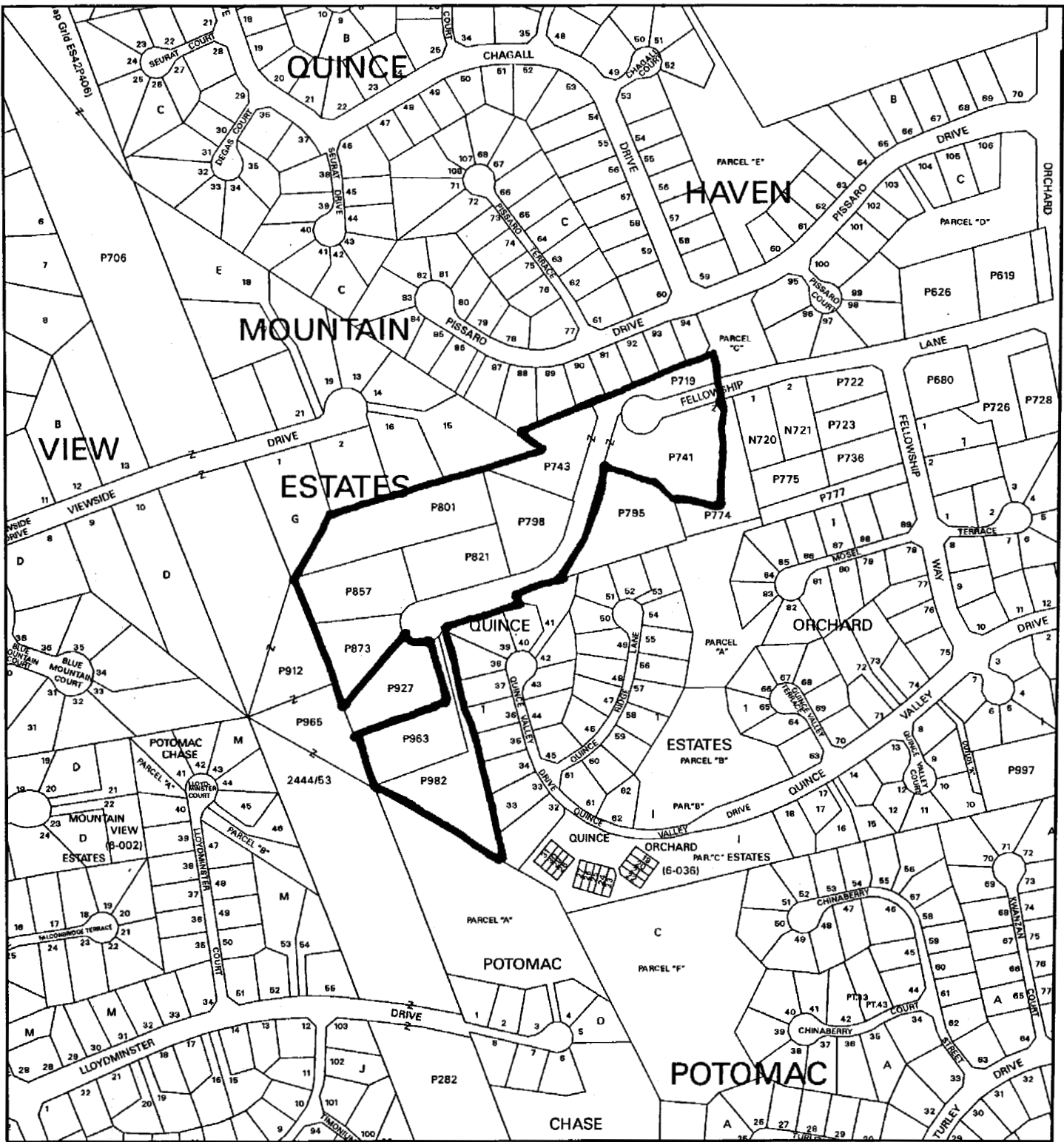


# HALLMAN GROVE (7-06004)



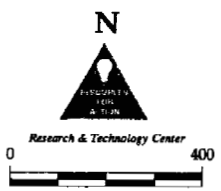
Map compiled on August 19, 2005 at 1:52 PM | Site located on base sheet no - 221NW12

### NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland -National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

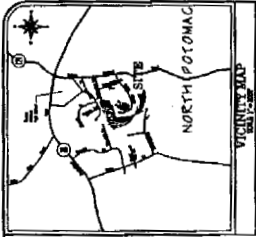
Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998



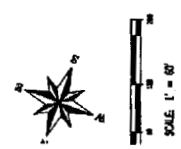
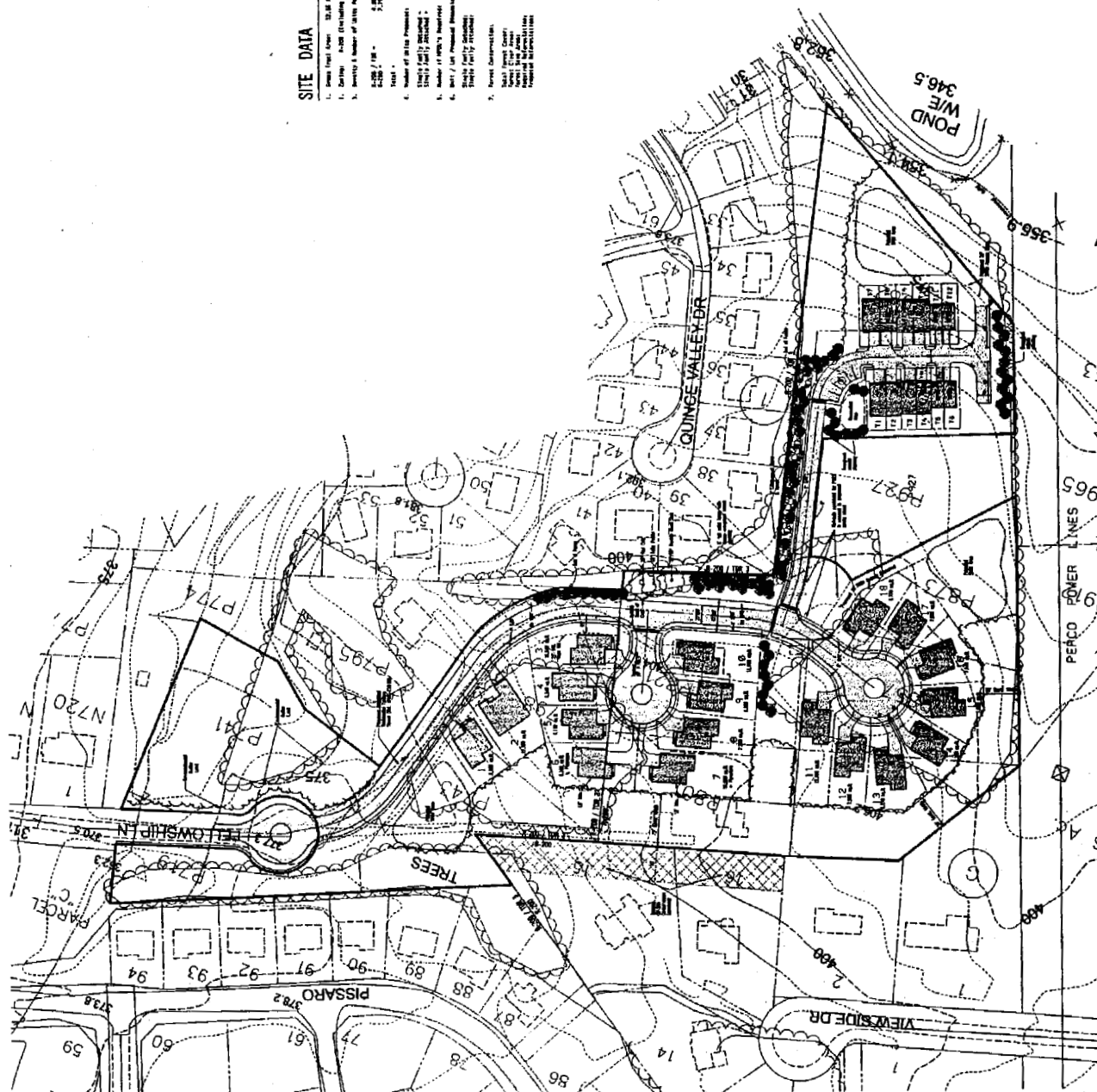
**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**  
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
 8787 Georgia Avenue - Silver Spring, Maryland 20910-3760





**SITE DATA**

1. Acreage: 33.88 Acres
2. Zoning: R-200 (Residential Single-Family, 20,000 sq. ft. max)
3. Survey: Survey of 1988, Survey of 1992, Survey of 1998
4. Number of Lots: 100
5. Number of Units: 100
6. Number of Units: 100
7. Number of Units: 100
8. Number of Units: 100
9. Number of Units: 100
10. Number of Units: 100
11. Number of Units: 100
12. Number of Units: 100
13. Number of Units: 100
14. Number of Units: 100
15. Number of Units: 100
16. Number of Units: 100
17. Number of Units: 100
18. Number of Units: 100
19. Number of Units: 100
20. Number of Units: 100



PRE-APPLICATION CONCEPT PLAN  
**HALLMAN GROVE**  
 CONCEPTUAL LAYOUT #4  
 MONTGOMERY COUNTY, MARYLAND

HALLMAN GROVE, LLC / Suite 2500  
 10000 Rockville Pike, Suite 2500  
 Rockville, MD 20850-4200

NO.	DATE	DESCRIPTION
1	10/1/08	PRELIMINARY LAYOUT
2	10/1/08	PRELIMINARY LAYOUT
3	10/1/08	PRELIMINARY LAYOUT
4	10/1/08	PRELIMINARY LAYOUT
5	10/1/08	PRELIMINARY LAYOUT
6	10/1/08	PRELIMINARY LAYOUT
7	10/1/08	PRELIMINARY LAYOUT
8	10/1/08	PRELIMINARY LAYOUT
9	10/1/08	PRELIMINARY LAYOUT
10	10/1/08	PRELIMINARY LAYOUT

**THE SOLUTIONS, INC.**  
 800 West Bayview Blvd., Suite 100  
 Silver Spring, MD 20910  
 410-341-7000 FAX 410-341-7000  
 WWW.THE-SOLUTIONS.COM

2

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.

We have prepared the attached drawing and density calculations to highlight areas that must be subtracted from the total lot area to determine the maximum number of units that can be developed on this site. As you can see from our analysis, the developer has overstated the allowable density on the property by at least 11 dwelling units. Given the odd geometry of the tract of land and the many restrictions to development, we do not believe that more than 22 dwelling units could be developed without the implementation of a cluster concept. Further, the proposed development does not satisfy one of the key requirements of a cluster concept – the provision of additional buffers and green space for the community. Little or no buffer has been provided for the homes in Quince Orchard Estates which will back up to the proposed access road for the development.

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

③

16 August 2005

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Montgomery County Department of Park & Planning  
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Address

15500 Quince Valley Terrace	20878	Gaithersburg, MD
15505 Quince Valley Terrace		Gaithersburg, MD
12237 Quince Valley Dr	"	"
12364 Quince Valley Dr	"	"
12356 Quince Valley Dr	"	"

Signature

16 August 2005

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Montgomery County Department of Park & Planning  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

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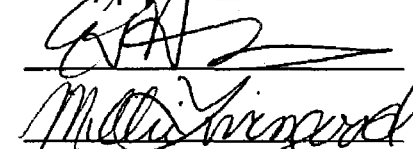

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Address

12360 Quince Valley Dr.  
\_\_\_\_\_  
12348 Quince Valley Dr.  
\_\_\_\_\_  
12355 Quince Valley Dr.  
\_\_\_\_\_  
12352 Quince Valley Dr.  
\_\_\_\_\_  
12344 Quince Valley Dr.  
\_\_\_\_\_

Signature

  
\_\_\_\_\_  
~~Andrew T. Tractl~~  
  
\_\_\_\_\_  
  
\_\_\_\_\_

16 August 2005

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

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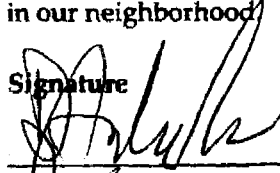
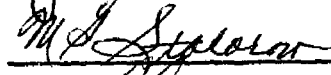
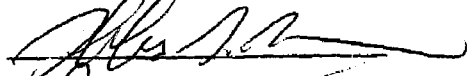
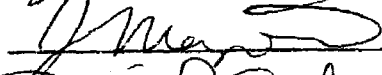

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Address

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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Montgomery County Department of Park & Planning  
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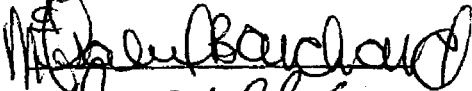
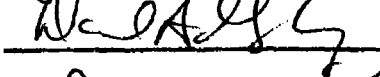
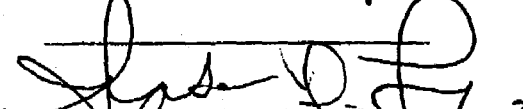
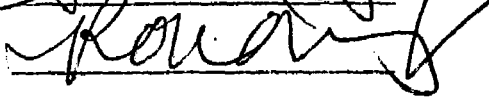
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Address

15508 Fellowship way  
12221 Quince Valley Dr  
12221 Quince Valley Dr  
2212 Masel Terrace  
15005 Fellowship way

Signature

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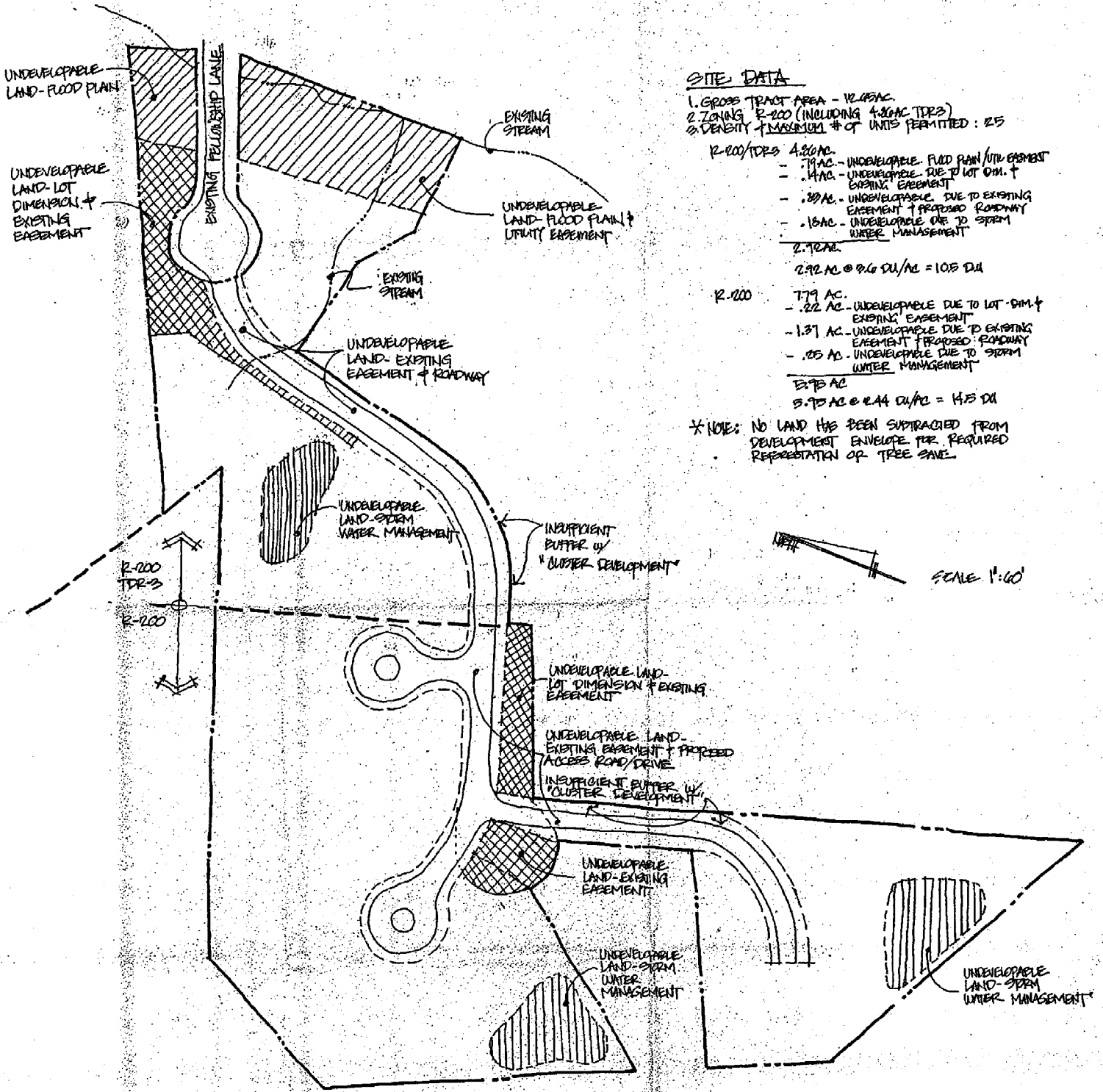
**Address**

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

**Signature**

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





**SITE DATA**

- 1. GROSS TRACT AREA - 12.45 AC.
  - 2. ZONING R-200 (INCLUDING 4.80 AC TRS)
  - 3. DENSITY & MAXIMUM # OF UNITS PERMITTED : 25
- R-200/TRS 4.80 AC.
- .71 AC - UNDEVELOPABLE - FLOOD PLAIN/UTL EASEMENT
  - .41 AC - UNDEVELOPABLE - DUE TO LOT DIM. & EXISTING EASEMENT
  - .39 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
- 6.15 AC
- 5.95 AC @ 4.4 DU/AC = 45 DU

\* NOTE: NO LAND HAS BEEN SUBTRACTED FROM DEVELOPMENT ENVELOPE FOR REQUIRED REPLANTATION OF TREE SAME.

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

