

RC-7355-2016
6/27/16



PLANNING AND CODE ADMINISTRATION

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ROAD CODE WAIVER APPLICATION

SUBJECT ROAD (S)

Detailed Description of Road (s) Roads within Crown Farm Neighborhood 3 that are consistent with the existing Neighborhood 1 & 2 roads and the Annexation Agreement.

TOTAL NUMBER OF ROADS 5 Sections TOTAL NUMBER OF ACRES 43.7

PROJECT NAME Crown Farm Property - Neighborhood 3 and Neighborhood 5

ASSOCIATED SITE PLAN NUMBER _____

APPLICANT/BILLING CONTACT

Business Name VII CROWN FARM OWNER, LLC C/O WESTBROOK PROPERTIES

Primary Contact David Ramsey

Street Address 10740 PARKRIDGE BLVD Suite No. 110

City RESTON State Virginia Zip Code 20191

Telephone Numbers: Work (703) 391-7258 Cell _____ E-mail Address dramsey@wbproperties.com

OWNER

Business Name SAME AS ABOVE

Primary Contact _____

Street Address _____ Suite No. _____

City _____ State _____ Zip Code _____

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

DEVELOPER

Business Name SAME AS ABOVE

Primary Contact _____

Street Address _____

City _____ State _____ Zip Code _____

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

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BRIEFLY DESCRIBE THE NATURE AND REASON FOR THE WAIVER REQUEST

These waivers are being requested to implement layout and design that is consistent with the Annexation Agreement.

Section of Code to be Waived (*refer to Chapter 19, Article II of the City Code*) Residential Secondary (RS-1),
Residential Secondary (RS-1), and Alley (AL-2)

TOTAL NUMBER OF WAIVERS 5 Sections

SUBMISSION REQUIREMENTS

- Storm Drain and Paving Plans - One (1) hard copy, One (1) digital copy DWF (preferred) or PDF
- Site Plan - One (1) hard copy, One (1) digital copy DWF (preferred) or PDF
- Road Cross - Sections
- Waiver justification prepared by a registered engineer
- Fee.



June 24, 2016

Mr. Ollie Mumpower
City of Gaithersburg
Public Works, Park Maintenance and Engineering
800 Rabbitt Road
Gaithersburg, MD 20878

**Re: Crown Farm Property
Road Code Waiver Application (the "Application")
N3 Schematic Development Plan
VIKA Project No. VM1436AQ**

Dear Mr. Mumpower:

On behalf of VII Crown Farm Owner, LLC, VIKA has prepared this Application requesting certain waivers from the City of Gaithersburg Road Code Requirements for the above-referenced project. These waivers are being requested to implement layout and design that is consistent with the Annexation Agreement, as amended and other development approvals for the project (including previously approved Road Code Waivers). The proposed road sections are intended to create a traditional neighborhood design and help implement environmentally friendly elements. The waivers that are being requested will allow for road sections that are similar to those previously approved and under construction/built, in the Crown Farm Neighborhood 2 development.

The following sections were previously approved pursuant to City Resolutions R-46-07 and R-49-08, remain valid and are not proposed to be modified by this Application: Section "D" (Streets "N", "O", "P", and "S"), Section "D-2" (Street "T"), Section "9-1" (Crown Park Avenue) and Section "U" (Residential Alleys).

The following sections were previously approved pursuant to City Resolutions R-46-07 and R-49-08 and are proposed to be modified by this Application: Section "D-1" (Streets "Q" and "R") and Section "U-1" (Alley "U"). Section "D-3" (Streets "Q" and "R") is being added.

This summary, along with the Road Code Waiver Exhibit Sheets, includes the proposed road sections, minimum right of way width, minimum centerline radii, minimum pavement width, and minimum side width. Also included is a breakdown of each road proposed.

Should you have any questions or need additional information please don't hesitate calling me at 301-916- 4100, or emailing me at goodman@vika.com.

Sincerely,
VIKA Maryland, LLC

Michael B. Goodman, P.E.
Senior Associate

MBG/kc

cc: Rob Robinson, City of Gaithersburg PC&A
David Ramsey, Westbrook
Scott Wallace, Linowes & Blocher

**Joint Hearing - MCC & PC
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Enclosures:

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