

16 August 2005

Ms. Cathy Conlan
 Development Review Division
 Montgomery County Department of Park & Planning
 8787 Georgia Avenue
 Silver Spring, MD 20910-3760

Re: Hallman Grove Subdivision
 Application #7-06004
 North Potomac, MD

Dear Ms. Conlan,

We are writing in opposition to the Hallman Grove Subdivision as currently proposed. The developer is proposing a cluster development with thirty dwelling units on a 12.65 acre parcel. The current zoning on this property is a combination of R-200 and R-200 TDR-3. We understand the property owner's right to develop the land, but feel very strongly that the proposed development must be consistent with the density that could be achieved within the existing zoning. Cluster development concepts are intended to encourage the provision of green space and buffers around development. This is achieved by clustering the housing with reduced setbacks, etc. On this site, the developer is attempting to use the cluster development concept to increase the project's density by including land in the density calculation which cannot be developed.

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We are very interested in participating in the development discussions for this parcel and ask that we all be kept informed of the earliest opportunity to express our concerns directly with your staff. Thank you in advance for the opportunity to participate in the development process in our neighborhood.

Address

Signature

① 12331 QUINCE VALLEY DRIVE
N. Potomac, MD 20878



② 12336 Quince Valley Dr. N. Potomac MD 20878

Joseph P. Capraro
Review

③ 12341 Quince Valley Dr
N. Potomac MD, 20878

④

⑨

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Address

15500 Quince Valley Terrace	Garthrsburg MD	20878
15505 Quince Valley Terrace	Garthrsburg MD	
10837 QUINCE VALLEY DR	" "	
12364 Quince Valley Dr	" "	
12356 Quince Valley Dr	" "	

Signature

Five handwritten signatures are written over five horizontal lines. The signatures are: 1. A large, stylized signature. 2. A signature that appears to be 'Cathy Conlan'. 3. A signature that appears to be 'John...'. 4. A signature that appears to be 'John...'. 5. A signature that appears to be 'A.A. ...'.

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12360 Quince Valley Dr.


12348 Quince Valley Dr.

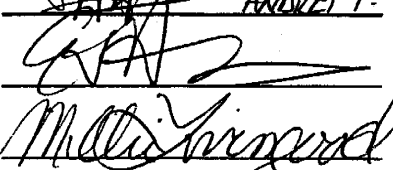
12355 Quince Valley Dr.

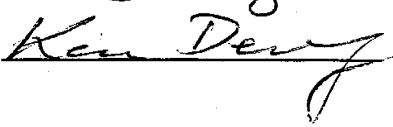
12352 Quince Valley Dr.

12344 Quince Valley Dr.

Signature



~~Andrew T. Trotter~~


Melissa Fitzgerald


Ken Dewey

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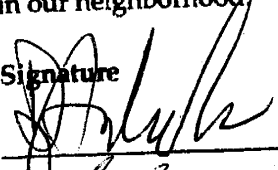
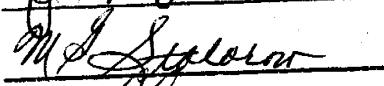
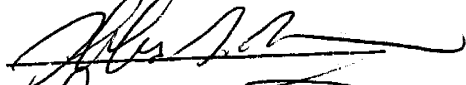
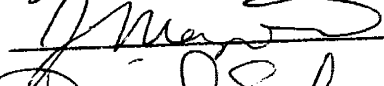

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Address

12340 Quince Valley Dr
10321 Quince Valley Drive
15505 Quince Ridge Lane
12316 Quince Valley Dr.
12240 Quince Valley Dr.

Signature

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Address

15508 Fellowship way
12221 Quince Valley Dr
12221 Quince Valley Dr
12212 Mabel Terrace
15005 Fellowship way

Signature

Michael Baichland
D. A. G.
John D. F.
Kowalski

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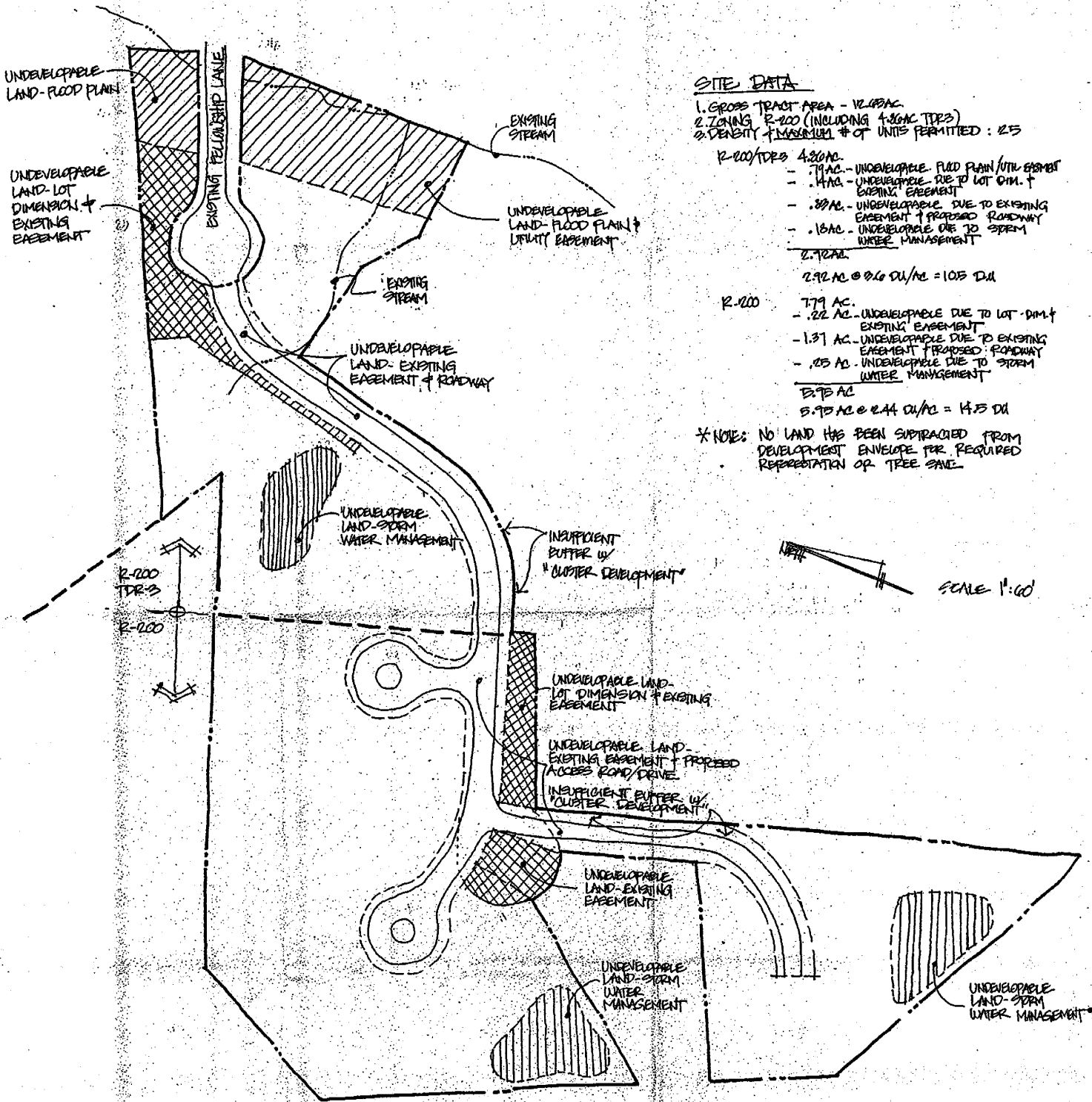
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15600 Fellowship Way
5 Quince Valley Ct.
12221 Quince Valley Dr.
5 Quince Valley Ct.
15600 Fellowship Way

Signature

Steve [Signature]
Way S. Huff
Kelly Grossberg
Amy [Signature]
Dana [Signature]



SITE DATA

- 1. GROSS TRACT AREA - 12.03 AC.
 - 2. ZONING R-200 (INCLUDING 4.36 AC TRS)
 - 3. DENSITY & MAXIMUM # OF UNITS PERMITTED : 25
- R-200/TRS 4.36 AC.**
- .71 AC - UNDEVELOPABLE - FLOOD PLAIN/UTR EASEMENT
 - .44 AC - UNDEVELOPABLE - DUE TO LOT DIM. & EXISTING EASEMENT
 - .89 AC - UNDEVELOPABLE - DUE TO EXISTING EASEMENT & PROPOSED ROADWAY
 - .18 AC - UNDEVELOPABLE - DUE TO STORM WATER MANAGEMENT
- 2.72 AC.**
- $2.92 AC @ 9.6 DU/AC = 105 DU$
- R-200**
- 7.79 AC.
 - .22 AC - UNDEVELOPABLE - DUE TO LOT DIM. & EXISTING EASEMENT
 - 1.37 AC - UNDEVELOPABLE - DUE TO EXISTING EASEMENT & PROPOSED ROADWAY
 - .25 AC - UNDEVELOPABLE - DUE TO STORM WATER MANAGEMENT
- 5.76 AC**
- $5.76 AC @ 2.44 DU/AC = 14.5 DU$

* NOTE: NO LAND HAS BEEN SUBTRACTED FROM DEVELOPMENT ENVELOPE FOR REQUIRED REGENERATION OR TREE SAVE.



**HALLMAN GROVE SUBDIVISION
COMMUNITY DENSITY ANALYSIS
12 AUGUST 2005**

RECEIVED
AUG 22 2005
ECLIPSE REVIEW DIVISION