA, MONTGOMERY COUNTY AND AS DIRECTED BY THE CITY INSPECTOR.
18. WHERE PROPOSED CURB MEETS EX. CURB, THE CONTRACTOR SHALL MATCH EX. CURB & GUTTER IN LINE AND ON GRADE OR AS DIRECTED BY THE CITY INSPECTOR.
19. CURB AND GUTTER FOR STREETS TO BE STD. MC-100.01 UNLESS OTHERWISE NOTED.
20. CURB AND GUTTER FOR ALLEY DRIVEWAY ENTRANCES TO BE STD. MC-102.01 UNLESS OTHERWISE NOTED.
21. ALL SIDEWALK RAMPS TO BE BUILT IN ACCORDANCE WITH MCDOT STD. MC-112.01, MC-113.01, AND MSHA STD. NO. MD 655.40 UNLESS OTHERWISE NOTED.
22. ALL PERIMETERS, PAVING EDGES AND ISLANDS SHALL BE CURBED.
23 ALLEYS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (H.O.A.).
24. PRIVATE STORM DRAIN SYSTEM SHALL BE MAINTAINED BY PROPERTY OWNER / H.O.A.

CIVIL ENGINEER

VIKA, INC.
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN, MARYLAND 20874
PHONE:(301) 916-4100
FAX: (301) 916-2262

APPLICANT/DEVELOPER/OWNER

VII CROWN FARM OWNER, LLC
C/O WESTBROOK PROPERTIES
10740 PARKRIDGE BOULEVARD
SUITE 110
RESTON, VA 20191
PHONE: (703) 391-1101

Planning Commission
SP-3061-2013
30a

DESIGN CERTIFICATE

I HEREBY CERTIFY THAT THIS STORM DRAIN AND PAVING PLAN IS CORRECT AND THAT IT HAS BEEN DESIGNED IN ACCORDANCE WITH THE LATEST STORM DRAINAGE CRITERIA OF THE MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION AND THE MARYLAND STATE HIGHWAY ADMINISTRATION.

SIGNATURE ____________ DATE ____________

JASON A. EVANS — PRINTED NAME
TITLE: SENIOR ASSOCIATE
1/16/15 — EXPIRATION DATE

LICENSE No. 39885

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
FINAL APPROVAL
DATE ____________
BY ____________

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.

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VIKA
▪ ENGINEERS ▪ PLANNERS ▪ LANDSCAPE ARCHITECTS ▪ SURVEYORS ▪ SUSTAINABLE DESIGN

VIKA, Incorporated
VIKA Maryland, LLC
20251 Century Blvd.
Suite 400
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p301.916.4100 f301.916.2262
www.vika.com
Germantown, MD McLean, VA

CROWN NEIGHBORHOOD 1
BLOCK "C"
9TH ELECTION DISTRICT
CITY OF GAITHERSBURG, MONTGOMERY COUNTY, MD

WESTBROOK PROPERTIES
WESTBROOK PROPERTIES
10740 PARKRIDGE BLVD.
SUITE 110
RESTON, VA 20191
703-391-1102

STORM DRAIN AND PAVING PLAN COVER SHEET

REVISIONS

FSP 1ST SUB. 7/11/13
FSP RESUB. 7/25/13

DATE: JUNE 2013
DES. FTC | DWN. CAD
SCALE: AS SHOWN
PROJECT/FILE NO. VM14363
SHEET NO. 1 OF 4

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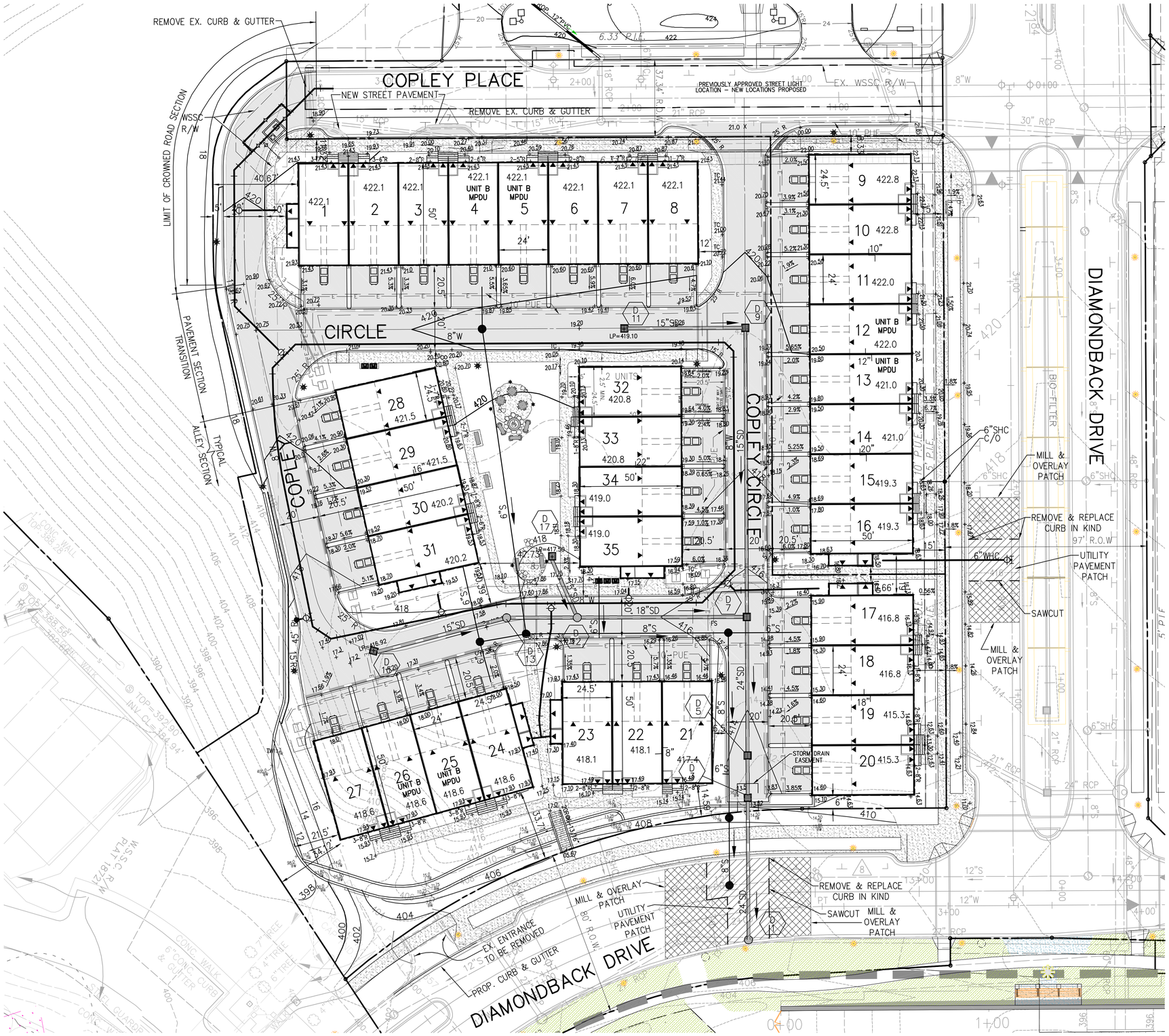
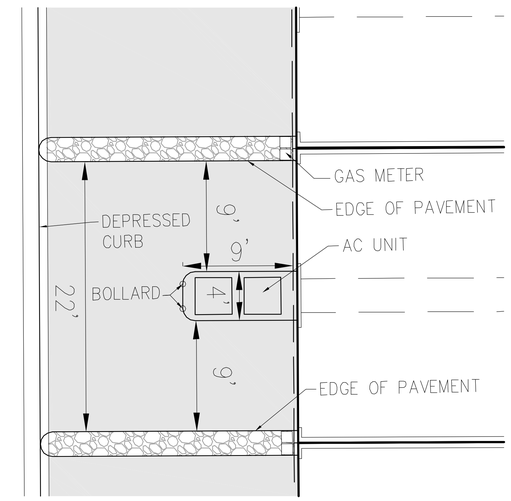


LEGEND

PROP. STORM DRAIN	PROP 15" RCP
CONCRETE SIDEWALK	
BITUMINOUS CONCRETE	
STANDARD CURB & GUTTER	
DEPRESSED CURB & GUTTER	
PAVEMENT PATCH	
MILL & OVERLAY PATCH	
PROP. SAWCUT	



DRIVEWAY LAYOUT

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

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CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS
FINAL APPROVAL
DATE _____
BY _____

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Planning Commission
SP-3061-2013
30b

VIKA
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• LANDSCAPE ARCHITECTS
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CROWN NEIGHBORHOOD 1 BLOCK "C"

9TH ELECTION DISTRICT
CITY OF GAITHERSBURG, MONTGOMERY COUNTY, MD

WESTBROOK PROPERTIES
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RESTON, VA 20191
703-391-1102

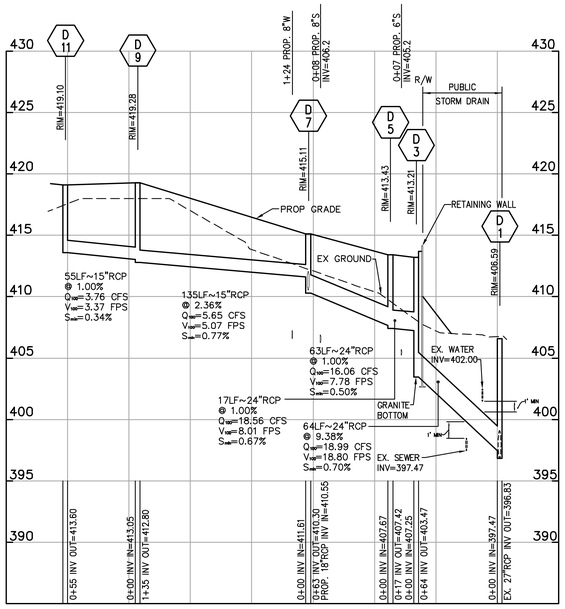
STORM DRAIN PAVING PLAN

REVISIONS
FSP 1ST SUB. 7/11/13
FSP RESUB. 7/25/13

DATE: JUNE 2013
DES. FTC
DWN. CAD
SCALE: 1"=20'
PROJECT/FILE NO. VM14363
SHEET NO. 2 OF 4

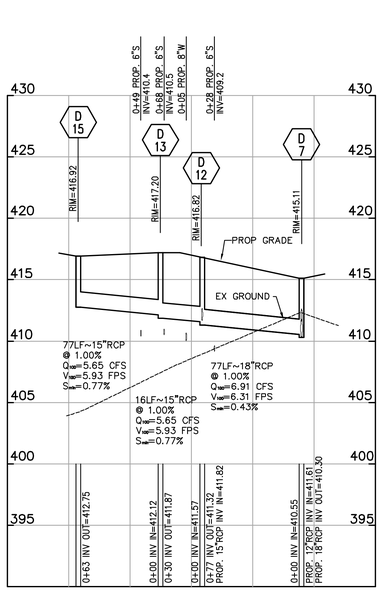
K:\1000-1500\1436\cadd\construction documents\P00_1\BLOCK-C\1436250_BLOCK-C_SDP.dwg - Jul 25, 2013 at 3:14:41 PM

LAYOUT: SDP 2 OF 4, Plotted By: evans



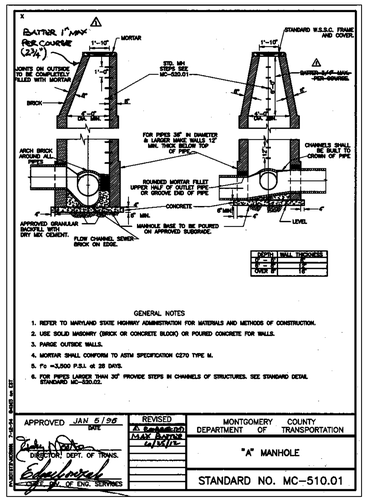
PRIVATE STORM DRAIN PROFILE D11–D1

SCALE: HORIZ. 1" = 50'
VERT. 1" = 5'

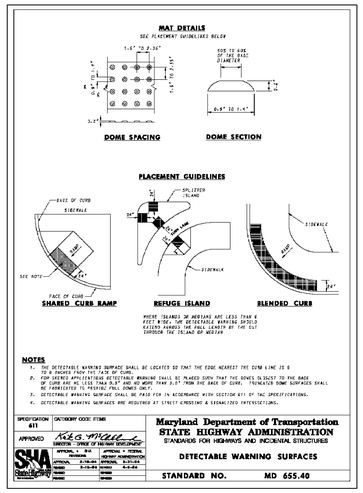


PRIVATE STORM DRAIN PROFILE D15–D7

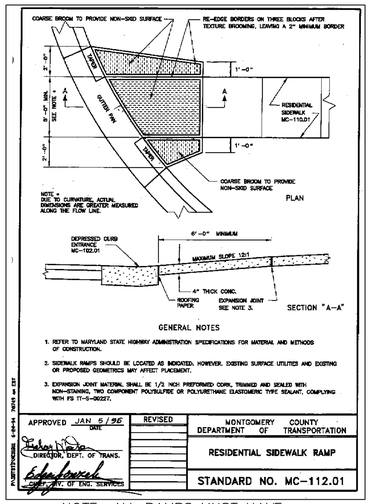
SCALE: HORIZ. 1" = 50'
VERT. 1" = 5'



"A" MANHOLE



SIDEWALK RAMP DETAIL – DETECTABLE WARNING SURFACES



NOTE: ALL RAMPS MUST HAVE DETECTABLE WARNING SURFACES.

SIDEWALK RAMP DETAIL – RESIDENTIAL

PAVING GENERAL NOTES

1. PROVIDE SUB-DRAINS AT EACH INLET AND TO BE IN ACCORDANCE WITH MONTGOMERY COUNTY STANDARD 525.01.

2. THE FIRST 1 ½ INCHES LAYER OF THE BITUMINOUS CONCRETE SURFACE COURSE MUST BE PLACED AS SOON AS FIELD CONDITIONS ALLOW AFTER THE BITUMINOUS CONCRETE BASE COURSE HAS BEEN PLACED. NO TRAFFIC ALLOWED ON BASE COURSE UNTIL THE FIRST SURFACE COURSE HAS BEEN PLACED.

3. MATERIALS USED IN THE TOP 12 INCHES OF SUB-GRADE IN CUTS AND FILLS SHALL HAVE A LIQUID LIMIT NOT EXCEEDING 40 AND A PLASTICITY INDEX NOT EXCEEDING 12. THE MAXIMUM DRY WEIGHT OF THIS MATERIAL SHALL NOT BE LESS THAN 105 POUNDS PCF AND SHALL BE COMPACTED TO NOT LESS THAN 100% OF THE MAXIMUM DENSITY EXCEPT FOR SIDEWALK SUB-GRADE WHICH SHALL BE COMPACTED TO NOT LESS THAN 95% OF THE MAXIMUM DENSITY.
THE MATERIAL USED BELOW THE TOP 12 INCHES OF SUB-GRADE SHALL BE COMPACTED TO NOT LESS THAN 95% OF THE MAXIMUM DENSITY.

4. REFER TO MARYLAND STATE HIGHWAY ADMINISTRATION SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION.

5. SEE STANDARD No. MC-811.01 – METHODS OF GRADING SIDE SLOPES.

6. PAVEMENT SECTION IS A MINIMUM. THE FINAL PAVEMENT SECTION IS TO BE APPROVED BY A MARYLAND REGISTERED PROFESSIONAL GEOTECHNICAL ENGINEER.

7. TYPICAL TOP OF CURB (LOW SIDE) ELEVATION = PGL + 0.04' (WITHOUT PARKING), PGL – 0.10 PER SECTION (WITH PARKING)

8. PROPOSED GRADING SHALL MEET EXISTING GRADES UNIFORMLY WITH A SMOOTH TRANSITION.

9. VERIFY ALL EXISTING AND PROPOSED GRADES PRIOR TO FINAL CONSTRUCTION. ALL PROPOSED WALKS SHALL COMPLY WITH ADA 2010.

10. ALL LONGITUDINAL SLOPES ALONG THE WALKS SHALL BE UNDER 4.25% OR AS NOTED ON THE DRAWINGS.

11. ALL WALKS SHALL HAVE A CROSS SLOPE OF MINIMUM 1% AND MAXIMUM 1.7% OR AS SHOWN ON THE DRAWINGS.

12. ALL WALKS SHALL MEET OTHER WALKS, PATIOS, TERRACES, CONCRETE STRUCTURES ETC., FLUSH WITHOUT ANY LIPPAGE. GRADES ADJACENT TO WALK SHOULD BE FLUSH.

13. ANY WALKS THAT ARE BUILT WITHOUT MEETING THE ABOVE CODE WILL HAVE TO CORRECTED AT THE CONTRACTOR'S EXPENSE.

14. USE 2' SMART LEVEL FOR COMPLIANCE.

PRIVATE STRUCTURES

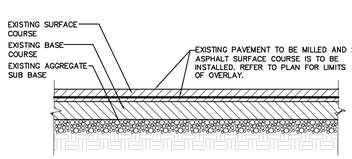
STRUCT. NUMBER	M.C. COUNTY STANDARD	STRUCTURE TYPE	MANHOLE BASE DIAMETER	STRUCTURE WIDTH	TOP ELEVATION	REMARKS
D-15	MC-510.01	PRECAST MANHOLE	4'	--	416.92	
D-13	MC-510.01	PRECAST MANHOLE	4'	--	417.20	
D-12	MC-510.01	PRECAST MANHOLE	4'	--	416.82	
D-11	MC-510.01	PRECAST MANHOLE	4'	--	419.10	
D-9	MC-510.01	PRECAST MANHOLE	4'	--	419.28	
D-7	MD-374.23	PRECAST MANHOLE	4'		415.11	
D-5	MC-510.01	PRECAST MANHOLE	4'	--	413.43	

PUBLIC STRUCTURES

D-3	MC-510.01	PRECAST MANHOLE	4'	--	413.21	
D-1	MC-510.01	PRECAST MANHOLE	4'	--	416.59	

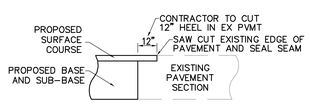
PIPE SCHEDULE

PIPE SIZE	TYPE	CLASS	LENGTH
15"	RCP	CL IV	283'
18"	RCP	CL IV	77'
24"	RCP	CL IV	144'



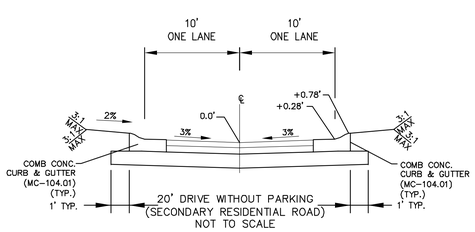
2"MILL AND OVERLAY DETAIL

NOT TO SCALE



SAW CUT DETAIL

NOT TO SCALE



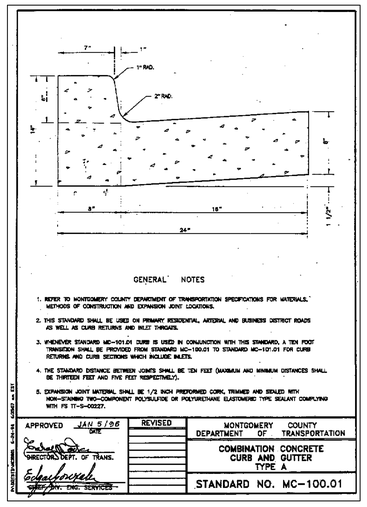
NOT TO SCALE

3" BITUMINOUS CONCRETE SURFACE COURSE IN 2 – 1 1/2" LAYERS
3" BITUMINOUS CONCRETE BASE
* 6" GRADED AGGREGATE BASE
APPROVED SUBGRADE

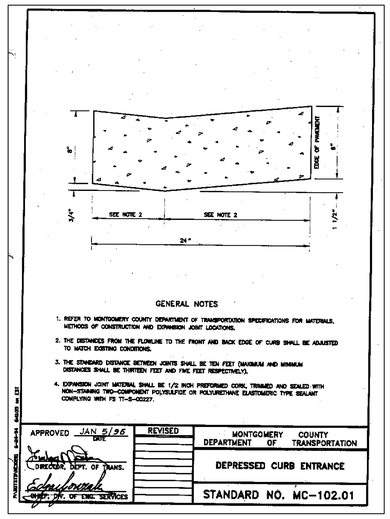
PAVING SECTION

*SOIL CEMENT TREATMENT MAY SUBSTITUTE THE CITY OF GAITHERSBURG 6" GRADED AGGREGATE BASE REQUIREMENT WITH WRITTEN PERMISSION FROM THE CITY OF GAITHERSBURG DEPARTMENT OF PUBLIC WORKS

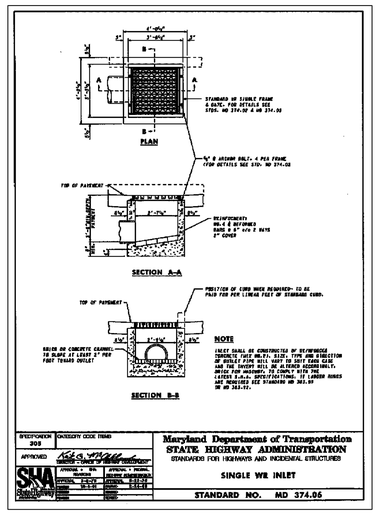
CITY CLASSIFICATION: ALLEY (AL-2)



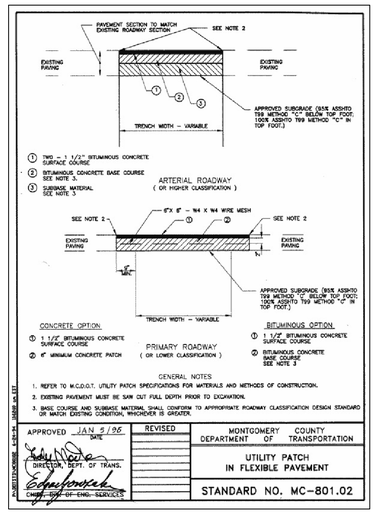
CURB AND GUTTER DETAILS (FOR STREETS)



DEPRESSED CURB ENTRANCE DETAIL (FOR ALLEYS)



SINGLE WR INLET



UTILITY PATCH DETAIL

DESIGN CERTIFICATE

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SIGNATURE — DATE
JASON A. EVANS — 1/16/15
PRINTED NAME — EXPIRATION DATE
TITLE: SENIOR ASSOCIATE
LICENSE No. 39885

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CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS
FINAL APPROVAL
DATE
BY

PROFESSIONAL CERTIFIC

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Planning Commission
SP-3061-2013
30c

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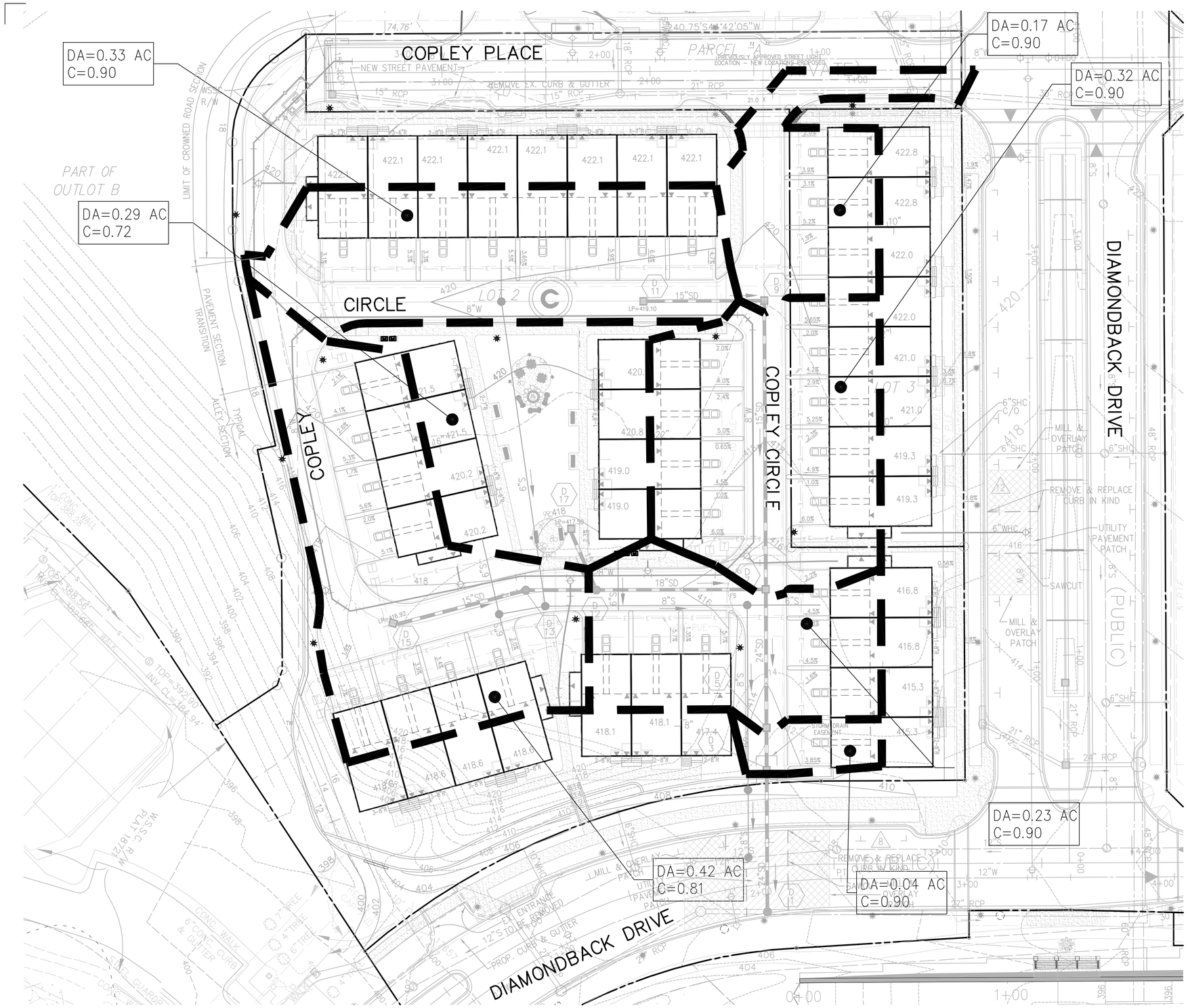
STORM DRAIN PROFILES, PAVING DETAILS, SECTIONS AND NOTES

REVISIONS
FSP 1ST SUB. 7/11/13
FSP RESUB. 7/25/13

DATE: JUNE 2013
DES. FTC
DWN. CAD
SCALE: AS SHOWN
PROJECT/FILE NO. VM14363
SHEET NO. 3 OF 4

LAYOUT: SDP 3 OF 4, Plotted By: evans



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Germantown, MD McLean, VA

Planning Commission
SP-3061-2013
30d

LEGEND

PROP. STORM DRAIN	PROP 15" RCP
PROP. SEWER MAIN	8"S
PROP. WATER MAIN	8"W
PROP. RIGHT OF WAY	
EX. STORM DRAIN	EX 15" RCP
EX. SEWER MAIN	8"S
EX. WATER MAIN	8"W
PROPOSED DRAINAGE DIVIDE	

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

CROWN
NEIGHBORHOOD 1
BLOCK "C"
9TH ELECTION DISTRICT
CITY OF GAITHERSBURG, MONTGOMERY COUNTY, MD

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ULTIMATE CONDITION DRAINAGE AREA MAP

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CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS
FINAL APPROVAL
DATE: _____
BY: _____

REVISIONS
FSP 1ST SUB. 7/11/13
FSP RESUB. 7/25/13

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DATE: JUNE 2013
DES. FTC DWN. CAD
SCALE: 1"=20'
PROJECT/FILE NO. VM14363
SHEET NO. 4 OF 4

Structure Number	Total Drainage Area (AC)	Impervious Area	C-Factor
1	1.80	1.80	0.00
3	1.80	1.80	0.90
5	1.76	1.76	0.90
7	1.53	1.53	0.90
9	0.50	0.50	0.90
11	0.33	0.33	0.90
13	0.71	0.71	0.00
15	0.42	0.36	0.81
17	0.29	0.21	0.72

NEIGHBORHOOD 1 - 2 OVER 2s - PRIVATE — LAST REVISED: 7/9/13

PROPOSED 100-YEAR STORM DRAIN COMPUTATIONS — CROWN PROPERTY — VIKA# 14368

FROM	TO	INC. AREA ACRES	TOTAL AREA ACRES	C	A*C	A*C (ADJ)	ACUM. A*C	Tc MIN-SEC	I 100 YR IN/HR	Q 100 YR CFS	Q Inlet (Incr.AC)	MIN SLOPE %	ACT SLOPE %	n	PIPE SIZE IN	F.F. VEL FPS	ACT VEL FPS	LENGTH FEET
D - 11	D - 9	0.33	0.33	0.90	0.30	0.39	0.39	5.00	9.60	3.76	3.76	0.34	1.00	0.013	15	5.26	3.37	55
D - 9	D - 7	0.17	0.50	0.90	0.15	0.20	0.59	5.27	9.51	5.65	1.92	0.77	2.36	0.013	15	8.09	5.07	135
D - 15	D - 13	0.42	0.42	0.81	0.34	0.45	0.45	5.00	9.60	5.65	4.31	0.77	1.00	0.013	15	5.26	5.93	77
D - 17	D - 12	0.29	0.29	0.72	0.21	0.28	0.28	5.00	9.60	2.65	2.65	0.17	1.00	0.013	15	5.26	4.93	29
D - 13	D - 12	0.00	0.42	0.90	0.00	0.00	0.45	5.10	9.57	4.30	0.00	0.44	1.00	0.013	15	5.26	5.62	63
D - 12	D - 7	0.00	0.71	0.00	0.00	0.00	0.72	5.22	9.53	6.91	0.00	0.43	1.00	0.013	18	5.94	6.31	77
D - 7	D - 5	0.32	1.53	0.90	0.29	0.38	1.70	5.42	9.47	16.09	3.60	0.51	1.00	0.013	24	7.20	7.80	63
D - 5	D - 3	0.23	1.76	0.90	0.21	0.27	1.97	5.55	9.43	18.59	2.58	0.68	1.00	0.013	24	7.20	8.02	17
D - 3	D - 1	0.04	1.80	0.90	0.04	0.05	2.02	5.59	9.42	19.02	0.45	0.71	9.38	0.013	24	22.05	18.78	64

LAYOUT: SDP 4 OF 4, Plotted By: evans

R:\1000-1500\1435\proff\construction documents\PUD_1\BLOCK-C\1435250_BLOCK-C_SDP.dwg - Jul 25, 2013 AT 3:18:46 PM

ENGINEERS ◦ PLANNERS ◦ LANDSCAPE ARCHITECTS ◦ SURVEYORS ◦ SUSTAINABLE DESIGN

CROWN FARM PROPERTY
NEIGHBORHOODS 1- 2 OVER 2'S

FINAL STORMWATER MANAGEMENT REPORT

VIKA #VM14363
July 2013

STATE OF MARYLAND
JASON A. EVANS
No. 39885
PROFESSIONAL ENGINEER
7/29/13

Prepared for: VII Crown Farm Owner, LLC
c/o Westbrook Properties
10740 Parkridge Blvd.
Suite 110
Reston, VA 20191
Attn: Karl Alt (703)-391-1102

Prepared By: VIKA, Inc.
20251 Century Blvd.
Suite 400
Germantown, MD 20874
Attn: Jason Evans, P.E.
(301) 916 – 4100

CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS
FINAL PLAN APPROVAL
STORMWATER MANAGEMENT
APPLICATION NO. SWM 2635-2013
APPROVAL DATE 7/30/13
BY James D Arnoult
PLAN APPROVAL EXPIRES AT THE TIME OF ASSOCIATED SITE PLAN

VIKA, Incorporated
20251 Century Boulevard, Suite 400 ◦ Germantown, Maryland 20874 ◦ 301.916.4100 F
8180 Greensboro Drive, Suite 200 ◦ McLean, Virginia 22102 ◦ 703.442.7800 Fax 7
www.vika.com

Gaithersburg

City of Gaithersburg
31 S. Summit Avenue
Gaithersburg MD 20877

Planning Commission
SP-3061-2013
32

NOTICE OF PLANNING COMMISSION MEETING
*WEDNESDAY, AUGUST 7, 2013 at 7:30 PM
City Hall Council Chambers
31 S. Summit Avenue, Gaithersburg MD 20877

You are receiving this postcard to inform you of a proposal for change within 200 feet of your property or you have expressed an interest in the subject plan(s).

APPLICATION TYPE:	Final Site Plan
FILE NUMBER:	SP-3061-2013
LOCATION:	Crown N1
PROPOSAL:	70 2/2 Condominium Units

For additional information, you may review the project file(s) at the Planning and Code Administration offices located at City Hall, 31 S. Summit Avenue, Gaithersburg Maryland between the hours of 8:00 am and 5:00 pm Monday through Friday. You may also refer to the City web site at www.gaithersburgmd.gov or contact us via telephone at 301-258-6330.

*Subject to Change

owner_name_line_1	owner_name_line_2	owner_address_line_1	owner_address_line_2	owner_address_city	owner_address_state	owner_address_zip_code
5058 STRAWBRIDGE LLC		1107 CHURCHVIEW PL		POTOMAC	MD	20854
ALEXANDER GULHAN		15309 DIAMOND COVE TER APT A		ROCKVILLE	MD	20850
ANDERSON BARBARA R		9405 BLACKWELL RD # 210		ROCKVILLE	MD	20850
AUDIGIER MERCEDES ET AL		910 BLACK MOUNTAIN RD		HILLSBOROUGH	CA	94010
BENDORF DENNIS P		5746 MORLAND DR S		ADAMSTOWN	MD	21710
BRADY STEPHEN J		15308 DIAMOND COVE TER # 3-D		ROCKVILLE	MD	20850
BRENNAN PATRICIA A		15313 DIAMOND COVE TER APT 4		ROCKVILLE	MD	20850
BROWN MARCIA		15308 DIAMOND COVE TER APT 3J		ROCKVILLE	MD	20850
BRYANT LIBBY A & JOHN C		15309I DIAMOND COVE TER APT 5W		ROCKVILLE	MD	20850
CANTARELLA SERGIO PAOLO ET AL		15311 DIAMOND COVE TER # 5N		ROCKVILLE	MD	20850
CHANDA AMIT & PARAMITA		10109 REPRISE DR		ROCKVILLE	MD	20850
CHEN KENNETH C ET AL		15307 DIAMOND COVE TER #6-C		ROCKVILLE	MD	20850
CHERIAN MICHELE A		C/O APT F	15309 DIAMOND COVE TER	ROCKVILLE	MD	20850
CHILE JOSE E & M A		10115 REPRISE DR		ROCKVILLE	MD	20850
CHOE YOUN	MOLOVINSKY JACOB	15302 DIAMOND COVE TER UNIT 3-		ROCKVILLE	MD	20850
CHUDNY IRENE		15311 DIAMOND COVE TER APT G		ROCKVILLE	MD	20850
CINO BARBARA A		15311 DIAMOND COVE TER APT A		ROCKVILLE	MD	20850
COHEN BRADLEY A & HEATHER M		15313 DIAMOND COVE TER APT 5		ROCKVILLE	MD	20850
COX LOUISE C RV TR		15315 DIAMOND COVE TER APT 7		ROCKVILLE	MD	20850
CROWN JEWEL CENTER LLC		P O BOX 61220		POTOMAC	MD	20859
DAVARPARAST AMIR		15301 DIAMOND COVE TER # 8-D		ROCKVILLE	MD	20850
DAVYDOV ILIA V		15302 DIAMOND COVE TER APT 11		ROCKVILLE	MD	20850
DAWSON M QUINN		15308 DIAMOND COVE TER APT E		ROCKVILLE	MD	20850
DECOVERLY 3RD HMWNS ASSN INC		C/O LIGHTHOUSE PROPERTY MNGMNT	PO BOX 5379	TAKOMA PARK	MD	20913
DEMARCO GAY M		15308 DIAMOND COVE TER APT I		ROCKVILLE	MD	20850
DICKEY ALEXANDER		15315 DIAMOND COVE TER APT 2		ROCKVILLE	MD	20850
EIGHMEY JON PAUL F &	SUSANNA SPRINKEL-EIGHMEY	15313 DIAMOND COVE TER APT 8		ROCKVILLE	MD	20850
ETELSON TODD		15308 DIAMOND COVE TER # 3-H		ROCKVILLE	MD	20850
FASS SCOTT GREGORY	FASS SARAH MARIE	15307 DIAMOND COVE TER APT L		ROCKVILLE	MD	20850
FEDERAL NATIONAL MORTGAGE ASSOCIAT		950 E PACERS FERRY RD		ATLANTA	GA	30326
FENNINGTON GARY N		15309 DIAMOND COVE TER # 5-U		ROCKVILLE	MD	20850
FILIPPAKIS GEORGE N		15309 DIAMOND COVE TER APT D		ROCKVILLE	MD	20850
FINNIE MICHELE D		13420 LYNDHURST ST APT 408		AUSTIN	TX	78729
FITZGERALD MELANIE E		15301 DIAMOND COVE TER APT G		ROCKVILLE	MD	20850
FOTIA COLLIN M ET AL		15311 DIAMOND COVE TER # 5K		ROCKVILLE	MD	20850
FRANKEVYCH GALYNA		0101 REPRISE DR		ROCKVILLE	MD	20850
FREIMAN MATTHEW		15308 DIAMOND COVE TER APT L		ROCKVILLE	MD	20850
FRIEDMAN SANDRA J		15307 DIAMOND COVE TER APT B		ROCKVILLE	MD	20850
GALLAGHER BRIAN	GALLAGHER MARY J	15301 DIAMOND COVE TER # 8J		ROCKVILLE	MD	20850
GARCIA ROSA E		15311 DIAMOND COVE TER APT I		ROCKVILLE	MD	20850
GOLDSTEIN DEBORAH A		15313 DIAMOND COVE TER APT 9		ROCKVILLE	MD	20850
GONZALEZ LILIANA		15313 DIAMOND COVE TER #2-8		ROCKVILLE	MD	20850
GRAHAM CHARLES & BARBARA		17517 CHARITY LN		GERMANTOWN	MD	20874
GRINKRUG SERGEY		13912 LULLABY RD		GERMANTOWN	MD	20874
HAB-RUMMAN NABIL TAYSIR		15300 DIAMOND COVE TER APT 4-4		ROCKVILLE	MD	20850
HALL STEPHEN & ADRIANA		15313 DIAMOND COVE TER APT 7		ROCKVILLE	MD	20850
HEBERT THERLIN JAMES & ERIKA		15313 DIAMOND COVE TER APT 14		ROCKVILLE	MD	20850
HEINHOLD EDWARD JOSEPH &	HEINHOLD BARBARA JEAN	15307 DIAMOND COVE TER #6-K		ROCKVILLE	MD	20850
HINTON MELANIE L		15315 DIAMOND COVE TER APT 3		ROCKVILLE	MD	20850
HOUSING OPP COMM OF MONTG CO		10400 DETRICK AVE		KENSINGTON	MD	20895
JACOBS CYNTHIA T		10636 MONTROSE AVE APT 102		BETHESDA	MD	20814
JACOBSEN ROBERT E		15302 DIAMOND COVE TER APT 7-3		ROCKVILLE	MD	20850
KALININ ANDREY	KHOKHLOVA OLGA	15311 DIAMOND COVE TER #5B		ROCKVILLE	MD	20850
KELLEY DAVID		777 RAVEN AVE		GAITHERSBURG	MD	20877
KENNEDY GAIL A		15307 DIAMOND COVE TER APT H		ROCKVILLE	MD	20850
KENWORTHEY CHRISTOPHER H		15311 DIAMOND COVE TER APT 5F		ROCKVILLE	MD	20850
KHAN SARSHAR A		C/O KIAWAH RIVER ESTATE	7331 INDIGO PALMS WAY	JOHNS ISLAND	SC	29455
KIM YOUNG ET AL		15315 DIAMOND COVE TER #11		ROCKVILLE	MD	20850
KREVER MICHELLE D ET AL		15315 DIAMOND COVE TER # 12-7		ROCKVILLE	MD	20850
KULARATNA ANDRADIGE P D & A D E		C/O APT 13	15315 DIAMOND COVE TER	ROCKVILLE	MD	20850
KULKARNI RAJENDRA RAMCHANDRA	KULKARNI ANITA RAJENDRA	517 BEALL AVE		ROCKVILLE	MD	20850
LAMBA AMANDEEP		15315 DIAMOND COVE TER APT 8		ROCKVILLE	MD	20850
LEDBETTER ELAINE R		3621 MOUNT OLNEY LN		OLNEY	MD	20832
LEE EDWARD YU		15302 DIAMOND COVE TER APT 8		ROCKVILLE	MD	20850
LEMBROS ANDREW		15313 DIAMOND COVE TER # 3		ROCKVILLE	MD	20850
LEW RICHARD L		15301 DIAMOND COVE TER APT 8-A		ROCKVILLE	MD	20850
LIBERTI JUSTIN SCOTT		15315 DIAMOND COVE TER		ROCKVILLE	MD	20850
LIEU MARIANA		15300 DIAMOND COVE TER APT 12		ROCKVILLE	MD	20850
LIU JIAN &		LIMIN CHENG	6740 CHURCHILL RD	MC LEAN	VA	22101
LOPEZ SANDRA P		15313 DIAMOND COVE TER APT 10		ROCKVILLE	MD	20850
LU DONGEN LILY		15302 DIAMOND COVE TERRACE #9-		ROCKVILLE	MD	20850
LUCIA MARGARET A ET AL		15315 DIAMOND COVE TER APT 5		ROCKVILLE	MD	20850
MAHON MARGARET M		15309 DIAMOND COVE TER # 5V		ROCKVILLE	MD	20850
MANOUELIAN JOHN R		15300 DIAMOND COVE TER APT 6		ROCKVILLE	MD	20850
MCAULIFFE HEATHER		15313 DIAMOND COVE TER #12-8		ROCKVILLE	MD	20850
MCKELVIN SHEILA L		15309 DIAMOND COVE TERR		ROCKVILLE	MD	20850
MCLEOD JANET M		15301 DIAMOND COVE TER APT K		ROCKVILLE	MD	20850
MENON VINOD K		8705 HIDDEN HILL LANE		POTOMAC	MD	20854
MILES DEBORAH I		15311 DIAMOND COVE TER APT L		ROCKVILLE	MD	20850
MONTGOMERY HOMES LP VIII		10400 DETRICK AVE		KENSINGTON	MD	20895
MROZOWSKI CHRISTOPHER M ET AL		15313 DIAMOND COVE TER #6		ROCKVILLE	MD	20850
NANAMCHIEW VIROJ & S		15309 DIAMOND COVE TER APT C		ROCKVILLE	MD	20850
NASH LINDA L		USNH BOX 52		FPO	AE	9589
NGO VIET		15300 DIAMOND COVE TER # 8-4		ROCKVILLE	MD	20850
NUGENT DENNIS J		15301 DIAMOND COVE TER APT B		ROCKVILLE	MD	20850
NUNEZ CARMONITA ET AL		15301 DIAMOND COVE TER APT O		ROCKVILLE	MD	20850
OJI OKECHUKWU		10113 REPRISE DR		ROCKVILLE	MD	20850
ORTEGA CAROLA R		15309 DIAMOND COVE TERR #N		ROCKVILLE	MD	20850
PARCELLES JUSTIN T		15315 DIAMOND COVE TER APT 4		ROCKVILLE	MD	20850
PFEFER JULIE B		C/O APT #5J	15311 DIAMOND COVE TER	ROCKVILLE	MD	20850
PLOFF LEIGH ET AL		15311 DIAMOND COVE TER APT D		ROCKVILLE	MD	20850
POMPONIO CAROLYN C		15307 DIAMOND COVE TER APT D		ROCKVILLE	MD	20850
RADOVICH DOLORES P		C/O APT #9-4	15300 DIAMOND COVE TER	ROCKVILLE	MD	20850
RAFIA SEPIDEH A &	SHAHIN OVEISI	15302 DIAMOND COVE TER #12-3		ROCKVILLE	MD	20852
RAND EYAL & KINNERET		373 CONGRESSIONAL LN		ROCKVILLE	MD	20852
RESSA CARL A & JENNIFER I		15308 DIAMOND COVE TER # 3-G		ROCKVILLE	MD	20850
RISHTY MICHAEL J		10103 REPRISE DR		ROCKVILLE	MD	20850
ROBINSON JULIE KAYE		15308 DIAMOND COVE TER # 3-A		ROCKVILLE	MD	20850
ROSSER JUANITA C		15307-I DIAMOND COVE TER		ROCKVILLE	MD	20850
ROZHANSKY LEONID	ROZHANSKY LYUDMILA	15301 DIAMOND COVE TER UN 8-1		ROCKVILLE	MD	20850
RYAN MICHAEL ET AL		15309 DIAMOND COVE TER # 5P		ROCKVILLE	MD	20850
SAID KHALID ET AL		15309 DIAMOND COVE TER #5BB		ROCKVILLE	MD	20850
SAINI NIJAY P & KSENIYA		15308 DIAMOND COVE TER		ROCKVILLE	MD	20850
SHAPIRO ELISA K		7600 ELMORE LN		BETHESDA	MD	20817
SHAPIRO RHONDA		15315 DIAMOND COVE TER # 14-7		ROCKVILLE	MD	20850
SHULMAN KIRK L & NGINA K		15302 DIAMOND COVE TER #10		ROCKVILLE	MD	20850
SIMONYAN VAHAN		15313 DIAMOND COVE TER APT 11		ROCKVILLE	MD	20850
SLIGO HILLS DEVELOPMENT CORP		C/O HOC	10400 DETRICK AVE	KENSINGTON	MD	20895
SMOLLER BRUCE M & COSETTE N		9712 HALL RD		POTOMAC	MD	20854
SNAVELY JUDITH M		15311 DIAMOND COVE TER #5E		ROCKVILLE	MD	20850

STROLOVITZ JASON	IWASZKO MONIQUE LYNN	15301 DIAMOND COVE TER UNIT 8C		ROCKVILLE	MD	20850
SUKLA SUNIL & T		109 GREEN FERN CIR		BOONSBORO	MD	21713
TABARES O ANDREA S		10127 REPRISE DR		ROCKVILLE	MD	20850
TAJDAR ALI		15315 DIAMOND COVE TER APT 10		ROCKVILLE	MD	20850
TANCO ELOISE P		15300 DIAMOND COVE TER #7		ROCKVILLE	MD	20850
TANSEY JENNIFER E ET AL		15301 DIAMOND COVE TER # 8H		ROCKVILLE	MD	20850
TATO DIONISIO		15307 DIAMOND COVE TER APT O		ROCKVILLE	MD	20850
TAYLOR MYRNA J		15307 DIAMOND COVE TER APT J		ROCKVILLE	MD	20850
TENGAMNUAY SIREENUCH		17507 WHEAT FALL DR		DERWOOD	MD	20855
TEVES VICENTE & H G		10119 REPRISE DR		ROCKVILLE	MD	20850
THOMAS WILLIAM A JR		10133 REPRISE DR		ROCKVILLE	MD	20850
TOBIAS JAMES &	SUNHEE PARK	10121 REPRISE DR		ROCKVILLE	MD	20850
TONDARI ASTIAGE	TONDARI MELODY	15302 DIAMOND COVE TER #4-3		ROCKVILLE	MD	20850
VANDENBERG LEONA		15300 DIAMOND COVE TER		ROCKVILLE	MD	20850
VICTOR ELIZABETH K		15311 DIAMOND COVE TER		ROCKVILLE	MD	20850
WAGNER ANNETTE M		15307 DIAMOND COVE TER APT A		ROCKVILLE	MD	20850
WAKIAGA JAMES MISASA & LUCY A		10105 REPRISE DR		ROCKVILLE	MD	20850
WANG JIN & YAN		15307 DIAMOND COVE TER APT 6F		ROCKVILLE	MD	20850
WANG KUOWEI		3417 DUPONT AVE		KENSINGTON	MD	20895
WEISS WILLIAM TR		19625 RHINESTONE DR		GERMANTOWN	MD	20874
XING HARRIETT		15308 DIAMOND COVE TER # 3F		ROCKVILLE	MD	20850
ZHOU XIN		10125 REPRISE DR		ROCKVILLE	MD	20850
ZLOTNICKI PAUL ET AL		15300 DIAMOND COVE TER APT 2		ROCKVILLE	MD	20850
DECOVERLY 3RD HMWNS ASSN INC		C/O LIGHTHOUSE PROPERTY MNGMNT	PO BOX 5379	TAKOMA PARK	MD	20913
WESTBROOK PROPERTIES		10740 PARKRIDGE BLVD	SUITE 110	RESTON	VA	20191
VIKA		20251 CENTURY BLVD	SUITE 400	GERMANTOWN	MD	20874
LESSARD		8521 LEESBURG PIKE	SUITE 700	VIENNA	VA	22182
CROWN JEWEL CENTER LLC		11940 RIVER ROAD		POTOMAC	MD	20854
CAPITAL ONE BANK	ATTN: JOE PEARSON	5903 BUCKEYSTOWN PIKE		FREDERICK	MD	21705
JBG ROSENFELD RETAIL		4445 WILLARD AVE	SUITE 700	CHEVY CHASE	MD	20815
	COMMUNITY MANAGEMENT CORPORATION	11300 ROCKVILLE PIKE SUITE 907		ROCKVILLE	MD	20852
ALAN ROSEN		17017 SIOUX LN		GAITHERSBURG	MD	20878
ANDREA LIACOURAS	SENECA MEWS	105 TWELVE OAKS DR		GAITHERSBURG	MD	20878
ANDREA UPTON	QUANTUM	5101 RIVER RD SUITE 101		BETHESDA	MD	20816
ANDREW SMART		5514 AMESFIELD CT		ROCKVILLE	MD	20853
APRIL DAY	COMMUNITY ASSOCIATION SERVICES, INC.	18401 WOODFIELD RD STE H		GAITHERSBURG	MD	20879
BRIAN WEIBLINGER		147 APPLE BLOSSOM WAY		GAITHERSBURG	MD	20878
BRUCE BLUMBERG	ABARIS REALTY INC	12009 NEBEL ST		ROCKVILLE	MD	20852
CARLA JOHNSON		29 GOODPORT LN		GAITHERSBURG	MD	20878
CHARLES VIA		313 SUMMIT HALL RD		GAITHERSBURG	MD	20877
CHERYL BERGER	ASSOCIATION BOOKEEPING SERVICE, INC.	849 QUINCE ORCHARD BLVD STE F		GAITHERSBURG	MD	20878
CHRIS FROEHLICH	COMMUNITY MANAGEMENT CORPORATION	11300 ROCKVILLE PIKE SUITE 907		ROCKVILLE	MD	20852
CLAUDE LUMPKINS	VISTA MANAGEMENT	1131 UNIVERSITY W BLVD SUITE 101		SILVER SPRING	MD	20902
CRAIG CHUNG	THE MANAGEMENT GROUP	20440 CENTURY BLVD		GERMANTOWN	MD	20874
DAVID SAPOZNICK	SUMMIT MANAGEMENT SERV INC, AAMC	3833 FARRAGUT AVE		KENSINGTON	MD	20895
DAVID STUDLEY		716 BEACON HILL TER		GAITHERSBURG	MD	20878
ELAINE ZIEMKE	THE MANAGEMENT GROUP	20440 CENTURY BLVD SUITE 100		GERMANTOWN	MD	20874
ERIC COOPER	PROPERTY MANAGEMENT PEOPLE	955 RUSSELL AVE A		GAITHERSBURG	MD	20879
EUGENIA MAYS	COMSOURCE MANAGEMENT	3414 MORNINGWOOD DR		OLNEY	MD	20832
FLORINE HENDERSON	BRIGHTON WEST CONDOMINIUM II	752 W SIDE DR		GAITHERSBURG	MD	20878
FRAN WINTER	RELDA SQUARE HOA PRESIDENT	2 GLAZEBROOK CT		GAITHERSBURG	MD	20878
FRANCIS ROSE		9001 EDGEWOOD DR		GAITHERSBURG	MD	20877
GARY SIMON	COMSOURCE MANAGEMENT, INC.	3414 MORNINGWOOD DR		OLNEY	MD	20832
GLENN LOVELAND	ABARIS REALTY, INC.	12009 NEBEL ST		ROCKVILLE	MD	20852
IBRAHIM DUKULY	LIGHTHOUSE PROPERTY MANAGEMENT	9419 GEORGIA AVE SUITE 207		SILVER SPRING	MD	20910
JACKIE SHAW		5 ANTIOCH RD		GAITHERSBURG	MD	20878
JEFF KIVITZ	MAIN STREET PROPERTY MANAGEMENT	9 PARK AVE		GAITHERSBURG	MD	20877
JERRY RASO		5010 OLYMPIA AVE		BELTSVILLE	MD	20705
JESSE JAMES	ALLIED REALTY	7605 ARLINGTON RD		BETHESDA	MD	20814
JIM KOSS	OAKBROOK MANAGEMENT COMPANY	P.O. BOX F		KENSINGTON	MD	20895
JOANN SCHIMKE	WEST RIDING CITIZENS ASSOCIATION	734 TIFFANY CT		GAITHERSBURG	MD	20878
KATRINA BARRETT	COMSOURCE MANAGEMENT, INC.	3414 MORNINGWOOD DR		OLNEY	MD	20832
KEVIN KAPP	VISTA MANAGEMENT	1131 UNIVERSITY W BLVD SUITE 101		SILVER SPRING	MD	20902
LISA FRANKLIN	PROCAM	14904 NEW HAMPSHIRE AVE		SILVER SPRING	MD	20905
LORI COHEN	FIRSTSERVICE RESIDENTIAL	3949 PENDER DR 205 STE		FAIRFAX	VA	22030
LYNN HOUSE	IKO REAL ESTATE, INC.	3416 OLANWOOD CT SUITE 210		OLNEY	MD	20832
MATT SNYDER	COMSOURCE MANAGEMENT	3414 MORNINGWOOD DR		OLNEY	MD	20832
MICHELE KENNEDY	COMSOURCE MANAGEMENT, INC.	3414 MORNINGWOOD DR		OLNEY	MD	20832
MIKE POTTER	M.T.M. MANAGEMENT ASSOCIATES	26223 RIDGE RD		DAMASCUS	MD	20872
NANCY GOGLIO		905 WILD FOREST DR		GAITHERSBURG	MD	20879
ODELL MOON	THE SIMMONS MANAGEMENT GROUP, INC.	8911 60TH AVE 2ND FLOOR		COLLEGE PARK	MD	20740
PATTY FLOYD	PAUL ASSOCIATES INC	6935 WISCONSIN AVE SUITE 400		CHEVY CHASE	MD	20815
PEGGY TOLAND	COMMUNITY ASSOCIATION, INC.	15742 CRABBS BRANCH WAY		DERWOOD	MD	20855
PEYTON HARRIS	CAPITAL MANAGEMENT	12011 LEE JACKSON HWY SUITE 350		FAIRFAX	VA	22033
RALPH CAUDLE	IKO REAL ESTATE, INC.	3416 OLANDWOOD CT STE 210		OLNEY	MD	20832
RANDY FOX	KENTLANDS CITIZEN ASSEMBLY	485 TSCHIFFELY SQUARE RD		GAITHERSBURG	MD	20878
RICHARD SKOBEL	MAIN STREET PROPERTIES	9 PARK AVE		GAITHERSBURG	MD	20877
ROB O'BRIEN	COMSOURCE MANAGEMENT INC	3414 MORNINGWOOD DR		OLNEY	MD	20832
ROBERT FOGEL	ABARIS REALTY INC	12009 NEBEL ST		ROCKVILLE	MD	20852
RUCHITA PATEL	THE MANAGEMENT GROUP	20440 CENTURY BLVD		GERMANTOWN	MD	20874
SANDRA EWING	VANGUARD MANAGEMENT INC	PO BOX 39		GERMANTOWN	MD	20875
SHIREEN AMBUSH	ABARIS REALTY	12009 NEBEL ST		ROCKVILLE	MD	20852
STEVE LESKOWITZ	THE MANAGEMENT GROUP	20440 CENTURY BLVD SUITE 100		GERMANTOWN	MD	20874
TOM ARMSTRONG		108 LONGDRAFT RD		GAITHERSBURG	MD	20878